Historic District Commission
MEETING AGENDA

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

Call to Order

1) Approval of the Agenda for April 14, 2025.

Old Business

1)
Application Number: 2025 - 1378 / HD 25 - 03
Applicant: Eric Vance
Location: 210 Brookletts Avenue
Tax Map 0105, Grid 00EA, Parcel 2141
Zoning District: R-10A
Request: Demolition of a Historic Outbuilding / New Construction

2)
Application Number: 2025 - 1402 / HD 25 - 13
Applicant: Andrew Becker
Location: 10 Thoroughgood Lane
Tax Map 0104, Grid 00EA, Parcel 1558
Zoning District: R-7A
Request: Replacement of the porch posts, railing and balusters, and the replacement of windows.

New Business

1)
Application Number: 2025 - 1419 / HD 25 - 22
Applicant: Mid-Shore Exteriors LLC
Location: 38 S. Aurora Street
Tax Map 0104, Grid 00EA, Parcel 1566
Zoning District: R-7A
Request: Replacement of the front porch roof.

2)
Application Number: 2025 - 1428 / HD 25 - 27
Applicant: LFB Investments LLC
c/o Luciana Lopes Rocha
Location: 105 W. Glenwood Avenue
Tax Map 0104, Grid 00EA, Parcel 1321

Zoning District:	CB
Request:	Exterior moderations including the replacement of a portion of the roof, the replacement of a total of 12 windows, the addition of a new siding and side door, and the installation of a new HVAC system.

Approval of Minutes

1) Approval of the draft Decision Summary from the March 24, 2025 meeting.

Discussion Item

1) Pattern Books and Design Guidelines: A discussion with Jay Corvan on developing and incorporating a pattern book for development.

Administrative Approval

1)

Application Number:	2025 - 1425 / HD 25 - 26
Applicant:	Mid-Shore Exteriors
Location:	417 August Street Tax Map 0103, Grid 00EA, Parcel 1082
Zoning District:	R-7A
Request:	In kind asphalt shingle roof replacement.

Consent Docket

Adjournment

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

Historic District Commission Staff Report

Meeting Date: 4/14/2025

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

Property Address: 210 Brookletts Avenue

Applicant: Eric and Julie Vance

Application Number: 2025-1378

Code Enforcement Case: Yes ☐ No ☒

Project Description:

The applicant is proposing to construct a new 28’ by 32’ garage where a historic 20’ by 30’ garage currently exists. The proposed structure will have a peak height of 18.75 feet with a roof pitch of 7:12. The new garage will have Hardie® Shingle siding, wooden sash windows, and wooden doors for both vehicle and pedestrian access. For roofing, architectural asphalt shingles will be used to match the main house, and half-round gutters with round downspouts will be installed.

Background:

This project has now been before the Commission twice since the beginning of 2025. It first came before the Commission on February 24, 2025 but was tabled because the contractor who at the time was the applicant, was not present. The project returned before the Commission on March 10th 2025 with the homeowner now acting as the applicant. The Commission tabled the request pending the conduction of a site visit by members of the Commission to evaluate the condition of the existing structure and the submittal of formal elevations.

Historic District Guidelines:

Guideline 1. Preserve Significant Historic Features

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

Guideline 10. Preserve Historic Outbuildings

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

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

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

Guideline 11. Erect New Outbuildings Sensitively

a. Locate new auxiliary buildings to limit visibility from public rights-of-way when possible.

b. If it is not possible to locate new buildings so that they are not visible from the primary public right-of-way, use landscaping or appropriate fencing to screen these features from view.

c. New outbuildings should be designed to be compatible with the architectural style, scale, form, and materials of the main building on the property.

Guideline 79. Fiber Cement Siding

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

b. Although fiber cement replacement siding may be approved when replacing existing synthetic siding, it is generally not appropriate to replace wood siding with fiber cement or other synthetic siding, however, severely deteriorated siding will be considered on a case-by-case basis.

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

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

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

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

Guideline 94. Style

a. Avoid imitating earlier or historic architectural styles.

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

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

Guideline 95. Siting

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

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

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

Guideline 96. Orientation, Alignment, and Setback

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

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

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

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

Guideline 97. Form, Massing, Height, and Scale

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

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

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

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

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

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

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

Guideline 103. Materials

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

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

Guideline 106. Details and Ornamentation

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

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

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

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

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

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

Guideline 115. Roof Form

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

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

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

Guideline 116 Roof Material

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

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

Guideline 117. Gutters and Downspouts

b. Locate downspouts in inconspicuous locations on the façade.

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

Guideline 126. Arrangement (Windows)

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

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

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

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

Guideline 127. Window Type

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

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

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

Guideline 128. Avoid Demolition

a. Avoid demolition of sound, contributing buildings, structures, and objects.

b. Explore the possibility of selling historic buildings.

c. Explore the possibility of adapting historic buildings to a new purpose. Consider constructing an addition to increase interior space.

d. Consider relocation of significant historic buildings to a new location.

e. Demolition may be appropriate if the building poses an immediate hazard to public safety.

f. In cases of fire or other catastrophic disaster where at least 50% of the building remains standing, it is recommended that the structurally sound portion be rehabilitated, and the other portions rebuilt.

Draft Motions:

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

OR

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

OR

3. I move an alternate motion.

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

Appendix A: 2012 Easton Historic District Survey Sheet

EASTON HISTORIC DISTRICT SURVEY

PROPERTY #: _____

Picture:

TAX ID	ADDRESS	OWNER NAME
2101006975	210 BROOKLETTS AVE	THEEKE, ADAM D. AND MARY KATHRYN

YEAR BUILT	PHYSICAL CONDITION
1910	EXCELLENT

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

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

NOTES

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

Samantha Smith <ssmith@eastonmd.gov>

HDC: 210 Brookletts Avenue

Kevin Bateman
To: Nicholas Johnson <njohnson@eastonmd.gov>
Cc: Michael Stuart, Historic District Commission <HistoricDistrictCommission@eastonmd.gov>, Ernest Demby, Samantha Smith <ssmith@eastonmd.gov

Hello Team,

As you know Michael and I conducted a site visit at 210 Brookletts Avenue today to exam the site and more specifically the current structure.

Not that Michael or I are engineers but, we could clearly see structural issues and the current structure does not appear to be viable.

We noted multiple unsafe structural issues once on the inside.

One example is noted in a couple of the attached pictures that show what represents an LDL type beam that at one end is only supported by nails into a 2x4 with no joist hanger.

On the other end there was a joist hanger but, it to was only screwed into another 2x4 with no other noticeable support.

On the other side of the garage there was another LDL or rather what represented and LDL type beam that was laid flat instead of the edge as it should be.

Again, there was minimal structural support noted for said beam.

We would not recommend that the garage in its current form be added on to due to its unsafe structural conditions as it would to be hazardous.

Instead, it may be a better idea to completely replace the entire structure with the proposed footprint of 28 x 32.

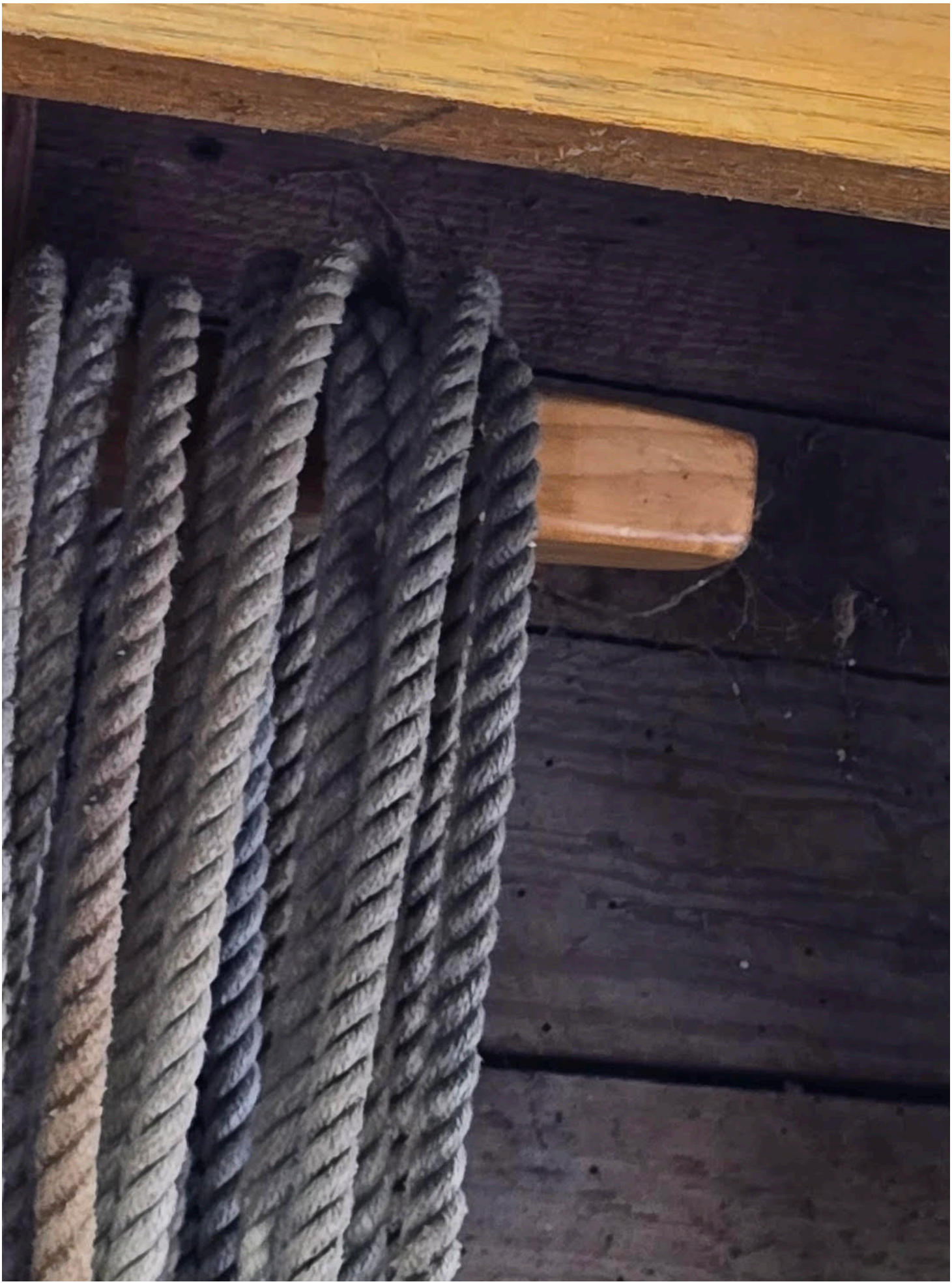
By replacing the current structure in its entirety would most likely enhance the property historically and the immediate vicinity as well.

Michael, please correct any where I may have misspoke.

Please do not hesitate to contact us with any questions.

Respectfully,

Kevin "Doc" Bateman
519 Goldsborough Street
Easton, MD 21601



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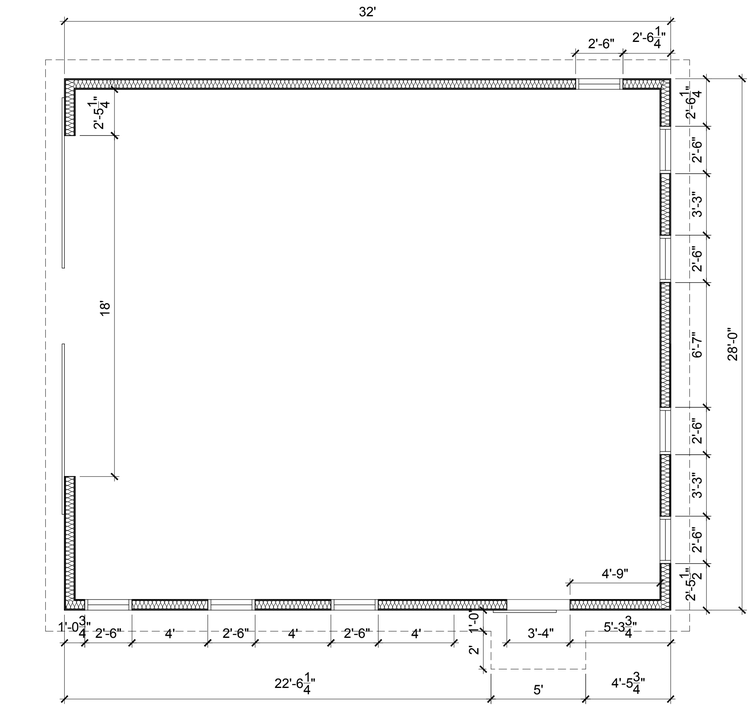

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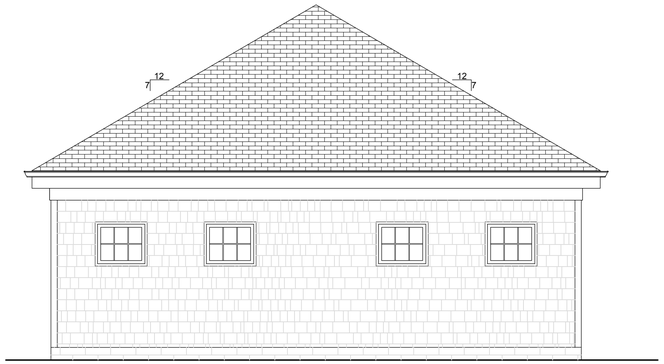
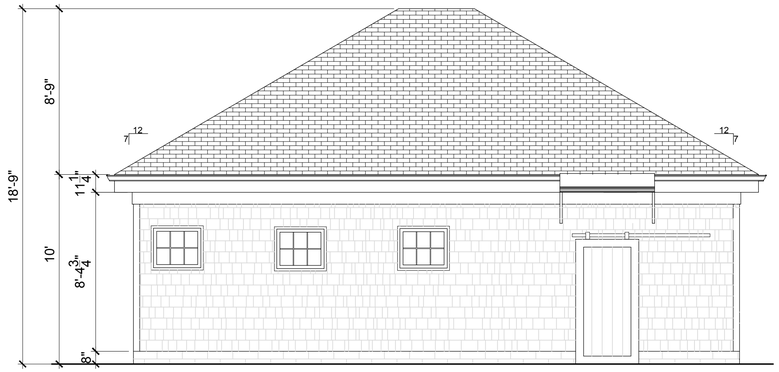
5 GARAGE FLOOR PLAN - PROPOSED

ASSUMED 0 1' 2' 4' 6' 10'



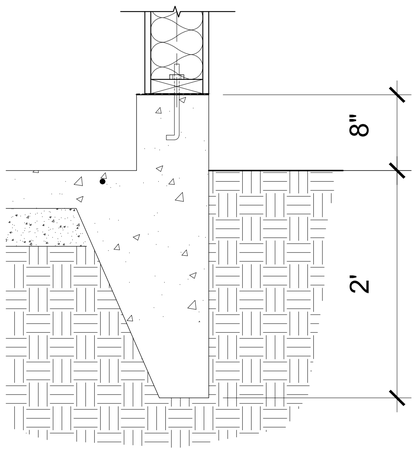
1 NORTH ELEVATION - PROPOSED

0 1' 2' 4' 6' 10'



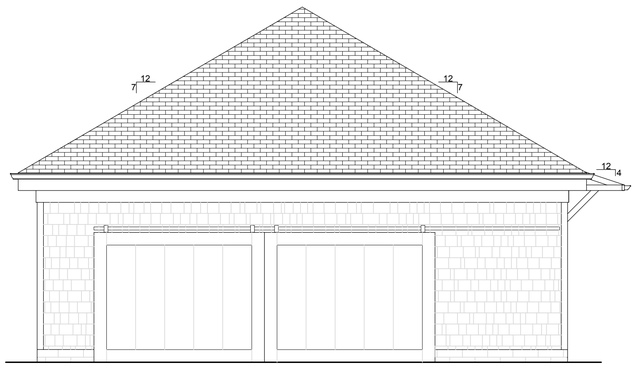
2 EAST ELEVATION - PROPOSED

0 1' 2' 4' 6' 10'



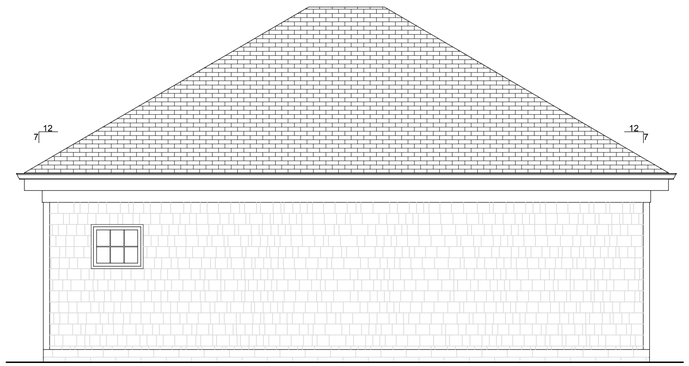
6 FOUNDATION DETAIL - PROPOSED

0 1' 2' 4' 6' 10'



3 SOUTH ELEVATION - PROPOSED

0 1' 2' 4' 6' 10'



4 WEST ELEVATION - PROPOSED

0 1' 2' 4' 6' 10'

****NOT FOR CONSTRUCTION****

DDS
DEMBY DESIGN STUDIO
ARCHITECTURAL DESIGN CONSULTANTS
443-631-0112

210 BROOKLETTS AVENUE

OWNER
ERIC VANCE
210 BROOKLETTS AVENU
EASTON, MD 21601

DESIGN TEAM

ARCHITECTURAL DESIGNER
DEMBY DESIGN STUDIO, LLC
144 DUKE OF GLOUCESTER ST.
APT. 4A
ANNAPOLIS, MD 21401

MEP ENGINEER
N/A

STRUCTURAL ENGINEER
N/A

DRAWING ISSUE DATES

03.20.25	EHDC

EHDC SUBMISSION

DATE: 03.20.2025

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

ELEVATIONS - PROPOSED

A200

CONTRACTOR TO VERIFY ALL DIMENSIONS IN FIELD AND INFORM ARCHITECT OF ANY DISCREPANCIES BEFORE STARTING WORK.

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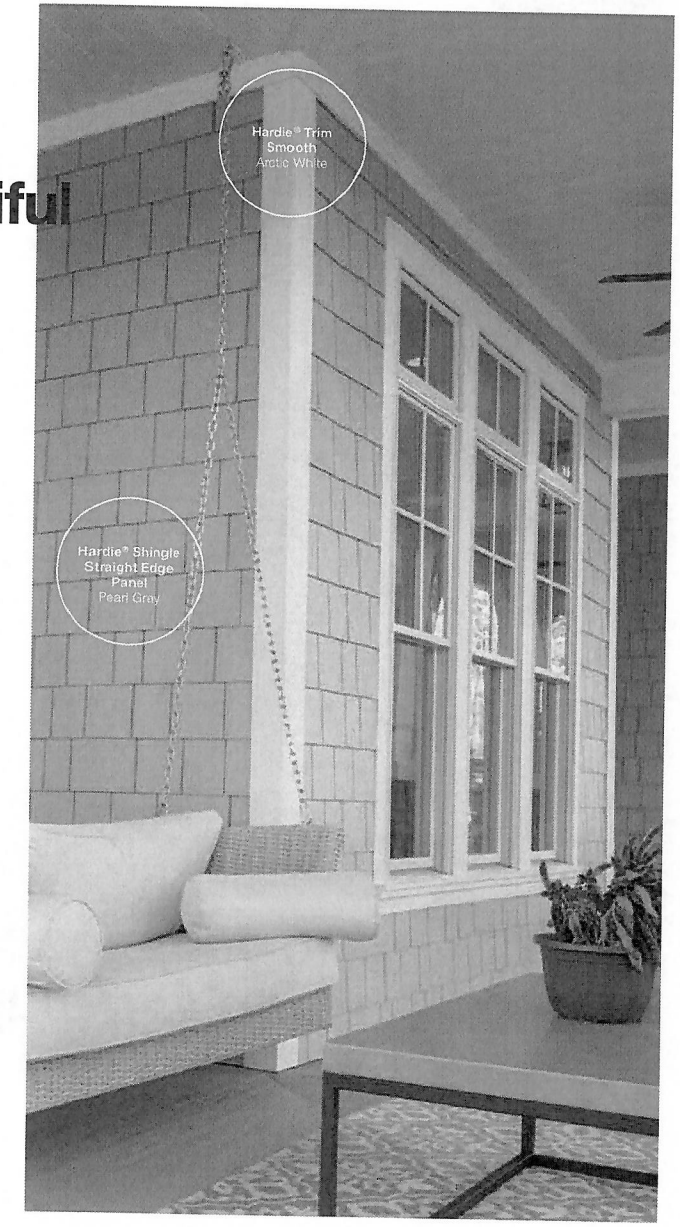
A finished look starts with beautiful trim.

Hardie® Trim

Form meets function at every intersection with Hardie® Trim boards. With an authentic look, Hardie® Trim boards provide design flexibility for columns, friezes, doors, windows and other accent areas.

With higher performance to withstand damage from the elements compared to wood trim, Hardie® Trim is the perfect option for a long-lasting home. Hardie® Trim is a low-maintenance and durable accent for your exterior — adding an extra component of beauty to your home.



Hardie® Trim

4/4 Smooth	Thickness .75 in			Length 12ft boards	
Width	3.5 in	5.5 in	7.25 in	9.25 in	11.25 in
Prime Pcs/Pallet	312	208	156	104	104
ColorPlus® Pcs/Pallet	312	208	156	104	104
Statement Collection®	•	•	•	AW	•
Dream Collection®	•	•	•	•	•
Magnolia Collection					
Prime	•	•	•	•	•

5/4 Smooth			Thickness 1 in		Length 12 ft boards	
Width	3.5 in	4.5 in	5.5 in	7.25 in	9.25 in	11.25 in
Prime Pcs/Pallet	240	200	160	120	80	80
ColorPlus® Pcs/Pallet	240	200	160	120	80	80
Statement Collection®	•	•	•	•	AW	•
Dream Collection®	•	•	•	•	•	•
Magnolia Collection	•		•	•		•
Prime	•	•	•	•	•	•

Batten Boards

Thickness	.75 in
Length	12 ft
Width	2.5 in
Prime Pcs/Pallet	437
ColorPlus® Pcs/Pallet	190

Rustic Grain	
Statement Collection®	
Dream Collection®	•
Magnolia Collection	•
Prime	•

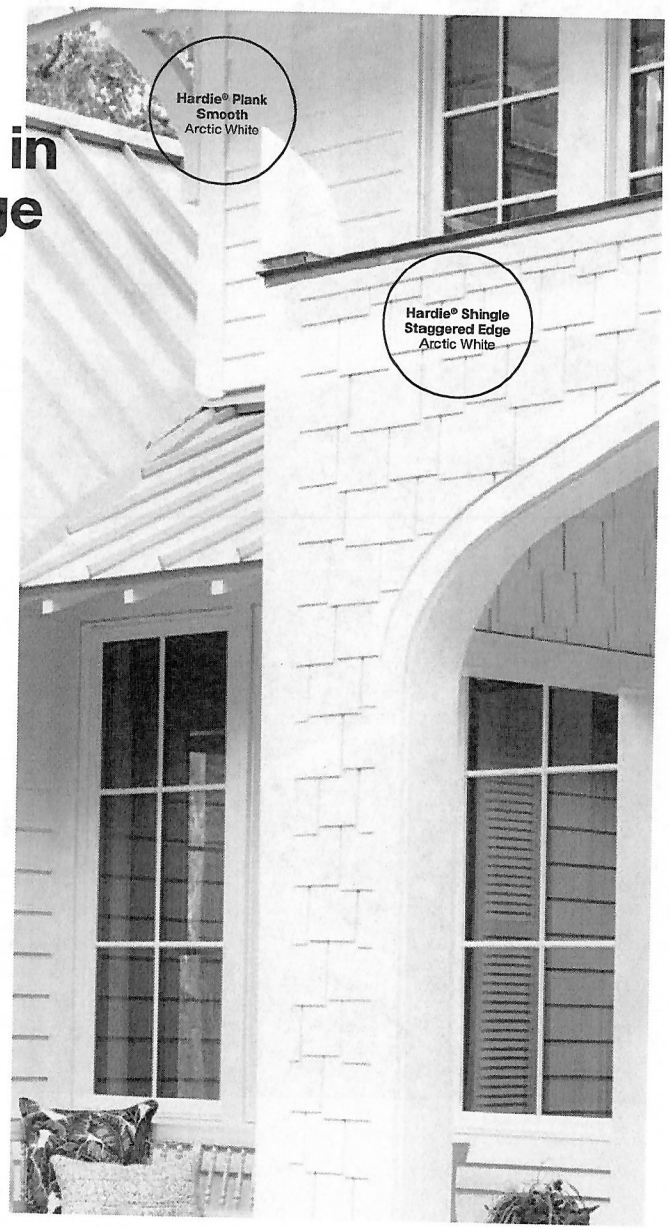
Smooth	
Statement Collection®	•
Dream Collection®	•
Magnolia Collection	•
Prime	•

Classic cedar style in cutting-edge material.

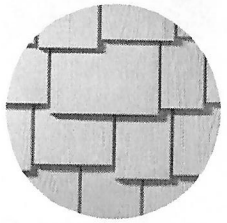
Hardie® Shingle

Restore the look of your grand Cape Cod home or add distinction to your handsome bungalow. Hardie® Shingle embodies the enchanting look of cedar shingles with lower maintenance. You can create your perfect exterior style using Hardie® Shingle around your entire home, or place it in accent areas for an added boost of charm you'll love.

Better than the real thing, Hardie® Shingle resists rotting, curling, warping and splitting.

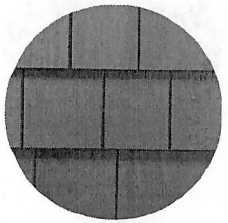


Hardie® Shingle



Staggered Edge Panel

Staggered Edge Panel	
Length	48 in
Height	15.25 in
Exposure	6 in
Prime Pcs/Pallet	100
ColorPlus® Pcs/Pallet	100
Sq/Pallet	2
Pcs/Sq.	50.0
Statement Collection®	•
Dream Collection®	•
Prime	•



Straight Edge Panel

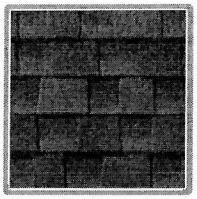
Straight Edge Panel	
Length	48 in
Height	15.25 in
Exposure	7 in
Prime Pcs/Pallet	86
ColorPlus® Pcs/Pallet	86
Sq/Pallet	2
Pcs/Sq.	43.0
Statement Collection®	•
Dream Collection®	•
Magnolia Collection	•
Prime	•

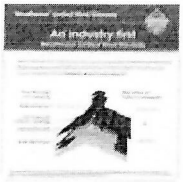
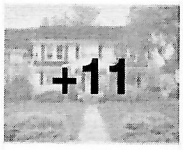
22

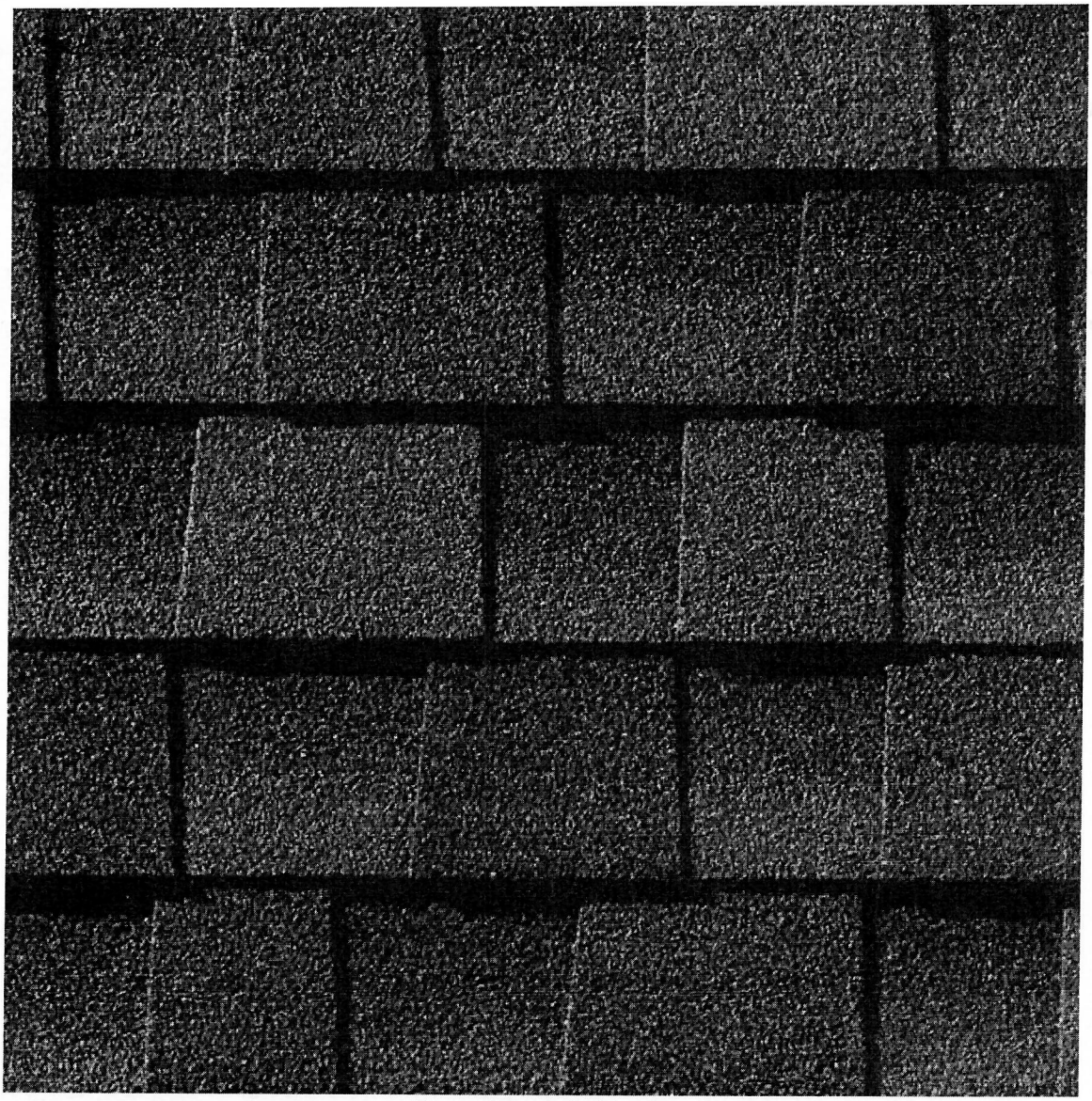
GAF

Timberline HDZ Hickory Algae Resistant Laminated High Definition Shingles (33.33 sq. ft. per Bundle)

(9042) Questions & Answers (10)





Hover Image to Zoom

Share Print

Welcome, you have 0 items in your cart

HOME LOGIN

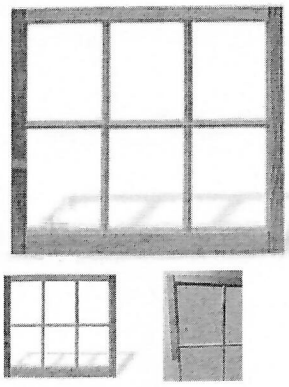
Home > Windows > Barn Sash > Barn Sash 3W2H (6-Light)

Categories

- Accordion Doors
- Balls
- Beams
- Boards
- Brackets
- Bun Feet
- Carvings
- Ceiling Medallions
- CLOSEOUTS
- Columns
- Cupolas
- Disappearing Stairs
- Door Accessories
- Doors
- Finials & Spires
- Fypon Millwork
- Hardware
- Lamp Posts
- Legs
- Louvers
- Mouldings
- Niches
- Pocket Door Frames
- Porch & Deck Systems
- Shutters
- Stair Parts
- Storm Doors - Wood
- Tambour
- Veneer and Edging
- Weathervanes
- Windows
  - Barn Sash
  - Casement Sash
  - Cellar Sash
  - Double Hung Replacement Sash - Putty Glazed
  - Historic Replacement
  - Octagon Windows
  - Oval Windows

Barn Sash 3W2H (6-Light)

<< Previous in Barn Sash



Product Options

Model: Select Model

Quantity: 1 ADD TO CAR

Description | Details

Barn Sash 6-Light: 3 wide x 2 high

Glass Pattern: 3 wide x 2 high

Finger-jointed western softwoods; glazed single strength; glass set in bedding compound glazed.

Model	Overall Size
8 x 10	28-13/16" w x 25"h
8 x 12	28-13/16" w x 29"h
9 x 12	31-13/16" w x 29"h
10 x 12	34-13/16" w x 29"h

Dimensions: Subject to change
Top Rail: 1-5/8"
Bottom Rail: 2-1/16"
Stiles(sides): 1-25/32"
Mullions: 7/8"
Thickness:1-3/32"

The pressed glazed barn sash are not designed to be used as operating window Nor are the designed to be trimmed.
If you need to hinge your window please contact us for a quote on a custom sa

RECEIVED

FEB 28 2025

TOWN OF EASTON

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

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

HISTORIC DISTRICT COMMISSION HEARING APPLICATION

APPLICATION TYPE
(PLEASE CIRCLE)

ROOFING DEMOLITION SIGNAGE FENCING OTHER

NEW CONSTRUCTION/ADDITION EXTERIOR ALTERATIONS

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

PROPERTY INFORMATION

ADDRESS: 210 Brookletts Ave.

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

PROPERTY INFORMATION

OWNER NAME: Eric Vance, Julie Kiang

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

Applicant or Agent

NAME: Owner

TELEPHONE NO.: EMAIL:

Description of Proposal (include additional sheets, as necessary)

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

Specific Requirements

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

The Historic District Commission (HDC) reserves the right to request reasonable additional information or design drawings that further clarify proposals. In cases where professional design services are warranted, 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 Eric Vance

Date 2/27/25

Printed Name of Applicant or Agent ERIC VANCE

Revised 4.4.2022

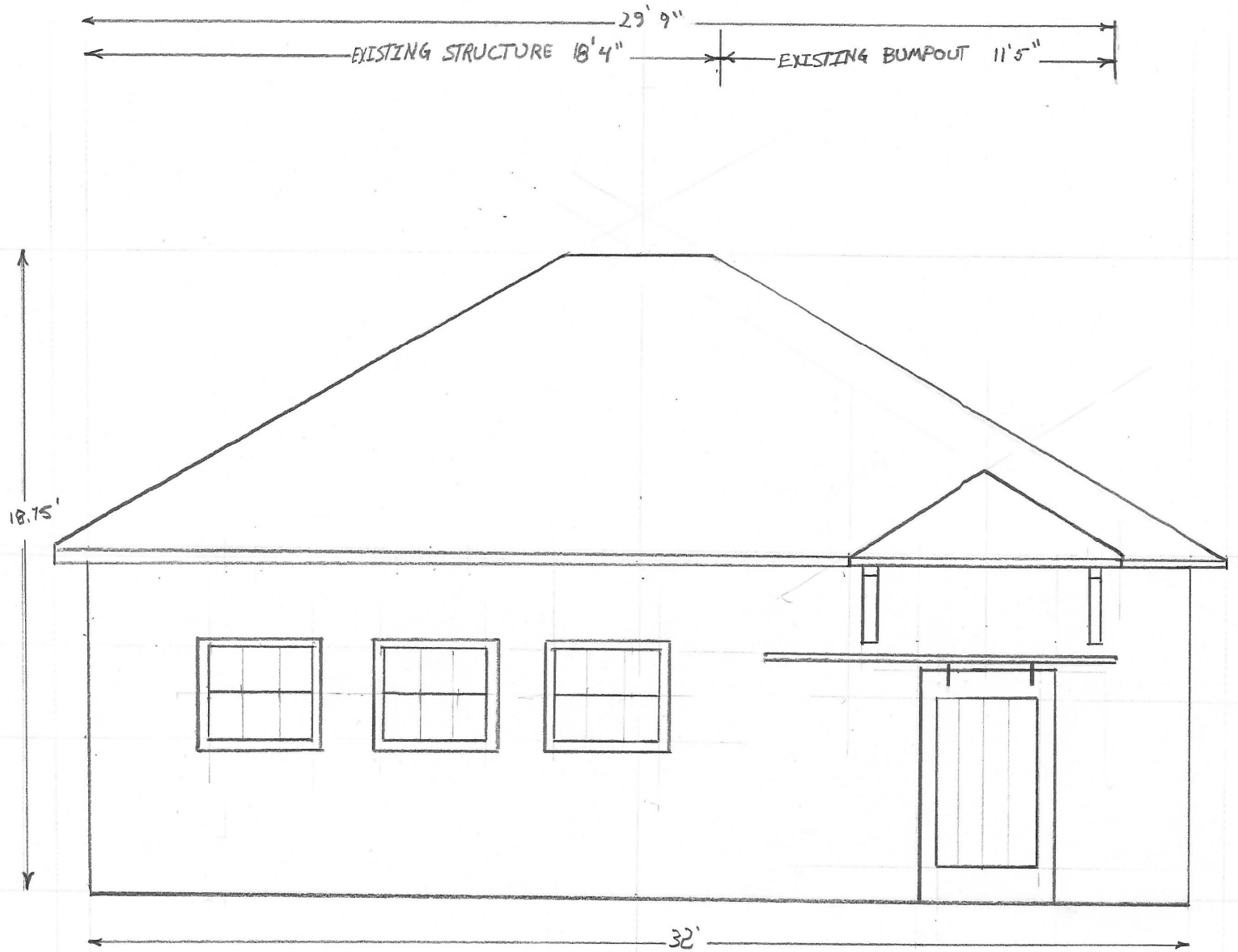
2025-1378 Brookletts Ave. garage proposal.

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

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

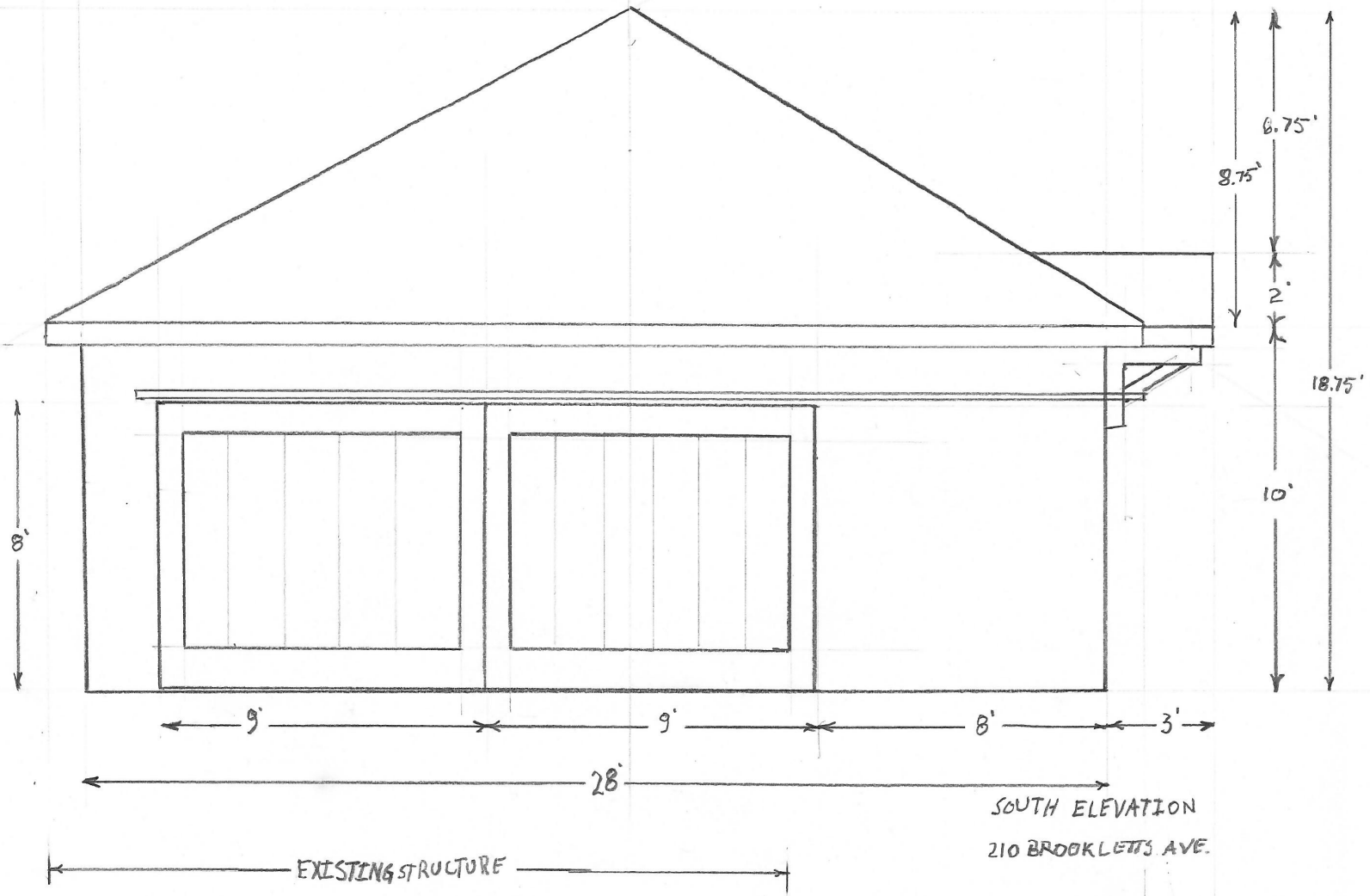
We intend to keep the hip roof style and pitch, 7:12, of the current building, which also matches the house. However, since the size of the building is being enlarged, it is impossible to keep the pitch And height consistent with the existing building. A pitch of 6:12 reduces height of proposed building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

Construction to proceed without delay upon hiring a qualified contractor.



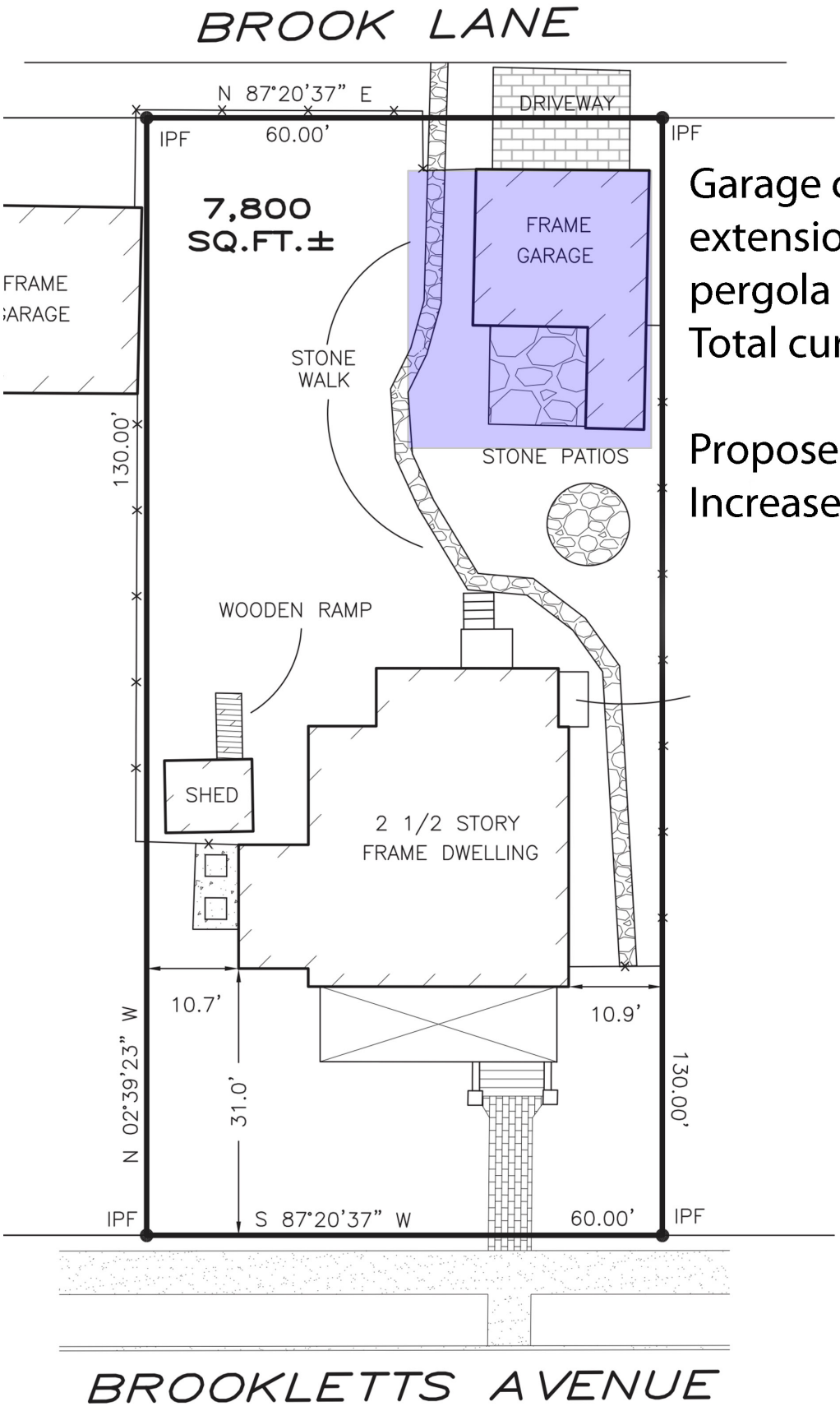
EAST ELEVATION
210 BROOKLETTS AVE.

NORTH ELIVATION
210 BROOKLETS AVE.

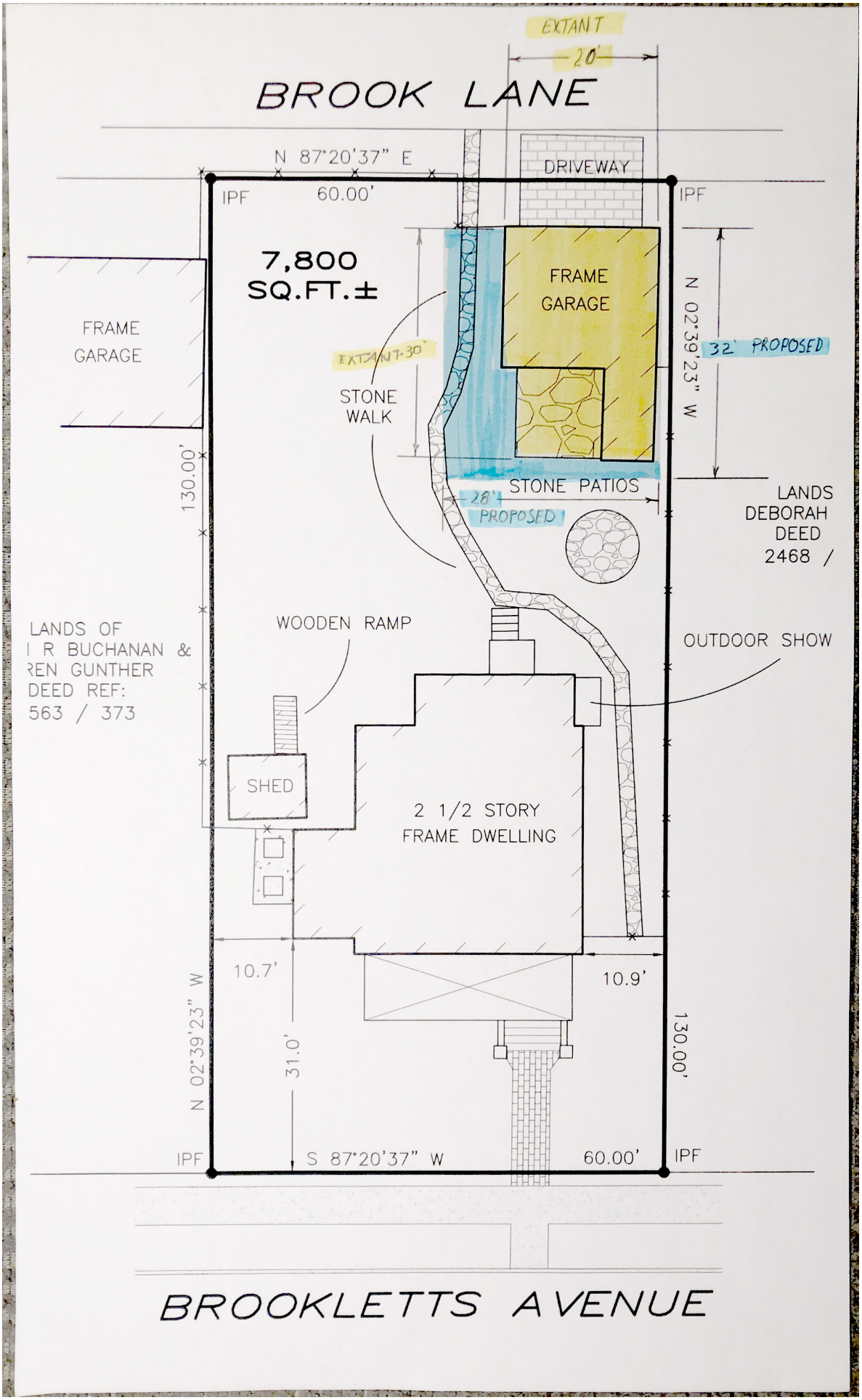


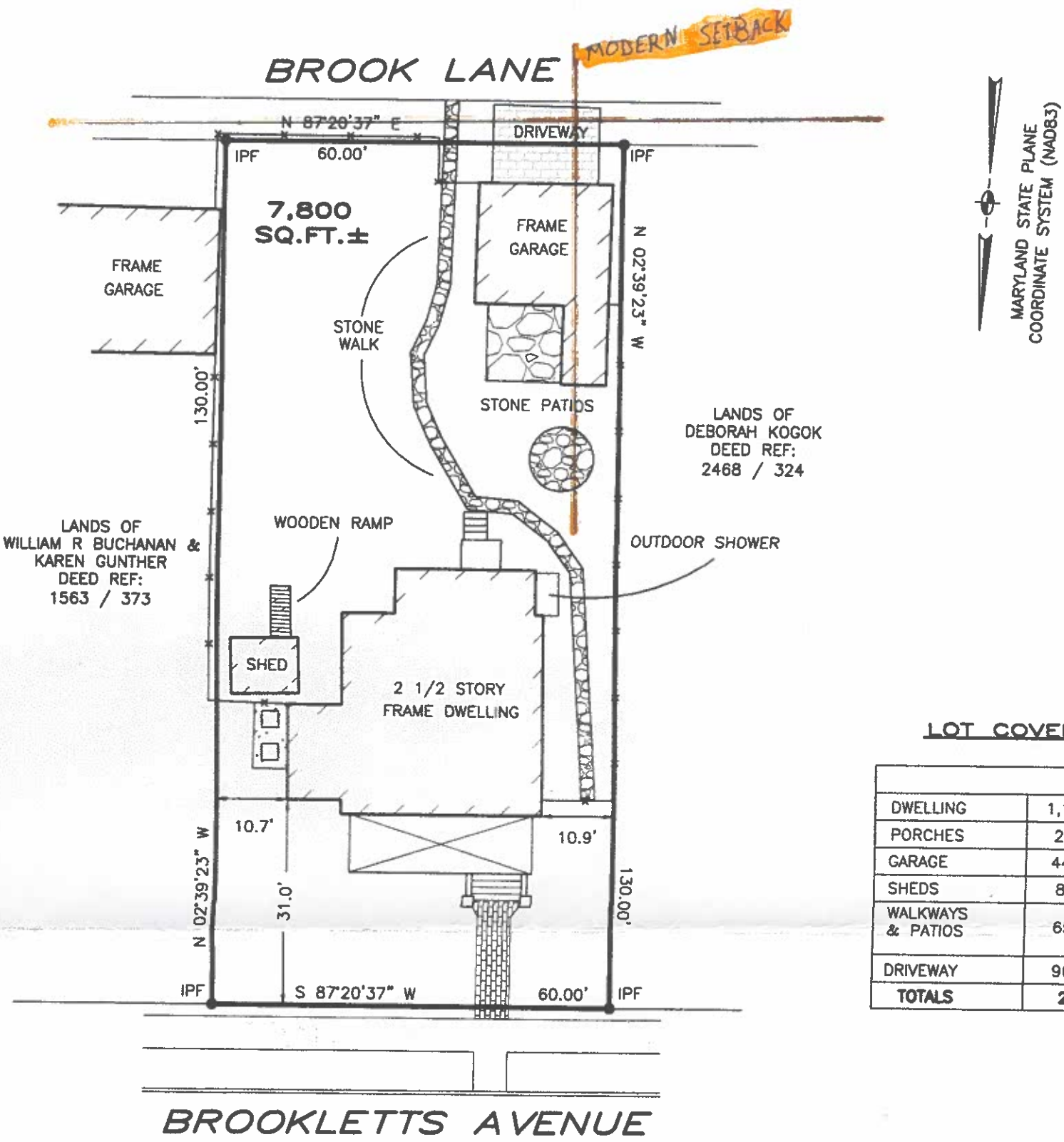
SOUTH ELEVATION

210 BROOKLETTS AVE.



Garage current	456′
extension	96′
pergola	144′
Total current	600′
Proposed	896′
Increase	296′


EXTANT
20'
BROOK LANE
N 87°20'37" E
60.00'
IPF
IPF
DRIVEWAY
7,800
SQ.FT.±
FRAME
GARAGE
FRAME
GARAGE
N 02°39'23" W
32' PROPOSED
EXTANT 30'
STONE
WALK
STONE PATIOS
28'
PROPOSED
LANDS
DEBORAH
DEED
2468 /
130.00'
LANDS OF
I R BUCHANAN &
REN GUNTHER
DEED REF:
563 / 373
WOODEN RAMP
OUTDOOR SHOW
SHED
2 1/2 STORY
FRAME DWELLING
10.7'
10.9'
N 02°39'23" W
31.0'
130.00'
IPF
S 87°20'37" W
60.00'
IPF
BROOKLETTS AVENUE



LOT COVERAGE

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

GENERAL NOTES

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

2) DEED REFERENCE: 1327 / 127

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

4) IPF DENOTES IRON PIPE FOUND.

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

SURVEYOR CERTIFICATION

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

11-22-23
DATE

CHRISTOPHER D. WATERS
PROFESSIONAL LAND SURVEYOR
MARYLAND No. 11052

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

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

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

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

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

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

1910 garage vs. modern truck.

View from center of Brook Ln.

Neighbors garage on property line with gable facing our yard.

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

Historic District Commission Staff Report

Meeting Date: 4/14/2025

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

Property Address: 10 Thoroughgood Lane

Applicant: Andrew Becker

Application Number: 2025-1402

Code Enforcement Case: Yes ☒ No ☐

Project Description:

The applicant is proposing alterations to a contributing, shotgun style home. The existing square porch posts will be replaced with new wood turned posts. The existing railing and balusters will also be removed and replaced with a new, more decorative design. Lastly, the small metal covered windows located just under the roof eave will be replaced with new aluminum-clad wood windows.

Background:

A stop work order was issued on February 20, 2025 after it was discovered the asphalt shingle roof on the rear addition was being removed and replaced without a COA or building permit. The applicant subsequentially submitted a building permit application and received an administrative COA for the in-kind asphalt shingle roof replacement on February 25, 2025. On March 10, 2025 the Commission approved alterations to the rear addition including the installation of new fiber cement siding and a roof replacement. The Commission also approved the installation of half-round style gutters and the removal of parging from the chimney.

Historic District Guidelines:

Guideline 64. Preserve Historic Porches

a. Maintain and repair original porches, including steps, flooring, ceiling, columns, roof, details and ornamentation.

b. Avoid enclosing a porch located on the front façade or visible from a primary public right-of-way. If the porch is not visible from a primary public right-of-way, it may be

enclosed if done in a manner that does not significantly alter the original character of the porch. Note: screening-in is not considered enclosing the porch.

Guideline 65. Make Sensitive Replacements (Porches)

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

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

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

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

Guideline 89. Maintain Historic Windows

a. Maintain the historic shape, size, alignment, pattern, and details of existing historic windows. Where altered, consider restoring to its historic appearance based on physical or documentary evidence.

c. Consider reopening windows that are presently blocked or boarded over.

Appendix B.2 Common Substitute Materials

Aluminum and Aluminum-Clad (Windows)

Aluminum clad windows may be approved for replacement of historic wood windows in cases where the historic windows are deteriorated beyond repair and where the replacements match the original in size, proportion, and configuration. Aluminum clad windows typically have an anodized or baked enamel finished and are not paintable, which can be a drawback when building paint schemes are changed.

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
2101000748	10 THOROGOOD LANE	G.M. RENTALS, L.L.C.

YEAR BUILT	PHYSICAL CONDITION
1910	FAIR

ARCHITECTURAL STYLE	ADDITION(S)
SHOT GUN FAMILY	NONE APPARENT

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

NOTES

LEAST ALTERED OF 4 SURVIVING HISTORIC BUILDINGS ON THIS BLOCK. THIS UNDISTINGUISHED DWELLING IS VACANT. HISTORIC SETTING IS COMPROMISED BY TEAR DOWNS AND MODERN CONSTRUCTION ACROSS STREET-MAINTAINS RHYTHM OF STREET.

RECEIVED
APR 01 2025
TOWN OF EASTON

HD 25 - 13

Application #:	2025- 1402
Date Received:	04/01/2025
Fee Paid:	-
HDC Meeting Date:	04/14/2025
Date Property Posted:	04/07/2025

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 X EXTERIOR ALTERATIONS
FOR TREE REMOVAL(S) - PLEASE USE THE TREE REMOVAL APPLICATION

PROPERTY INFORMATION

ADDRESS: 10 Thorogood Ln Easton, MD
☐ Contributing ☐ Non-Contributing YEAR BUILT: 1910 NATIONAL REGISTAR #

PROPERTY INFORMATION

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

Applicant or Agent

NAME: Andrew Becker
TELEPHONE NO.: 949.433-7466 EMAIL: beckcont@gmail.com

Description of Proposal (include additional sheets, as necessary)

Replace square porch posts with turned posts. Replace porch railing and balusters with new design. Request to add fiberglass clad windows in currently metal covered window casings

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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Any modifications during review shall warrant an updated application.

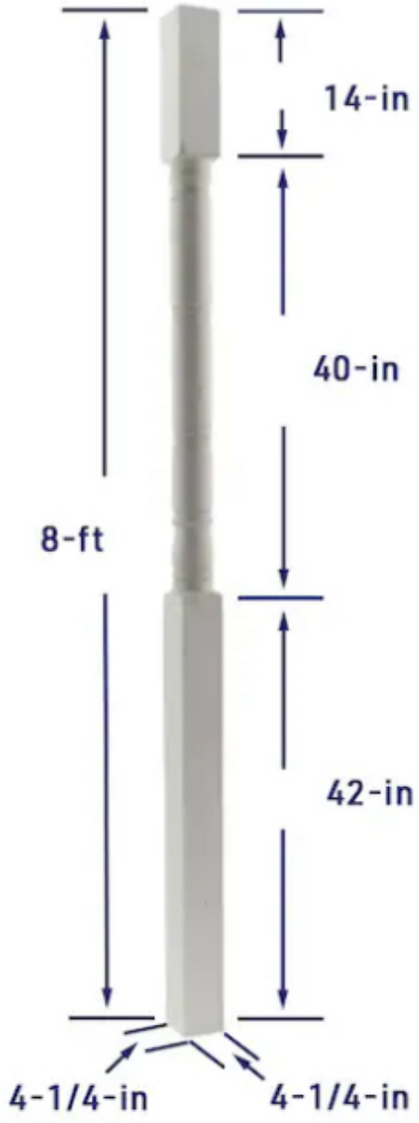
I hereby certify that I have reviewed the Easton Historic District Guidelines as published

Signature of Applicant or Agent
Date 1 April 25
Printed Name of Applicant or Agent Andrew Becker

Revised 4.4.2022

Turncraft 8-Feet x 5-Inches Primed Pine Wood Round Porch post

★★★★☆ 63



Features

Can Be Cut to Fit	Yes
Core Type	Hollow core
End Caps Included	No
Material	Wood
Shape	Round
Stainable/Paintable	Paintable
Style	Colonial
Use Location	Exterior
Wood Species	Pine

General

Color/Finish Family	White
Finish	Primed
Manufacturer Color/Finish	Primed white
Series Name	N/A
Type	Porch post

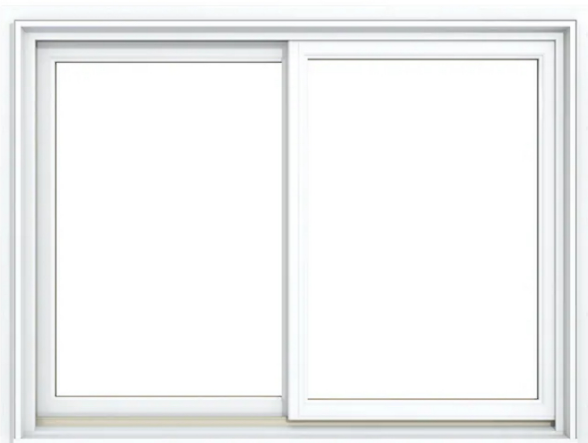
Dimensions

Actual Height (Feet)	8
Actual Width (Inches)	5.25
Common Height (Feet)	8
Common Width (Inches)	6
Load Capacity (lbs.)	5800

- Turncraft Colonial style wood porch posts are manufactured in the USA from finger joint pine staves to prevent warping, checking, and twisting
- Each post is sanded and primed, ready to paint your choice of color for easy installation and finishing
- Each post has actual dimensions of 5-1/4-in wide x 5-1/4- deep x 8-ft long and has a load capacity of 5800 lbs
- The colonial style offers square top and bottom with a beautiful turned center that works with many different styles of homes
- Factory applied sealer applied to bottom of posts to help prevent moisture intrusion and rot
- Post Defense Limited Lifetime Warranty when installed per manufacturer instructions and guidelines
- Posts are made from wood grown, milled, and manufactured right here in the USA
- Cuts and installs with common wood working and power tools, must be trimmed from top of post if cut trimming post to size
- Designed for exterior applications and installations when properly finished per manufactured instructions

JELD-WEN W-5500 Brilliant White Exterior Natural Unfinished Pine Interior Left/Right Handed Aluminum-clad Sliding Window Annealed Glass (...

★★★☆☆ 2



Description

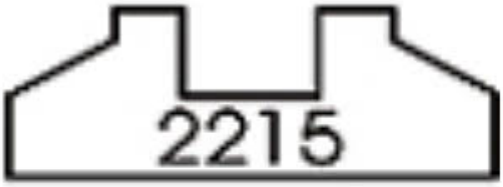
Item #: 597191 | Model #: LOWOLJW140500132

- Beautiful sliding wood window clad with aluminum for added strength and a streamlined appearance
- Insulating Low-E glass
- Both sash slide open horizontally for increased airflow
- The frame is crafted with AuraLast® pine for superior protection against rot and termites and clad with extruded aluminum for increased structural integrity
- Horizontally sliding windows feature machined rollers on a raised monorail track for smooth, effortless and long-lasting operation
- Weatherstripping creates a tight seal against outdoor elements
- Window features a Black painted exterior and a natural unfinished pine interior
- Standard 1-1/4-in pre-punched integral nailing fin surrounds the perimeter of the frame and helps make installations weather tight; for new construction or replacement
- 20-Year limited warranty on clad wood windows

V8
486675

I’m requesting to replace the existing metal-wrapped 4x4” porch posts with 5x5” turned wood columns, and to install flat-sawn balusters as shown in photo. The balusters will be cut from 1x8” cedar and columns and balusters will be painted. The top and bottom railing will be as shown in depiction below. The top railing height will be at 31”above the porch deck. The porch deck is 13” above grade. There will be no more than 4” of spacing between widest point of balusters. Will check with local codes for height and spacing to confirm compliance.

Handrail 1520



Base 2215

I also request approval to install aluminum-clad windows in the currently covered second-floor openings. The existing first-floor windows are vinyl and will remain for now. This is the only reason I am not considering having custom wood sashes built. The new windows would be made to fit the existing frames and offer a more affordable, practical, and safer option, especially given their proximity to the upstairs floor, compared to a custom made wood sash. The windows to be installed will either be slider opening windows or fixed non-opening windows.

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

Historic District Commission Staff Report

Meeting Date: 4/14/2025

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

Property Address: 38 S Aurora Street

Applicant: Mid-Shore Exteriors on behalf of BayShore Realty 144 LLC

Application Number: 2025-1419

Code Enforcement Case: Yes ☐ No ☒

Project Description:

The applicant is proposing alterations to remove and replace the existing asphalt shingle porch roof with a new self-adhering membrane roof. The existing gutters and trim will not be replaced.

Historic District Guidelines:

Guideline 68. Maintain Historic Roof Shape

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

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

c. The addition of dormers should be undergone sensitively. If a dormer is added, its size, design, and placement should be in keeping with the character of the building and in scale with its size. Its siding and roofing should match the existing, and its windows should be consistent with the building's other windows in terms of style, type, and material.

d. Do not increase the height or change the shape of parapets unless to restore an inappropriately altered condition to its historic appearance.

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

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

Guideline 69. Perform Regular Roof Maintenance

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

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

Guideline 70. Roof Material

a. Retain and repair visible historic roofing materials where feasible.

b. Where total replacement of all roofing material is required, the new roofing should match the existing material or be a roofing material that is consistent with the building's architectural style.

c. Heavy-weight architectural shingles are preferred when existing asphalt shingles are replaced.

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
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 14 2025

TOWN OF EASTON

HD 25 - 22

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

Application #:	2025 - 1419
Date Received:	03/14/2025
Fee Paid:	$75.00
HDC Meeting Date:	04/14/2025
Date Property Posted:	04/07/2025

HISTORIC DISTRICT COMMISSION HEARING APPLICATION

APPLICATION TYPE
(PLEASE CIRCLE)

(ROOFING) DEMOLITION SIGNAGE FENCING OTHER

NEW CONSTRUCTION/ADDITION EXTERIOR ALTERATIONS

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

PROPERTY INFORMATION

ADDRESS: 38 South Aurora St.

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

PROPERTY INFORMATION

OWNER NAME: Willis MacGill

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

Applicant or Agent

NAME: Mid-Shore Exteriors | Julie Howden

TELEPHONE NO.: 410-673-7939 EMAIL: info@midshoreexteriors

Description of Proposal (include additional sheets, as necessary)

Front Porch roof ONLY (existing gutters+trim to stay as is). Remove existing 1 layer of shingles+ felt paper+drip edge from low slope. Inspect all plywood. Install liberty self adhered SBS roof. Inspect all wall flashings, replace as needed. Clean up+ remove all debris

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 Julie Howden

Date 3-11-25

Printed Name of Applicant or Agent Julie Howden of Mid-Shore Exteriors

Revised 4.4.2022

Residential Application for Building Permit

APPLICANT INSTRUCTIONS: COMPLETE ALL PARTS OF THIS APPLICATION. A Commercial Building Permit Assistance Bulletin is available and or the Building Inspection Division can answer questions regarding the completion of this application. Additional Applications are required for Grading, Demolition, Swimming Pools, Signage, Plumbing, Mechanical and Electrical work. Applicants should also contact the following offices for additional requirements: Planning and Zoning, Engineering, Easton Utilities, State Fire Marshals Office, Environmental Health, Soil Conservation Services, Maryland Department of the Environment and State Highway Administration. This application must be accompanied by three sets of construction documents prepared by a registered design professional.

Revised Dec. 2023

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

Office Use Only

Received Date 03 / 14 / 25

Building Permit Number 25-20244

Total Permit Fees $ 200.00 Pd CK# 7341

Part 1: Property Information

3-11-25	Project Application Date	☐ Tax Map
		☐ Grid
38 South Aurora Street	Project's Address	☐ Parcel
	Project's Subdivision (if any)	☐ Lot
Easton, MD 21601	Project's City, State and Zip Code	☐ Zoning

Indicate if the Project is located within the Overlay District's below:

☐ Planned Redevelopment ☐ Historic ☐ Critical Area ☐ Planned Unit Development ☐ Planned Health Care

Part 2: Owner - Tenant Information

Owner

Willis Macgill	Name
38 South Aurora Street	Address
Easton, MD 21601	City, State and Zip Code
Mwillism@yahoo.com	Email Address and Phone Number

Tenant Information

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

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

Part 3: Certification

The applicant hereby certifies by completing this application as follows: (1) "I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as their agent." (2) "That the information contained in the application and construction documents is a full disclosure of the project." (3) "That the information contained in the application and construction documents is in compliance with all applicable covenants and or deed restrictions."

The applicant further certifies if a permit is issued as follows; (1) "That I will comply with all codes of the Town of Easton and the State of Maryland which are applicable thereto.", (2) "That I will perform no work on the above property not specifically in this application and construction documents." and (3) "That the Town Officials shall have the authority to enter areas covered by such permit to enforce the codes applicable to such permit.".

[signature]	Briana Faulkner
Signature of Applicant	Printed Name of Applicant

410-673-7939	Info@midshoreexteriors.com	
Telephone Number	Email Address	Connection with Application

29349 W. Maple Ave Suite 1 Trappe, MD 21673

Mailing Address of Applicant

Part 4: Contractor Information

General Contractor

For Multiple Contractors, provide information by attaching additional sheets

Mid-Shore Exteriors
29349 W. Maple Ave, Suite 1
Trappe, MD 21673
Info@midshoreexteriors.com
410-673-7939
MHIC# 88640

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

Mechanical Contractor

For Multiple Contractors, provide information by attaching additional sheets

Name
Address
City, State and Zip Code
Email Address and Phone Number
Maryland HVACR License Number

Plumbing Contractor

For Multiple Contractors, provide information by attaching additional sheets

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

Electrical Contractor

For Multiple Contractors, provide information by attaching additional sheets

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

Sprinkler Contractor

For Multiple Contractors, provide information by attaching additional sheets

Name
Address
City, State and Zip Code
Email Address and Phone Number
MHIC & Sprinkler License Number

Part 5: Permit Information

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

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

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

Part 6: Square Footages by Floor for Classification of Work

Classification of Work	Basement	First	Second	Third	Fourth
New Construction or Addition					
Change of Occupancy					
Alteration Level 3					
Alteration Level 2					
Alteration Level 1					
Repairs					
Demolition					
Unaltered					
Total Building Floor					

Part 7: Project Type

Project Type

O Single Family Dwelling O Duplex Family Dwelling O Multiple Family Townhouse O Manufactured Housing O Accessory Structure

Part 8: Accessory Structures Information

Accessory Structure Information	Porches Patio Covers	Patios - Decks	Garages - Sheds	Fences	Other _____
Square Footage or Linear Feet					
Attached to Primary Structure					
Detached from Primary Structure					
Proximity to Primary Structure					

Part 9: Description of Proposed Work

Front Porch roof only (ceiling gutter + Trim to say as is). Remove existing 1 layer of shingles + felt paper + drip edge from low slope. Inspect all Plywood. Install liberty self adhered SBS roof. Inspect all wall flashing + replace as needed. Clean debries

Part 10: Systems

Fire Sprinkler: _____ (Yes / No) **Fuel Gas:** _____ (Yes / No) **Type of Heat:** _____ (Gas / Electric)

Part 11: Total Project Information

___ / ___ / _____ Estimated Start Date	_____ / ___ / _____ Estimated Finish Date	$ _____ Estimated Project Value	FEMA Flood Plain Y or N

Office Use Only

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

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

Revised Dec. 2023

LIBERTY™ SBS Self-Adhering Roofing System

Help protect your low-slope roof and use no special tools when installing a granule-surfaced self-adhering roofing system

- Provides durable protection for the low-slope areas of your property
- Installs quickly and easily without the hassles of bulky equipment or unpleasant odor
- Applied without torches, open flames, or hot asphalt

GAF LIBERTY™
SBS **Self-Adhering** Roofing System

LIBERTY™ SBS Self-Adhering Roofing System

Benefits:

- **Self-adhering base/ply sheet and cap sheet** provide convenient peel and stick installation, eliminating open flames on your roof
- **No torches, kettles, or dangerous chemicals**
- **No fumes or odors** caused by hot asphalt
- **Seven popular colors** to complement your Timberline® or other GAF asphalt shingle roof (see below)
- **Minimal set-up and clean-up time** can speed up installation as compared with mopped SBS systems
- **No need to stage expensive equipment**
- **Utilizes similar technology to** GAF RUBEROID® SBS-modified bitumen membranes
- **Versatile installation options** available. Perfect for primed low-slope roof areas ¼:12 – 3:12.
- **Up to 20-Year Limited Warranty** covering manufacturing defects, available for select systems*
- **System guarantees covering material defects and workmanship errors are also available for purchase** for approved systems installed by GAF certified contractors. Contact GAF for specific requirements.†

Accessory Benefits:

- **Both Flashing Cement and Asphalt Primer** are components for GAF LIBERTY™ and other SBS-modified asphalt roofing systems
- **Flashing Cement** offers excellent bonding strength and high flexibility to accommodate temperature-related expansion and contraction of the roof system
- **Asphalt Primer** promotes a tough, durable bond for asphaltic systems

Complementary Color Options:

Note: These blended colors are designed to complement your shingles, not to be an exact match. Because of the small size of these samples, it's difficult to reproduce the actual color effect. Please be sure to see a full-size roll before making or installing a final color selection.

* Exclusions apply. See *Limited Warranty on LIBERTY™ SBS Self-Adhering Materials* for complete coverage and restrictions.
† See Low-Slope Addendum to the *System Plus Limited Warranty*, Low-Slope Addendum to the *Silver Pledge® Limited Warranty*, and Low-Slope Addendum to the *Golden Pledge® Limited Warranty* for complete coverage and limitations.

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

System Details:

Specifications (approximate)[1]

- **LIBERTY™ Self-Adhering Base/Ply Sheet**
  - Roll size: 2 squares[5] (216 sq. ft. [20.1 m²]) — excludes laps
  - Roll width: 39.375" (1.0 m)
  - Roll length: 66' (20.1 m)
  - Approx. roll weight: 82 lb. (37.2 kg)
  - Roll thickness: 0.068" (1.73 mm)
- **LIBERTY™ Self-Adhering Cap Sheet**
  - Roll size: 1 square[5] (112 sq. ft. [10.4 m²]) — excludes laps
  - Roll width: 39.375" (1.0 m)
  - Roll length: 34' (10.4 m)
  - Approx. roll weight: 96.4 lb. (43.7 kg)
  - Roll thickness: 0.157" (4 mm)
- **LIBERTY™ Asphalt Primer**
  - Size: 1 gallon (3.79 L)
  - Weight: 7.4 lb. (3.36 kg)/gal
  - VOC (max): 350 g/L
  - Non-volatile content: 85% by weight minimum
- **LIBERTY™ Flashing Cement**
  - Size: 1 gallon (3.79 L)
  - Weight: 9.1 lb. (4.1 kg)/gal
  - VOC (max): <250 g/L
  - Non-volatile content: 65% minimum SETA
  - Flash point: 110°F (43.3°C)

Codes & Standards:

- **UL Listed to ANSI/UL790[10] [11]**
- **FM Approved[11] [12]**
- **Miami-Dade County Product Control approved[11] [13]**
- **Texas Dept. of Insurance Report RC-121**
- **State of Florida Approved**

Base/Ply Sheet:
- UL Evaluation Report UL ER1306-02
- Meets or exceeds ASTM D4601 Type II
- Meets or exceeds ASTM D1970

Cap Sheet:
- Meets or exceeds D6164, Type I, Grade G

Asphalt Primer:
- State of Florida Approved
- Meets or Exceeds ASTM D41

Flashing Cement:
- Meets or Exceeds ASTM D4586 Type 1
- Meets or Exceeds ASTM D3409

[1] Values stated are approximate and subject to normal manufacturing variation. These values are not guaranteed and are provided solely as a guide.
[5] Installed coverage will be lower and depend on quantity and width of side and end laps.
[10] Refer to UL Product iQ for actual assemblies.
[11] Refer to FM RoofNav.com for actual assemblies.
[12] Formerly known as MATRIX™ 307 Premium Asphalt Primer.
[13] Formerly known as MATRIX™ 201 Premium SBS Flashing Cement
[14] LIBERTY™ 1-Ply System is intended only for non-classified applications, where permitted by local building codes. However, the LIBERTY™ 2-Ply System (including 1 ply of Base/Ply Sheet and 1 ply of Cap Sheet) is UL Classified with an ANSI/UL 790 Class C roofing fire rating.
[15] Not including the LIBERTY™ Cap Sheet.

We protect what matters most™

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

Historic District Commission Staff Report

Meeting Date: 4/14/2025

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

Property Address: 105 W Glenwood Avenue

Applicant: Luciana Lopes Rocha

Application Number: 2025-1428

Code Enforcement Case: Yes ☐ No ☒

Project Description:

The applicant is proposing alterations to a contributing structure. A thirty-five (35) square foot addition will be constructed within the footprint of an existing recessed side porch. This area will be infilled with vinyl siding to match the existing siding on the rest of the structure. Twelve windows will be replaced (10 side facing and 2 front facing) with new composite and vinyl clad-wood windows. A new six-panel steel door will be installed on the side façade in the location of an existing window. Other proposed work includes the installation of a new HVAC system and the removal of a roof-mounted satellite dish.

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.

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

Guideline 3. Make Sensitive Replacements

a. Replace as little historic material as possible. This may include patching, splicing, or piecing-in replacement materials such as individual roofing tiles, shingles, or siding, masonry patches, or dutchman repairs for wood elements.

b. Match the historic feature's size, shape, profile, texture, and color to the greatest extent possible. The new materials should match the old when possible. In some cases, replacement with features recreated in synthetic materials may be appropriate (for additional information on substituting historic materials, see Appendix B).

c. Avoid changing the character of historic features. For example, original horizontal board siding should not be replaced by vertically oriented siding or shingles, even of the same material.

d. Substitute materials should only be used if they do not cause damage or change the character of the historic resource. The new material should match the form, color, and texture of the historic feature (for additional information on substituting historic materials, see Appendix B).

Guideline 44. Adding New Doors

a. Avoid adding a new door to a front façade.

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

Guideline 48. HVAC

a. Retain and maintain existing functional, efficient HVAC systems.

b. Upgrade existing systems to increase efficiency when the existing system has reached the end of its useful life.

c. Increase efficiency of HVAC systems by installing programmable thermostats, ceiling fans, and louvers and vents where appropriate.

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

Guideline 78. Substitute Materials for Siding

b. If a contributing building was previously covered with asbestos, metal, or vinyl siding, these materials may remain. If the later additional material is removed, it is preferred to repair and use the original wood siding. On a case-by-case basis, deteriorating original wood can be examined, and an alternate material may be considered.

c. If the existing siding is not historically appropriate, consider replacing all of the siding with an appropriate alternative.

Guideline 87. Satellite Dishes

a. Install satellite dishes on the rear or a non-visible side elevation, in a location as inconspicuous as possible.

Guideline 89. Maintain Historic Windows

a. Maintain the historic shape, size, alignment, pattern, and details of existing historic windows. Where altered, consider restoring to its historic appearance based on physical or documentary evidence.

b. Do not infill window openings or cover existing historic windows.

c. Consider reopening windows that are presently blocked or boarded over.

d. Repair damaged or deteriorated windows. This may include replacing broken panes, sanding and repainting, or oiling operable components such as locks and chains.

e. Replace missing window elements, such as hardware or trim, in-kind.

f. Do not cover or wrap window trim or sills. Metal and vinyl coverings retain moisture and accelerate deterioration of wood and masonry elements.

g. Fix drafty windows by replacing weather stripping and ensuring that the window is well-fitted to the window opening. Add storm windows to provide a thermal break, if needed. Storm windows are a cost-effective alternative to replacing historic windows.

Guideline 90. Make Sensitive Replacements

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

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

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

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

e. Where inappropriate replacements were previously installed, and the original window appearance is unknown, neighboring buildings may provide clues to appropriate configurations. In general, a style of window that is in keeping with the architectural style of the building is most appropriate. Where the style of window cannot be determined, a one-over-one window configuration is usually most appropriate.

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

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

Appendix B.2 Common Substitute Materials

Metal (Doors)

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

Vinyl (Siding)

Vinyl siding is not an appropriate replacement material for wood siding, but may be appropriate for replacing existing vinyl.

Composite/Fiberglass and Fiberglass-Clad (Windows)

Composite windows are made of a mix of materials, typically fiberglass and wood fibers. Fiberglass windows have a matte finish as compared to vinyl windows and are available with

details (including proportions and profiles) that mimic those of historic windows. Many composite windows are paintable and are a good, lower-cost option for residences in historic districts.

Vinyl-Clad (Windows)

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

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

Staff Recommendation:

Staff supports either a **continuation** of this application pending a revised window replacement plan The Historic District Survey and current photos indicate that many of the windows on this structure are wood 2/2 windows (not vinyl as noted in the application). These windows should remain if they are in serviceable condition or be replaced in-kind. The proposed windows are constructed of modern materials and while possibly appropriate for the replacement of vinyl windows are not appropriate for the replacement of historic wood windows.

Figure 1 : 1981 Photograph

Draft Motions:

1. I move that the Historic District Commission **table** the application pending a revised window replacement plan.

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
2101014072	105 W GLENWOOD AVE	GAINES, BRENDA

YEAR BUILT	PHYSICAL CONDITION
1900	VERY GOOD

ARCHITECTURAL STYLE	ADDITION(S)
NATIONAL FOLK	NON VISIBLE REAR ELL APPEARS CONTEMPORANEOUS WITH MAIN HOUSE

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

NOTES

2 1/2 STORY 2 BAY GABLE FRONT WITH REAR ELL MANY ORIGINAL 2/2 WINDOWS SURVIVE. REAR 2ND STORY PORCH. VINYL SIDING. VINYL CLAD REAR SHED UNKNOWN AGE.

RECEIVED
MAR 28 2025
TOWN OF EASTON

HD 25 -27

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

Application #: 2025 - 1428
Date Received: 03/28/2025
Fee Paid: $75.00
HDC Meeting Date: 04/14/2025
Date Property Posted: 04/07/2025

HISTORIC DISTRICT COMMISSION HEARING APPLICATION

APPLICATION TYPE
(PLEASE CIRCLE)

ROOFING DEMOLITION SIGNAGE FENCING OTHER

NEW CONSTRUCTION/ADDITION EXTERIOR ALTERATIONS

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

PROPERTY INFORMATION

ADDRESS: 105 GLENWOOD AVENUE, EASTON, MD, 21601

[X] Contributing [ ] Non-Contributing YEAR BUILT: 1900 NATIONAL REGISTAR #: N/A

PROPERTY INFORMATION

OWNER NAME: LUCIANA LOPES ROCHA

TELEPHONE NO.: 862-402-2864 EMAIL: LUCIANA@LFBINVESTMENTS.COM

Applicant or Agent

NAME: LUCIANA LOPES ROCHA

TELEPHONE NO.: 862-402-2864 EMAIL: LUCIANA@LFBINVESTMENTS.COM

Description of Proposal (include additional sheets, as necessary)

Project encompasses exterior repair on siding and roof for any damaged part, windows replacement, along with mechanical system upgrades and final adjustments. Externally, roof replacement is unnecessary due to its mid-life condition. However, an inspection will determine any needed repairs for the roof, including architectural shingle installation to replace any damaged ones, plywood sheathing fixes, and gutter maintenance. The siding will undergo partial repairs rather than complete replacement, with new siding section added to accommodate the first-level bathroom. Currently, the siding is vynil and the new project will just added one extra session of siding on the same color and material. Additionally, the exterior walls, doors, and trims will be power-washed. Currently, the house has no HVAC. New HVAC will introduce a ductless mini-split system with full setup and testing. Currently, there are no plans to remove ANY trees. Project will also remove a satellite antenna.

Specific Requirements

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

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

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

Signature of Applicant or Agent

Date

Printed Name of Applicant or Agent Luciana Lopes Rocha

Revised 4.4.2022

Additional Information Requested - Updated 03/29

105 Glenwood Ave, Easton, MD

Project Description

Project encompasses exterior repair on siding and roof for any damaged part, windows replacement, along with mechanical system upgrades and final adjustments. Externally, roof replacement is unnecessary due to its mid-life condition. However, an inspection will determine any needed repairs for the roof, including architectural shingle installation to replace any damaged ones, plywood sheathing fixes, and gutter maintenance. The siding will undergo partial repairs rather than complete replacement, with new siding section added to accommodate the first-level bathroom. Currently, the siding is vynil and the new project will just add one extra session of siding on the same color and material. Additionally, the exterior walls, doors, and trims will be power-washed. Currently, the house has no HVAC. New HVAC will introduce a ductless mini-split system with full setup and testing. Currently, there are no plans to remove ANY trees. The project also contemplates the removal of satellite antenna that is not compliant with Section 28-1013 of the Town Code

Pictures of Existing Conditions and Proposed Changes

- Change 1 – repaint door shed
- Change 2 – repair shed shingles
- Change 3 – siding repair
- Change 4 - New siding area for new bathroom
- Change 5 – install new external side door
- Change 6a – Replace Side Windows 1-4
- Change 6b – Replace Side Windows 5-10
- Change 6b – Replace Side Windows 11 and 12
- Change 7 – Remove satellite antenna
- Change 8 – Install HVAC system

Change 1 – Shed Door Re-paint

Change 2 – Shed Roof – Shingle Replacement

Current material = asphalt shingle

Proposed material = asphalt shingle

Change 3 – Siding repair

Current material = vinyl siding

Proposed repair material = vinyl siding

Change 4 and Change 5 – New siding area for new bathroom and install new external side door

Current material = vinyl siding

Proposed material = vinyl siding

Proposed door material = Primed Steel

Change 6a – Replace Side Windows 1-4

Current material = vinyl windows

Proposed material = composite window

Change 6b – Replace Side Windows 5-10

Current material = vinyl windows

Proposed material = composite window

Change 6c – Replace Front Windows 11 and 12

Current material = vinyl windows

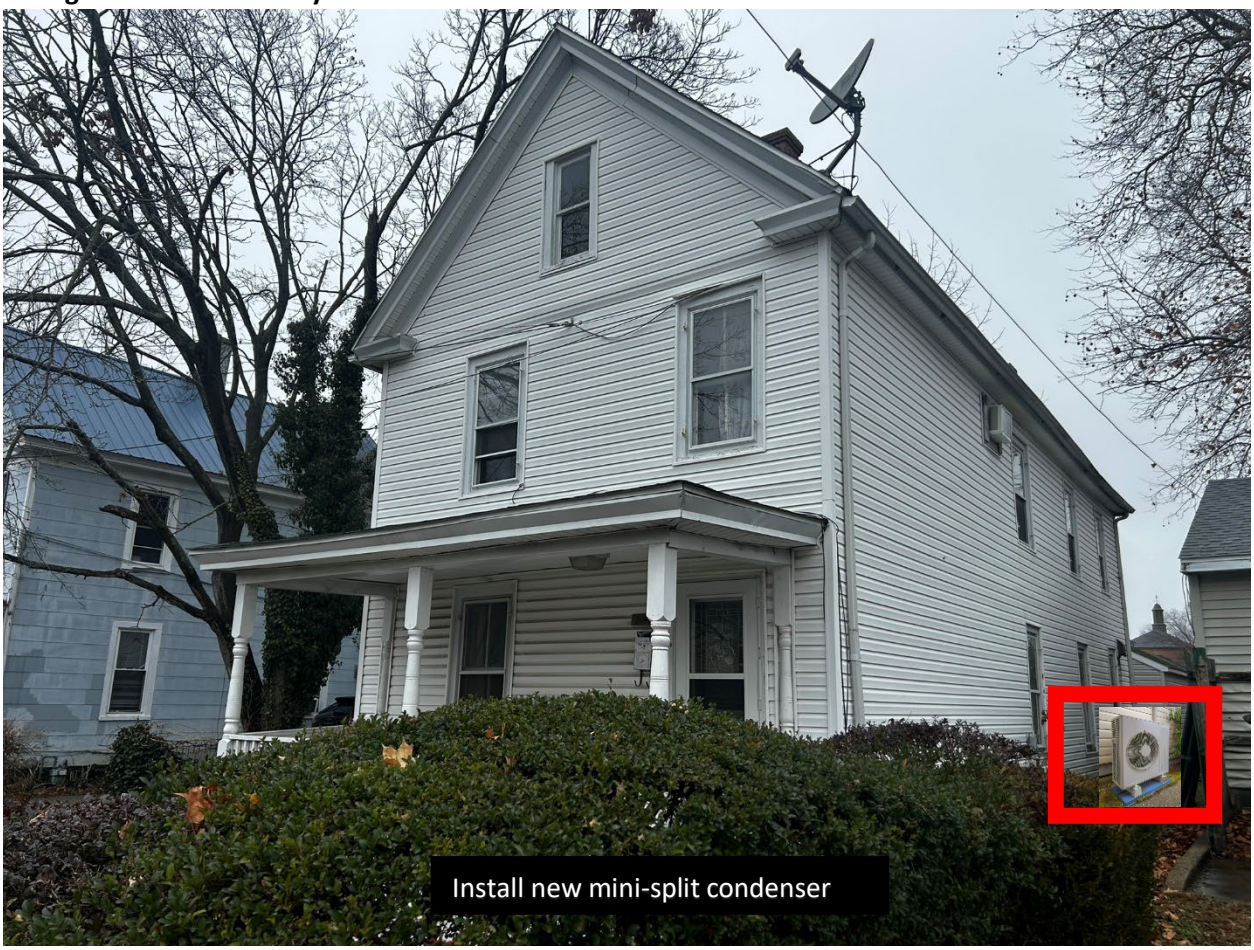
Proposed material = clad-wood window

Change 7 – Remove Satellite Antenna

Current material = N/A

Proposed material = N/A

Change 8 – Install HVAC system



Current material = no HVAC system installed

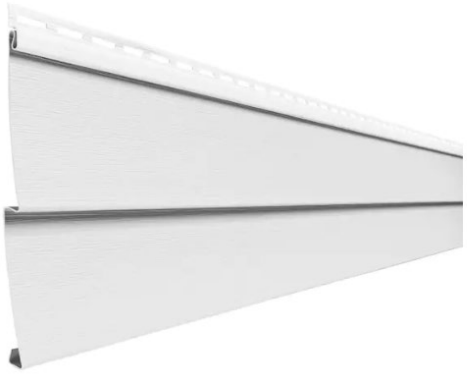
Vinyl siding - Double 4 in. x 150 in. White Lap Vinyl Siding

https://www.homedepot.com/p/Double-4-in-x-150-in-White-Lap-Vinyl-Siding-PC4004HP/302040034

184

Double 4 in. x 150 in. White Lap Vinyl Siding

(101) Questions & Answers (50)



Hover Image to Zoom

Specifications

Dimensions

Coverage Area (sq. ft.)	8.333 sq ft	**Product Length (in.)**	150 in
Product Thickness (in.)	.040 in	**Product Width (in.)**	9.23 in

Details

Color Family	White	**Color/Finish**	White
Finish Type	Finished	**Material**	Vinyl
Product Weight (lb.)	3.45 lb	**Profiles**	Clapboard
Siding Features	Wood Grain Surface	**Vertical/Horizontal**	Horizontal

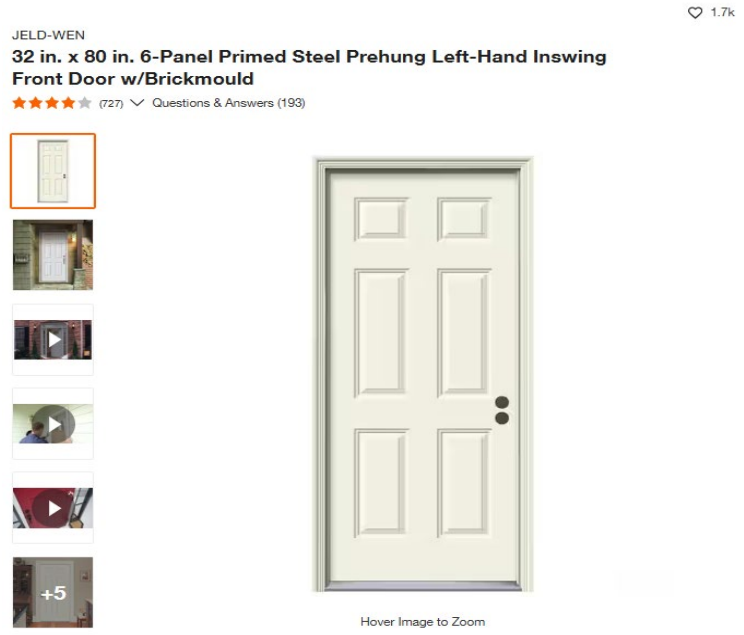
Warranty / Certifications

Manufacturer Warranty	Limited Lifetime Warranty

How can we improve our product information? Provide feedback.

Door 1 Material – JELD-WEN 32 in. x 80 in. 6-Panel Primed Steel Prehung Left-Hand Inswing Front Door w/Brickmould

https://www.homedepot.com/p/JELD-WEN-32-in-x-80-in-6-Panel-Primed-Steel-Prehung-Left-Hand-Inswing-Front-Door-w-Brickmould-THDJW166100261/202036438



Specifications

Dimensions

Door Height (in.)	81.75 in	Door Thickness (in.)	1.75 in
Door Width (in.)	33.438 in	Jamb Size (in.)	4-9/16"
Nominal Door Height (in.)	80 in	Nominal Door Thickness (in.)	2 in
Nominal Door Width (in.)	32 in	Rough Opening Height (in.)	82.25 in
Rough Opening Width (in.)	34.5 in		

Details

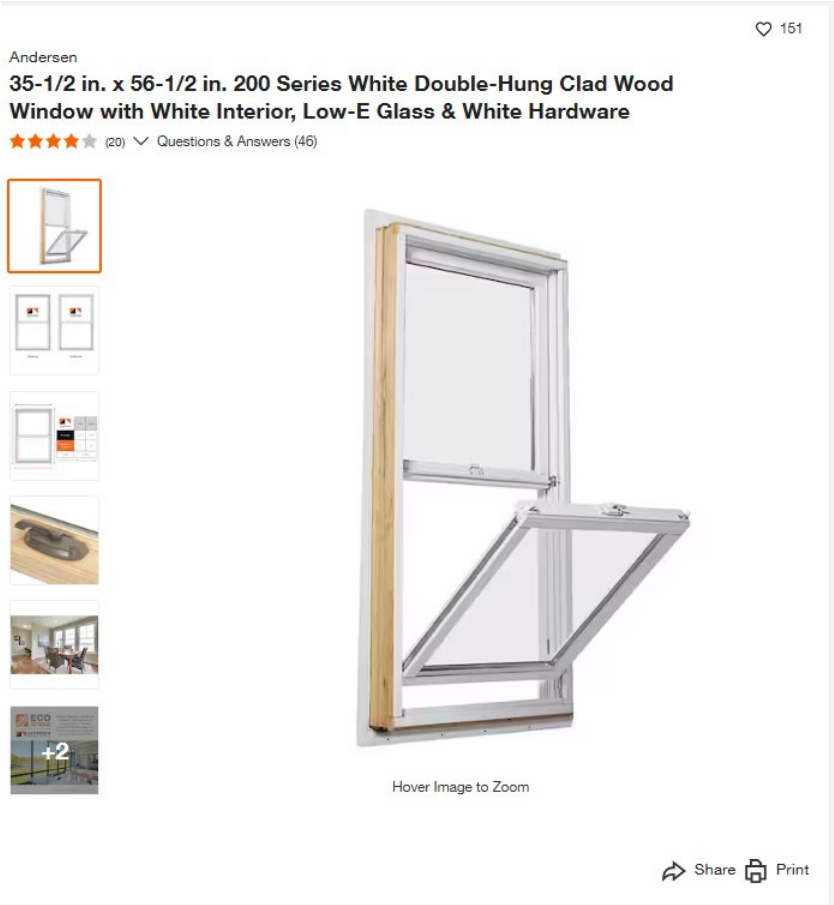
Bore Type	Double Bore	Color Family	Off White
Color/Finish	Primed	Door Configuration	Single Door
Door Handing	Left-Hand/Inswing	Door Style	Traditional
Door Type	Exterior Prehung	Features	Brickmold, Lockset Bore (Double Bore), Weatherstripping
Finish Type	Primed	Frame Material	Wood
Hinge Finish	Satin Nickel	Hinge Type	Standard
Included	Instructions	Material	Steel
Number of Hinges	3	Panel Type	6 Panel
Product Weight (lb.)	50.42 lb	Returnable	90-Day
Suggested Application	Front		

Warranty / Certifications

Energy Star Qualified	North-Central, Northern, South-Central, Southern	Fire rating	None
Manufacturer Warranty	10 Year Limited		

Side Window 1 – 10 Material - 31-1/2 in. x 53-1/2 in. 200 Series White Double-Hung Clad Wood Window w/ White Interior, Low-E Glass and White Hardware

https://www.homedepot.com/p/Andersen-35-1-2-in-x-56-1-2-in-200-Series-White-Double-Hung-Clad-Wood-Window-with-White-Interior-Low-E-Glass-White-Hardware-DH3049/100017586



Specifications
Dimensions: H 56.5 in, W 35.5 in, D 4.5 in

Dimensions

Grid Width (in.)	None	Jamb Depth (in.)	4.5 in
Product Depth (in.)	4.5 in	Product Height (in.)	56.5 in
Product Width (in.)	35.5 in	Rough Opening Height (in.)	57 in
Rough Opening Width (in.)	36 in	Width (in.) x Height (in.)	35.5 x 56.5

Details

Exterior Color/ Finish	White	Exterior Color/Finish Family	White
Features	Argon Gas Filled, Double Tilt Release, Security Lock, Tilt-In Cleaning	Frame Material	Wood Clad
Frame Type	Nail Fin	Glass Type	Insulated Glass, Low-E Glass
Glazing Type	Double-Pane	Grid Pattern	No Grid
Grille Type	No Grille	Hardware Color/Finish Family	White
Included	Hardware	Interior Color/Finish Family	White
Lock Type	Lock and Keeper/Spoon	Number of Grids	No Grid
Number of Locks	1	Product Weight (lb.)	64.17 lb
Solar Heat Gain Coefficient	0.32	U-Factor	0.29
Window Type	Other	Window Use Type	New Construction, Replacement

Warranty / Certifications

Energy Star Qualified	Not Qualified	Manufacturer Warranty	20 year glass, 10 year transferable

How can we improve our product information? Provide feedback.

Front Window 11 and 10 Material - 31-1/2 in. x 53-1/2 in. 200 Series White Double-Hung Clad Wood Window w/ White Interior, Low-E Glass and White Hardware

https://www.homedepot.com/p/Andersen-400-Series-37-5-8-in-x-56-7-8-in-Clad-Wood-Double-Hung-Window-w-Low-E-Glass-White-Ext-Pine-Int-Stone-Hardware-TW3046/100054916

♡ 143

Andersen

400 Series 37-5/8 in. x 56-7/8 in. Clad Wood Double-Hung Window w/Low-E Glass, White Ext/Pine Int & Stone Hardware

★★★★½ (210) Questions & Answers (191)

Hover Image to Zoom

Specifications

Dimensions: H 56.875 in, W 37.625 in, D 5.813 in

Dimensions

Grid Width (in.)	None	**Jamb Depth (in.)**	4.5 in
Product Depth (in.)	5.813 in	**Product Height (in.)**	56.875 in
Product Width (in.)	37.625 in	**Rough Opening Height (in.)**	56.875 in
Rough Opening Width (in.)	38.125 in	**Width (in.) x Height (in.)**	37.625 x 56.875

Details

Exterior Color/ Finish	White	**Exterior Color/Finish Family**	White
Features	Argon Gas Filled, Paintable/Stainable, Security Lock, Tilt-In Cleaning, Venting	**Frame Material**	Wood Clad
Frame Type	Nail Fin	**Glass Type**	Insulated Glass, Low-E Glass
Glazing Type	Double-Pane	**Grid Pattern**	No Grid
Grille Type	No Grille	**Hardware Color/Finish Family**	Gray
Included	Hardware	**Interior Color/Finish Family**	Unfinished Wood
Lock Type	Lock and Keeper/Spoon	**Number of Grids**	No Grid
Number of Locks	1	**Product Weight (lb.)**	62.5 lb
Returnable	90-Day	**Solar Heat Gain Coefficient**	0.31
U-Factor	0.30	**Window Type**	Other
Window Use Type	New Construction, Replacement		

Warranty / Certifications

Energy Star Qualified	Not Qualified	**Manufacturer Warranty**	20 year glass, 10 year transferable

How can we improve our product information? Provide feedback.

42,000 BTU 19.7 SEER Mitsubishi Five Zone Heat Pump System 6+6+6+6+6

42,000 BTU Ductless Mitsubishi Mini Split Multi Zone MXZ-C Series - Heat Pump Condenser	
SKU	MXZ-5C42NA3
Refrigerant Charge	**Pre-Charged For: 98'**
Weight	189.000000
AHRI Certificate Number	209836185, 209836201, 209949003
Manufacturer	Mitsubishi
Additional Information	Heat Pump
Additional Information	Maximum Line Set Length: 82'
Additional Information	Maximum System Line Length: 262'
HSPF	10.3
Cooling BTU	40,500
Heating BTU	45,000
Decibel Level (dBA)	56-58
Energy Star	No
Refrigerant	R410A
SEER	18-20
EER	9.2
Liquid Line	1/4" (5)
Suction Line	1/2" (1), 3/8" (4)
Electrical	208/230V 1 Phase 60 Hz
Electric Phase Filter	Single Phase
Max Breaker Size	40
Min. Breaker Size	32.5
Tonnage	3.5 Ton
BTU/Tonnage	42,000 BTU/3.5 Ton
Min/Max Outdoor Temp for Heating	5°-65°
Min/Max Outdoor Temp for Cooling	14°-115°
Zone Compatibility	Multi Zone

Min/Max Outdoor Temp for Heating	5°-65°
Min/Max Outdoor Temp for Cooling	14°-115°
Zone Compatibility	Multi Zone
Operating Mode	Cooling, Heating
Height	41-9/32"
Width	37-13/32"
Depth	13"
Warranty	10 Years with Online Registration
Resources	• Install Sheet • Submittal You will need AdobeÂ® AcrobatÂ® Reader to view PDF documents.
Safety Information	PROPOSITION 65 WARNING

Town of Easton Historic District Commission
Draft Decision Summary
Monday, March 24, 2025 at 6:00 p.m.
Town Hall Chamber 2
14 S. Harrison Street, Easton, Maryland

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

Attendance:

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

Staff:
Nicholas Johnson AICP, Town Planner (Current)
Samantha Smith, Administrative Specialist
Tom Diem, Building Code Official

Absent:

Staff:
Miguel Salinas, Planning and Zoning Director

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

2. **Agenda Summary Review** —

   Vice Chairperson Brophy moved to approve the March 24, 2025 Agenda Summary. Commissioner Stuart seconded the motion.

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

3. **Old Business —** None

4. New Business —

a. File No.: **2025 - 1412 / HD 25 - 17**
Applicant: **Easton Advanced Aesthetics**
% Caroline Miller
Location: 120 N. West Street, Easton, MD 21601
Tax Map 0104, Grid 00EA, Parcel 1268
Zoning: CB

Request: The Applicant is proposing to install a five (5) foot tall, 30" x 15" post mounted sign. The sign is composed of a wooden post, a metal bracket, and a wooden face. The structure adjacent to which the sign will be mounted is a contributing structure to the Historic District.

Historic District Guideline references:
i. Guideline 25. General Guidelines for Signage

Zoning Ordinance requirements:
i. Section 28-1101.7.C.1 Post Mounted Signs within the CB Zoning District

Staff Presentation:
Nicholas Johnson AICP, Town Planner - Current

Applicant Presentation:
Caroline Miller, Easton Advanced Aesthetics

Public Comment — None
Public Comment Written — None

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

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

b. File No.: **2025 - 1417 / HD 25 - 21**
Applicant: **Bluepoint Hospitality Group LLC**
Location: 20 N. Washington Street, Easton, MD 21601
Tax Map 0103, Grid 00EA, Parcel 1210
Zoning: CB

Request: The Applicant is proposing to install three (3) wall mounted signs. A 27.5 square foot hand painted PVC mural will be mounted to the building

façade, and two 3.36 square foot v-carved signs will be mounted above each of the two (2) front windows with z-clips. The proposed signage will be externally illuminated by gooseneck lamps. The structure to which the signs will be mounted is a contributing structure to the Historic District.

Outstanding Issues: Section 28-1101.7.A.1 of the Zoning Ordinance permits a maximum wall signage area of 1 square foot per linear foot of street frontage. Given the building plans indicate 24 linear feet of frontage, the maximum allowable area permitted for the wall sign area is 24 square feet.

Historic District Guideline references:

i. *Guideline 25. General Guidelines for Signage*
ii. *Guideline 30. Lighting for Signs*
iii. *Guideline 35. Wall Signs*

Staff Presentation:
Nicholas Johnson AICP, Town Planner - Current

Applicant Presentation:
Allison Gamble, Bluepoint Hospitality

Public Comment — None
Public Comment Written — None

Vice Chairperson Brophy moved to approve the application subject to the following conditions:

1. **The Applicant shall conform to the maximum permitted area of 24 square feet, or shall receive a Variance from Section 28-1101.7.A.1 of the Zoning Ordinance from the Town of Easton Board of Zoning Appeals.**

2. **The signs shall be mounted through a mortar joint.**

Commissioner Bateman seconded the motion. Should the Applicant pursue a Variance, the Commission extended a favorable recommendation to the Board of Zoning Appeals for the granting of a Variance from the maximum permitted area.

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

c. File No.: 2025 - 1413 / HD 25 - 18
Applicant: Philip Bernot
Location: 303 S. Aurora Street, Easton, MD 21601

Tax Map 0105, Grid 0000, Parcel 2245
Zoning: R-10A

Request: The Applicant is requesting to demolish the existing 15' x 16' rear deck, and to construct a new 16' x 16' deck using treated lumber and vinyl railings. This is a contributing structure to the Historic District.

Historic District Guideline references:

i. Guideline 67. New Rear Decks and Patios

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

Applicant Presentation:
Philip and Darcy Bernot

Public Comment — None
Public Comment Written — None

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

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

d. File No.: 2025 - 1416 / HD 25 - 20
Applicant: Shore Projects LLC
Location: 38 S. Aurora Street, Easton, MD 21601
Tax Map 0104, Grid 00EA, Parcel 1566
Zoning: R-7A

Request: The Applicant is proposing exterior alterations to the historic commercial storefront of a residential structure. The existing window panes on the storefront (excluding the angled windows flanking the door) will be removed and replaced with new insulated tempered glass. The two (2) angled glass windows will be removed and infilled with wood panels. The storefront window on the South Street facade will be replaced with a wooden double hung window. The transom windows located above the storefront windows will remain. This is a contributing structure to the Historic District.

Background: The Easton Historic District Survey notes that the commercial storefront is not original, but is considered historic.

Historic District Guideline references:

i. *Guideline 1. Preserve Significant Historic Features*
ii. *Guideline 3. Make Sensitive Replacements*
iii. *Guideline 80. Preserve Historic Storefronts*
iv. *Guideline 90. Make Sensitive Replacements*

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

Applicant Presentation:
Addie Ruhl, Shore Projects LLC
Willis McGill, BayShore Realty 114 LLC

Public Comment — None
Public Comment Written — None

The Applicant amended their application to propose the replacement of the existing storefront window on the South Street façade with ⅝" thick insulated tempered glass.

Commissioner Stuart moved to approve the amended application subject to the following conditions:

1. **The four (4) front storefront windows shall be replaced with ⅝" thick insulated tempered glass.**

2. **The two (2) angled glass windows on the storefront shall be filled by a raised panel (or a similar) wooden infill material.**

3. **The window on the South Street façade shall be replaced with ⅝" thick insulated tempered glass.**

Vice Chairperson Brophy seconded the motion.

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

5. Discussion Item —

a. In the ongoing effort to revise the Historic District guidelines, the Commission held an open dialogue regarding alternate materials for porch and deck replacements. The Commission examined composite product materials from TimberTech, noting that the composite material simulates the appearance of wood, but is more durable. The Commission acknowledged that financial hardship was an important factor in considering other appropriate alternate materials.

6. Decision Summary Review —

Commissioner Stuart moved to approve the March 10, 2025 Decision Summary. Commissioner Startt seconded the motion.

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

7. Administrative Approval

a. File No.: **2025 - 1420 / HD 25 - 23**
Applicant: **Marasun LLC**
Location: 14 Brookletts Avenue, Easton, MD 21601
Tax Map 0105, Grid 00EA, Parcel 2098
Zoning: R-10A

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

Historic District Guideline references:

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

8. Consent Docket

a. File No.: **2025 - 1424 / HD 25 - 25**
Applicant: **Town and Country Roofing**
Location: 322 South Lane Easton, MD 21601
Tax Map 0104, Grid 0000, Parcel 1603
Zoning: R-7A

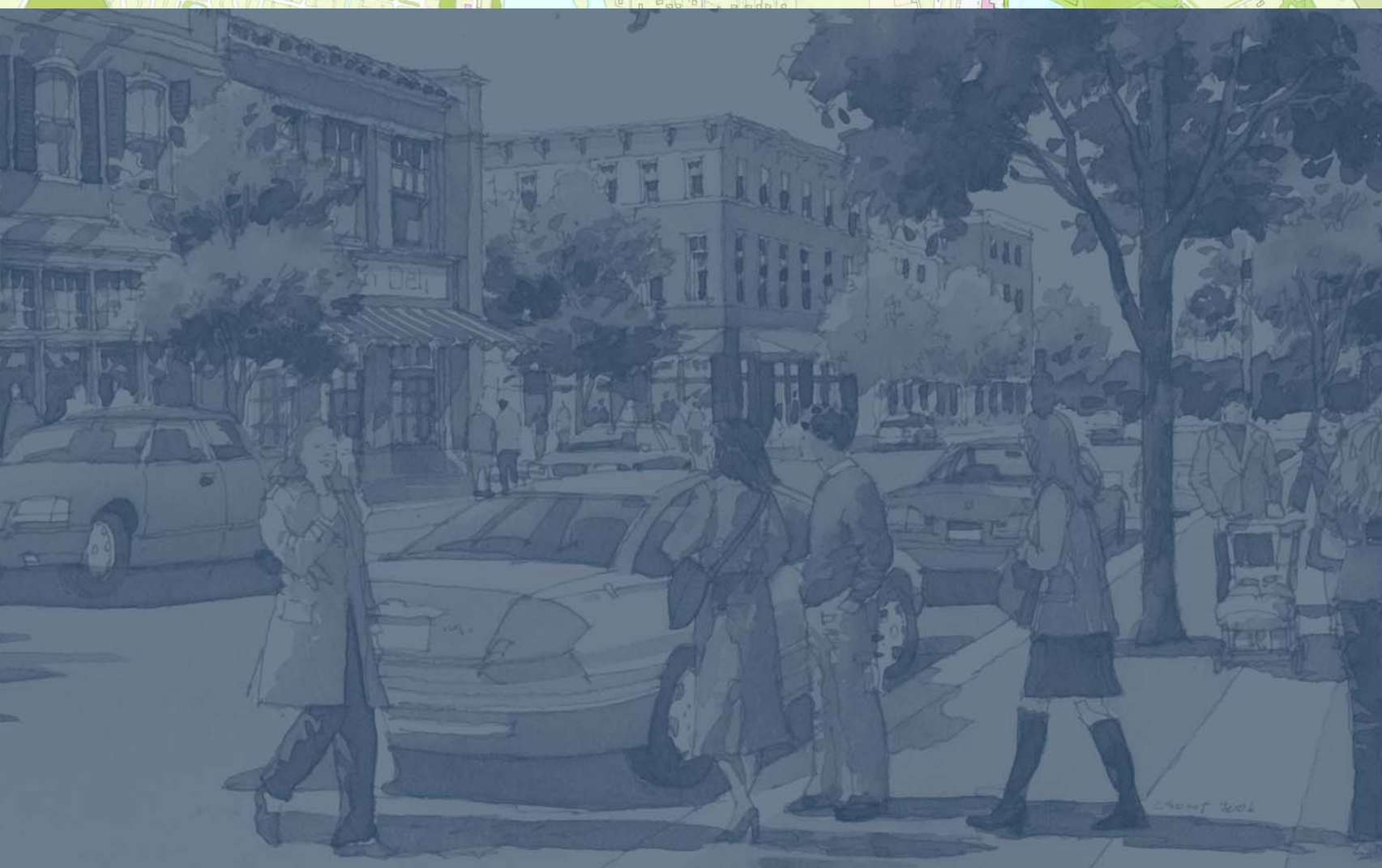
Request: Approval for an emergency flat roof membrane replacement, and the replacement of a portion of the roof slope as per the Historic District Commission Chairperson. This is a non-contributing structure to the Historic District.

9. **Adjournment —** Vice Chairperson Brophy moved to adjourn. Commissioner Carey seconded the motion. The meeting was adjourned at 6:44 p.m.

TOWN OF

DENTON

A PATTERN BOOK FOR DENTON NEIGHBORHOODS



URBAN DESIGN ASSOCIATES

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Lester L. Branson, *Council Member*

Robert L. Clendaniel, *Council Member*

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Special thanks to former Council Members: Carol D. Stockley and J. Bradford Horsey

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Frank Fluharty, *Vice-Chair*

David Gray

Jake Holmes

Valerie Miller

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Irving Bowie Hall, Jr.

Richard S. Peterson

Melissa Jones

CONSULTANT TEAM

Urban Design Associates

Redman/Johnston Associates, Ltd.

CONTRIBUTORS

Maryland Department of Natural Resources

Sonny Callahan

ACKNOWLEDGEMENTS

The Denton Pattern Book would not have been possible without the generous support of the Chesapeake Bay Trust.

FINANCIAL ASSISTANCE PROVIDED BY: The Coastal Zone Management Act of 1972, as amended, administered by the Office of Ocean and Coastal Resource Management, National Oceanic and Atmospheric Administration (NOAA). A publication of the Maryland Coastal Zone Management Program, Department of Natural Resources pursuant to NOAA Award No. NA04NOS4190042

Purpose and Aspirations

The best qualities of historic towns are those that provide connections between the elements most meaningful to both past and future, whether those are connections between people and a sense of community, between places and buildings, or between heritage and growth. The Denton Pattern Book describes the town's unique character and the essential characteristics of Denton's built form that citizens know and cherish. The Pattern Book also presents the public vision for perpetuating those characteristics along with strategies, applicable to both revitalization and new development projects, for achieving that goal.

Denton's citizens participated actively in a public planning process to create the vision embodied in this Pattern Book. What emerged clearly from the process is that citizens want development to be harmonious with the town's historic traditions and future buildings and spaces to reflect the cherished characteristics of the region's existing buildings and streets. By defining the feel of Denton as a community, in tandem with the mechanics by which the town will evolve, the Pattern Book demonstrates how to create a future for Denton in keeping with its citizens' aspirations.

Because Denton is at an important crossroads in its evolution, the Pattern Book is particularly timely. Like many communities along Maryland's Eastern Shore, Denton is experiencing intense growth pressure, both infill and on many acres of rural land at the town's edges. The Pattern Book illustrates how to properly plan and design for that growth. The qualitative design measures contained in the Pattern Book augment the requirements defined in zoning and other development-related requirements. Compliance with the Pattern Book is strictly voluntary for detached single family homes (see ordinance for applicability).

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Public Process

A number of well-attended meetings were held throughout the development and completion of the Denton Pattern Book. The idea of connections to geography, place, as well as local culture, architecture and building traditions was voiced by nearly every resident who participated in the process. The desire to retain Denton's rich architectural heritage in both infill and new development was a common theme. This document responds to those desires by defining the essential positive qualities which Denton's citizens want to maintain and build upon well into the future.

Residents were asked to voice their opinions on the existing strengths of Denton. Those most frequently cited were a sense of community and history; long-term, dedicated residents; the form of the downtown and its neighborhoods with their front porch life; the town's presence as Caroline County's seat; Courthouse Square and other community institutions, such as a strong town government; Denton's geographic location and natural setting along the Choptank River; its parks, such as Martinak State Park; and the events, gatherings, and connections between people and local history and culture.

Public input also identified these weaknesses: poorly-maintained streets and a lack of pedestrian connectivity, particularly between the existing town and new development; a lack of character, quality, and sense of place in recent development; a lack of pride in ownership, absentee landlords, and inadequate upkeep of buildings; a lack of shopping, businesses, and restaurants in the downtown; and a lack of a strategy for managed, positive growth.

In addition to identifying existing strengths and weaknesses, residents were asked about the most important qualities to preserve. They cited individuality and character in architectural and town design; village character with natural edges, a defined center, and connected, walkable neighborhoods; connections to the Choptank River, nature, and agricultural lands; small-town charm; and a sense of place as a destination.

Overview

The Pattern Book begins with this Introduction, in which the collective aspirations of the town are presented as a foundation on which the Pattern Book was developed. Following that is a brief explanation of how to use the Pattern Book effectively.

The Essential Qualities of Denton Today are described in Section B. The section introduces the concept of the Transect as a tool for guiding appropriate development. Section B also presents information about Denton's Existing Development and identifies five types of neighborhood patterns useful to both developers and home owners in the conceptual design of projects.

Section C presents urban patterns, strategies, and a kit of parts for infill and new development projects to assist developers in understanding all of the parts required to create desirable, whole places.

Section D focuses on Building Types appropriate for Denton – those which have historic precedents in the region which respond well to marketplace needs and desires.

The Architectural Styles section describes three styles prevalent in Denton from its architectural history: Victorian, Colonial Revival, and Craftsman. These styles are detailed in terms of site and building characteristics that will help developers and home owners to plan, design, and construct buildings that retain stylistic integrity using today's building materials and techniques. The section includes Architectural Resources and a discussion of Materials and Methods.

The next section, Green Building Guidelines, presents strategies and techniques for building and maintaining healthier, more energy efficient and environmentally-friendly buildings and houses. A companion to this, the Environmentally Responsible Landscape Design section provides strategies and techniques for stewardship of our natural environment. The strategies contained in both of these sections directly relate to the Town's green building objectives which can be found on the Town's website. A Plant Palette as well as Landscape Resources are included at the end of the Landscape Design section.

The Home Owner's Guide provides guidance for individuals contemplating renovations, additions, or transformations of their houses. This section provides ideas for designing and implementing individual projects so the results may be in character with the house type and neighborhood and contribute to long-term value of the property.

At the back of the book you'll find a Glossary of terms used in the Pattern Book and Reference articles.

How to Use the Denton Pattern Book

The following steps offer direction on how to use the Denton Pattern Book. This document offers strategies to both existing residents of Denton who are looking to change aspects of their house, as well as to private developers and builders who aspire to build communities of lasting value in Denton. Denton is an historic town that is growing. This Pattern Book describes ways to create places that connect with its best intrinsic qualities.

Step 1

IDENTIFY YOUR LOCATION: Refer to Section B to identify the Transect Zone that pertains to your site, project or house. By using the Transect, you will be better able to understand the scale and character of the different areas that make up Denton, as well as the appropriate way that new communities should be developed. The Transect also evaluates the type and scale of existing places in town so that you understand the characteristics of your specific environment. The illustrations provide guidance in helping you identify the Transect Zone(s) that relate to your area, as well as depict the general feel and rules for development.

Step 2

IDENTIFY YOUR NEIGHBORHOOD: Different parts of Denton's urban fabric have developed in different ways. You'll find a description of five neighborhood patterns beginning on page 12 in Section B. The description of each of these types provides an overview of its unique, defining qualities. By analyzing both the essential characteristics of the various parts of town, one can understand the defining elements of the sub-area in which they live or for which their project is proposed.

If you already own a house, find the neighborhood area where you live. Read through the essential elements of that neighborhood in order to learn more about the building and landscape characteristics that define your locale. The characteristics described, such as the typical front yard depth, streetscape character, house spacing, and landscape treatments, are meant for your use in fitting into and strengthening the neighborhood.

If you are developing a new community, consider your adjacency to the existing town and see to it that the new development relates to that existing character. If you are developing within the existing core, figure out the classified sub-area your parcel is located in and coordinate development with those guidelines.

Step 3

IDENTIFY YOUR BUILDING TYPE AND STYLE: A traditional town such as Denton is composed of a variety of uses housed in building types of varying scales. The choice of an appropriate building type is relevant whether you own a house, want to do infill development, or are building a new neighborhood or community. Find the Building Types appropriate for your Transect Zone and scale of development in the matrices on page 35.

Beyond mere building type, Denton has an existing architectural character by which it defines itself. There are three main architectural styles in town: Victorian, Colonial Revival, and Craftsman. These styles should be studied and used for both infill and new development.

Step 4

FOR RENOVATIONS OF EXISTING HOUSING: Throughout towns developed in the nineteenth century, such as Denton, there is often a desire to expand houses to increase living space, to better fit one's house into an historic style and add value, or to bring one's property into a style family, better tied into the architectural traditions of the town. Investment in existing housing stock is encouraged as a way to develop in a cohesive, sustainable manner.

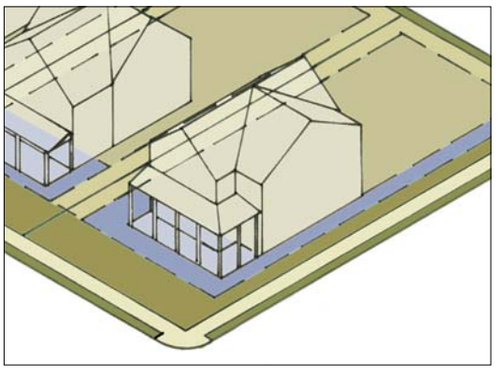
For information on the appropriate means of modifying your house to add space or enhance its style, refer to the Renovations, Additions, and Transformations pages in Section G, the Home Owner's Guide. Green building guidelines are provided as strategies for energy efficiency (in Section F) and environmentally responsible landscape treatments (in Section H).

Step 5

FOR NEW CONSTRUCTION: If you are planning on constructing a new house, refer to the Building a Denton House spread in Section G, the Home Owner's Guide. This series of diagrams outlines the step-by-step process of composing a house with its individual kit of parts and pieces.

For ways to place your house on a lot, refer to the typical lot diagrams shown for each neighborhood in Section B (pages 12 through 21) or the general dimensions appropriate for new construction by building type (pages 37 through 39). The diagrams describe the typical zones of a house lot, such as front yard, front facade, side yard, and

private zone, all of which vary depending on the location of the lot within town. Placement by building type is also handled for all new development. Environmental design options that can be used to improve the site design are also included.



Step 6

REVIEW THE ARCHITECTURAL STYLE SECTIONS: Three architectural styles are documented for Denton: Victorian, Colonial Revival, and Craftsman. While other vocabularies are scattered throughout town, these three predominant styles largely create its character.

HISTORY AND CHARACTER

Each style begins with a brief description of the style and its history. Photos of relevant examples found in Denton are shown along with the essential qualities of each style. Use these materials to find your particular style family.

MASSING AND COMPOSITION

This page describes the basic massing types or shapes of houses found in Denton for each architectural style. Each massing type is shown as a three-dimensional image with a corresponding elevation diagram of the main body of the house. Identify the diagram that most closely resembles your house.

WINDOWS AND DOORS

Windows and doors relate to the style of a house. Typical compositions are illustrated for each style. Often, missing windows or awkward compositions are the primary elements that stand in the way of identifying your house style. In terms of details, typical proportions, trim, and special elements are illustrated to outline a menu of choices when replacing these elements.

PORCHES AND CHIMNEYS

Porches are essential elements of the character of many Denton neighborhoods. They provide comfortable outdoor space where neighbors spend time and create a pleasant community life. The location and design details of porches are covered on this page. The massing of the front porch is distinct within a particular style. Good porch proportions make for a well-scaled house facade.

MATERIALS AND APPLICATIONS

This page includes a list of preferred materials and their application. Also included are a few facade possibilities composed using elements described on the previous pages to illustrate the end result that can be achieved if one follows the guidelines in the Pattern Book.

Step 7

REVIEW THE ENVIRONMENTALLY RESPONSIBLE LANDSCAPE DESIGN STRATEGIES: These landscape strategies will provide you with specific techniques for responsible environmental stewardship of your property and its effect on the natural environment of our area.

Step 8

REVIEW THE MATERIAL MANUFACTURERS AND RESOURCES LISTS: A list of material manufacturers for items such as doors, windows, columns, and moldings is located at the end of Section E: Architectural Styles. This list is meant to serve as a resource when searching for the appropriate building supplies for work on your house, or for use by developers and builders in finding material suppliers for large infill or new development efforts.

SECTION B

ESSENTIAL QUALITIES OF DENTON TODAY

Denton has distinct community and neighborhood patterns that reflect the historic development of the town. Understanding these patterns aids in identifying the way new and infill development should relate to what already exists as well as the role that individual buildings can play in creating new places in keeping with local and regional traditions. This section begins with a brief description of sustainability as a key principle for historic preservation, adaptive reuse, infill development, and new mixed-income development.

Denton, an historic Eastern Shore town with a mixed-use core and neighborhoods connected to that core by an interconnected network of streets, has achieved its current state of development using development patterns and principles that provided sustainability somewhat inherently. To ensure long-term sustainability of the town and its surrounds, we must consciously respect and support these successful patterns and principles as precedents and models for all future development.

The Transect, a method for guiding development that is coherent, human-scale, pedestrian-friendly, and in harmony with the natural environment, is one of the best large-scale tools for traditional town planning and the development of sustainable communities. This section describes the Transect as a concept then applies it to Denton, identifying development zones based on the scale, density and types of development appropriate for each Transect zone from the most natural zone to the urban core.

The section continues with a map of the existing development and proposals in and around Denton. Because Denton faces pressure to grow within the existing fabric of the town, largely within the I-404 loop, and without, across the Choptank River and beyond, it is important for developers to understand and emulate the best qualities of the five sub-areas of the town: Courthouse Square and Downtown Market Street, the In-Town Neighborhoods, Fifth Avenue, South Second Street, and the Edge of Town Neighborhoods.

Building Green at the Community Scale

The town of Denton has historically and is continuing to pursue a community growth pattern intrinsically related to sustainable development. Historically a population center for the region, Denton continues to fulfill this role in the context of County and State growth management strategies. With its multi-use center and associated residential neighborhoods, Denton adheres to the first principle for building green communities: to build within existing areas. To continue its place as a locus of planned growth into the foreseeable future, Denton has identified areas appropriate for development within the historic town and its environs as well as the place-making principles that underlie its current character, namely that new development be compact, mixed-use, pedestrian-friendly, and that the activities of daily life be accomplished with limited use of a car.

Historic Preservation/Adaptive Reuse

The National Trust for Historic Preservation estimates that the energy equivalent of one gallon of gasoline is wasted for every eight bricks destroyed and replaced. In addition, construction and demolition debris accounts for 24 percent of America's landfill volume.

Reusing and rehabilitating damaged or outdated structures is, by definition, a green building practice which saves more resources compared to what is required for new construction. Through building rehabilitation, society retains the initial energy and resources that were required to make materials such as bricks, mortar, steel, or timber and also establishes a sense of historical and community continuity. Historic buildings are an important link to tradition and offer important educational opportunities. Denton has implemented policies and regulations to encourage and facilitate infill and redevelopment and preserve significant historic structures.

Location and Use of Existing Infrastructure

Another important factor in building and repairing healthy communities is the choice of location. Wherever possible, projects should be located on infill sites with access to existing roads, water, sewer, and other infrastructure. Locating projects in this manner offers the greatest savings, helps conserve land, prevents the spread of stormwater runoff to new watersheds, and reduces travel distances and pollution from vehicular exhaust. When developing in planned growth areas, provision must be made for adequate public facilities.

Sustainable development practices, involving infill and redevelopment or 'greenfield' development, should begin with proper site selection which avoids development of inappropriate areas and damage to fragile and/or scarce environmental resources. Development should not be located on wetlands, steep slopes, parkland, or other ecologically-sensitive areas. Development should not be located on prime farm land in the County, but instead should be directed to planned growth areas within existing communities where adequate public facilities and services can be provided in the most cost-efficient manner.

Diverse, Mixed-Income Communities

Building diverse, mixed-income communities provides an opportunity for people of all ages, races, and income groups to thrive. Neighborhoods should provide a diversity of unit types to accommodate different needs and uses. The integration of affordable and market-rate housing into a medium-density, mixed-income, mixed-use environment helps create long-lasting, healthy communities.

In order to reinforce and enhance the Town's commitment to environmental design and preservation, a series of sustainable growth objectives have been developed. A summary of these objectives are included at right. Further details regarding these techniques and practices are available in Section H: Environmentally Responsible Landscape Design in this Pattern Book and from the Town Office.

Green Building Objectives

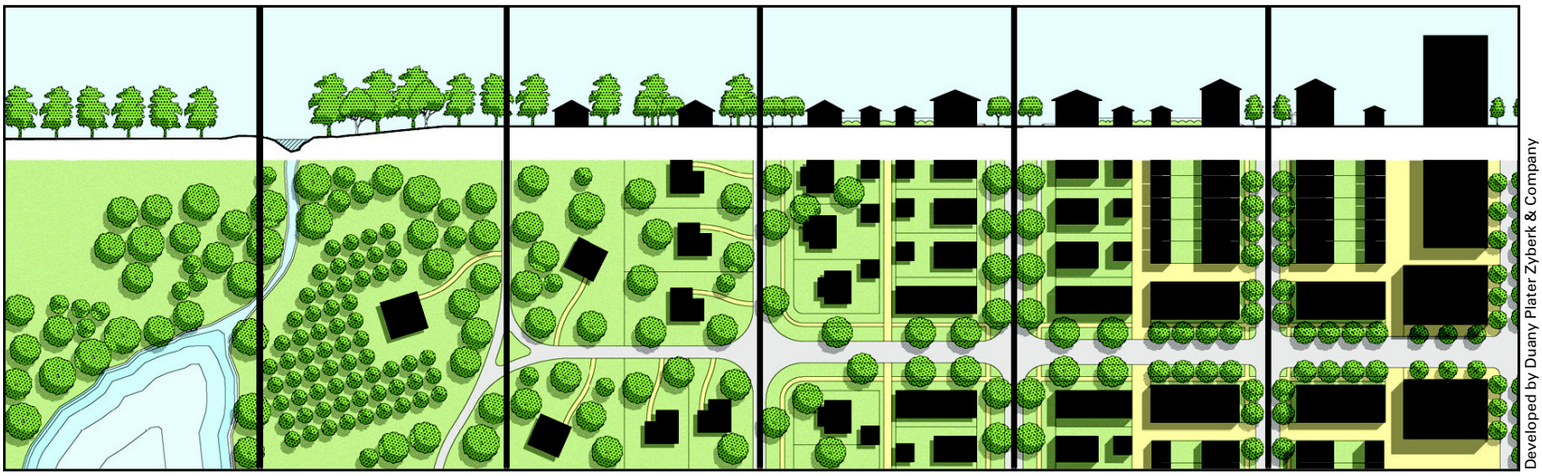
>> Land Stewardship
- Site selection
- Infrastructure
- Site stewardship

>> Community and Neighborhood Character
- Neighborhood layout
- Compact development
- Community resources
- Home owner education

>> Environmental Design
- Landscape and shading
- Water management, reuse, and irrigation
- Pest control

>> Green Building Design
- House size
- Construction techniques
- Indoor environment
- Appliances
- Waste management

The Transect of Denton



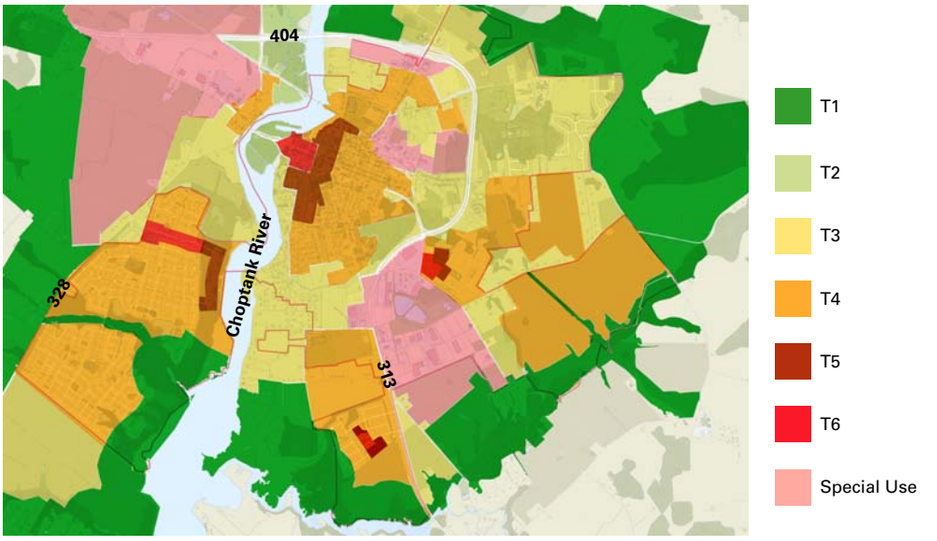
Developed by Duany Plater Zyberk & Company

T1	T2	T3	T4	T5	T6
NATURAL ZONE	RURAL ZONE	SUB-URBAN ZONE	GENERAL URBAN ZONE	URBAN CENTER ZONE	URBAN CORE ZONE

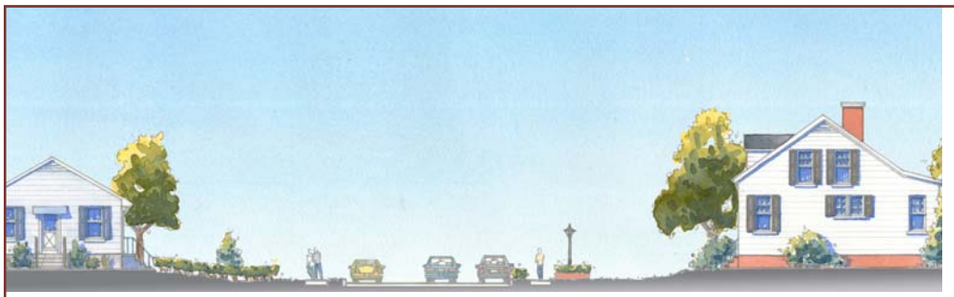
Developed by Duany Plater Zyberk & Company, the Transect is a tool which defines the hierarchy of development by the scale and location of different settlement types. As the illustration above shows, the Transect includes six zones which range from the most natural undeveloped areas, to rural landscapes, to small hamlets and villages, then larger towns, administrative centers, up to larger urban centers. The Transect is applicable to any place where community visions include the desire to build appropriate and fitting compact, mixed-use development as a way to reduce sprawl and uncoordinated development. Within each Transect zone (T-Zone), all development should be consistent with the scale of development for that zone within the existing town.

Denton fits into Zones T3 through T6. While these zones do not always align linearly, following strict numerical order, from the outer edges of the town into its core, the zones do describe the general scale of different areas of the town's development. The mixed-use center of Market Street near Courthouse Square, the most dense area of Denton, is T6, the urban core zone. The urban neighborhoods closest to Denton's downtown are T5, the urban center zone. The less dense neighborhoods (such as the Fifth Avenue area) are T4, the general urban zone. This area and its adjacent blocks tend to have greater setbacks and distances between houses. Portions of the T4 through T6 zones in Denton will be transformed into new neighborhoods, either as a result of large-scale, planned communities or infill and redevelopment projects, all of which will use the Pattern Book to identify the appropriate Transect Zone for the proposed development. The sub-urban (T3) and rural (T2) zones of Denton include areas that are planned to remain as 'greenbelt' and natural resource protection areas. The planned greenbelt, which will reinforce the Town's urban growth boundary, will be located along the outer perimeter of Denton's growth areas and will consist of properties the Town would like to see remain essentially undeveloped: forest, open space, agricultural land, and very low density rural residential development.

The Transect map of Denton (shown below) defines the town's Transect zones.



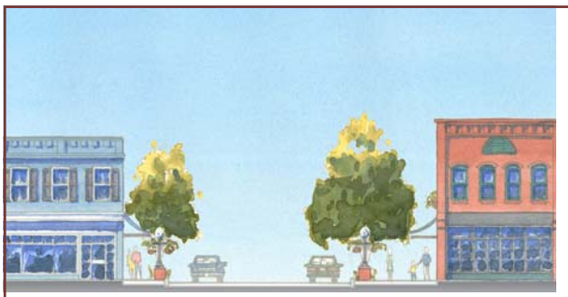
This map of Denton's Transect Zones reflects both existing and planned land use characteristics.



T3 SUB-URBAN ZONE

T4 GENERAL URBAN ZONE

T5 URBAN CENTER ZONE



T6 URBAN CORE ZONE

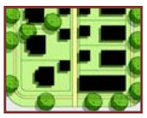
Community Character

Denton's four Transect zones can be illustrated in general ways which apply to both infill and new development. The illustrations on these facing pages depict four different scales of streets and public space, demonstrating how the elements in the Pattern Book can be applied to create appropriate design for each of the Transect zones present in the town

T3

SUB-URBAN ZONE

A neighborhood street in the T3 zone includes small-to medium-sized houses on larger lots set back from a more rural, informal street. A wide, planted verge separates the street from the sidewalk. Parking is handled in garages set back behind the facade line of the houses, but serviced from narrow, informal driveways leading from the street.



T4

GENERAL URBAN ZONE

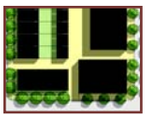
Varying house types line the streets of the T4 zone. These house types range from large single-family houses to attached types in the form of one large house. The neighborhood street is relatively narrow, and the streetspace is defined by small front yards and gardens with landscape elements. Generally, driveways lead from the street to garages with carriage units above. Corner lots are often serviced from side streets to help maintain the denser neighborhood character.

While these illustrations are idealized images, they do present the essential qualities of different public spaces and neighborhoods in Denton and its environs, as captured in photographic analysis of the existing town and as described by residents during the planning process.

T5

URBAN CENTER ZONE

In the T5 zone, houses have very shallow front yards and a minimal planted verge. Houses may have attached units, as in the T4 zone, but in more urban building types. Streets are of a slightly more formal scale. The neighborhoods are much more dense in character, a condition made possible by the presence of alleyways to service houses from the rear. Front porches dominate the residential landscape.



T6

URBAN CORE ZONE

Streets in the T6 zone, are larger in scale and accommodate on-street parking to service the mix of uses along their length. These streets support many building types and have the densest associated housing, such as live/work units and residential uses above retail stores. Short-term parking is on-street. Other parking is provided in concealed areas mid-block in order to maintain a consistent street wall. Sidewalks are wide, paved areas that support greater foot traffic and outdoor uses.

Town of Denton: Existing Development and Proposals

Introduction

Denton is a tapestry of varying environments, each with its place in the creation of the overall community. It is also a relatively compact community with many new development opportunities on the horizon. The map of existing conditions shown here enables the community to see itself holistically and understand its geographical proximities and boundaries. By applying the analysis of Denton's existing development patterns shown in this map in combination with the information about Denton's five distinct sub-areas, the town can continue to organize future development in the sustainable and responsible manner it is currently pursuing.

History and Culture

The towns and villages of the Eastern Shore and Caroline County are laid out along the historic trade routes of the area. Denton is the county seat. It was settled along the Choptank River at an area once named Pig's Point, part of a tract of land called Mount Andrew. Urbanization occurred in Denton during two main periods of prosperity, first during the Grain Boom from 1790 to 1819. Almost all building at that time was frame construction and most was destroyed in a fire in 1865.

In 1890, a second boom, the Canning Boom began. Most of the surviving historic architecture in Denton – all late Victorian interpretations – was built during that era by local builders using pattern catalogs. As trade shifted from the river to the railroads, Denton lost its identity as a river city and turned increasingly inland in focus as the downtown core was established on the high ground overlooking the Choptank River.

Beginning with a depression in 1919, little construction occurred in Denton until after World War II. In the 1960s, a flurry of commercial and public rebuilding took place, primarily in the Colonial Revival style, and many of the existing historical buildings in Denton were covered with Colonial Revival facades. But, from the 1970s to the 1990s, little growth occurred in Denton. What growth did take place was outlying with little or no reference to the rich history and architectural styles of Denton or its community and neighborhood patterns.

Neighborhood Patterns

The historic development of Denton has given rise to a pattern of neighborhoods, each with their own distinct character. For example, the In-Town neighborhoods, meaning the residential development around the core of Market Street where houses are close together and sidewalks are relatively formal, differ in character from the streets that follow the Choptank River south along Second Street, where houses are spread farther apart and the landscape remains lush and rural. These distinctions are among those that provide Denton with its rich variety of places.

Denton's neighborhood patterns are important for two reasons. First, they allow home owners or potential home buyers to understand the place in which they are buying, what is important about the neighborhood, and how to make future investments in their home appropriate for the character of the neighborhood in which it is located. Also, these neighborhood patterns allow the developers of new, adjacent areas within the town to understand the variety of neighborhood types in the existing town, and to pattern their developments after these building traditions so that future parts of Denton relate to its character, history, and sense of place. You'll find more information about Denton's five primary neighborhood patterns on the remaining pages of this section.

Courthouse Square and Downtown Market Street (T6)

Essential Elements

- Grid of streets with on-street parking for visitors
- A main, public green within Courthouse Square
- Wide sidewalks along Market Street and sizable, formal sidewalks elsewhere
- Granite curbs, street lights, banners, and other forms of downtown streetscape elements
- Mature trees, especially along the west, north, and east sides of the Square
- Large houses, many converted to offices, businesses, and museums
- Houses in traditional architectural styles (high-style examples)
- Very large lots with large buildings either attached or spaced closely together
- All buildings, whether shopfronts or offices in houses, relate to the street with awnings and large porches
- Shallow, well-landscaped front yards and gracious sidewalks along Market Street

Constructed when the town of Denton was founded, Courthouse Square and Downtown Market Street provide the town with its sense of place. The seat of Caroline County, Denton's Courthouse Square is home to a variety of public buildings and uses that serve the county's populace, many in the stately houses that surround Courthouse Square. Downtown Market Street is Denton's mixed-use core and its variety of uses – shopping, dining, banking – attract people to this part of town. Together, the two areas define the heart of the existing town. Not necessarily a neighborhood in the traditional sense (as the area is predominantly institutional and commercial), residences above the shopfronts are an historic and encouraged feature in the downtown.

Streets

Market Street as it rises from the crossing of the Choptank River provides a picturesque sense of arrival into Denton. Downtown Market Street supports its mix of uses with an appropriate cross-section, usually 34 to 46 feet in width, with parallel, on-street parking along its sides, and head-in parking along Courthouse Square itself. Large, old trees shade the streets in this area, and all converge and wrap around the Caroline County Courthouse, a venerable structure in the heart of Denton.

Curbs

Curbs are formal, from 6 to 8 inches tall, and may be constructed of granite or concrete.

Verges and Street Trees

Verges, or tree lawns, are not typical, although trees are located in 3- to 5-foot square grates in the downtown. Street trees are generally spaced 25 to 30 feet on-center and are normally located along the edge of the street.

Sidewalks

Sidewalks are generally brick along Market Street or, less frequently, concrete. The formality of the brick reinforces the sense of a town core. Sidewalks are relatively gracious at 8 to 23 feet in width. Along the non-commercial uses, a 4-foot sidewalk is typical.

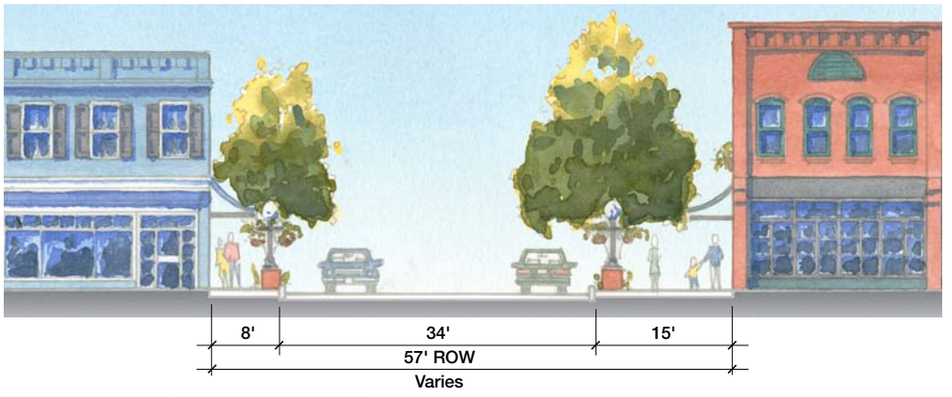
Lighting

Street lamps are short and of the decorative variety, in scale with the size of downtown Market Street. Street lamps are metal, and occur every 20 to 25 feet. Downtown street lamps support hanging baskets of flowers and banners celebrating downtown Denton.

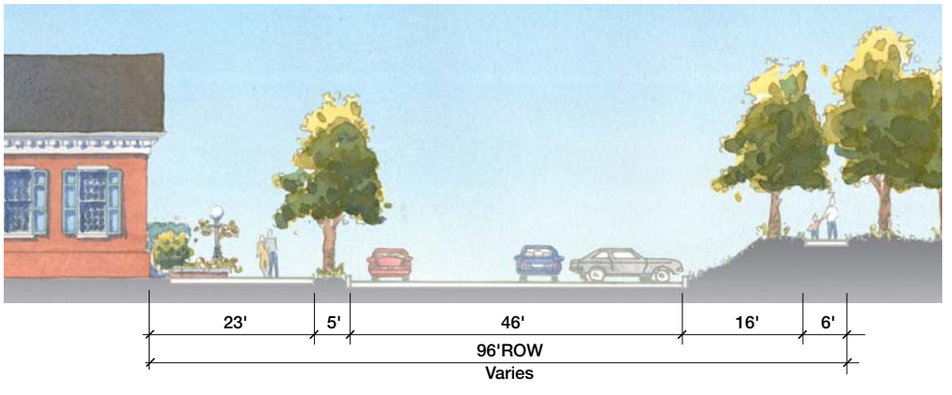
Planting

Denton's downtown streets are relatively green due not only to the mature trees that line the street, but also to the hanging baskets and other planters spread throughout the area. Foundation planting is also present in front of the non-commercial structures that ring Courthouse Square.

THIRD STREET



MARKET STREET AT COURTHOUSE SQUARE



In-Town Neighborhoods (T5)

Essential Elements

- Consistent network of concrete streets
- Flagstone or concrete or brick sidewalks
- Concrete curbs
- Most houses served by alleys, informal parking areas, or sparing informal driveways
- Mature street trees, either in verges or front yards, oriented to the streets
- Landscaped front and side yards, with walls, fences, and hedges
- Houses in traditional architectural styles, with wider side yards at corners
- Moderately-sized front yards

Denton's most urban neighborhoods developed immediately adjacent to the town's mixed-use core. Though differing in their states of repair, loosely, the area between Third Street and Fifth Avenue, High Street and Franklin Street, and extending for a distance along Market Street, comprise Denton's first neighborhoods. Lots are spaced more closely and these areas represent the most urban living in Denton. These neighborhoods, which developed quickly during the booms that built the town, exemplify the Victorian style in both its ornate and simple forms.

Lot Sizes

Most lots are between 45 to 55 feet wide and about 100 to 120 feet deep. Corner lots are typically ten feet wider than in-line lots. These houses often feature wrapping porches and bay windows that address the street.

Front Yard Setback

The main bodies of the houses are set back 15 to 35 feet from the front property line. Porches typically extend 8 to 10 feet into the front yard.

Side Yard Setback

Side yard setbacks total no less than 5 feet to the property line. Slip driveways sometimes occur in the side yards, although most houses have on-street parking and/or are alley-loaded.

Garages and Ancillary Structures

Garages, if present, are located at the rear of the lot, typically serviced by an alley. Some yards feature other ancillary structures such as sheds. Driveways only occur on corner lots, if at all. Garages are infrequent and no carriage houses are present.

Streets

Typically, the street rights-of-way range from 36 to 40 feet. The paving, or cartway, is usually 23 to 27 feet wide in an urban, tight condition with two-way movement and parallel, on-street parking on both sides. Often known as 'yield streets,' these narrow cartways force cars to slow down to pass each other. A few streets have parking on only one side with two-way movement.

Verges and Street Trees

Verges or tree lawns range from 2 to 3 feet in width. Street trees are generally spaced 25 to 30 feet on-center, located either in the verge or the front yard along the sidewalk.

Sidewalks

Sidewalks in these neighborhoods are concrete, although Market Street – the most formal street in the area – features brick sidewalks in many places. Sidewalks are generally 4 to 5 feet wide.

Lighting

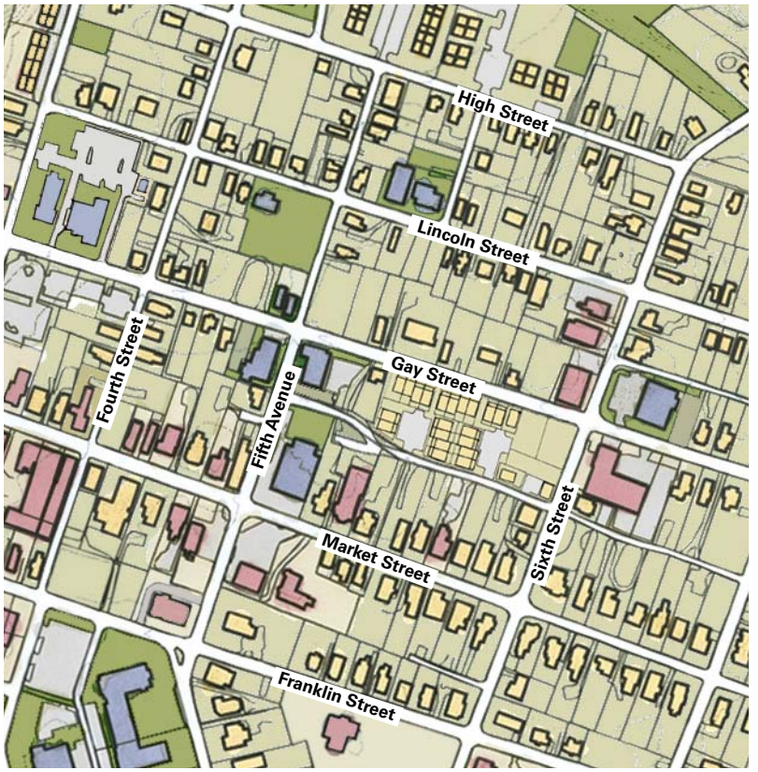
Lighting in these areas is typically handled with overhead lights, or 'cobra heads' (undesirable), high above the sidewalks, on power poles.

Fencing and Garden Walls

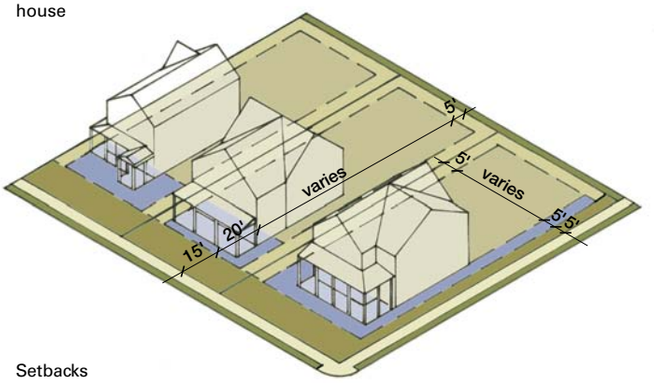
Fences and walls provide delineation between public and private space and are typically located on corner lots and as privacy measures to separate the dense backyards. Wrought-iron fences and decorative brick walls are sometimes present. Gardens are often fenced with white pickets, and are related to the style and character of the individual house. The use of chain link fence, and fencing taller than four feet is discouraged.

Planting

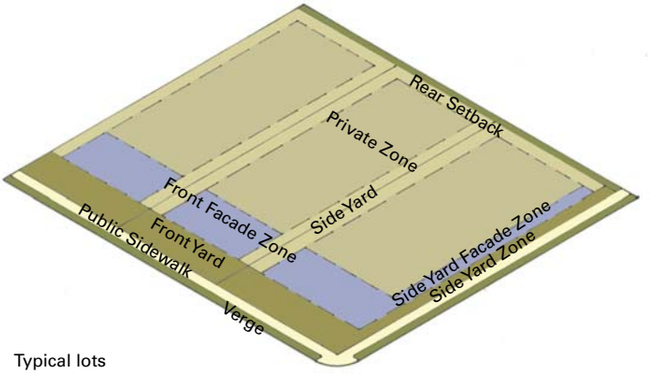
Foundation planting is the most minimal planting present in this area. Shrubbery, hedges, and small flowering trees are found in the yards in relatively informal patterns. Some large trees are also present in backyards.



An in-town house

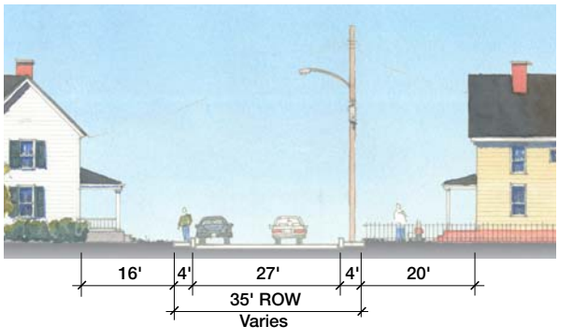


Setbacks

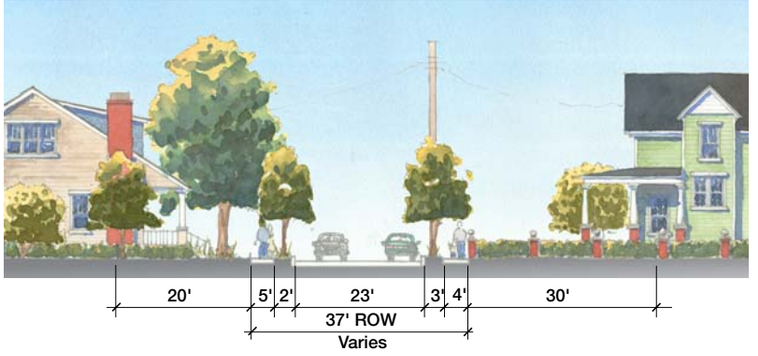


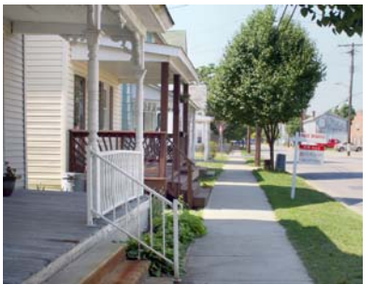
Typical lots

LINCOLN STREET



MARKET STREET





Fifth Avenue (T4)

Essential Elements

- Streets splay out from the grid of the urban In-Town Neighborhoods
- Wide concrete sidewalks
- Granite curbs and historic street lights
- Mature street trees in verges as well as auxiliary planting in verges
- Some houses maintain a step up into the front yard from the sidewalk
- Large, high-style houses in traditional architectural styles
- Wide lots with gracious setbacks to large, ornate front porches
- Well-planted front yards that relate to the style of the house

Fifth Avenue boasts Denton's most stately houses, the edge-of-town mansions from its early eras of development. Large, gracious trees and a wider street provide clues to the area's specialness as an address. The Fifth Avenue area also includes the blocks to the east, where the houses exhibit that same character. These houses are examples of Denton's most preserved, pure architectural styles.

Lot Sizes

Most lots are around 70 feet wide and 100 to 120 feet deep. Corner lots may be 10 to 15 feet wider in keeping with the grand scale of this area of Denton.

Front Yard Setback

Houses along Fifth Avenue and its adjoining blocks tend to have gracious front yard setbacks, in the range of 25 feet in depth. Buildings are set back relative to each other with only minor fluctuations. Porches may extend up to 12 feet into the front yard, but are typically 8 feet in width when present and appropriate for the architectural style. Bay windows may also extend into the front yard.

Side Yard Setback

Side yard setbacks typically total no less than 10 feet to the property line. Driveways are minimal and understated, if present at all. Typically corner lots and other wider lots support driveways to ancillary structures at the rear of the lot.

Side Street Setback

Houses on corner lots usually conform to the front yard setbacks, or if not, are a minimum of 15 feet. This setback reinforces the fronts of these houses.

Garages and Ancillary Structures

Garages are located at the rear of the lot with a narrow 8- to 12-foot-wide driveway leading from the street. Garages often have carriage units or 'granny flats,' living space above the garage proper. Most of the time, these structures are built in concert with and in the same architectural style as the house itself.

Streets

Fifth Avenue and its partner street to the east have wide rights-of-way, of approximately 50 feet. The width of the cartway, however, is usually much smaller, around 20 to 30 feet, and most adjacent public rights-of-way are well planted and lush. Parallel parking is not typical on these streets, and though it could be accommodated, two-way travel movement is common.

Curbs

Curbs are 6 to 8 inches tall and are typically constructed of concrete.

Verges and Street Trees

Verges or tree lawns are typically 5 feet in width and are planted both with grass as well as other flowering plants and bushes to create a very green and lush public realm. Mature, large street trees are generally spaced 25 to 30 feet on-center and are located in both the wide verge strip, as well as the front yards. This doubling of trees provides a wonderful shaded canopy over the public sidewalks, often up to the front porch, depending on the trees themselves.

Sidewalks

Sidewalks are made of poured concrete and are generally 4 to 6 feet wide throughout this area of Denton.

Lighting

Overhead lighting, often linked to power poles, is used throughout this area as well as most of the residential areas of Denton. Individual houses use auxiliary lighting on porches and facades to light the way from the public sidewalk to the individual houses.

Fencing and Garden Walls

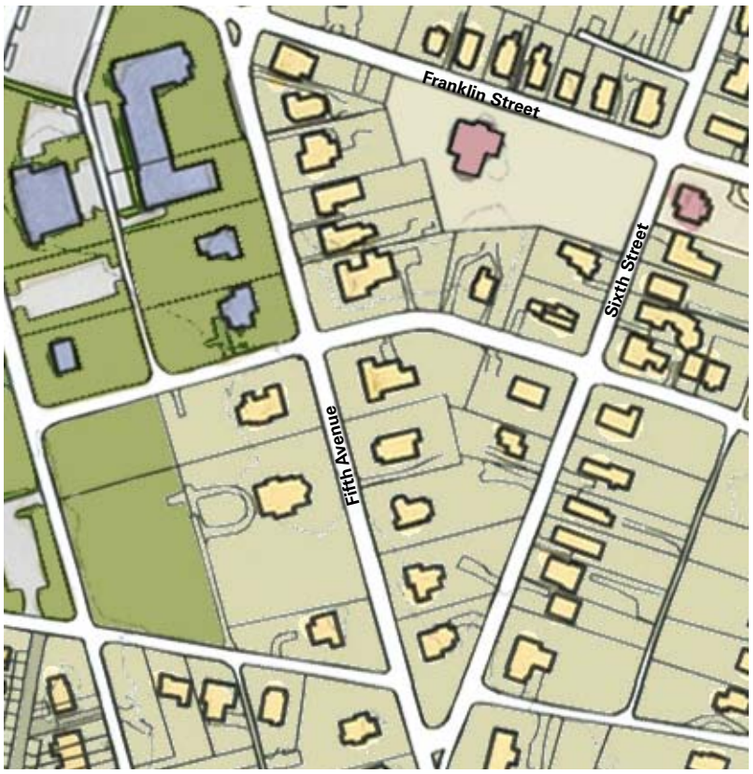
Generally there is little fencing in this area. Often delineation of space occurs with low planting of various types instead. Lush planting takes the place of fencing and similar structures.

Retaining Walls and Steps

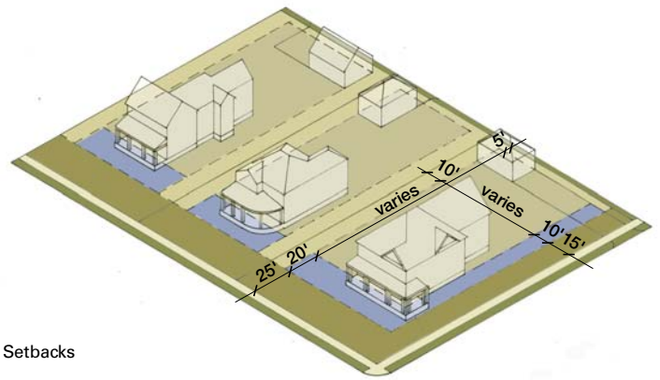
Few retaining walls are present, although the approach to some houses is up a mounded front yard that lifts the house up to overlook the street. When this occurs, typically the yard is raised no more than three steps.

Planting

Enormous old trees grace the street and add greatly to its classic character. Ornamental trees, flower beds, bushes and hedges are all present. Yards and landscaping are very well-maintained. Planting is very thoughtful, and works with the overall composition of the house.

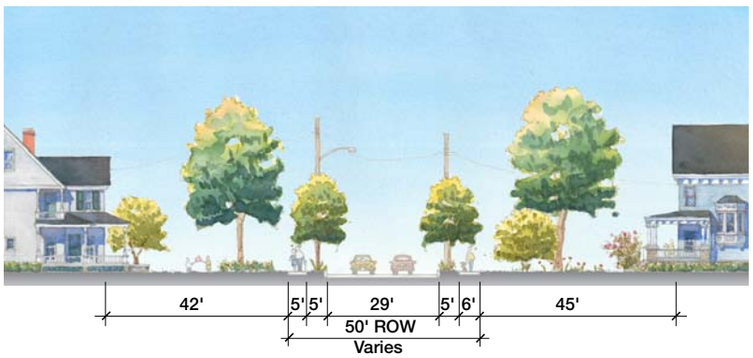


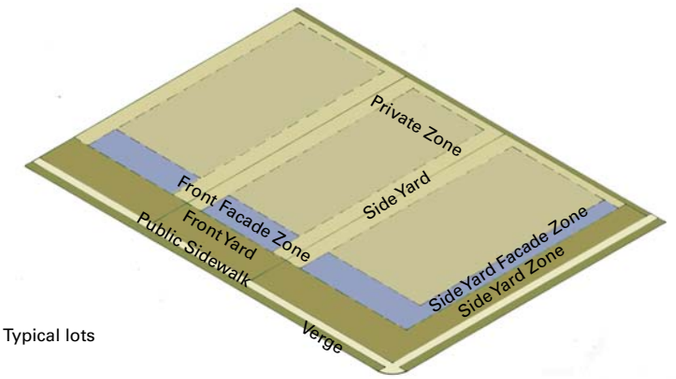
A Fifth Avenue house



Setbacks

FIFTH AVENUE





Typical lots

South Second Street (T4/T3)

Essential Elements

- >> Informal streets, often without curbs
- >> Long, rural sections of street with an informal street pattern
- >> Informal streetscape with few sidewalks
- >> Large trees along the street, as well as in an informal array around the lots
- >> Natural planting and landscape growth, in concert with the wooded surrounds
- >> A variety of traditional house styles, as well as later house designs
- >> Wide, more shallow lots, often wooded or influenced by the natural lands along the Choptank River

South Second Street and the blocks in its vicinity were developed in a loose, rural fashion due to their natural relationship to the Choptank River and the wooded areas south of the center of town. By the informal way that streets meet yards, and the general feel of connection to the natural environment in this area, the neighborhood fabric relates not only to the river, but its open spaces and nearby Martinak State Park to its south. Houses and the way streetscapes are handled generally defer to the natural setting around them.

Lot Sizes

Lots are very wide in this area, sometimes wider than they are deep. Widths tend to be between 80 and 90 feet wide and 70 to 100 feet deep. Corner lots may be wider by about ten feet, and on these lots, houses tend to look as though placed at the middle of the lot.

Front Yard Setback

The main bodies of the houses are set back 25 to 45 feet from the front property line. Porches, whenever present, are a usable depth.

Side Yard Setback

Side yard setbacks typically total no less than 10 feet to the property line. Slip drives may require an additional 10 to 12 feet on one side of the house.

Side Street Setback

Side street setbacks tend to be gracious like the front yard setbacks.

Garages and Ancillary Structures

Garages are typically located at the rear of lots, accessed from the side yard on corner lots and from driveways leading from the street on in-line lots. On occasion, even less formal gravel drives loop in front of the houses.

Streets

Streets typically have a 32-foot right-of-way, with a narrow cartway, particularly in those sections of the neighborhood that are rural in character and do not have formal curbs. Parking is allowed on one or both sides, and varies throughout this area.

Curbs

When curbs are present, six-inch concrete curbs are typical. For those houses along South Second Street itself, front yards often meet the street informally without any curb, just a change in material.

Verges and Street Trees

Verges are not characteristic of this area, though the area is relatively lush. Formal street trees are also not present, though there are many trees in less formal arrangements scattered around the lots, particularly as one moves south along the Choptank River.

Sidewalks

Sidewalks are not typical in this area, and due to its less regular street pattern, pedestrians are often seen walking in the cartway of the street, due to low volumes of through-traffic.

Lighting

Street lighting is not a common sight in these areas, with the exception of cobra head lighting attached to power poles. Houses often have lights in the front yard or on porches.

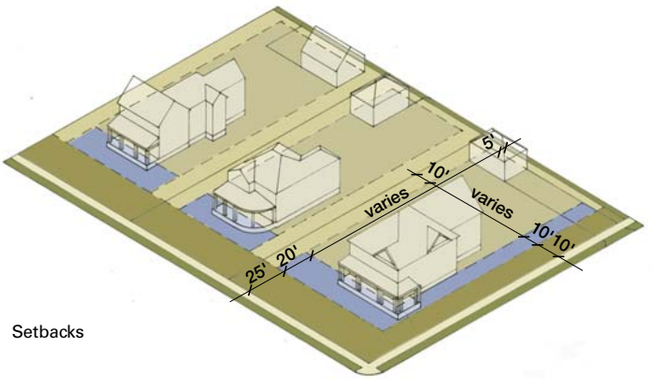
Fencing and Garden Walls

Very few formal domestic landscape elements are present in this area.

Planting

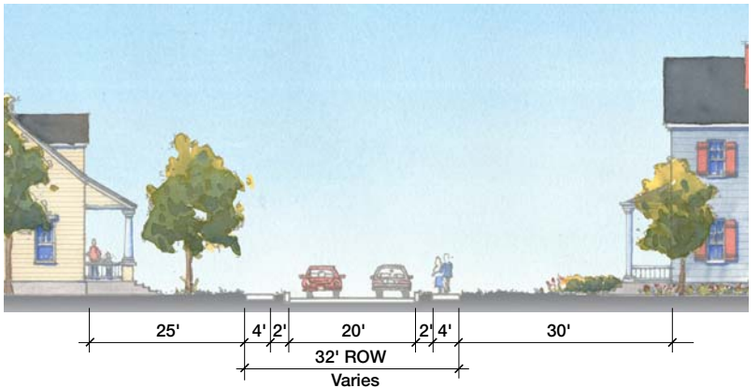
Foundation is typically the most formal planting found in this area of Denton. Ornamental trees, shrubbery, hedges, and flowerbeds are more prevalent. However, many lots are relatively wooded as one approaches Martinak State Park and the Choptank River.

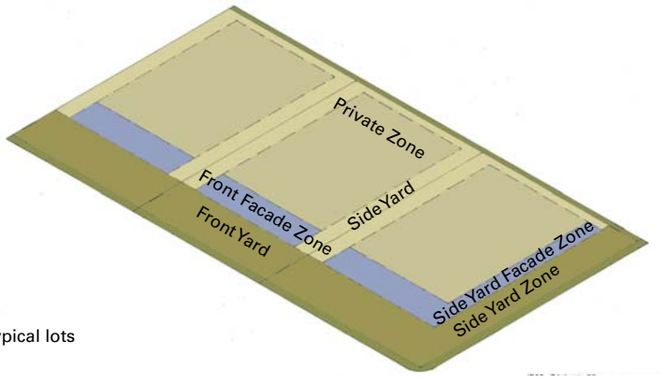
A South Second Street house



Setbacks

SOUTH SECOND STREET





Typical lots

Edge of Town Neighborhoods (T4/T3)

Essential Elements

- Broad streets without curbs, characterized as the farm roads they used to be
- Widely-spaced houses, early suburban in character
- A lack of curbs and formality in the streetscape
- No verges, often smaller trees are located in the yard
- Tall, widely spaced cobra-head-style street lighting
- Minimal and sparse front yard planting
- Simplified architectural forms and details on smaller one- and one-and-one-half-story houses
- Relatively wide lots, deep front yards and wide side yards with front-loaded lots

As the neighborhoods slowly feather out from the core and the Fifth Avenue area, houses are spread farther apart and yards are a bit less formal, reminiscent of the loose quality of their farmstead era. The houses in the vicinity of Sixth Street and Camp Road, as well as those areas east of the Fifth Avenue area, exemplify a more rural pattern and feel. Historically, it is likely that the larger houses set back from the road were farmhouses, while the current, neighboring houses are later, infill lots.

Lot Sizes

Most lots are between 55 and 65 feet wide and range in depth, though mostly 100 feet deep. Corner lots are generally wider, though in general the housing patterns are linear, along the rural roads that once led out of town.

Front Yard Setback

Front Yard setbacks to the main bodies of houses are typically around 20 to 40 feet. Porches are found on many houses, and are usually at least 6 feet deep.

Side Yard Setback

Side yard setbacks typically total no less than 5 feet to the property line. Lots are often front-loaded, with driveways pulling in from the street, requiring at least an additional 10 to 12 feet on one side of the house.

Side Street Setback

A 5- to 10-foot setback is typical from the side street property line to the house.

Garages and Ancillary Structures

Garages are usually set behind the house facade or at least equal to but not in front of it. Driveways are typically paved in concrete and there are no carriage houses, though other small ancillary structures might be present, such as backyard sheds.

Streets

Streets in the Edge of Town neighborhood areas have 40- to 45-foot rights-of-way. The paved cartways are wide in comparison to the neighborhoods nearer to Denton's center, typically around 30 feet. Streets have two-way movement and parking is found on both sides of almost all streets.

Curbs

Curbs are not typical in this area, and front yards meet the paving of the street in a rather informal way.

Verges and Street Trees

Verges and street trees are not present, although there are often a few trees in individual yards.

Sidewalks

Rural in streetscape character, sidewalks are not typical.

Lighting

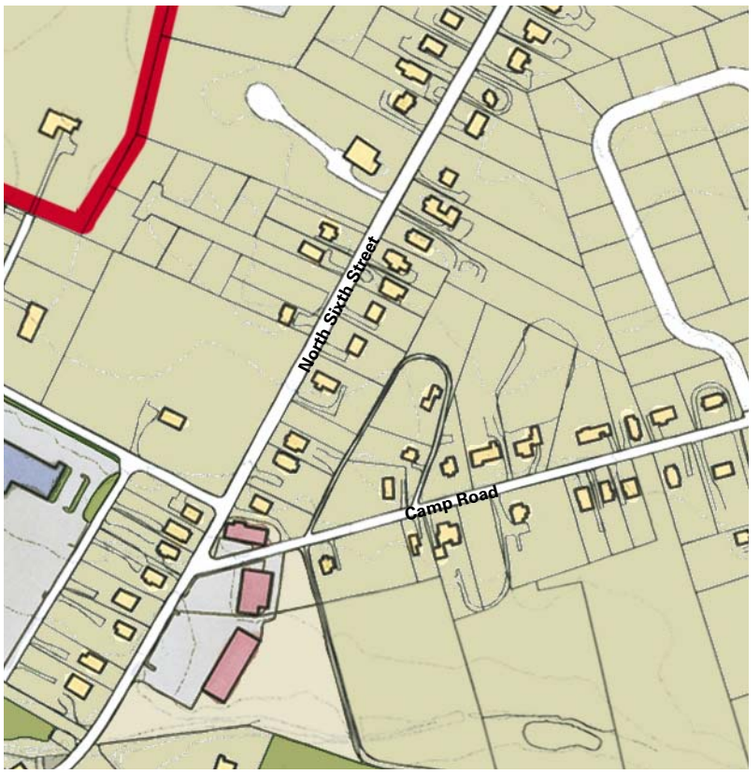
Street lights are cobra heads and attached to power poles (not recommended).

Fencing and Garden Walls

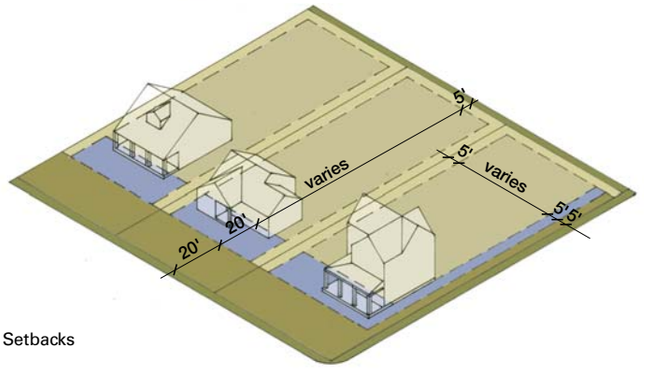
Fencing and walls are rarely found in this area of Denton.

Planting

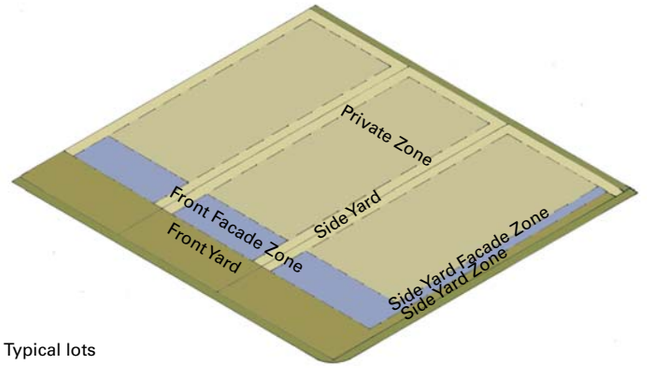
Front yards are large expanses of grass, interrupted by the occasional tree. Planting around the house is simple and straightforward with flowering shrubs and bushes.



An edge of
town house

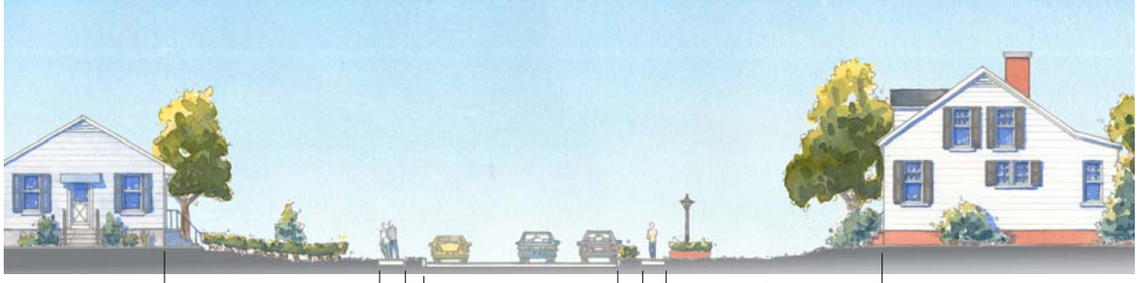


Setbacks



Typical lots

SIXTH STREET



Existing Civic Spaces

Crouse Park

Fourth Street Park

Wheeler Park

Denton has a number of fine civic spaces, among them Courthouse Square. These civic spaces range from squares to natural public parks, such as Martinak State Park, to formal streetscapes at the core of town.

Formal Squares and Plazas

Courthouse Square is Denton's signature public space. As the seat of Caroline County, it houses the Courthouse in a formal green that also serves as a park for the downtown. Formal gathering spaces are important for any town, and they are appropriate in any number of shapes, sizes, and characters.

Parks

Denton has a few parks that are generally co-located with schools and other institutions. Fourth Street Park is adjacent to St. Luke's Church, and near the Denton Child Development Center. In addition, Wheeler Park is located near the middle school, and has some active recreation elements. Crouse Park is located on Denton's riverfront and is being developed to better connect the town to the Choptank River. Martinak State Park, south of the core of town, contains both parks and playgrounds, as well as natural landscapes for passive recreation and connection to the natural environment of the region.

Institutional Spaces

The schools throughout Denton have associated playspaces and fields for the use of school children, as well as the greater community. Institutions, such as the town's churches, also have associated greenspaces, which tend to be formal gathering areas and gardens. Adjacent to the Caroline County Courthouse, the green surrounding the facility boasts large trees and areas for passive recreation.

Streetscapes

The downtown streetscape respects the formal nature of this area. Use of brick pavers, formal and coordinated street lighting, planters, hanging baskets, and banners all bring this area together. Other elements such as benches, trash receptacles, parking meters, and other special elements in the public realm further refine the formality of the downtown.

Wetlands

Crouse Park and the natural areas at the entry into Denton from the west, as well as the riverfront wetland areas in Martinak State Park are wonderful examples of Denton's unique environs along the Choptank River and within the Chesapeake Bay watershed. Continued stewardship and appreciation of these areas is important as they tie the town with its natural identity.

Visitors Center at Courthouse Square

Courthouse Square

Market Street south of Courthouse Square

Martinak State Park

Crouse Park

Martinak State Park

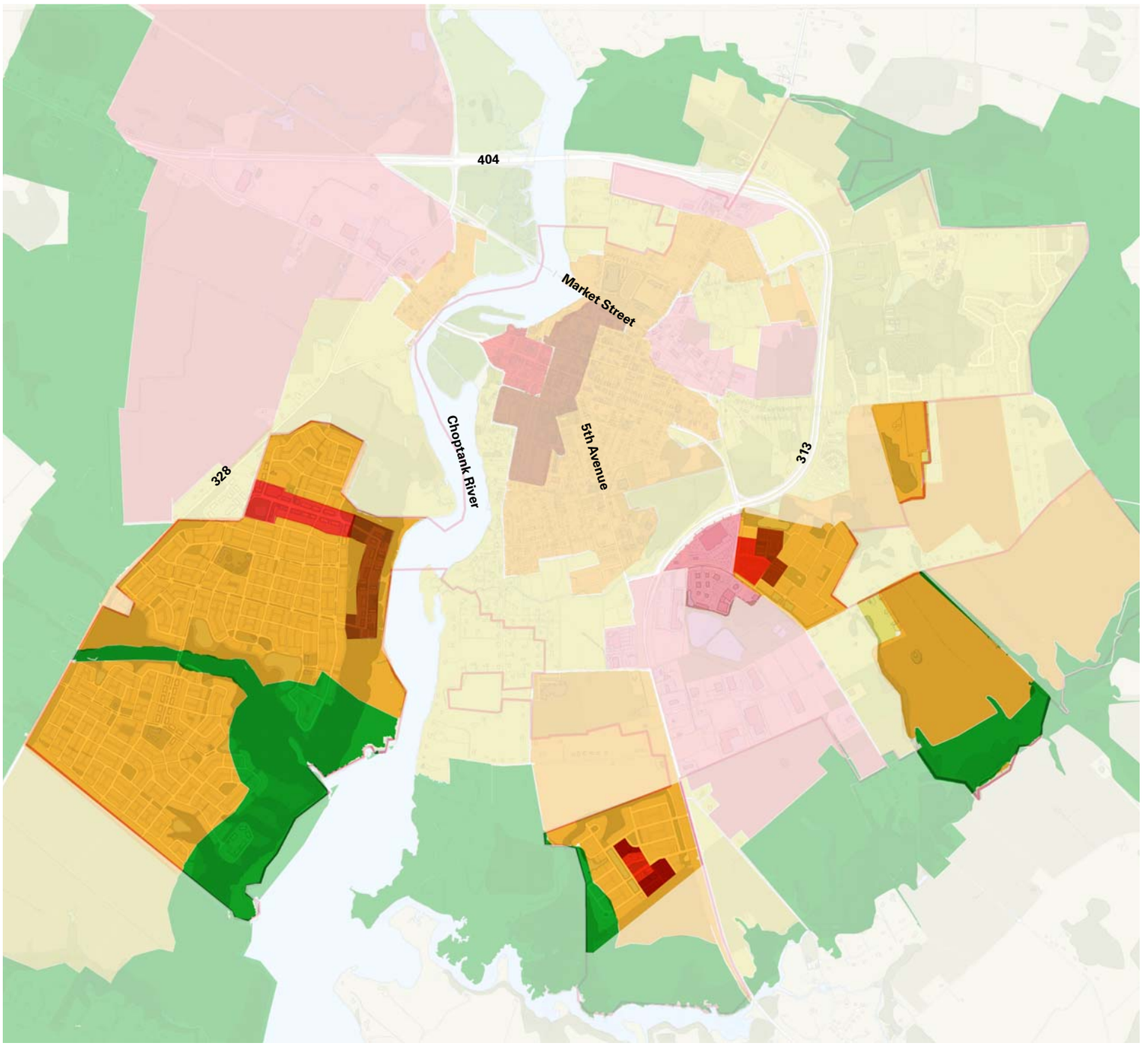
SECTION C

STRATEGIES FOR NEW DEVELOPMENT

As growth continues in and around Denton, sound development strategies are essential to ensuring that the qualities of the community that are most prized – its sense of scale, its historic character, and its relationship to its treasured natural environment – are maintained and supported by both infill and new development projects.

This section of the Pattern Book contains development strategies which can help property owners and developers achieve that important goal by understanding the frameworks in which development occurs vis-à-vis the Transect Zones and the existing neighborhood patterns just described in Section B: Essential Qualities of Denton Today.

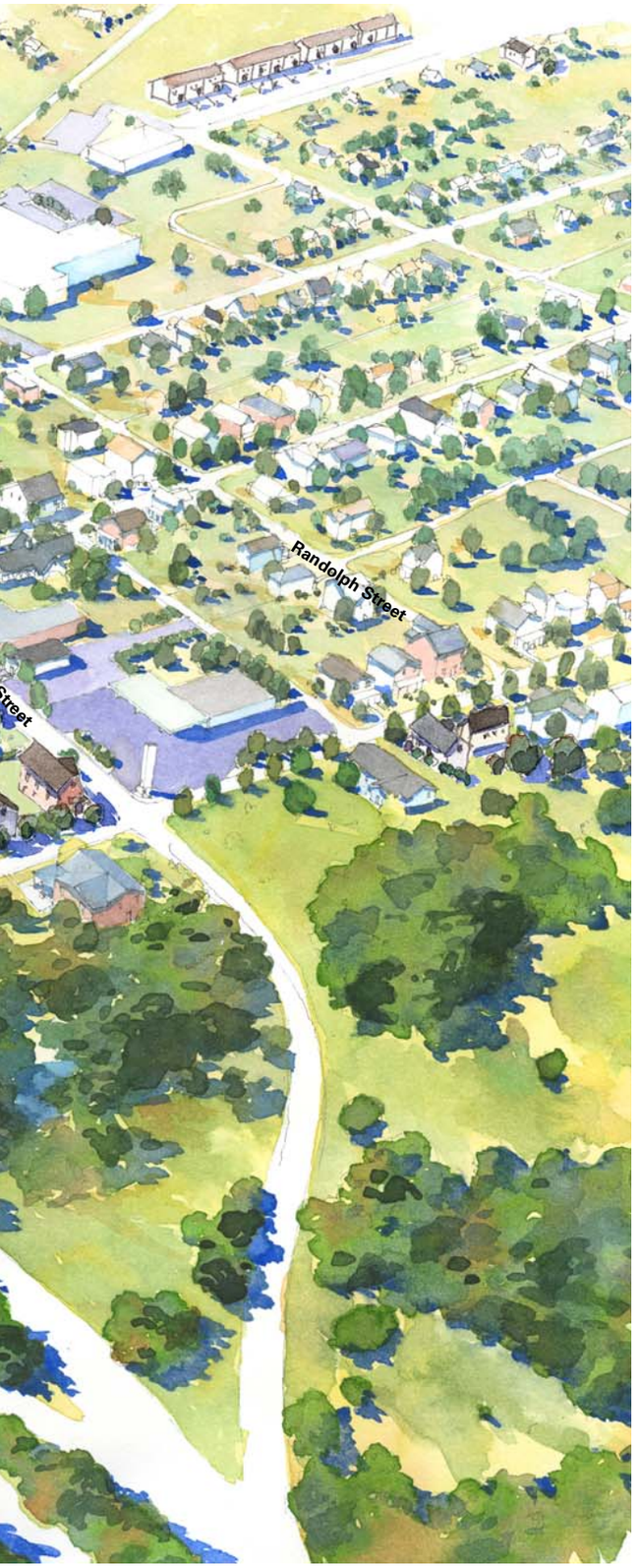
The section begins with a look at Urban Patterns for Infill which are then elaborated on in the Urban Infill Kit of Parts. After presenting development guidelines as they apply to infill projects, the section continues with Urban Patterns for New Development and the elaboration of those ideas in the guidelines recommended in the New Development Kit of Parts.



This map of Denton's Transect Zones highlights Planned Neighborhood (PN) projects, generally of a large scale, that will have areas that reflect most if not all of the transect zones within their borders. By using the principles of the Transect and the ideas contained in this Pattern Book, developers can ensure that their projects remain neighborly to adjacent uses both in scale and character.

Urban Patterns for Infill

Note: This drawing illustrates the Pattern Book design principles applied to the existing fabric of Denton. Areas of the town are depicted in a somewhat idealized state to illustrate possible infill scenarios consistent with the ideas presented in the Pattern Book. The possibilities shown in the drawing do not necessarily correlate with specific development initiatives proposed or underway.



Introduction

Neighborhoods and towns are complex systems consisting of many different elements. The most appealing and remarkable spaces in towns are those in which harmony exists among all of the elements which create these spaces, including: the scale of the street, the widths of sidewalks, the placement and height of buildings, the architectural character, and the landscape details that add layers of richness and color. However, creating this harmony is a challenge because the responsibility for the design and development of these diverse elements often lies in the hands of different people with different scales of focus.

The existing fabric of Denton – especially that which is near the urban core – serves as a wonderful example of a complex place that is beloved by residents and visitors alike because of the way it makes them feel. This response to place is a result of the many systems of the town coming together to create an even better whole. The drawing at left of the downtown core and its closest in-town neighborhoods illustrates the important relationship among the town's varying systems. The Urban Infill Kit of Parts which appears on the next page examines each of the elements identified above to illustrate how they are all necessary and must also work together to form a strong, positive sense of place.

Existing Site and Town

The aerial view you see here looks southeast across the banks of the Choptank River. Downtown Denton and the Caroline County Courthouse are in the foreground. It's easy to recognize the densest blocks of the town between Gay and Franklin Streets, from the river to Fourth Street. In all directions, the in-town neighborhoods feather outward to the less dense neighborhoods beyond. This view makes it easy to see the neighborhoods, or areas, of Denton which are alike in character and scale. Through this ability to break down the scale of the town into discrete parts, we can better understand the way in which they are put together.

Urban Infill Kit of Parts

Introduction

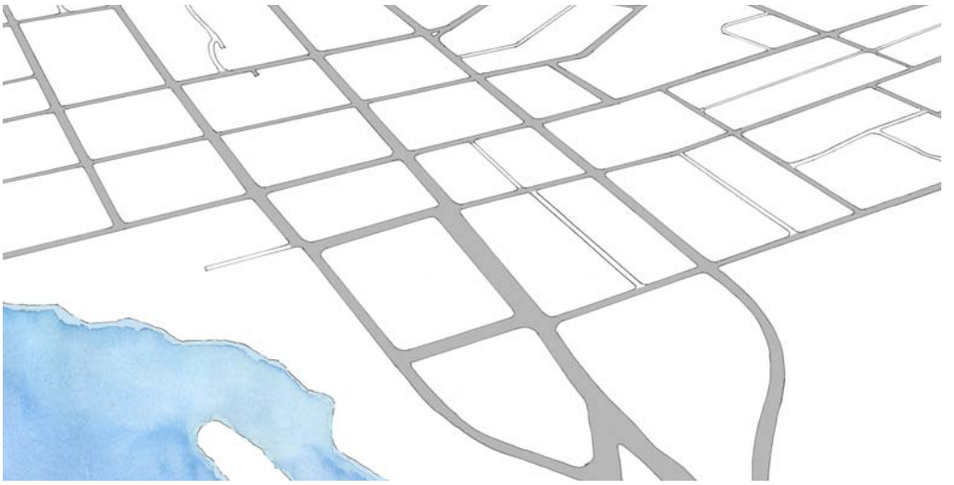
The diagrams on these two pages examine the systems that make up Denton's existing fabric. By understanding the various parts and the relationships among them, we can abstract the rules by which new infill development can fit into, connect to, and improve the fabric of the town surrounding it. As a town, Denton is formed by a collection of streets, parks, houses, and mixed-use buildings that fit within the following frameworks.

Streets

Denton has a number of different street types. These range from larger arterials, such as Gay and Franklin Streets which carry more through-traffic, to the urban, downtown section of Market Street, to the urban neighborhood street network, to the informal, sub-urban or rural sections in the north. There are also alleyways in some blocks. For each street type, there is an appropriate cross-section that includes the width of paving, streetscape and sidewalks, lighting, and the like.

Landscape – Streetscape and Public Open Space

Parks, playgrounds, and civic and institutional building grounds constitute public open spaces within the town. Public rights-of-way, in the form of streets, connect these amenities. The streets themselves should be developed with sidewalks, appropriate street trees, tree lawns, lighting, and other furnishings, particularly on streets with a mix of uses along them, such as Market Street near Courthouse Square. The banks of the Choptank River should also be developed with publicly accessible trails and gathering areas.



Streets

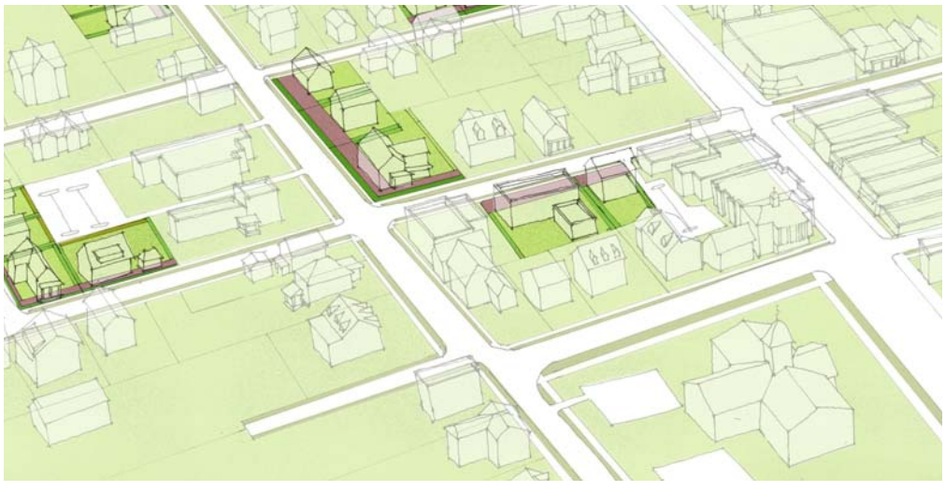
Landscape: Streetscape, Public Open Space and Natural Areas

Blocks by lot type

Residential Lots

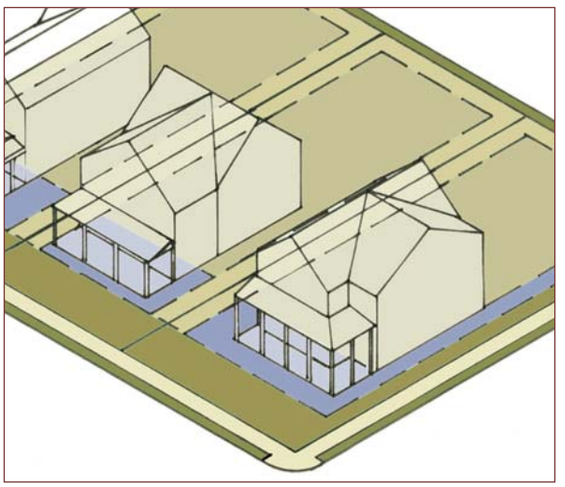
Mixed Use Lots

Civic, Institutional and Park Land



Lot Requirements: Facade zones for infill lots

Buildings placed on lots



Buildings

Blocks with Infill Lots

Blocks are parcels of land defined by the public streets that surround them. Blocks are subdivided into individual lots where houses sit. Infill lots are those lots where buildings do not currently sit, but which are available for development. Infill development should respect and correspond to its neighbors in character, scale, and building type, per the appropriate Transect zone.

Lot Requirements

Buildings work best in concert along a street when they respect and coordinate with each other. Such environments are cohesive, and encourage safe, pedestrian connectivity. Neighborhoods are organized by typical setbacks and facade zones for parcels along a block face. Such lot requirements set the location of buildings and establish the character of the public realm by the relationship of buildings to one another based on these setbacks and facade zones.

Buildings Placed on Lots

Placement of buildings on lots creates the relationship between mass and voids. The prevailing pattern along the block face and in the neighborhood significantly influences the neighborhood character. Extreme deviations from prevailing patterns disrupt these existing relationships.

Urban Patterns for New Development

Note: This drawing illustrates the Pattern Book design principles within a Planned Neighborhood Zone. Areas are depicted in a somewhat idealized state to illustrate ideas presented in the Pattern Book and do not necessarily correlate with specific initiatives for the development of West Denton.

Introduction

As noted previously, neighborhoods and towns are complex systems consisting of many different elements. Providing for cohesion and a healthy relationship among these systems in the design and construction of new places is essential to their success. Creating harmony among the varying elements of a new development, particularly large-scale developments, can be challenging, but is essential to tie the place together, as well as connect it back to the associated town.

Although new large-scale development in growth areas will occur largely outside historic Denton, such developments are still inextricably linked to the town. To complement Denton's historic character, new development must feel as though it has been coordinated and developed over time, even though actual development time may be relatively short.

The feeling of community will only emerge if the many systems making up the development come together synergistically. You'll find the supportive systems which must be coordinated for new development to work successfully elaborated on the next two pages.

Prototypical Development

This aerial view looks northwest across the banks of the Choptank River toward the West Denton development. Presented here simply as a prototypical example, the plan is overwhelmingly residential in character and defined by the natural systems which frame it, yet it also contains a core of denser residential and mixed-use building types, as well as commercial development. Diagrams on the next two pages break the development plan into its coordinated systems to identify the areas that developers and builders will need to think about in order to create rich new built environments.

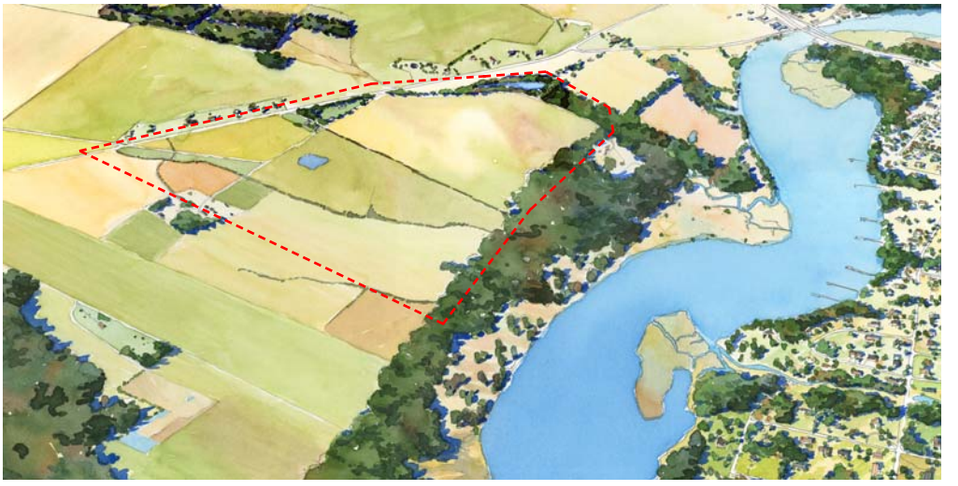
Building Types

To satisfy today's marketplace needs – which are different in social and cultural context than those in place when the historic town of Denton was developed – several new building types are being introduced in this Pattern Book. These types are detailed in Section D: Building Types. In all cases, building types must be selected based on their appropriateness to the Transect zones embodied in the development and also must adhere to the architectural styles prevalent in Denton and the surrounding historic towns of the Maryland Eastern Shore.

New Development Kit of Parts

Existing Site

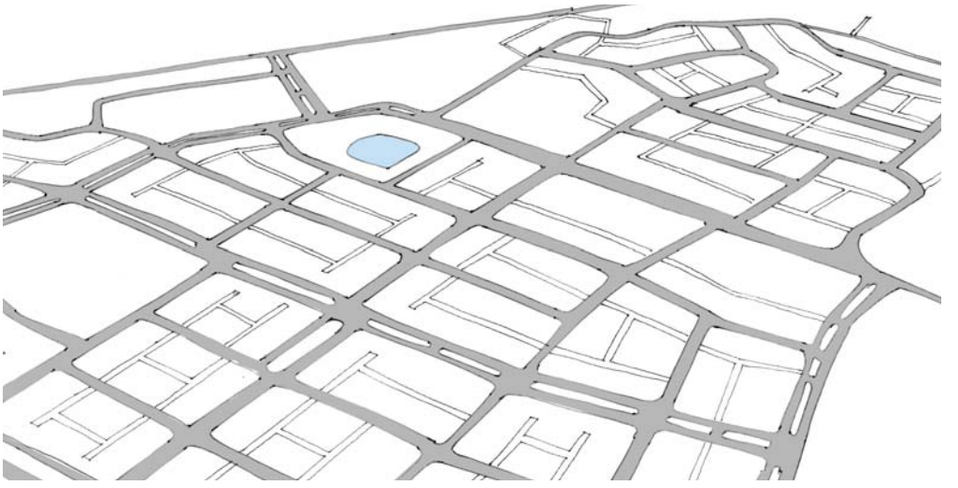
Denton and its immediate surrounds feature a number of waterways and wetlands that reach in from the Choptank River. These natural features define the buildable areas in which new development can occur and also provide wonderful natural amenities and addresses for development that can capitalize on the presence of the nearby river. One example is the West Denton development, just west of the existing historic town and connected to it by the main bridge into town which leads to Market Street.



Existing site and town

Open Space and Connectivity

Using the open space network as a framework for development provides opportunities for environmentally-sensitive design that works in concert with the natural elements that define the area. The riverfront should be maintained primarily for public access to the Choptank, while streams reaching inward can provide unique neighborhood development addresses. Development blocks are defined and connected by tree-lined streets. Institutional lands and park spaces are interwoven and accessible to residents of the new development via the sidewalks and pedestrian connections throughout the plan. Parks should be scaled to serve their placement in the neighborhood, and a general diversity of parks and civic spaces should be incorporated into new places.



Open space system with green infrastructure, street, and pedestrian connectivity

Neighborhoods

As with any large greenfield development, a series of neighborhoods must be established to lend character to the development and create a human scale that is pedestrian friendly. These neighborhoods form residential subsets of the larger community through a series of interconnected blocks that are generally consistent in character.

Neighborhoods

Blocks with Lot Types

High-Density Residential Lots

Medium-Density Residential Lots

Civic, Institutional, and Park Land

Mixed-Use Lots

Lot requirements

Buildings placed on lots

Blocks and Lots

A variety of block and lot sizes are needed to accommodate the wide variety of building types that add richness and broad-based marketplace attractiveness to large-scale new developments. House lots, for both single-family and attached products such as duplexes and triplexes, generally radiate from the core of such developments, which typically consist of higher density residential buildings, live/work units, and mixed-use and commercial buildings. Blocks are subdivided into lots appropriate for their Transect zone and location in the plan and within the particular block.

Lot Requirements

Standard setbacks and facade zones are enforced to create a cohesive environment across a block face. Though the same requirements are implemented on all blocks, the menu of setbacks vary across a plan to create a variety of consistent environments with understandable and replicable character.

Buildings Placed on Lots

Building types are scaled to fit on appropriately-sized and located lots. Buildings should be in the style and character of Denton although some types may not be found within historic Denton. Appropriate precedents may be sought from nearby Eastern Shore towns for variations and types not included in the fabric of historic Denton.

SECTION D

BUILDING TYPES

With the growth and new development that Denton is experiencing and will continue to experience, both within and at its current edges, a discussion of appropriate building types and their applications is essential to channeling new growth in a way that is fitting for the fabric of the town. Building types are not just based on use, but also on the scale and massing of their forms. They are also always changing to meet new market demands. New building types, such as large multi-family apartment buildings, multi-unit condominium buildings, and large-scale commercial buildings, have become the standard for current development patterns.

In this section, a number of different building types will be discussed in terms of their appropriate siting and key elements within the existing town or new developments. Suggestions are also presented for addressing site planning criteria and building form issues relating the various building types to their surroundings.

Building Types and the Transect

As described previously in Section B: Essential Qualities of Denton Today, the Transect of Denton provides a useful framework in which to discuss where to place different building types to ensure that they are appropriate to the character of the neighborhood or district in which they are placed. For example, mixed-use buildings are not appropriate for all of Denton's neighborhoods; however, their development in the T5 and T6 zones works well near the existing core of town.

The tables on this page map out the Transect Zones, characterizing the various parts of Denton by their corresponding T-zone, and also identify the appropriate Transect zones for each of the building types. By cross-referencing these two tables, one can understand the appropriate places and relationships between buildings of differing form and massing.

T3	T4	T5	T6	Neighborhood
		■	■	Courthouse Square and Downtown Market Street
	■	■		In-Town Neighborhoods
	■			Fifth Avenue
■				South Second Street
■				Edge of Town Neighborhoods
T3	T4	T5	T6	Neighborhood

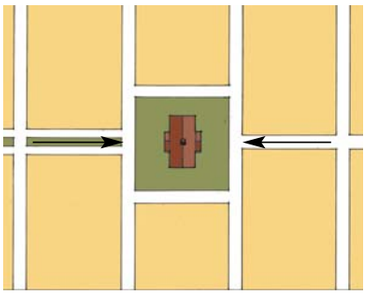
T3	T4	T5	T6		
				Civic Buildings	
				Large-Scale Commercial	
				Mixed-Use & Multi-family	
				Townhouses & Live/Work	
				Attached Housing	
				Single Family	
				Carriage Houses	
T3	T4	T5	T6		

Civic Buildings

Civic buildings house the services and institutional uses that bring people together. Municipal structures, cultural facilities, libraries, churches, schools, community centers, visitor centers, and membership organizations constitute civic buildings.

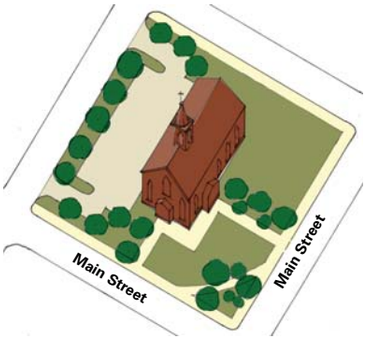
PLACEMENT IN TOWN

- Place on prominent, visible, accessible sites of importance
- Locate civic buildings to terminate vistas and along major axes
- Make structures central to as many residential neighborhoods as possible



SITE PLANNING

- Orient building fronts to major axes, vistas, and approaches
- Integrate with neighboring land uses
- Clearly define approach and access to buildings
- Create useful outdoor space or garden rooms that can be used for associated functions
- Site useable or celebratory outdoor areas in obvious locations
- Plan for parking and loading at the backs or sides of buildings, and screen these areas with low walls and landscape elements



BUILDING ELEMENTS

- Provide civic stature through the use of architectural elements and solid, appropriate materials
- Allow the forms and massing of the architecture to blend in with Denton's architectural character and human scale
- Make entries easily accessible and obvious
- Animate the facades of the building with windows, doors, or architectural elements as appropriate for its use so that it is a good neighbor to the scale of nearby houses and has a human scale

Civic Spaces

Civic spaces range in scale and type. These civic gathering spaces should be designed in shapes and sizes appropriate to their place in town, neighboring uses, and the needs and desires of residents. Historic Denton includes a variety of good examples

Community Park

PLACEMENT IN TOWN

- On the edges, not centers, of neighborhoods
- Often co-located with schools, institutions, and large open spaces, such as natural areas

SITE PLANNING GUIDELINES

- Include active recreation fields
- Edges should be defined by streets and faced by houses
- Typically one or two per town

A Community Park

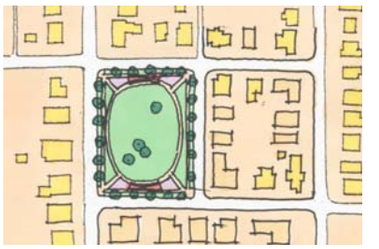
Neighborhood Parks

PLACEMENT IN TOWN

- Typically one per neighborhood
- More intimate, residential scale

SITE PLANNING GUIDELINES

- Edges defined by streets and faced by houses
- Generally passive areas
- Small, active recreation uses could include small playgrounds



A Neighborhood Park

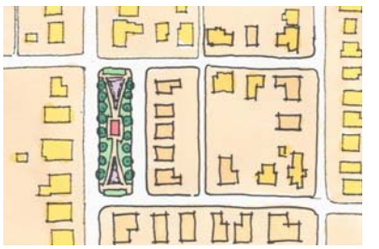
Pocket Parks

PLACEMENT IN TOWN

- In the center of neighborhoods
- Very intimate scale

SITE PLANNING GUIDELINES

- Edges defined by streets or sidewalks, and faced by houses
- Create unique addresses within residential neighborhoods
- Generally passive recreation areas, including seating, fountains, or community gardens



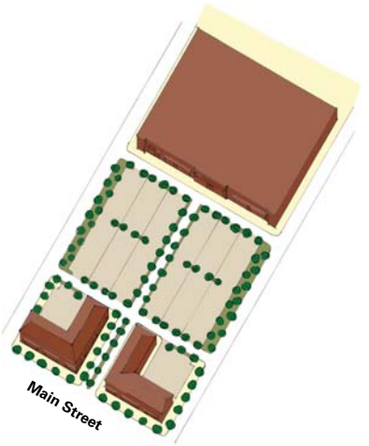
A Pocket Park

Large-Scale Commercial Buildings

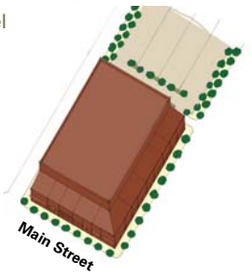
The large scale of chain stores raises many challenges for integrating them into new places, particularly in urban fabric. Typical corporate plan layouts and architecture often do not lend themselves to sensitive siting and place-specific architecture.

PLACEMENT IN TOWN

- Locate in Transect Zones T3 and T4, or single-use, special purpose districts, with an emphasis on form and massing
- Preferred location is in T4 where the urban fabric is robust and can incorporate larger-scale structures.
- Buildings should back up against like uses whenever possible to eliminate the presence of loading docks and blank facades on streets



T3 model



T4 preferred model

SITE PLANNING

- Encourage 'liner' uses along the expanse of the large building facades.
- Stormwater management should be integrated into site design, rather than the creating ponds
- Parking should not dominate the approach and should be screened
- Arrange associated buildings to create nodes versus strips of development
- Trails, sidewalks, and bicycle connections should be clear and safe

BUILDING ELEMENTS

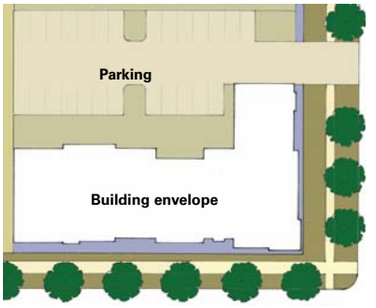
- Main entries should be obvious yet not overbearing in architectural expression
- Active uses and non-associated storefronts should line the sides of the box with active uses
- Signage and lighting should be understated and human-scaled
- Architectural elements should break down the scale of the facade, particularly in a bay rhythm related to the scale of adjacent buildings

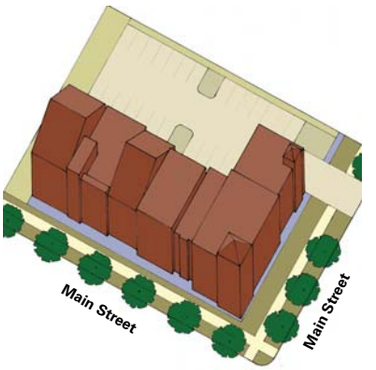
Mixed-Use and Multi-family Buildings

Mixed-use buildings anchor downtown areas while relating to adjacent residential neighborhoods through their smaller size and proportioning. The mix of uses may include retail, commercial, office, institutional, and residential – often vertically integrated. Multi-family buildings provide a transition in size and use between downtown areas and residential neighborhoods. In Denton, a diversity of building size is critical to maintaining scale.

PLACEMENT IN TOWN

- Locate in Transect Zones T6 and T5, respectively
- Develop greatest density at the core of the existing town, or at the cores of new developments and planned neighborhoods
- Arrange these buildings to face across a street, or cluster to provide local synergies
- Create a diversity of building scales, particularly for multi-family buildings





SITE PLANNING

- Building height should not exceed two and a half tall stories, as characterized in downtown Denton
- Multi-family buildings should be of varying sizes – 6, 12, and 24-unit buildings, and should be mixed on the street face
- Buildings should address the street
- Accommodate parking and loading at mid-block or at the rear of buildings; on tight sites, delivery from the street via hand-truck should be used
- On-street parking should be provided for short-term use

BUILDING ELEMENTS

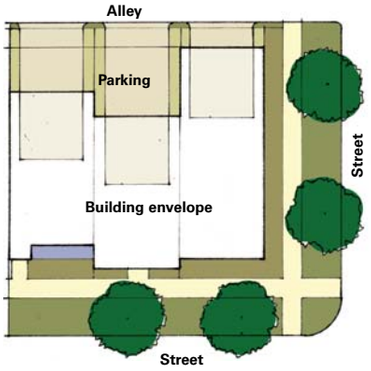
- Large buildings should be broken down into bays reflecting the existing building rhythms along Market Street in downtown Denton
- Large expanses of glass – shopfronts, doors, and windows – should address the street as the primary public realm.
- Building elements, such as awnings, lighting, and signage, can be used to create a human building scale that invites activity

Townhouses and Live/Work Buildings

Though relatively common in other Eastern Shore towns of a larger scale, such as Cambridge and Easton, Denton does not currently possess townhouses or live/work units in the traditional, attached forms. Therefore, much care should be taken with the development of scale and architecture. Precedents from the surrounding towns should be studied.

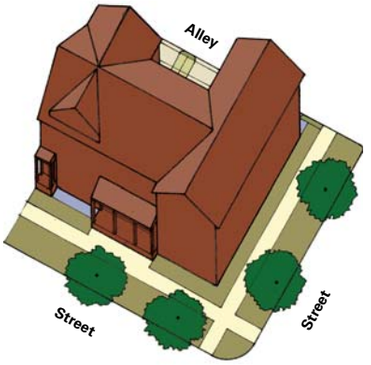
PLACEMENT IN TOWN

- Locate in Transect Zones T4, T5, and T6 because of their density
- Create specific, individualized areas or addresses in scripted, arranged clusters
- Design two-story townhouses when placing in or near existing fabric to match building heights



SITE PLANNING

- The height should not exceed two tall stories; when three stories are desired, these should relate to other buildings of the same or greater scale
- Lengths of more than four running units are discouraged
- Buildings should face all streets and be built close to if not at zero-setbacks; they may have small gardens or lawns in front
- Parking should occur in the rear of the lot in separate garages or parking pads, or tucked under the units and accessed from alleys
- Consistent rows of street trees and sidewalks should ring residential blocks providing pedestrian connectivity



BUILDING ELEMENTS

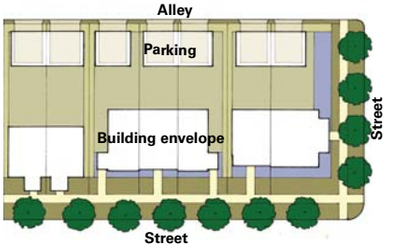
- Develop bay rhythms similar to Denton mixed-use buildings and housing
- Provide porches in order to fit in with the character of Denton
- To provide variety along the street, use architectural elements (porches, bay windows, roof elements) that fit into one of the specified architectural styles

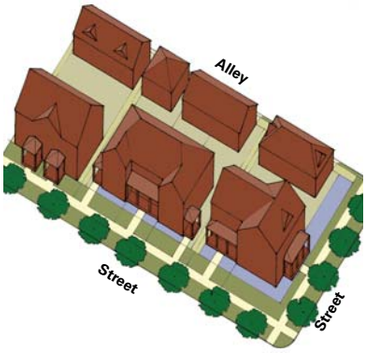
Attached Housing

Attached housing is found throughout Denton. Typically such houses are designed to look like larger single-family homes, and fit easily into the character of a neighborhood street. Duplexes and triplexes are the most common forms of attached housing.

PLACEMENT IN TOWN

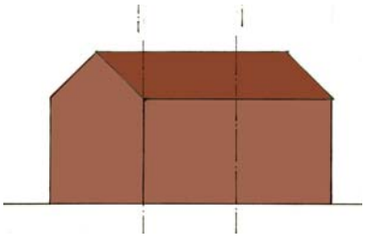
- Locate in Transect Zones T4, T5, and T6
- Locate attached housing on infill sites in residential neighborhoods to emulate single-family house placement
- Locate attached housing on infill sites in the core of Denton to increase density in a form complementary to the housing nearby





SITE PLANNING

- The scale should not exceed two and one half stories, and floor-to-floor heights should be similar to those in the surrounding houses
- Long lengths of block faces with similarly-scaled units are not acceptable; attached housing should be scattered throughout the neighborhoods
- Buildings facades and front doors should face all streets
- Parking should occur in garages or on parking pads at the rear of the lot; units should be serviced from alleys
- Consistent rows of street trees and sidewalks should ring residential blocks providing pedestrian connectivity



BUILDING ELEMENTS

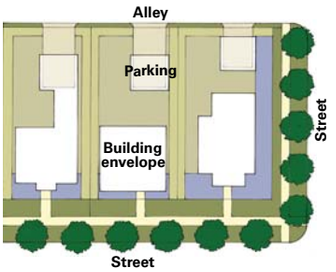
- Attached housing should be developed in the form of a large house, to maintain a residential character
- Where possible, attached units should have individual entrances separated by porches or wings
- To provide variety along the street, use architectural elements (porches, bay windows, roof elements) that fit into one of the specified architectural styles

Single-Family Houses

The single-family house is the predominant building type in Denton, and is one of the smallest units of residential development. Single-family houses can be developed at varying scales in all of the appropriate styles and architectural vocabularies.

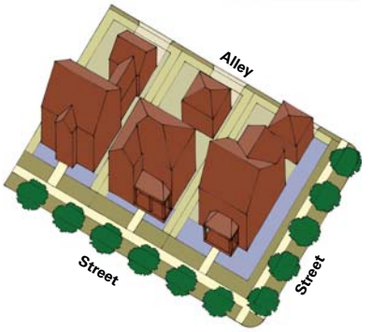
PLACEMENT IN TOWN

- Locate in Transect Zones T3, T4, and T5 at different block densities
- Single-family houses occupy lots of 35 to 80 feet in width, at a variety of depths



SITE PLANNING

- The scale should not exceed two stories, and floor-to-floor heights should match those of surrounding houses
- Building facades and front doors should face streets
- Parking should occur in garages or on parking pads at the rear of the lot; units should be serviced from alleys
- If site conditions require front-loaded access, garages should be detached to the rear of the lot with a narrow, inconspicuous driveway along one side of the house
- Consistent rows of street trees and sidewalks should ring residential blocks providing pedestrian connectivity



BUILDING ELEMENTS

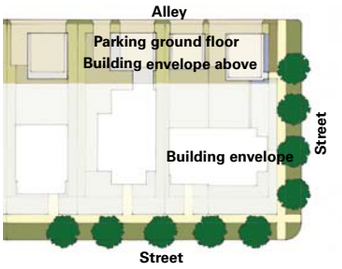
- Attached housing should be developed in the form of a large house, to maintain a residential character
- All units in a building should have porches, fitting with the character of Denton
- Architectural elements (porches, bay windows, roof forms) should be used to provide variety from the street
- All building architecture should fit into one of the specified architectural styles

Carriage Houses

Carriage houses, or granny flats, provide small, flexible living in separate, units adjacent to the main house. Carriage houses provide rental housing opportunities for home owners.

PLACEMENT IN TOWN

- Locate in Transect Zones T3, T4, and T5, in association with a single-family house
- Place carriage units behind or beside the main house on the residential lot



SITE PLANNING

- The scale of the buildings should not exceed two stories, parking on the ground level with living space above, connected by a stair
- Units may face either the alley or the backyard of the main house in their orientation
- Parking, by definition, occurs under the residential unit
- Carriage units may be approached by a front-loaded driveway or from a rear alley

BUILDING ELEMENTS

- Carriage units should have high ceilings to give a larger sense of scale to the unit
- Carriage units should utilize numerous windows to naturally light and ventilate the unit
- Units must have ground access by an internal and/or external stair
- The architectural style should be developed in association with the style of the main house on the lot
- New carriage houses should be designed with residentially-scaled elements and the specified architectural styles

SECTION E

ARCHITECTURAL PATTERNS

This section of the Pattern Book is intended to help developers, builders, and home owners understand the key elements that contribute to the character of a Denton house. The section contains guidelines for the detailing of new housing, as well as strategies for renovating existing houses in a manner that ensures that these houses will be appropriate for Denton and harmonious with neighboring structures.

The section begins with the overview on the facing page of the three predominant, traditional architectural styles found in Denton – Victorian, Colonial Revival, and Craftsman. These three styles make up nearly all of the current building stock in Denton. The Victorian style is the most prevalent; however, many fine examples of the other styles exist in the area and all three are appropriate vernaculars in which to build in the town.

Historically, Denton possesses a limited variety of building types. Additional types are being introduced through current and planned future development. Particular attention must be given to the architectural detailing of these new types in order to integrate them successfully into the fabric of the community.

Following the overview, each of the three architectural styles is described in more detail in both written and graphic form. Information is presented about the massing and composition and typical wall sections and eaves appropriate for each style, as well as the types and arrangement of windows, doors, porches, and materials that are in character with the individual styles.

The architectural details offered are meant to be used to compose elevations of new buildings and also to serve as a menu of appropriate elements for existing house renovations in the form of additions and broader transformations. For older, traditional Denton houses, or for home owners wishing to address their houses' exteriors, the renovation pages in Section G: Home Owner's Guide, contain basic rules that can help preserve and enhance the original character of the houses. If you are building a new house within one of the traditional Denton neighborhoods, new house plans can be adapted to reflect one of these traditional styles.

This section concludes with Architectural Resources – list of national Material Manufacturers who may be useful to you in sourcing materials – and also a brief discussion of Materials and Methods.

Denton Architectural Styles Overview

Just as neighborhood character and building types contribute to creating distinct neighborhoods in Denton, so do the three most frequently used architectural styles: Victorian, Colonial Revival, and Craftsman. These styles and variations on these styles can be found in almost every Denton neighborhood.

Post-war houses, built for the many young GIs returning after the Second World War, often incorporated simplified details from these styles. As a result, many post-war houses lack a distinctive style all their own. Through transformation, however, these houses can adopt a house style by applying the detailing found on the upcoming pages to renovation, addition, or transformation projects. If you are contemplating this type of project for your house, you'll want to combine the information contained in this section of the Pattern Book with that presented in Section G: Home Owner's Guide.

DENTON VICTORIAN

Victorian Possibility

Fifth Avenue

Market Street

DENTON COLONIAL REVIVAL

Colonial Revival Possibility

Courthouse Square

North Second Avenue

DENTON CRAFTSMAN

Craftsman Possibility

Market Street

North Second Avenue

Essential Elements of the Denton Victorian

- Simple house massings with symmetrical, balanced facade compositions
- Steeply pitched, front-facing gable roofs
- Cut wood ornament to more simple, 'farmhouse' details
- Wood siding painted in a variety of related colors
- Narrower, vertically proportioned windows and doors
- Porches with delicate, spindle-like columns and narrow balusters, when present
- Architectural expressions like bay windows and occasional turrets

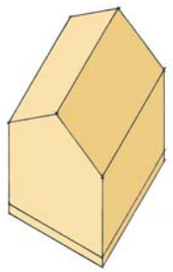
DENTON
VICTORIAN

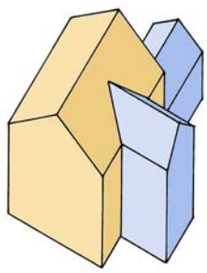
The Victorian was the predominant house style at the height of Denton's development and was most popular during Denton's building booms. This style builds on the simpler, farmhouse forms found throughout the agricultural lands and farmsteads which dot the country roads between Eastern Shore towns. Denton's examples range from large, ornate family houses to those based on designs in Pattern Books published by Andrew Jackson Downing. All of the local examples reflect the same root architecture and design elements typical of Victorian houses throughout Maryland's Eastern Shore. These earlier pattern books made it easier for the builders to replicate the high-style of the era and populate whole towns with predominant architectural vocabularies. Denton is, unmistakably, a Victorian town in which there are many fine examples with subtle variations in massing and more creative porch details, special moldings, and ornament in some areas. Though the ornament is more restrained than that often referred to as 'gingerbread,' the town uses a rich palette of paint and trim colors that further express its Victorian character.

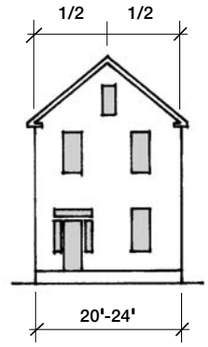
Massing and Composition

Narrow Front

- Rectangular volume with a roof pitch ranging from 8 to 12 in 12 for the main body. Porches are typically added on the front as either full front porches or wraparound porches.
- Compositions are generally symmetrical and consist of two, three, and five bays; the two and three bay types are the most common.

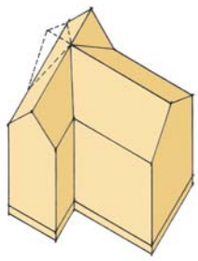


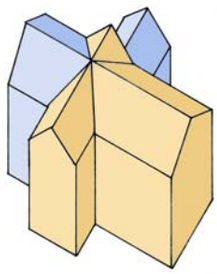


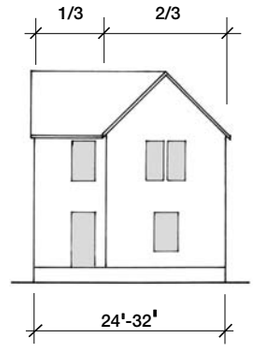


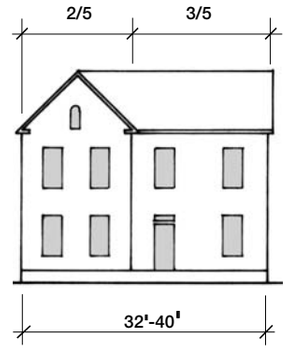
L-Shaped

- Houses with a narrow, gable-end wing with an 8 to 14 in 12 gable facing the street. The width of the gable facing the street is typically one-third to two-thirds that of the main body.
- Massing typically accommodates a one-story continuous porch that follows the plane changes in the facade, with a shed or hipped roof.



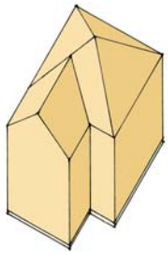


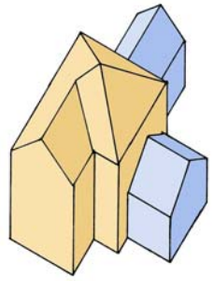


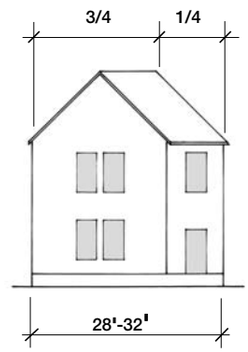


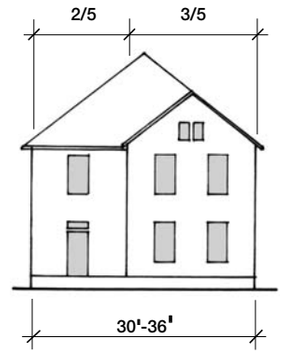
Gable L/Pyramidal

- Square volume with an often pyramidal, hipped roof from which a front-facing gabled wing extends. Roof pitches range from 8 in 12 to 12 in 12. Front porches extend the full width of the facade and often wrap the side(s).
- The width of the street-facing gable typically dominates the facade width.



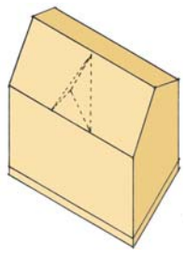


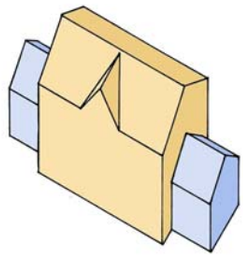


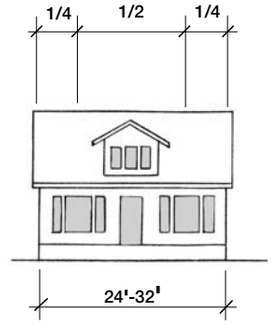


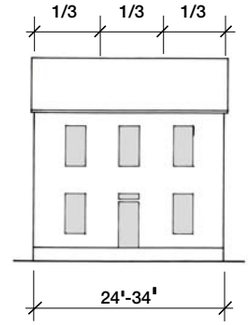
Side Gable

- Rectangular volumes with roof pitches ranging from 8 in 12 to 10 in 12. One-story shed porches are often placed symmetrically on the front facade.
- One-story side wings often occur.
- Massing typically accommodates a one-story continuous porch with a shed or hipped roof.
- The least common massing for Denton, though some examples occur.









Typical Wall Sections and Eaves

Roof

>> The roof pitch on most Denton Victorian houses varies from 8 to 14 in 12.

Eaves

>> Two eave types are typical: boxed eaves with frieze and boxed eaves with sloped soffit.

>> Boxed eaves have a 12- to 16-inch frieze board either touching or at least 8 inches above the window head trim. Eave returns should have metal flashing back to the wall at a maximum slope of 2 in 12.

>> Boxed eaves with sloped soffit, often hipped, at gables feature an overhang with simple decorative vergeboard.

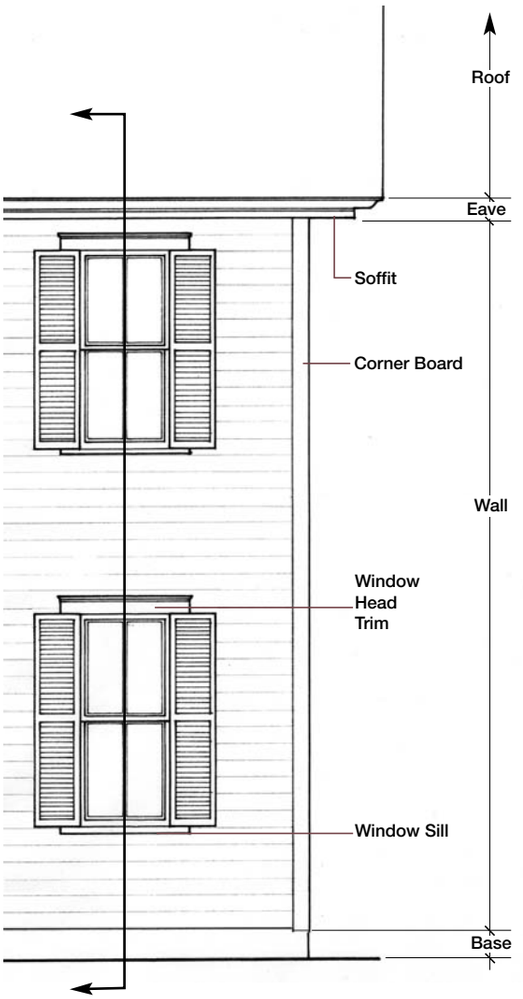
Wall Section

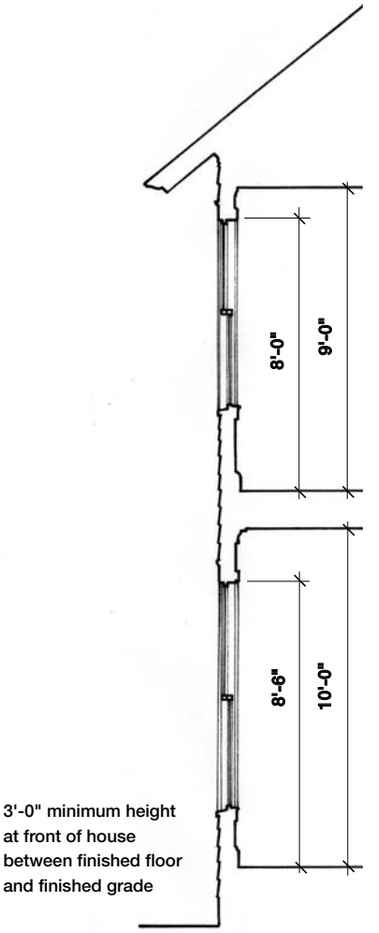
>> For one-story houses, the floor-to-ceiling height should be 9 to 10 feet. For two-story houses, the minimum floor-to-ceiling height is 10 feet for the first floor and 9 feet for the second floor.

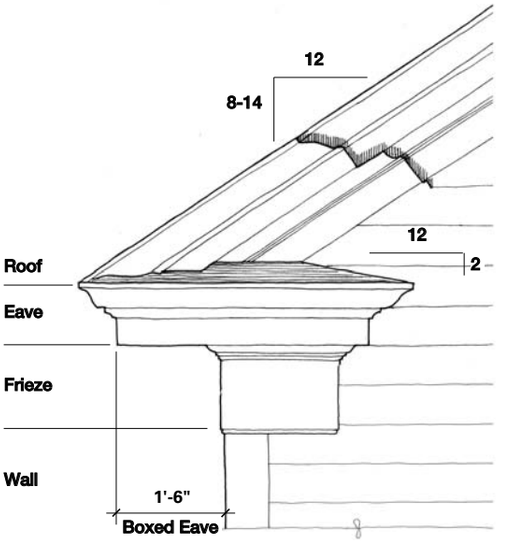
>> Window head heights should be 8½ feet above the floor for first floor windows and 8 feet for second floor windows.

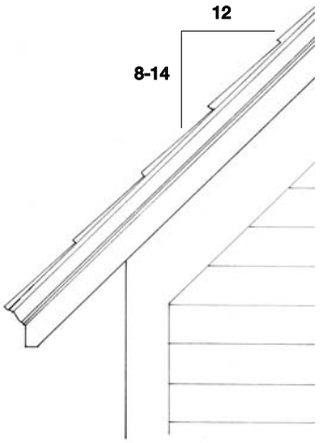
Base

>> The first floor of the Denton Victorian house is set three feet above finished grade. Houses occasionally have an 8-inch skirt board. When foundation vents are used, they should be centered under windows.









Windows and Doors

Standard Windows

- Windows are vertical in proportion and have a 2 over 2 or 1 over 1 muntin pattern; 2 over 2 is the most prevalent, and is preferred.
- Panes are always taller than they are wide. Standard windows are double hung.

Special Windows

- Some Denton Victorian houses feature round-top windows, box and angled bay windows, and shaped louvers in attics. Bay windows must project a minimum of 8 inches from the main structure and have a continuous base to the ground; two-story bays are common.

Shutters

- Shutters should be operable and in proportion with the windows they serve.
- Shutters bring accent colors to the facades.

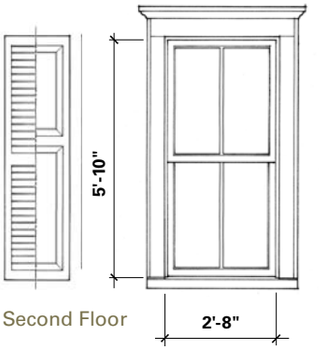
Doors

- Four-panel and six-panel patterns are common, two-panel patterns with glazing in the upper panel are also common.
- Often transoms appear above doors and lend themselves to the narrow Victorian proportions.

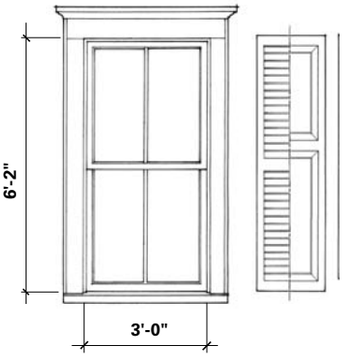
Trim

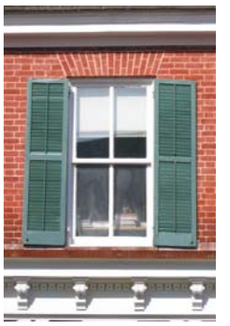
- 4- to 6-inch trim is typical with simple or limited numbers of profiles or a simple backband profile.
- Window and door trim carries a decorative crown and cap above.

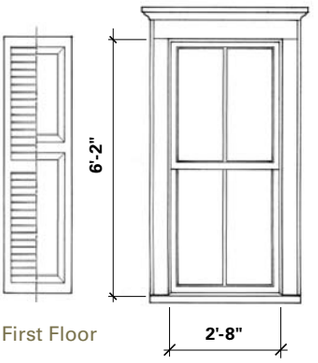
WINDOWS



Second Floor







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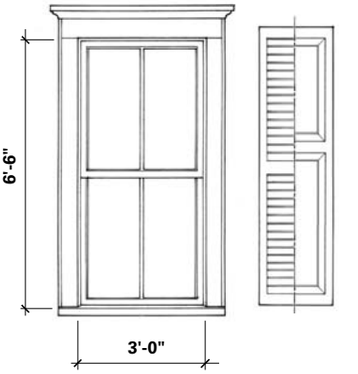
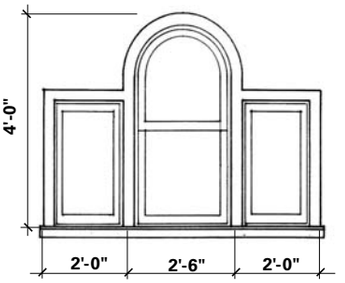
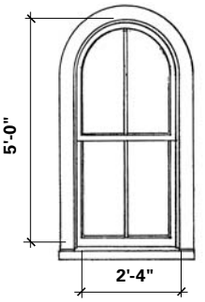
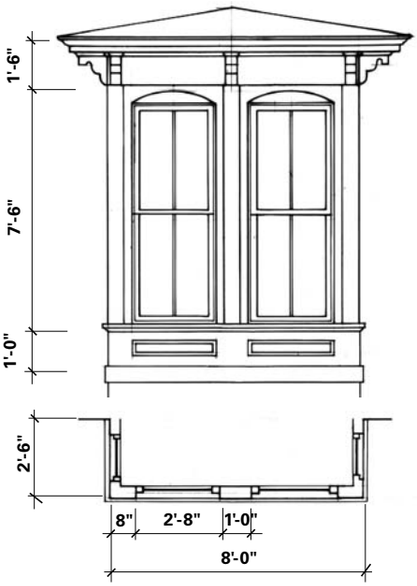


SPECIAL WINDOWS



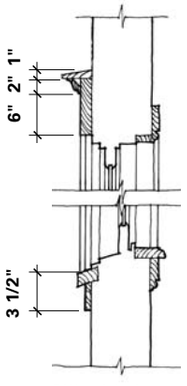


Accent Windows

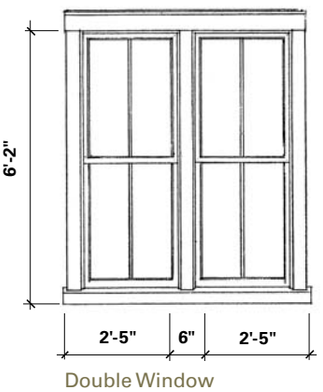


Box Bay Window

TYPICAL WINDOW DETAILS

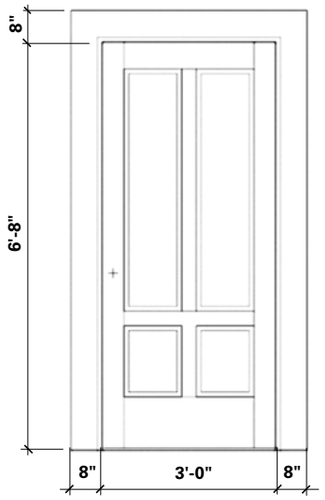


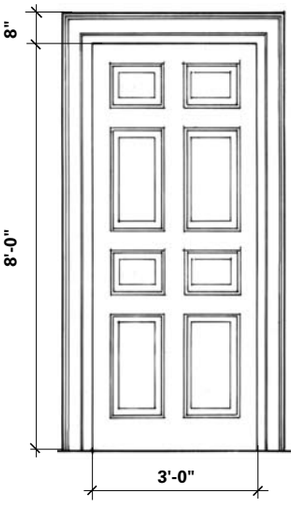
Sill with Apron



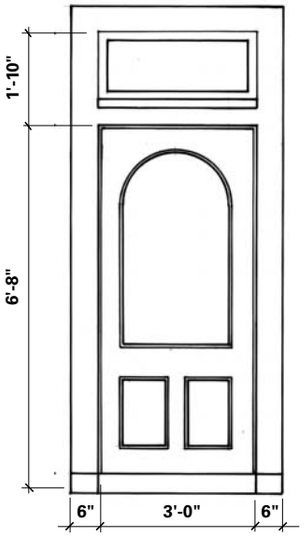
Double Window

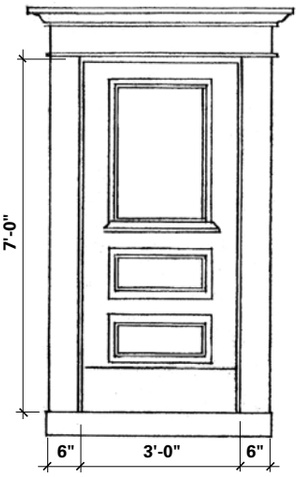
SIMPLE DOORS



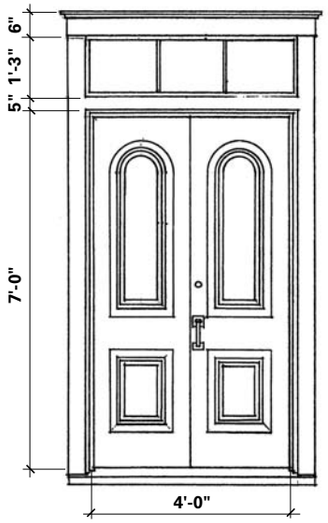


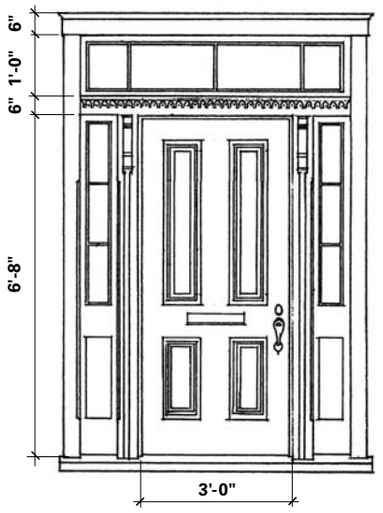
COMMON DOORS





ELABORATE DOORS





Porches

Porch Location and Massing

- Full front porches are encouraged.
- Porches can be used to wrap the corner of a house, or fill in the void created by an L-shaped plan.
- Porches are typically one-story masses.
- Minimum recommended porch depth is 6 feet, although 8 feet is preferred.

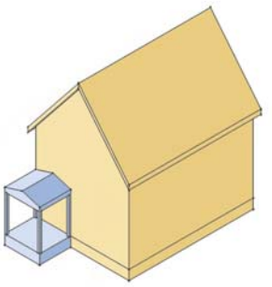
Porch Roofs and Eaves

- Porches can be one or two stories tall with flat, shed, or shallow hipped roofs (two-story porches are less common).
- Full porches may be integrated under the house's main roof.
- Shed or hip porches have a 3 in 12 to 4 in 12 pitch. Exposed 2 x 8 rafter tails typically occur every 14 to 16 inches on center.

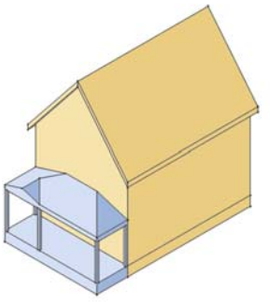
Columns and Railings

- Column types include 6-inch-square posts and 6- to 8-inch-diameter posts and carved spindles.
- First-floor columns are 9- to 10-feet tall, while second-floor columns are 8- to 9-feet tall.
- Turned or square balusters are spaced no more than 4 inches apart. Flat-cut ornamental balusters are also used with square columns.
- Square pattern lattice is used as infill between piers at the foundation.

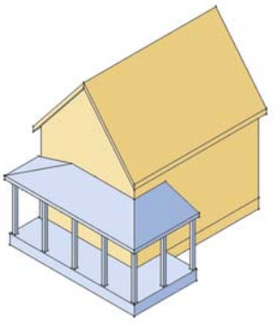
PORCH LOCATION



Front gable with single-bay porch at entry

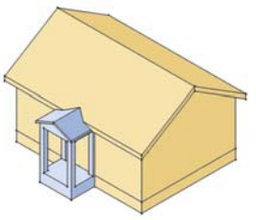


Front gable with full-front hipped-roof porch and gable signifying entry



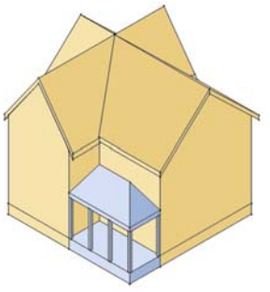
Front gable with full-front hipped-roof porch which returns two bays at corner

Simple



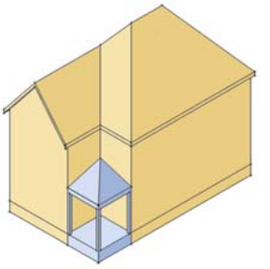
Single-story broad front with single-bay porch at entry centered on street-facing elevation

Common

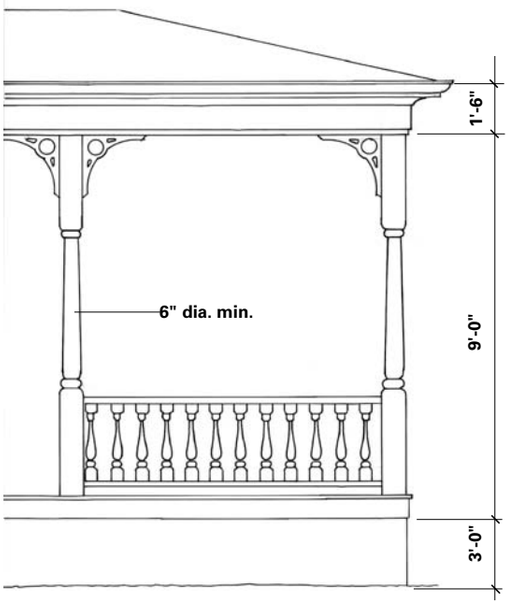


Gable-front L hipped-roof porch at entry

Elaborate

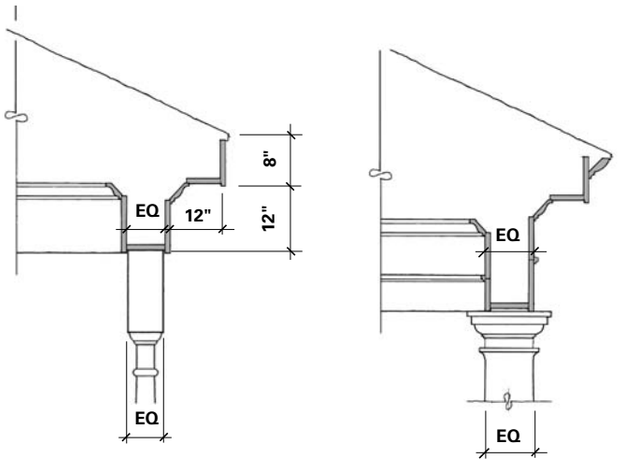


Gable L/Pyramidal with a hipped-roof porch at entry

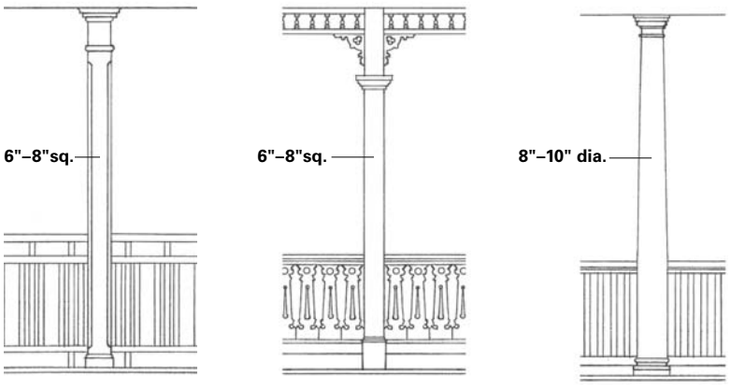


Materials and Applications

PORCH SECTIONS

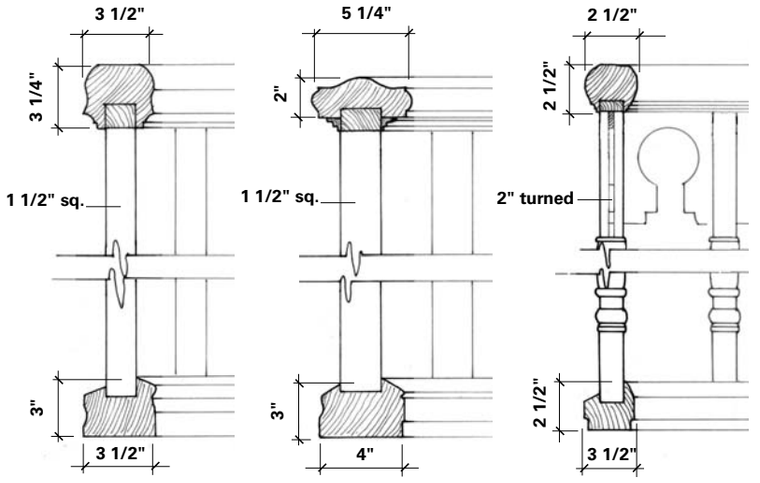


COLUMN TYPES



Chamfered Square | Square | Slender Doric

RAIL DETAILS



Roofing

- Sawn, laminated asphalt or composition shingles with a slate pattern, or painted metal standing seam or 5-V crimp panels

Soffits

- Smooth-finish composition board, tongue-and-groove wood boards, or fiber-cement panels

Gutters and Downspouts

- Half-round or ogee profile gutters with round or rectangular downspouts in copper, painted, or prefinished metal

Cladding

- Smooth-finish wood or fiber-cement lap siding, 4 to 6 inch exposure
- Smooth-finish brick, common bond
- Decorative cut wood or fiber-cement shingles in fishscale, diamond, and staggered patterns
- Vinyl siding approved by the Vinyl Siding Institute

Trim

- Wood, polyurethane, or composit millwork
- Manufacturer's vinyl profiles with integral concealed j-channel, engineered lumber rabbeted or over blocking to conceal the j-channel; exposed j-channel trim is not permitted

Foundations and Chimneys

- Brick veneer, smooth stucco, or cement parging finish

Windows

- Painted wood or composite, or clad wood or vinyl; true divided light or simulated divided light (SDL) sash with traditional exterior muntin profile (⅞ inch wide)

Doors

- Wood, fiberglass or steel with traditional stile-and-rail proportions and raised panel profiles, painted or stained

Shutters

- Wood or composite, sized to match window sash and mounted with hardware to either be or appear to be operable

Columns

- Square box column with chamfered corners in built-up wood, fiberglass or composite material
- Turned posts (minimum 6-inch stock) in wood, fiberglass or composite material

Railings

- Milled wood or composite top and bottom rails with square, turned or scroll-cut board balusters

Porch Ceilings

- Plaster, tongue-and-groove wood or composite boards, or beaded-profile plywood

Front yard Fences

- Wood picket or composite material to be rendered indistinguishable from wood, or metal with ornamental posts; low brick walls

Lighting

- Porch pendant, porch fanlight, or wall-mounted lantern

Essential Elements of the Denton Colonial Revival

- Simple, straightforward volumes with side wings and porches added to make more complex shapes
- Orderly, symmetrical relationship between windows, doors and building mass
- Simplified versions of Classical details and columns, occasionally with Classical orders used at the entry
- Multi-pane windows

DENTON

COLONIAL REVIVAL

Next to the Victorian, the Colonial Revival is the most prevalent architectural style found in Denton.This version of the style is typical for the Eastern Shore of Maryland and is based upon the Colonial Revival styles that were prevalent throughout the country in the late nineteenth and early twentieth centuries. During this era, elements from Classical and Georgian houses were combined and modified to produce a new vocabulary. This mixing of influences produced a wide variety of expression and form in the Colonial Revival house.

Denton's Colonial Revival houses often have tall, shuttered windows, entry porticos, and the occasional formal cornice treatment. The Colonial Revival style features the formal entry portico in place of the porch that is typically found on other architectural styles. However, to support the connection between the house and the public realm, elaborately paved front walks and formal landscaping are utilized. Formal rules of composition apply to the Denton Colonial Revival, distinguishing it from the Victorian. Windows are rarely paired, but placed on the facade in clear, symmetrical rhythms to reinforce the formality of composition. The Colonial Revival style is stately and remains close to Denton's colonial roots.

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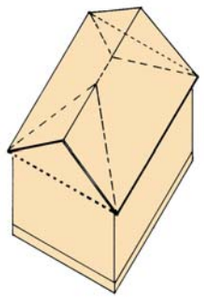
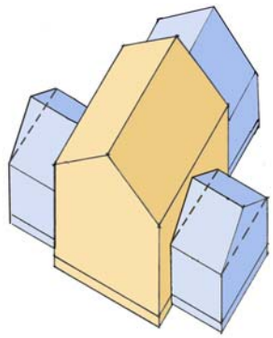
Massing and Composition

NARROW FRONT

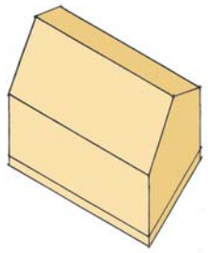
- Front-gable box with roof pitches ranging from 7 in 12 to 12 in 12
- Two and three bay compositions are common
- Full front porches and side wings are common

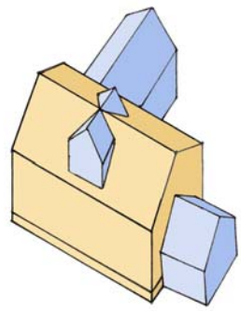


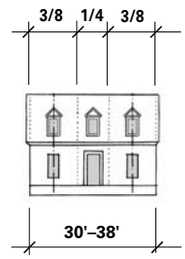


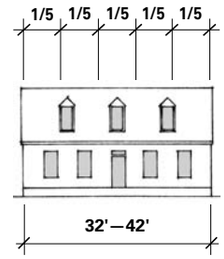
ONE-STORY BROAD FRONT

- Side gable rectangular volume with roof pitches ranging from 7 in 12 to 12 in 12
- Symmetrical compositions of doors and windows
- Porticos are one-third or one-fifth the length of the main body
- Porches, when present, are three-fifths or the entire length of the front facade
- One-story side wings often occur



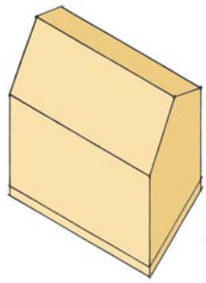


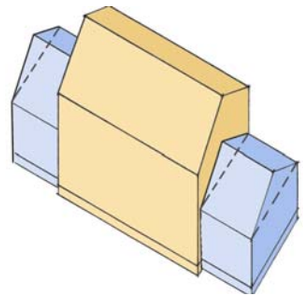


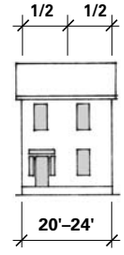


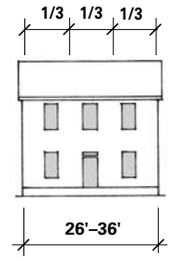
TWO-STORY BROAD FRONT

- Side gable rectangular volume with roof pitches ranging from 7 in 12 to 12 in 12
- Symmetrical compositions of doors and windows
- Porticos are one-third or one-fifth the length of the main body
- Porches, when present, are three-fifths or the entire length of the front facade
- One-story side wings often occur



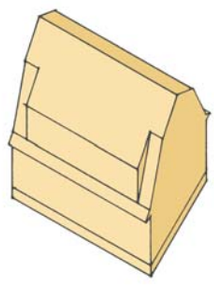


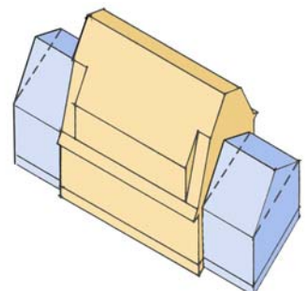


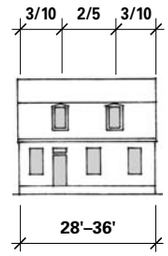


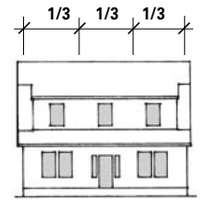
ONE-AND-ONE-HALF-STORY BROAD FRONT GAMBREL

- Rectangular volume with a gambrel roof containing a second story
- Symmetrical compositions of doors and windows are most typical, though there are more exceptions with this massing type
- Gambrel roofs have two roof pitches, 20 in 12 to 36 in 12 at the eave, and 6 in 12 to 10 in 12 above the pitch break
- Shed dormers are common to provide more living space









Typical Wall and Window Sections

Roof

>> The roof pitch on most houses varies from 7 to 8 in 12.

Eaves

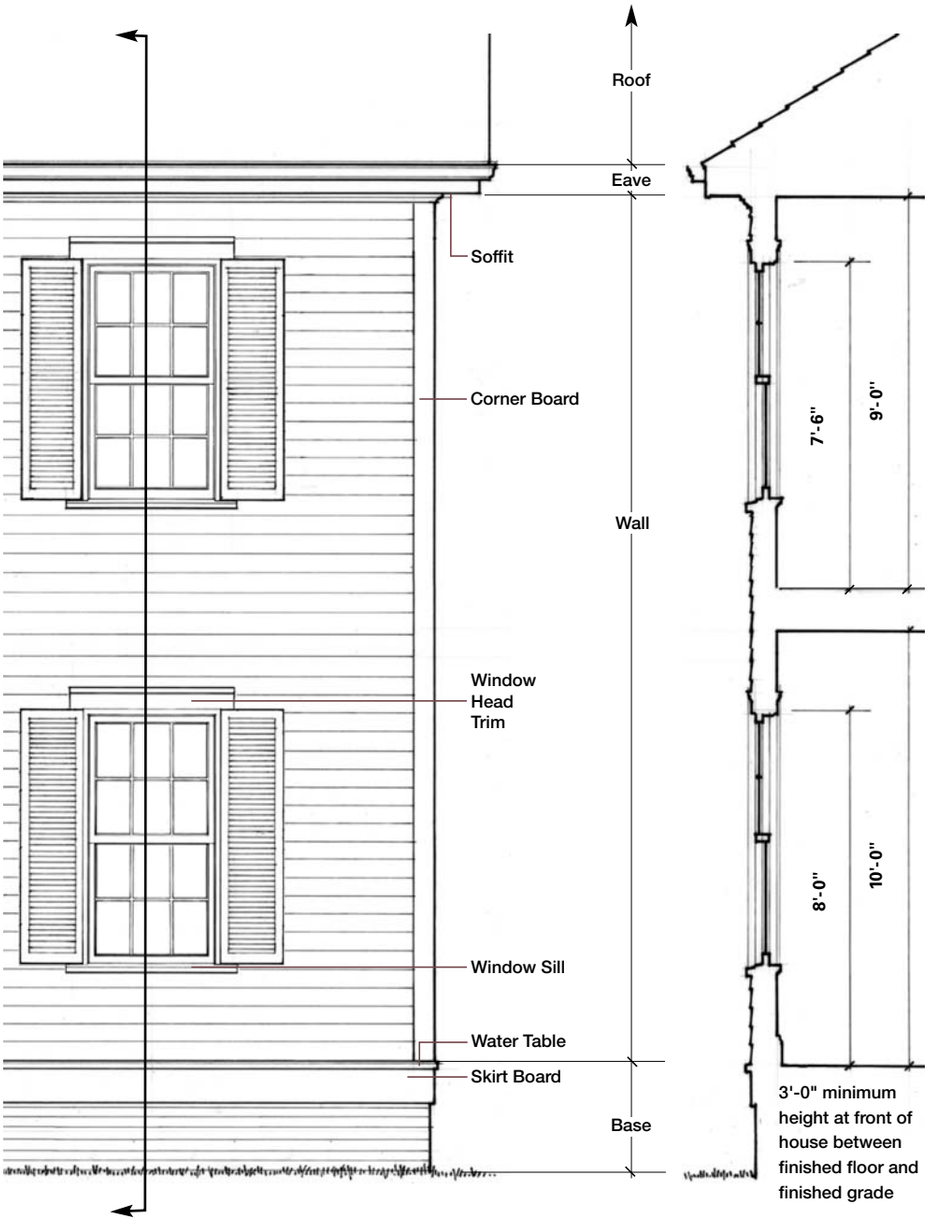
>> The typical eave types include a simple boxed eave and more formal types with a frieze below the soffit and small profiled molding and dentils.

Walls

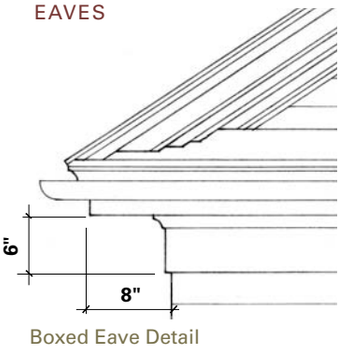
>> For one-story buildings, the minimum floor to ceiling height is 10 feet. For two-story buildings, the minimum floor-to-ceiling height is 10 feet for the first floor and 9 feet for the second floor. Windows head heights should be 8 feet 6 inches for the first floor and 7 feet 6 inches or 8 feet for the second floor for these heights. Corner boards for clapboard siding should be no less than nominal 5/4 by 6 inches.

Base

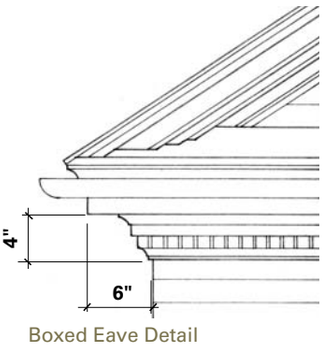
>> The first floor of the house is typically set three feet above the finished grade. Houses occasionally have an 8-inch skirt board. When foundation vents are used, they should be centered under first floor windows.



EAVES



Boxed Eave Detail



Boxed Eave Detail

Windows and Doors

Standard Windows

- Windows have vertical proportions.
- Muntin patterns are typically 6 over 1, 6 over 6, or 9 over 9 on both floors.
- Standard windows are double hung.

Special Windows

- Special windows include angled bay windows, triple windows, and dormers with a pediment.
- Bay windows must extend to the ground.
- Small rectangular or fan light windows are often used as an accent in gable ends or on the second floor above the entrance.

Shutters

- Operable shutters are encouraged.
- If shutters are inoperable, they should be sized and mounted as if operable.

Doors

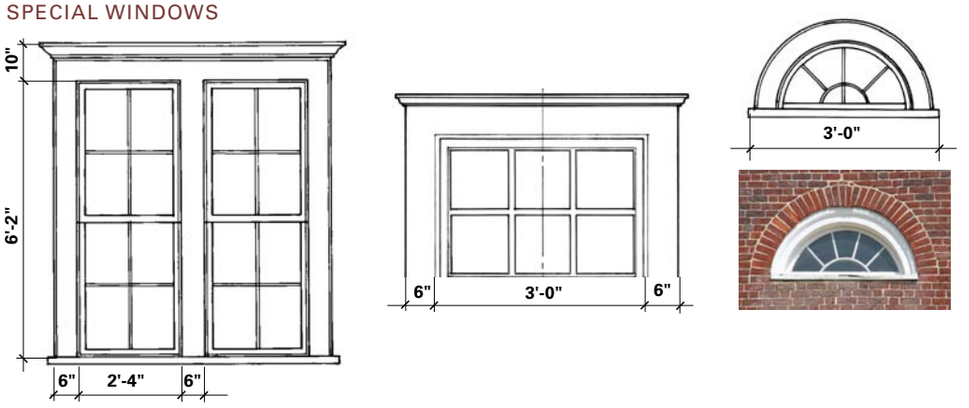
- Doors typically have six panels.
- Door surrounds frequently incorporate sidelights and transoms.

Trim

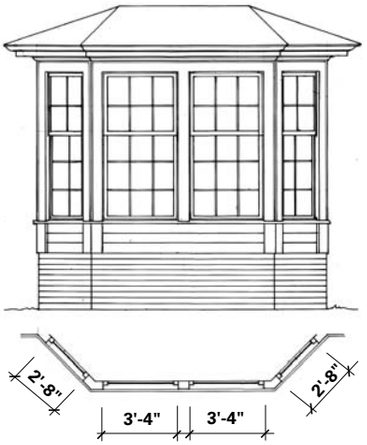
- Windows and doors typically have a 6-inch-wide flat trim with or without a cap molding, or a 6-inch backband trim.
- Brick buildings feature 2-inch brickmold.

WINDOWS

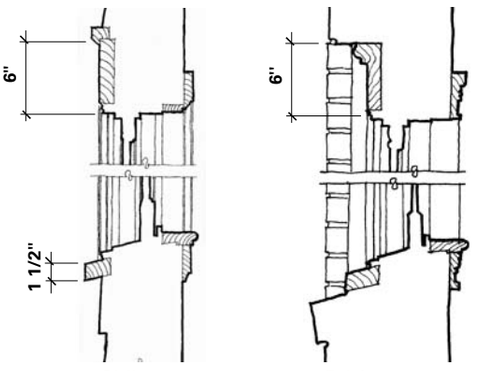
SPECIAL WINDOWS



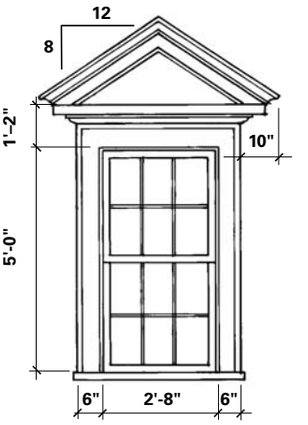
BAY WINDOW



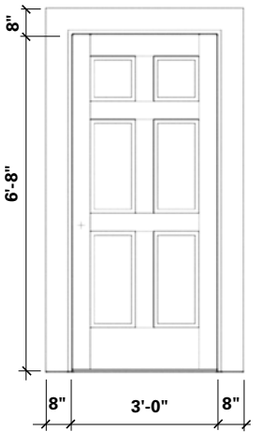
WINDOW SECTIONS

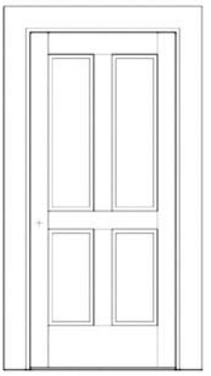


DORMER



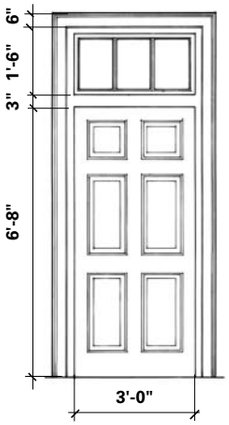
SIMPLE DOORS

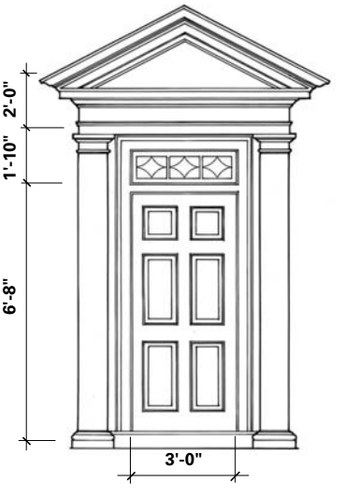




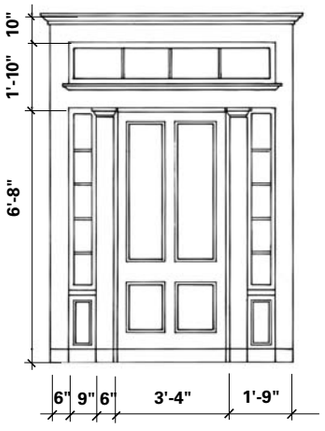
Four-panel alternative

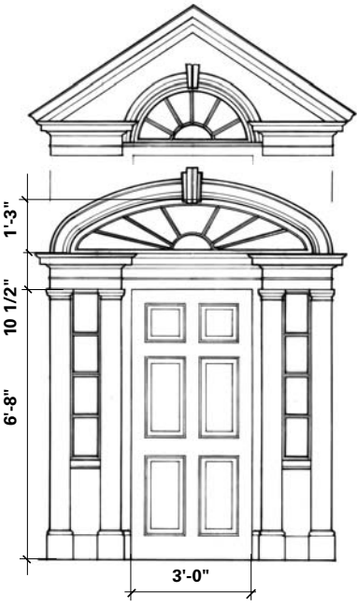
COMMON DOORS





ELABORATE DOOR





Porches

Porch Location and Massing

>> Porches and porticos should be centered on the composition.

>> Minimum porch depth is 6 feet, 8 feet is desirable.

>> For wood deck porches, the gaps between brick piers are infilled with lattice panels. Solid porches should be faced in brick.

Roofs and Eaves

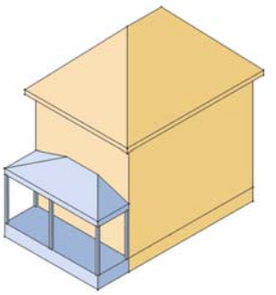
>> Porches are one story tall with either flat, shed, or shallow hipped-roofs. Shed or hip porches typically have a 3 in 12 to 4 in 12 pitch.

Columns and Railings

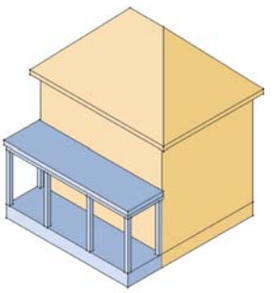
>> Columns include 10- and 12-inch round Doric and Ionic columns, pedestal-mounted 8-inch round, and 8- to 10-inch full-height tapered box columns.

>> Single-story porches have 9- to 10-foot-tall columns, and columns on two-story porches are 9- to 10-foot-tall on the ground floor and 8- to 9-foot-tall on the second floor.

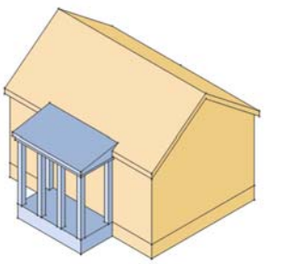
>> Porch column bays should be more narrow than wide. Balusters should be turned or square, and spaced no more than 4 inches on center.



Narrow front hipped roof with full front porch

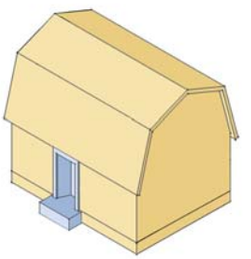


Broad front hipped roof with full front porch

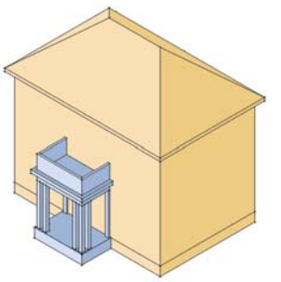


Broad front side gable with add-on porch

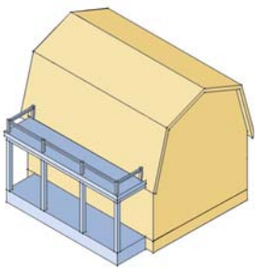
Simple | Common | Elaborate



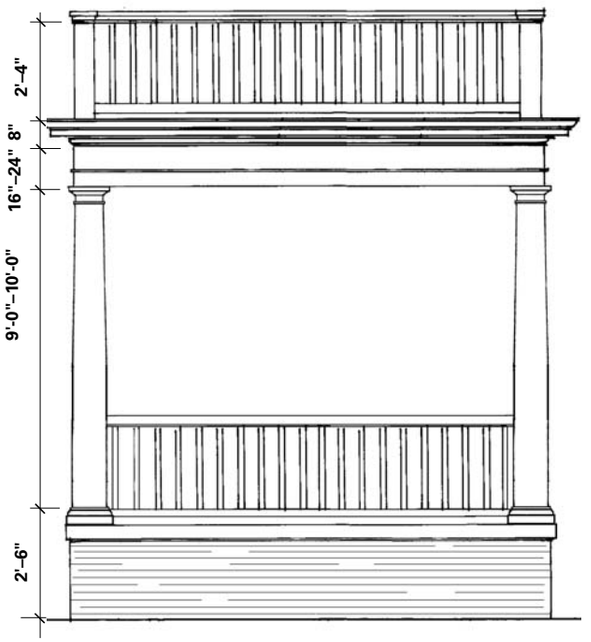
Broad front gambrel with inset entrance porch



Broad front hipped roof with front entrance porch

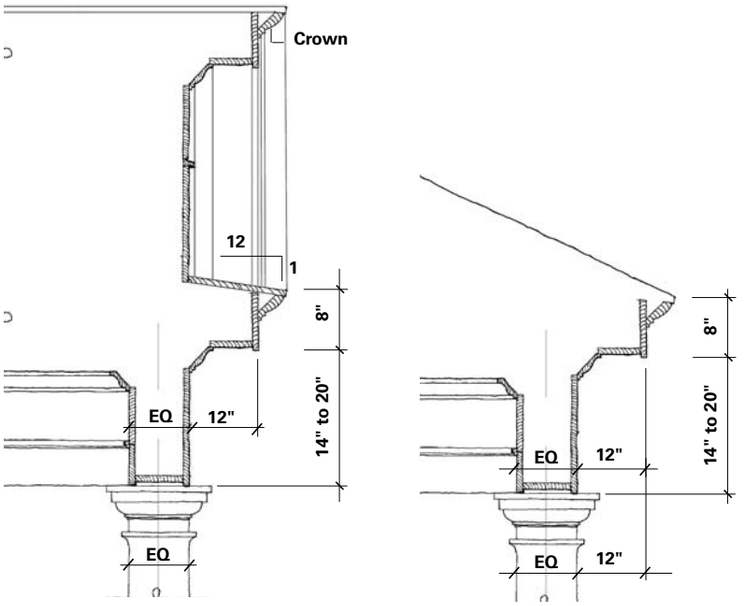


Broad front gambrel with full front porch

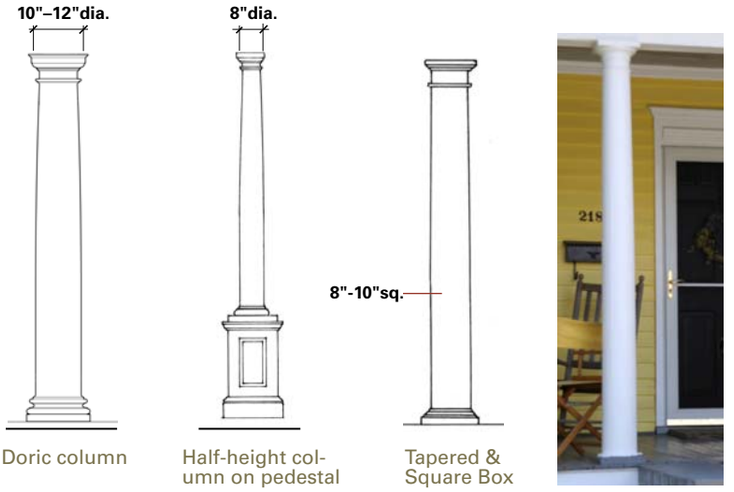


Materials and Applications

PORCH SECTIONS



COLUMN TYPES

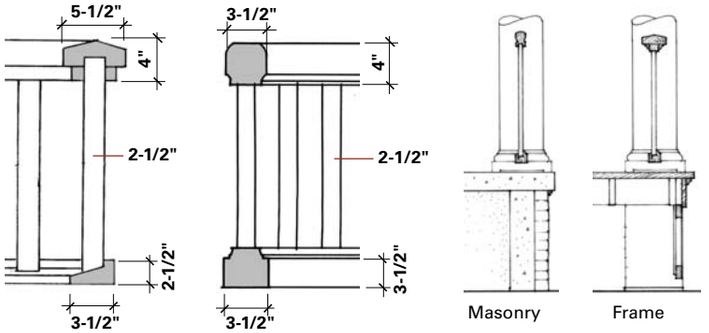


Doric column

Half-height column on pedestal

Tapered & Square Box

RAIL DETAILS



Masonry

Frame

Roofing

>> Sawn shingles, laminated asphalt or composition shingles

Soffits

>> Composition board with smooth finish, tongue-and-groove wood boards, or fiber-cement panels

Gutters and Downspouts

>> Half-round or ogee profile gutters with round or rectangular downspouts in copper, painted or prefinished metal

Cladding

>> Smooth-finish wood or fiber-cement lap siding, 6- to 8-inch exposure, or random-width cut shingles

>> Sand-molded or smooth-finish brick in Common, English or Flemish bond patterns

>> Vinyl siding approved by the Vinyl Siding Institute.

Trim

>> Wood, polyurethane, or composit millwork

>> Manufacturer's vinyl profiles with integral concealed j-channel, engineered lumber rabbeted or over blocking to conceal the j-channel; exposed j-channel trim is not permitted

Foundations and Chimneys

>> Brick veneer, smooth stucco, or cement parging finish

Windows

>> Painted wood or composite, or clad wood or vinyl; true divided light or simulated divided light (SDL) sash with traditional exterior muntin profile (⅞ inch wide)

Doors

>> Wood, fiberglass, or steel with traditional stile-and-rail proportions and raised panel profiles, painted or stained

Shutters

>> Wood or composite, sized to match window sash and mounted with hardware to either be or appear to be operable.

Columns

>> Architecturally-correct Classical proportions and details in wood, fiberglass, or composite material

>> More informal square wooden box columns

Railings

>> Milled wood or composite top and bottom rails with square or turned balusters

>> Wrought iron or solid bar stock square metal picket

Porch Ceilings

>> Plaster, tongue-and-groove wood or composite boards, or beaded-profile plywood

Front Yard Fences

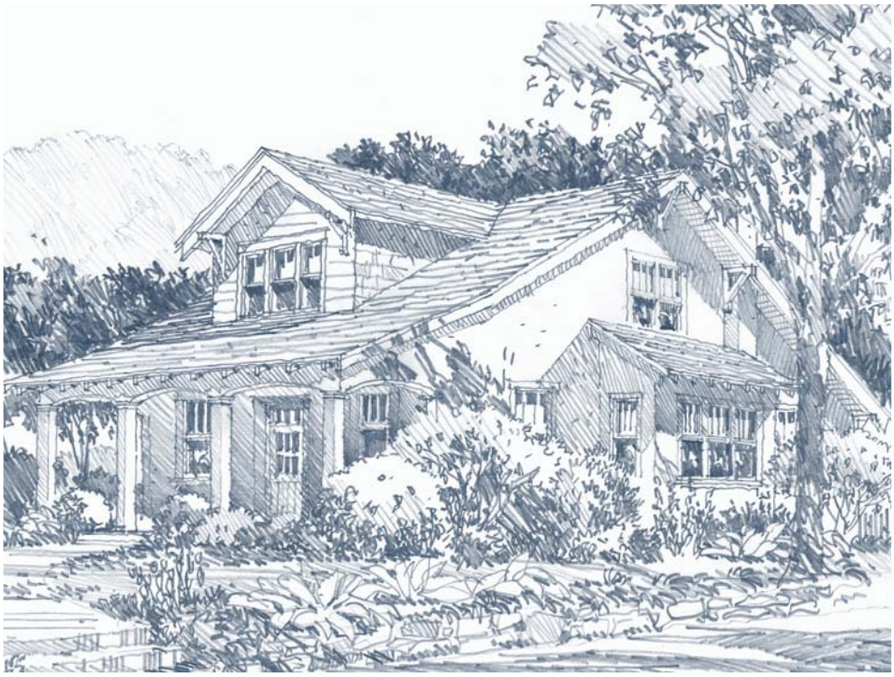
>> Wood picket or composite material to be rendered indistinguishable from wood, or metal with ornamental posts; low brick walls

Lighting

>> Porch pendant, porch fanlight, or wall-mounted lantern

Essential Elements of the Denton Craftsman

- Shallow-pitched roofs with deep overhangs
- Deep, broad, horizontal porch elements with expressive structural components
- Expressive structural elements such as rafters, brackets, and columns
- Predominately crafted with siding
- Asymmetrical window and door compositions on two-story houses and symmetry in bungalows



DENTON
CRAFTSMAN

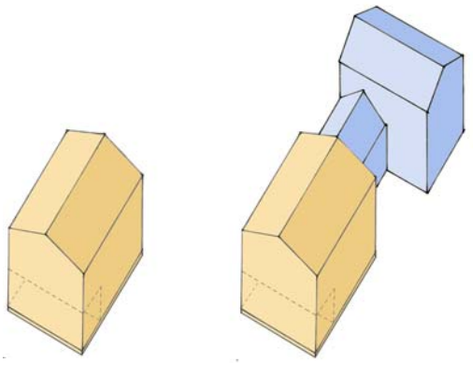
The Denton Craftsman style emerges from two different stylistic movements. First, the two-story examples evolved from Craftsman elements and details applied to largely Victorian two-story houses. These houses are less distinguished in style than the bungalows and cottages, yet they are distinctly Craftsman in their rugged, expressive detailing. The bungalow forms in the one- and one-and-a-half-story houses are often a product of local builders' use of elements from house plan publications and mail order sources. The Arts & Crafts movement espoused a simple decorative expression of structural elements and built-in furniture that builders found suitable for cottage houses. Building during this movement was prolific since bungalows suited well the residential needs of the time.

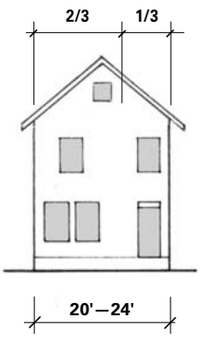
The Denton Craftsman style is characterized by broad, open porches, roofs with deep overhangs, and exposed rafter tails or decorative brackets; asymmetric compositions, though bungalows are more regular; grouped windows with a variety of upper muntin patterns; expressive trim; and porches with brackets. Columns on Craftsman houses are very diverse in both form and material, and are much less formal than in the other architectural styles represented in this Pattern Book.

Massing and Composition

Narrow Front

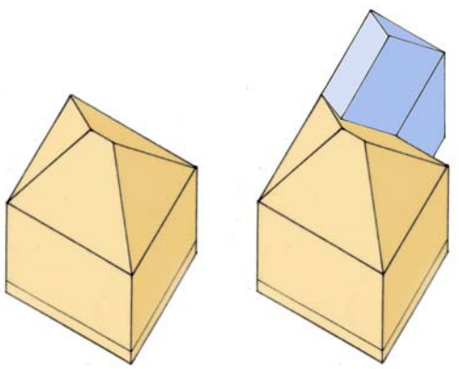
- Rectangular volume with a 6 in 12 to 8 in 12 roof pitch and gable facing the street
- Symmetrically or asymmetrically placed front and /or shed roofed porches are common; either one- or two-story.
- An inset one-story porch may also run the full width of the house.

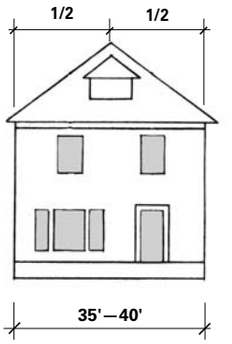




Hipped

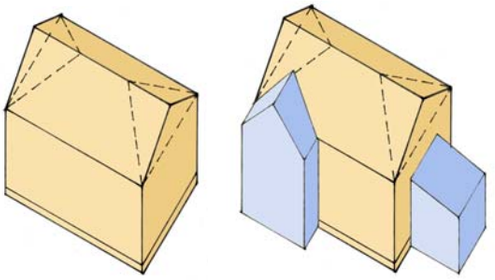
- Rectangular or square volume with a 6 in 12 to 8 in 12 roof pitch; the ridge line, if any, runs parallel with the front of the house.
- Front gabled and/or shed roofed porches with a 3 in 12 to 5 in 12 pitch are placed symmetrically or asymmetrically on the front facade or as full-facade elements.
- Porches are typically one story.

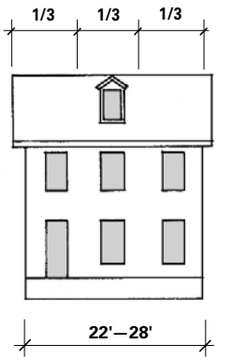


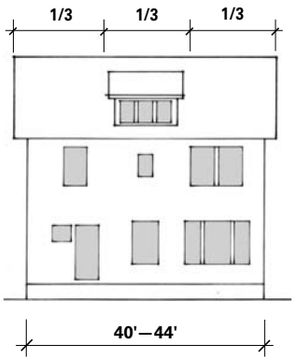


Broad Front

- Rectangular volume with a 6 in 12 to 8 in 12 roof pitch
- Asymmetrically placed gabled and/or shed roofed porches are common.
- Porches are typically one story.

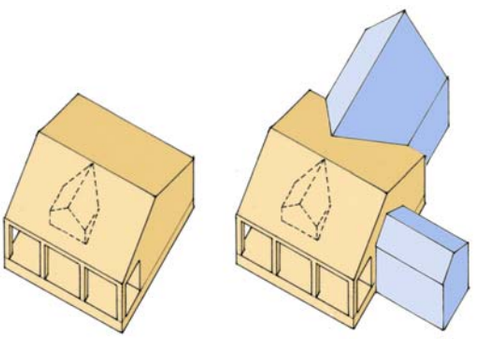


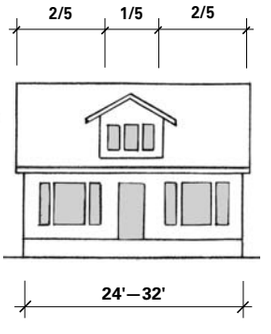


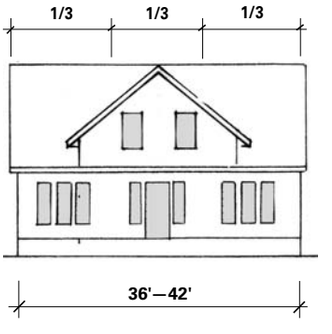


Broad front/Integral Porch

- Rectangular one-and-one-half-story volume with a 6 in 12 to 8 in 12 roof pitch.
- The integral porch is set under occupiable interior space, made possible by a dormer and high knee wall on the second floor.
- Integral front porches range from half to the full length of the front facade.
- Symmetrically placed gabled or shed dormers have a 3 in 12 roof pitch.







Typical Wall Sections and Eaves

ROOFS

>> The roof pitch on most houses varies from 6 to 8 in 12.

WALL

>> For one-story houses, the minimum floor-to-ceiling height is 9 feet. For two-story houses, the minimum floor-to-ceiling height is 9 feet for the first floor and 8 feet for the second floor. Window head heights should be 8 feet above the floor for first-floor windows and 7 to 8 feet for second-floor windows.

>> Cladding should be consistent on all facades of primary mass. Exceptions include: gables, dormers, and garages.

EAVES

>> Deep eaves are a dominant characteristic.

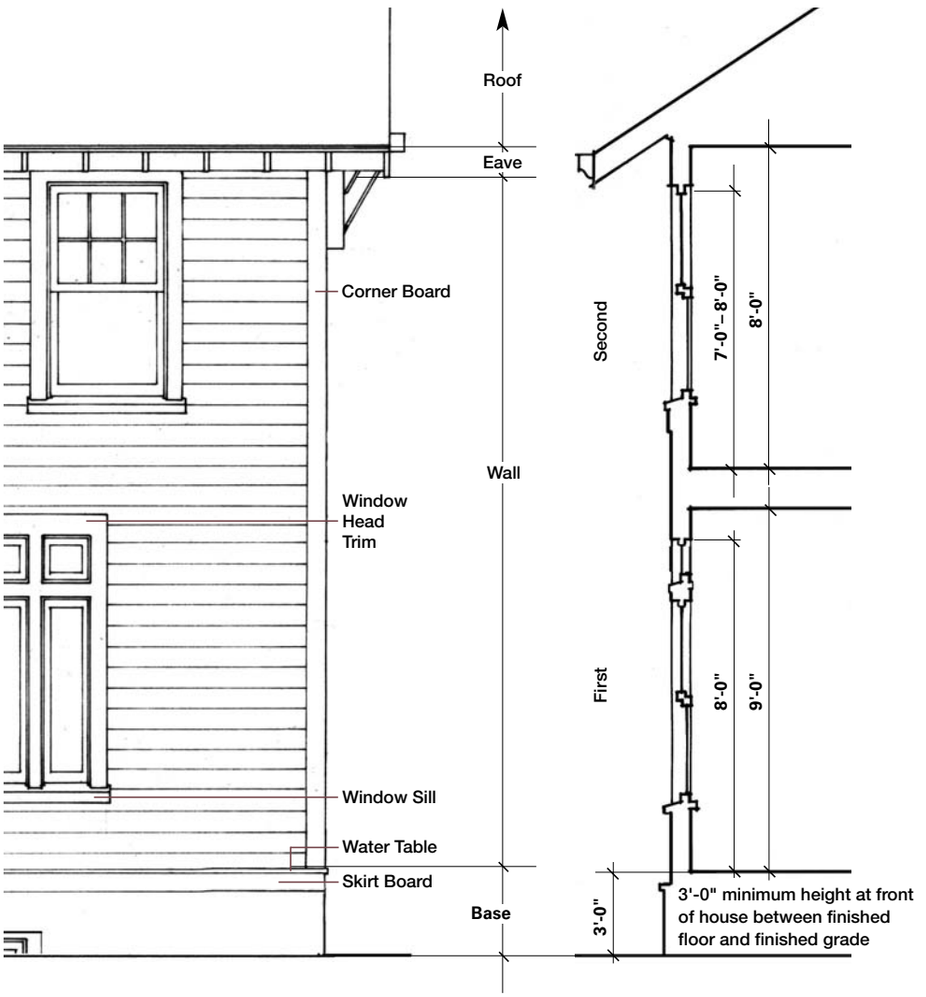
>> Open eaves typically have a 2 x 6 or 2 x 8 shaped rafter tail 16 to 24 inches on center. Gables feature deeper rake boards.

>> Boxed eaves often have profiled outriggers or brackets at 24 inches on center.

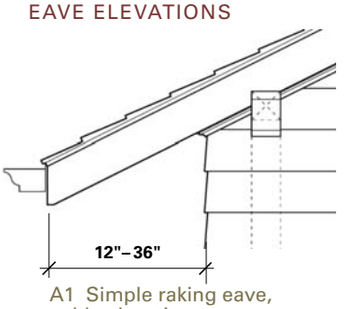
>> Frieze board, if used, is 8 to 12 inch either touching/co-planar with, or no more than 8 inches above the window head trim.

BASE

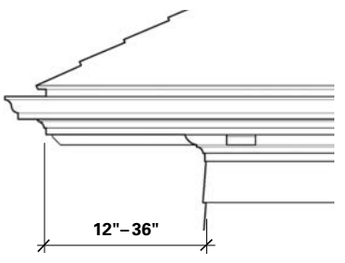
>> The first floor is typically set three feet above the finished grade. Wood clad houses have 8 to 10 inch wide skirt boards. When window wells are used, center under windows.



EAVE ELEVATIONS

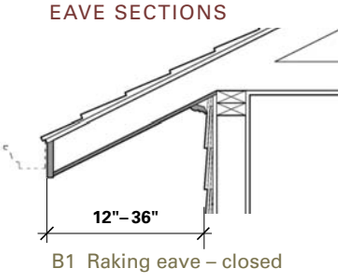


A1 Simple raking eave, gable elevation

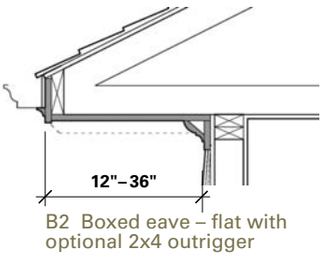


A2 Simple flat boxed eave, hip elevation

EAVE SECTIONS



B1 Raking eave – closed



B2 Boxed eave – flat with optional 2x4 outrigger

Windows and Doors

STANDARD WINDOWS

- Windows are typically vertical in proportion and have a 3 over 1, 6 over 1, or 9 over 1 muntin pattern.
- Standard windows are double hung.

SPECIAL WINDOWS

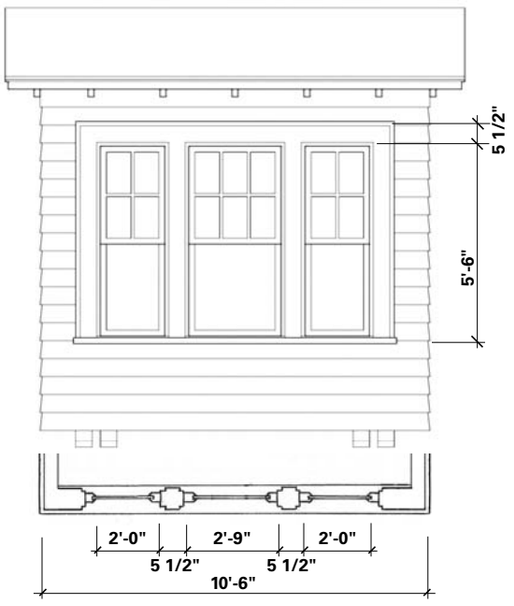
- Special windows include paired or triple windows, small square accent windows, and box bay windows supported on wood brackets.
- Broad, horizontal windows divided into several vertical panes occur in dormers and gables. Other dormer windows are ganged together in wide gabled or shed dormers.

DOORS

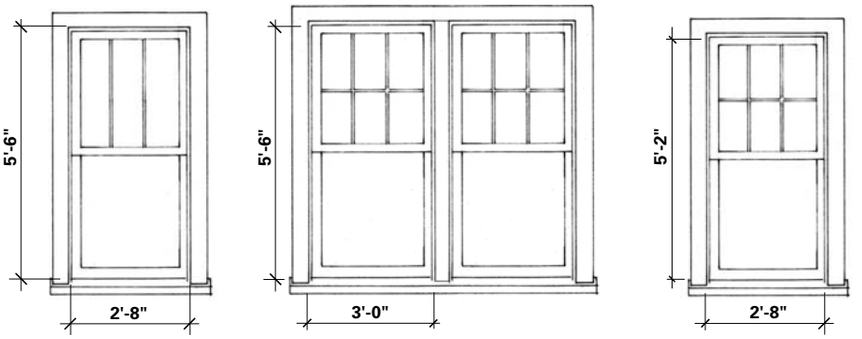
- Doors are often stained wood with either wood plank design or a panel door with the top half glazed.
- Doors may have sidelights or transoms

TRIM

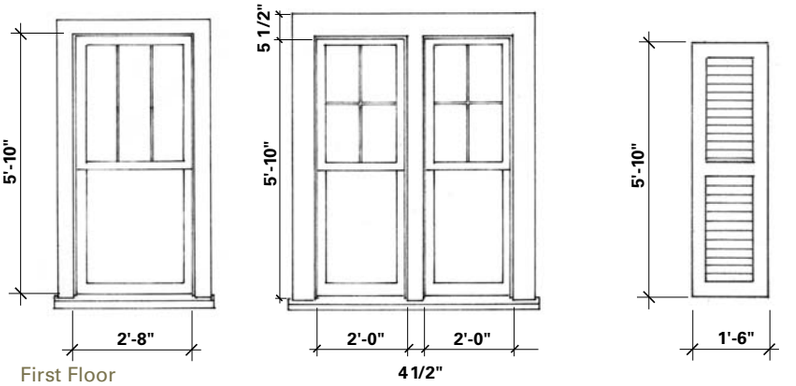
- Windows and doors have 6-inch straight or tapered flat trim.
- Window and door trim carries a simple molding and cap above.



WINDOWS

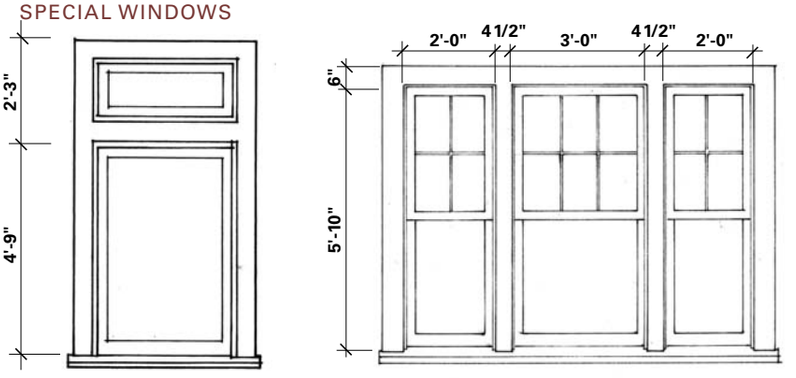


Second Floor

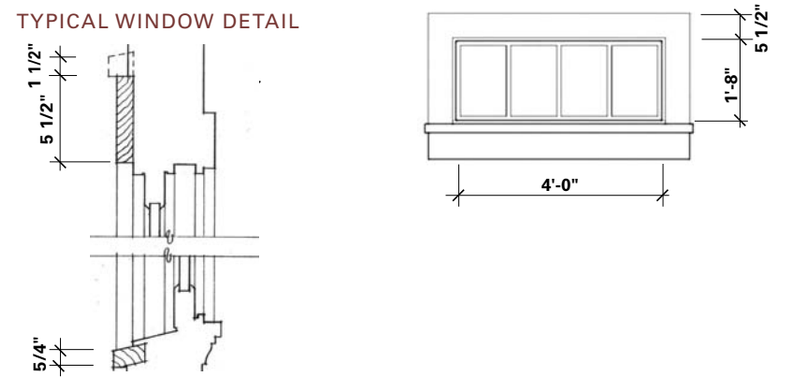


First Floor

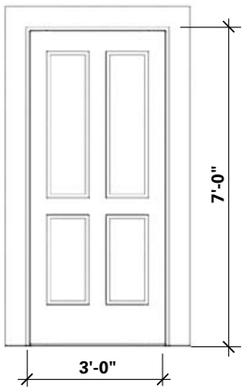
SPECIAL WINDOWS

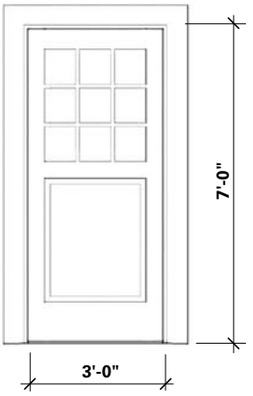


TYPICAL WINDOW DETAIL

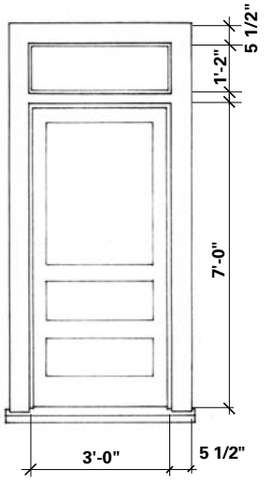


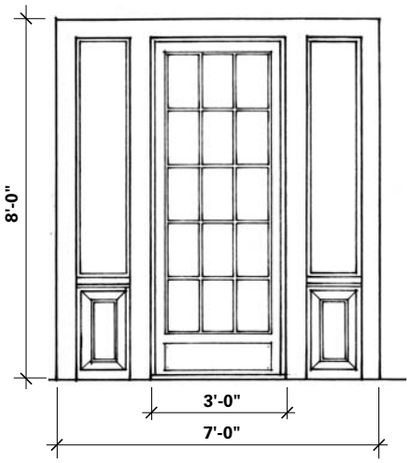
SIMPLE DOORS



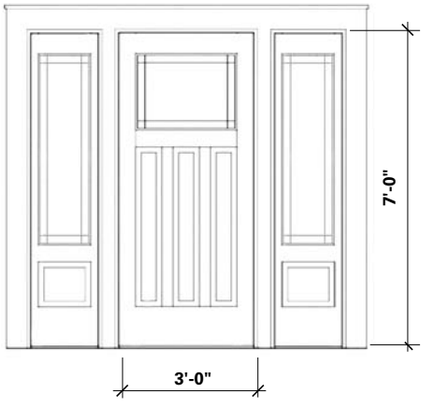


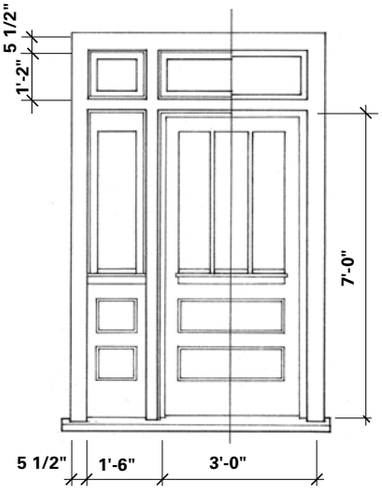
COMMON DOORS





ELABORATE DOORS





Porches

PORCH LOCATION AND MASSING

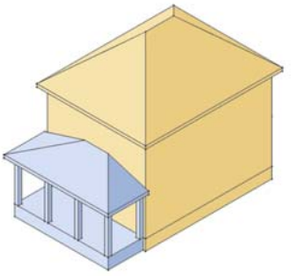
- Porches are broad and low when present, and can wrap the house or fill in the void created by an L-shaped house plan.
- Full front porches are encouraged. Minimum porch depth is 6 feet, but 8 feet is recommended.
- For wood deck porches, the gaps between brick piers are infilled with lattice panels. Solid porches should be faced in brick.

COLUMNS AND RAILINGS

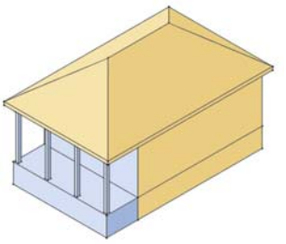
- Bungalows have Classically-styled columns set on square piers or solid porch balustrades. These porches are usually matched with bracketed box eaves.
- Columns include full-height tapered box, half-height paneled box, and three-quarter-height paired box columns.

PORCH ROOFS AND EAVES

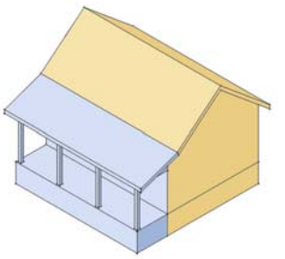
- Porches can have gable-ends, shed roofs or combinations of the two forms.
- Gable-end porches are designed to express structural elements. Shed and hip porches typically have a 3 in 12 to 4 in 12 pitch.
- Porches have deep eaves often repeating the same rafter or eave treatment as the main house body.
- Exposed rafter tails are either shaped or cut plumb.



Hipped roof double-story, with full front hipped porch



Hipped roof single-story, with full front inset porch

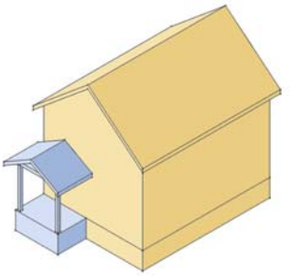


Side gable double-story, full front entry porch of shallower roof pitch

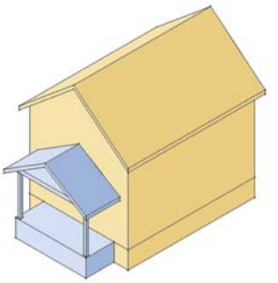
Simple

Common

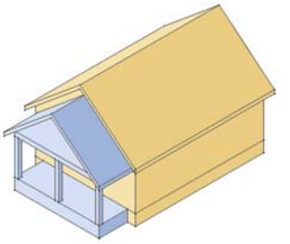
Elaborate



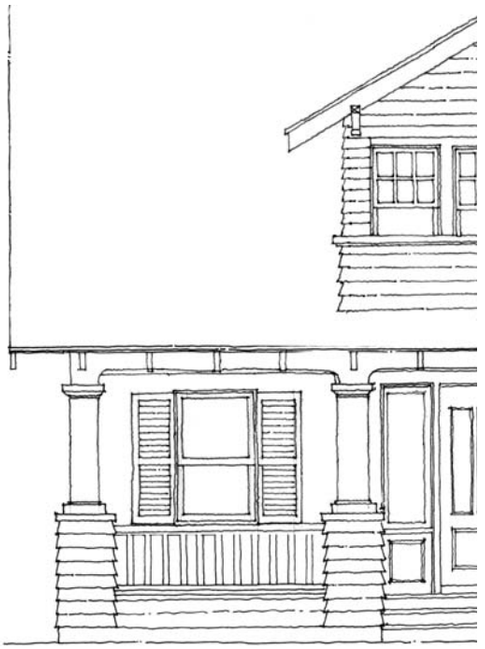
Front gable two-story, with single-bay porch at entry

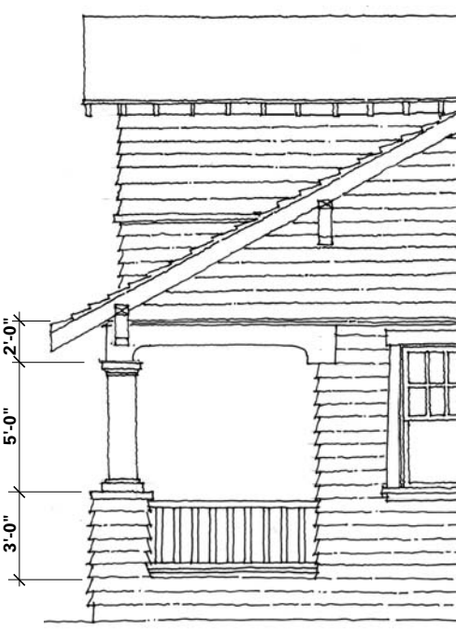


Front gable double-story, with centered two-bay porch at entry



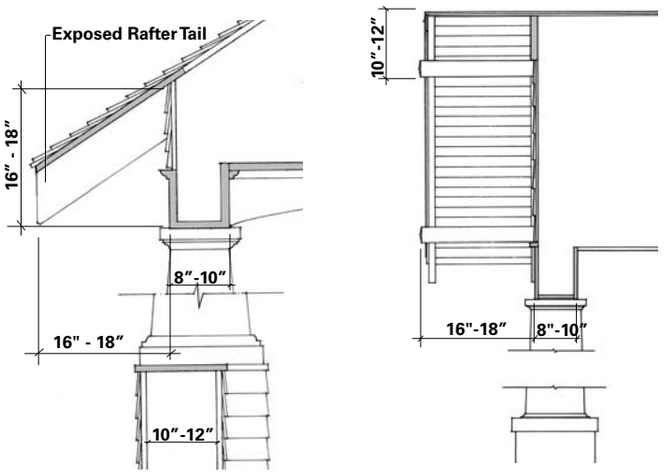
Front gable single-story, with nested gable full front porch



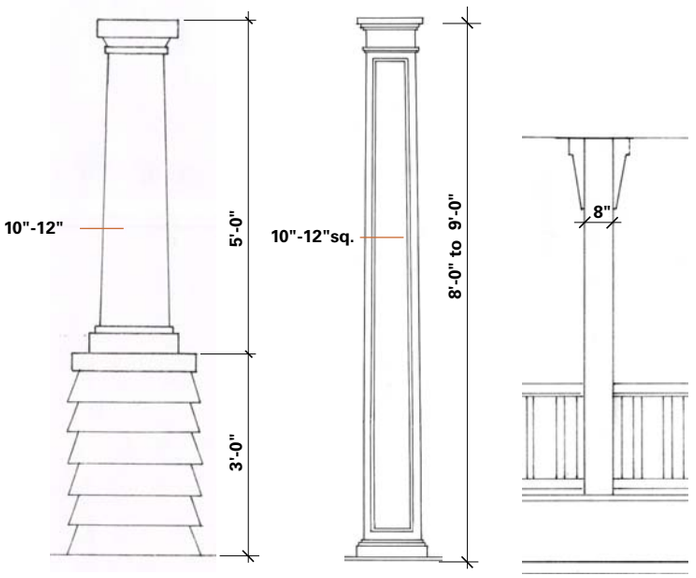


Materials and Applications

PORCH SECTIONS

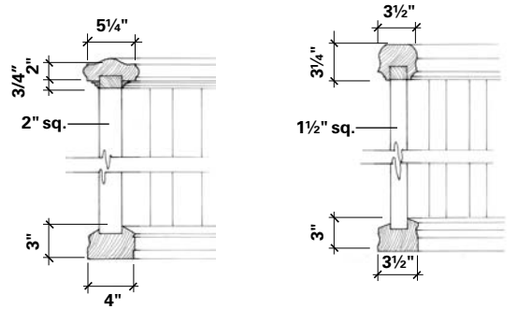


COLUMN TYPES



Column on Pedestal | Tapered Box | Single Post

RAIL DETAILS



Roofing

>> Cedar shakes, sawn shingles, laminated asphalt or composition shingles

Soffits

>> Composition board with smooth finish, tongue-and-groove wood boards, or fiber-cement panels

Gutters and Downspouts

>> Half-round or ogee profile gutters with round or rectangular down spouts in copper, painted or prefinished metal

Cladding

>> Smooth-finish wood or fiber-cement lap siding, 4 to 8 inches exposure, with mitered corners or ¾ x 6-inch corner board trim

>> Random-width cut wood or fiber-cement shingles with mitered corners or ¾ x 6-inch corner board trim

>> Smooth-finish brick in common bond pattern

>> Vinyl siding as approved by the Vinyl Siding Institute

Foundations, Piers and Chimneys

>> Brick veneer, smooth stucco, or cement parging finish

Trim

>> Wood, polyurethane, or composit millwork

>> Manufacturer's vinyl profiles with integral concealed j-channel, engineered lumber rabbeted or over blocking to conceal the j-channel; exposed j-channel trim is not permitted

Shutters

>> Wood or composite, sized to match window sash and mounted with hardware to either be or appear to be operable.

Windows

>> Painted wood or composite, or clad wood or vinyl; true divided light or simulated divided light (SDL) sash with traditional exterior muntin profile (⅞ inch wide)

Doors

>> Wood, fiberglass or steel with traditional stile-and-rail proportions and panel profiles, painted or stained

Columns

>> Wood, fiberglass, or composite material

Railings

>> Wood or composite top and bottom rails with square balusters

>> Solid rails clad in siding, shingles, brick or stone veneer

Brackets

>> Wood or fibercement

Porch Ceilings

>> Plaster, tongue-and-groove wood or composite boards, or beaded-profile plywood

Front Yard Fences

>> Wood picket or composite material to be rendered indistinguishable from wood, or metal with ornamental posts; low brick walls

Lighting

>> Porch pendant, porch fanlight, or wall-mounted lantern

Materials and Methods (For All Styles)

Material Usage

The use and placement of materials are very important in constructing a house of lasting value that fits in with its environment. Because of its durability, brick is an important building material. Three options are shown for brick placement, all of which respect the historic usage patterns of brick as well as prevent poor detailing in transitioning between brick and other facade materials.

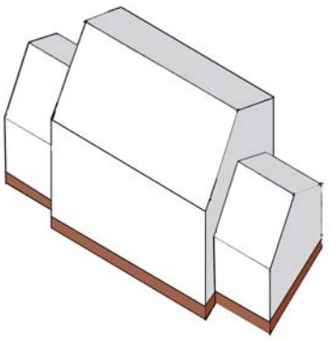
Window and Door Placement

Windows and doors should be placed to provide natural light to all rooms in a house. Do not neglect the side facades, where windows and doors can be used to animate those building faces as well as provide as much natural light as possible to the interior of the house. Side windows are particularly important on houses on corners and those that wrap along curving streets and spaces.

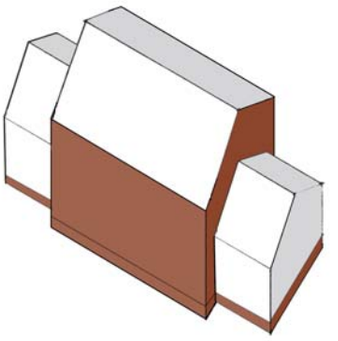
Main Body Massing

The desire for large houses often results in houses that look oversized for their lots. A common problem, this issue can be dealt with by maintaining a main body size or mass that is no larger than 44 feet wide. In studies of historic houses in Denton and across the United States, wings and additions that are of a different scale are used to add floor area, not an extrusion of the main body of the house. Wings should be set back from the main body facade a minimum of 4 feet to provide visual definition. If a wing is a garage, it should be set back at least 8 feet to hide the parking of an adjacent automobile.

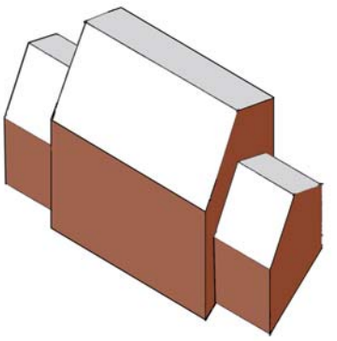
MATERIALS: USE OF BRICK



1 Wrap the entire foundation of the house with brick.



2 Use brick on the entire foundation and all sides of the main body, with wings of other materials.

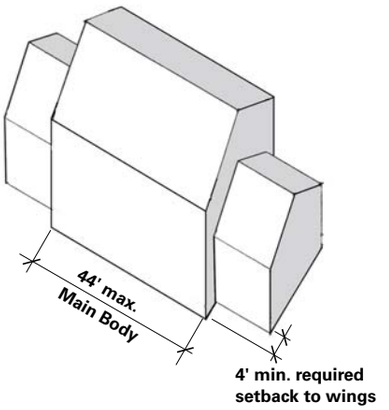


3 Use brick on all sides of the main body and wings.

WINDOW AND DOOR PLACEMENT

Houses need windows on all sides. Windows must occur on the side of the main body and wings.

SCALE OF HOUSE AND WINGS



Architectural Resources

The following partial list of national manufacturers of building products, developed by Urban Design Associates, provides a starting point for home owners searching for appropriate home improvement materials. These products have been selected due to their appropriateness for the architectural styles outlined in the Pattern Book.

Windows

Marvin (http://www.marvin.com)
- >> Wood double-hung and casement
- >> Clad double-hung and casement with aluminum trim accessories
- >> Replacement sash with profiled aluminum panning
- >> Wood or clad simulated divided lights (SDL)
- >> French doors

Caradco (http://www.jeld-wen.com/windows/wood/caradco)
- >> Wood double-hung and casement
- >> Clad double-hung and casement with aluminum trim accessories
- >> Wood or clad simulated divided lights (SDL)
- >> French doors

Windsor (http://www.windsorwindows.com)
- >> Wood double-hung and casement
- >> Cellular PVC Legend Series double-hung and casement
- >> Wood or PVC simulated divided light (SDL)
- >> Direct set transoms and sidelights

Entry Doors

Simpson (http://www.simpsondoor.com)
- >> Wood doors: Appropriate for all styles; hard to find Arts & Crafts door (#1662) is less than $400; several hard-to-find 2-over-3-light Victorian doors; European Romantic doors

Nord (http://jeld-wen.com/windows/wood/norco)
- >> Wood doors: Classical and Colonial Revival styles, some Victorian and European Romantic doors

ThermaTru (http://www.thermatru.com)
- >> Fiberglass and Premium Steel Series
- >> Steel Doors: Classical, Colonial Revival and Victorian styles; acceptable European Romantic and Arts & Crafts doors

Stanley (http://www.stanleyworks.com)
- >> Fiberglass and steel doors: Classical, Colonial Revival and Victorian styles; acceptable European Romantic doors

Peachtree (http://www.peach99.com)
- >> Fiberglass and steel doors: Classical, Colonial Revival and Victorian styles; acceptable European Romantic doors

Screen and Storm Doors

Paul Argoe Screens, Inc.

J&L Shutters (http://www.jlshutters.com)
- >> Stephen Fuller Signature Series (composite shutters, Permex)

Columns

Turncraft (http://www.turncraft.com)
- >> Architecturally correct round and square composite and wood columns; Arts & Crafts tapered square *Polybox*; composite columns

Column and Post (http://www.columnpost.com)
- >> Architecturally correct round and square composite columns

Somerset (http://www.somersetcolumns.com)
- >> Architecturally correct round and square wood columns and pilasters

HB&G (http://www.hbgcolumns.com)
- >> PermaPorch system: Cellular pvc; 2x2 square or turned balusters with 'Savannah' top rail

Shutters

Southern Shutter Company (http://www.southernshutter.com)

Paul Argoe Screens, Inc.

Exterior Siding (synthetic options)

James Hardie (http://www.jameshardie.com)
- >> Hardiplank (fiber cement)lap siding, shingle, panel, and soffit products

Georgia-Pacific (http://www.gp.com)
- >> Fiber cement cladding board

Vinyl Siding Institute (http://www.vinylsiding.org)
- >> Approved vinyl siding

Exterior Molding, Trim and Brackets (synthetic options)

Chemcrest (http://www.chemcrest.com)
- >> Classic Moulding and Door: Crown, bed, casing, and brackets in polyurethane

Azek (http://www.azek.com)
- >> Cellular PVC flat sheet (4 x 8, 4 x 10 and 4 x 12 feet) for gables, soffits, etc. ¾"-thick trim boards, ⅝"-thick trim boards (4" and 6" widths), tongue-and-groove paneling

Royal Wood (http://www.royalwood.com)
- >> Composite 1x trim boards, brickmold and T&G paneling for porch ceilings

Fypon or Duraflex (http://www.fypon.com)

Porch Ceilings

Georgia-Pacific (http://www.gp.com)
- >> *PlyBead Classic* or T&G beaded paneling

Fencing (synthetic options)

Kroy (http://www.kroybp.com)
- >> Classic Manor Collection: Vinyl fences in traditional designs and profiles

Garage Doors

Designer Door (http://www.designerdoors.com)

Clopay Doors (http://www.clopay.com)

Roof Shingles and Tiles (synthetic options)

Majestic Skylines (http://www.majesticskylines.com)
- >> Synthetic slate

Owens Corning (http://www.miravistaroof.com)
- >> MiraVista specialty roofing: synthetic shakes, slate, copper, and metal
- >> Berkshire Collection: composite shingles

SECTION F

GREEN BUILDING GUIDELINES

Whether the term used is green building, sustainable design, or high performance buildings, all refer to the planning, design, construction, and maintenance of buildings that are energy-efficient, healthy, and environmentally friendly. The Denton Pattern Book presents an unprecedented opportunity to help developers and home owners incorporate green building strategies and systems into existing houses, infill and redevelopment, as well as new construction.

Although traditional and older architecture in Denton uses climatically responsive design strategies that enhance human comfort without the use of electricity such as porches, tall ceilings, large windows, and roof overhangs, newer houses generally have relied almost exclusively on fossil-fuel-dependent mechanical systems for heating and cooling. Whether the energy source is electricity, gas, oil, wind, or solar, increasing the efficiency of a house reduces energy bills and lessens the negative effect on the environment. Using 30% less energy translates directly into financial savings. Moreover, the small increase in up-front construction costs attributable to energy efficiency measures will be returned in longer-term savings to the home owner or renter. Green building strategies are important, therefore, not only because of their environmental and human benefits, but for the cost savings and increased affordability they provide.

A systems approach is essential to successful green building and every well-designed, energy-efficient building incorporates an interrelated roster of active and passive elements that control, move, circulate, or retain energy, air, and water to achieve human comfort, functionality, and safety. For example, climate and solar orientation should be factored into to decisions about the location and number of windows. Insulation choices, tightness of the building envelope, and foundation choices all contribute to the size of the heating-ventilation-air conditioning (HVAC) system. Buildings that are designed to interrelate these elements achieve greater energy efficiency, comfort, safety, and affordability for their owners and occupants.

Strategies

Active Energy–Efficient Strategies

Energy-efficient houses provide significant benefits including reductions in energy demand, utility costs, and pollution, as well as enhanced human comfort, health, durability, quality, and control. One way to achieve energy efficiency in new construction is to follow the Energy Star Program, a national, voluntary program sponsored by the U.S. Environmental Protection Agency (EPA) to reduce greenhouse gas emissions and protect the environment. Energy Star houses are 15-30% more energy efficient than houses built to national or state energy codes. Program requirements are typically met through a combination of building-envelope upgrades, high-performance windows, controlled air infiltration, upgraded heating and air conditioning systems, and tight duct systems. These features contribute to improved house quality and home owner comfort, lower energy demand, lower utility bills, and reduced air pollution. The program is clear and easy to use, affordable, and is monitored to ensure high quality and efficient construction.

MECHANICAL HEATING, COOLING, AND DEHUMIDIFICATION

To achieve the highest energy efficiency, mechanical units must be sized properly for a given house or building. Under- or oversized systems do not achieve the desired balance of heating, cooling, and dehumidification for human comfort. The hot, humid climate along the Eastern Shore for more than half the year necessitates a high-efficiency, central air-conditioning unit to provide comfort, significant energy reductions, and substantial cost savings. An optional, dedicated, whole-house dehumidifier will help to further control indoor humidity and increase comfort.

APPLIANCES AND LIGHTING

Appliances and lighting account for 40% of home energy usage with refrigerators typically being the single biggest energy-consuming home appliance. Energy Star appliances meet specific energy criteria set by the EPA and use an average of 10-15% less energy than non-certified products, thereby reducing energy costs and pollution.

WATER HEATERS

Water heating is typically the second largest household energy expense. Greater efficiency can be achieved simply and affordably by using less hot water, setting the heater temperature at 115°F, and wrapping the heater and pipes with insulation. Tankless (on-demand) hot water heaters typically cost less and are more efficient because they do not store hot water if there is no demand. Solar hot water heaters use the sun to heat water or a heat-transfer fluid in collectors, reducing the need for conventional water heating by about two-thirds.

Passive Design Strategies

Passive design strategies refer to non-mechanical systems or architectural features that use the sun's natural energy to heat living spaces during the colder seasons and minimize heat gain in the warmer ones. Solar energy is a renewable, non-polluting natural energy source. Passive design features do not generate greenhouse gases, deplete fossil fuels, or rely upon costly, and at times unreliable, energy sources. The architectural features described on the next two pages are all examples of effective passive design elements suitable for use in all the traditional Denton architectural styles. Passive systems should be considered early in the design process, and used in conjunction with a well-built, well-insulated house that has an efficient mechanical HVAC system.

ROOFS

Roofs are the greatest source of potential heat gain in the warmest months of the year when the midday sun is directly overhead. A light-colored, reflective roof surface is most effective in minimizing heat gain.

OVERHANGS

Roof overhangs on the south side of the house can be sized to provide shade in the summer (when the sun is high in the sky), yet allow sunlight and warmth into the house in winter (when the sun is at a lower altitude). Overhangs also prevent water from draining directly onto the house and its foundation.

PORCHES

Porches provide shade and outdoor living space with the south side of the house the most critical to shade. Screened porches provide breezy outdoor space while keeping out insects.

SHUTTERS

Aesthetically pleasing, operable exterior shutters keep the hot sun out while allowing cooling breezes to ventilate the house. They also provide an effective window insulation system, enhanced weather protection, and household security.

CEILING HEIGHT

Traditional architectural styles often use 12-foot ceilings, rather than the 8-foot baseline typical of new development. Higher ceilings, even 9 or 10 feet, provide more space for hot air to rise, increasing human comfort in warm weather. Coupled with large windows, higher ceilings also provide more effective ventilation.

CEILING FANS

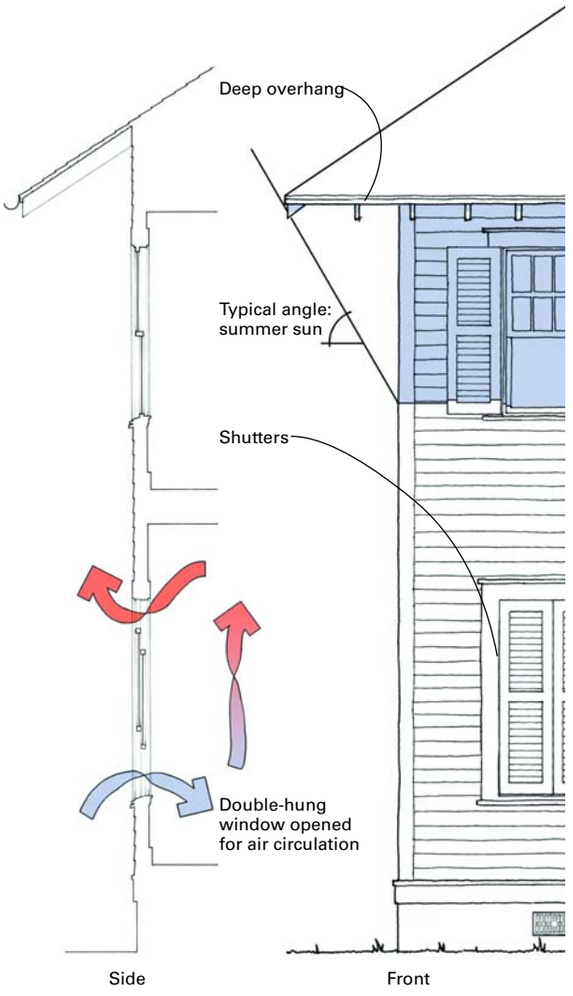
Ceiling fans increase comfort by providing air movement that aids the body's evaporative cooling system, rather than by regulating temperature. Fans also increase ventilation on outdoor porches and help keep away insects. Fans should be turned off when the room is not occupied.

WINDOWS

Size, number, type, and placement of windows affect the comfort and energy efficiency of any house. Reduce the size and number of windows on the heat-intensive west side. Use larger windows for greater ventilation and day lighting on the north and east sides. Choose double-pane, insulated, and Low-E coated windows that hinder radiant heat flow through glass layers and allow in light and air. Double-hung windows are ideal for ventilation: cooler air enters through the raised bottom sash; hot air escapes through the lowered upper sash. All windows and doors should be sealed, flashed, and properly installed to reduce air and moisture infiltration.

VEGETATED SHADING

Shade is a valuable and affordable resource that can be created by planting deciduous trees and shrubs on the west, east, southwest, and southeast sides of the house shades. This protects against solar heat gain in the summer and lets in sunlight in the winter. Small shrubs and groundcover used to shade pavement around the house, also keep the house and outdoor spaces cooler by reducing reflected heat.



Correctly-proportioned overhangs and shutters provide shade, decreasing heat gain. Double-hung windows allow cooler air to enter through the raised bottom sash, while hot air escapes through the lowered upper sash. High ceilings allow hot air to rise above the occupied areas, increasing human comfort.

WALL SECTION

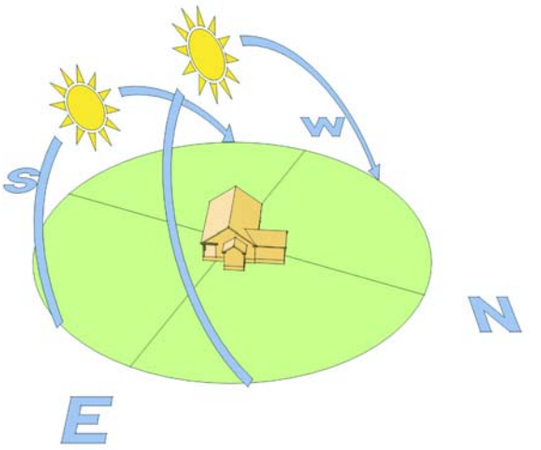
A well-insulated, properly constructed exterior wall can increase the comfort, efficiency, and health of a house. Traditional wood framing is likely to remain the most common and accessible building system available. Framed houses, 2x6 Optimum Value Engineered (OVE) with structural sheathing, generally cost about the same as standard framed houses but have added benefits. OVE reduces framing time, lowers construction costs, conserves resources, and reduces annual energy costs. OVE also reduces the amount of lumber used in the exterior wall while increasing the insulation.

INSULATION

Insulation is critical in building energy-efficient, comfortable houses. Insulation should exceed the required minimums to save on overall energy costs and make the house more comfortable. Use recycled wet-blown cellulose for better insulation and insect control.

FOUNDATION SYSTEMS

Foundation systems should be carefully designed according to site characteristics. The well-built, well-insulated foundation can add greatly to the comfort and energy efficiency of a house.



Keeping in mind the arc of the sun when orienting a house on a lot provides passive solar energy and can contribute to the overall energy efficiency of the house.

Materials and Indoor Air Quality

Initial decisions in the construction of a house can have a significant impact on maintenance and replacement costs over time. Consider selecting roof materials with extended warranties and using a cementitious fiberboard for siding. Selecting high quality materials and assemblies may add to upfront costs, but will likely provide long-term savings through greater durability, strength, and reduced replacement costs.

Because people spend an average of 65% of their time indoors, indoor air quality is critical to the health of residents, especially more vulnerable groups such as children, seniors, and individuals with existing respiratory problems and compromised immune systems. Toxic materials have associated negative human health effects including cancer, allergies, and 'sick building syndrome.' Sources of indoor air pollution include:

- Building materials and furnishings, such as insulation, carpeting, and cabinetry, that may contain phthalates, arsenic, and formaldehyde
- Polyvinyl chloride, commonly called PVC or vinyl is a hazard (approximately 75% of all PVC manufactured is used in construction materials)
- Adhesives that release formaldehyde
- Cleaning and maintenance products containing toxic chemicals
- Interior paints, primers, and removers that release volatile organic compounds

Materials should be selected with low or zero volatile organic compounds (VOCs), PVC, formaldehyde, arsenic, chromium, and other toxic chemicals. There are many alternative construction materials that can be used in place of vinyl including composite materials, fiber-cement board siding, metal roofing, natural linoleum, tile, wood flooring, sustainably-harvested wood, fiberglass, and aluminum windows and doors.

SECTION G

HOME OWNER'S GUIDE

This section of the Pattern Book is intended to assist Denton's home owners and those undertaking infill housing projects to build or renovate their houses. Following the more general information that appears on the opposite page about the basic components and form of a house, the section provides basic guidelines for making appropriate renovations, additions, and transformations to houses in Denton.

You'll want to use the information in this section in combination with that presented in the Architectural Styles section of the Pattern Book. There you'll find information about the three primary architectural styles in Denton (Victorian, Colonial Revival, and Craftsman), their characteristics, and the materials appropriate for each. At the end of that section, you'll also find a list of nationally respected Material Manufacturers that may be useful to you in selecting materials for your home improvement projects.

Building the Denton House

Most traditional houses consist of a **Main Body** that is always the most important portion of the house's form. Additional space is treated as secondary additions to this Main Body.

The first step in designing your house is to determine the Main Body Massing Type. This will guide the development of your house plan or the modifications to your existing house.

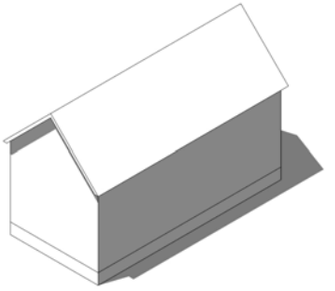
In general, additions should be treated as **Wings**. Side wings can be either one, or one-and-one-half stories, set back from the front facade of the Main Body. Two-story additions can be added to two-story Main Bodies, but should be set back from the front facade and limited in width to a maximum of one-third the width of the Main Body. Side wings and rear wings can be added in many combinations.

Once the massing and the floor-to-floor heights have been determined, various **Window and Door Compositions** can be explored. Most traditional house styles have very definite patterns. These were used to create balanced or picturesque compositions that produce a harmonious and pleasing image. Window proportions, location, and spacing are all important and were well understood by early house builders.

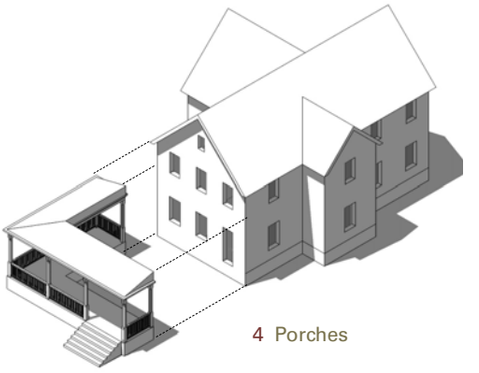
Porches are important elements in the history and culture of Denton. These major elements are found in every architectural style or vocabulary. Setting the appropriate column types, porch cornices, railings, and balustrades are important to establishing the character of the house.

While **Windows and Doors** are available today from a wide range of manufacturers and come in almost any shape and size, selecting correctly proportioned and detailed Windows and Doors is key to creating or preserving the stylistic integrity of the design of your house. The Pattern Book illustrates standard window and door types used for each architectural style and special windows and doors used as accents.

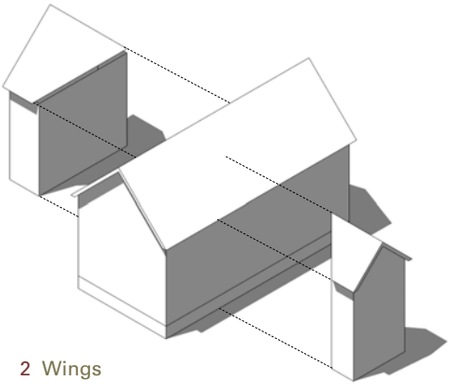
The **Final Assembly** of the various components should produce a house of recognized character and quality, no matter what the size. Within the Architectural Styles Section, a series of three possibilities are provided for each style demonstrating the effective application of the Pattern Book guidelines.



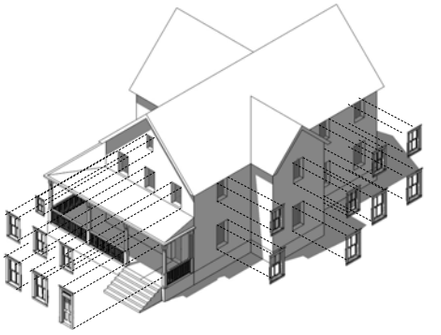
1 Main Body



4 Porches



2 Wings



5 Windows and Doors

3 Window and Door Composition

6 Final Assembly

Renovations

House renovations vary from applying a new coat of paint or replacing windows to adding an upper floor or a wing to a house. These options provide more living space while enhancing the quality and value of your house. A poorly executed renovation can turn even the most beautiful house into an eyesore regardless of the nature, extent, or major expenditure involved. Similarly, an inexpensive, but well-detailed modification to an existing house could add significant value.

The key to effective renovating lies in understanding the appropriate design elements, massing, and materials which create the architecture of your house.

Scope

Before starting, it's important to determine the scope of your project. Is it cosmetic to help you add character and value? Or based on a need, such as additional living or parking space? Or is your purpose to repair old or damaged elements? By answering some simple questions about the scope of your project, the age of your house and its architectural style, you'll be better able to determine whether your project is a weekend project for you or a major building project requiring a professional and a building permit.

Renovations may include window replacement, a new front door, front porch restoration, roof and gutter replacement, brick repointing and repair, new paint, new siding, or the replacement of aged or damaged siding. Larger renovations may include adding box and bay windows, dormers, and porches.

Additions are generally larger than renovations and may consist of major changes in terms of the massing of the house. Additions may include the construction of a wing – typically on the side or rear, the addition of a second habitable level, or the construction of an ancillary structure, such as a garage or carriage unit. In general, additions should reflect the architectural style of the main house body.

Transformations, on the other hand, are more drastic changes that allow the home owner to build value into an existing house by fitting it into one of the recognizable styles prevalent among the building traditions of Denton. Transformations are encouraged as they often result in a rise in property value and also further the contribution these structures make to the overall quality of the neighborhood.

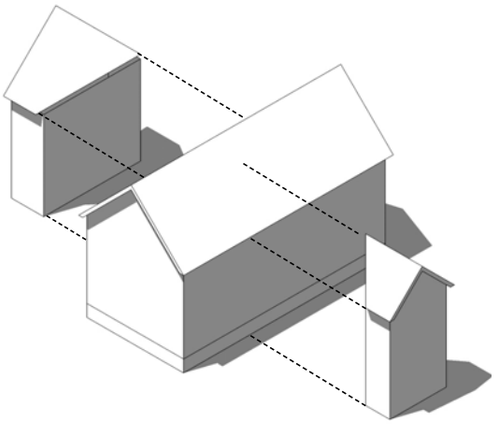
Age

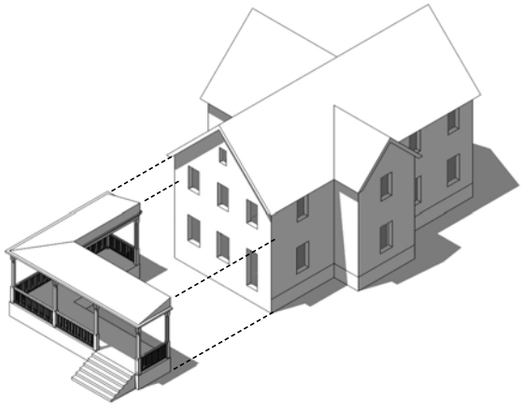
After you have a sense of the size of your project, determine the age of your house. The age of your neighborhood may be a starting point. The Museum of Rural Life, as well as historic maps and governmental property data are all sources for finding the age and era of your house. Knowing the age of your house not only helps you understand the status of the building's structure, it also helps you decide whether the investments you're contemplating are worthwhile.

Style

Finally, identify the architectural style of your house.

1. Determine its Massing Form by comparing the shape of your house to the massing possibilities of the significant Denton architectural styles.
2. Determine the Roof Pitch by measuring the vertical rise for the roof for every 12 inches of run. A 10 in 12 pitch means that the rafter rises 10 inches vertically for every 12 inches of horizontal distance. If you cannot measure your roof pitch, then visually approximate it to help assign a family style to it.
3. Refer to the Denton Architectural Style pages to find an appropriate style for your house. There you will find information on details and materials appropriate for each style and photographic examples of Denton houses to help you identify the style of your house and to serve as precedent examples for your project.





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Additions

Additions are a common house investment, often driven by the growth of families or the changes in living patterns compared to historic architectural development. To protect and enhance the value of your house, it is important to pay careful attention to the way you add onto it, ensuring that the house remains contextual in manner and that the addition reinforces the original facade composition.

Additions are generally larger than renovations and may consist of major changes to the massing of the house. Additions may include the construction of a wing typically on the side or rear, the addition of a second habitable level, or the construction of an ancillary structure (for example, a garage or carriage unit). In general, additions should reflect the architectural style of the main house body.

Successful additions add both beauty and value to the house while making the house more inhabitable to its residents. The facing page illustrates some of the design principles (presented below) applied to two possible additions, using existing houses in Denton as models. For each example, a photograph and two drawings present a comparative study of the house before and after the proposed addition. The massing composition diagram helps you visualize the effect of the addition on the overall lot layout.

The first step in determining what type of addition is appropriate is to understand the dimensions and massing of your existing house and lot so that an appropriately sized addition can be designed relative to the size of the main body.

Side Wings

Particularly prevalent in the Colonial Revival and Victorian styles, side wings should step back no less than 2 feet from the front facade of the main body to ensure that the addition is subordinate in scale to the greater house.

Generally, the height of the main body governs the scale of any addition in terms of height and mass. No addition should be taller or more massive than the house to which it will be attached since to do otherwise would cause the addition and the house in its totality to look unnatural. Many examples of both good and poorly conceived additions can be found throughout Denton.

One-story wings should never exceed half the width of the Main Body of the house. Two-story wings should not exceed one-third of the house width. Wings may be built off either side of a house, however, particularly with the Colonial Revival style, two balanced wings are traditional. You can also balance a house wing with a garage or carriage porch/carport.

Setbacks

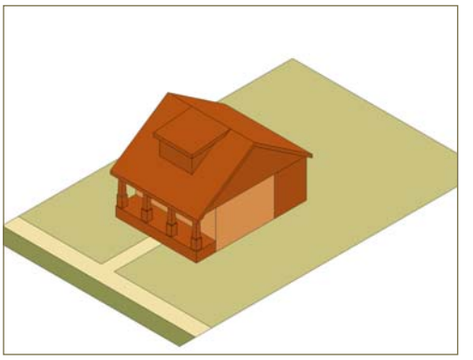
Setbacks from the front facade are necessary to provide visual relief and hierarchy to the overall house. Garage or porch wings should be set back a distance equal to the width of the wing.

Addition No.1

This house is typical of the many bungalows, loosely designed in the Colonial Revival style, throughout Denton. A rather common addition to a one-story house is the introduction of an additional bedroom or home office. Since many bungalows occupy similarly tight lots, and because many home owners do not wish to reduce outdoor space, such as the backyard, building living space into the roof is very common for this massing type.

In this particular example, multiple issues are resolved or improved by the addition of another half-story. Window and porch column rebuilding or refacing allows the bungalow to migrate into the Craftsman style, more typical for houses of this type. The porch columns recenter the entry and make for a balanced composition. The same Craftsman windows are used in the dormer, and the typical ganged set of windows allows much light into this second-story living space. The gable dormer is a type found frequently throughout Denton.

Existing House



Massing Composition

Before Addition

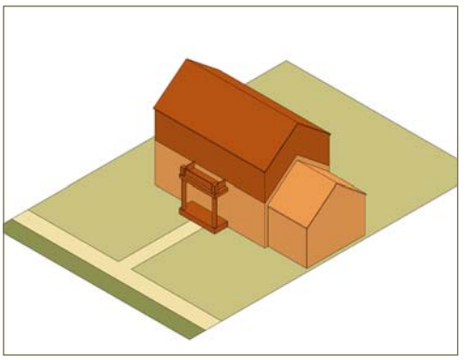
After Addition

Addition No.2

This house is another example of a building that is likely to be too small for most family types or residents. In order to address the issue of lack of living space, a two-story pop-up, or addition out the roof is illustrated. It provides a much larger house in the identical building footprint, creating additional interior square footage without consuming valuable yard space

The house suffers from a lack of architectural character, though less so than a house in need of transformation. Properly-sized, shuttered windows arranged in a symmetrical manner create a traditional two-story Colonial Revival house, characteristic of those found throughout Denton. A portico is added to shield visitors and residents from the elements when entering the house. With this type of addition, much more substantial than the one shown above, this house is doubled in size, yet feels appropriate on its lot (as opposed to the extension of the main body mass itself).

Existing House



Massing Composition

Before Addition

After Addition

Transformations

Many of Denton's blocks and streets, particularly those that reach out farthest from the core of town, were developed in later eras, long after the town's historic Victorian era development. Like most cities, this later influx brought with it myriad house types that often did not respect the pre-existing residential fabric surrounding them. In consequence, these houses look like the later insertions they were and often have nothing to do with the architectural heritage of their neighbors.

Sadly, much production building nowadays possesses the same telltale signs of placelessness resulting from a single-minded focus on mass production and efficiency over craftsmanship and character. Although the large homebuilding industry is firmly established in America, its effect and its potential erosion of the character of existing places need not continue as it is possible to build in a manner that is contextual and gets the details right for any house. Investing in the proper design of the transformation at the beginning of a building project goes a long way to eliminating the common problems of 'anywhere' houses – particularly complicated massing that attempts to make up for cheap materials and shoddy detailing.

The transformation examples are some of the most important in the Pattern Book because the guidelines speak to both renovation of existing structures, as well as developers' builder sets that can be tweaked in design to produce houses relating to Denton's existing fabric and enduring traditions. The two transformations presented on the facing page provide direction for appropriately enlarging a house while also enhancing its existing architectural style references. Where no distinct style is apparent, refer to the Architectural Style pages to help you select an appropriate, distinctly Denton style and character based on the massing and proportions of your house.

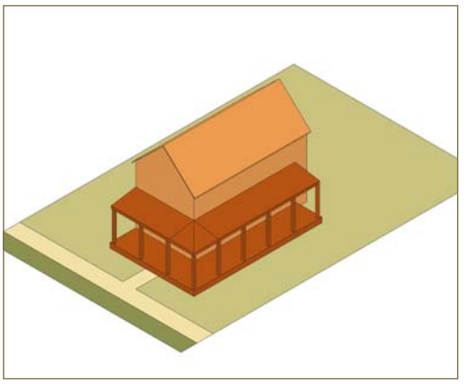
Common transformation methods include the pop-up, nose, wing, and porch since these are most often the missing parts that traditional architectural vocabularies used to animate and create residential architecture. **Pop-ups** add living space by building a partial or full second floor on the house, or a half-story dormer. **Noses** are wings that face front and project into the front yard. These elements are not more than half the width of the house and must be at least 8 feet in width to be a usable interior space, usually as annexes to living and dining rooms. **Wings** project from the side and rear, and follow the proportional rules set out in the previous pages on additions. **Porches** are typically the most cost-effective addition, and often the introduction of a simple, well-scaled porch can do much to minimize the undesirable effects of poorly scaled or proportioned architectural elements that remain, such as windows, doors, and the like. In Denton, as in many other small towns throughout the region, front porch life provides more than outdoor living space, it also contributes to the sense of hometown feel.

Transformation No.1

Beneath the siding of this Denton house likely lies other framed openings, and possibly another sheathing material altogether. Transforming it back into a consistent architectural style is a worthy goal, and will add a great deal of value to the house once it is seen as part of the overall community through the use of more direct architectural forms. In addition to the value added by style, more natural light and ventilation can be achieved by introducing additional second-story windows and a typical, wraparound porch which augments the amount of livable space without enveloping much of the lot.

Through transformation, the house shown here which was devoid of any style, can be identified as a Victorian house, in keeping with Denton's architectural heritage and traditions.

Existing House



Massing Composition

Before Transformation

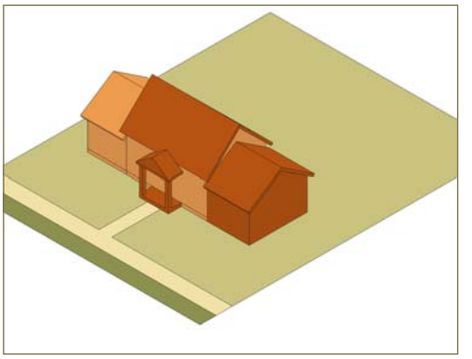
After Transformation

Transformation No.2

This relatively small house can take full advantage of its wider, shallower lot through the addition of a wing and new roof with dormers for extra upstairs living space. In this case, the wing is shown as a garage since the current house lacks an indoor parking space and that form of storage.

In terms of the active living space, much of the investment is applied to gaining more natural light in the form of larger, operable, well-proportioned windows. Operable windows in the three dormers on the second story also provide new opportunities for upstairs rooms, such as bedrooms or a second bath. With the addition of second-story living space, the roof pitches which were formerly shallow, can take on the appropriate pitch for a Colonial Revival house, a style which this house can now rightfully claim.

Existing House



Massing Composition

Before Transformation

After Transformation

Garages, Driveways, and Yards

The landscape elements in front yards, particularly garages and driveways greatly affect the overall character of the lot. These elements strike the balance between the landscaping of the individual house and its contribution to the overall character of the street. Wide variations in these elements exist among the five neighborhood types described in Section B of this Pattern Book. There are also elements which unite them all.

Garages

The principal issues with garages are the size, location, and detailing for the doors, as well as garage additions that often overwhelm the scale and character of the house.

For houses on corner lots, the garage should be located in the rear yard, turned to face the side street, and set back to match the house setback. It is preferable to locate the garage so that the parking area in front of the garage is at least 18 feet inboard of the side street property line to prevent parked cars from encroaching into the public sidewalk. Corner lots are also good places for two- or three-car carriage houses incorporating small apartments above. Single-width garage doors up to 8 feet wide are recommended. Large double-width doors are not in keeping with the scale of houses. Paneled door styles appropriate to the style of the house should be used.

In many cases, there may be enough room to build up to a three-car garage in the rear yard of a relatively narrow lot. Access to the garage is typically from a narrow driveway, usually 8 to 9 feet wide, that slips along one side of the house.

A carriage porch, or carport, is often used to provide a drop-off at the house, as well as screen the back yard from the street. It is recommended that the garage be placed in the rear of the lot to provide turnaround space between the house and the garage.

If an attached garage is preferred, a one-car garage is recommended. This garage must be placed behind a line established at the intersection of a 45-degree line (cast on the ground plane from the front corner of the house) and the side setback or driveway line. This proportion creates garages that do not overburden the main body of the house. Attached two-car garage additions often appear wider than the house, which is not recommended.

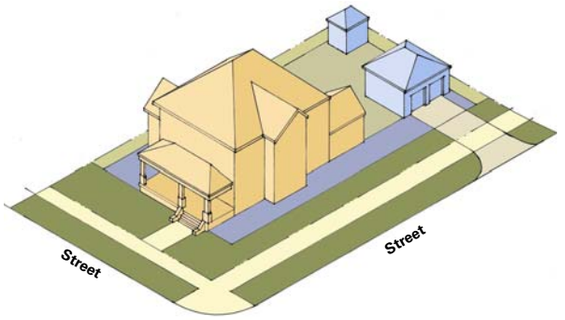
Attached one-car garages should be treated as wing additions in terms of setback from the front of the house (45 degree rule noted above). Their architectural character should match that of the house.

Driveways

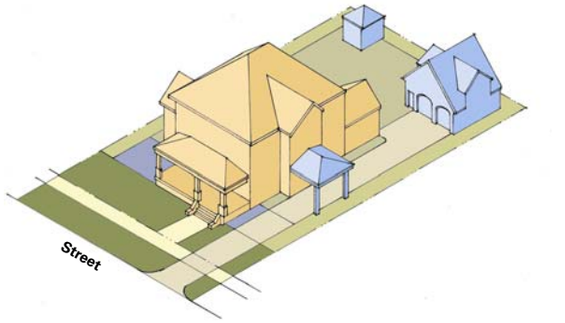
Driveways should be seen as landscape elements within the yard that enhance the beauty and setting of the house and garage, if present. As such, driveways should not be dominant elements on house lots. Whenever possible, porous, natural materials or special materials (stone, brick, crushed stone, or pebbles), should be used to blend in driveways with the surrounding yard or garden space. In particular, using large expanses of cement as a driveway material tends to detract from the character of the house. If cement is used, it should only be poured for the tire tracks, or for a single driveway that slips past the house as unnoticeably as possible.

Yards

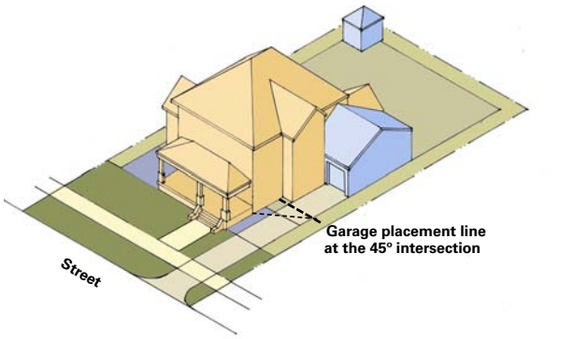
The gallery of photos illustrate some of the best practices in planting yards to make them inviting extensions of the private realm into the public realm and design of the streets and neighborhoods. For more information about appropriate plant materials and environmentally responsible landscape design, refer to the final section of this Pattern Book, Environmentally Responsible Landscape Design, which follows immediately.



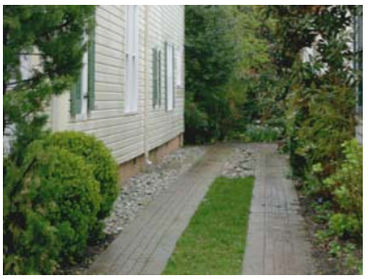
Ancillary structures include storage sheds and detached garages on a corner lot



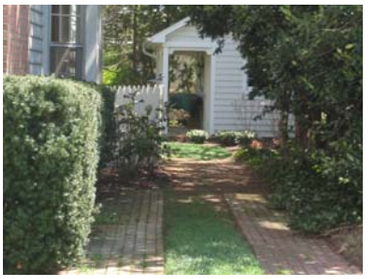
A carriage porch or carport and a carriage house shown on a mid-block lot



An attached garage and a storage shed on a mid-block lot



Garage and carriage house types



Driveway types

SECTION H

ENVIRONMENTALLY RESPONSIBLE LANDSCAPE DESIGN

The Eastern Shore of Maryland has wonderful watersheds, marshes, and wetlands, as well as agricultural lands between its various towns and villages. Denton's location along the Choptank River and within the Chesapeake Bay watershed of Maryland's Eastern Shore contributes strongly to the town's character and sense of place. How we as citizens relate to and interact with these resources – which are of economic value to our community – is critical in protecting and preserving them as assets of our town.

This section of the Pattern Book presents specific techniques for environmentally responsible landscape design. Overall, these techniques are intended to conserve water, reduce energy consumption, and lessen the impact on our streams, rivers and the Bay. In many cases, the techniques will also improve habitat and save the property owner time, energy and money in ongoing maintenance.

By applying these techniques to any new development, redevelopment, or redesign of existing residential landscape in Denton, we can each do our part to be responsible stewards of our precious resources. On the pages which follow, home owners, builders, developers, and landscape architects will find a series of readily implementable techniques from which to choose. We encourage you to use as many of these as possible for your particular project.

To further assist you in making environmentally responsible landscape design decisions, we've included a Plant Palette which identifies plant materials appropriate for use in Denton. Non-native and exotic plant materials are strongly discouraged as they typically require frequent watering, considerable maintenance, and have the potential to become invasive, crowding out native plant species and upsetting the ecological balance of the region. The section concludes with a Landscape Resources list to help you obtain additional information and assistance in adopting the techniques presented.

Strategies and Techniques

As a compact, mixed-use town, Denton, by its very nature, does its part to strike a balance between the man-made and natural environments. Denton is committed to promoting the widespread use of environmentally responsible, sustainable, landscape design practices in our community.

In the chart on this page, you'll find a number of specific techniques you can use to practice environmentally responsible landscape design around your home or for your development project. The techniques presented are by no means an exhaustive list of the possibilities. Rather, they are some of the most common and most easily implemented. Home owners, builders and developers are encouraged to incorporate as many of these techniques as possible in their particular realm.

Builders, developers and landscape architects should note that the State of Maryland requires that certain visionary elements be incorporated into all local plans. The information presented in this section responds to these three visionary elements contained in the State Comprehensive Planning Requirements:

- Sensitive areas are protected.
- Stewardship of the Chesapeake Bay and the land is a universal ethic.
- Conservation of resources, including a reduction in resource consumption, is practiced.

In addition, local and State development regulations and building codes establish minimum performance standards for land development and construction. The environmental design techniques presented in this section will assist you in achieving some of the goals and objectives set forth in the Denton Comprehensive Plan. The techniques also supplement the development and design standards in the Denton Zoning Ordinance and Subdivision Regulations.

SOME ENVIRONMENTALLY RESPONSIBLE LANDSCAPE DESIGN TECHNIQUES

Technique	Domestic Initiatives	Infill/ Redevelopment	Large-Scale Development
Use Native Plants and Materials	X	X	
Install a Rain Barrel	X	X	X
Establish a Rain Garden	X		
Make House More Energy Efficient	X	X	X
Reduce Impervious Surfaces		X	X
Environmentally Treat Stormwater		X	X
Utilize Surrounding Environment		X	
Plan Neighborhood Design			X
Design for Pedestrians			X

A Few Key Principles

Land Stewardship

Avoid environmentally sensitive sites and lands located in designated greenbelt areas.

Encourage selection of infill sites already served by existing infrastructure.

Design and construct buildings with minimal impact on the building lot.

Community and Neighborhood Character

Promote environmentally and socially responsible land development.

Minimize dependence on automobiles by encouraging patterns that allow for alternative means of transportation, such as walking, biking, and transit.

Encourage compact development patterns in order to use land efficiently and conserve natural lands.

Environmental Design

Install landscapes that minimize water demand.

Minimize erosion and run-off from sites.

Avoid use of poisons for insect and disease control.

Reduce local heat island effects by use of shading.

Use Native Plants, Grasses and Materials

Use plants, grasses and materials native to the region. When shopping for plant materials at a nursery, be sure to let them know you prefer to use native plants. They're naturally suited for this environment, reduce the need for chemical pesticides and herbicides, help control unwanted pests, can provide wildlife habitat, and typically save you time and money in the upkeep of your garden.

> Deep rooted plants, such as most trees, shrubs, and perennials make better use of rain water than typical lawn grasses, and so require less watering once established. These plants are also better at trapping and removing nitrogen and pollutants from rain water so that they are not released into nearby bodies of water.

Install a Rain Barrel

Relatively simple and inexpensive to construct, a rain barrel can sit conveniently under any residential gutter downspout, collecting and storing water from your roof for use when you need it most – during periods of drought – to water plants, wash your car, or top off a swimming pool.

Rain barrels help protect the environment and save money and energy by decreasing the demand for treated tap water. They provide home owners with an ample supply of free 'soft water' containing no chlorine, lime or calcium, making the water ideal for gardens, flower pots, and car and window washing. They also divert water from storm drains, decreasing the impact of runoff to streams and the Chesapeake Bay. A rain barrel is an easy way for you to 'Save the Bay' and have a consistent supply of clean, fresh water for outdoor use.

If the rain barrel is hooked to a drip irrigation system or used regularly, there should be little maintenance required. During drier months or with little use, the barrel may require seasonal cleaning.

> Installing a rain barrel will save most home owners about 1,300 gallons of water during peak summer months.

Establish a Rain Garden

A rain garden is a specifically designed landscaped area that allows rainwater to naturally collect and soak into the ground. Water can be directed to these gardens straight from rooftop downspouts, driveways and other paved areas. Rain gardens slow the rush of water from these hard surfaces, hold the water for a short period of time, and allow it to naturally infiltrate into the ground.

Rain gardens help filter runoff pollution, recharge local groundwater, conserve water, reduce the potential of house flooding, and create habitat for birds and butterflies. While they will need less maintenance than more manicured gardens, rain gardens are not completely maintenance-free. They will need to be weeded, cleaned-up, and re-mulched in the early spring and fall.

> Simple rain gardens are 3- to 6-inch-deep, saucer-shaped depressions. While rain garden dimensions vary, remember, any size rain garden is better than no rain garden at all.

Make Your House More Energy Efficient

Reduce your energy bills – and be kind to the environment at the same time – by making your house more energy efficient. There are many ways to save money and use less energy in your home. Some techniques need to be installed during the construction of the house, but many can be added at any time. Techniques include: selecting only those heating and cooling systems, insulation, windows, doors, and appliances that have high energy efficiency ratings; using solar panels and compact fluorescent light bulbs instead of traditional incandescent bulbs; making it a habit to turn off lights and computers when not in use; and applying water conservation methods.

While some of these techniques may cost a bit more upfront, they typically recoup that additional cost quickly as well as provide subsequent cost savings. For example, while compact fluorescent light bulbs cost more than traditional bulbs, they last for years and use a fraction of the energy. ENERGY STAR appliances also cost more upfront, but they enable home owners to quickly recoup that additional cost through higher energy efficiency and then provide the home owner with ongoing savings over the life of the appliances.

> If every household in the U.S. replaced one light bulb with an ENERGY STAR qualified compact fluorescent lamp (CFL), it would prevent enough pollution to equal removing one million cars from the road.
>
> Home owners can enjoy up to 40% energy savings from shade trees in the summer and pine trees in the winter that block cold winds.

Reduce Impervious Surfaces

Minimizing the amount of impervious surface will reduce peak discharge, total volume and the amount of stormwater that needs to be treated, help increase groundwater

recharge, lessen the disruption of the water cycle, improve site appearance, and may also save money by installing less pavement. To reduce impervious surfaces, make streets narrower, design for shared parking, incorporate compact car spaces and grassy sections in parking areas, and use surfaces for parking that allow water to infiltrate back to the ground before it would run off.

Although accommodating emergency vehicle width on the site is an important consideration for developers, many roads can be reduced from conventional standards and still allow for buses and emergency vehicles to travel safely. Permeable paving is not appropriate in soils with low permeability or high shrink-swell potential (for example, tight clay). Also, systems such as reinforced grass paving can only be used for low traffic volume areas.

Allowing rainwater to locally infiltrate through a permeable paving system can decrease the amount of runoff leaving the site by up to 90%, facilitate pollutant removal, help to control streambed and riverbank erosion, provide for ground water recharge, and create a more aesthetically pleasing landscape.

Environmentally Treat Stormwater

Incorporating non-structural techniques for treating rainwater from the site before it reaches the local stormwater system is a highly environmentally responsible method for removing pollutants and allowing water to infiltrate back into the ground instead of directing the water off-site to a stormwater drain. A variety of techniques – ranging from the very simple to more technical – can be used to accomplish this. Among them are landscaped bioretention areas with locally adapted plants, grass filter strips, and vegetated swales. Whatever techniques are employed, the goal is to design the project so that rainwater is directed into the natural treatment systems by the slope of the parking area, curb cuts, or downspouts. Conventional stormwater systems can still be used as a backup for large storm events, but should follow the non-structural treatments.

Utilize the Surrounding Environment

Taking advantage of existing building structures as well as community resources such as adjacent neighborhoods, parks, open space, sidewalks, and parking areas will enhance the environmental responsiveness and sensitivity of any project's design. This technique creates wonderful opportunities to repair past or avoid future environmental damage, stop pollutant loading and improve water quality, restore or preserve wildlife habitat and natural spaces and corridors, save money, utilize existing buildings, and provide community connections which make infill, redevelopment, or new development projects feel like an integral part of the community.

Carefully Plan the Neighborhood Design

When designing a new neighborhood, it's important to minimize its footprint, design for pedestrian movement throughout the community, and incorporate energy efficiency into the construction of all new buildings in order to minimize the impact of the new development on the environment. Concentrating houses and other structures on a smaller portion of land will allow most of the land to remain in its natural condition. This reduces clearing costs, creates more efficient street and utility patterns, maintains habitat and green infrastructure, maintains more pre-development hydrology conditions, and improves the overall appearance of the developed project. As open space is set aside, a clear plan for management and ownership of the land should be established (County, Land Trust or Homeowners Association).

When new residential or commercial development is grouped the result can minimize visual impact, preserve workable farmland, connect neighborhoods and other recreation areas through trails, and can provide vegetated buffers to reduce runoff and maintain water quality.

Design for Pedestrians

Designing for pedestrians means incorporating alternative transportation modes into the neighborhood, including bike and pedestrian pathways. It also requires that destinations such as schools, libraries and commercial areas be located within walking distance from residential areas. Some of the environmental benefits derived from making neighborhoods pedestrian-friendly include reduced vehicle emissions, improved air quality, health benefits to community residents, and a range of transportation choices. Pedestrian pathways must allow for the safe movement of pedestrians through an area including personal safety (lighting, access) in addition to safety from vehicular traffic (grass strips or parking lane between walkways and roads).

More Marylanders die each year from cardiovascular disease than from all forms of cancer, AIDS, suicide, and traffic injuries combined. According to the Centers for Disease Control and Prevention, moderate physical activity such as walking and bicycling offers substantial health benefits.

Plant Palette

General Class	Scientific name	Common Name	Soil Moisture	Sunlight	Height	Color	Bloom
Fern	Botrychium virginianum	rattlesnake fern	M/D	PS/SH	1.5 ft		
Fern	Osmunda regalis	royal fern	W/M	S/PS/SH	2–3 ft		
Grass	Carex pensylvanica	sedge	D	PS/SH	0.5–1.5 ft	R/W	May–Jun
Grass	Panicum virgatum	Virginia switchgrass	W/M	S	3–6 ft		Jul–Oct
Grass	Schizachyrium scoparium	little bluestem	D	S/PS	4 ft		Aug–Oct
Groundcover	Chrysogonum virginianum	green-and-gold	M/D	PS	1 ft	Y	Mar–Jun
Groundcover	Sedum ternatum	mountain stonecrop	M	PS/SH	1 ft	G/W	Apr
Herbaceous	Asclepias syriaca	common milk weed	D	S	6 ft	Pu	Jun–Aug
Herbaceous	Aster novae-angliae	New England aster	M/D	S/PS	6 ft	Pu	Sept–Oct
Herbaceous	Caltha palustris	marsh marigold	W/M	S/PS	1–2 ft	Y	Apr–Juny
Herbaceous	Chrysogonum virginianum	green-and-gold	M/D	PS	1 ft	Y	Mar–Jun
Herbaceous	Eupatorium dubium	Joe-Pye weed	W/M	S/PS	4–7 ft	Pu	Jul–Sep
Herbaceous	Eupatorium fistulosum	Joe-Pye weed	M/D	S/PS	1.5–6 ft	P	Jul–Sep
Herbaceous	Liatris spicata	*gayfreather, blazingstar*	W/M	S	3 ft	Pu	Aug–Oct
Herbaceous	Lobelia cardinalis	cardinal flower	W/M	S/PS	3 ft	R	Jul–Sep
Herbaceous	Polygonatum biflorum	Solomon's seal	M/D	PS/SH	0.5-2 ft	W	May–Jun
Herbaceous	Rudbeckia hirta	black-eyed Susan	M/D	S/PS	2 ft	Y	Jun–Oct
Herbaceous	Tradescantia virginiana	Virginia spiderwort	M	S/PS/SH	2–3 ft	Bl/Pu	Apr–Jun
Herbaceous	Trillium grandiflorum	white trillium	M	SH	1 ft	W	Apr–Jun
Tree small/medium	Asimina triloba	paw paw	M	S	39 ft	Y/R	Mar–Apr
Tree small/medium	Cornus florida	flowering dogwood	M/D	PS/SH	35–50 ft	W	Apr–May
Tree small/medium	Ilex opaca	American holly	M	S/PS	65 ft	W	May–Jun
Tree small/medium	Juniperus virginiana	eastern red cedar	M/D	S/PS	50 ft		Mar–Apr
Tree small/medium	Pyrus (Malus) coronaria	sweet crabapple	M	S	20–26 ft	P	Apr–May
Tree Tall (canopy)	Acer rubrum	red maple	W/M	S/PS	40–60 ft		
Tree Tall (canopy)	Betula nigra	river birch	W/M	S/PS	30–50 ft		
Tree Tall (canopy)	Fagus grandifolia	American beech	M	S/PS	50–100 ft		
Tree Tall (canopy)	Pinus taeda	loblolly pine	W/M	S	70–90 ft		
Tree Tall (canopy)	Pinus virginiana	Virginia pine	M/D	S	50–80 ft		
Tree Tall (canopy)	Quercus marilandica	blackjack oak	D	PS	50 ft		
Tree Tall (canopy)	Ulmus americana	American elm	M	S	100 ft		

Joe-Pye weed (Eupatorium dubium)

Green and gold groundcover
(Chrysogonum virginianum)

Black-eyed Susan (Rudbeckia hirta)

Virginia switchgrass (Panicum virgatum)

Sedg (Carex pensylvanica)

Little bluestem (Cchizachyrium scoparium)

American holly (Ilex opaca)

American beech
(Fagus grandifolia)

American elm
(Ulmus americana)

Eastern red cedar
(Juniperus virginiana)

Landscape Resources

The following partial list of landscape resources (developed by the Maryland Department of Natural Resources) provides a starting point for home owners in identifying appropriate strategies for landscaping and green building in their home improvement efforts. These resources augment the information provided in this Pattern Book and can assist you in implementing the techniques presented.

Use Native Plants

For information:
- Maryland Department of Natural Resources [www.dnr.maryland.gov/ed/landscape.html]
- US Fish and Wildlife's BayScaping Program [www.fws.gov/chesapeakebay/Bayscapes.htm]
- Alliance for the Chesapeake Bay's BayScaping Program [www.alliancechesbay.org/bayscapes.cfm]
- Maryland Native Plant Society [www.mdflora.org]

To purchase native species:
- Adkins Arboretum: Ridgely, MD [www.adkinsarboretum.org]
- Environmental Concern, Inc. : St. Michael's, MD [www.wetland.org]
- Eastern Shore Nurseries, Easton, MD [410/822-1320]
- Water's Edge Nursery: Federalsburg, MD [410/479-9037]
- Ed Collins' Greenhouses: Preston, MD [410/673-7361]
- John S. Ayton State Tree Nursery [www.dnr.state.md.us/forests/nursery]

Install A Rain Barrel

For information:
- Maryland Department of Natural Resources [http://www.dnr.state.md.us/ed/rainbarrel.html]
- Arlington Echo Outdoor Education Center [www.arlingtonecho.net/rainbarrel.htm]

To purchase a rainbarrel:
- Arlington Echo Outdoor Environmental Center [www.arlingtonecho.net/rainbarrel.htm]

How to make your own rain barrel:
- Maryland Department of Natural Resources [www.dnr.state.md.us/ed/rainbarrel.html]
- [www.rainbarrelsandmore.com]
- [www.composters.com]

Establish A Rain Garden

For information:
- The Rain Garden Network [www.raingardennetwork.com]
- Maryland Department of Natural Resources [www.dnr.state.md.us/ed/editorials/RainGarden-Final.pdf]
- Prince George's County Maryland [www.goprincegeorgescounty.com/pgcounty/government/agencyindex/der/ppd/lid/bioretention.asp]
- Weems Creek Conservancy [www.weemscreek.org/proj-mine-raingarden.html]

Make Your House More Energy Efficient

For information:
- Maryland Department of Natural Resources [www.dnr.state.md.us /ed]
- Maryland Energy Administration [www.energy.state.md.us]
- Energy Star [www.energystar.gov]

To purchase energy efficient materials:
- Most materials are available at your local hardware store or on the web

Reduce Imperivous Surfaces

For information on roadway and parking lot design:
- Boston Metropolitan Area Planning Council [www.mapc.org/regional_planning/LID/roadways_parking_lots.html]
- US Environmental Protection Agency [www.epa.gov/owow/nps/lid]

For information on permeable paving:
- Low Impact Development Center [www.lowimpactdevelopment.org/epa03/pavespec.htm] [www.lid-stormwater.net/permeable_pavers/permpavers_benefits.htm]
- Cahill Associates [www.thcahill.com/pub.html]
- Most permeable paving materials can be found at local suppliers using specs from the above mentioned websites.

Environmentally Treat Stormwater

For more general environmental design information:
- Maryland Department of the Environment [www.mde.state.md.us/assets/document/chapter5.pdf]
- Maryland Department of Natural Resources [www.dnr.state.md.us/ed]
- Boston Metropolitan Area Planning Council [www.mapc.org/LID.html]
- Low Impact Development Center [www.lowimpactdevelopment.org]
- Center for Watershed Protection [www.cwp.org]
- Most commerical design and construction firms are versed in these techniques.

For more information on bioretention areas:
- Boston Metropolitan Area Planning Council [www.mapc.org/LID.html]
- US Environmental Protection Agency [www.cwp.org/Downloads/ELC_PWP110.pdf]
- Low Impact Development Center [www.lowimpactdevelopment.org/epa03/biospec.htm]
- Federal Highway Agency [www.fhwa.dot.gov/environment.ultraurb/3fs3.htm]

For more information on grass filter strips:
- Boston Metropolitan Area Planning Council [www.mapc.org/regional_planning/LID/grass_strip_filters.html]
- Stormwater Managers Resource Center, operated by the Center for Watershed Protection [www.stormwatercenter.net (select Fact Sheets; Stormwater Management; scroll down to Stormwater Management Practices; select Grassed Filter Strip from pulldown menu)]
- The Maryland Stormwater Design Manual www.mde.state.md.us/assets/document/chapter5.pdf

For more information on vegetated swales:
- Environmental Protection Agency [www.epa.gov/owmitnet/mbt/vegswale.pdf]
- Boston Metropolitan Area Planning Council [www.mapc.org/regional_planning/LID/swales.html]
- Low Impact Development Center [www.lowimpactdevelopment.org/epa03/LIDrans/L07_Swales.pdf]

Utilize Surrounding Environment

For information:
- Maryland Department of Planning [www.mdp.state.md.us]
- Urban Land Institute [www.uli.org]

Design for Pedestrians

For more information:
- The International City/County Management Association [www.icma.org/main/topic.asp?tpid=31&hsid=1]
- Fact Sheet on Design for Biking and Walking [www.icma.org/upload/library/2004-04/{1E040E8A-4A45-4BC0-B560-07D8BD2CE6D1}.pdf]
- Walkable Communities, Inc. [www.walkable.org]
- Healthy U of Delmarva [www.healthyudelmarva.org]

Glossary of Terms

Architectural Vocabulary A collection of related architectural elements, materials or stylistic conventions used to describe a building or structure.

Architrave The lowest part of an entablature, sometimes used by itself.

Backband A rabbeted molding applied to the outside perimeter of window and door casing to create a thicker appearance.

Balustrade An entire railing system including a top rail, balusters, and often a bottom rail.

Bioretention A water quality practice that utilizes landscaping and soils to treat stormwater runoff by collecting it before filtering through a fabricated planting soil media.

Boxed Eave (boxed cornice) A hollow eave enclosed by the roofing, the soffit and the building wall.

Brickmold Window or door trim, typically 2 inches wide.

Carriage Porch A roofed structure over a driveway at the door to a building, protecting those entering or leaving a vehicle from the weather.

Cartway That part of a road or street that is reserved for unimpeded vehicular travel.

Casement A window sash which swings open along its entire length; usually on hinges fixed to the sides.

Colonial Revival In the U.S. in the late nineteenth and early twentieth centuries, style utilizing American Georgian and colonial design.

Common Bond Brick masonry bond pattern of one course of headers to every three to five stretcher-courses.

Corner Board A board which is used as trim on the external corner of a wood-frame structure.

Cornice An ornamental molding at the meeting of the roof and walls; usually consists of bed molding, soffit, fascia, and crown molding.

Dentil One of a band of small, square, tooth-like blocks forming part of the characteristic ornamentation of some classical orders.

Encroachments Permitted intrusion into required setbacks.

Entablature In classical architecture, the elaborated beam member carried by the columns, horizontally divided into architrave, frieze, and cornice.

Facade Zone Designated area for the principal front and/or side face of a structure.

Fascia Generally, the vertical band or member that terminates a roof at the eave.

Filter Strips A vegetated area that treats ground water flow by removing sediment and other pollutants.

Frieze The middle horizontal member of a classical entablature, above the architrave and below the cornice.

Front Yard Setback Minimum distance between the front property line and the Front Facade Zone.

Gable The vertical triangular portion of the end of a building having a double-sloping roof, from the level of the cornice or eaves to the ridge of the roof.

Gable L Describes the massing of a house having a hipped roof with a projecting gable form at the front, typically two-thirds the width of the facade.

Gable Roof A roof having a gable at one or both ends.

Gambrel Roof A ridged roof with two slopes on each side, the lower slope having the steeper pitch.

Georgian Colonial The Classically-inspired architecture of the British colonies in North America; monumental, symmetrical, and richly decorated.

Hipped Roof A roof that slopes upward from all four sides of a building, requiring a hip rafter at each corner.

Impervious/Impermeable Material which prevents the infiltration or passage of liquid through it; any surface in the urban landscape that cannot effectively absorb or infiltrate rainfall.

Ionic Order The classical order of architecture characterized by its capital with large volutes, a fasciated entablature, continuous frieze, usually dentils in the cornice, and by its elegant detailing.

Knee wall Short, vertical partition wall that closes off the low space created by a sloping ceiling and the floor.

Light A pane of glass, a window or a subdivision of a window.

Lintel A horizontal structural member (such as a beam) over an opening which carries the weight of the wall above it.

Louver An assembly of sloping, overlapping blades or slats designed to admit air and/or light and exclude rain and snow.

Mullion and Muntin The vertical and horizontal members separating (and often supporting) windows, doors, or panels set in series.

Ogee Curve A double curve resembling an S-shape.

Pediment In classical architecture, the triangular gable end of the roof above the horizontal cornice. Also, a surface used ornamentally over doors or windows.

Pilaster An engaged pier or pillar, often with capital and base.

Porte cochère Large doorway that permits wheeled vehicles to enter from the street; also a carriage porch.

Portico A porch or covered walk consisting of a roof supported by columns; a colonnaded porch.

Private Zone Designated area of the lot between the Facade Zone(s) and Setbacks.

Rafter Tails A rafter, bracket, or joist which projects beyond the side of a building and supports an overhanging portion of the roof.

Rain Barrel A barrel that has been outfitted as a temporary storage container, connected to a roof downspout, typically including a hose attachment to allow for reuse of rooftop runoff.

RearYard Setback Minimum distance between the rear property line and the Private Zone.

Retention The amount of precipitation on a drainage area that does not escape as runoff. It is the difference between total precipitation and total runoff.

Roof Pitch The slope of a roof expressed as a ratio of its vertical rise to its horizontal span.

Sash Any framework of a window. May be movable or fixed; may slide in a vertical plane or pivoted.

Shed Dormer A dormer window whose eave line is parallel to the eave line of the main roof instead of being gabled.

Shed Roof A roof shape having only one sloping plane.

Side Gable Describes the massing of a house having the gable end (or roof ridgeline) perpendicular to the street.

Side Street Setback Minimum distance between the side street property line and the Side Yard Facade Zone.

SideYard Setback Minimum distance between the side yard property line and the buildable area.

Simulated Divided Light Refers to a light in a window sash that is visually subdivided by applied muntins that simulates a true divided sash.

Skirt Board A board set horizontally at the bottom of wall cladding.

Soffit The exposed undersurface of any overhead component of a building, such as a beam, cornice, lintel, or vault.

Stile-and-rail Type of door construction that utilizes a framework of vertical and horizontal members infilled with panels.

Swale An open drainage channel or depression, frequently covered with vegetation, designed to detain and promote the filtration of stormwater runoff.

Tongue-and-groove Method of joining materials, usually wood, where a tongue or projection in one board fits the groove of its neighbor.

Transom A horizontal bar of wood or stone across a window. Also the window or opening above the transom bar.

Verge The edge projecting over the gable of a roof. Also, the area of planting, lawn or pavement between the sidewalk and the curb on a street.

Vergeboard An ornamental board hanging from the rake, or verge, of a gable roof; also barge board.

Vernacular Architecture A mode of building based on indigenous forms and materials.

Vocabulary (also Architectural Vocabulary) A collection of related architectural elements, materials or stylistic conventions used to describe a building or structure.

Watershed The topographic boundary within which water drains into a particular river, stream, wetland, or body of water.

Wing a subsidiary part of a building extending out from the main portion or body.

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A Pattern Book History

All across this country, in small towns, large cities, villages and hamlets, you will find remarkably beautiful traditional neighborhoods. Denton is no exception. These collections of houses were designed and grouped together to create a series of neighborhood streets and spaces of remarkable charm and character. Much though we admire the variety and individuality of these houses, we are most struck by the way in which each individual house and public building relates to its neighbors and the consistently high design standards followed by all. There is never a discordant or incorrect house.

Initially, houses and towns were built on the frontier of the wilderness, often far removed from civilization. The rapid growth of our country resulted in a series of building booms, in which thousands of houses were built each decade in each community. And yet, the results of this mass production were carefully crafted houses in a variety of architectural styles, all with superb proportions and ornament. Windows, doors, roof forms, and porches followed complex and sophisticated design principles and patterns.

How was such a sophisticated level of design maintained across so wide a geographic area and for nearly 150 years? There were certainly not enough architects to design each of the houses. Architects did, however, contribute designs and principles to the building industry in a series of builders' handbooks known as Pattern Books. These books contained the principles and key details for a variety of architectural styles. They were the direct descendants of books created since Roman times, the means by which architects have passed along their knowledge of design to builders in remote places. From Vitruvius, to Palladio, to Asher Benjamin, to William Ware, architects provided helpful guides for the building industry.

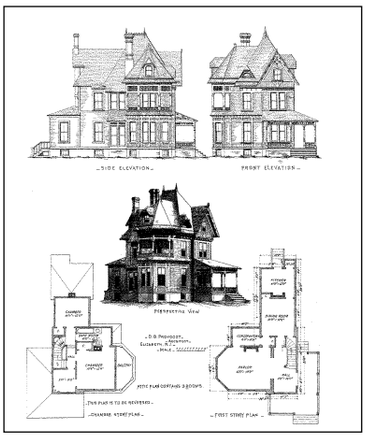
In the second half of the nineteenth century, Pattern Books became part of builders' marketing programs. These attractively designed books were easy to understand. Their pages combined realistic drawings of houses along with floor plans and important details. There were many choices of floor plans and arrangements of architectural elements, but all used the details and proportions of the style.

Pattern Books set the rules, but each builder found ways of interpreting them, elaborating them, or even bending them. The result is the much-admired balance between individual expression and unity found in traditional neighborhoods. The patterns and elements of style were expressed differently in each region and often elements were 'cross-bred' across different styles. They represented a consensus among architects, builders, realtors, and home buyers on the way to design buildings and communities. Later on in the early and mid portions of the twentieth century, mail order houses were enormously popular. Companies such as Sears, Alladin, Standard Homes Company, and others, created volumes of varied house designs available directly to consumers.

A PATTERN BOOK REVIVAL

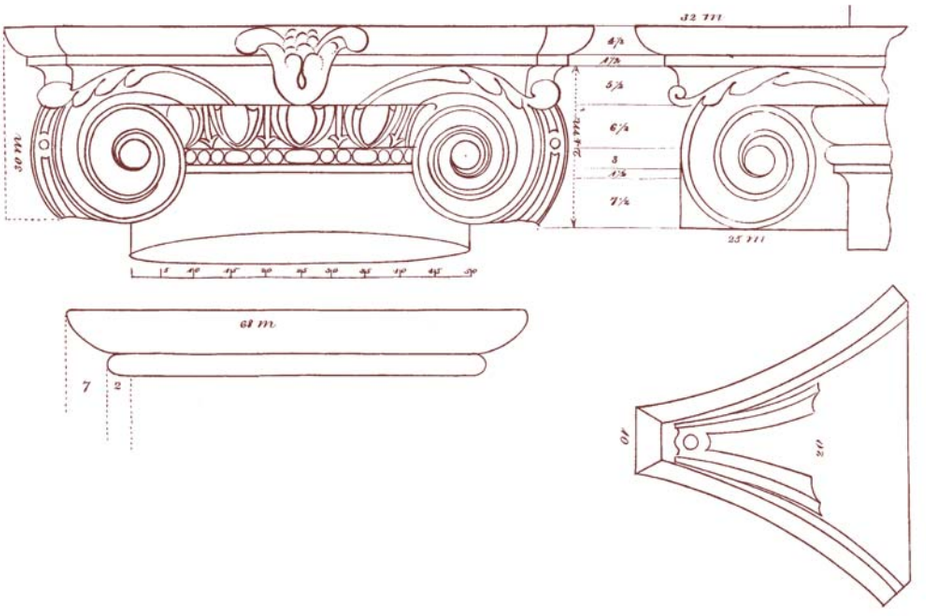
Our goal in reviving the Pattern Book tradition is to help builders, home owners and architects understand the elements and principles of design that help create the distinct character and image of each distinct tradition.

Urban Design Associates (UDA) Pattern Books are designed as a 'kit of parts,' with a great deal of flexibility for the designers and builders who use them.



This example of Pattern Book pages originally published by William T. Comstock in 1881 is typical of the books used by American builders through the early part of the twentieth century.

Key construction and proportioning details were illustrated and described in a popular nineteenth-century builder's reference entitled *The Builder's Companion,* by Asher Benjamin (example below).



East End Design

A new way to administer Traditional Village Planning

Jay Corvan Architect , 4/25

Between 1978 and 1979 the town's Planning and Zoning Ordinance was amended to include protections for the historic district, creating the commission to review applications and codify the application process. The commission is charged with overseeing "the preservation of sites, structures, and districts of historical, archeological, or architectural significance together with their appurtenances and environmental settings" as part of its public purpose and in the public's best interest.

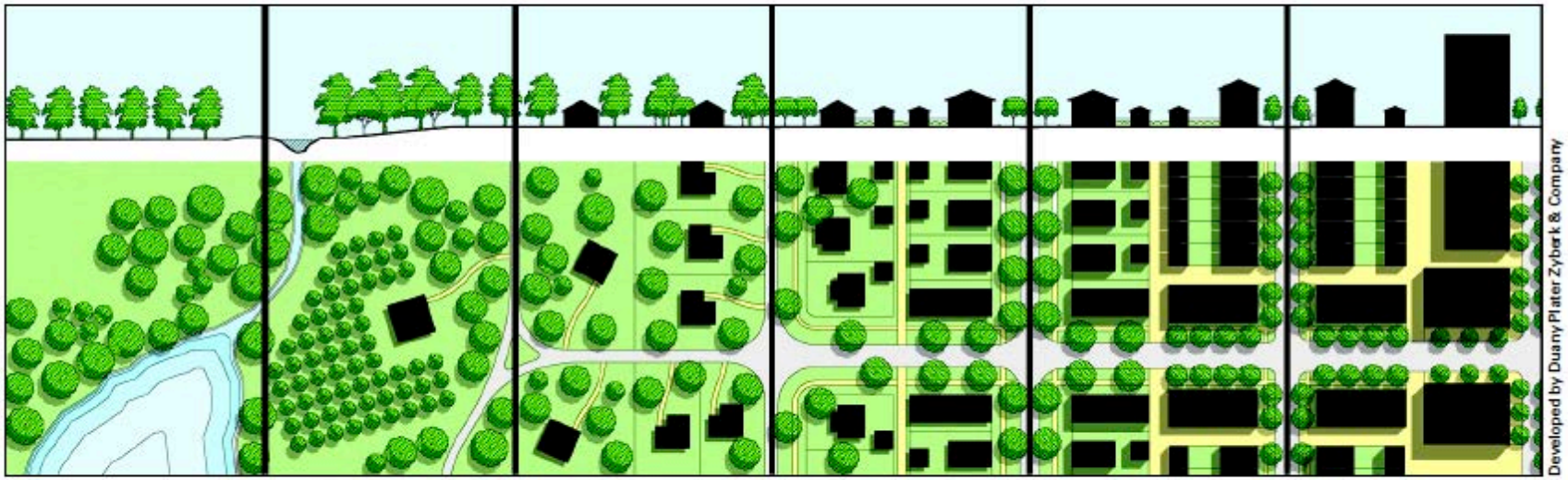
The Easton Historic District Commission is to achieve this mission via five main goals:

- To enhance the quality of life and safeguard the historical and cultural heritage of Easton
- To strengthen the local economy
- • To stabilize and improve property values for such sites, structures, or districts
- • To foster civic beauty
- • To promote the preservation and appreciation of such sites, structures and districts for the education and welfare of the residents of Easton and Talbot County.

The role that HDC has to play in the creation of Village Zoning by Form based zoning is critical .

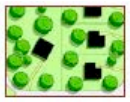
We are trying to create continuity in the Village area , with fill now posing a serious influence one the downtown area density, we must try to blend the separate HDC and new Village zone to work together.

The Transect of Denton



T1	T2	T3	T4	T5	T6
NATURAL ZONE	RURAL ZONE	SUB-URBAN ZONE	GENERAL URBAN ZONE	URBAN CENTER ZONE	URBAN CORE ZONE

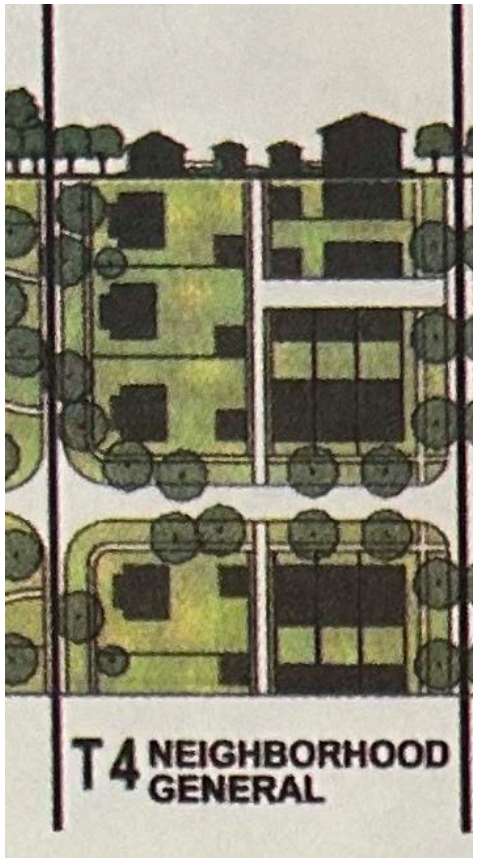
Density gradients and community character are linked together by transect type. Hereto basic quality of Transect #3 which is classified as “Suburban”.



T3

SUB-URBAN ZONE

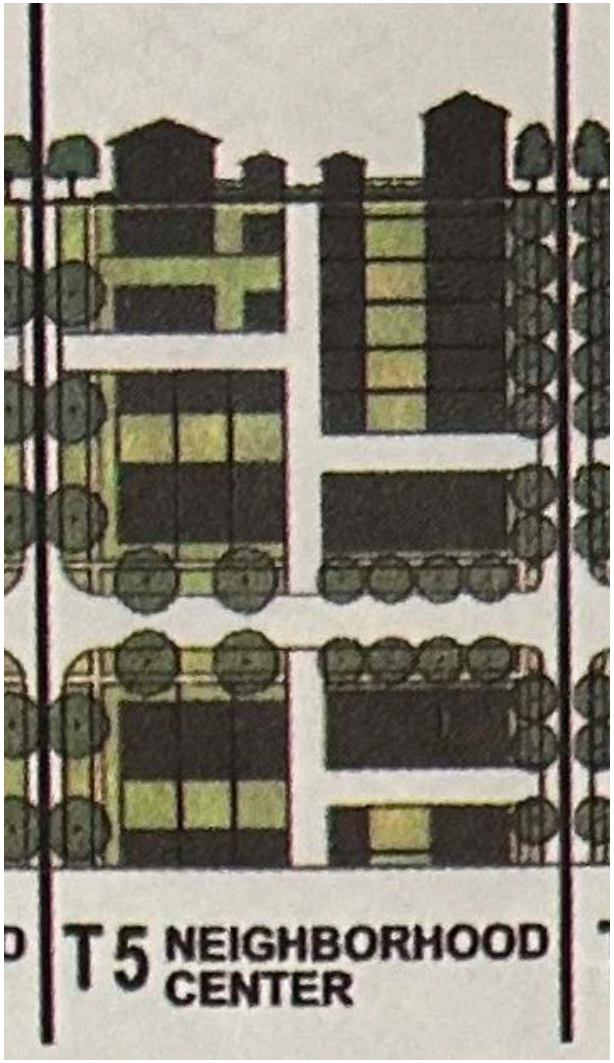
A neighborhood street in the T3 zone includes small-to medium-sized houses on larger lots set back from a more rural, informal street. A wide, planted verge separates the street from the sidewalk. Parking is handled in garages set back behind the facade line of the houses, but serviced from narrow, informal driveways leading from the street.



T4

GENERAL URBAN ZONE

Varying house types line the streets of the T4 zone. These house types range from large single-family houses to attached types in the form of one large house. The neighborhood street is relatively narrow, and the streetspace is defined by small front yards and gardens with landscape elements. Generally, driveways lead from the street to garages with carriage units above. Corner lots are often serviced from side streets to help maintain the denser neighborhood character.

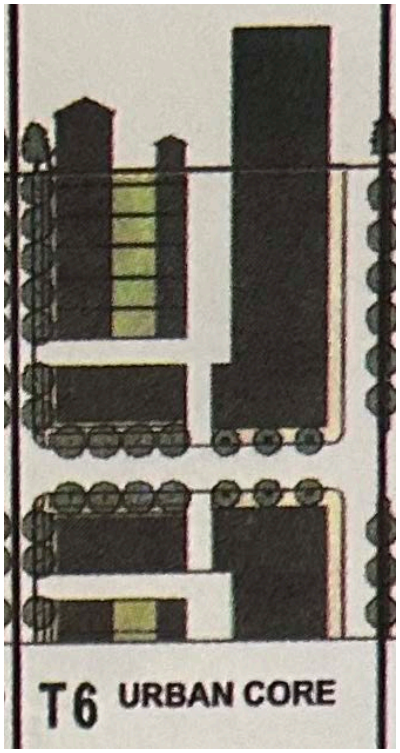


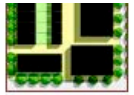
Density gradients and community character are linked together by transect type. Hereto basic quality of Transect #4 which is classified as “Suburban”.

T5

URBAN CENTER ZONE

In the T5 zone, houses have very shallow front yards and a minimal planted verge. Houses may have attached units, as in the T4 zone, but in more urban building types. Streets are of a slightly more formal scale. The neighborhoods are much more dense in character, a condition made possible by the presence of alleyways to service houses from the rear. Front porches dominate the residential landscape.





T6

URBAN CORE ZONE

Streets in the T6 zone, are larger in scale and accommodate on-street parking to service the mix of uses along their length. These streets support many building types and have the densest associated housing, such as live/work units and residential uses above retail stores. Short-term parking is on-street. Other parking is provided in concealed areas mid-block in order to maintain a consistent street wall. Sidewalks are wide, paved areas that support greater foot traffic and outdoor uses.

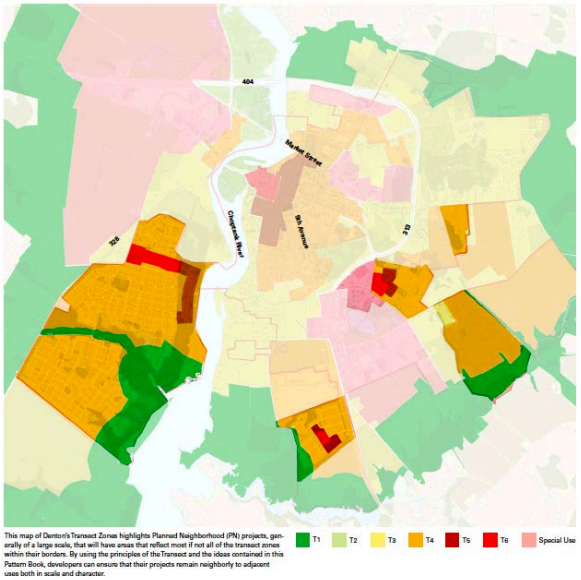
How To Use Traditional Village Planning / Zoning

STEP #1

ESTABLISH A PLACE IN THE CITY : By Transect

Which TRANSECT is the redevelopment property in ?
(this is organized by density of location). This can be changing
As in T-4 going to T-5 density, or T-3 going to T-4 density as growth
And development pressure demand.

The most important aspect of this approach to planning is establishing the right density that you can infill into existing areas with. These overall transect areas need to be established first per the appropriate Village densities.



Transect 6 :
Mixed use
resid. - commercial
see premitted bldg archetyes
High density 3-4 stories,
zero lot ine , build to lines
80 dwelling units per acre
required retail on lower floors
brick exterior, cornices,
historic window deails
sidewalk and planting req.
light and ventilation req.
roof terraces, energy req.

Transect 5B :
50% Mixed use
resid. - commercial
see premitted bldg archetyes
High density 3-4 stories,
zero lot ine , build to lines
80 -100 dwelling units per acre
possible retail office on lower floors
brick exterior, cornices,
historic window deails
sidewalk and planting req.
natural light and ventilation req.
roof terraces, energy req.
open public space 20% req.

Transect 5A :
Residential
see premitted bldg archetyes
High density 3-4 stories,
zero lot ine , build to lines
60- 80 dwelling units per acre
possible retail office on lower floors
brick exterior, cornices,
historic window deails
sidewalk and planting req.
natural light and ventilation req.
roof terraces, energy req.
open public space 20% req.

Transect 4 :
Residential
see premitted bldg archetyes
Mediium density 2-3.5 stories,
5-10' lot line brl.,
build to linesin front
40-60 dwelling units per acre
no required retail , coner stores ok
historic materials,
historic window deails
sidewalk and planting req.
light and ventilation req.
back yard terraces, energy

Transect 3 :
Residential
see premitted bldg archetyes
Mediium density 2-3 stories,
10'-15' side lot line brl.,
build to lines in front
20-40 dwelling units per acre
no required retail , coner stores ok
historic materials,
historic window details
sidewalk and planting req.
light and ventilation req.
back yard terraces, energy req.

Transect 3 :
Residential

20-40 dwelling units per acre

see premitted bldg archetyes
Mediium density 2-3 stories,
10'-15' side lot line brl.,
build to lines in front

Transect 4 : Residential
see prermitted bldg archetyes

Medium density 2-3.5 stories,
40-60 dwelling units per acre

5-10' lot line brl.,
build to lines in front

Transect 5A :
Residential
see permitted bldg archetyes

High density 3-4 stories,
zero lot ine , build to lines

60- 80 dwelling units per acre
possible retail office on lower floors

Transect 6 : Mixed use
resid. - commercial
see permitted bldg archetyes

High density 3-4 stories,
zero lot ine , build to lines
80 -120 dwelling units per acre
required retail on lower floors

Transect 5B :
50% Mixed use
resid. - commercial

see permitted bldg archetyes
High density 3-4 stories,
zero lot ine , build to lines
80 -120 dwelling units per acre

How To Use Traditional Village Planning / Zoning

STEP #3

. ESTABLISH BUILDING TYPOLOGY

Residential / Commercial / or Mixed Use all have different shapes

This aspect is a way to use existing building types, details, and traditional massing to regulate the new infill development projects. This can be a single house infill project , a garage or affordable housing project , or an apartment building , all have to operate within the transect rules and procedures.

A VERY IMPORTANT PAGE:

Residential
see permitted bldg archetyes

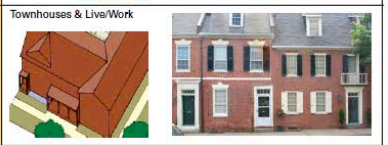
Sets allowable building types within
Certain density areas.

Building Types and the Transect

As described previously in Section B: Essential Qualities of Denton Today, the Transect of Denton provides a useful framework in which to discuss where to place different building types to ensure that they are appropriate to the character of the neighborhood or district in which they are placed. For example, mixed-use buildings are not appropriate for all of Denton's neighborhoods; however, their development in the T5 and T6 zones works well near the existing core of town.

The tables on this page map out the Transect Zones, characterizing the various parts of Denton by their corresponding T-zone, and also identify the appropriate Transect zones for each of the building types. By cross-referencing these two tables, one can understand the appropriate places and relationships between buildings of differing form and massing.

T3	T4	T5	T6	Neighborhood
				Courthouse Square and Downtown Market Street
				In-Town Neighborhoods
				Fifth Avenue
				South Second Street
				Edge of Town Neighborhoods
T3	T4	T5	T6	Neighborhood

T3	T4	T5	T6	
				Civic Buildings
				Large-Scale Commercial
				Mixed-Use & Multi-family
				Townhouses & Live/Work 
				Attached Housing
				Single Family
				Carriage Houses
T3	T4	T5	T6	

BUILDING TYPOLOGY : Accessory structures
Transects 2-4, Easton Maryland

Standard features:
HEIGHT AND AREA:
1 - 2 story typically wood frame , brick ok.
typically 5- 10' setback on sidelot
Build to line (see setbacks)

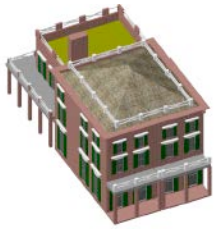
FEATURES:
Roof slope minimum 5/12 , wd/ comp shingle or ss seam metal
2-3 bay window streetfront confguration, all "punched openings)
Double Hung with muntins (see window page)
Carriage house doors , no overhead doors
Window trim and comp. shutters recommended / optional
Window heights decrease going main to upper floors.
Painted or natural exterior, no vinyl, cement siding ok.

(3-6) garage
w/ apartments over

BUILDING TYPOLOGY : Large Avenue Houses
Avenue Typology
Transects 3 - 5 , Easton Maryland

Standard Building features: Large Avenue Houses

Clearly deineated window bay confguration
gabled or pyramid roof configuration w/ dormers
Entry porches for to all units (see porch guidelines)
All Double Hung windows with muntins (see window page)
Porches that reflect the window bay pattern
Chimneys that are functional.
Decorate cornice at porch entry, and second floor roof cornice
Build to line (see setbacks)
Window trim and shutters recommended / optional
Painted or natural exterior, no vinyl, but cement siding ok.



(4) apartment
row-house

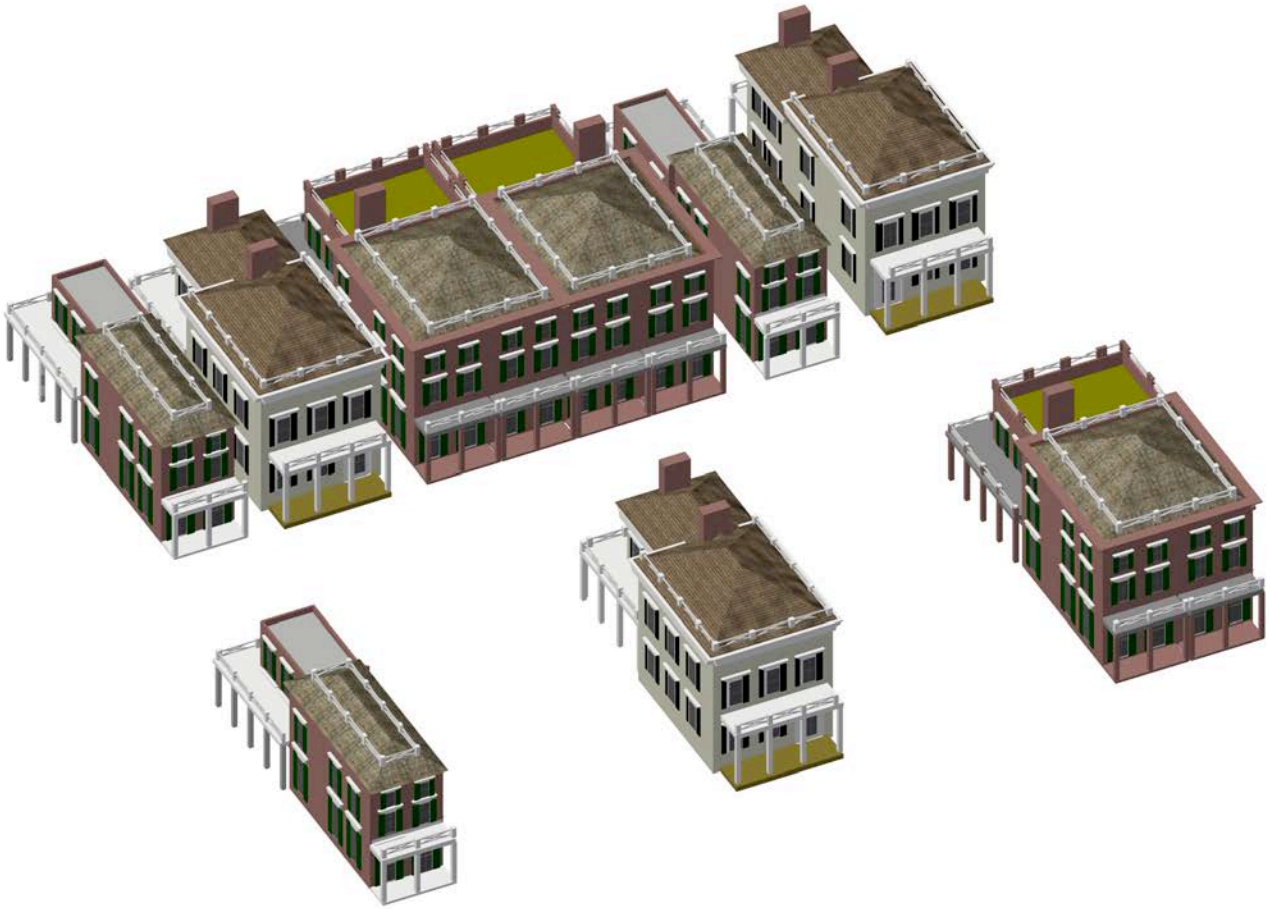
(3-4) unit mansion
apartment/ SFD

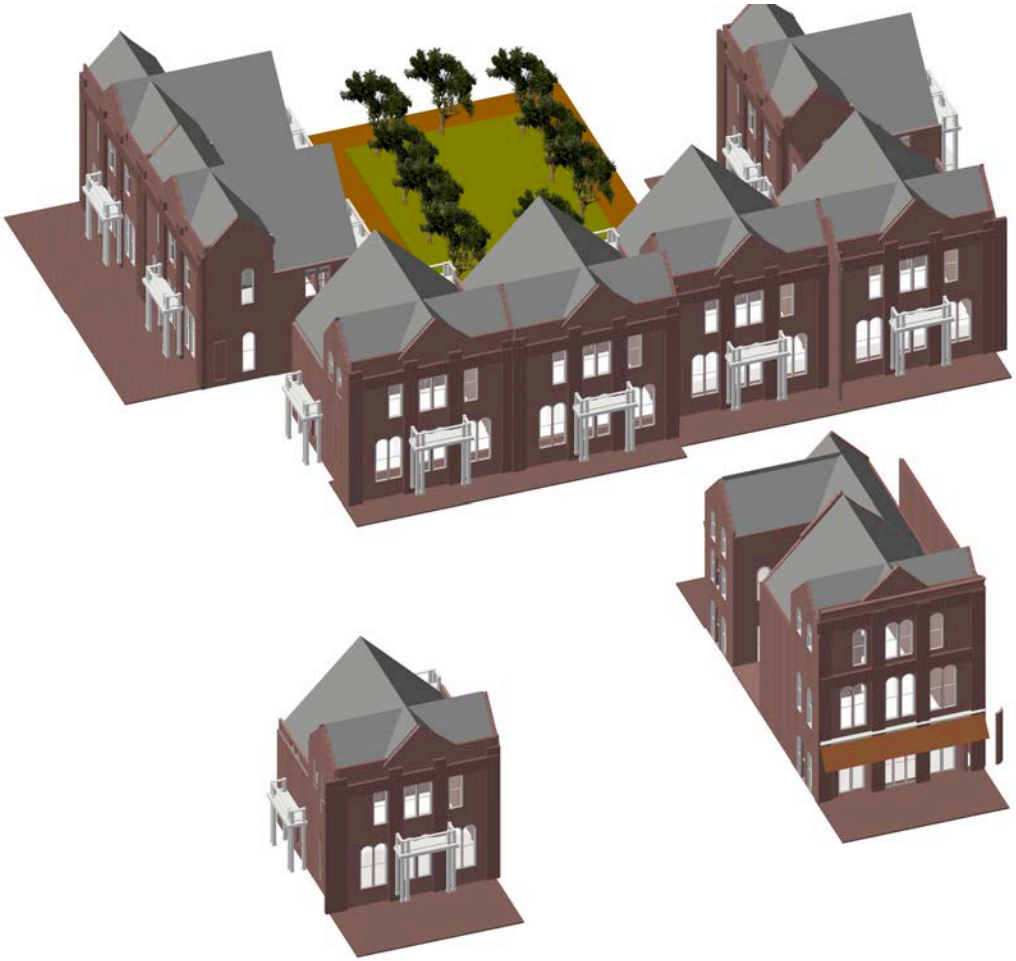
(6-8) unit mansion
apartment

BUILDING TYPOLOGY : Small Commecial
Small Avenue Typology
Transects 4 - 5 , Easton Maryland

SMALL COMMERCIAL : Standard features:

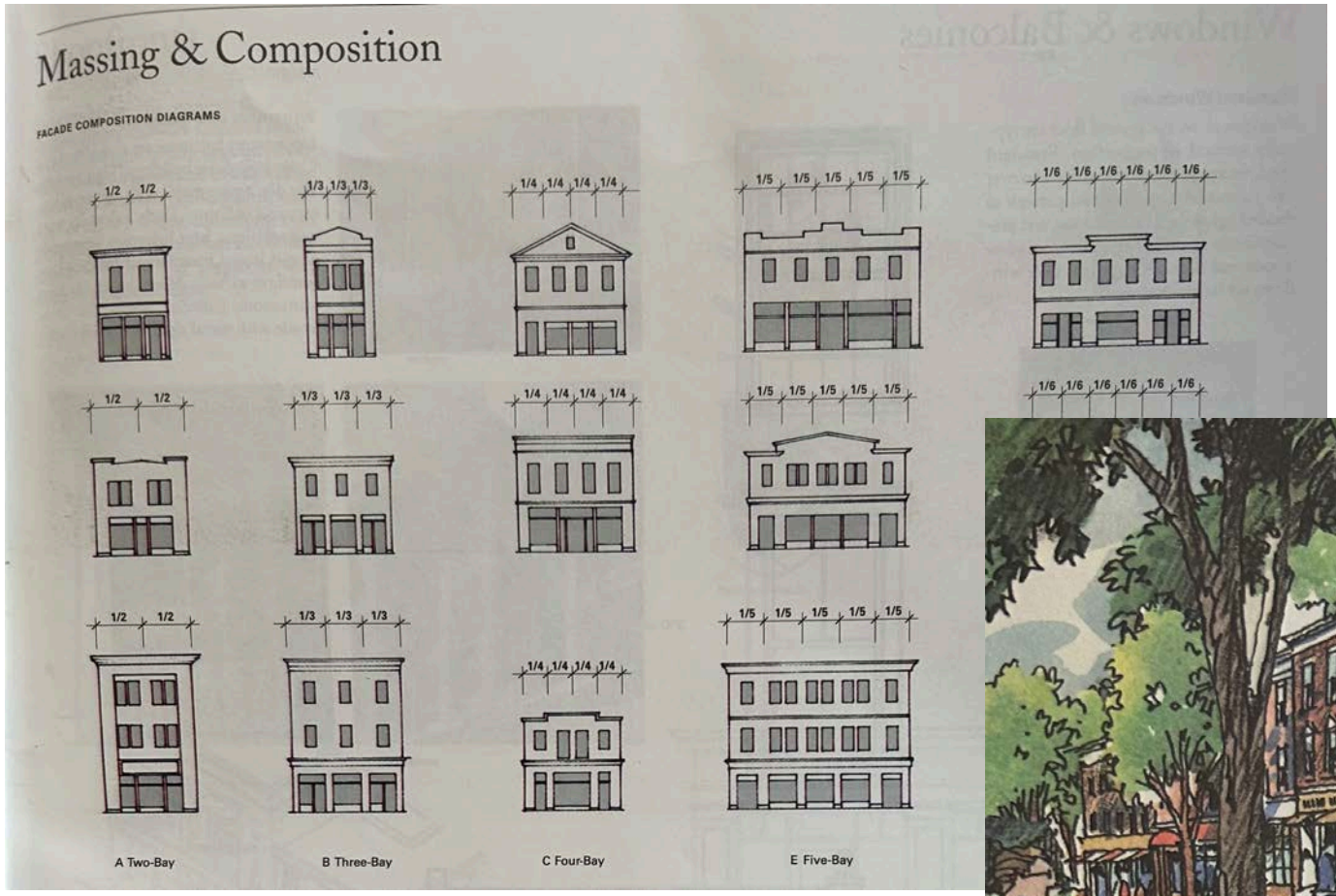
Brick construction at all public facades (corner bldgs)
Double Hung upper windows with muntins (see window page)
Entry Porches to protect visitors, display
storefront windows (per window guidelines)
Decorative brick or metal cornice , arches, bracket details
Build to line (see perscribed setbacks)
Natural Lighting and Ventilation Requirements
Public sidewalk and Landsacpe requiements , per site locations





Massing & Composition

FACADE COMPOSITION DIAGRAMS



How To Use Traditional Village Planning / Zoning

STEP #4

. ESTABLISH BUILDING DETAILS
Residential / Commercial / or Mixed Use all have different shapes

Along with thee building typology , the building details that match the neighborhood standards will be required of all new building projects. This will help maintain quality construction, well maintained projects, that are a credit to the neighborhood and match the character of place. Each neighborhood , depending on location can have a different character . We are interested in regulating scale, detail , material , not so much style. This issue is to be discussed it greater detail.

Windows and Doors

Standard Windows

- Windows are vertical in proportion and have a 2 over 2 or 1 over 1 muntin pattern; 2 over 2 is the most prevalent, and is preferred.
- Panes are always taller than they are wide. Standard windows are double hung.

Special Windows

- Some Denton Victorian houses feature round-top windows, box and angled bay windows, and shaped louvers in attics. Bay windows must project a minimum of 8 inches from the main structure and have a continuous base to the ground; two-story bays are common.

Shutters

- Shutters should be operable and in proportion with the windows they serve.
- Shutters bring accent colors to the facades.

Doors

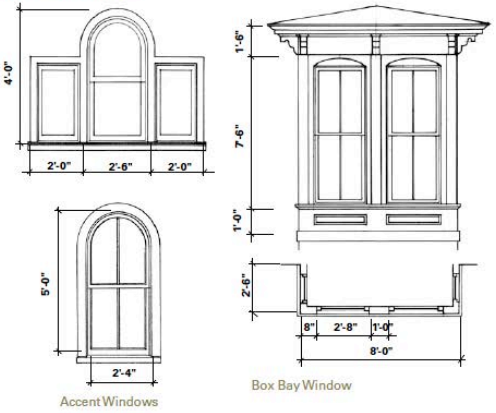
- Four-panel and six-panel patterns are common, two-panel patterns with glazing in the upper panel are also common.
- Often transoms appear above doors and lend themselves to the narrow Victorian proportions.

Trim

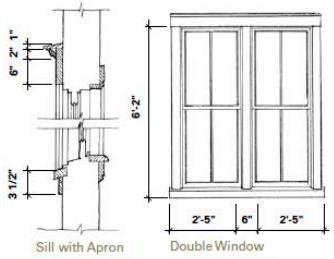
- 4- to 6-inch trim is typical with simple or limited numbers of profiles or a simple backband profile.
- Window and door trim carries a decorative crown and cap above.

WINDOWS

SPECIAL WINDOWS

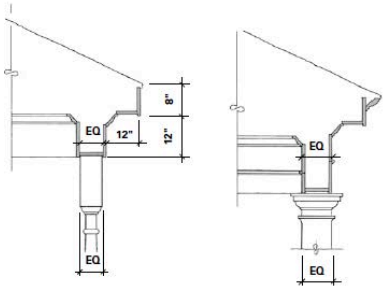


TYPICAL WINDOW DETAILS

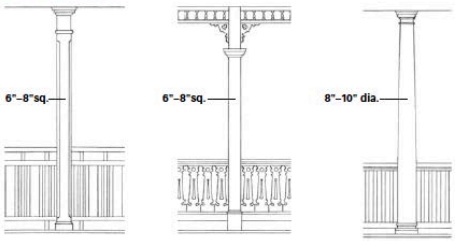


Materials and Applications

PORCH SECTIONS

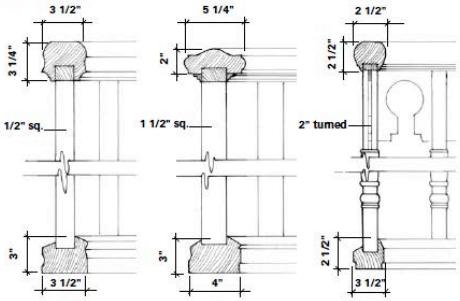


COLUMN TYPES



Chamfered Square | Square | Slender Doric

RAIL DETAILS



Roofing
>> Sawn, laminated asphalt or composition shingles with a slate pattern, or painted metal standing seam or 5-V crimp panels

Soffits
>> Smooth-finish composition board, tongue-and-groove wood boards, or fiber-cement panels

Gutters and Downspouts
>> Half-round or ogee profile gutters with round or rectangular downspouts in copper, painted, or prefinished metal

Cladding
>> Smooth-finish wood or fiber-cement lap siding, 4 to 6 inch exposure

>> Smooth-finish brick, common bond

>> Decorative cut wood or fiber-cement shingles in fishscale, diamond, and staggered patterns

>> Vinyl siding approved by the Vinyl Siding Institute

Trim
>> Wood, polyurethane, or composit millwork

>> Manufacturer's vinyl profiles with integral concealed j-channel, engineered lumber rabbeted or over blocking to conceal the j-channel; exposed j-channel trim is not permitted

Foundations and Chimneys
>> Brick veneer, smooth stucco, or cement parging finish

Windows
>> Painted wood or composite, or clad wood or vinyl; true divided light or simulated divided light (SDL) sash with traditional exterior muntin profile (⅞ inch wide)

Doors
>> Wood, fiberglass or steel with traditional stile-and-rail proportions and raised panel profiles, painted or stained

Shutters
>> Wood or composite, sized to match window sash and mounted with hardware to either be or appear to be operable

Columns
>> Square box column with chamfered corners in built-up wood, fiberglass or composite material

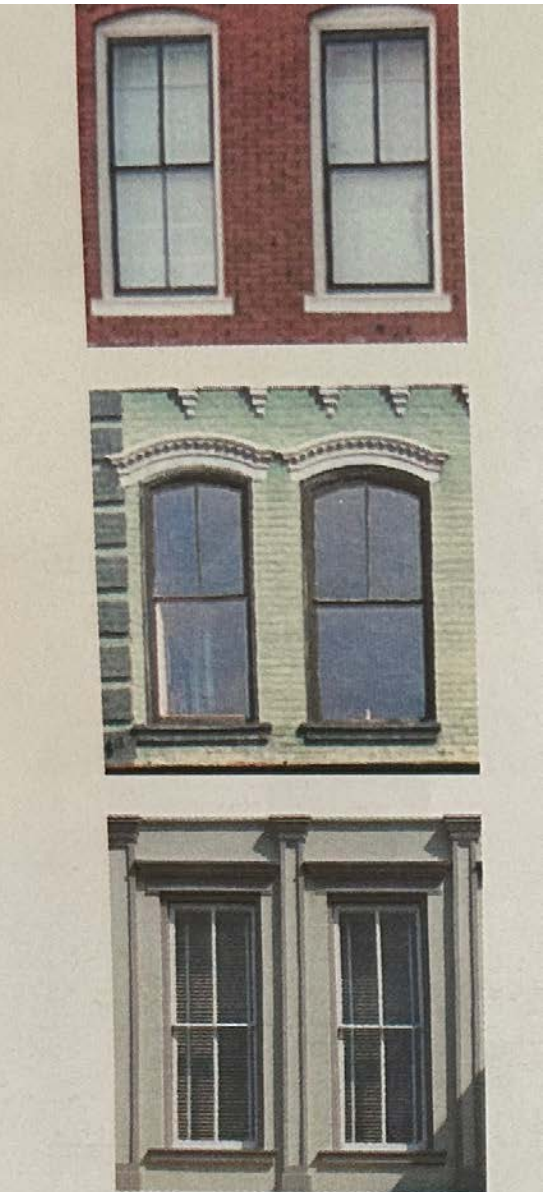
>> Turned posts (minimum 6-inch stock) in wood, fiberglass or composite material

Railings
>> Milled wood or composite top and bottom rails with square, turned or scroll-cut board balusters

Porch Ceilings
>> Plaster, tongue-and-groove wood or composite boards, or beaded-profile plywood

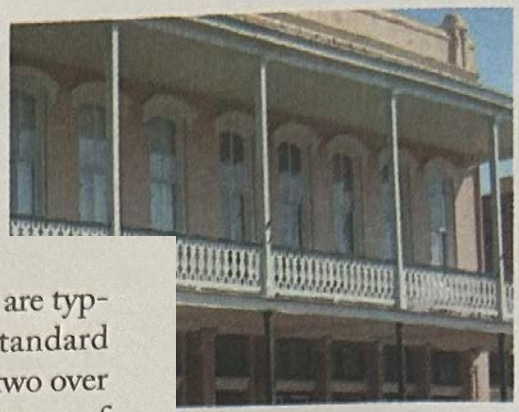
Front yard Fences
>> Wood picket or composite material to be rendered indistinguishable from wood, or metal with ornamental posts; low brick walls

Lighting
>> Porch pendant, porch fanlight, or wall-mounted lantern



Standard Windows

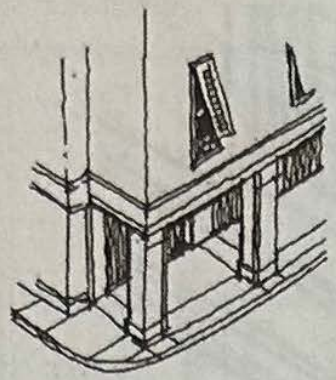
Windows above the ground floor are typically vertical in proportion. Standard windows are double hung with a two over one pattern or two over two pattern of divided lights. Jack arches, stone, and precast lintels as well as articulated window hoods and trim are common over windows set in masonry walls.



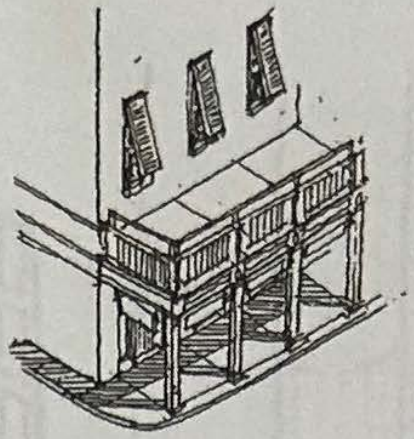
Balconies and Galleries

Upper-story balconies are typical on Gulf Coast mixed-use buildings. They are usually decorative metal with ornate balusters and columns. Early balconies were wrought iron, later balconies were made of cast iron. Ornate wood balconies are common as well. Many buildings have continuous galleries across the front facade with metal shed or hipped roofs.

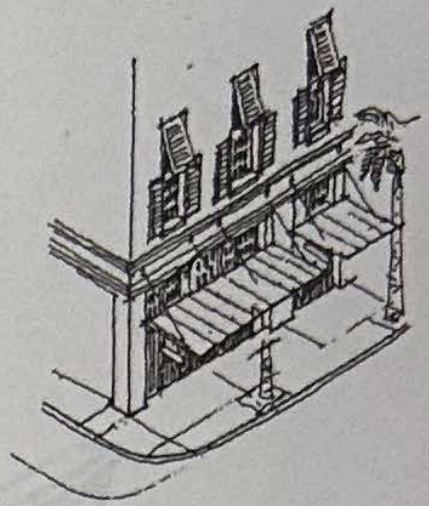
STOREFRONT OPTIONS



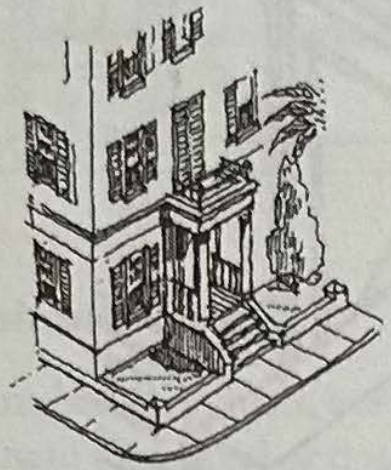
Arcade



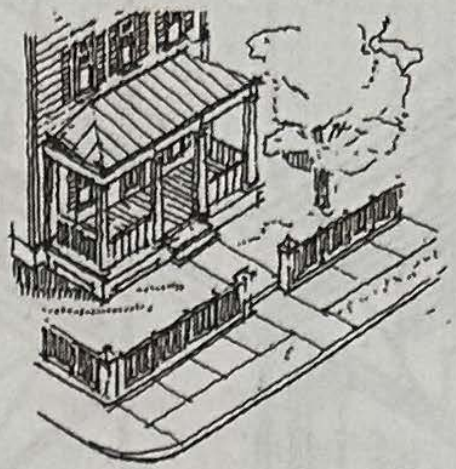
Gallery



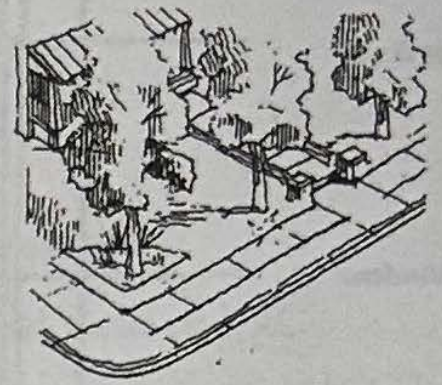
Shopfront



Stoop



Porch and Fence



Dooryard

How To Use Traditional Village Planning / Zoning

STEP #5

. PERMIT BUILDING DESIGN.
Enforcement of Designs

Along with the new possible designs the importance of enforcement of building detail. In the historic district , all deviations from design approval must go before the HDC commission again. This policy is a good way to enforce all aspects of design outside the Historc District too and is a way to make sure that design approvals are what actually gets built.

BUILDING TYPOLOGY : Small Commecial
Small Avenue Typology
Transects 4 - 5 , Easton Maryland

SMALL COMMERCIAL : Standard features:

Brick construction at all public facades (corner bldgs)
Double Hung upper windows with muntins (see window page)
Entry Porches to protect visitors, display
storefront windows (per window guidelines)
Decorative brick or metal cornice , arches, bracket details
Build to line (see perscribed setbacks)
Natural Lighting and Ventilation Requirements
Public sidewalk and Landsacpe requiements , per site locations

RECEIVED
MAR 24 2025
TOWN OF EASTON

HD 25 - 26

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

Application #:	2025 - 1425
Date Received:	03/24/2025
Fee Paid:	$25.00
HDC Meeting Date:	04/14/2025
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 417 August St.

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

PROPERTY INFORMATION

OWNER NAME J. Karl Camp

TELEPHONE NO. 678-906-9414 EMAIL karlcamp@gmail.com

Applicant or Agent

NAME Mid-Shore Exteriors

TELEPHONE NO. 410-673-7939 EMAIL info@midshoreexteriors.com

Description of Proposal (include additional sheets, as necessary)

In kind like and same roof replacement, all trims (soffit, fascia, gutters) to stay as is. Remove existing asphalt shingles, inspect plywood, install underlayments, drip edge, starter strip, Architectural shingles, ridge vent + caps. Install new pipe collars + flash chimney. Clean up + remove all debris.

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 Julie Houston

Date 3/25

Printed Name of Applicant or Agent Julie Houston of MidShore Exteriors

Revised 4.4.2022

Mid-Shore exterior
01/02/2025 01:34 pm EST
Karl Camp / 2412-645591-01
417 August Street Easton, MD 21601

Landmark, shown in Weathered Wood

A Classic Original

Landmark's dual-layered construction provides depth and dimension, along with extra protection from the elements. Widest array of colors in the industry.

- **NailTrak® wider nailing area** for a more accurate installation
- **QuadraBond™** secures shingle layers together at four points for **greater performance**
- **CertaSeal™ seals roofs tight** against wind and weather
- **StreakFighter® 10-year algae resistance**
- **Lifetime limited warranty**
- **10-year SureStart protection**
  Includes materials and labor costs
- **15-year 110 MPH wind warranty**
  Upgrade to 130 MPH available

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

Fire Resistance:

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

Wind Resistance:

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

Tear Resistance:

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

Wind Driven Rain Resistance:

- Miami-Dade Product Control Acceptance

Acceptance Quality Standards:

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

SAINT-GOBAIN

LANDMARK® COLOR PALETTE

Cobblestone Gray

Colonial Slate

Georgetown Gray

Weathered Wood

Driftwood

Pewterwood

Moire Black

Charcoal Black

Heather Blend

Burnt Sienna

Resawn Shake

Hunter Green

NOTE: Due to limitations of printing reproduction, CertainTeed can not guarantee the identical match of the actual product color to the graphic representations throughout this publication.

Scan code for more information

Landmark® Series available in areas shown

SAINT-GOBAIN

CertainTeed

CEILINGS • DECKING • FENCE • GYPSUM • INSULATION • RAILING • ROOFING • SIDING • TRIM

20 Moores Road, Malvern, PA 19355 Professional: 800-233-8990 Consumer: 800-782-8777 certainteed.com

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