



Historic District Commission MEETING AGENDA

Monday, May 12, 2025 - 6:00 PM
Council Chambers, Easton Town Office
14 S Harrison Street

Call to Order

- 1) Approval of the Agenda for May 12, 2025.

Old Business

- 1) **Application Number:** 2023 - 0924 / HD 23 - 50
Applicant: 4 North LLC
Location: 4 N. Washington Street
Tax Map 0103, Grid 00EA, Parcel 1217
Zoning District: CB
Request: Amendment to previously approved exterior alterations.

New Business

- 1) **Application Number:** 2025 - 1440 / HD 25 - 30
Applicant: Gant & Associates
Location: 31 S. Aurora Street
Tax Map 0104, Grid 0000, Parcel 1563
Zoning District: R-7A
Request: Installation of a 10' x 20' rear deck.
- 2) **Application Number:** 2025 - 1442 / HD 25 - 32
Applicant: Rauch Inc.
Location: 300 Talbot Street (For All Seasons)
Tax Map 0104, Grid 00EA, Parcel 1874
Zoning District: CG
Request: Exterior alterations including the replacement of all exterior doors in kind, the replacement of two (2) rooftop HVAC units, and the addition of nine (9) flat skylights.
- 3) **Application Number:** 2025 - 1441 / HD 25 - 31
Applicant: 128 S. West Street LLC
Location: 128 S. West Street
Tax Map 0104, Grid 00EA, Parcel 1990

Zoning District:
Request:

CB
Approval for the construction of a new second floor addition (Phase 1a&b).

The Commission granted a Certificate of Appropriateness for this scope of work on July 11, 2022, and January 8, 2024 (application 2020-0367).

4) Application Number:
Applicant:
Location:

2025 - 1446 / HD 25 - 33
Thomas Kicklighter
221 S. Hanson Street
Tax Map 0105, Grid 0000, Parcel 2124

Zoning District:
Request:

R-10A
Installation of a portico, and renovation to enlarge the front stoop.

5) Application Number:
Applicant:
Location:

2025 - 1434 / HD 25 - 29
Easton Duck LLC
100 Port Street
Tax Map 0104, Grid 00EA, Parcel 1507

Zoning District:
Request:

CB
Approval for the replacement of two (2) windows.

An unpermitted work notice was issued after it was discovered that two (2) vinyl windows were installed without a building permit or a Certificate of Appropriateness.

6) Application Number:
Applicant:

2025 - 1449 / HD 25 - 35

Hector Salguero
c/o Glen Albrecht

Location:

105 Goldsborough Street
Tax Map 0103, Grid 00EA, Parcel 0649

Zoning District:
Request:

CB
Review of the proposed mitigation following an Order to Restore (Case #25-0362) issued on April 22, 2025.

Exterior alterations including three (3) wooden windows, one (1) wooden door, and wooden trim were removed and replaced without a Certificate of Appropriateness.

Discussion Item

Approval of Minutes

- 1) Approval of the draft decision summary from the April 28, 2025 meeting.

Administrative Approval

- 1) **Application Number:** 2025 - 1459 / HD 25 - 37
Applicant: Enid McKitrick
Location: 116 Goldsborough Street
Tax Map 0103, Grid 00EA, Parcel 1141
Zoning District: R-7A
Request: HVAC installation.

Consent Docket

- 1) **Application Number:** 2025 - 1448 / HD 24 - 34
Applicant: The John G. Webster Company
Location: 313 Goldsborough Street (Trinity Episcopal Cathedral)
Tax Map 0103, Grid 00EA, Parcel 0744
Zoning District: R-7A
Request: Emergency approval for an HVAC unit replacement (*as per the Historic District Commission Chairperson*).
- 2) **Application Number:** 2025 - 1450 / HD 25 - 36
Applicant: Marasun LLC
Location: 405 S. Harrison Street
Tax Map 0105, Grid 00EA, Parcel 2308
Zoning District: R-10A
Request: In-kind asphalt shingle roof replacement, and emergency approval for a TPO roof replacement (as per the Historic District Commission Chairperson).

Adjournment



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

Historic District Commission Staff Report

Meeting Date: 5/12/2025

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

Property Address: 4 N Washington Street

Applicant: 4 North LLC

Application Number: 2023-924

Code Enforcement Case: Yes ☐ No ☒

Project Description:

The applicant is proposing alterations to both the Dover Street and Washington Street fronts of this structure. On the second story façade facing N Washington Street, the four second floor windows will be replaced with new clad wood windows that are 10” shorter than the existing windows. The remaining 10” of space will be infilled with a 4” trim boards and a 6” trim board. The Maryland Historic Trust survey file for this property notes that the building has “four evenly spaced windows on the second floor. These are quite tall and have 1/1 sashes with a boarder of small decorative panes. The flat arch above each window is now covered with white-painted plywood; the unmolded marble sills project slightly.”

On the Dover Street façade, a small addition will be constructed on the second floor between this structure and the structure at 1 E Dover Street. The proposed addition will be set back from the front façade and will be constructed of fiber cement siding with a TPO roof.

Background:

A certificate of appropriateness was granted by the HDC for this property on May 8, 2023. The scope of work at that time included alterations to the storefront on Dover Street and the installation of new windows on the east alley facing elevation (*Figure 1*).



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

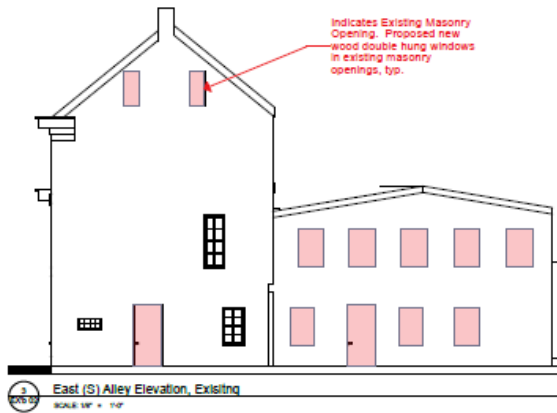


Figure 1

That approval was conditioned upon the new windows having SDL. In February of 2024, a building permit application was submitted that proposed repointing masonry on the existing chimneys. The repointing of the chimneys was determined to be routine maintenance and was approved with conditions regarding the method of repointing. On April 8, 2024 the Commission approved the replacement of the existing flat roof, removal/replacement of metal siding, and the infill of window openings on the first-floor east alley façade. On May 22, 2024 the Commission approved additional alterations to the East alley facing façade. These alterations included brick infill of an existing door opening, the addition of two new doors, brick infill of the transom, and the installation of new windows on the second floor (*Figure 2*).



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



Figure 2

Most recently on July 8, 2024, the Commission approved a request to replace a portion of the deteriorate brick wall located on the alley facing facade with fiber cement board and batten style siding (*Figure 3*).



Figure 3



Approval History

Historic District COA (#23-924)	5/23/2023
Routine Maintenance Determination – Chimney Repointing	2/26/2024
Historic District COA (#24-1174)	4/8/2024
Historic District COA – Revision #1	6/10/2024
Historic District COA – Revision #2	7/8/2024

Historic District Guidelines:

Guideline 1. Preserve Significant Historic Features

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

Guideline 2. Repair Rather than Replace

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

Guideline 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,



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

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 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.

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.



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

- f. Do not cover or wrap window trim or sills. Metal and vinyl coverings retain moisture and accelerate deterioration of wood and masonry elements.
- g. Fix drafty windows by replacing weather stripping and ensuring that the window is well-fitted to the window opening. Add storm windows to provide a thermal break, if needed. Storm windows are a cost-effective alternative to replacing historic windows.

Guideline 90. Make Sensitive Replacements (Windows)

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

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

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

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

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

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

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

Guideline 93. Sills, Lintels, and Frames

- a. Retain original sills, frames, lintels, and associated window trim and ornamentation.
- b. Do not wrap sills or frames in any materials (sheet metal, vinyl, etc.).
- c. Avoid adding details, surrounds, shutters, ornamentation and other features that have no historical basis and are not in keeping with the character of the original window.



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

d. When historic sills, lintels, surrounds, or trim requires replacement, it should be made in-kind using the same or similar material and replicating the form, profile, color, and texture of the original unit.

Guideline 102. Rooftop Additions

- a. Although it is possible to add additional stories to historic buildings, it is frequently difficult to avoid adversely impacting the building's historic character. Where possible, rear additions are usually preferable.
- b. Rooftop additions should be set back from the front façade to limit their visibility from the street and allow the historic mass to read as intended by its design.
- c. Rooftop additions should use similar roof forms to the original building.
- d. Rooftop additions should be placed to avoid removal or alteration of character-defining features, such as parapets and other roof-top features.

Guideline 103. Materials

- a. Exterior materials of a new buildings or addition should be compatible with surrounding buildings or the building to which it is attached.
- b. Board siding, including wood and cementitious/fiber cement board, may be appropriate.
- c. Unpainted brick masonry is generally an appropriate material for exterior walls throughout the district.

Appendix B.2 Common Substitute Materials – Windows

Composite/Fiberglass and Fiberglass-Clad

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. Fiberglass-Clad windows are typically wood windows clad in a fiberglass or fiberglass facing and are generally appropriate wherever composite/fiberglass windows are appropriate.

Aluminum and Aluminum-Clad

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.



Recommended Conditions:

Should the Commission approve this application, staff supports the following conditions:

1. The new windows shall have decorative panes which match the pattern found on the existing windows.
 2. The existing window sills shall remain
 3. The new windows must have the appearance of true divided light
 4. The fiber cement siding shall be smooth and joints must be staggered randomly to avoid a “stair step” appearance. Joints must be avoided in areas with spans of less than 12 feet in length.
-

Draft Motions:

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

OR

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

OR

3. I move an alternate motion.



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

EASTON HISTORIC DISTRICT SURVEY

PROPERTY #:

Picture:



TAX ID		ADDRESS		OWNER NAME			
2101000586		4 N WASHINGTON ST		MURDOCH, MARJORIE E			
YEAR BUILT		PHYSICAL CONDITION					
1880*		GOOD - ALTERED					
ARCHITECTURAL STYLE				ADDITION(S)			
ITALIANATE INFLUENCE				NONE APPARENT			
NHL DISTRICT	NR DISTRICT	NR LISTED	MEETS NR CRITERIA	1980 NR RATING	MD INVENTORY	CONTRIBUTING	NC CODE
				C	T-402	Y	
NOTES							
1ST FLOOR FAÇADE RECONFIGURED. WOOD TRIM NEEDS PAINT + MINOR REPAIR TO PREVENT FURTHER DETERIORATION.							



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

EASTON HISTORIC DISTRICT SURVEY

PROPERTY #:

Picture:



TAX ID		ADDRESS		OWNER NAME			
2101009478		1 E DOVER ST		WALLACE, SCOTT J			
YEAR BUILT		PHYSICAL CONDITION					
1900		FAIR					
ARCHITECTURAL STYLE				ADDITION(S)			
ITALIANATE				NONE APPARENT			
NHL DISTRICT	NR DISTRICT	NR LISTED	MEETS NR CRITERIA	1980 NR RATING	MD INVENTORY	CONTRIBUTING	NC CODE
				C		Y	
NOTES							
1ST FLOOR RECONFIGURATION DOES NOT CONTRIBUTE PROBLEMS DEVELOPING WITH UPPER FLOOR WINDOWS + CORNICE. SOME BRICKS NEED REPOINTING. VACANT.							

T-402

Atkinson's

Architectural Survey File

This is the architectural survey file for this MIHP record. The survey file is organized reverse-chronological (that is, with the latest material on top). It contains all MIHP inventory forms, National Register nomination forms, determinations of eligibility (DOE) forms, and accompanying documentation such as photographs and maps.

Users should be aware that additional undigitized material about this property may be found in on-site architectural reports, copies of HABS/HAER or other documentation, drawings, and the “vertical files” at the MHT Library in Crownsville. The vertical files may include newspaper clippings, field notes, draft versions of forms and architectural reports, photographs, maps, and drawings. Researchers who need a thorough understanding of this property should plan to visit the MHT Library as part of their research project; look at the MHT web site (mht.maryland.gov) for details about how to make an appointment.

All material is property of the Maryland Historical Trust.

Last Updated: 04-05-2004

Atkinson's
Four North Washington Street
Easton, Maryland 21601

T-402
C1880

Four North Washington is two tall stories in height with a bold well-proportioned cornice. It was constructed by Thomas and Kersey, Incorporated prominent dry goods merchants of the nineteenth century.

MARYLAND HISTORICAL TRUST

Town of Easton

INVENTORY FORM FOR STATE HISTORIC SITES SURVEY

1 NAME

HISTORIC

AND/OR COMMON

Atkinson's

2 LOCATION

STREET & NUMBER

#4 North Washington Street

CITY, TOWN

Easton

VICINITY OF

CONGRESSIONAL DISTRICT

FIRST

STATE

Maryland 21601

COUNTY

Talbot

3 CLASSIFICATION

CATEGORY

☐ DISTRICT☒ BUILDING(S)☐ STRUCTURE☐ SITE☐ OBJECT

OWNERSHIP

☐ PUBLIC☒ PRIVATE☐ BOTH

PUBLIC ACQUISITION

☐ IN PROCESS☐ BEING CONSIDERED

STATUS

☒ OCCUPIED☐ UNOCCUPIED☐ WORK IN PROGRESS

ACCESSIBLE

☒ YES: RESTRICTED☐ YES: UNRESTRICTED☐ NO

PRESENT USE

☐ AGRICULTURE☒ COMMERCIAL☐ EDUCATIONAL☐ ENTERTAINMENT☐ GOVERNMENT☐ INDUSTRIAL☐ MILITARY☐ MUSEUM☐ PARK☐ PRIVATE RESIDENCE☐ RELIGIOUS☐ SCIENTIFIC☐ TRANSPORTATION☐ OTHER:**4 OWNER OF PROPERTY**

NAME

H. B. Atkinson

Telephone #: 301-822-1035

STREET & NUMBER

306 South Washington Street

CITY, TOWN

Easton

VICINITY OF

STATE, zip code

Maryland 21601

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE,

REGISTRY OF DEEDS, ETC.

Talbot County Court House

STREET & NUMBER

Washington Street

CITY, TOWN

Easton

STATE

Maryland 21601

6 REPRESENTATION IN EXISTING SURVEYS

TITLE

DATE

☐ FEDERAL ☐ STATE ☐ COUNTY ☐ LOCALDEPOSITORY FOR
SURVEY RECORDS

CITY, TOWN

STATE

7 DESCRIPTION

T-402

CONDITION		CHECK ONE	CHECK ONE
☐ EXCELLENT	☐ DETERIORATED	☐ UNALTERED	☒ ORIGINAL SITE
☒ GOOD	☐ RUINS	☒ ALTERED	☐ MOVED DATE _____
☐ FAIR	☐ UNEXPOSED		

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

Number 4 North Washington Street, now Atkinson's department store, is located in the commercial district of Washington Street. The building stands on the east side of the street, across from the Talbot County Court House. Its southern neighbor is a three-story late nineteenth century building (#2, T-401); to the north is a 2½ story Federal building (#6 North Washington, T-35).

The structure is a brick row building, two tall stories in height and four bays wide. The building is very deep, running 125 feet back from Washington Street and joined in a "L" with #7 East Dover Street, the former Star-Democrat Building (T-3). These two buildings are jointly owned and have been occupied by the same establishment, Atkinson's, since 1944.

The building at #4 North Washington has four evenly spaced windows on the second floor. These are quite tall and have 1/1 sashes with a border of small decorative panes. The flat arch above each window is now covered with white-painted plywood; the unmolded marble sills project slightly. The windows have interior blinds.

The face brick is smooth and orange in color; it is laid in common bond with the narrow mortar joints, commonly found in late nineteenth century buildings. The first floor is a modern store front with plate glass windows and a center entrance. This was added in 1956; formerly the building had a store front with a cornice at the first floor ceiling level carried by cast iron columns. This earlier store front, as shown in a picture of C 1940, resembles that still existing on #25 South Washington Street (T-411), a contemporary building. A photograph of C 1898 shows the building surmounted by an elaborate sign board on the roof.

The chief decorative element of this building is its wooden cornice with pierced decoration. The cornice is carried by ornamental wood bracketts; there is a fan motif in the panels between the bracketts and a brick "frieze". It is simple and bold in design and well-proportioned.

The interior of the building is greatly changed from the original. It appears to have been altered around 1900 when a mezanine^e are sales areas; the upper floor is used as store offices.

* The first floor and mezanine were added in the rear.

CONTINUE ON SEPARATE SHEET IF NECESSARY

8 SIGNIFICANCE

PERIOD		AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW			
☐ PREHISTORIC	☐ ARCHEOLOGY-PREHISTORIC	☐ COMMUNITY PLANNING	☐ LANDSCAPE ARCHITECTURE	☐ RELIGION	
☐ 1400-1499	☐ ARCHEOLOGY-HISTORIC	☐ CONSERVATION	☐ LAW	☐ SCIENCE	
☐ 1500-1599	☐ AGRICULTURE	☐ ECONOMICS	☐ LITERATURE	☐ SCULPTURE	
☐ 1600-1699	☐ ARCHITECTURE	☐ EDUCATION	☐ MILITARY	☐ SOCIAL/HUMANITARIAN	
☐ 1700-1799	☐ ART	☐ ENGINEERING	☐ MUSIC	☐ THEATER	
☒ 1800-1899	☒ COMMERCE	☐ EXPLORATION/SETTLEMENT	☐ PHILOSOPHY	☐ TRANSPORTATION	
☐ 1900-	☐ COMMUNICATIONS	☐ INDUSTRY	☐ POLITICS/GOVERNMENT	☐ OTHER (SPECIFY)	
		☐ INVENTION			

SPECIFIC DATES C 1880

BUILDER/ARCHITECT Walter Thompson

STATEMENT OF SIGNIFICANCE

Like #2 North Washington Street the Atkinson building represents a type of late nineteenth century commercial building common in Easton: its flat front facade with symmetrically placed windows, roof which slopes to the rear, and wooden cornice resembles those also found on #25 South Washington (T-411), and #7-11 South Washington (T-2). Although #4 is the same height as #2 North Washington, it is larger in scale because of the taller windows and deeper cornice.

This building has long housed a dry goods store. Before Mr. Atkinson opened his establishment, the J. R. Jarrell Company occupied the structure. This company was called an "Easton institution" and credited with giving its customers "full value for money spent" by the Preston News of January 27, 1944. Mr. Charles W. Nickerson preceeded the Jarrell Company, conducting his dry goods business in this building from 1900-1924. The present building was probably constructed by the Thompson and Kersey dry goods store. Records in the Talbot County Court House indicate that Walter Thompson owned a dwelling house here in 1850 from which he ran a fine emporium. A photograph C 1870 shows a delivery being made to this establishment after a Mr. Kersey had become a partner and the firm renamed Thompson and Kersey's. The store occupied two brick buildings both two bays wide. The southern building was 2½ stories in height and had two gable dormers in the roof. A chimney rose from the northern wall and curtain walls terminated the gable ends. The northern building was two stories plus an attic. It was a small structure of Greek revival proportions; the attic was lit by two small frieze windows. These two buildings are shaded by a common awning and evidently are under common management. Several large boxes in the street bear the address, Thompson and Kersey, Easton.

The significance of this building also lies in the importance the retail establishments it has housed have had for the town of Easton. Earlier buildings on this site had interest for the same reason.

Typical late nineteenth century buildings, both #2 and #4 North Washington blend well with earlier Federal buildings and enliven the Washington Street skyline.

CONTINUE ON SEPARATE SHEET IF NECESSARY

9 MAJOR BIBLIOGRAPHICAL REFERENCES

Deed and Land Records, Talbot County Court House
 History of Easton
George Garey
 Re-published 1974
 Historic Easton, Inc.
 CONTINUE ON SEPARATE SHEET IF NECESSARY

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY NA

VERBAL BOUNDARY DESCRIPTION

NA

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE _____ COUNTY _____

NA

STATE _____ COUNTY _____

11 FORM PREPARED BY

NAME / TITLE

Marsha L. Fritz, Consultant Cynthia B. Ludlow, Research Historian

ORGANIZATION

Historic Easton, Incorporated

DATE

August 12, 1976

STREET & NUMBER

Box 1171

TELEPHONE Mr. Paul Parsons,
301-822-2706 President

CITY OR TOWN

Easton

STATE

Maryland 21601

The Maryland Historic Sites Inventory was officially created by an Act of the Maryland Legislature, to be found in the Annotated Code of Maryland, Article 41, Section 181 KA, 1974 Supplement.

The Survey and Inventory are being prepared for information and record purposes only and do not constitute any infringement of individual property rights.

RETURN TO: Maryland Historical Trust
 The Shaw House, 21 State Circle
 Annapolis, Maryland 21401
 (301) 267-1438

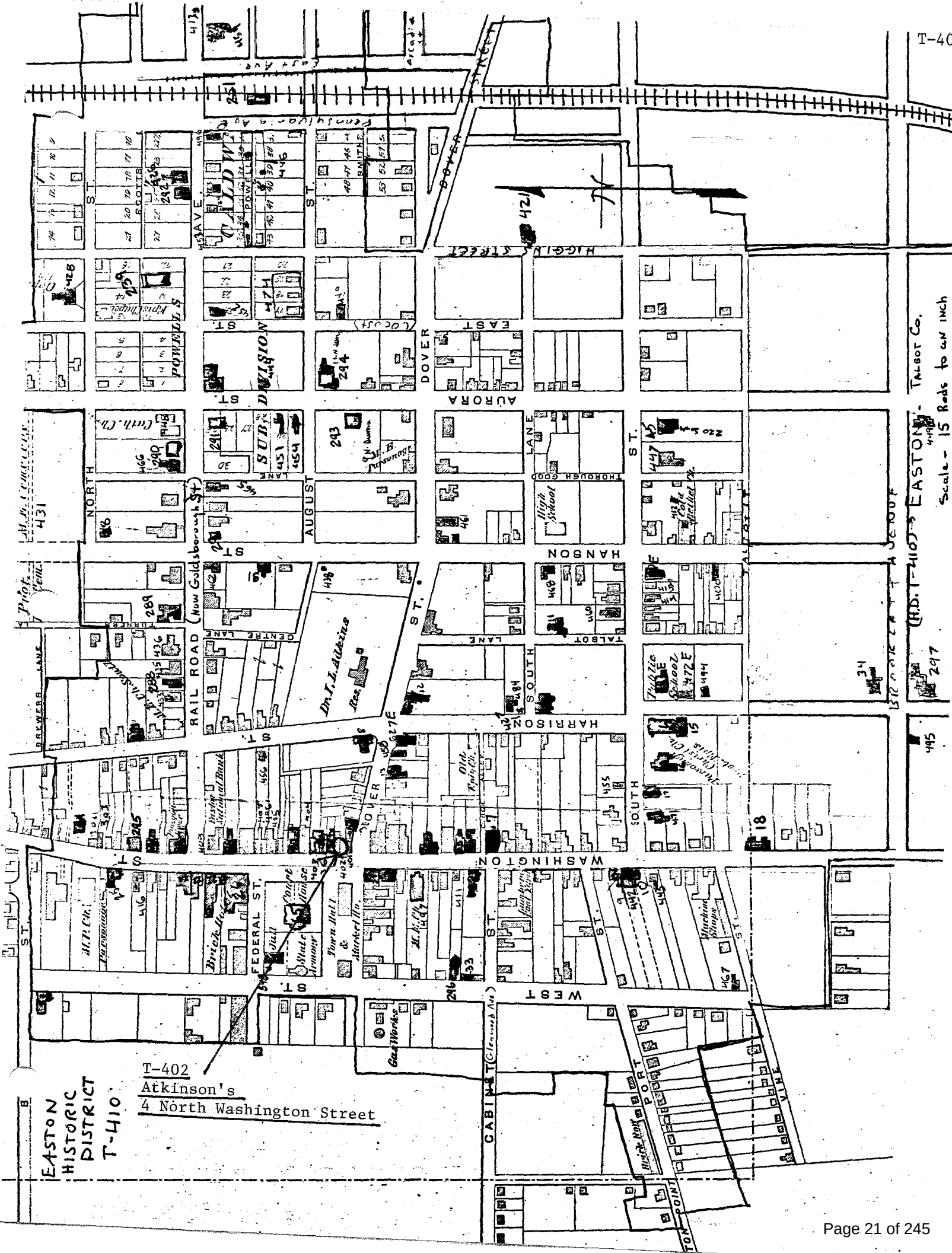
Atkinson's - 4 North Washington Street

L276/F5

L205/F191

H. Burrus Atkinson and his wife Louise bought this historic property in 1948 from the stockholders of the J. R. Jarrell Co. This company had acquired the store and property in 1926 from the Charles W. Nickerson estate and they, in turn, had bought the business from Walter Thompson and his wife in 1900. The dry goods store of Thompson and Kersey was established in 1846 * and was an important adjunct in the growth of the community. It has continued as such, under different management, to the present day.

*Advertisement: History of Easton
George Garey
Re-published 1974
Historic Easton, Inc.



EASTON
HISTORIC
DISTRICT
T-410

T-402
Atkinson's
4 North Washington Street

(H.D. T-410) - EASTON - Talbot Co.
Scale - 15 Rods to an inch

T-402
Atkinson's
4 North Washington Street
Easton Quad, 1942, PR 1974,

St Aubins,
Heights.

Spring Hill
Cem

EASTON
(BM 38)

Easton
Point

RIVER

EDMUNDSON

NECK

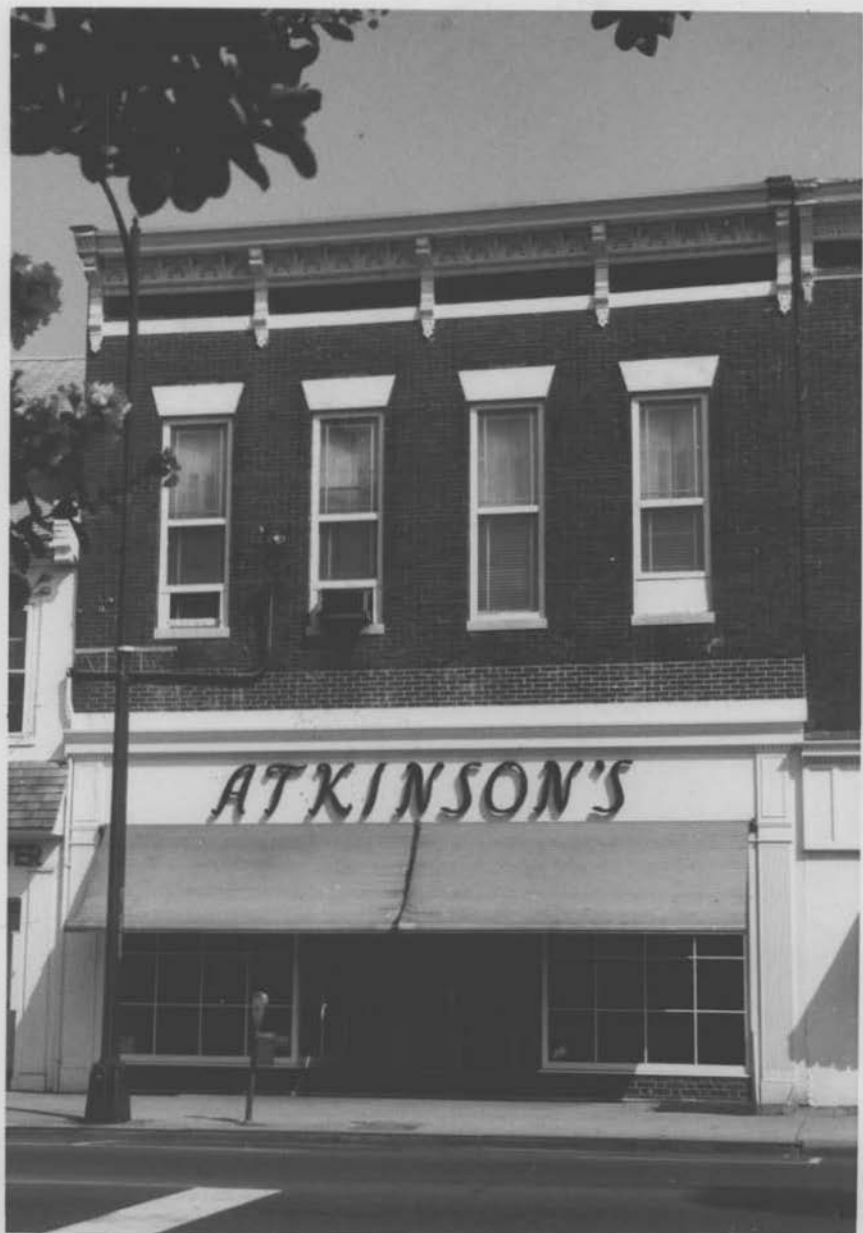
STUMPTOWN 18 MI.
TRAPPE 67 MI.

(TRAPPE)
5761 11 NE

SCALE 1:24 000

Page 22 of 245

FRISOMETU



4 NORTH WASHINGTON
EASTON, MD

T.402

~~PLEASE~~

WEST FACADE

9/76 MLF

RE: VERNON - WILLIAMS, JR.
330 DIAMOND STREET
EASTON, MARYLAND 21601

T-3

Star-Democrat Building

Architectural Survey File

This is the architectural survey file for this MIHP record. The survey file is organized reverse-chronological (that is, with the latest material on top). It contains all MIHP inventory forms, National Register nomination forms, determinations of eligibility (DOE) forms, and accompanying documentation such as photographs and maps.

Users should be aware that additional undigitized material about this property may be found in on-site architectural reports, copies of HABS/HAER or other documentation, drawings, and the “vertical files” at the MHT Library in Crownsville. The vertical files may include newspaper clippings, field notes, draft versions of forms and architectural reports, photographs, maps, and drawings. Researchers who need a thorough understanding of this property should plan to visit the MHT Library as part of their research project; look at the MHT web site (mht.maryland.gov) for details about how to make an appointment.

All material is property of the Maryland Historical Trust.

Last Updated: 04-05-2004

The Old Star-Democrat Building
Seven East Dover Street
Easton, Maryland 21601

T-3
1868
(mid 19th century)

The two-and-a-half story brick building represents a survival of an earlier building form into the middle of the nineteenth century. Its gable roof, terminating against brick curtains, enclosed end chimneys, and sash windows are architectural elements which may be seen in buildings constructed in Easton in the 1790's. The tall proportions of the building, as well as the robust, carved, wooden cornice and lintels are characteristics of late nineteenth century structures. This handsome, lively building was for many years the home of the town's oldest newspaper, The Star-Democrat.

MARYLAND HISTORICAL TRUST

21000344 11
T 3

Town of Easton

INVENTORY FORM FOR STATE HISTORIC SITES SURVEY

1 NAME

HISTORIC

Star Democrat Building

AND/OR COMMON

Side entrance to Atkinson's Store

2 LOCATION

STREET & NUMBER

7 East Dover Street

CITY, TOWN

Easton

VICINITY OF

CONGRESSIONAL DISTRICT

FIRST

STATE

Maryland 21601

COUNTY

Talbot

3 CLASSIFICATION

CATEGORY

☐ DISTRICT

☒ BUILDING(S)

☐ STRUCTURE

☐ SITE

☐ OBJECT

OWNERSHIP

☐ PUBLIC

☒ PRIVATE

☐ BOTH

PUBLIC ACQUISITION

☐ IN PROCESS

☐ BEING CONSIDERED

STATUS

☒ OCCUPIED

☐ UNOCCUPIED

☐ WORK IN PROGRESS

ACCESSIBLE

☒ YES: RESTRICTED

☐ YES: UNRESTRICTED

☐ NO

PRESENT USE

☐ AGRICULTURE

☒ COMMERCIAL

☐ EDUCATIONAL

☐ ENTERTAINMENT

☐ GOVERNMENT

☐ INDUSTRIAL

☐ MILITARY

☐ MUSEUM

☐ PARK

☐ PRIVATE RESIDENCE

☐ RELIGIOUS

☐ SCIENTIFIC

☐ TRANSPORTATION

☐ OTHER:

4 OWNER OF PROPERTY

NAME

H. B. Atkinson

Telephone #: 301-822-1035

STREET & NUMBER

306 South Washington Street

CITY, TOWN

Easton

VICINITY OF

STATE, zip code

Maryland 21601

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE,

REGISTRY OF DEEDS, ETC.

Talbot County Court House

STREET & NUMBER

Washington Street

CITY, TOWN

Easton

STATE

Maryland 21601

6 REPRESENTATION IN EXISTING SURVEYS

TITLE

1967 Survey of Easton by Paul Brinkman

DATE

August 29, 1967

☐ FEDERAL ☒ STATE ☐ COUNTY ☐ LOCAL

DEPOSITORY FOR
SURVEY RECORDS

Maryland Historical Trust

CITY, TOWN

Annapolis

STATE

Maryland

7 DESCRIPTION

T-3

CONDITION		CHECK ONE	CHECK ONE
☐ EXCELLENT	☐ DETERIORATED	☐ UNALTERED	☒ ORIGINAL SITE
☐ GOOD	☐ RUINS	☒ ALTERED	☐ MOVED
☒ FAIR	☐ UNEXPOSED		DATE _____

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

This tall brick building stands on the north side of Dover Street, near the corner of Washington Street. At its west side is a small brick structure, probably constructed about the same time as the large building to which it is attached. Now these buildings are connected in an "L" to #4 North Washington, (T-402); Atkinson's, a department store, has occupied these buildings since 1944. Number 7 Dover, once a fine office building is now known merely as the "side entrance to Atkinson's".

The main building is three stories in height and four bays wide. There is an attic under the A-roof but apparently there have never been dormers. The building is faced with smooth red-orange brick laid in common bond with narrow mortar joints.

There is a very narrow chimney at each gable end and a roof curtain. There are two small attic windows in each gable end wall on either side of the chimney; they are closed with metal blinds. The windows on the front facade have been filled in; trim and sash have been removed. Above each window is a flat arch of widely splayed gauged brick.

The cornice with a return is very prominent; the crown mold remains, as does the box cornice. For a description of its former details the report of the 1967 Survey of Easton must be quoted: "A very heavy and elaborately carved cornice runs along the front roof edge. There is a heavy crown molding with a row of deeply carved and scrolled modillions. There are pendant drops at each corner. Below the modillions is a frieze of stylized acanthus leaves and a white molded board." The shop front has completely obscured details of the first floor facade.

The small building retains more of its exterior detail. It is two stories in height and two bays wide on Dover Street. Its A-roof - without dormers - covers a building two bays deep. The store front has covered over the original details on the first floor, but the second floor windows and cornice retain the heavily carved, large scale ornament the larger building has lost. The cornice has a row of dentils and brackets deeply carved in a foliated motif. Above each second floor window is a hood with molded details which is supported by consoles decorated with acanthus leaves. One 6/6 sash remains.

Inside the buildings are completely modern. Having been attached to the Washington Street building, neither gives the appearance of being a complete building.

CONTINUE ON SEPARATE SHEET IF NECESSARY

8 SIGNIFICANCE

T-3

PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW			
☐ PREHISTORIC	☐ ARCHEOLOGY-PREHISTORIC	☐ COMMUNITY PLANNING	☐ LANDSCAPE ARCHITECTURE	☐ RELIGION
☐ 1400-1499	☐ ARCHEOLOGY-HISTORIC	☐ CONSERVATION	☐ LAW	☐ SCIENCE
☐ 1500-1599	☐ AGRICULTURE	☐ ECONOMICS	☐ LITERATURE	☐ SCULPTURE
☐ 1600-1699	☒ ARCHITECTURE	☐ EDUCATION	☐ MILITARY	☐ SOCIAL/HUMANITARIAN
☐ 1700-1799	☐ ART	☐ ENGINEERING	☐ MUSIC	☐ THEATER
☒ 1800-1899	☐ COMMERCE	☐ EXPLORATION/SETTLEMENT	☐ PHILOSOPHY	☐ TRANSPORTATION
☐ 1900-	☐ COMMUNICATIONS	☐ INDUSTRY	☐ POLITICS/GOVERNMENT	☐ OTHER (SPECIFY)
		☐ INVENTION		

SPECIFIC DATES Mid Nineteenth Century BUILDER/ARCHITECT

STATEMENT OF SIGNIFICANCE

This building is significant for its architecture and because of its association with the Star Democrat newspaper.

The structure represents a survival of an earlier building form into the middle of the nineteenth century. Its gable roof which terminates against brick curtains, enclosed end chimneys and sash windows with many small lights are architectural elements which may be seen in buildings constructed here in the 1790's. The tall proportions of the building and diminished importance of the chimney, however, are characteristics of late nineteenth century buildings, as is the robust applied wood decoration. This handsome and lively building, clearly transitional in design, was once one of the most important in the town.

L161/F59

L282/F206

L75/F265

L73/F213

CONTINUE ON SEPARATE SHEET IF NECESSARY

9 MAJOR BIBLIOGRAPHICAL REFERENCES

Deeds and Land Records, Talbot County Courthouse.

CONTINUE ON SEPARATE SHEET IF NECESSARY

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY NA

VERBAL BOUNDARY DESCRIPTION

NA

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE NA COUNTY

STATE COUNTY

11 FORM PREPARED BY

NAME / TITLE

Marsha L. Fritz, Consultant

ORGANIZATION

Historic Easton, Incorporated

DATE

August 17, 1976

STREET & NUMBER

Box 1171

TELEPHONE Mr. Paul Parsons,
(301) 822-2706 Pres.

CITY OR TOWN

Easton

STATE

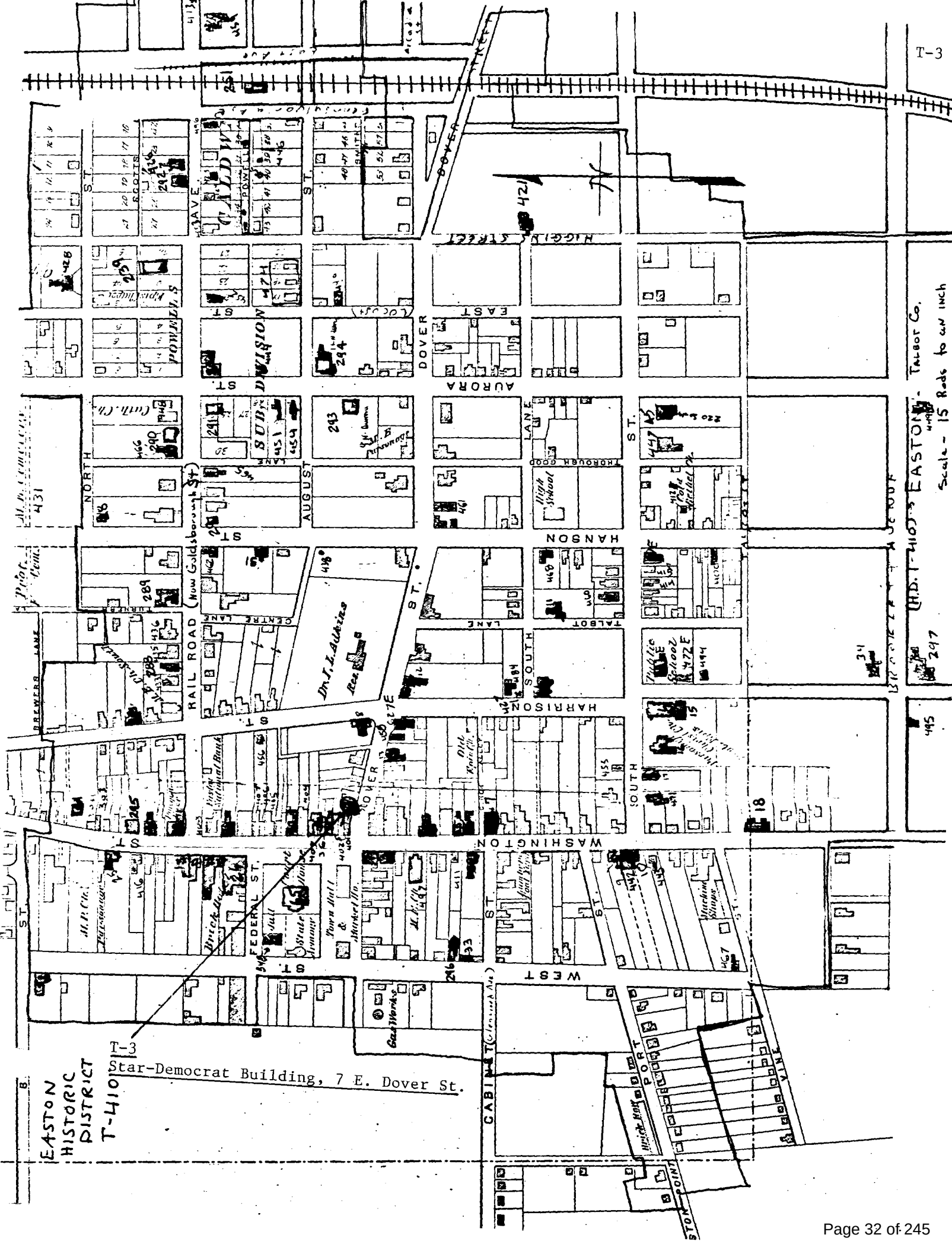
Maryland 21601

The Maryland Historic Sites Inventory was officially created by an Act of the Maryland Legislature, to be found in the Annotated Code of Maryland, Article 41, Section 181 KA, 1974 Supplement.

The Survey and Inventory are being prepared for information and record purposes only and do not constitute any infringement of individual property rights.

RETURN TO: Maryland Historical Trust
The Shaw House, 21 State Circle
Annapolis, Maryland 21401
(301) 267-1438

1. STATE Maryland COUNTY Talbot TOWN Easton VICINITY STREET NO. Dover Street ORIGINAL OWNER ORIGINAL USE Store ? PRESENT OWNER PRESENT USE Store and warehouse WALL CONSTRUCTION common bond NO. OF STORIES 3$\frac{1}{2}$ w/2$\frac{1}{2}$ addition	HISTORIC AMERICAN BUILDINGS SURVEY INVENTORY 2. NAME T-3 DATE OR PERIOD 1868 (dated) STYLE Late Federal with Victorian ARCHITECT trim BUILDER 3. FOR LIBRARY OF CONGRESS USE
4. NOTABLE FEATURES, HISTORICAL SIGNIFICANCE AND DESCRIPTION OPEN TO PUBLIC This is an interesting example of the carry over of Federal styles into Victorian times. This building is dated with a corner-stone at 1868 but could have been built in 1810. It is a 3 storey A roofed brick structure with an enclosed chimney in each end wall. The first floor is now occupied by a shopfront. The 2nd and 3rd storey windows have been blocked up but have flat arches of polished brick. A very heavy and elaborately carved cornice runs along the front roof edge. There is a heavy crown molding with a row of deeply carved and scrolled modillions. There are pendant drops at each corner. Below the modillions is a frieze of stylized acanthus leaves and a white molded board. The cornice is very heavy and deeply carved and almost seems too elaborate for the simple Federal styled building. Attached to the left side of this structure is a small 2 1/2 storey 2 bay wide brick A roof addition probably built about 1880. This addition has a cornice of dentils and carved brackets. The 2 second storey windows have heavy cornices held up by acanthus carved brackets. The first floor is now a shopfront.	
5. PHYSICAL CONDITION OF STRUCTURE Endangered Interior Exterior poor poor	
6. LOCATION MAP (Plan Optional) 3. PUBLISHED SOURCES (Author, Title, Pages) INTERVIEWS, RECORDS, PHOTOS, ETC.	7. PHOTOGRAPH 9. NAME, ADDRESS AND TITLE OF RECORDER Paul A. Brinkman DATE OF RECORD August 28, 1967

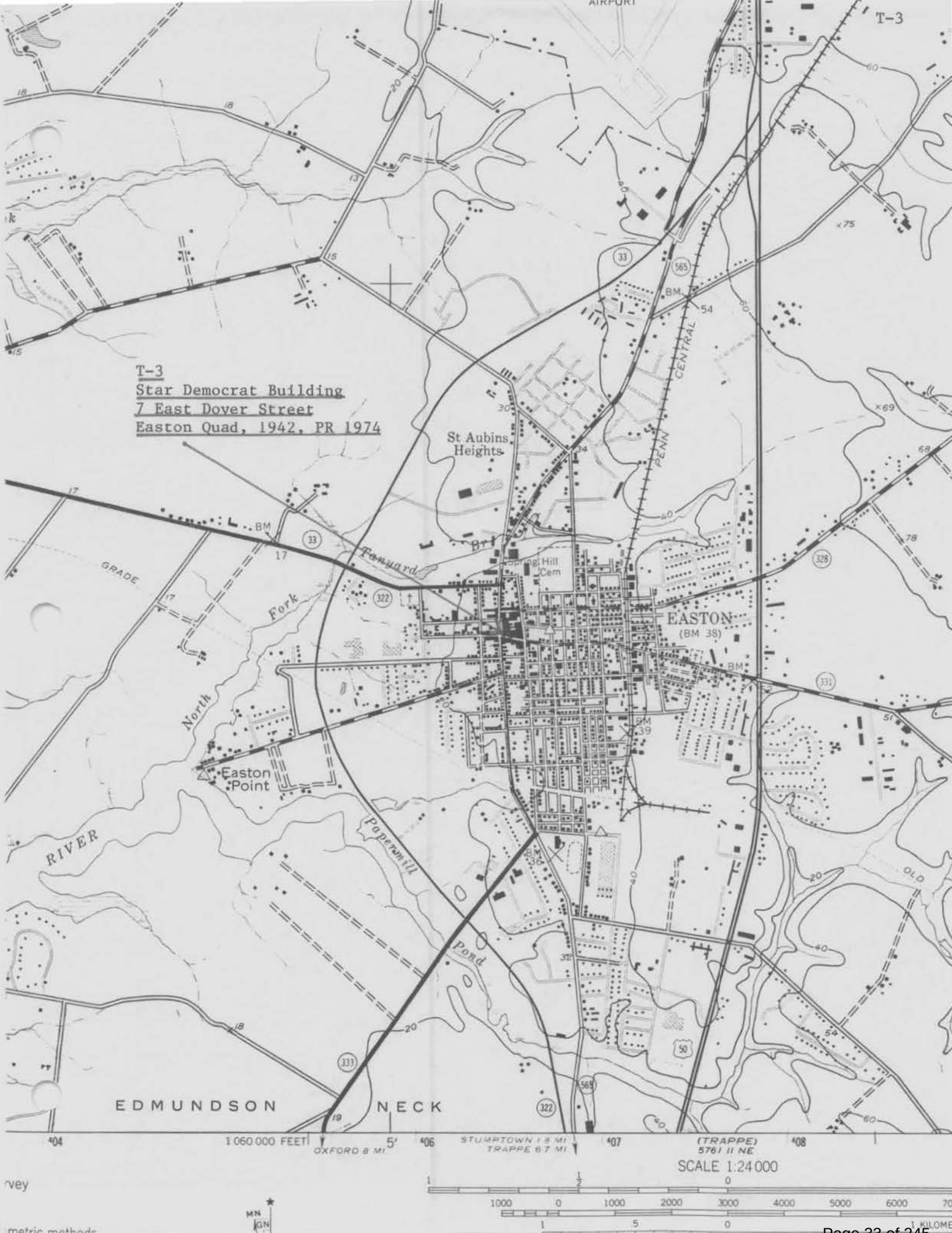


T-3
Star-Democrat Building, 7 E. Dover St.

EASTON
HISTORIC
DISTRICT
T-410

U.D. 1-4103 EASTON - Talbot Co.
Scale - 15 Rods to an inch

T-3
Star Democrat Building
7 East Dover Street
Easton Quad, 1942, PR 1974





T-3

(1)

Star Democrat Building

7 East Dover Street, Easton, MD

Southwest Elevation

p 141



EASTON, MD

T-3

VIEW TO NORTH

8/76

MLF

T. E. DOVER

J. Tyler Campbell
FREELANCE PHOTOGRAPHY
CHESTERTOWN, MARYLAND





T-3

Star Democrat Building
7 East Dover Street, Easton
South Elev.



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

HD 23 - 50

Application #	2023-0924
Date Received:	04/28/2025
Fee Paid:	-
HDC Meeting Date:	05/12/2025
Date Property Posted:	05/05/2025

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: 4 North Washington Street Easton, MD 21601
☐ Contributing ☐ Non-Contributing ☒ YEAR BUILT: NATIONAL REGISTAR #

PROPERTY INFORMATION

OWNER NAME: 5 East Dover Street
4 North LLC Richard Maer
TELEPHONE NO. EMAIL:

Applicant or Agent

NAME:
TELEPHONE NO. EMAIL:

Description of Proposal (include additional sheets, as necessary)

→ Replace ⁴ Windows on 4 North Washington St. (Reduced Size)
→ Build enclosure inside cavity to accommodate elevator use by both buildings.
Face to have lap siding to match

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

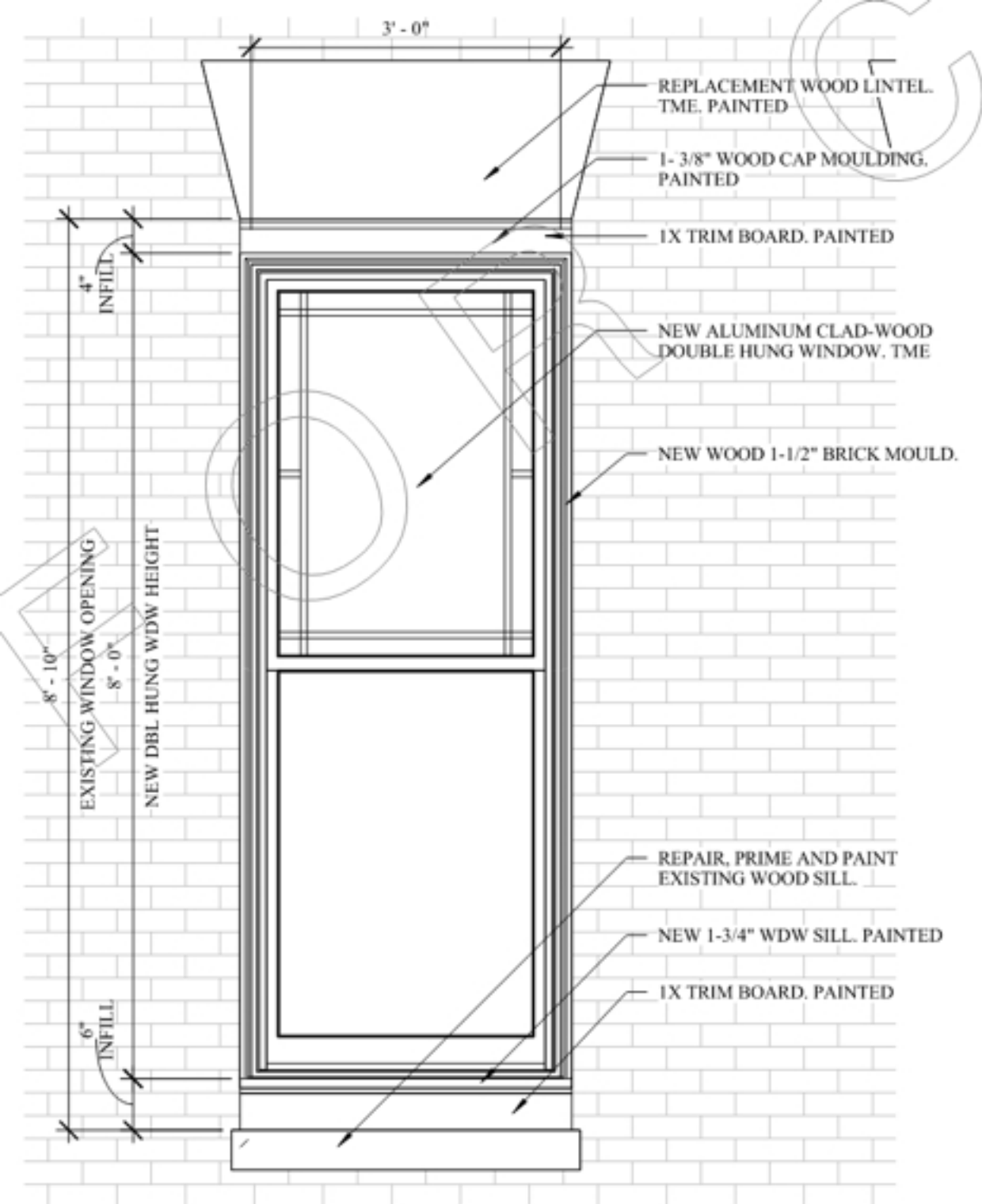
Date

Printed Name of Applicant or Agent

Richard Maer
4-28-25
Richard Maer

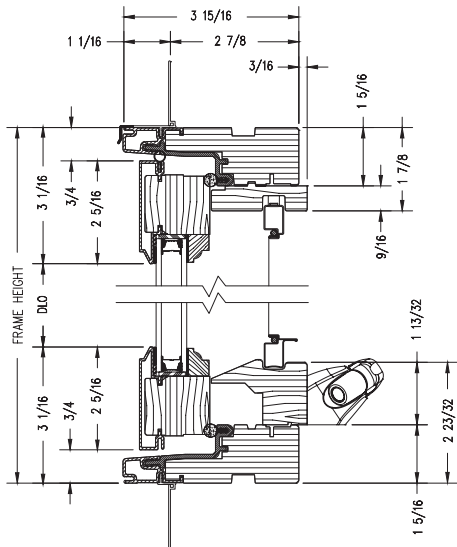
Revised 4.4.2022

We have acquired the 1 East Dover Street property (Daylight Building) adjacent to our property at 4 North Washington Street which also has addresses of 7 and 9 East Dover Street. The buildings now have a common ownership and common egress so the elevator will be in common use as well. To be used effectively an enclosure at the second floor level needs to be constructed inside the cavity and the rear (north end). It will only fill in approximately 10 feet of that space.



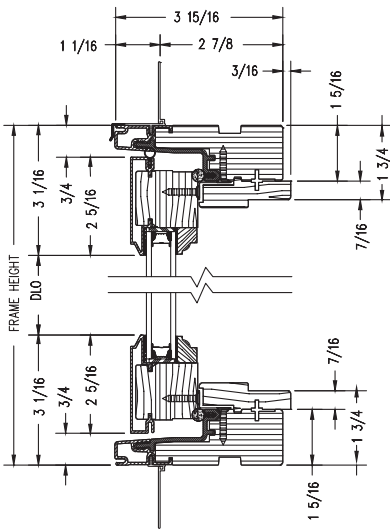
Casement Windows

Casement

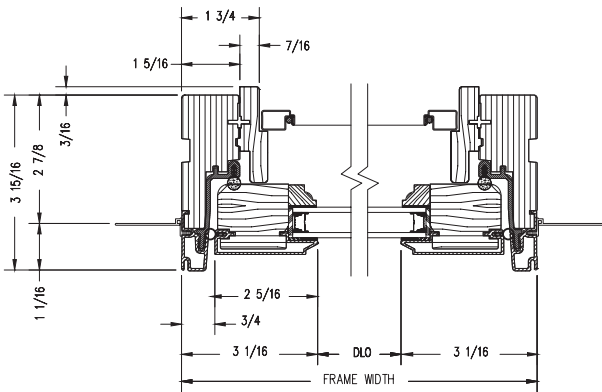


Vertical Section

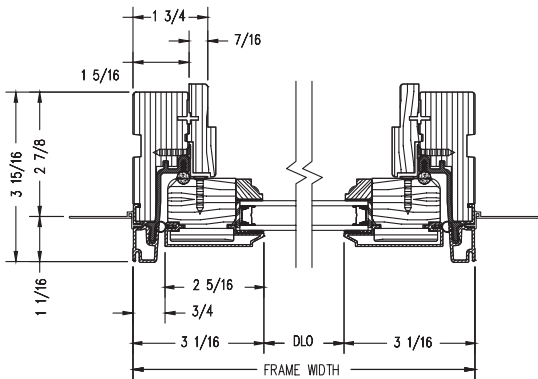
Sash-Set (2-Piece) Casement



Vertical Section



Horizontal Section

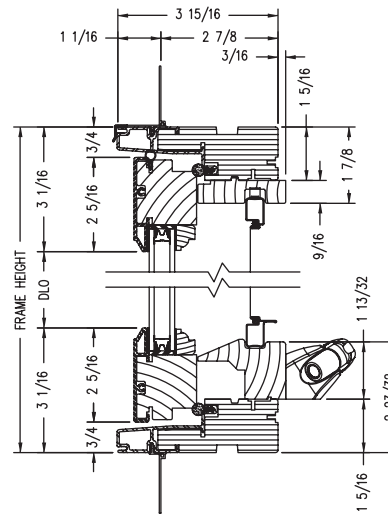


Horizontal Section

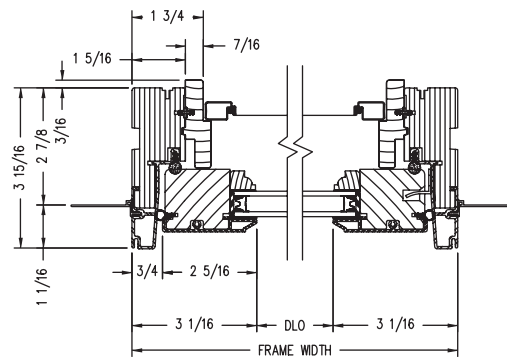
Shown with ovolo (colonial) glass stops.

PROPER INSTALLATION AND MAINTENANCE OF E-SERIES PRODUCTS IS ESSENTIAL TO ATTAIN OPTIMUM PERFORMANCE AND OPERATION. WRITTEN INSTALLATION INSTRUCTIONS THAT PROVIDE GUIDELINES FOR PROPER INSTALLATION ARE AVAILABLE BY VISITING ANDERSENWINDOWS.COM. CUSTOM SIZES ARE AVAILABLE. CONTACT YOUR LOCAL SUPPLIER FOR MORE INFORMATION. DRAWINGS ARE NOT TO SCALE.

Arch Casement



Vertical Section



Horizontal Section

PROPER INSTALLATION AND MAINTENANCE OF E-SERIES PRODUCTS IS ESSENTIAL TO ATTAIN OPTIMUM PERFORMANCE AND OPERATION. WRITTEN INSTALLATION INSTRUCTIONS THAT PROVIDE GUIDELINES FOR PROPER INSTALLATION ARE AVAILABLE BY VISITING ANDERSENWINDOWS.COM. CUSTOM SIZES ARE AVAILABLE. CONTACT YOUR LOCAL SUPPLIER FOR MORE INFORMATION. DRAWINGS ARE NOT TO SCALE.

Technical drawing of a two-piece frame assembly. The drawing shows two cross-sectional views of the frame pieces joined together. Dimensions are provided in inches:

- Top View Dimensions:**
 - Overall width: $3 \frac{15}{16}$
 - Distance from left edge to centerline: $1 \frac{1}{16}$
 - Distance from centerline to right edge: $2 \frac{7}{8}$
 - Distance from centerline to right edge (alternative measurement): $\frac{5}{8}$
 - Distance from right edge to centerline (alternative measurement): $\frac{11}{16}$
 - Distance from right edge to centerline (alternative measurement): $\frac{5}{8}$
 - Distance from right edge to centerline (alternative measurement): $1 \frac{5}{16}$
 - Distance from right edge to centerline (alternative measurement): $1 \frac{7}{8}$
- Side View Dimensions:**
 - Overall height: $9 \frac{1}{16}$
 - Distance from top edge to centerline: $3 \frac{1}{16}$
 - Distance from centerline to bottom edge: $2 \frac{5}{16}$
 - Distance from centerline to bottom edge (alternative measurement): $\frac{3}{4}$
 - Distance from centerline to bottom edge (alternative measurement): $\frac{13}{32}$
 - Distance from centerline to bottom edge (alternative measurement): $2 \frac{23}{32}$
- Other Labels:**
 - FRAME HEIGHT
 - DLO

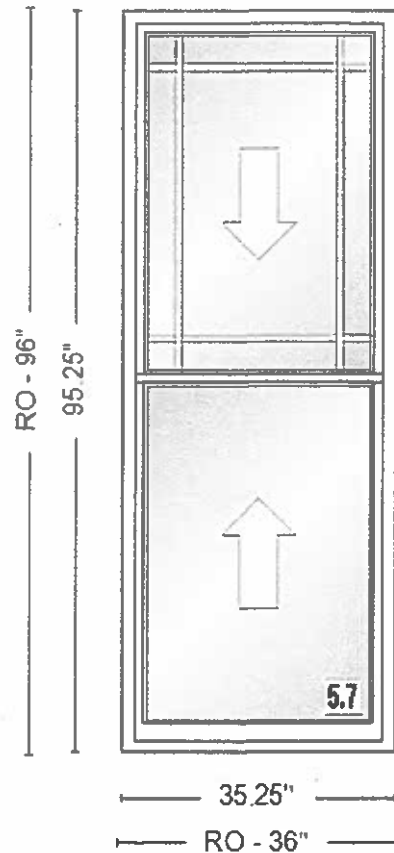
Shown with ovolo (colonial) glass stops.

Page 46 of 245

*AA Series
Anderson*

Unit Spec Report - Large Image

QUOTE NAME	PROJECT NAME	QUOTE NUMBER	CUSTOMER PO#	TRADE ID
4 North	Unassigned Project	7329524		



Room: None Assigned

Item	Qty	Operation
100-1	4	AA

RO Size: 36" x 96"

Unit Size: 35 1/4" x 95 1/4"

Comments:

A Series Double-Hung, Low-E4, Standard , Grilles: Unit 1 Lower: None
Unit 1 Upper: FDL, Prairie A, 9-Light, Exterior Grille Bar Profile =
Chamfer, Interior Grille Bar Profile = Chamfer, 3/4", White, Pine, White,
LRTB, 9 Lites

Instructions to Manufacturer:

Unit #	U-Factor	SHGC	ENERGY STAR
A1	0.3	0.27	NO

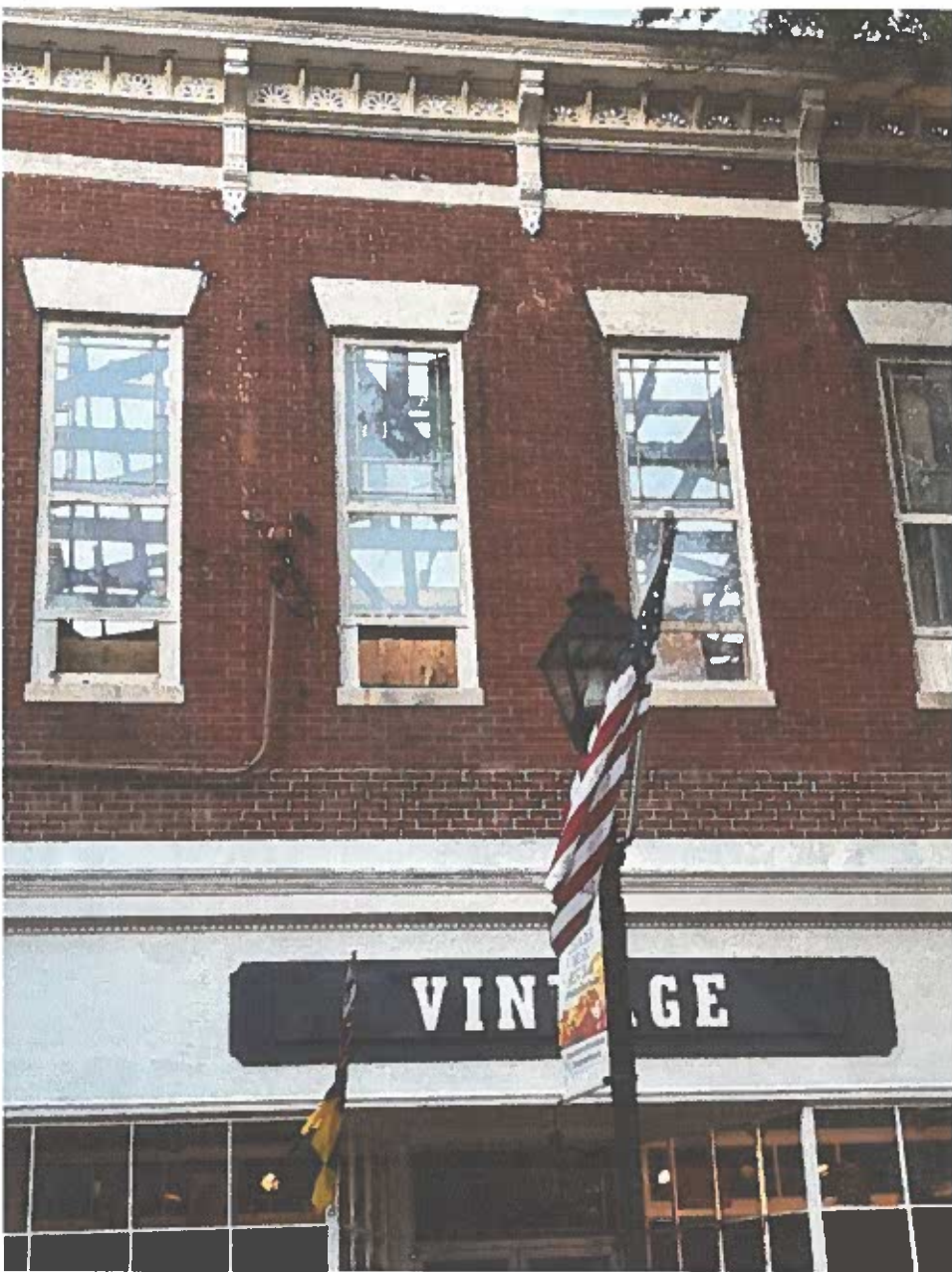
Clear Opening/Unit #	Width	Height	Area (Sq. Ft)
A1	31.1875	43.0000	9.31000

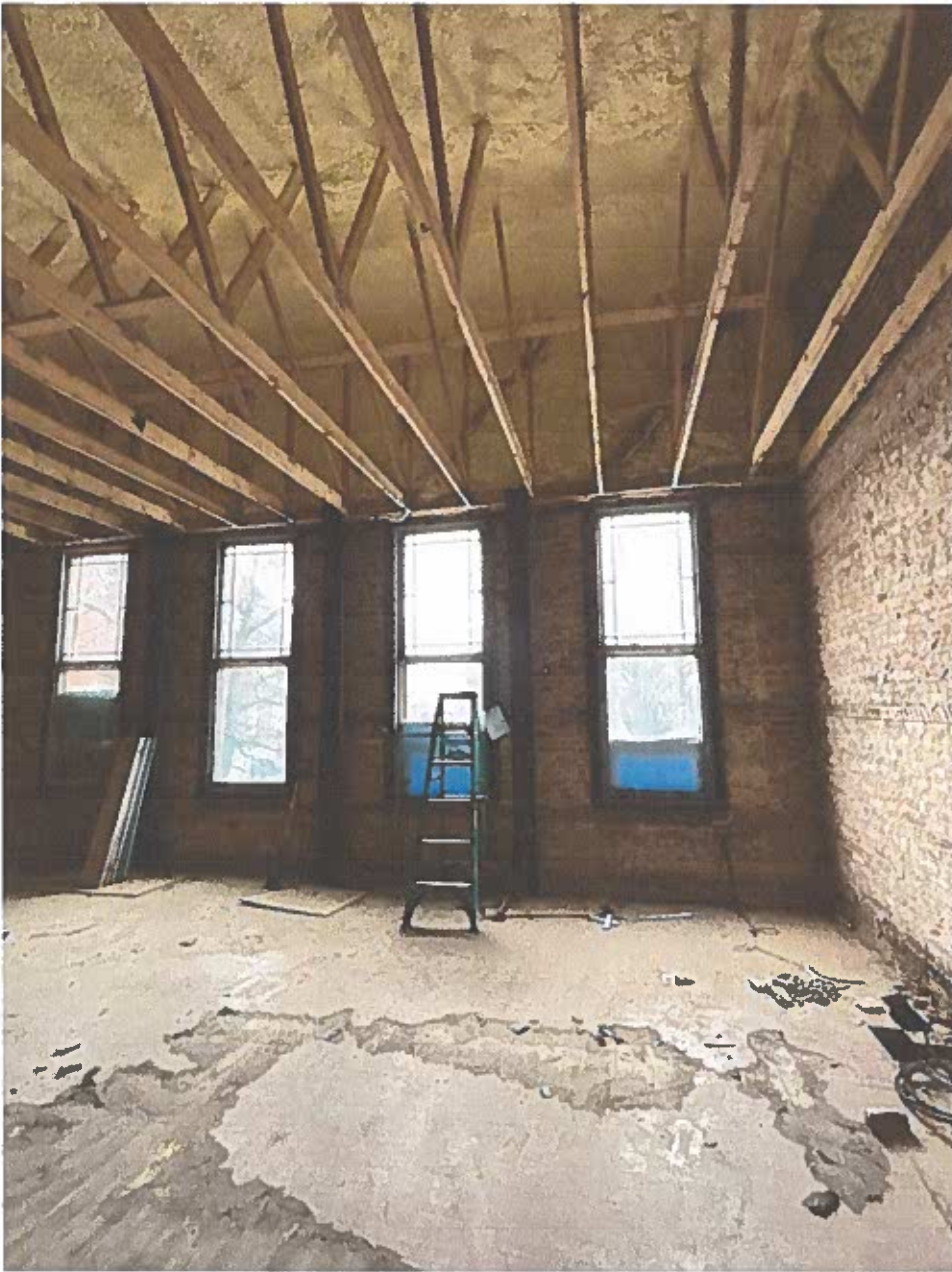
Quote #: 7329524

Print Date: 4/17/2025 2:52:44 PM UTC

All Images Viewed from Exterior

Page 2 of 3





A-SERIES DOUBLE-HUNG WINDOW

LEARN

DESIGN IT

TECH SPECS

A-SERIES DOUBLE-HUNG WINDOW



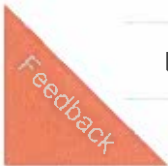
Interior



Exterior

Summary

Product ID#	ADH3080
Unit Width	35 1/4"
Unit Height	95 1/4"
Interior Color	Oak



Interior Stain	Unfinished Oak
Glass	Low-E4® Glass
Hardware	Lock and Keeper, White
Optional Hardware	None
Grille Pattern	None
Exterior Color	White
Exterior Trim Profile	None
Exterior Trim Color	White

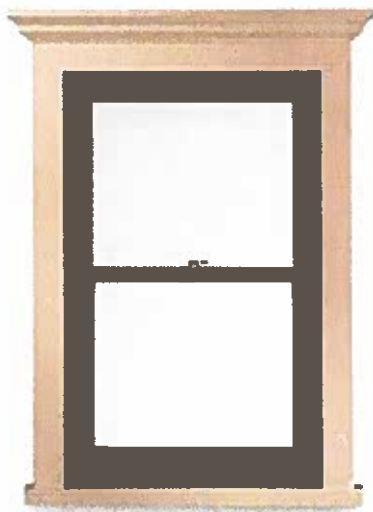
Explore other double-hung windows





Double-Hung Windows

Andersen® A-Series double-hung windows feature traditional styling that includes a tall bottom rail and a spoon-style lock. A-Series double-hung windows are available with all of our energy-efficient glass options, and their exteriors are virtually maintenance-free. A sophisticated one-touch release allows the sash to tilt in for easy cleaning from the inside.



DURABLE

- Virtually maintenance-free
- Exterior finish never needs painting and won't flake, rot, blister, peel or corrode*
- Exteriors are protected by a Fibrex® material and fiberglass for long-lasting performance

ENERGY-EFFICIENT

- Weather-resistant construction for greater comfort and energy efficiency
- Variety of High-Performance Low-E4® glass options available to help control heating and cooling costs in any climate
- Many A-Series casement windows have options that make them ENERGY STAR® v. 6.0 certified throughout the U.S.

BEAUTIFUL

- Eleven exterior color options and a variety of interior options
- Extensive hardware selection, grilles, between-the-glass art glass and patterned glass options



*Visit andersenwindows.com/warranty for details.

®ENERGY STAR® is a registered trademark of the U.S. Environmental Protection Agency.

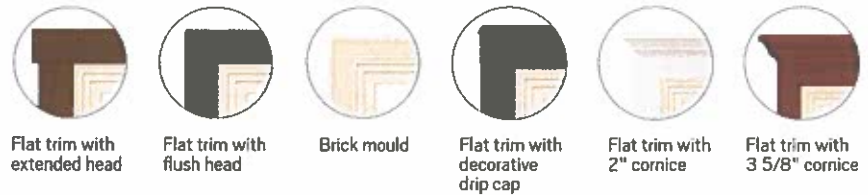
OPTIONS & ACCESSORIES

- Four Low-E® glass options
- Four patterned glass options
- 13 exclusive art glass designs that are placed between the glass
- Available with Stormwatch® protection for coastal areas
- Variety of grille styles and sizes
- Wide variety of hardware styles and finishes
- Exterior trim options

EXTERIOR COLORS



TRIM STYLE OPTIONS



INTERIOR OPTIONS

Wood Species



Interior Finishes & Painted Options

Shown on Pine. Available on Pine, Maple and Oak only.



HARDWARE STYLES & FINISHES



*Actual wood is sapele, a non-endangered species of mahogany, grown in Africa, with color and characteristics of American mahoganies.

Printing limitations prevent exact duplication of colors and replication of finishes. See your Andersen dealer for actual color and finish samples. Naturally occurring variations in grain, color and texture of wood make each window one of a kind. All wood interiors are unfinished unless a painted interior is specified.

"Andersen" and all other marks where denoted are trademarks of Andersen Corporation.
©2017 Andersen Corporation. All rights reserved. SS_034 01/17

WINDOWS • DOORS
Andersen. 

For more information, visit andersenwindows.com/a-series

For help finding an Andersen product or dealer near you, please call us at 877.577.7655 or visit andersenwindows.com.









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

Historic District Commission Staff Report

Meeting Date: 5/12/2025

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

Property Address: 31 S Aurora Street

Applicant: Kurt Gant on behalf of Bernard Warner

Application Number: 2025-1440

Code Enforcement Case: Yes ☐ No ☒

Project Description:

The applicant is proposing to construct a new 10' by 20' foot rear deck. The deck will be constructed of pressure treated lumber and will feature a step from the back door and a step from the deck to a brick landing.

Background:

In 2023, the HDC issued a certificate of appropriateness for major renovations and the construction of a new rear addition (#23-995). At that time, the house had fallen into a state of disrepair and was condemned by the Town. The approved scope of work included restoring the original wooden lap siding, installing a new asphalt shingle roof, infilling portions of the brick foundation, and constructing a new second floor addition. In 2024 the Commission approved minor revisions to the scope of work including the installation of awning windows, new porch railings, half-round gutters, and the construction of a privacy fence (#24-1356).

Historic District Guidelines:

Guideline 67. New Rear Decks and Patios

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



Recommended Condition(s):

1. The footprint of the deck shall conform to the Zoning Ordinance's setback requirements.
-

Draft Motions:

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

OR

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

OR

3. I move an alternate motion.



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

RECEIVED
APR 21 2025
TOWN OF EASTON

HD 25 - 30

Application #:	2025 - 1440
Date Received:	04/21/2025
Fee Paid:	\$75.00
HDC Meeting Date:	05/12/2025
Date Property Posted:	05/05/2025

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 31 S. AURORA ST
☐ Contributing ☐ Non-Contributing YEAR BUILT: _____ NATIONAL REGISTAR # _____

PROPERTY INFORMATION

OWNER NAME BERNARD WARNER
TELEPHONE NO. _____ EMAIL _____

Applicant or Agent

NAME KURT GANT
TELEPHONE NO. _____ EMAIL _____

Description of Proposal (include additional sheets, as necessary)

(1) 10 X 20 DECK @ GRADE, REAR OF HOUSE, 2X8 P.T. FRAMING, 5/4 X 6 P.T. DECKING

Specific Requirements

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

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

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

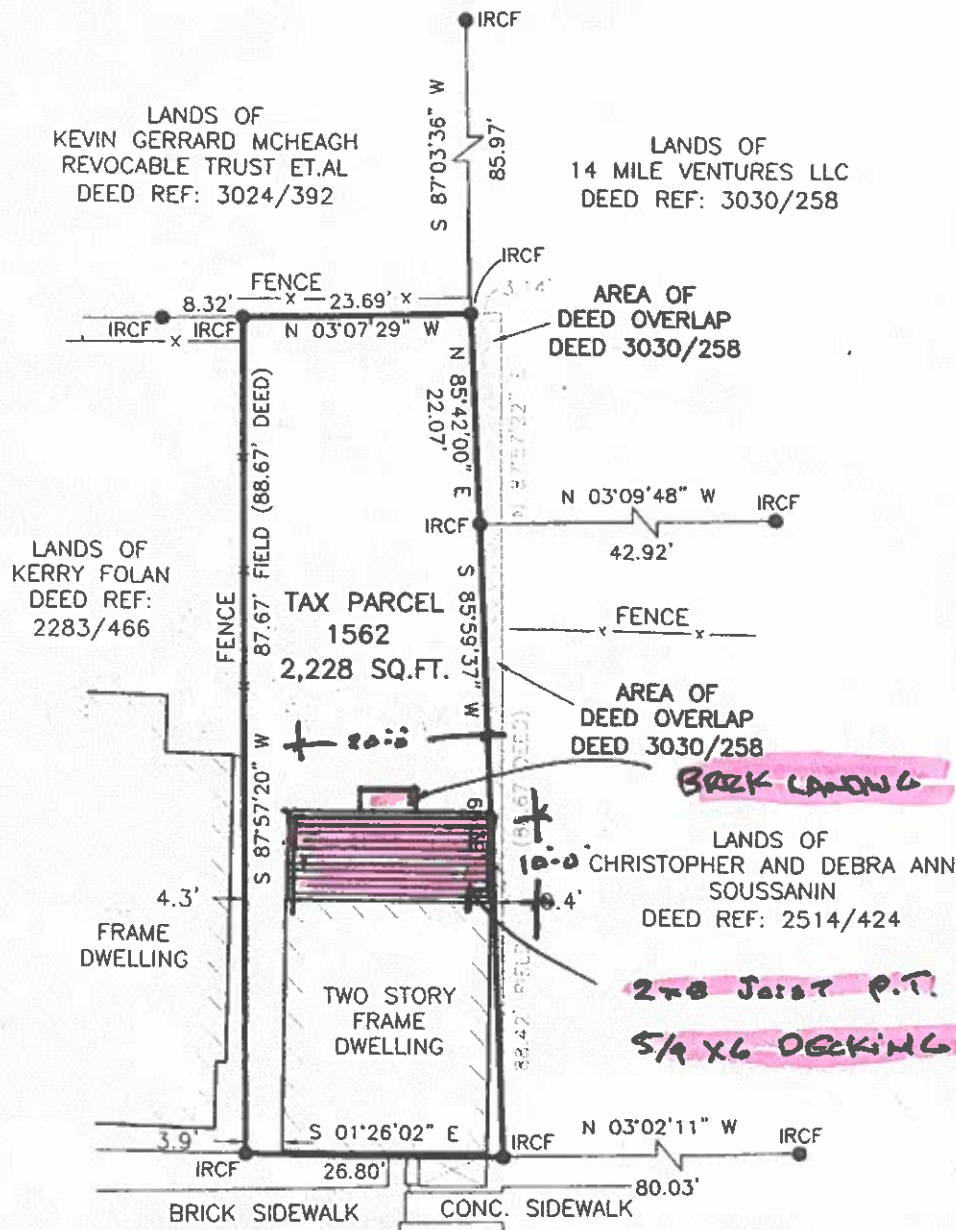
Signature of Applicant or Agent

Date

Printed Name of Applicant or Agent

4/21/25
KURT GANT

Revised 4.4.2022



GENERAL NOTES

- 1) PROPERTY: 31 S AURORA STREET
ADDRESS: EASTON, MD 21601
- 2) DEED REFERENCE: 3038 / 141
- 3) THE LAND SHOWN HEREON LIES ENTIRELY
WITHIN FLOOD ZONE X PER F.I.R.M. PANEL
24041C0189D EFF. 07/20/2016.
- 4) IRCF DENOTES IRON ROD WITH CAP FOUND
- 5) IRCS DENOTES IRON ROD WITH CAP SET

SURVEYOR CERTIFICATION

THIS PLAT HAS BEEN PREPARED BY ME PERSONALLY OR UNDER MY
RESPONSIBLE CHARGE AND COMPLIES WITH THE REQUIREMENTS OF THE





PROPOSED
10x20 DECK
EXISTING
GRADE

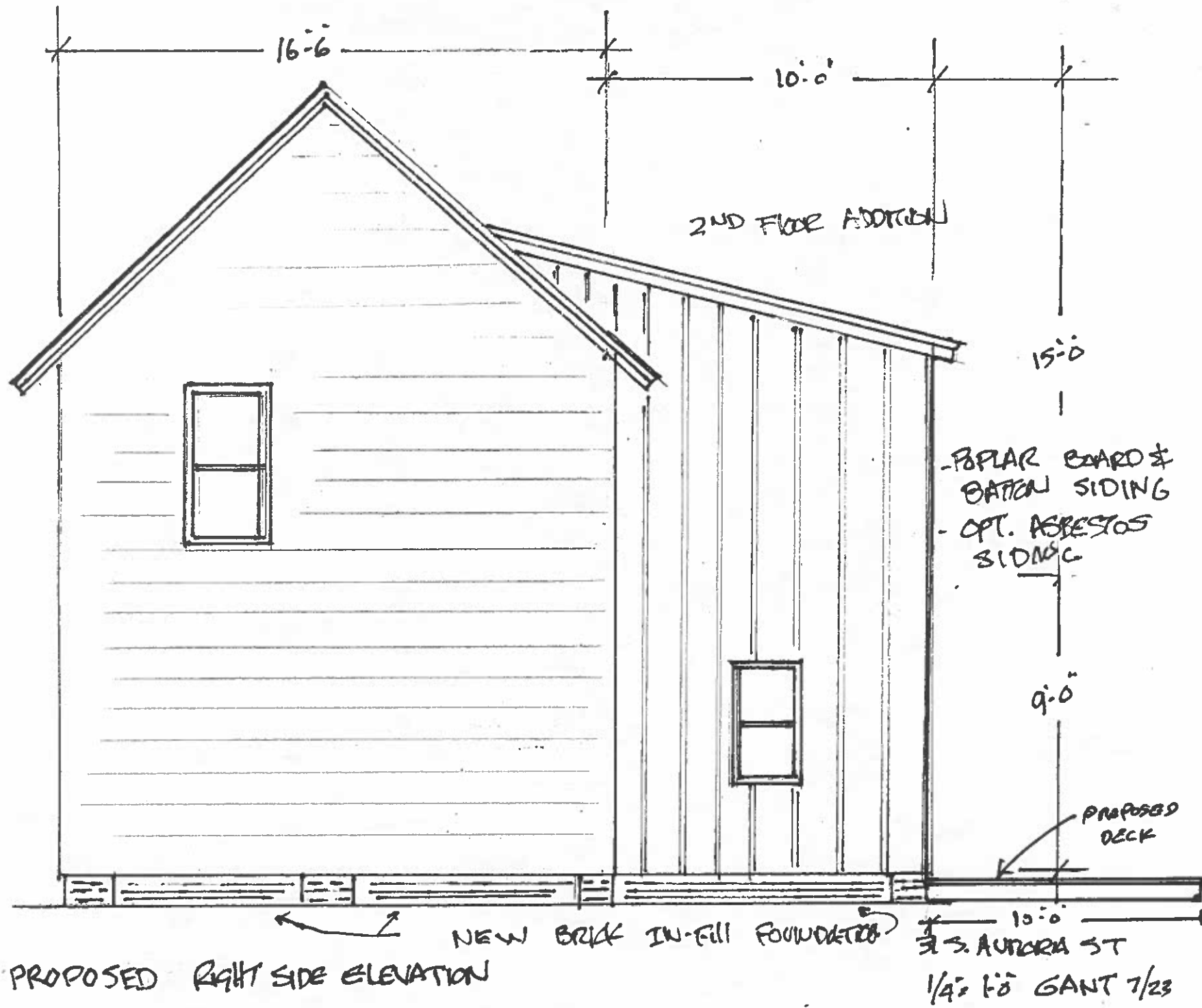


POPLAR BOARD &
BATTOW SIDING
OPT. ABESTOS TILE SIDING

* 10x20 DECK
2x8 JOIST
4x6 DECKING

* (1) STOP DOWN FROM HOUSE TO DECK
* (2) STOP DOWN FROM DECK TO BRICK LANDING

31 S. AURORA ST
1/4" = 1'-0" GANT 7/23
RANCK 2/25





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

Historic District Commission Staff Report

Meeting Date: 5/12/2025

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

Property Address: 300 Talbot Street

Applicant: Benjamin VanNest on behalf of For All Seasons

Application Number: 2025-1442

Code Enforcement Case: Yes ☐ No ☒

Project Description:

The applicant is proposing exterior alteration including the in-kind replacement of all exterior doors, the replacement of two rooftop HVAC units with similarly sized models, and the installation of nine low-profile Velux skylights. This is considered a non-contributing structure to the Easton Historic District.

Historic District Guidelines:

Guideline 42. Make Sensitive Replacements (Doors)

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

Guideline 43. Restore Missing or Inappropriately Altered Doors



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

- b. Avoid using inappropriately detailed replacement doors, such as solid doors for the main entries to commercial buildings, or ones that are not in keeping with the character of a residential building.

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 50. Maximize Daylight

- c. Add skylights or dormers on non-visible elevations.

Guideline 71. Roof Appurtenances

- a. New skylights, vents, chimneys, or other projections should be located so that they are not visible from a primary public right-of-way. If this is not possible, they should be designed to be in character with the overall appearance of the roof.
- b. Roof-mounted air conditioning units should be located so they are not visible from a primary right-of-way. If this is not possible, they should be screened from view. The design of the screen should be compatible with the character of the roof and building.

Appendix B.2. Common Substitute Materials – Metal Doors

Steel 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.

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			
2101006827		300 TALBOT ST		FOR ALL SEASONS, INC.			
YEAR BUILT		PHYSICAL CONDITION					
1957		EXCELLENT					
ARCHITECTURAL STYLE				ADDITION(S)			
COLONIAL REVIVAL							
NHL DISTRICT	NR DISTRICT	NR LISTED	MEETS NR CRITERIA	1980 NR RATING	MD INVENTORY	CONTRIBUTING	NC CODE
				H		N	AGE
NOTES							
BUILT AFTER 1941 PERIOD OF SIGNIFICANCE.							

APR 24 2025

HD 25 - 32



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

Application #: 2025 - 1442
Date Received: 04/24/2025
Fee Paid: \$200.00
HDC Meeting Date: 05/12/2025
Date Property Posted: 05/05/2025

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: 300 Talbot St
☐ Contributing ☒ Non-Contributing YEAR BUILT: 1957 NATIONAL REGISTAR #

PROPERTY INFORMATION

OWNER NAME: For All Seasons
 TELEPHONE NO. EMAIL

Applicant or Agent

NAME: Benjamin VanNest
 TELEPHONE NO. EMAIL

Description of Proposal (include additional sheets, as necessary)

LEVEL II ALTERATIONS 1,444 SF. INTERIOR RENOVATIONS OF AN EXISTING OFFICE BUILDING
 TO INCLUDE THE RECONFIGURATION OF A FEW NEW OFFICES AND RESTROOMS.
 Replacement of all exterior doors in kind, replacement of two (2) rooftop HVAC units - one
 Rooftop Unit of similar size and one Condensing Unit of similar size. 9 flat skylights will be
 added to the roof at various offices. Work to the exterior of the building will not be of substantial
 or noticeable aesthetic difference.

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

<i>Ben VanNest</i>	
04/24/2025	
Benjamin VanNest	

Revised 4.4.2022



Historic District Commission Application Checklist

Revised December 2022

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

Requirements:

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

The application submitted shall include 2 copies plus 1 digital.

All Applications to Include:

- ☒ A narrative fully explaining the request
- ☒ Photographs of all existing conditions and that will be affected by the proposed project
- ☒ Description of all existing materials and a listing of all materials to be used for proposed project.
- ☒ Manufacturer cut-sheets and material specifications related to all proposed work.
- ☒ Any available and applicable historical photographs, sketches or other documentary evidence illustrating previous conditions and configurations of the building(s)

New Construction / Addition

- ☒ Dimensioned elevations drawn to an appropriate scale illustrating all sides of the proposed structure. Drawings shall include notations outlining roof pitches, trim details and the type of windows and doors to be used for the project
- ☒ Site plan drawn to an appropriate scale and including setbacks and neighboring structures. Site Plan should illustrate the footprint(s) of all proposed EXISTING AND PROPOSED construction.
- ☒ Construction schedule
- ☒ For new construction only, the Commission will require a three-dimensional rendering, superimposed photo, silhouette or model of the proposed structure, other structure(s) located on the subject property and neighboring structures when necessary to understand the visual impact of the new construction and its compliance with the Guidelines.

Renovations

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

Windows

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

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

Roofing

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

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

Signs

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

Landscaping & Trees

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

Fence

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

Demolition

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

- ☒ Elevations and photographic documentation of all elevations of the structure(s) to be demolished including footprint dimensions, height dimensions and a site plan illustrating location of the structure(s) to be demolished
- ☒ Structural Analysis by Structural Engineer or Licensed Architect
- ☒ For Economic Hardship please provide documentation. Reference Guideline 13.9
- ☒ Attach replacement plan

Other

- ☒ Attach all documentation supporting request

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

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

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



Historic District Commission

For All Seasons Headquarters

Interior Renovation

300 Talbot Street

Historic Commission

05/12/2025



South Aurra Street view – West Elevation



Historic District Commission Members,

We at Rauch Inc., on behalf of For All Seasons Inc., request approval for work to be completed on the above property. The exterior work includes Replacement of all exterior doors in kind, replacement of two (2) rooftop HVAC units - one Rooftop Unit of similar size and one Condensing Unit of similar size. 9 flat skylights will be added to the roof at various offices.

The doors will be insulated metal with glazing or typical storefront, frames and panels painted either black or cream white to match existing conditions.

Skylights will be Velux fixed flat roof installations with appropriate curbs and flashing.

Rooftop HVAC units are of similar or smaller size as existing, reducing visual impact. Units, as well as skylights, will be of extremely limited visibility due to the flat roof and parapet condition on 3 primary sides of the building, and low visibility angle on non-parapet side (East).

The existing structure, which was constructed after the 1941 period of significance and is non-contributing, will be renovated primarily within and the exterior appearance will not be substantially disturbed.



Aurora entrance



Talbot emergency exit



Talbot entrance



Primary entrance – Parking lot



Utility exit – blocked from public view by fence



Talbot Street view – North Elevation



Talbot Street / parking lot view – Northeast elevation



Parking lot view - Southeast elevation – HVAC units in question not visible



Satellite view – HVAC units to be replaced



Existing ODU-1 to be replaced



Existing RTU-3 to be replaced

1 EXISTING FIRST FLR - NEW WORK

Scale: 1/8" = 1'-0"

2 EXISTING SECOND FLR - NEW WORK

Scale: 1/8" = 1'-0"

TYPICAL NOTES:
A1.1. TO A1.17.A8.2, A8.3, A8.6, A9.2,
A9.3, A9.5, A10.2, A12.1, F21.1, E26.1
TO E26.5, E27.1, E27.2, E28.1

KEYED NOTES: - PROVIDE & INSTALL THE FOLLOWING UNLESS NOTED OTHERWISE (UNO) * INDICATES
SHOP DRAWINGS TO BE SUBMITTED FOR APPROVAL

GENERAL NOTES:
A1.1 **BUILDING & TRADE PERMITS** - THE GENERAL CONTRACTOR SHALL OBTAIN THE BUILDING PERMIT & ALL
TRADE PERMITS. THE OWNER WILL PAY THE BUILDING PERMIT FEE.
A1.2 **AS-BUILT DRAWINGS/ O&M MANUALS** - PROVIDE AS BUILT DRAWINGS, OPERATIONS & MAINTENANCE
MANUALS (O&M) & WARRANTY INFORMATION UPON COMPLETION OF CONSTRUCTION.
A1.3 **FINAL CLEANING** - UPON COMPLETION OF THE PROJECT, THOROUGHLY CLEAN ALL SURFACES
INCLUDED BUT NOT LIMITED TO FLOORS, WALLS, THRESHOLD, LIGHT FIXTURES, WINDOWS, DOORS, ETC.
CLEAN & SANITIZE PLUMBING & KITCHEN FIXTURES.
A1.4 **POWER WASHING** - POWER WASH THE EXTERIOR OF THE BUILDING. PROVIDE THE MINIMAL PSI
RECOMMENDED FOR VARIOUS SURFACE. PROTECT ADJACENT SURFACES AND PROTECT OPENINGS FROM
WATER INFILTRATION.
A1.5 **CONTRACTOR TOILETS** THE EXISTING FACILITIES MAY BE USED BY CONSTRUCTION WORKER.
CONTRACTORS SHALL BE NEAT AND TIDY SINCE IT WILL BE USED BY STAFF AND VISITORS.
A1.6 **SUBMITTALS** - * INDICATES ITEMS THAT REQUIRE SUBMITTALS FOR APPROVAL
A1.7 **PHASING** - THE BUILDING WILL BE OCCUPIED DURING CONSTRUCTION. HOURS OF OPERATIONS ARE 8-5
M-F FOR THE FOR ALL SEASON STAFF. PROTECT ADJACENT SURFACES NOT AFFECTED BY DEMOLITION
AND CONSTRUCTION.
A1.8 **TEMPORARY PROTECTION** - PROVIDE TEMPORARY PROTECTION AS REQ'D FOR THE OCCUPANTS TO
HAVE A SAFE WORK ENVIRONMENT. MAINTAIN MEANS OF EGRESS.
A1.9 **UTILITY DISRUPTIONS** - NOTIFY OWNER 72 HOURS IN ADVANCE OF ANY UTILITY DISRUPTIONS.
MAINTAIN OPERATING RESTROOM FOR THE DURATION OF THE PROJECT.
A1.10 **CONTRACTOR PARKING** - THE EXISTING PARKING LOT IS FOR CLIENT/OWNER USE. CONTRACTOR
SHALL PARK OFF SITE.
A1.11 **MATERIAL STORAGE** - THERE IS LIMITED SPACE ON SITE TO STORE MATERIAL. THERE IS A SMALL
OUTSIDE AREA ON THE SOUTH MAINTAIN ALL EGRESS.
A1.12 **DUMPSTER LOCATION** - COORDINATE WITH THE OWNER FOR THE LOCATION OF THE CONSTRUCTION
DUMPSTER IN THE PARKING LOT.
A1.13 **ALTERNATIVE PRICING** -

ARCHITECTURAL NOTES:
A3.1 **CONCRETE** - PATCH EXISTING CONCRETE SOG AS REQ'D TO ACCOMMODATE DEMOLITION AND NEW
WORK

A6.1 **METAL STUDS** - REFER TO PARTITION TYPES FOR FULL SCOPE OF WORK.
A6.2 **FLOOR JOISTS IN FILL** - 2X12 WOOD FLOOR JOISTS AT 16" OC WITH 3/4" T&G SUBFLOOR. WHERE SHOWN
ON PLAN & DETAILS.
A6.3 **GYPSON BOARD BULKHEADS @ SKYLIGHTS** - REFER TO REFLECTED CEILING PLAN & DETAILS FOR
SCOPE OF WORK.
A6.4 **INTERIOR WINDOW TRIM** - PROVIDE WOOD JAMB, CASING AND SILL TO MATCH EXISTING.

A7.1 **ROOF PENETRATION** - ALL ROOF PENETRATIONS SHALL MAINTAIN THE ROOF WARRANTY. THE
ROOFING COMPANY THAT HOLDS THE ROOF WARRANTY IS _____ COORDINATE WITH
SKYLIGHT PLACEMENT, HVAC & PLUMBING SCOPE OF WORK.

A8.1 **TYPICAL EXTERIOR DOORS** - REFER TO DOOR & HDWR SCHEDULE FOR FULL SCOPE OF WORK
A8.2 **TYPICAL INTERIOR DOORS** - REFER TO DOOR & HDWR SCHEDULE FOR FULL SCOPE OF WORK
A8.3 **TYPICAL DOOR HARDWARE** - REFER TO DOOR & HDWR SCHEDULE FOR FULL SCOPE OF WORK
A8.4 **SKYLIGHT - SKYLIGHT & ROOF CURB EQUAL TO VELUX FLAT ROOF WINDOWS**
A8.5 **INTERIOR SLIDING WINDOW** - 1/2" CLEAR GLASS SLIDING WINDOW. PROVIDE LOCK
A8.6 **WINDOW FILM** - PROVIDE WHITE MATTE WINDOW FILM ON VISION LITE. REFER TO DOOR SCHEDULE.

A9.1 **GYPSON BOARD** - PROVIDE & INSTALL 5/8" GYPSON BOARD ON THE WALLS & 5/8" ON CEILINGS.
PROVIDE 5/8" WATER RESISTANT GYPSON BOARD AT WET LOCATIONS & FIRE CODE WHERE SPECIFIED IN
WALL TYPE. PROVIDE & INSTALL DRYWALL INLAY ACCESS PANELS AT ALL SHUT OFF VALVES. TAPE,
SPACKLE & SAND TO A LEVEL 4 FINISH. REFER TO PARTITION TYPES FOR FULL SCOPE OF WORK.
A9.2 **FLOORING** - REFER TO FINISH SCHEDULE & LEGEND FOR FULL SCOPE OF WORK. FLASH PATCH FLOOR
AS REQ'D TO RECEIVED NEW FLOORING.
A9.3 **INTERIOR PAINTING** - REFER TO FINISH SCHEDULE & LEGEND FOR FULL SCOPE OF WORK. PREPARE
ALL SURFACES TO RECEIVE PAINT INCLUDING WHERE WALL COVERING HAS BEEN REMOVED. PRIME &
PAINT 2 FINISH COATS.
A9.4 **WALL & FLOOR TILE** - REFER TO THE FINISH SCHEDULE FOR FULL SCOPE OF WORK. PROVIDE
CEMENT BACKER BOARD AT ALL WALL TILE. PROVIDE ADA MARBLE THRESHOLDS

A9.5 **SUSPENDED ACOUSTIC CEILING TILE** - 2X4 ACOUSTIC CEILING TILE EQ TO ARMSTRONG MATCH EXISTING
A9.6 **EXISTING WALL GRAPHICS** - PROTECT EXISTING WALL GRAPHICS (TREE & BUBBLES IN WAITING ROOM)
TO REMAIN. MASK OFF/ FRAME GRAPHICS WITH PAINTER'S TAPE AND PAINT THE ADJACENT WALL. REFER
TO THE INTERIOR FINISH SCHEDULE & DETAILS FOR THE FULL SCOPE OF WORK.

A10.1 **BATHROOM ACCESSORIES** -
• GRAB BARS
• TOILET PAPER DISPENSER
• MIRROR
• TRASH CAN
• BABY CHANGING STATION
• AUTOMATIC PAPER TOWEL DISPENSER VS. HAND DRYER
A10.2 **INTERIOR SIGNAGE** - REFER TO THE SIGN SCHEDULE FOR FULL SCOPE OF WORK. ALL SIGNS SHALL BE
BRAILLE AND MEET ADA/ACCESSIBILITY STANDARDS. SHALL BE MOUNTED ON LATCH SIDE.

A12.1 **WINDOW TREATMENTS** - 1: ALUMINUM CHORDLESS MINIBLINDS EQ TO BALI

A14.1 **ELEVATOR CAB FINISHES** - THE EXISTING CAB IS MANUFACTURED BY OTIS ELEVATORS. REPLACE
SIDE AND REAR WALL PANELS. THE CONTROL PANEL (FRONT OF THE CAB) AND DOORS SHALL REMAIN.
REPLACE CEILING AND LIGHTS AS DETAILED.

PLUMBING NOTES: REFER TO PLUMBING DWGS FOR MORE DETAILS
F21.1 **FIRE SUPPRESSION SYSTEM** - THIS BUILDING IS PARTIALLY SPRINKLERED. MODIFY EXISTING SYSTEM
WHERE AFFECTED BY DEMOLITION AND NEW CONSTRUCTION.

P22.1 **PLUMBING FIXTURES** - ALL VALVES, PIPING, FITTINGS, SUPPLY & SANITARY PIPING TO FIXTURES
SHOWN ON PLANS. INSTALL PER MFR'S INSTRUCTIONS. REFER TO PLUMBING PLANS FOR FIXTURES
• T1 TOILET W/ HARD WIRED AUTOMATIC FLUSH VALVE
• LAV1 LAVATORY, & FAUCET -
• DRINKING FOUNTAIN - BOTTLE FILLER IN LOBBY WITH OWNER PROVIDED CUPS

MECHANICAL NOTES: REFER TO MECHANICAL DWGS FOR MORE DETAILS
M23.1 **HVAC** - HVAC EQUIPMENT SHALL BE WIFI CONTROLLED. REFER TO MECH DWGS
• SERVER ROOMS TO HAVE SEPARATE, INDEPENDENT SYSTEMS.
• REPLACE UNIT 5 & 6 AND ASSOCIATED DUCTWORK
M23.2 GC TO PROVIDE THE SAME EQUIPMENT MANUFACTURER FOR THE EXISTING RTU'S
M23.3 GC TO PROVIDE EQUIPMENT THAT MEETS THE LATEST REFRIGERANT STANDARDS
M23.4 GC TO PROVIDE DUCT SMOKE DETECTORS FOR ALL UNITS OVER 2000 CFM
M23.5 GC TO ENSURE THAT THE REPLACEMENT EQUIPMENT FITS WITHIN THE EXISTING FOOTPRINT
OF THE EQUIPMENT TO BE REPLACED AND DOES NOT EXCEED THE EXISTING EQUIPMENT'S WEIGHT
M23.6 GC TO PROVIDE ECONOMIZER WITH BAROMETRIC RELIEF
M23.7 GC TO PROVIDE WIFI ACCESS TO THERMOSTATS THAT ARE COMPATIBLE WITH WIFI
REMOTE ACCESS
M23.8 PROVIDE SUPPLY & RETURN TO NEW OFFICES.

ELECTRICAL NOTES: REFER TO ELECTRICAL DWGS FOR MORE DETAILS
E26.1 **POWER** - REFER TO DWGS
E26.2 **ELECTRICAL DEVICES** - REFER TO ELECTRICAL PLAN
E26.3 **SWITCHES** - ALL SWITCHES SHALL BE ROCKER, COLOR OF DEVICE AND COVER PLATE WHITE. REFER
TO THE LIGHTING PLAN.
E26.4 **ALARM SYSTEM** - BY OWNER
E26.5 **EMERGENCY GENERATOR** - FOR NETWORK SERVER _____ KW.
E27.1 **EXISTING TELEPHONE SYSTEM** -
E27.2 **SOUND MASKING SYSTEM** - CLG MOUNTED SOUND MASKING DEVICES EQ TO _____
E28.1 **SECURITY** - EXISTING SECURITY SYSTEM REVISIONS BY OWNER.

NEW WORK FIRST AND SECOND FLOOR PLANS

FOR

FOR ALL SEASONS INT. RENOV.

300 TALBOT ST
EASTON, MD

PREPARED FOR ALL SEASONS

RAUCH

Engineering | Survey | Architecture | Environmental

new office: 410-770-9081 fax: 410-770-9087
www.raucheng.com
106 N. Harrison St. - Easton, MD 21801

PROFESSIONAL CERTIFICATION: I CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE PROFESSIONAL ARCHITECT ACT OF THE STATE OF MARYLAND. LICENSE NUMBER: 210221 EXPIRATION DATE: 11/9/2024

REV. #

DATE

DESCRIPTION

DATE: ADDENDUM 1 1-31-25

SCALE: AS SHOWN

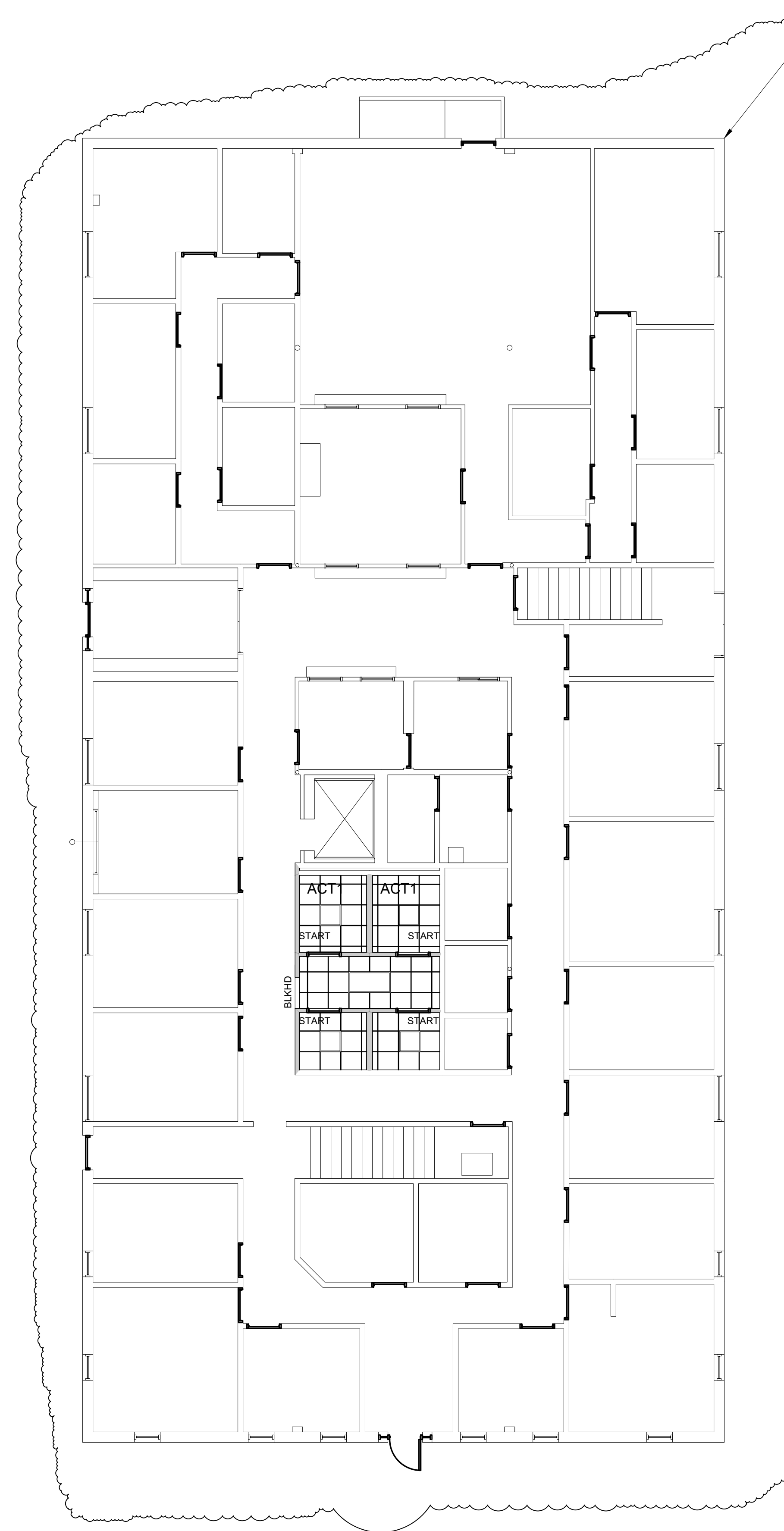
DRAWN BY: MF

DESIGNED BY: VR

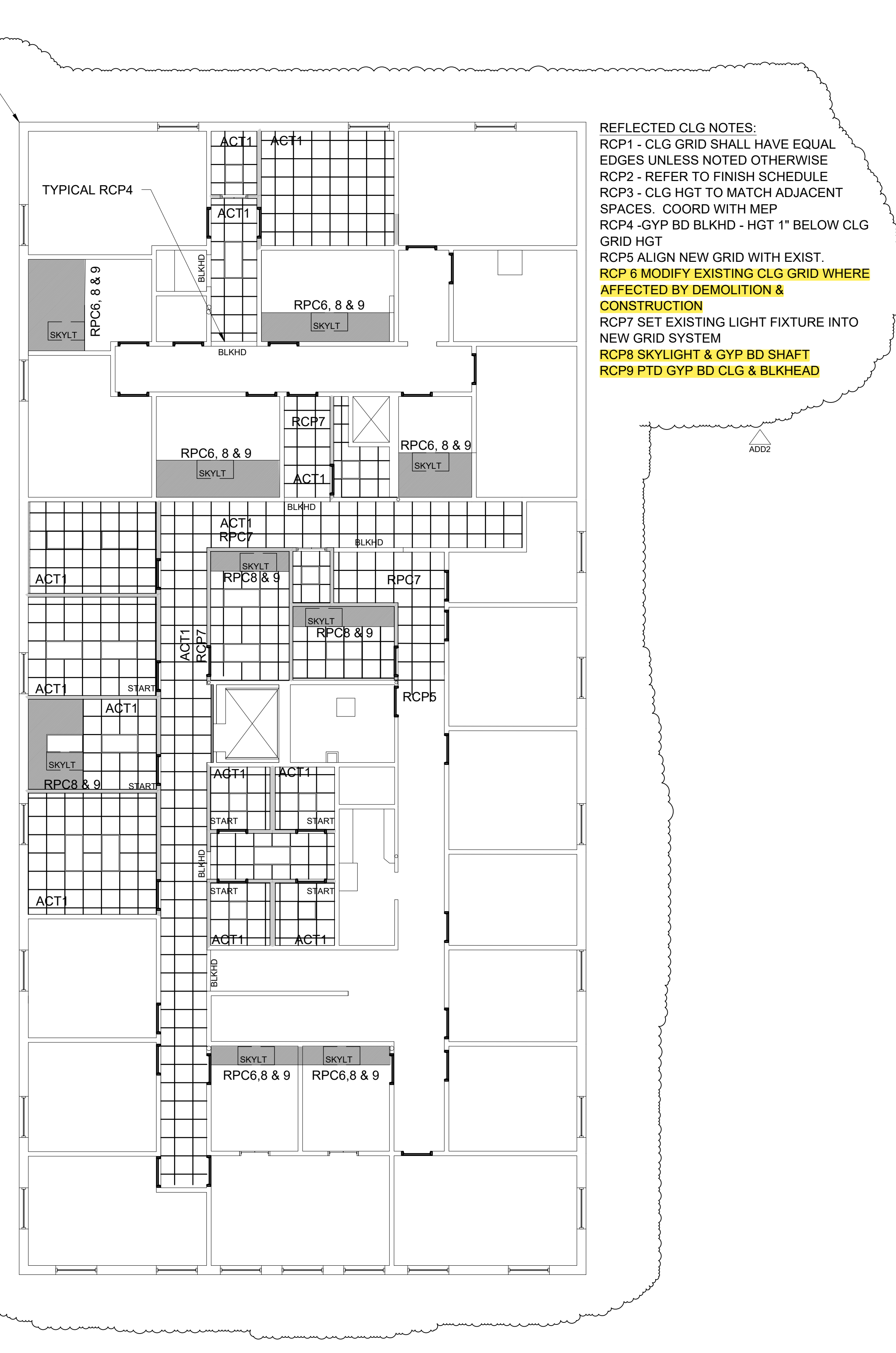
APPROVED BY: AS SHOWN

SHEET NO.: A-102

1 FIRST FLR - REFLECTED CLG PLAN



2 SECOND FLR - REFLECTED CLG PLAN

[illegible]

**PROFESSIONAL
CERTIFICATION:**
I CERTIFY THAT THESE
DOCUMENTS WERE
PREPARED OR APPROVED BY
ME, AND THAT I AM A DULY
LICENSED ARCHITECT UNDER
THE LAWS OF THE STATE OF
MARYLAND.

LICENSE NUMBER, 20221
EXPIRATION DATE 1/19/2024



RAUCH inc.
Engineering | Survey | Architecture | Environmental
main office: 410.770.9081 | fax: 410.770.9857
email: design@raucheng.com | web: www.raucheng.com
106 N. Harrison St. - Easton, MD 21001

EXISTING ROOF PLAN, AND ENLARGED SECOND FLOOR FRAMING PLAN

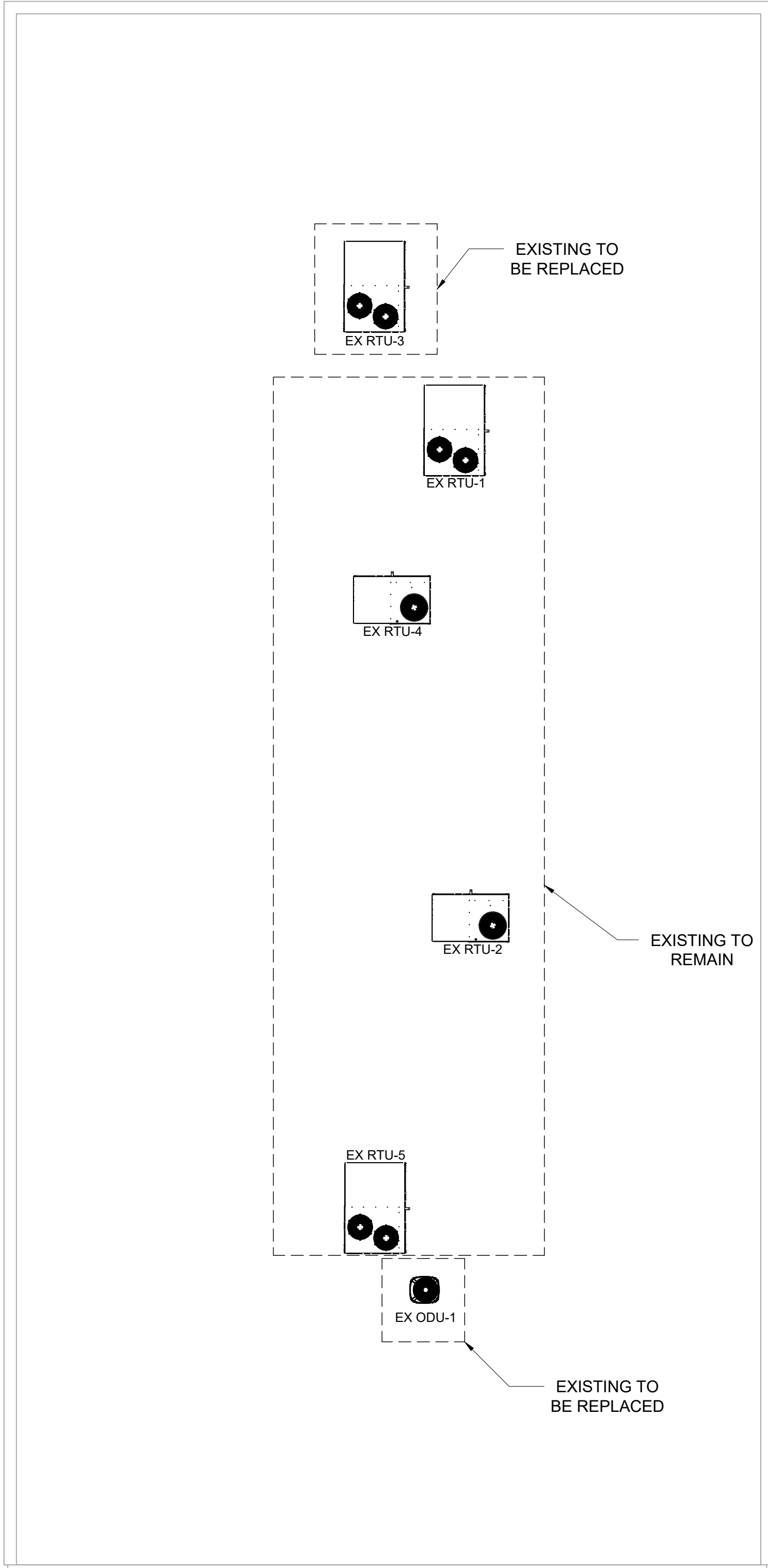
FOR
FOR ALL SEASONS INT. RENOV.

300 TALBOT ST
EASTON. MD
PREPARED FOR FOR ALL SEASONS

Z:\FOR ALL SEASONS NEW CORP_HDDTR\MEP DRAWINGS\M-100.DWG

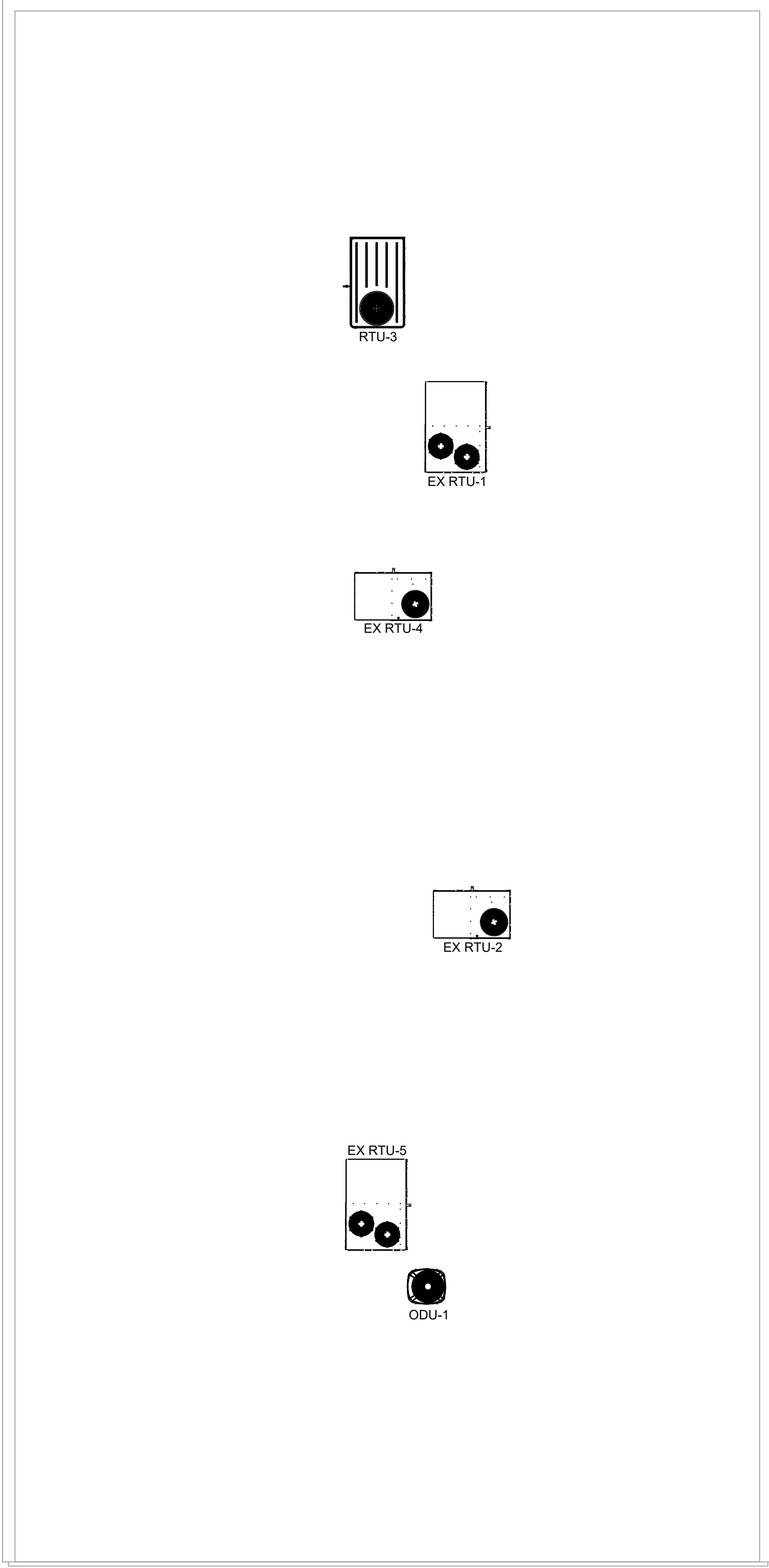
1 EXISTING ROOFTOP MECHANICAL LAYOUT

1/8" = 1'0"



2 PROPOSED ROOFTOP MECHANICAL LAYOUT

1/8" = 1'0"



Professional Certification.
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland.

License No. 11024
Expiration Date: July 24, 2026



6-Mar-25



Main Office: 106 N Harrison St - Easton, MD 21601
Web: www.rauch-inc.com | Email: design@raucheng.com
Phone: 410 770 0081 | Fax: 410 770 3987

REVISIONS

REV. #	DATE	DESCRIPTION
ADD2	3/6/2025	ADDENDUM 2

DATE: 3/6/2025
SCALE: AS SHOWN
DRAWN BY: CIMB
DESIGNED BY: HJH
APPROVED BY:

SHEET NO.:
M-103

FOR PERMIT

ROOFTOP MECHANICAL LAYOUT

FOR
FOR ALL SEASONS INT. RENOV.
300 TALBOT ST
EASTON, MD 21601
PREPARED FOR FOR ALL SEASONS

EASTON HISTORIC DISTRICT SURVEY

PROPERTY #:

Picture:



TAX ID		ADDRESS		OWNER NAME			
2101006827		300 TALBOT ST		FOR ALL SEASONS, INC.			
YEAR BUILT		PHYSICAL CONDITION					
1957		EXCELLENT					
ARCHITECTURAL STYLE				ADDITION(S)			
COLONIAL REVIVAL							
NHL DISTRICT	NR DISTRICT	NR LISTED	MEETS NR CRITERIA	1980 NR RATING	MD INVENTORY	CONTRIBUTING	NC CODE
				H		N	AGE

NOTES

BUILT AFTER 1941 PERIOD OF SIGNIFICANCE.

Real Property Data Search ()

Search Result for TALBOT COUNTY

View Map

View GroundRent Redemption

View GroundRent Registration

Special Tax Recapture: None

Account Number:District - 01 Account Identifier - 006827

Owner Information

Owner Name:FOR ALL SEASONS INC

Use:EXEMPT COMMERCIAL

Mailing Address:300 TALBOT ST
EASTON MD 21601-3525

Principal Residence:NO

Deed Reference:/01511/ 00250

Location & Structure Information

Premises Address:300 TALBOT ST
EASTON 21601-0000

Legal Description:LOT 25,938 SQ FT
E/S S AURORA ST
EASTON

Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0104	000EA	1874	10500.21	0000				2025	Plat Ref:

Town: EASTON

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
1957	15,500 SF		25,938 SF	

Stories	Basement	Type	Exterior	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements
		OFFICE BUILDING	/	C4			

Value Information

	Base Value	Value	Phase-in Assessments	
		As of	As of	As of
		01/01/2025	07/01/2024	07/01/2025
Land:	225,900	399,900		
Improvements	1,057,400	1,346,400		
Total:	1,283,300	1,746,300	1,283,300	1,437,633
Preferential Land:	0	0		

Transfer Information

Seller: KANEW, INC.	Date: 01/17/2007	Price: \$1,970,000
Type: NON-ARMS LENGTH OTHER	Deed1: /01511/ 00250	Deed2:

Seller: GRISWOLD, JAMES R	Date: 06/07/1989	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /00670/ 00696	Deed2:

Seller: KANEW, INC.	Date: 06/07/1989	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /00670/ 00694	Deed2:

Exemption Information

Partial Exempt Assessments:	Class	07/01/2024	07/01/2025
County:	860	1,283,300.00	1,437,633.00
State:	860	1,283,300.00	1,437,633.00
Municipal:	860	1,283,300.00 1,437,633.00	1,283,300.00 1,437,633.00

Special Tax Recapture: None

Homestead Application Information

Homestead Application Status: No Application

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No ApplicationDate:

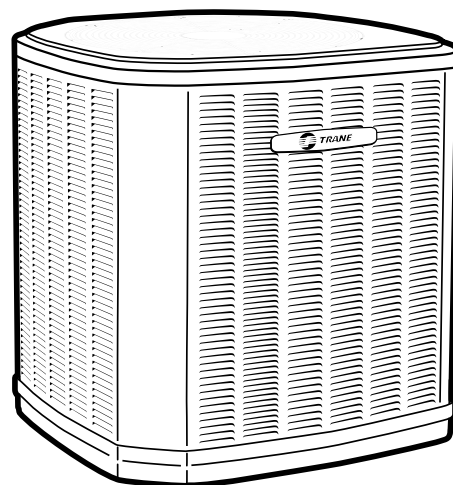


Product Data

NEW ODU-1

Split System Heat Pump

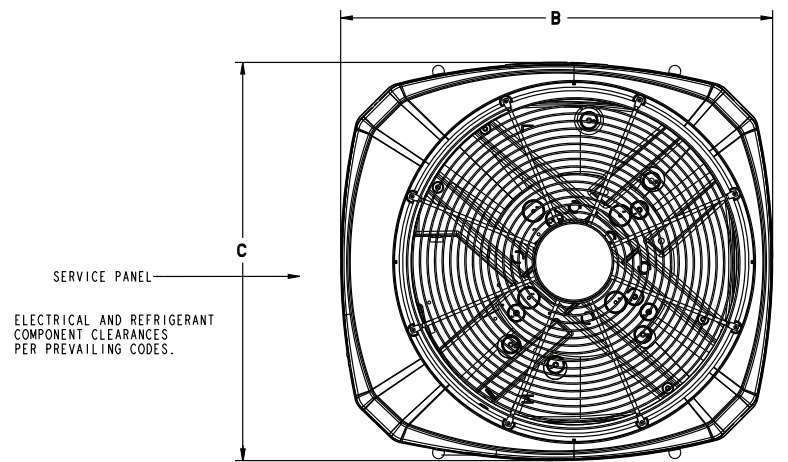
4TWR5018N1000A
4TWR5024N1000A
4TWR5030N1000A
4TWR5036N1000A
4TWR5042N1000A
4TWR5048N1000A
4TWR5060N1000A



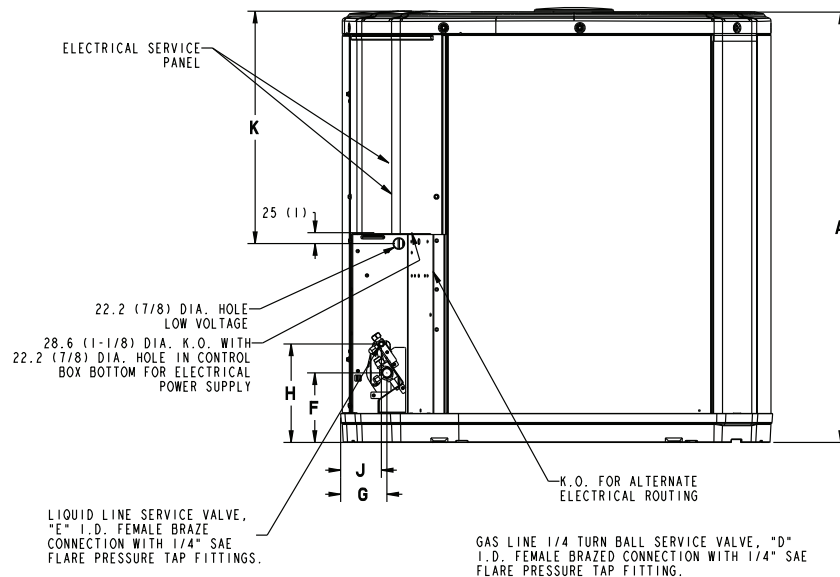
Note: "Graphics in this document are for representation only. Actual model may differ in appearance."



Outline Drawing **NEW ODU-1**



TOP DISCHARGE AREA SHOULD BE UNRESTRICTED FOR AT LEAST 1524 (5 FEET) ABOVE UNIT. UNIT SHOULD BE PLACED SO ROOF RUN-OFF WATER DOES NOT POUR DIRECTLY ON UNIT, AND SHOULD BE AT LEAST 305 (12") FROM WALL AND ALL SURROUNDING SHRUBBERY ON TWO SIDES. OTHER TWO SIDES UNRESTRICTED.



Model	Base	A	B	C	D	E	F	G	H	J	K
4TWR5018N	3	832 (32-3/4)	829 (32-5/8)	756 (29-3/4)	3/4	3/8	127 (5)	76 (3)	197 (7-3/4)	60 (2-3/8)	508 (20)
4TWR5024N	3	832 (32-3/4)	829 (32-5/8)	756 (29-3/4)	3/4	3/8	127 (5)	76 (3)	197 (7-3/4)	60 (2-3/8)	508 (20)
4TWR5030N	3	730 (28-3/4)	829 (32-5/8)	756 (29-3/4)	3/4	3/8	127 (5)	76 (3)	197 (7-3/4)	60 (2-3/8)	508 (20)
4TWR5036N	4	943 (37-1/8)	946 (37-1/4)	870 (34-1/4)	7/8	3/8	143 (5-5/8)	98 (3-7/8)	219 (8-5/8)	86 (3-3/8)	508 (20)
4TWR5042N	4	1147 (45-1/8)	946 (37-1/4)	870 (34-1/4)	7/8	3/8	152 (6)	98 (3-7/8)	219 (8-5/8)	86 (3-3/8)	813 (32)
4TWR5048N	4	1147 (45-1/8)	946 (37-1/4)	870 (34-1/4)	7/8	3/8	152 (6)	98 (3-7/8)	219 (8-5/8)	86 (3-3/8)	813 (32)
4TWR5060N	4	1147 (45-1/8)	946 (37-1/4)	870 (34-1/4)	1-1/8	3/8	152 (6)	98 (3-7/8)	219 (8-5/8)	86 (3-3/8)	813 (32)



Product Catalog

NEW RTU-3

Precedent™ Packaged Rooftop Units

Cooling and Gas/Electric
Standard and High Efficiency
3 to 25 Tons — 60 Hz



Dimensional Data **NEW RTU-3**

Note: See Table 1, p. 6 for cabinet sizes.

Figure 16. A.0 cabinet

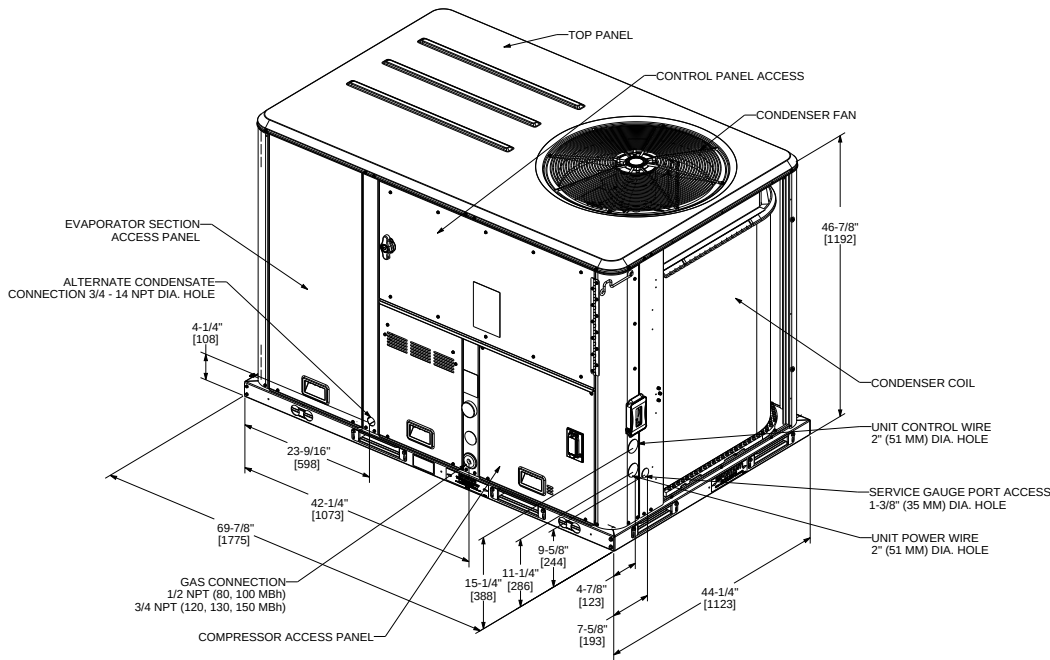
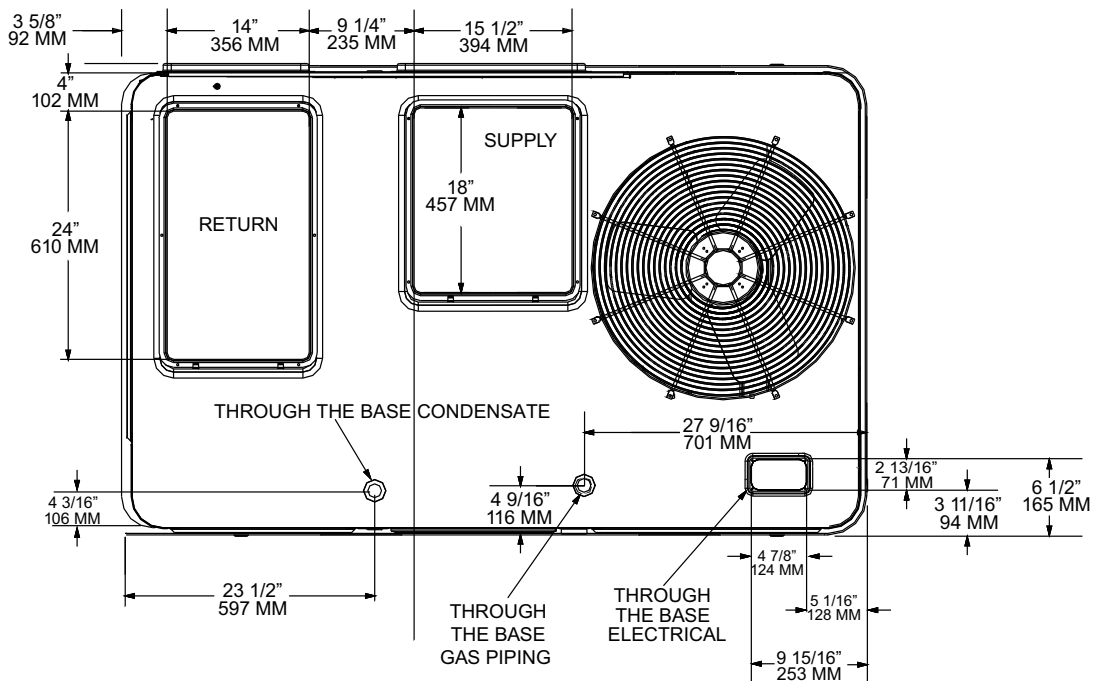


Figure 17. A.0 cabinet – downflow airflow supply/return, through-the-base utilities





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

Historic District Commission Staff Report

Meeting Date: 5/12/2025

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

Property Address: 128 S West Street

Applicant: Noah Matten

Application Number: 2025-1441

Code Enforcement Case: Yes ☐ No ☒

Project Description:

The applicant is proposing extensive restoration and alterations to a contributing structure. Alterations and renovations to the principal structure include the installation of new six/six windows, a new architectural asphalt shingle roof, a new wood side entry door, repointing of the existing masonry, restoration of the front door, and the construction of a new second floor rear addition. A new auxiliary structure will also be constructed which is based on historic photos of a small auxiliary structure that once stood on this property. The new structure will have Fiber Cement siding, wood windows, a wood door, and an architectural asphalt shingle roof.

Background:

This project was first approved by the Commission on January 11, 2021 (#20-367). At that time, only phase 1 of the project was approved which consisted of the alterations to the principal structure as well as the construction of a rear addition. On July 11, 2022 this same application was approved by the Commission with conditions. Most recently, the Commission issued a certificate of appropriateness for the same scope of work and the same conditions as the previous certificate of appropriateness on January 8, 2024. This approval subsequently lapsed as no building permit was issued within six months. Both the July 11, 2022 and January 8, 2024 approvals were conditioned upon the following:

- The rear door of the auxiliary structure (Phase 1b) will be centered and a transom will be added.
- The trim on the auxiliary structure (Phase 1b) will be pvc.



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

- There will be a brick landing under the footprint at the front door under the shed roof on the auxiliary structure (Phase 1b).
- HVAC unit will be located on the rear of the small building (Phase 1b), and because this is a new building, the unit will be mounted on the building itself.
- HVAC unit for the larger building (Phase 1a) will be on the side of the building, not attached to the building.
- There will not be a skylight on the roof.

Approval History

Historic District COA	1/11/2021
Minor Subdivision	9/15/2021
Historic District COA	7/11/2022
Historic District COA	1/8/2024
Planning Commission (Portable Storage) ¹	4/25/2024

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 2. Repair Rather than Replace

- a. Repair rather than replace historic features wherever possible.

¹ This approval was valid for 1 year and has since expired.



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

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

Guideline 4. Restore Significant Historic Features

- a. Remove non-historic materials that cover all or part of the façade. This may include inappropriate siding, cladding, or wrapping on façade elements such as cornices or storefronts.
- b. Restore or replace underlying historic materials with new elements that closely replicate the historic appearance.
- c. Take care to remove non-historic materials in a way that does not damage underlying historic materials.
- d. Replace missing features (such as cornices, storefronts, etc.) with historically appropriate replacement features. The design of replacement features should be based on its historical appearance and substantiated by documentary, physical, or pictorial evidence. This may be accomplished by locating historic photographs which show the original appearance of the element, replicating existing but incomplete elements, or by reproducing elements visible on neighboring buildings of the same style and date range.
- e. Where no evidence of the feature's original appearance exists, utilize a simple design consistent with the scale, massing, and style of the building and surrounding area.
- f. Historic additions that are in keeping with the overall design of the building and are over 50 years old have achieved significance in their own right and should be retained or restored.

Guideline 40. Details and Ornamentation

- a. Maintain historic details and ornamentation. Keep painted surfaces, including wood and metal, painted. Numerous coats of paint that obscure details and ornamentation should be removed prior to repainting.
- b. Repair deteriorated details and ornamentation. Where the deterioration is so severe that replacement is necessary, only the deteriorated elements should be replaced. Replacements should match the original in material size, profile, texture and other defining characteristics as closely as possible.
- c. If a substitute material is used, it should be visually, physically, and chemically compatible with surrounding original material.



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

- d. Missing details and ornamentation should be replaced. Their design should be based on documentary evidence. Do not add conjectural features or historically incorrect details or ornamentation to a building.
- e. Avoid removing or covering details or ornamentation.

Guideline 41. Maintain Original and Historic Doors

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

Guideline 42. Make Sensitive Replacements

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

Guideline 43. Restore Missing or Inappropriately Altered Doors

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



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

- 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 50. Maximize Daylight

- b. Reopen historic windows that have been blocked to provide additional light and ventilation.

Guideline 55. Maintain Historic Masonry

- a. Maintain and repair character-defining brick, stone, and stucco.
- b. If replacement of all or some masonry material is necessary, use materials that match the original in size, texture, color, and profile.
- c. If a masonry wall has historically been painted, it should continue to be painted. Avoid painting or staining historically unpainted surfaces. Avoid applying waterproof coatings to masonry walls that change their appearance or that cause moisture to be trapped inside of a brick or other masonry cavity.
- d. Remove modern covering materials such as metal and vinyl siding applied over original masonry.
- e. Avoid covering original masonry walls.
- f. Avoid removing original masonry features.
- g. Avoid depositing rock salt where it may come into contact with historic masonry. Dissolved salts can penetrate porous masonry causing staining and accelerated deterioration.

Guideline 57. Repointing Masonry

- a. Repoint only where there is evidence of deterioration or water infiltration. This includes loose or disintegrating mortar, cracks, loose bricks, etc.
- b. Use traditional repointing techniques, and/or those recommended by historic preservation specialists. This includes hand raking to remove deteriorated mortar. Avoid



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

the use of electric saws to remove mortar from joints. Do not use “scrub coating” methods to repoint – mortar should not be deposited on the brick face.

- c. Do not apply stucco to brick or stone surfaces to avoid repointing.
- d. Use traditional materials for repointing. New mortar should match the historic mortar in terms of hardness, strength, color, and aggregate size. Do not use synthetic caulking materials. For buildings constructed prior to 1900, a very low Portland cement mortar mix should be used.
- e. Match the historic joint’s width and profile, including tooling finishes.

Guideline 66. Adding New Porches

- a. Avoid adding a new porch to the front façade of a contributing building unless historical evidence exists to indicate a porch previously existed.
- b. A new porch may be added to a side or rear façade if it is designed to be compatible with the overall character of the building.

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 70. Roof Material

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



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

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

Guideline 79. Fiber Cement Siding

- 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 82. General Guidelines for Utilities

- a. Locate electric, telephone, and cable services underground whenever possible.
- b. Where underground placement is not possible, utilize the rear or other non-visible façade.



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

- c. Locate exterior conduit and hosing in an inconspicuous area and paint housing to match the exterior surface to which it is applied.

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.



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

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

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

Guideline 93. Sills, Lintels, and Frames

a. Retain original sills, frames, lintels, and associated window trim and ornamentation.

b. Do not wrap sills or frames in any materials (sheet metal, vinyl, etc.).

c. Avoid adding details, surrounds, shutters, ornamentation and other features that have no historical basis and are not in keeping with the character of the original window.

d. When historic sills, lintels, surrounds, or trim requires replacement, it should be made in-kind using the same or similar material and replicating the form, profile, color, and texture of the original unit.

Guideline 102. Rooftop Additions

a. Although it is possible to add additional stories to historic buildings, it is frequently difficult to avoid adversely impacting the building's historic character. Where possible, rear additions are usually preferable.

b. Rooftop additions should be set back from the front façade to limit their visibility from the street and allow the historic mass to read as intended by its design.

c. Rooftop additions should use similar roof forms to the original building.

d. Rooftop additions should be placed to avoid removal or alteration of character-defining features, such as parapets and other roof-top features.

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.

Recommended Conditions:

1. Utility and HVAC equipment shall be located on a side façade not visible from the public right-of-way.
2. All new mortar must the historic mortar in terms of hardness, strength, color, and aggregate size. Brick repointing shall be done in accordance with Guideline 57.



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

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

Draft Motions:

1. I move that the Historic District Commission **approve** the application with the following conditions...

OR

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

OR

3. I move an alternate motion.



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

Meeting Date: 7/11/2022
Application Number: 2020-367
Location: 128 West Street
Applicant: Noah Matten
Request: Additon/Rennovation

Noah Matten was present on behalf of the Addition for 128 West Street, a contributing building in the Historic District.

Items discussed:

- Phase 1b was the first African-American physician's office.
- The commission had previously approved an addition to Phase 1a.
- The applicant felt that he was wasting a large amount of historic material during the process of incorporating the addition.
- Subdivision was approved separating Phase 2 from Phases 1a and 1b.
- The applicant is going to try to build two structures at the same time.

Modification:

- The rear door of the auxiliary structure (Phase 1b) will be centered and a transom will be added.
- The trim on the auxiliary structure (Phase 1b) will be pvc.
- There will be a brick landing under the footprint at the front door under the shed roof on the auxiliary structure (Phase 1b).
- HVAC unit will be located on the rear of the small building (Phase 1b), and because this is a new building, the unit will be mounted on the building itself.
- HVAC unit for the larger building (Phase 1a) will be on the side of the building, not attached to the building.
- There will not be a skylight on the roof.

Upon motion by Mr. Mayhew, seconded by Mr. Bateman, and carried 7 - 0, application 2022-367 was approved.

Historic District Guideline References:

- 42(b,c), 66(b), 70, 90, 101(a,b), 103

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

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

Prior to start of work please contact the Building Inspection Department at 410 822 2525 to ensure all required building permits have been obtained.

Nicholas Johnson

Representative, Historic District Commission

8/9/2022

Date



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

Meeting Date: 1/8/2024
Application Number: 2020-367
Location: 128 West Street
Applicant: Noah Matten
Request: Additon/Rennovation

Noah Matten was present on behalf of the Addition for 128 West Street, a contributing building in the Historic District.

- The rear door of the auxiliary structure (Phase 1b) will be centered and a transom will be added.
- The trim on the auxiliary structure (Phase 1b) will be pvc.
- There will be a brick landing under the footprint at the front door under the shed roof on the auxiliary structure (Phase 1b).
- HVAC unit will be located on the rear of the small building (Phase 1b), and because this is a new building, the unit will be mounted on the building itself.
- HVAC unit for the larger building (Phase 1a) will be on the side of the building, not attached to the building.
- There will not be a skylight on the roof.

Upon motion by Mr. Mayhew, seconded by Mr. Bateman, and carried 7 - 0, application 2022-367 was approved.

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

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

Prior to start of work please contact the Building Inspection Department at 410 822 2525 to ensure all required building permits have been obtained.

Nicholas Johnson

Representative, Historic District Commission

1/23/2024

Date



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

RECEIVED

APR 21 2025

TOWN OF EASTON

HD 25 - 31

Application #:	2025 - 1441
Date Received:	04/21/2025
Fee Paid:	\$75.00
HDC Meeting Date:	05/12/2025
Date Property Posted:	05/05/2025

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 128 S West St
☒ Contributing ☐ Non-Contributing YEAR BUILT: 1740 NATIONAL REGISTAR # WPA
CEL

PROPERTY INFORMATION

OWNER NAME 128 S West St LLC
TELEPHONE NO. 410 443 5702 EMAIL

Applicant or Agent

NAME
TELEPHONE NO. EMAIL

Description of Proposal (include additional sheets, as necessary)

<u>All Like and kind to permit COM #2020-367</u>

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

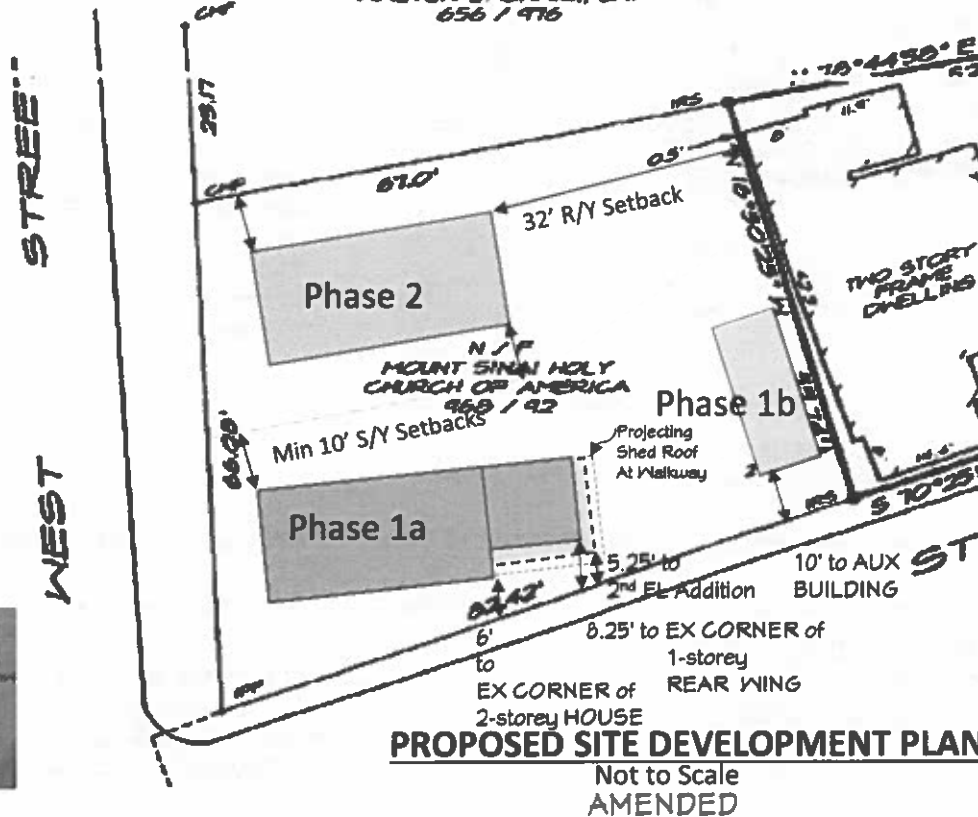
Printed Name of Applicant or Agent

[Signature]
4/21/25
Don H. Mott

Revised 4.4.2022



128 S. West Street/Easton MD
Matten Holdings



AMENDED
PROPOSED SITE/DEVELOPMENT PLAN

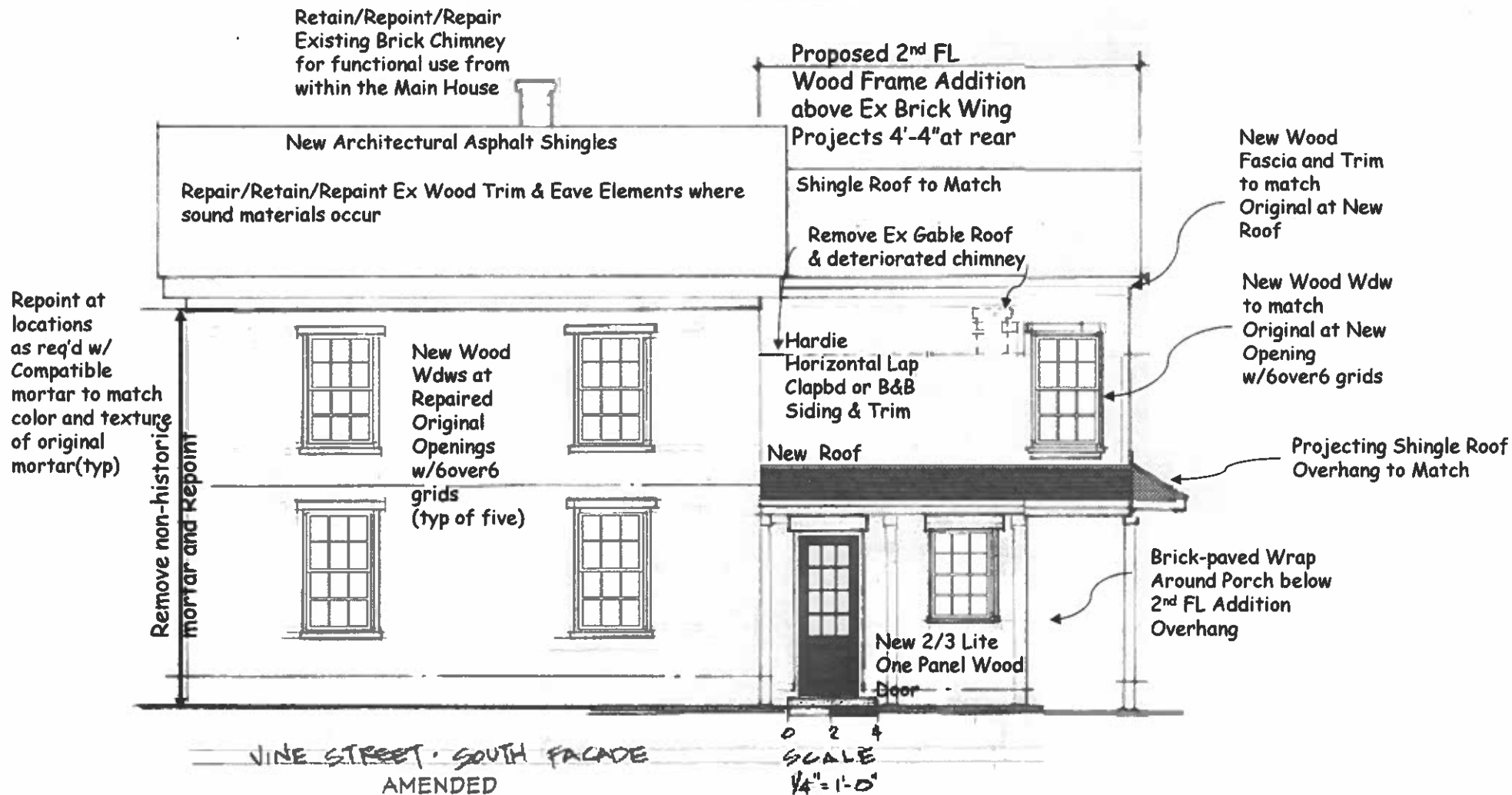
PHASE ONE a: Existing 2-story Brick House w/1-story Wing to be Restored and Renovated with New 2nd Floor Addition at Rear Wing

PHASE ONE b: Proposed Re-Construction of 1-story Wood Frame Auxiliary Structure (319 SF)

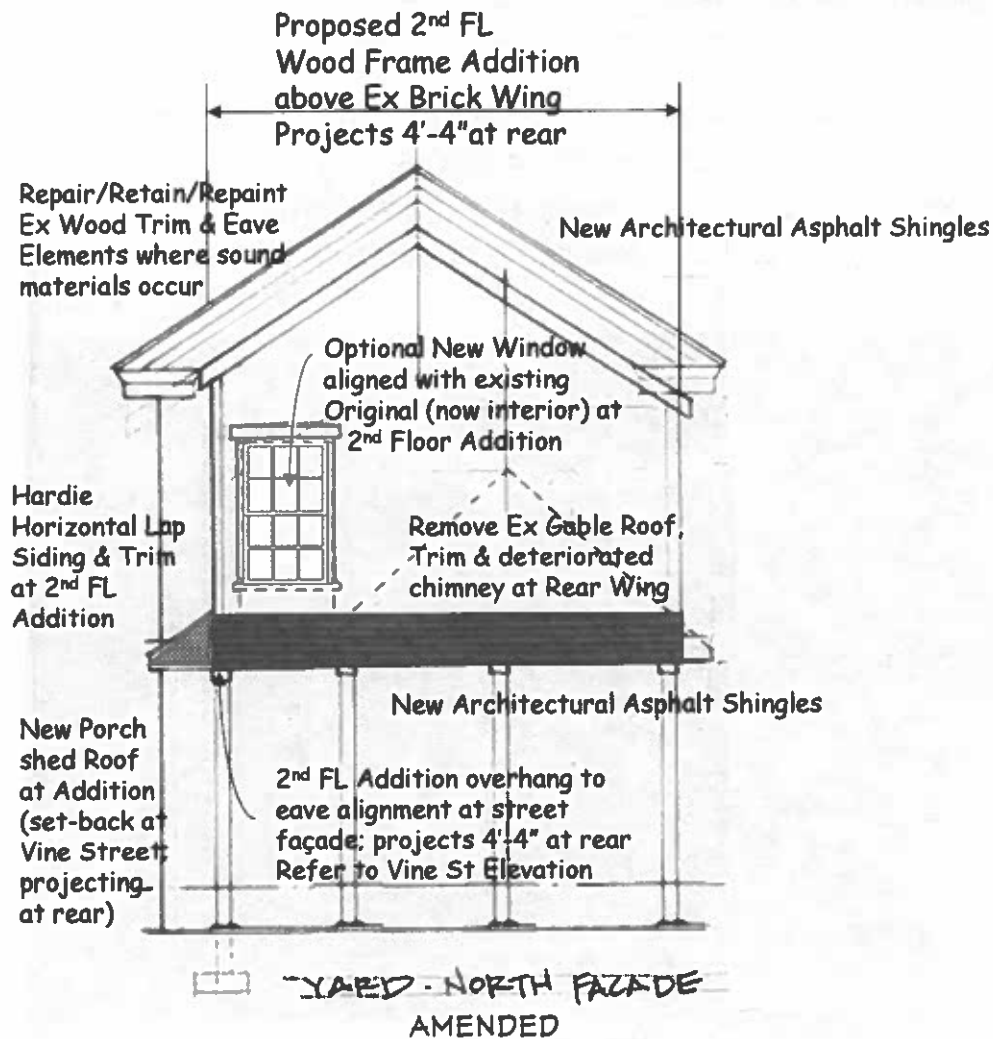
PHASE TWO: Proposed 2-story Wood Frame House: 20 x 35 similar to Existing in proportion with cladding to match Phase Two addition Per Sub-Division of Property for Two Dwellings

AMENDED: 06/27/22
Submittal for Approval

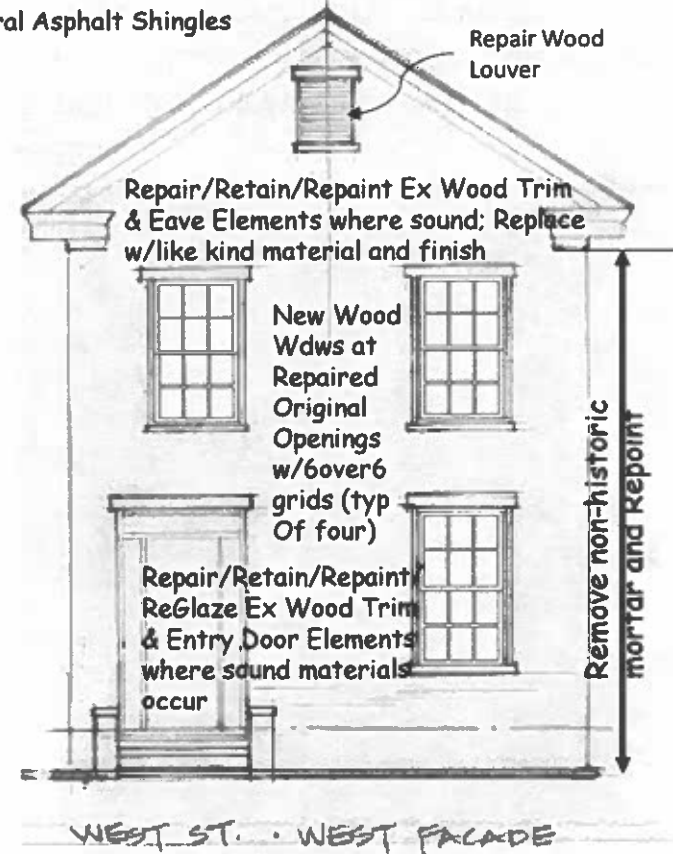




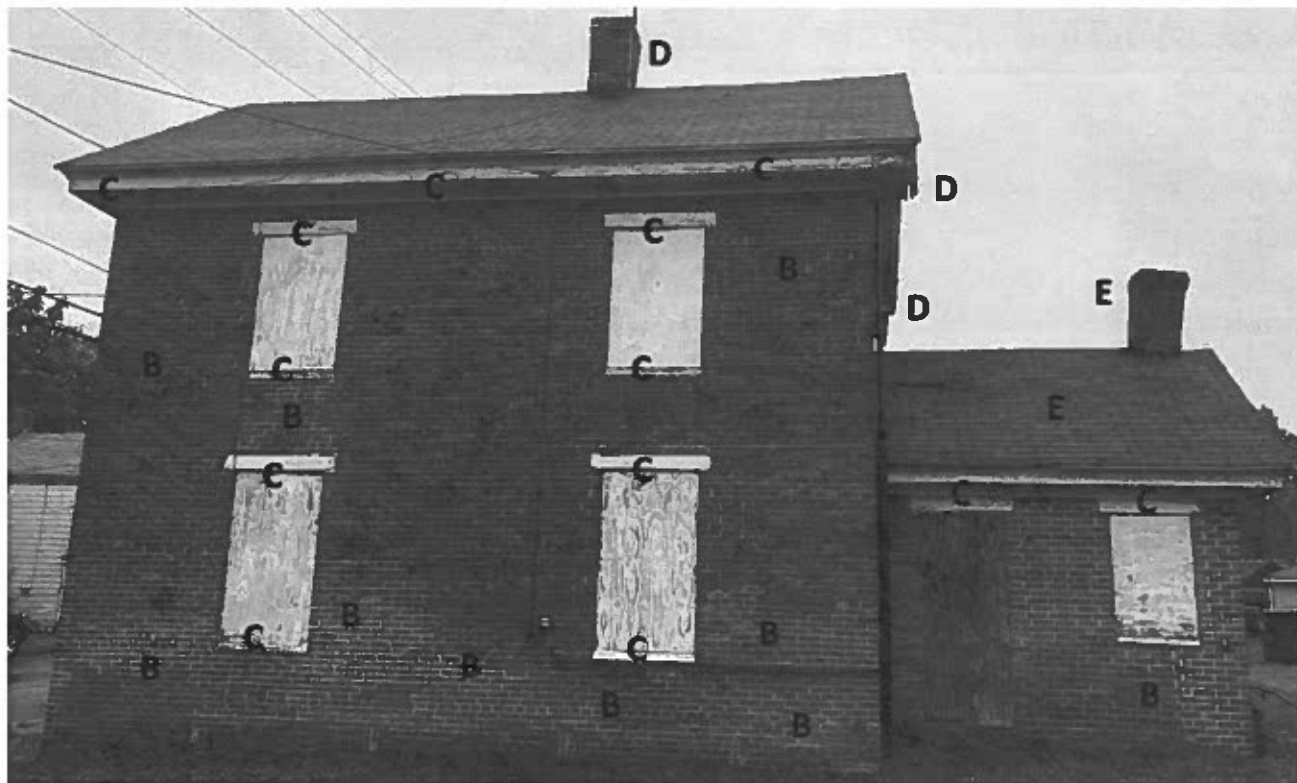
128 S. West Street/Easton MD for Matten Holdings



New Architectural Asphalt Shingles



128 S. West Street/Easton MD for Matten Holdings



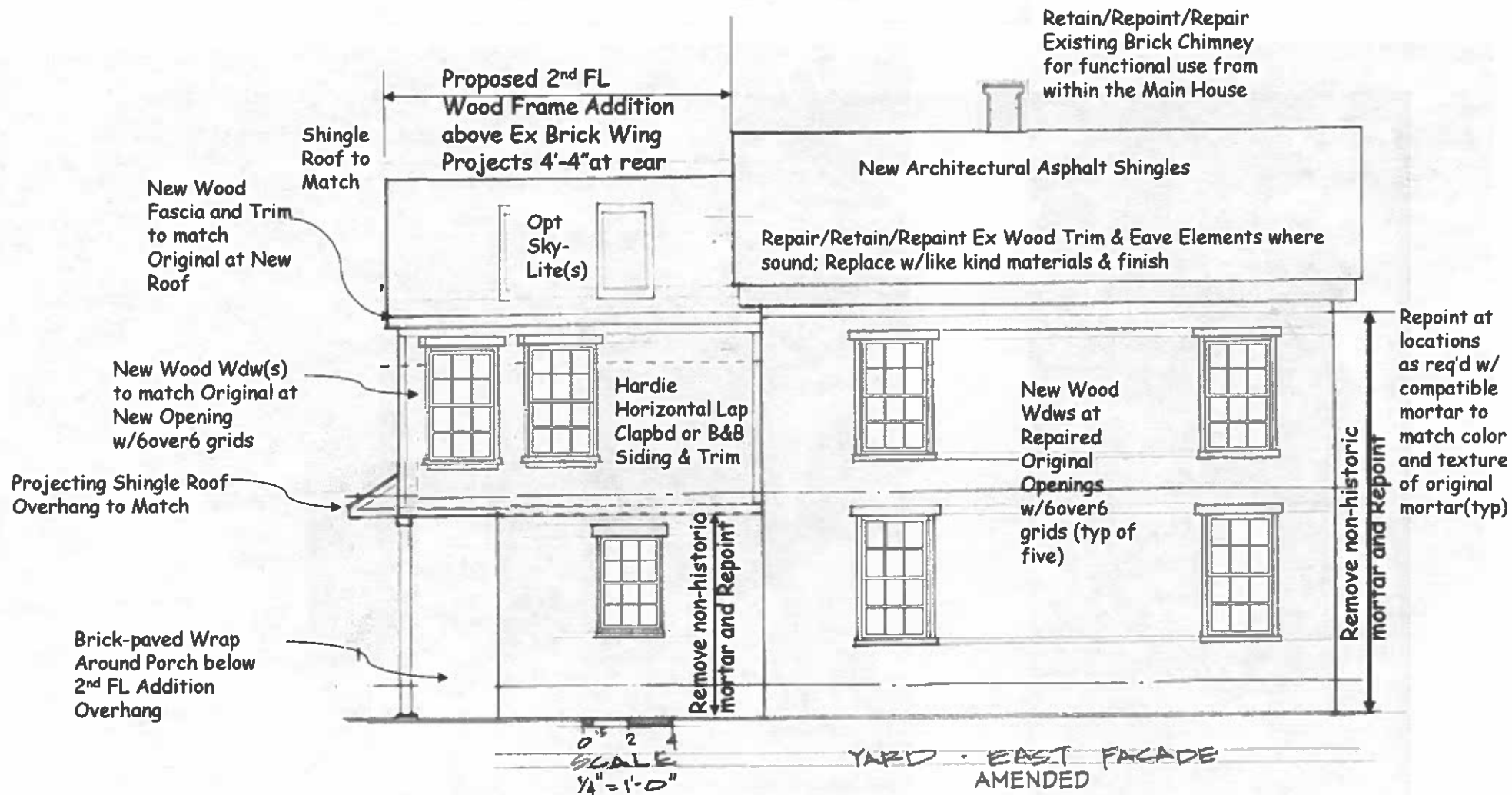
KEY NOTES:

- A. ReStore Front Entry Door/Sidelites/Transom and Trim in full
- B. RePoint approximately 2 SF Area w/historic mortar mix
- C. Repair Wood/Trim and/or Structural Component
- D. ReConstruct in-kind Wood/Trim/Structural or Brick Component
- E. Remove Element in Full

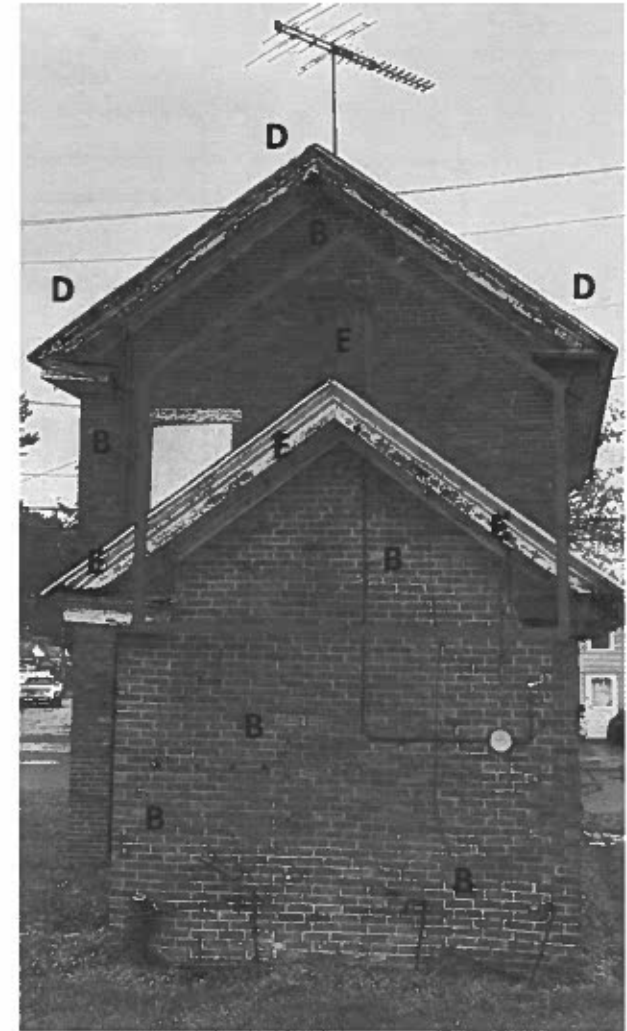
128 S. West Street Easton MD/Matten Holdings

GENERAL NOTES:

- 1. Retain/Repair all viable/visible wood elements
- 2. RePoint only with matching historic mortar mix
- 3. Retain maximum historic mortar as viable
- 4. Install historic character windows at existing opgs
- 5. Remove historic elements only where non-viable for repair or restoration



128 S. West Street/Easton MD for Matten Holdings



128 S. West Street/Easton MD for Matten Holdings

128 S. West Street/Easton MD for Matten Holdings

AMENDED

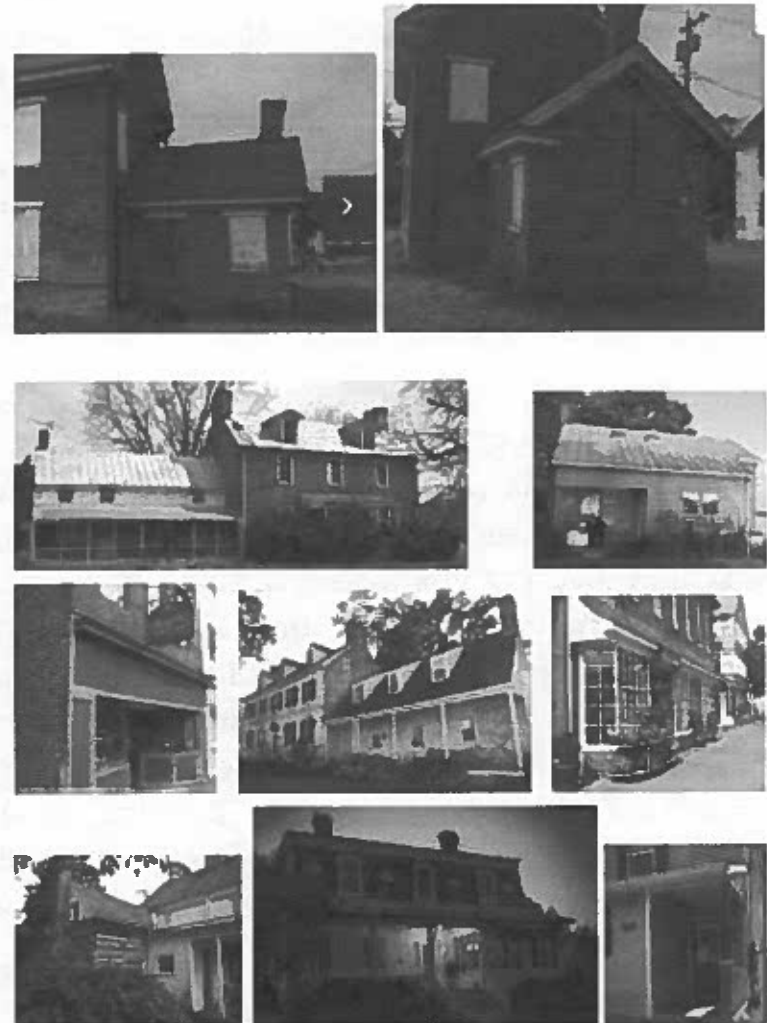
Existing Condition at Step-Back of Main House to one-storey Addition: deteriorated roof and trim at addition of minimal interior proportions; prospective circulation component to new 2nd FL addition

AMENDED INSPIRATIONAL IMAGERY:

Historic smaller-scale addition with porch front paired w/main house and small local vernacular structure with step-back exterior alcove enclosed above with wall supporting gable roof

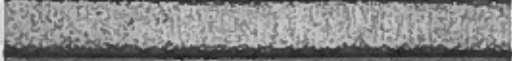
Historic brick storefront(s) with habitable (likely living) space above and/or porch roof projection and local brick vernacular main and secondary structures with step-back exterior porch enclosed above with roof

Historic smaller-scale residential addition(s) with decorative porch alcove(s) and large local vernacular structure with step-back porch beneath habitable space w/in roof



MORTAR: SUBMITTAL

Lehigh Type O: 12B Ivory to match existing

	12B Ivory
	Cream
	11A Almond
	Light Beige
	Old Colonial
	72A Taupe
	75B Mocha
	43G Salmon
	48B Red Clay
	74H Nutmeg
	79E Eggplant
	44C Cayenne
	22B Wheat
	41B Limestone
	81H Slate
	88A Charcoal

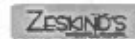
Notes on Repointing:

128 S. West Street/Easton MD for Matten Holdings

Type O mortar This uses a 1 / 2 / 9 mix and results in a mortar with a 350 psi compressive strength. Type O is a lime rich mortar and is also referred to as "pointing" mortar. It is used in above grade, non-load bearing situations in both interior and exterior environments. To get 1 cubic yd of O mortar, you need 27 cubic feet of the components in a 1 to 2 to 9 proportion. Portland cement 2.25 cubic ft Hydrated lime 4.5 cubic ft Sand 20.25 cubic ft Total 27 cubic ft Based on the ASTM densities, this gives you 211.5 lbs of Portland cement, 180 lbs of hydrated lime and 1,620 lbs of sand. To put together a single cubic yard of type O mortar, you need to buy and mix together: 2.25 bags of Portland cement (94 lb bags) 3.6 bags of hydrated lime (50 lb bags) 0.81 tons of sand

Removal of all loose and/or non-historic and/or failing mortar to allow for proper repointing with Type O mortar should occur by manual, non-powered means, in all repointing preparation locations. Upon repointing completion and curing, wash entire brick façades with non-caustic restoration cleaner, such as SureKlean Restoration Cleaner by Prosoco; per manufacturer recommendations; particularly regarding wash and rinse water applications psi limits.

WINDOW SUBMITTAL:



ZESKIND'S HARDWARE & MILLWORK
212 S. Popson St
Baltimore MD 21223



QUOTE BY: Greg Hupka
SOLD TO: Union Contracting
PO#:

QUOTE #: JW200901A1V - Version 0
SHIP TO:
PROJECT NAME: 128 W St Easton SAMPLE
QUOTE

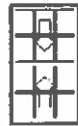
Ship Via: Ground

REFERENCE:

U-Factor Weighted Average: 0.29

SHGC Weighted Average: 0.24

LINE	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	NET UNIT PRICE	QTY	EXTENDED PRICE
Line 1		TWD3560			
	Rough Opening: 36 1/8 X 61 1/4	Frame Size: 35 3/8 X 60 1/2 W: 2500 Wood Double Hung, Auralast Pine, Primed Exterior, Primed Interior, No Exterior Trim, No Sill Nozing, 4 9/16 Jamb, Sill Stop Applied, With-Plow Tan Jambliner, Compression Jambliner & No Tilt Latches, White Hardware, US National-WDMA ASTM, PG 25 Insulated Low-E Annealed Glass, No Protective Film, Black Spacer, Argon Filled, Primed Wood SDL, 5/8" Petty SDL w/Perm Wood Traff, Bead Int BAR, Silver Shadow Bar, Colonial All Lite(s) 3 Wide 2 High Top, 3 Wide 2 High Botm, No Screen, Product Does Not Qualify for Accidental Glass Breakage Warranty Coverage. ***Screens on Wood Double Hung Slide-By Units Without Trim Have No Method for Attachment. Clear Opening: 32w: 76 1/8, 5 8 sf U-Factor: 0.29, SHGC: 0.24, VLT: 0.46, CPD: JEL-N-578-01931-00002 PEV 2020 J 1 3157/PDV 6.352 (08/13/20)CW	\$631.42	1	\$631.42



Viewed from Exterior Standard

09-30-2020

Page 1 of 1 (Prices are subject to change) JW200901A1V (Ver 0) - 09/30/2020 3:28 PM

Quote Date: 09/30/2020

Drawings are for visual reference only and may not be to exact scale.
All orders are subject to review by JELD-WEN

Last Modified: 09/30/2020

DOOR SUBMITTAL:



SHOWROOM & OFFICE HOURS:
Monday-Friday, 9am-5pm / Sat
We will be closed Thanksgiving Day & Friday, November 27th

2842 Baltimore Ave
Houston, TX 77051

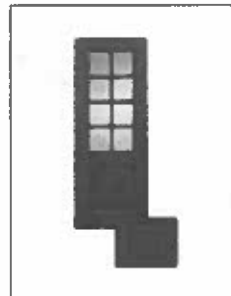
Online Store



PRODUCTS CATALOG RESOURCES ABOUT US CONTACT US

713.472.8192

2/3 LITE 1 PANEL 8 LITE SDL KNOTTY ALDER DOOR • 8'0" TALL



2/3 Lite 1 Panel 8 Lite SDL Knotty Alder Door
• 8'0" Tall

Door Size: 8'0" x 36" (8'0" x 36")

Door Style: 2/3 Lite 1 Panel SDL, additional details about different configurations

Sub-Design: 0 Lite

Wood Grain: Knotty Alder

Clear Options: Clear, White, Satin, Espresso, Black, Rustic

Hardware: Premium, Standard

Door Panel Options: Standard or Multi-Panel

Request A Quote

GLNA/175

This beautiful Knotty Alder is made of premium knotty pine with a naturally warm, rustic finish. It is a solid wood door, not a veneer door. It is a solid wood door, not a veneer door. It is a solid wood door, not a veneer door.

AVAILABLE OPTIONS

- Impact / Hurricane Rating
- Multi-Panel Top Pane
- 1/2" thick solid wood construction
- 1" solid pine-framed system
- 1/2" thick solid pine-framed system

TECHNICAL INFORMATION

- Total door height: 8'0" (8'0" x 36")
- Weight: 110 lbs
- Finish: Clear

Door Specifications

Knotty Alder, Knotty Alder, 1/2" thick solid wood construction

1" solid pine-framed system

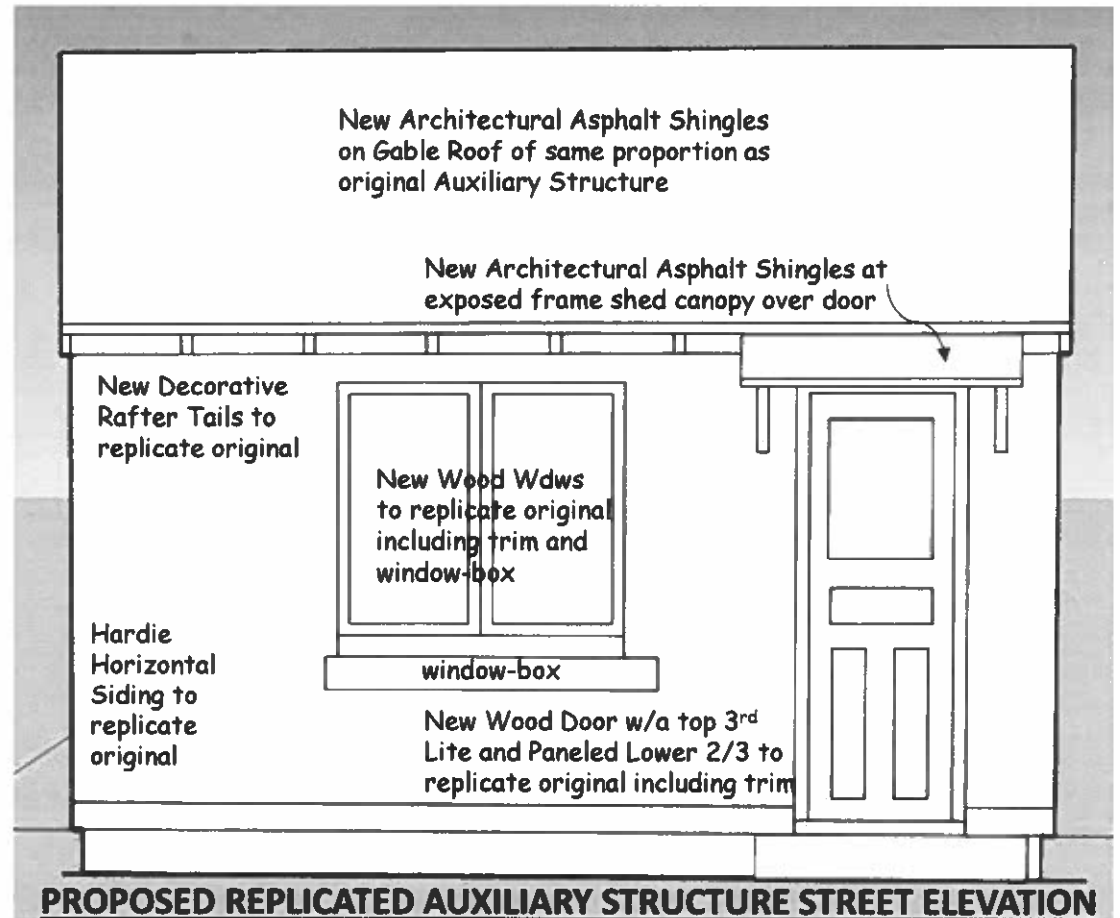
128 S. West Street/Easton MD for Matten Holdings



Reference Photo of Auxiliary Structure:

Understood to have once housed the office of an African American physician/homeowner, the one-storey Auxiliary Structure is a simple wood-frame 14'-6" x 10' front bay at Vine Street; and a rear 12' x 14'-6" wing with an opposing gable occurring in rear yard of Main House, formally facing Vine Street

128 S. West Street/Easton MD for Matten Holdings



NOTES:

AMENDED

NTS

1. Replicate Auxiliary Structure per current codes at understood footprint
2. Construct exterior components with in-kind materials and proportions
3. Refer to relevant/available photos and record documents



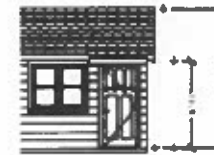
Right Side Elevation



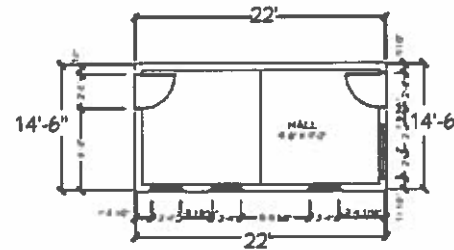
Rear Elevation



Left Side Elevation

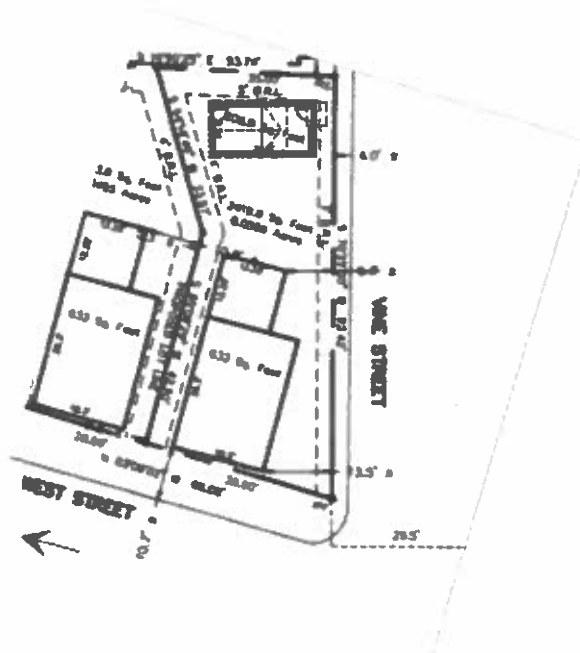


Street/Front Elevation



GROSS AREA: 319 SF

Floor Plan : per understood footprint



PROPOSED ELEVATIONS/
FLOOR PLANS/D and SITE
PLAN

AUXILIARY STRUCTURE
128 S. WEST STREET

06/25/22

AMENDED

DATE:

3/31/2021

SCALE:

1" = 1'-0"

SHEET:

A-1



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

Historic District Commission Staff Report

Meeting Date: 5/12/2025

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

Property Address: 221 S Hanson Street

Applicant: Thomas and Cheryl Kicklighter

Application Number: 2025-1446

Code Enforcement Case: Yes ☐ No ☒

Project Description:

The applicant is proposing to construct a new portico around the front entry door and to construct an enlarged front stoop. The Easton Historic District Survey and original elevations for the home dated April 12, 1937 (Figure 1) indicate that the existing door surround is original. The existing pediment above the door will be removed

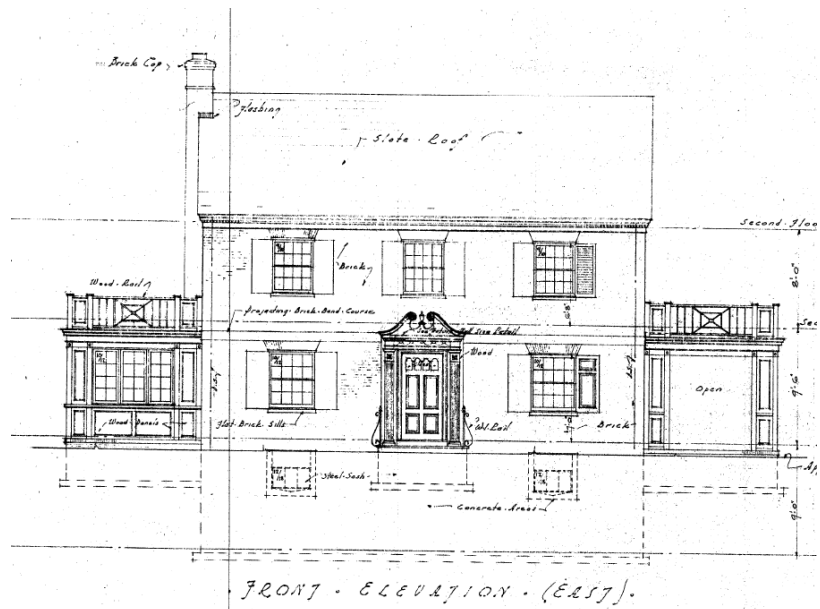


Figure 1 Original Front Elevation 1937

to accommodate the new

construction. The new portico will consist of a standing seam metal roof, AZEK fascia, PVC trim, and PVC fluted columns. The stoop will be reconstructed of brick but will occupy a larger footprint.

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.

Guideline 15. Preserve Historic Sidewalk and Curb Materials

c. Historic private walkways should be maintained in their original location. When deteriorated, repair or replacement should be in the same or compatible material matching the dimension, texture and finish of the original.

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

Guideline 40. Details and Ornamentation

a. Maintain historic details and ornamentation. Keep painted surfaces, including wood and metal, painted. Numerous coats of paint that obscure details and ornamentation should be removed prior to repainting

b. Repair deteriorated details and ornamentation. Where the deterioration is so severe that replacement is necessary, only the deteriorated elements should be replaced. Replacements should match the original in material size, profile, texture and other defining characteristics as closely as possible.

c. If a substitute material is used, it should be visually, physically, and chemically compatible with surrounding original material.

d. Missing details and ornamentation should be replaced. Their design should be based on documentary evidence. Do not add conjectural features or historically incorrect details or ornamentation to a building.

e. Avoid removing or covering details or ornamentation.

Guideline 41. Maintain Original and Historic Doors

c. Avoid adding details, surrounds, canopies, or ornamentation that have no historical basis and are not in keeping with the character of the original door.

Guideline 66. Adding New Porches

a. Avoid adding a new porch to the front façade of a contributing building unless historical evidence exists to indicate a porch previously existed.

Staff Recommendation:



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

Staff supports a Commission **denial** of this application based on the following findings. Elevations for this home drawn on April 12, 1937 (Figure 1) indicate that existing door surround and pediment are either original or closely resemble the original. Given these features are likely original, Guidelines 1a and 40e recommend avoiding the removal of such features. Guidelines 41c and 66a recommend against adding new canopies, surrounds, or porches that have no historical basis. While other properties in this neighborhood have similar features to what is proposed, no evidence has been presented indicating such feature existed on this building.

Draft Motions:

1. I move that the Historic District Commission **deny** the application based on staff's draft findings.

OR

2. I move that the Historic District Commission **approve** 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			
2101015656		221 S HANSON ST		BOLLMAN, ROGER A AND JANE H			
YEAR BUILT		PHYSICAL CONDITION					
1938		EXCELLENT					
ARCHITECTURAL STYLE				ADDITION(S)			
COLONIAL REVIVAL				NONE APPARENT. REAR ELL SEEMS ORIGINAL.			
NHL DISTRICT	NR DISTRICT	NR LISTED	MEETS NR CRITERIA	1980 NR RATING	MD INVENTORY	CONTRIBUTING	NC CODE
				B		Y	
NOTES							
WINDOWS ARE NOT ORIGINAL. DOOR MAY BE LATER AS WELL. OTHERWISE VERY NICE AND WELL-PRESERVED EXAMPLE OF TYPE. SLATE ROOF. HISTORIC ALTERED GARAGE.							



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

RECEIVED

APR 28 2025

HD 25 - 33

Application #:	2025- 1446
Date Received:	04/28/2025
Fee Paid:	\$75.00
HDC Meeting Date:	05/12/2025
Date Property Posted:	05/05/2025

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 221 S Hanson. St, Easton, Maryland
☒ Contributing ☐ Non-Contributing YEAR BUILT: 1938 NATIONAL REGISTAR #

PROPERTY INFORMATION

OWNER NAME Thomas & Cheryl Kicklighter
TELEPHONE NO. EMAIL

Applicant or Agent

NAME Thomas Kicklighter
TELEPHONE NO. EMAIL

Description of Proposal (include additional sheets, as necessary)

This project proposes the installation of a new portico with enlarged stoop. The portico will feature a standing seam metal hip roof supported by square, fluted columns. The portico will be trimmed out to compliment the existing door surround. The existing front stoop will be replaced with a new, deeper, brick stoop, consistent with historic materials and detailing. The front walkway will be realigned to accommodate the increased depth of the new stoop, ensuring functional and aesthetic integration with the existing landscape.

Specific Requirements

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

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

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

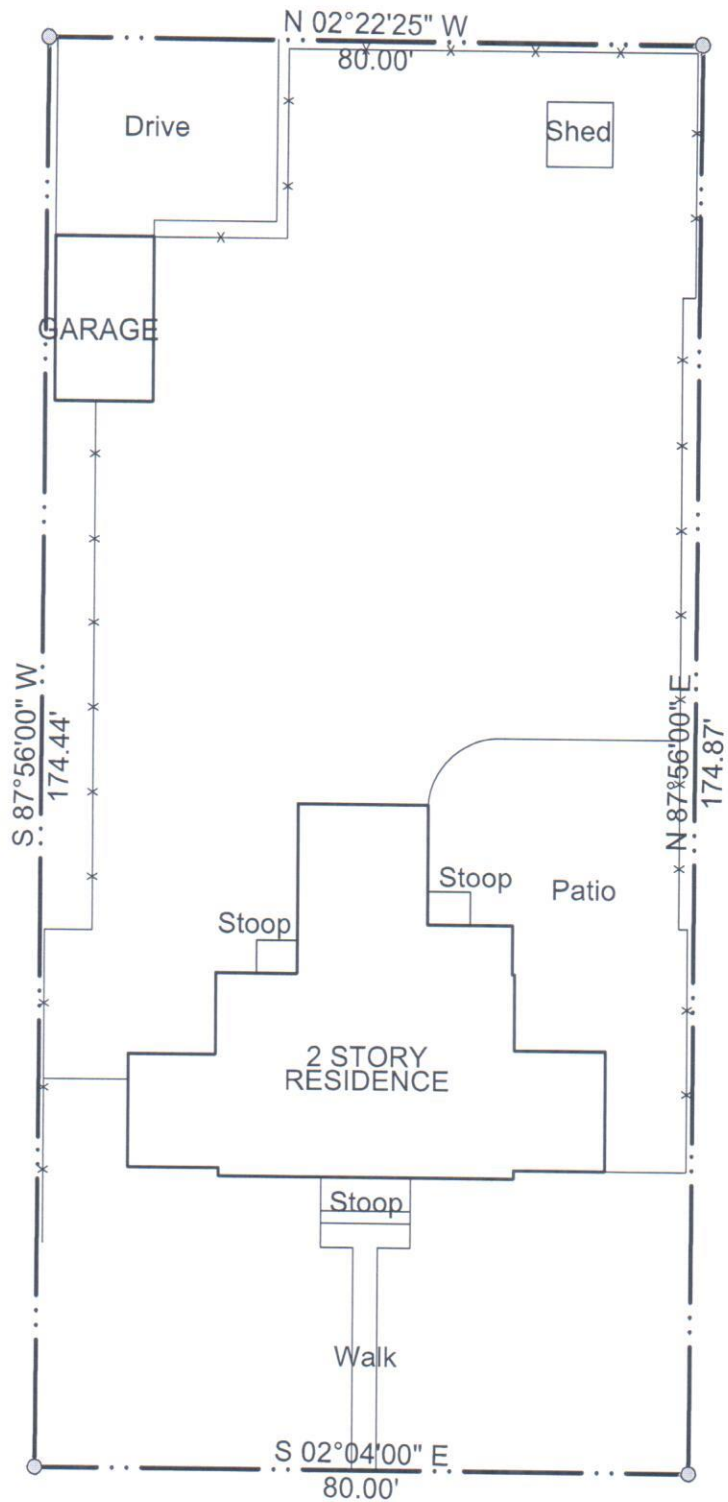
Signature of Applicant or Agent

Date

Printed Name of Applicant or Agent

Thomas Kicklighter
4-28-2025
Thomas Kicklighter

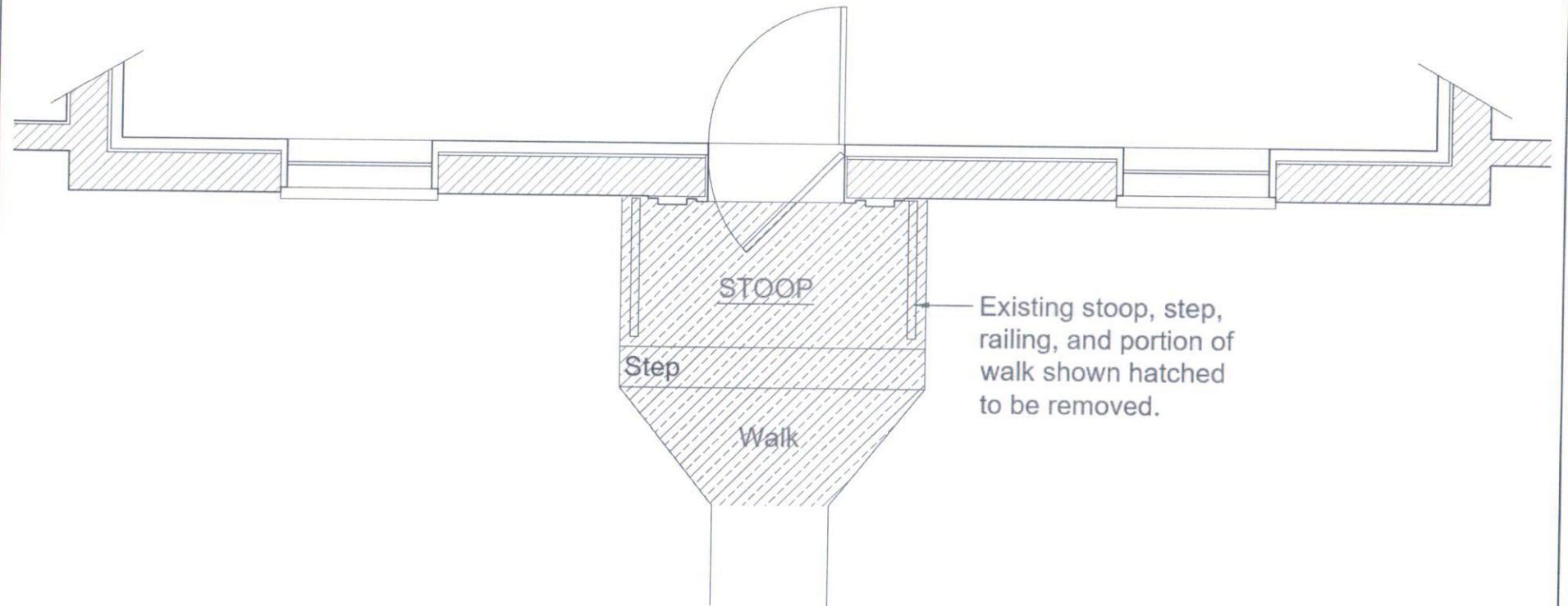
Revised 4.4.2022



Conceptual Site Plan
Scale: NTS

The Kicklighter Portico
221 S. Hanson St., Easton, Maryland
Easton Historic Distric Commission Exhibits

27 April 2025



Stoop Plan - Existing
1/4" = 1'-0"

The Kicklighter Portico
221 S. Hanson St., Easton, Maryland
Easton Historic Distric Commission Exhibits

27 April 2025



Existing Conditions Photo

The Kicklighter Portico
221 S. Hanson St., Easton, Maryland
Easton Historic District Commission Exhibits

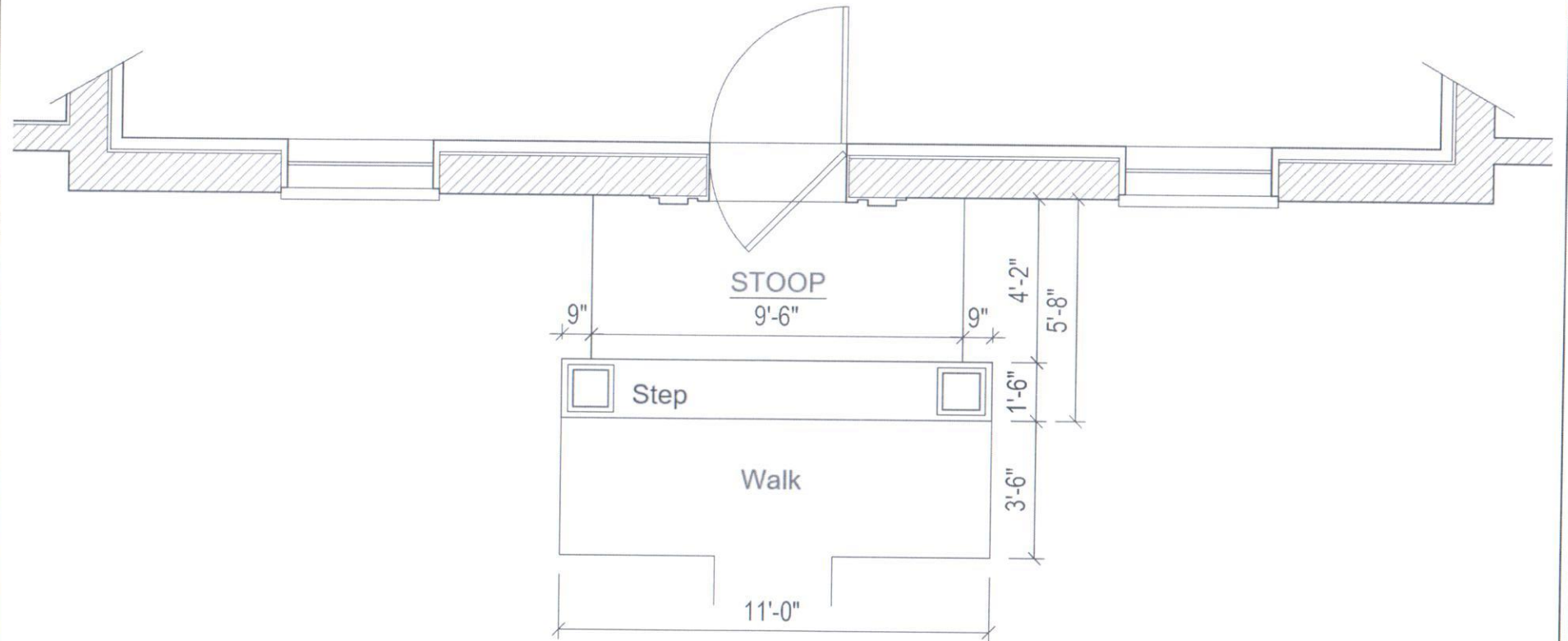
27 April 2025



Existing Conditions Photo

The Kicklighter Portico
221 S. Hanson St., Easton, Maryland
Easton Historic District Commission Exhibits

27 April 2025



Portico Plan - Proposed

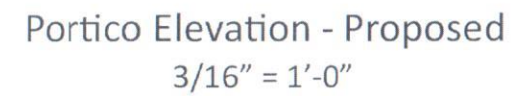
1/4" = 1'-0"

The Kicklighter Portico

221 S. Hanson St., Easton, Maryland

Easton Historic Distric Commission Exhibits

27 April 2025



27 April 2025



Portico Conceptual 3D View

The Kicklighter Portico
221 S. Hanson St., Easton, Maryland
Easton Historic District Commission Exhibits

27 April 2025



Portico Conceptual 3D View

The Kicklighter Portico
221 S. Hanson St., Easton, Maryland
Easton Historic Distric Commission Exhibits

27 April 2025



Portico Conceptual 3D View

The Kicklighter Portico

221 S. Hanson St., Easton, Maryland

Easton Historic Distric Commission Exhibits

27 April 2025



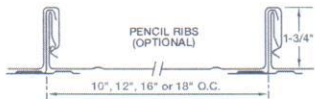
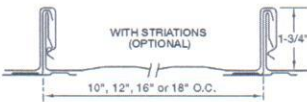
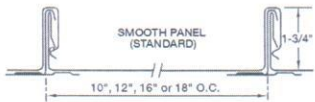
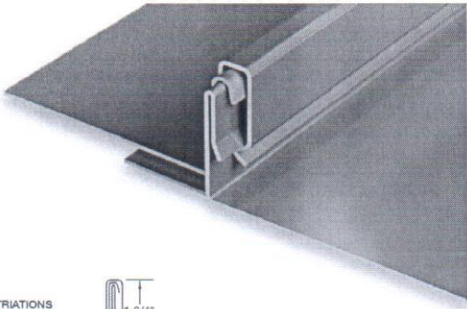
SNAP-CLAD PANEL

MATERIALS

- .032 aluminum 24 gauge steel
- .040 aluminum 22 gauge steel

SPECS

10", 12", 16" or 18" O.C. 1-3/4" High



PRODUCT FEATURES

- Architectural/structural panel
- Factory-applied sealant available
- Continuous interlock
- Labor-saving one-piece design
- Pencil ribs upon request
- Striations upon request
- Factory eave notching available
- 35-year non-prorated finish warranty
- Maximum factory-produced panel length is 64' (check w/factory for longer lengths)
- Weather-tightness warranty available

- 48 stocked colors (24 gauge steel)
- 17 Stocked colors (22 gauge steel)
- 34 stocked colors (.032 aluminum)
- 26 stocked colors (.040 aluminum)
- Panels available in Galvalume Plus

UL CLASSIFICATION

- UL-580 Class 90 wind uplift
- UL-1897 wind uplift
- UL-790 Class A fire rated
- UL-263 fire resistance rated
- UL-2218 impact resistance rated

- UL-90 rated aluminum panel up to 16" O.C.
- UL-90 rated steel panel up to 18" O.C.

ASTM TESTS

- ASTM E1592 tested
- ASTM E283/1680 tested
- ASTM E331/1646 tested

FLORIDA BUILDING & MIAMI-DADE PRODUCT APPROVALS

Please refer to pac-clad.com or your local factory for specific product approval numbers for Snap-Clad.

Note: UL-90 is available on steel panels up to 18" on center and on aluminum panels up to 16" on center



800 PAC CLAD | PAC-CLAD.COM

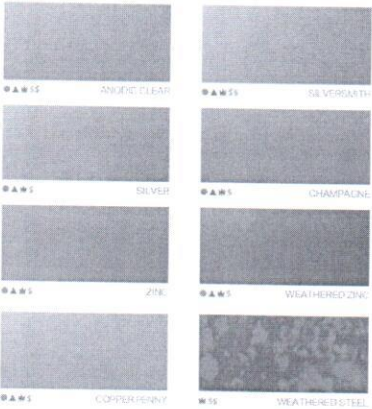
©2024 Petersen Aluminum

Peterson Pac-Clad Standing Seam Metal Roof
Style & Color to Match Existing Garage Roof

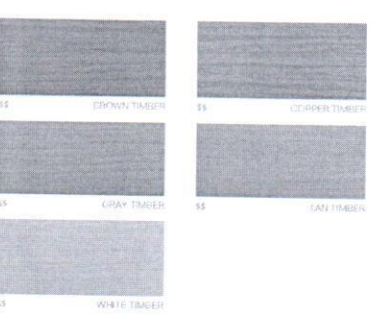
The Kicklighter Portico
221 S. Hanson St., Easton, Maryland
Easton Historic Distric Commission Exhibits

27 April 2025

Premium Colors



Timber Series Wood Grain

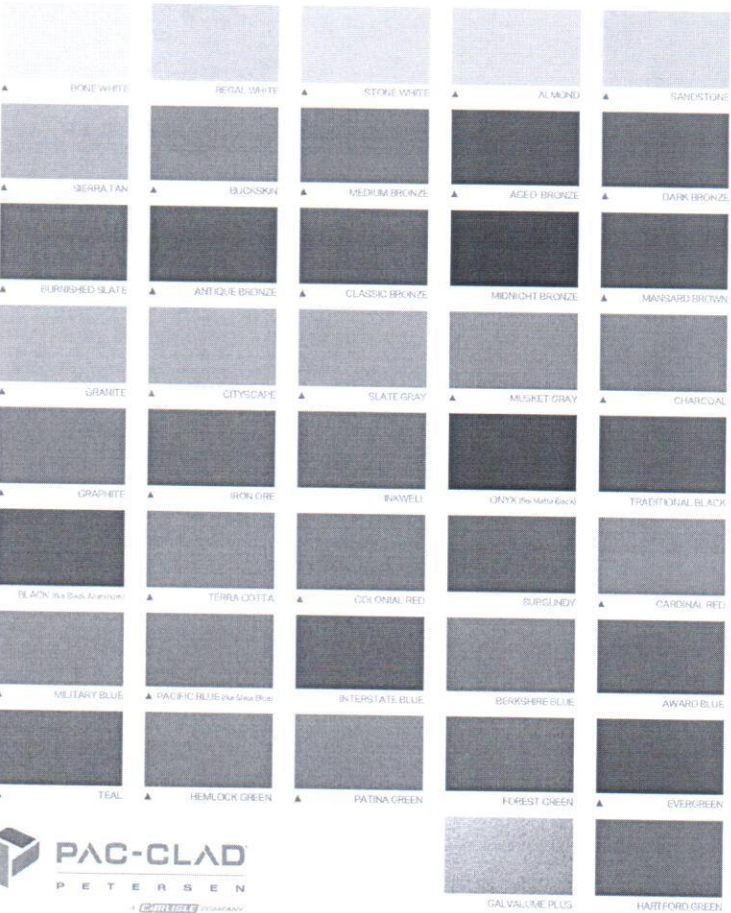


70% polyvinylidene fluoride (PVDF) pre-finished steel and aluminum for all architectural cladding applications.

● Metallic Colors \$ Pricing ▲ Cool Colors ■ Premium Colors

See back for color performance and availability chart.

Standard Colors



IL: 800 PAC CLAD TX: 800 441 8661 MD: 800 344 1400
AZ: 833 750 1935 GA: 800 272 4432 WA: 833 750 1935

PAC-CLAD.COM

Peterson Pac-Clad Standing Seam Metal Roof
Color Options

The Kicklighter Portico
221 S. Hanson St., Easton, Maryland
Easton Historic Distric Commission Exhibits

27 April 2025



Garage with Metal Roof - Portico Roofing to Match Color & Style
Approved by HDC May 2021

The Kicklighter Portico
221 S. Hanson St., Easton, Maryland
Easton Historic District Commission Exhibits

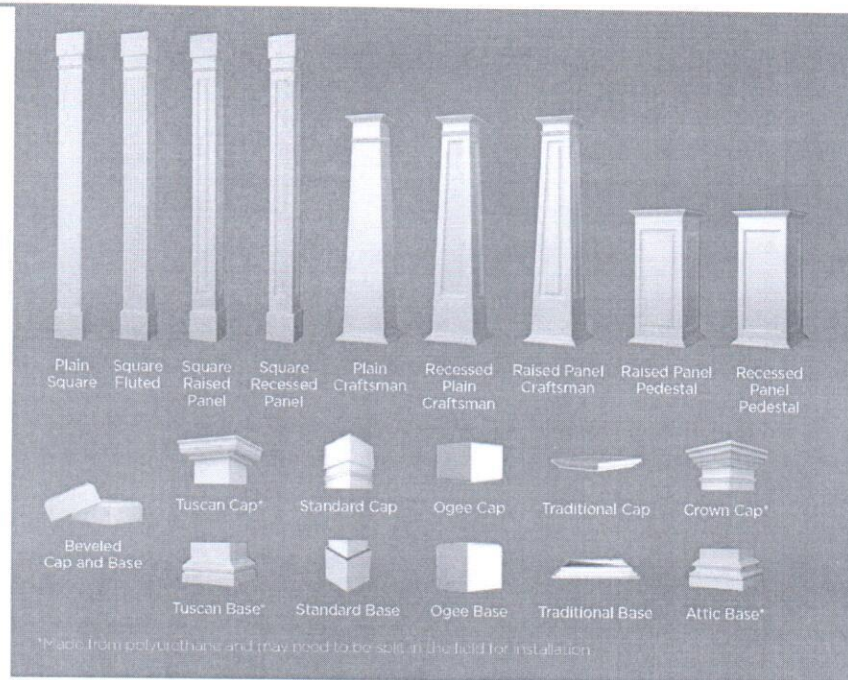
27 April 2025



- 25 year limited warranty.*
- Custom styles available.
- Made from cellular PVC.
- Installation kit included.
- Interior and exterior use.
- Weather proof.
- Insect proof.
- Low maintenance.

Leading the industry in column innovation, HB&G PermaWrap® columns are made from cellular PVC which offers the advantages of being unaffected by moisture and insects but has the thickness, ease of use, and workability of wood. PermaWrap® columns are available in multiple sizes and styles – square or Craftsman – plain, fluted, raised panel, and recessed panel. With all of these options, you are certain to find just the right amount of detail for your specific project. Best of all, the PermaWrap® column comes with a 25-year HB&G warranty.

***See Warranty.**



PVC Painting And Finishing

Caulk where required using Siroflex® brand Sealant and Adhesive provided by manufacturer. Putty any holes using acrylic putty or caulk. Lightly sand or scuff surface of column. Clean surface of column to remove any dirt or hand oil residue with light detergent and water, denatured alcohol, or window cleaner. Be sure to remove soap residue with clean water. Apply one coat of 100% acrylic exterior bonding primer and one or more finish coats of 100% acrylic exterior paint.

Do not paint columns using dark colors (dark colors are considered any color that falls within the L value of 56 to 0). L is a measure of lightness of an object and ranges from 0 (black) to 100 (white).



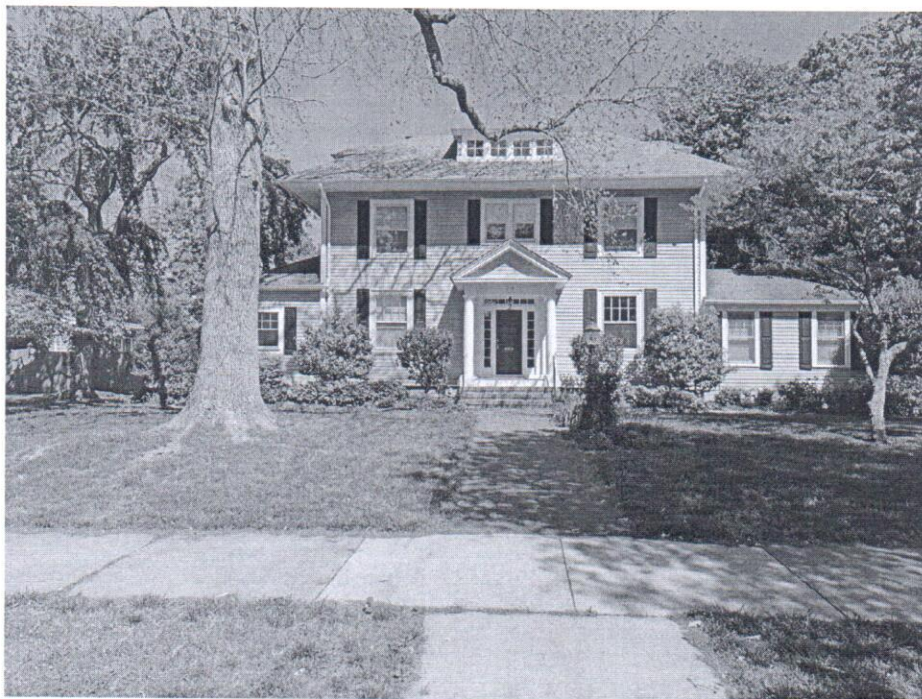
Cellular PVC Column Wrap Cutsheet
12" Square Fluted Column w/ Tuscan Cap & Base

The Kicklighter Portico
221 S. Hanson St., Easton, Maryland
Easton Historic Distric Commission Exhibits

27 April 2025



218 S Hanson

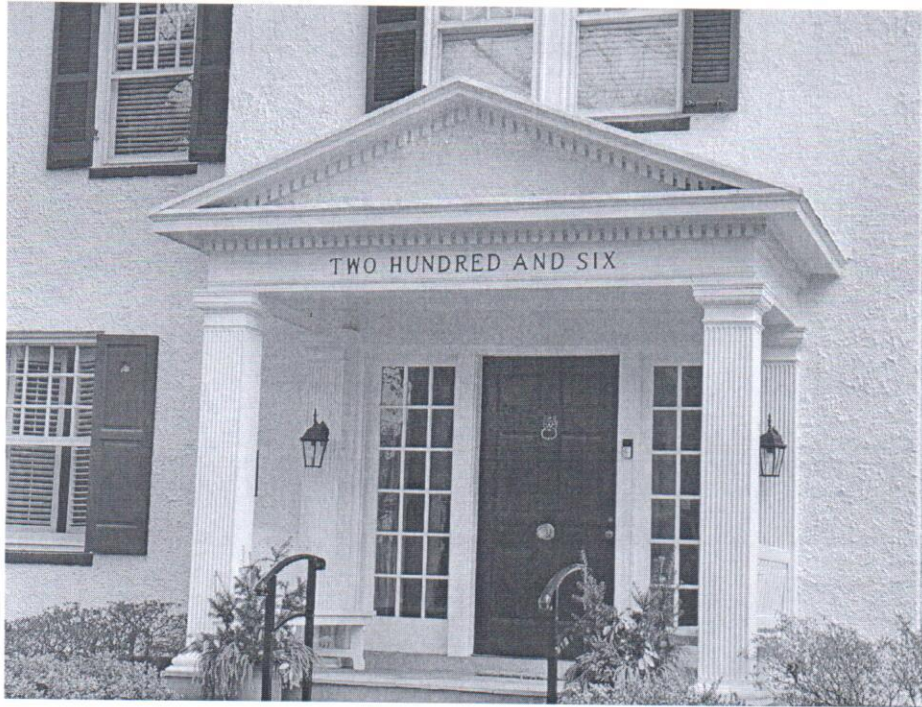


216 S Hanson

Selection of Neighboring Porticos
All Located Within One Block of Residence

The Kicklighter Portico
221 S. Hanson St., Easton, Maryland
Easton Historic Distric Commission Exhibits

27 April 2025



206 S Harrison

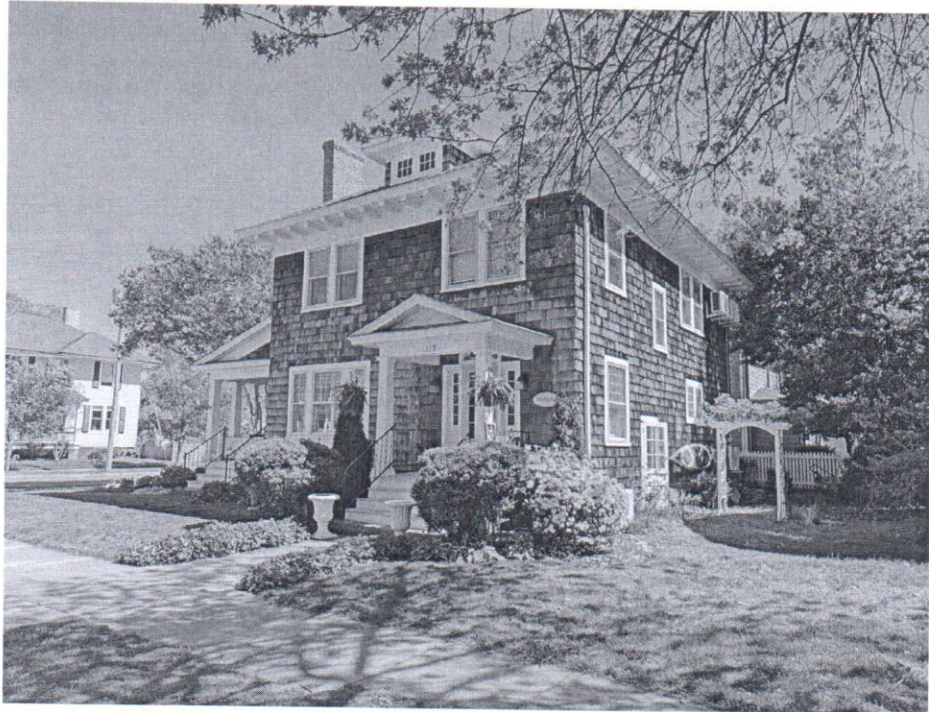


210 S Harrison

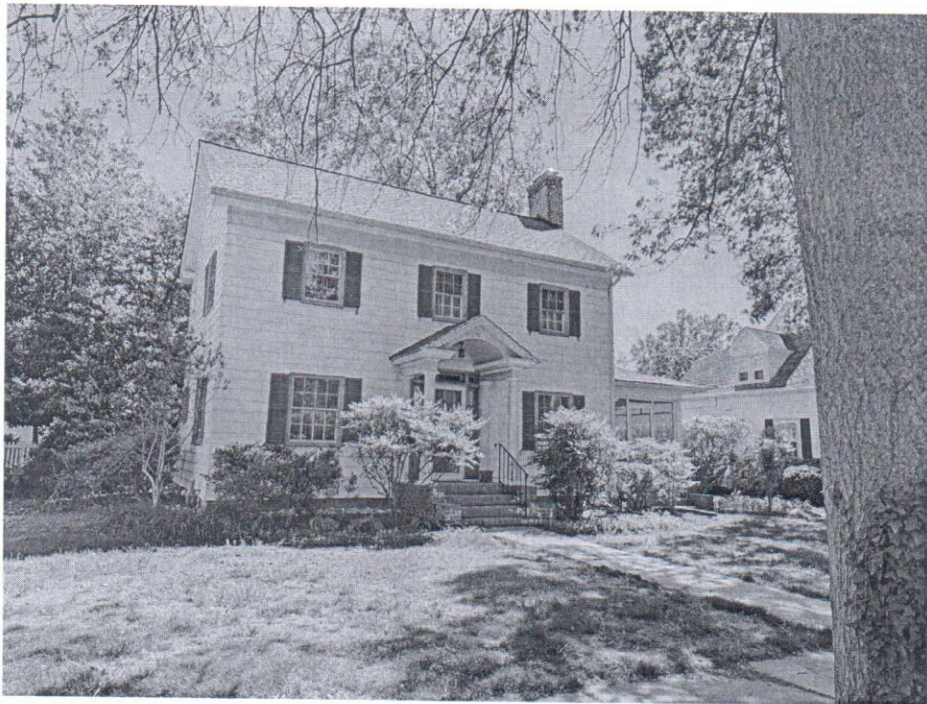
Selection of Neighboring Porticos
All Located Within One Block of Residence

The Kicklighter Portico
221 S. Hanson St., Easton, Maryland
Easton Historic Distric Commission Exhibits

27 April 2025



112 Brookletts

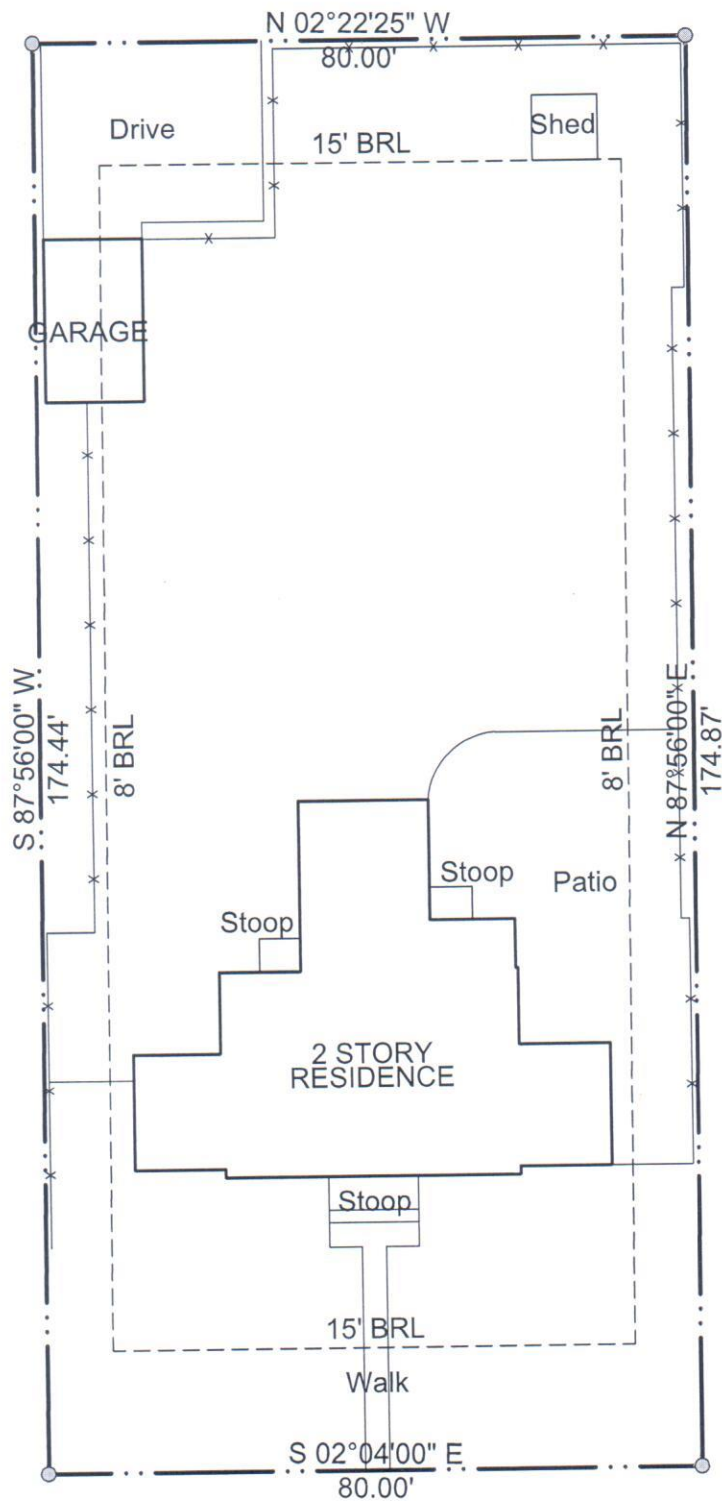


110 Brookletts

Selection of Neighboring Porticos
All Located Within One Block of Residence

The Kicklighter Portico
221 S. Hanson St., Easton, Maryland
Easton Historic Distric Commission Exhibits

27 April 2025



Conceptual Site Plan

Scale: NTS

The Kicklighter Portico
 221 S. Hanson St., Easton, Maryland
 Easton Historic Distric Commission Exhibits

09 May 2025



Samantha Smith <ssmith@eastonmd.gov>

Historic District Commission Application 2025 - 1446 / HD 25 - 33, 221 South Hanson ST

1 message

Ted Bautz

Mon, May 12, 2025 at 4:31 PM

To: ssmith@eastonmd.gov, njohnson@eastonmd.gov

To: Historic District Commission

My name is Ted Bautz, and I live at 218 S. Hanson Street in Easton, Maryland.

I am writing to express my opposition to the proposed construction of a portico and expanded front stoop at 221 S. Hanson Street, as outlined in Application 2025-1446/HD 25-33.

Introducing a portico where none previously existed is not in keeping with the Historic District guidelines, as noted in the Staff's assessment. The property in question is one of five brick Colonial Revival homes from the 1930s that line the west side of Hanson Street. These homes, both individually and as a group, are excellent and well-preserved examples of this architectural style. None of them currently have porticos, and altering one in this way would diminish the architectural integrity and historic character of the entire streetscape.

Furthermore, the proposed use of materials such as a standing seam metal roof and PVC columns, while potentially lower in maintenance, does not align with the traditional aesthetic of the Historic District. Materials like wood columns and slate roofing would be more appropriate and consistent with those already present on the property.

Thank you for taking my concerns into account.

Respectfully,
Ted Bautz



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

Historic District Commission Staff Report

Meeting Date: 5/12/2025

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

Property Address: 100 Port Street

Applicant: Naveed Khan on behalf of Easton Duck LLC

Application Number: 2025-1434

Code Enforcement Case: Yes ☒ No ☐

Project Description:

The applicant is proposing the in-kind replacement of two vinyl windows located on the side façade of this non-contributing structure.

Background:

A stop work order was issued by the Building Inspection Department on April 9th, 2025 after it was discovered that two windows and trim were being replaced without permits or a certificate of appropriateness. The original windows were also modern vinyl windows that had been destroyed and were letting water into the unit.

Historic District Guidelines:

Guideline 90. Make Sensitive Replacements (Windows)

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



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

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 – Vinyl Windows

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

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

Analysis:

While the Guidelines clearly state that vinyl windows are not appropriate for use within the Historic District, there is precedence for the Commission approving their use on non-contributing structures. In July of 2022, the Commission approved a request for the installation of vinyl windows on a non-contributing structure located at 517 E Dover Street. At that time, the Commission felt vinyl windows were appropriate given the historic significance of the structure, its location on the edge of the historic district, and the surrounding context. This request is similar in that it is a non-contributing structure but differs in that the structure is not located on the edge of the historic district, is bordered by a contributing structure, and is a significantly older structure than 517 E Dover Street.

Draft Motions:

1. I move that the Historic District Commission **approve** the application based on the following findings...

OR



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

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

OR

3. I move an alternate motion.



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

Appendix A: Historic District Survey

EASTON HISTORIC DISTRICT SURVEY

PROPERTY #:

Picture:



TAX ID		ADDRESS		OWNER NAME			
2101017322		100 PORT ST		PETITT, MARTIN M JR AND RITA S			
YEAR BUILT		PHYSICAL CONDITION					
1945*		FAIR					
ARCHITECTURAL STYLE				ADDITION(S)			
NONE				NONE			
NHL DISTRICT	NR DISTRICT	NR LISTED	MEETS NR CRITERIA	1980 NR RATING	MD INVENTORY	CONTRIBUTING	NC CODE
				E		N	AGE
NOTES							
1 STORY FLAT ROOFED BRICK AND CONCRETE BLOCK MULTI UNIT RESIDENTIAL BUILDING. BUILT OUTSIDE DISTRICTS PERIOD OF SIGNIFICANCE.							



RECEIVED

APR 10 2025

HD 25 - 29

TOWN OF EASTON

PLANNING AND ZONING TOWN OF EASTON

14 SOUTH HARRISON STREET, EASTON, MD 21601

Application #:	2025 - 1434
Date Received:	04/10/2025
Fee Paid:	\$75.00
HDC Meeting Date:	04/28/2025
Date Property Posted:	04/21/2025

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 100 Port Street Easton

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

PROPERTY INFORMATION

OWNER NAME Easton Duck LLC

TELEPHONE NO. _____ EMAIL _____

Applicant or Agent Naveed Khan

NAME Naveed Khan

TELEPHONE NO. _____ EMAIL _____

Description of Proposal (include additional sheets, as necessary)

Emergency back side 2 windows replacement due to
previous fence left broke and rain water was coming inside
over weekend.

Specific Requirements

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

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

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

Signature of Applicant or Agent

Date

Printed Name of Applicant or Agent

Naveed Khan

04/09/2025

Naveed Khan

Revised 4.4.2022

Residential Commercial 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 Aug. 2024



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: 04 / 10 / 25
Building Permit Number: 25-20355
Total Permit Fees: \$ _____

Part 1: Property Information

04/09/2025

Project Application Date

100 Port Street Easton, MD

Project's Address

Easton, MD 21601

Project's Subdivision (if any)

Project's City, State and Zip Code

☐ Tax Map
☐ Grid
☐ Parcel
☐ Lot
☐ 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

Easton Duck LLC (Naveed Khan)

Name

509 Denton Rd

Address

Federalburg, MD 21632

City, State and Zip Code

Email Address and Phone Number

Tenant Information

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

Name

Address

City, State and Zip Code

Email Address and Phone Number

Occupied Square Footage

Part 3: 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]

Signature of Applicant

Naveed Khan

Printed Name of Applicant

Telephone Number

Email Address

self

Connection with Applicant

509 Denton Rd Federalburg, MD 21632

Mailing Address of Applicant

Part 4: Contractor Information

General Contractor

For Multiple Contractors, provide information by attaching additional sheets

Self

Name
Address
City, State and Zip Code
Email Address and Phone Number
State of MD Business License Number (not MHIC)

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: Building Information

Occupancy Design ☐ Single Occupancy ☒ Multiple Occupancies	Occupancy Separation ☐ Single Occupancy ☐ Non-Separated ☒ Separated	Fire Protection ☒ No Sprinklers ☐ Partially Sprinklered ☐ Fully Sprinklered	Number of Fire Areas ☒ Single Fire Area ☐ _____ Fire Areas
--	--	--	--

Part 8: Square Footages by Floor for Occupancy Classification

Occupancy Classification	Basement	First	Second	Third	Fourth
Assembly					
Business					
Educational					
Factory and Industrial					
High Hazard					
Institutional					
Mercantile					
Residential					
Storage					
Utility and Miscellaneous					
Total Building Floor	1				

Part 9: Fire Resistance Rating for Building Elements

Complete Information for One Construction Type Only

Occupancy Classification	Structural Frame	Bearing Walls Exterior/Interior	Non-Bearing Walls Exterior/Interior	Floor Construction	Roof Construction
Type I - Noncombustible	Bricks	Bricks		concrete	flat roof
Type II - Noncombustible					
Type III - Noncombustible					
Type IV - Heavy Timber					
Type V - Combustible					

Part 10: Total Project Information

____ / ____ / ____ Estimated Start Date	____ / ____ / ____ Estimated Finish Date	\$ _____ Estimated Project Value	FEMA Flood Plain Y or N
--	---	-------------------------------------	----------------------------

tenets moved out and was doing cosmetic and cleaning start painting walls interior and got to the back windows which were wrapped with Duck tape and painter tried to take Duck tape off to paint windows. windows fell apart outside and rain water start coming in building.

This was done over the weekend and we found perfect size (36x60) replacement windows from Lowes and put new windows in (2) to stop rain water coming in.

we just bought the building and trying to move tenets out to fix any issues at building before renting to any new tenet.

Office Use Only

Building Dept - General Info.

- ☐ Received Date ____ / ____ / ____
- ☐ Permit # _____
- ☐ Permit Fee \$ _____

Approval

- ☐ Date ____ / ____ / ____
- ☐ BD Initials _____

EUC Approval / Comments

- ☐ Date ____ / ____ / ____
- ☐ EUC Initials _____

Planning & Zoning - General Info.

- ☐ Not Applicable
- ☐ Town Impact \$ _____
- ☐ County Receipt Received

Approval

- ☐ Date ____ / ____ / ____
- ☐ P&Z Initials _____

Engineering Dept Application

- ☐ Not Applicable
- ☐ Grading Permit # _____
- ☐ ROW Permit # _____

Approval

- ☐ Date ____ / ____ / ____
- ☐ Eng. Initials _____

HDC Application

- ☐ Not Applicable
- ☐ Yes - In Review
- ☐ Yes - Approved

Approval

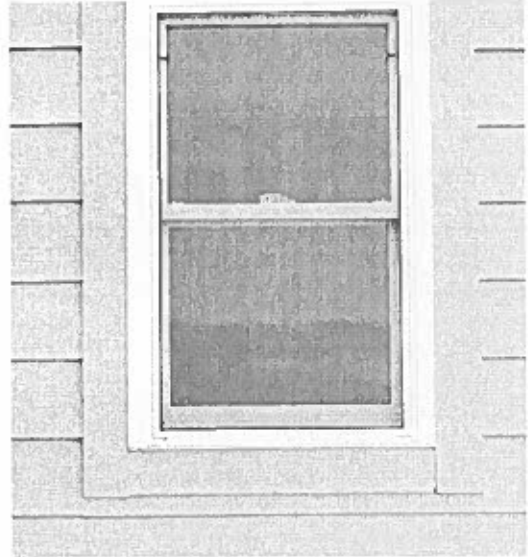
- ☐ Date ____ / ____ / ____
- ☐ HDC Initials _____

Pella 150 Series 35-1/2-in x 59-1/2-in White White Vinyl New construction Double Hung W

[Shop Pella](#)

★★★★★ 4.7 33

\$349.00



[View All Images](#)

Key Features

Argon Gas Insulated

Screen Included

Tilttable Sash 

EXCLUSIVE 100+ bought last week

Pella 150 Series 35-1/2-in x 59-1/2-in White White Vinyl New construction Double Hung Window Low-E argon Double Pane Glass (Full Screen Included)
Item #2637798 | Model #1000009479

[Shop Pella](#)

★★★★★ 4.7 33

\$349.00

 \$331.55 When you choose 5% savings on eligible purchases every day. [Learn How](#)

Buy Now, Pay Later
\$31.50 with 12 monthly payments. [Learn How](#)

Exterior Color/Finish: White



Unavailable Unavailable

Interior Color/Finish: White



Almond

Forest

White



What can we help you find?

Q

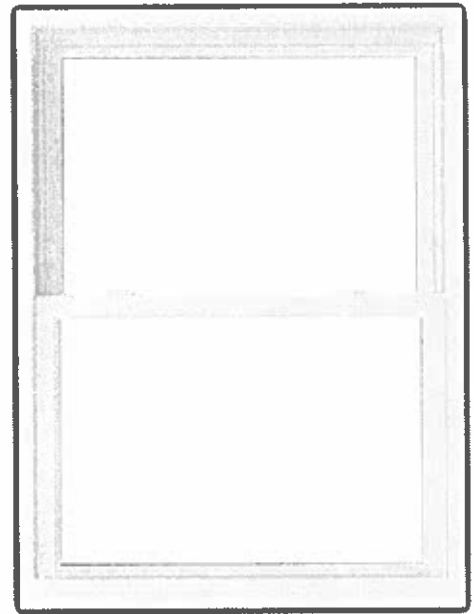
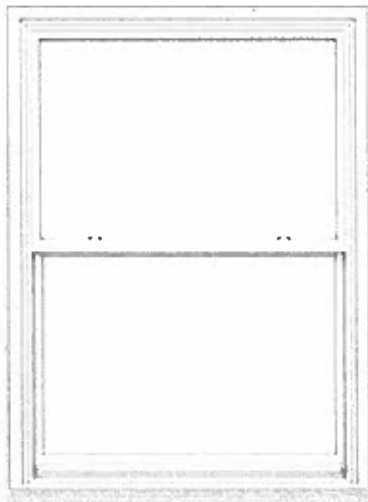
Shop All **MyLow** ^{New} Appliances Bathroom Building Supplies Flooring Lawn & Garden Lighting Outdoor Tools Plumbing Doors & Windows

🏠 Easton Lowe's 10 PM ▾ 🚚 21601 ▾



Prices, Promotions, styles, and availability may vary. Our local stores do not honor online pricing. Prices and availability of products are subject to change without notice. Errors will be corrected where discovered, and Lowe's reserves the right to revoke any stated offer, correct any errors, inaccuracies or omissions including after an order has been submitted.

Windows & Doors / Windows / Double Hung Windows



Feedback



- All-metal cam-action locks are anchored to the sash, ensuring long-lasting, dependable operation, with a design that blends hardware into the sash
- Pella's exclusive weather-repel system provides three points of protection that help channel water away from the home
- A hidden balance system and tilt latches provide impeccable opening, closing and tilting performance and a more polished look
- Ready to install and completely assembled for easy nail fin installation that can be used for new construction applications
- Backed by Pella's limited lifetime warranty, one of the strongest warranties in the industry

CA Residents: [Prop 65 Warning\(s\)](#)

 **Prop65 Warning Label**
PDF

 **Energy Guide**
PDF

 **Operating Manual**
PDF

 **Installation Manual**
PDF

 **Warranty Guide**
PDF

Specifications

General			
Color/Finish Family	White	Interior Color/Finish	White
Exterior Color/Finish	White	Series Name	150 Series
Hardware Color/Finish	White		
Dimensions			
Actual Size (W x H)	35-1/2-in x 59-1/2-in	Jamb Depth Measurement	4-3/16-in
Clear Opening Size (W x H)	30-29/32-in x 24-5/64-in	Rough Opening Size (W x H)	36-in x 60-in
Common Size (W x H)	36-in x 60-in	Weight (lbs.)	49

Pella 150 Series 35-1/2-in x 59-1/2-in White Vinyl New construction Double Hung W

\$349.00

[Shop Pella](#)

★★★★★ 4.7 33

Clear Opening Sq Ft	5.1693	Number of Locks	2
Design Pressure (DP) Rating	35	Obscure Glass	No
Frame Material	Vinyl	Paintable	No
Frame Profile	Beveled	Project Type	New construction
Glass Insulation	Low-E argon	Screen Frame Type	Roll-form
Glass Strength	Annealed	Screen Included	Full
Glazing Type	Double pane	Screen Type	Fiberglass mesh
Grid Included	No	Solar Heat Gain Coefficient (SHGC)	0.21
High Altitude Rated	No	Tilt Mechanism	Flush
Impact Resistant	No	Tilting	Yes
Insect Screen Included	No	Ventilation Latches	Double
Lock Type	Com	Wood Jamb Extension	None

Certifications

CA Residents: Prop 65 Warning(s)	 Prop 65 WARNING(S)	Meets CA Forced Entry Requirements	Yes
ENERGY STAR Certified North/Central Zone	No	Meets Title 24	No
ENERGY STAR Certified Northern Zone	No	Meets Wildland Urban Interface	No
ENERGY STAR Certified South/Central Zone	No	Miami Dade Approved	No
ENERGY STAR Certified Southern Zone	Yes	Sound Transmission Control (STC) Rated	Yes
Florida Product Approved	Yes	Texas Department of Insurance Approved	Yes
Hurricane Approved	No	U Value	0.30

Warranty

Warranty	Limited lifetime		
----------	------------------	--	--

Miscellaneous

UNSPSC	30171600		
--------	----------	--	--

 Check out the [Best Selling Double Hung Windows](#) on Lowes.com





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

Historic District Commission Staff Report

Meeting Date: 5/12/2025

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

Property Address: 105 Goldsborough Street

Applicant: Glenn Albrecht on behalf of Hector Salguero

Application Number: 2025-1449

Code Enforcement Case: Yes ☒ No ☐

Project Description:

This request is submitted in response to an order to restore (Case #25-362) issued by the Town on April 22, 2025. On May 27, 2024, the Town documented the removal of three six-over-six wooden windows from the west and east façades of the structure. These windows were subsequently replaced with vinyl one-over-one windows. At that time, the original divided-light wooden front door was also removed and replaced with a solid door made of an unidentified material. Additionally, on April 14, 2025, the Town documented the removal of wooden trim from the front porch's western façade.

To address these unauthorized alterations, the applicant proposes to install a wooden front door with divided lights, double-hung wood windows, and new wooden soffit. The applicant also notes that four-over-four windows may be more appropriate than six-over-six, as the original wood windows on the home were configured in a four-over-four pattern.

Code Analysis:

§28-601(G) - *In the event that any type of intervention on a property or structure in the Historic District has been conducted without a Certificate of Appropriateness or in violation of a Certificate of Appropriateness, or, in cases of Demolition by Neglect, the Town may issue the owner an Order to Restore. This order will require the property owner to restore the property to the condition that existed prior to the intervention using material-in-kind and design-in-kind, subject to all applicable building and life safety codes. The Historic District Commission shall review the intended mitigation of any such intervention for appropriateness, and establish a reasonable time limit for the mitigation.*



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

Analysis- The order to restore that was issued requires the property owner to return the site to the condition that existed prior to the intervention(s). In this instance, wooden six-over-six windows, a wood door with divided lights, and wood porch components existed prior to the intervention. Thus, all wood components must be used for the mitigation. While the previous windows were six-over-six, it is reasonable to believe that the original windows may have been four-over-four based on the original windows found on the front façade. The Commission is tasked with reviewing and approving the proposed mitigation and setting a reasonable timeframe for the mitigation to be completed by.

Draft Motions:

1. I move that the Historic District Commission **approve** the proposed mitigation and require the mitigation to be completed by July 4, 2025¹.

OR

2. I move that the Historic District Commission **table** the application until the May 12th meeting and request the following items...

OR

3. I move an alternate motion.

¹ Staff contacted a local building supply company who indicated wood windows and doors would be delivered approximately ten weeks after ordering.



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

Appendix A: Historic District Survey

EASTON HISTORIC DISTRICT SURVEY

PROPERTY #:

Picture:



TAX ID		ADDRESS		OWNER NAME			
2101004034		105 GOLDSBOROUGH ST		TAYLOR, C MARGARET			
YEAR BUILT		PHYSICAL CONDITION					
BEFORE 1875*		GOOD					
ARCHITECTURAL STYLE			ADDITION(S)				
NATIONAL FOLK			UNCLEAR REAR SECTION MAY BE LATER				
NHL DISTRICT	NR DISTRICT	NR LISTED	MEETS NR CRITERIA	1980 NR RATING	MD INVENTORY	CONTRIBUTING	NC CODE
				B	T-433	Y	
NOTES							
ORIGINAL FABRIC INCLUDES WINDOWS, CORNICE, GABLE STICK WORK. PORCH HISTORIC IF NOT ORIGINAL. CORNICE NEEDS REPAIR.							



TOWN OF EASTON
PO BOX 520
EASTON, MD 21601



April 22, 2025

Case # 25-0362

Hector Salguero
18 Judas St
Easton MD 21601

Re: Historic District Commission Order to Restore for: 105 Goldsborough Street Easton MD 21601

Dear Mr. Salguero,

On May 27, 2024, and April 14, 2025 the Town of Easton identified exterior alterations at the above-referenced property in violation of the following codes:

Town of Easton Code, Chapter 28 Zoning, Article VI Historic District, 28-601(E)

E. APPLICATION FOR CERTIFICATE OF APPROPRIATENESS AND COMMISSION REVIEW

1. *Application for Certificate of Appropriateness.*
 - a. *Before the construction, alteration, reconstruction, moving, or demolition is undertaken of a designated landmark, site, or structure, or site or structure within designated district, an application shall be submitted to obtain a Certificate of Appropriateness from the Commission if:*
 - i. *The Commission has jurisdiction over the site or structure; and*
 - ii. *Any exterior change that is not routine maintenance.*

Documented Violations on May 27, 2024:

- **Removal of three original six-over-six wooden windows (two facing Harrison Street, one on the east-facing facade), replaced with one-over-one vinyl windows.**
- **Removal of a divided-light wooden front door on the front porch, replaced with a solid door of unknown material.**

Documented Violations on April 14, 2025

- **Removal of original wooden trim from the building's western façade.**

All of the above work was conducted without a Certificate of Appropriateness from the Historic District Commission, as required by the Town Code. The Historic District Commission has the authority to issue an Order to Restore, requiring the property to be returned to its prior condition using in-kind materials and design, as outlined below.

Town of Easton Code, Chapter 28 Zoning, Article VI Historic District, 28-601(G)

G. Order to Restore

In the event that any type of intervention on a property or structure in the Historic District has been conducted without a Certificate of Appropriateness or in violation of a Certificate of Appropriateness, or, in cases of Demolition by Neglect, the Town may issue the owner an Order to Restore. This order will require the property owner to restore the property to the condition that existed prior to the intervention using material-in-kind and design-in-kind, subject to all applicable building and life safety codes. The Historic District Commission shall review the intended mitigation of any such intervention for appropriateness, and establish a reasonable time limit for the mitigation.



TOWN OF EASTON
PO BOX 520
EASTON, MD 21601



Corrective Actions Required:

You must submit a **historic district commission hearing application** to the Town of Easton Planning and Zoning Office no later than **Thursday, May 8, 2025**. The application must include details on the materials to be used for restoration, which must match the original in type and design (i.e., wooden six-over-six windows, a wooden divided-light front door, and wooden trim). The Historic District Commission will review the application and establish a deadline for restoring the property.

Failure to submit a complete application by the deadline, or to comply with the Commission's restoration order, will result in fines under Section 1-8(B) of the Town of Easton Charter and Code.

If you have any questions, contact Nicholas Johnson at 410-822-1943 or njohnson@eastonmd.gov.

Sincerely,
Town of Easton

Nicholas Ewing
Code Enforcement Officer

Photos prior to unauthorized exterior alterations:





TOWN OF EASTON
PO BOX 520
EASTON, MD 21601



Photos after unauthorized exterior alterations:





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

RECEIVED

APR 29 2025

HD 25 - 35

Application #: 2025 - 1449
Date Received: 04/29/2025
Fee Paid: \$75.00
HDC Meeting Date: 05/12/2025
Date Property Posted: 05/05/2025

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 Goldsborough St Easton
☐ Contributing ☐ Non-Contributing YEAR BUILT: NATIONAL REGISTAR #

PROPERTY INFORMATION

OWNER NAME: Hector Sanger
TELEPHONE NO. EMAIL

Applicant or Agent

NAME: GLENN ALBRECHT
TELEPHONE NO. EMAIL

Description of Proposal (include additional sheets, as necessary)

proposal to repair side porch. ROTTEN WOODEN
components to include ceiling and fascia and beam
COVERING. REPAIRS TO BE DONE WITH LIKE AND
KIND MATERIALS. MHIC#19638

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

GLENN ALBRECHT
4/18/2025
GLENN ALBRECHT

Revised 4.4.2022

SUN AND SONS INC. MHIC #19638

PO 555 ST .MICHAELS MD 21663

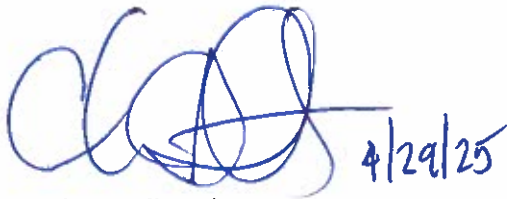
ATTN; Historic District Commission

RE; 105 Goldsborough St. scope of work

1) Request narrative.

- 1) Hector Salguero requests to conduct repairs in compliance with HDC requirements. The street facing door on the west side may have been replaced to for immediate safety and security reasons due to structural failings of the original component. The other 3 windows were replaced with non period modern style windows apparently due to failure of the original components. I have been contracted to correct the specific concerns from Town of Easton under the oversight of HDC.
- 2) Repair water damaged rafters with like in kind materials to include cut to fit SPF 2X4 material. Soffit material will be reuse of original T&G 7/16 inch X 3 inch fir. In lieu of any shortfall of original material, modern materials will be milled to original dimension specs. The original soffit and porch ceiling materials were painted white.
- 3) Replace the west side street facing entry door to match in size, number of true divided lites and thickness. Door will be constructed of paint grade wood and hinged as per original door. The intent is to install back into the original jamb. Door will be primed with one coat of white paint and a second coat of white finish paint. There is a cut sheet provided from Warrens Woodworking should it be needed, it is my opinion that a satisfactory and true period style matching door can be located locally, ie Second Chance in Baltimore or via other local contractor sources who specialize in historic restoration.
- 4) Replace the 3 second floor double hung windows to match in size and thickness. Windows will be constructed of paint grade wood and match 6 over 6 true divided lites. The intent is to install back inside the original jambs. windows will be primed with one coat of white paint and a second coat of white finish paint. There is a cut sheet provided from Warrens Woodworking should it be needed, it is my opinion that a satisfactory and true period style matching sashes can be located locally, ie Second Chance in Baltimore or via other local contractor sources who specialize in historic restoration.
- 5) Attached are some requested photos.

It is my clients which to wish to be in full compliance with the Town of Easton requirements and the desires of the Historic Commission to preserve the historic integrity of the Town. As a town resident and property owner Mr.Salguero fully appreciates the value of maintaining proper housing standards and the important history of town. This is what makes Easton such a great place to live and to conduct business.



Glenn Albrecht

MHIC # 19638 MDHI # 30421



Upstate Door Retail Quote

Quote Date	4/28/2025
Salesman	
Quote Number	1033446

SOLD BY:
 Warren's Wood Works Inc.
 8708 Brooks Drive
 Easton, MD 21601
 Phone: 4108208984 Fax:
 4108208984

SOLD TO:
 N/A

Quote Name: 4-28-2025
Project Name: Salguerro

Lead Time: Within 10 weeks *from finalized order*.
 Lead Time is production lead time. Please add 1-3 days for delivery.
Delivery: Included to tailgate of truck for distribution by others.
Changes: Minimum of \$500 or 5% (whichever is higher)
 charge for changes after order is processed.
 A quote from Upstate Door does not constitute acceptance of an order.

Subtotal:	\$2,997.80
Tax	\$179.87
Total:	\$3,177.67

- **All errors are subject to correction; estimate is valid for 7 days.
- **Customer is responsible for verifying all information is correct before order is approved.
- **All orders are produced in accordance with Upstate's approved paperwork.
- **Any changes to specs, door list or delivery address, must be noted on Upstate paperwork prior to sign off.
- **Any claims for damaged or missing items must be submitted to Upstate within 5 days of delivery.
- **Please see www.upstatedoor.com for complete warranty information.
- **Due to the unprecedented volatility of lumber costs, Upstate door can only hold pricing on quotes for 7 days. If quote goes to order after 7 days, Upstate reserves the right to adjust pricing according to the current market prices for that day.
- **Customer agrees to pay for product when complete and current moving/storage fees (after end lead time date) if they decline accepting delivery when done.

Quote Notes:



UPSTATE DOOR®

FINE DOOR SOLUTIONS... ONE SOURCE



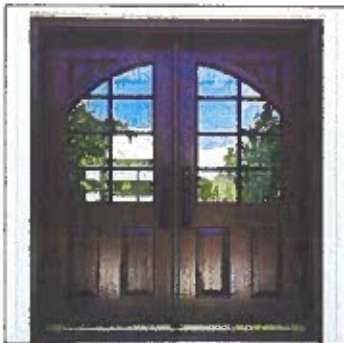
About Upstate Door

Upstate Door specializes in unique, one-of-a-kind fine door solutions. We are a hardwood door company that creates custom exterior, interior, and screen/storm doors. We build high-quality, hand-crafted doors that will last for years to come. Upstate Door works with you to build fine door solutions that are unique in every way. Built to your design specifications, our doors allow you to create a seamless flow of design throughout a home.

What Makes Us Different

Company Differentiators		Upstate Door		Other Wood Door Suppliers
Customization	✓	Can customize any aspect of the door	✗	Not always available
Ways to Communicate	✓	We will communicate face-to-face, over the phone, live chat, email, or virtually to assist any and all customer needs	✗	Difficult to access someone quickly and easily
Deliver on Own Trucks	✓	Deliver on our own fleet, reducing the risk of damage or shipping error. We also offer upgraded packaging options.	✗	Does not deliver on their own trucks or offer upgraded packaging options
Samples and High Quality Drawings	✓	We offer samples and high level drawings as part of the design process	✗	Samples typically not available, and low level drawings are received
Color & Grain Matching	✓	Lumber is hand selected and always matches color and grain	✗	Color and grain are inconsistent and do not match
Finishing Options	✓	Factory finishing is available. Split finishing can be done on the front vs. back, jambs can be finished differently than the door	✗	Factory finishing is unavailable
Mill and Hang Our Own Jambs	✓	Jambs are custom made from the same wood the door is made from	✗	Prefabricated, low quality jambs
Service Solutions	✓	Offering collaborative solutions before, during, and after the sale of a door package	✗	Difficult to access someone quickly and get knowledgeable answers & solutions

Have You Considered Us For...



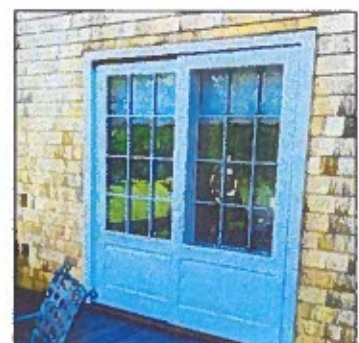
Exterior Doors



Interior Doors



Screen / Storm



Specialty

QUOTE NAME

4-28-2025

QUOTE NUMBER

1033446

PRINTED BY

COrrell

Printed On

4/28/2025 4:48:52 PM

Line #	Qty	Room	Unit	Jamb	Swing	Door	PH	PF	Total Price	Details
100-1	1	None Assigned	1.75" x 32" x 80"		RH!	\$2,471.30	\$201.50	\$97.50	\$2,770.30	PG African Mahogany C2000 EX Slab Only
									Freight:	\$227.50
									Subtotal:	\$2,997.80
									Tax:	\$179.87
									Total:	\$3,177.67

Signature _____ Date _____

Line #	Description	Unit Price	Qty	Ext. Price	
100-1	Comment/Room: None Assigned Slab Only - Product: 1 @ 1.75" x 32" x 80" Classics Exterior PG African Mahogany Layout: C2000 EX Square Top Door with Square Top Glass Swing: RHI Glass: 0.5625" Thick Insulated Clear Safety Glass Tempered with logos Bronze Spacer And Grille Glass Profile: SDL 0.875" M-OG-104 Ogee Muntin S-OG-121 Ogee Sticking Glass Layout: (2w x 6h lite layout) Panel Profile: N/A Fitting Prep: Downsize and Bevel both stiles 0.125" Prehang Reveal Includes: Engineered Core in Stiles	Hardware: Machine and Supply 4" x 4"Hinges Emtek 96414US10B Ball Bearing Oil Rubbed Bronze Square Corner Brass Base Qty (3) Total Machining: Upstate to Machine and Supply Standard Hinge Layout Lockset Prep: Inactive Door Hardware and Prep: N/A Includes: Door Finishing Option: White Acrylic Primer, Sealed top and bottom edge only with Upstate Green. Multiple Seal Coats Required in Field. Special Instructions:	\$2,770.30	1	\$2,770.30



Lead Time: Within 10 weeks *from finalized order*.

Lead Time is production lead time. Please add 1-3 days for delivery.

Delivery: Included to tailgate of truck for distribution by others.

Changes: Minimum of \$500 or 5% (whichever is higher)
charge for changes after order is processed.

A quote from Upstate Door does not constitute acceptance of an order.

Subtotal:	\$2,997.80
Tax:	\$179.87
Total:	\$3,177.67

****All errors are subject to correction; estimate is valid for 7 days.**

****Customer is responsible for verifying all information is correct before order is approved.**

****All orders are produced in accordance with Upstate's approved paperwork.**

****Any changes to specs, door list or delivery address, must be noted on Upstate paperwork prior to sign off.**

****Any claims for damaged or missing items must be submitted to Upstate within 5 days of delivery.**

****Please see www.upstatedoor.com for complete warranty information.**

****Due to the unprecedented volatility of lumber costs, Upstate door can only hold pricing on quotes for 7 days. If quote goes to order after 7 days, Upstate reserves the right to adjust pricing according to the current market prices for that day.**

****Customer agrees to pay for product when complete and current moving/storage fees (after end lead time date) if they decline accepting delivery when done.**

Quote Notes:

**** Anything not specified, such as casing, locksets, or bores, are not included**

**** DO indicates "Doors Only" - NO machining, NO Hardware.**

**** Additional charges may apply upon arrival and inspection of customer supplied components (hinges, glass, etc.) at Upstate's facility. If components or specs are not received by Upstate, lead time will be delayed.**

**** There will be natural variations in wood color and grain that show when the finish is applied because different pieces of wood accept finish differently. Generally, veneer will finish different than solid lumber stock. This is viewed as part of the natural beauties of wood.**

**** Standard hinge layout is: 7" from top, 10 1/2" from bottom, middle hinge(s) evenly spaced between top and bottom hinges.**

**** Exterior units must have an overhang/awning above that extends 1/2 the distance of the entry height. Please see our warranty or ask your customer service representative for more information.**

**** Units must be finished or sealed within 1 week from delivery of the product. Please see our warranty or ask your customer service representative for more information.**

**** Upstate will follow the hinge manufacturer's stated and/or measured swag when machining for hinges to maintain proper reveals. This may cause hinges to be proud of jamb/door.**

**** Upstate Door reserves the right to apply Primed Steel hinges to units if hinges spec'd have yet to arrive to our facility. This is attributed to our vendor having longer lead times than our lead times stated to our customers. Should this occasion arise, back charges from our customer are null and void for the cost to remove the primed hinges and the installation of the proper hinges that are on back order.**

**** Upstate Door is not liable for any backordered hardware, glass, and/or wood parts that are supplied by another vendor. We reserve the right to ship our products without if it can be installed in the field or hold shipment if needed.**

**** Glass Note: All tempered glass is shipped with our glass vendors logo.**

**** In paint grade applications, composite materials may be utilized for wood substitutes at manufacturer discretion.**

**** At manufacturer's discretion, adjustable sills may be spliced at mull pockets.**

**** Checks in white oak are considered common characteristic of this species of wood and are not considered defects.**

**** Doors that are Downsized ONLY will have NO bevel and will be approximately 1/4" smaller in width than spec'd size on both sides (per door).**

**** Tempered Glass contains a small logo in the corner of the pane. This is standard from the manufacturer.**

**** Upstate Door may allow any surplus silicone to remain on the glass surface to prevent interference with the glass seal, which could result in water infiltration.**

**** Effects of Delayed Finishing:**

- Moisture Absorption: Extended exposure may lead to swelling, adhesion issues, or finish failure.
- Surface Contamination: Dust, dirt, and oils can compromise topcoat adhesion, requiring additional preparation.
- Primer Degradation: Over time, primer may develop a chalky or uneven texture, including an orange peel effect, affecting final finish quality.

We appreciate the opportunity to provide you with this quote!

Limited One-Year Warranty

Upstate Door Inc. (Upstate) strives to produce superior quality doors that are engineered and designed specifically for each individual customer. Our products are intended to stand the test of time under normal conditions and use with proper handling, installation, finishing and on-going care.

Subject to the terms and conditions contained in paragraphs (I) through (VI) below, Upstate warrants all of our products "for (1) year" from the original date of delivery of the product against: (a) defects in workmanship, (b) defects in materials and (c) door warping. In the event of a covered warranty claim, Upstate will, at our discretion: (a) repair the affected product; (b) replace the affected product in its original state of purchase; or (c) refund the purchase price of the original product. Call or Email https://www.upstatedoor.com/contact_us.cfm our Custom Door Experts to assist you.

The full warranty that includes the detail of the points below is located on our website and can be viewed at:

<https://www.upstatedoor.com/index.cfm?Page=Upstate-Door-Warranty>

I. LIMITATIONS AND EXCLUSIONS

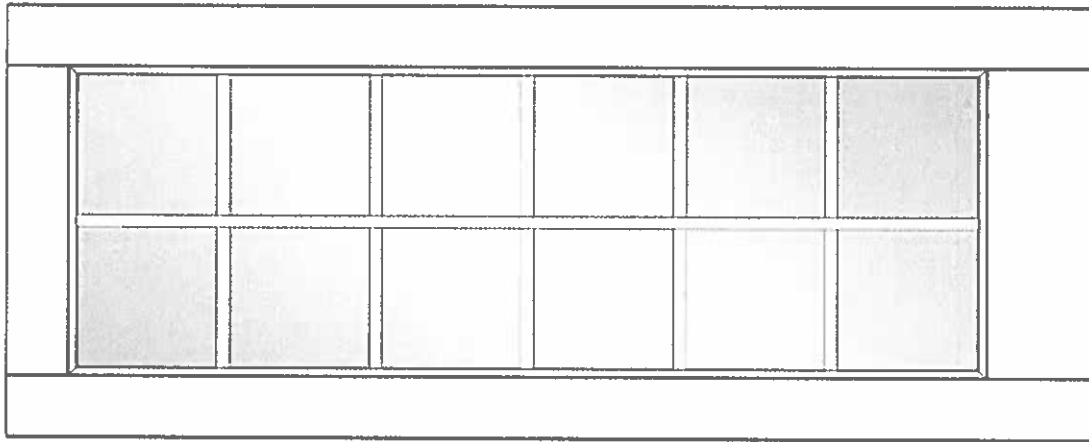
II. DOOR WARPING

III. VOIDING WARRANTY

IV. WARRANTY CLAIMS

V. EXPRESS LIMITATION

VI. DISCLOSURE



32"

80"

DOOR
None Assigned



COPYRIGHT © UPSTATE DOOR, INC. ALL RIGHTS

Customer: Warren's Wood Works Inc.
Job: 4-28-2025

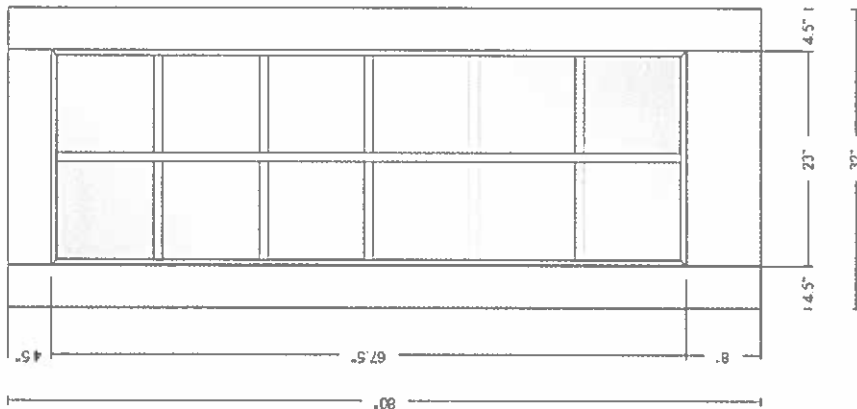
~~Preliminary~~ Drawings - Not for
Approval

Proposal No:
1033446

Date: 04/28/2025

Quote Owner:
Colby Orrell

M-OG-104



LINE	DOOR	QTY	NOTE
100	None Assigned	1	

STILES WITH MORTISE PREP: 1" OF WOOD IN STILE MUST BE LEFT TO MAINTAIN WARRANTY. IF STILE DIMENSION IS LESS THAN OUR STANDARD (4.5" ON INTERIOR DOORS, 5.5" ON EXTERIOR DOORS), THE MORTISE BOX MUST BE IDENTIFIED AND APPROVED BEFORE ORDERED. UPSTATE DOOR DRAWING WILL BE USED TO MANUFACTURE PRODUCT.

ALL FLAT DIMENSIONS SHOWN PRIOR TO UPSTATE STANDARD PRE-HANG DOWNSIZING (IF APPLICABLE).
PRODUCTS MUST BE FINISHED WITHIN (1) WEEK OF DELIVERY FOR WARRANTY PURPOSES UNLESS FACTORY FINISHED AT UPSTATE DOOR.

Glass - S-OG-121

Clear Safety Glass



Customer: Warren's Wood Works Inc.
Job: 4-28-2025

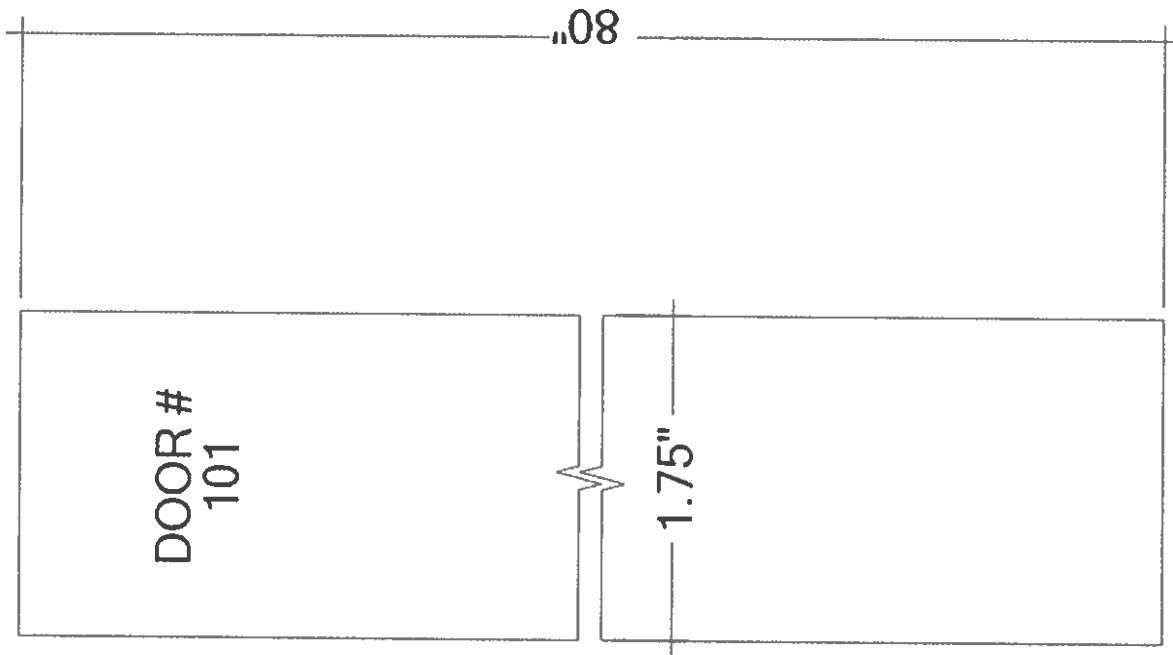
Preliminary Drawings - Not for
Approval

Proposal No:
1033446

Date: 04/28/2025

Quote Owner:
Colby Orrell

COPYRIGHT © UPSTATE DOOR, INC. ALL RIGHTS



DOOR
None Assigned



COPYRIGHT © UPSTATE DOOR, INC. ALL RIGHTS

Customer: Warren's Wood Works Inc.
Job: 4-28-2025

Preliminary Drawings - Not for
Approval

Proposal No:
1033446

Date: 04/28/2025

Printed By:
Colby Orrell

Salguerro

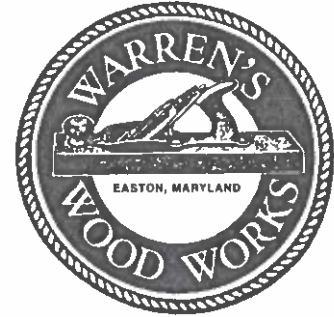
4-28-2025

Quote #: M7Q8ZXR

A Proposal for Window and Door Products prepared for:

105 Goldsboro St
Easton, MD 21601
Contact Name: Glen Albrecht
Mobile: (410) 310-3965

Shipping Address:
WARRENS WOOD WORKS
8708 BROOKS DR
EASTON, MD 21601-7490



COLBY ORRELL
WARRENS WOOD WORKS
8708 BROOKS DR
EASTON, MD 21601-7490
Phone: (410) 820-8984

Email: colby@warrenswoodworks.com

This report was generated on 4/28/2025 12:44:13 PM using the Marvin Order Management System, version 0004.15.00 (Current). Price in USD. Unit availability and price are subject to change. Dealer terms and conditions may apply.

Featuring products from:

MARVIN 

- Windows are options for replacement
= original windows literally 4/4 but removed were 6/6

UNIT SUMMARY

The following is a schedule of the windows and doors for this project. For additional unit details, please see Line Item Quotes.
Additional charges, tax or Terms and Conditions may apply. Detail pricing is per unit.

NUMBER OF LINES: 4	TOTAL UNIT QTY: 4	EXT NET PRICE: USD	5,575.14
--------------------	-------------------	--------------------	----------

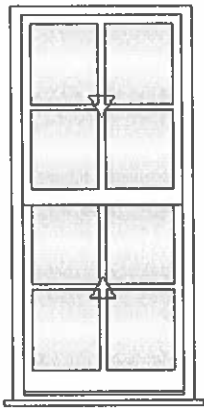
LINE	MARK UNIT	PRODUCT LINE	ITEM	NET PRICE	QTY	EXTENDED NET PRICE
1	Wood	Ultimate Wood	Double Hung CN 2428 RO 30 3/8" X 65 1/2"	1,483.19	1	1,483.19
2	Clad	Ultimate	Double Hung G2 CN 2424 RO 30 1/4" X 56"	1,304.38	1	1,304.38
3	Wood	Ultimate Wood	Double Hung CN 2428 RO 30 3/8" X 65 1/2"	1,483.19	1	1,483.19
4	Clad	Ultimate	Double Hung G2 CN 2424 RO 30 1/4" X 56"	1,304.38	1	1,304.38

LINE ITEM QUOTES

The following is a schedule of the windows and doors for this project. For additional unit details, please see Line Item Quotes. Additional charges, tax or Terms and Conditions may apply. Detail pricing is per unit.

Line #1	Mark Unit: Wood	Net Price:		1,483.19
Qty: 1		Ext. Net Price:	USD	1,483.19

MARVIN 



As Viewed From The Exterior

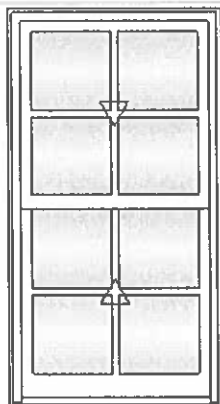
MO 29 7/8" X 65 1/4"
CN 2428
FS 29 3/8" X 65"
RO 30 3/8" X 65 1/2"
Egress Information
Width: 25 13/16" Height: 26 1/4"
Net Clear Opening: 4.71 SqFt
Performance Information
U-Factor: 0.29
Solar Heat Gain Coefficient: 0.26
Visible Light Transmittance: 0.45
Condensation Resistance: 56
CPD Number: MAR-N 68-07486-00001
Performance Grade
Licensee #1109
AAMA/WDMA/CSA/101/I.S.2/A440-11
LC-PG40 1051X2464 mm (41.38X97 in)
Water Resistance: 6.06 psf
LC-PG40 DP +40/-40
FL15162

Primed Pine Exterior
Primed Pine Interior
Back Prime
Ultimate Wood Double Hung
CN 2428
Rough Opening w/ Subsill
30 3/8" X 65 1/2"
Top Sash
Primed Pine Sash Exterior
Primed Pine Sash Interior
IG
Low E2 w/Argon
Black Perimeter and Spacer Bar
7/8" SDL - With Spacer Bar - Black
Rectangular - Special Cut 2W2H
Primed Pine Ext - Primed Pine Int
Ovolo Exterior Glazing Profile
Ovolo Interior Glazing Profile
Bottom Sash
Primed Pine Sash Exterior
Primed Pine Sash Interior
IG
Low E2 w/Argon
Black Perimeter and Spacer Bar
7/8" SDL - With Spacer Bar - Black
Rectangular - Special Cut 2W2H
Primed Pine Ext - Primed Pine Int
Ovolo Exterior Glazing Profile
Ovolo Interior Glazing Profile
Satin Taupe Sash Lock
Beige Jamb Hardware
Non Finger-Jointed Blindstop
Extruded Aluminum Screen
Stone White Surround
Bright View Mesh
***Screen/Combo Ship Loose
6 9/16" Jamb
Exterior Casing - None
Primed Pine Standard Subsill
Non Finger-Jointed Subsill
Non Finger-Jointed Sill
No Installation Method
***Note: Screen/Combo/Storm OSM based on factory applied casing and subsill.
Field application may require special sizing.
***Note: Unit Availability and Price is Subject to Change

Line #2	Mark Unit: Clad	Net Price:		1,304.38
Qty: 1		Ext. Net Price:	USD	1,304.38

MARVIN 

Stone White Clad Exterior
Primed Pine Interior
Back Prime
Ultimate Double Hung G2



As Viewed From The Exterior

MO 29 3/4" X 55 3/4"

CN 2424

FS 29 1/4" X 55 1/2"

RO 30 1/4" X 56"

Egress Information

Width: 25 21/32" Height: 22 11/16"

Net Clear Opening: 4.04 SqFt

Performance Information

U-Factor: 0.3

Solar Heat Gain Coefficient: 0.27

Visible Light Transmittance: 0.46

Condensation Resistance: 55

CPD Number: MAR-N-425-23552-00001

Performance Grade

Licensee #1127

AAMA/WDMA/CSA 101/I.S.2/A440-17

LC-PG50 1149X2223 mm (45.3X87.5 in)

Water Resistance: 7.52 psf

LC-PG50 DP +50/-50

FL17635

Paint Specification

Clad Exterior Color: AAMA 2605

CN 2424

Rough Opening 30 1/4" X 56"

Top Sash

Stone White Clad Sash Exterior

Primed Pine Sash Interior

IG

Low E2 w/Argon

Black Perimeter and Spacer Bar

7/8" SDL - With Spacer Bar - Black

Rectangular - Special Cut 2W2H

Stone White Clad Ext - Primed Pine Int

Ogee Interior Glazing Profile

Bottom Sash

Stone White Clad Sash Exterior

Primed Pine Sash Interior

IG

Low E2 w/Argon

Black Perimeter and Spacer Bar

7/8" SDL - With Spacer Bar - Black

Rectangular - Special Cut 2W2H

Stone White Clad Ext - Primed Pine Int

Ogee Interior Glazing Profile

White Interior Weather Strip Package

White Exterior Weather Strip Package

White Sash Lock

White Top Sash Strike Plate Assembly Color

Extruded Aluminum Screen

Stone White Surround

Bright View Mesh

***Screen/Combo Ship Loose

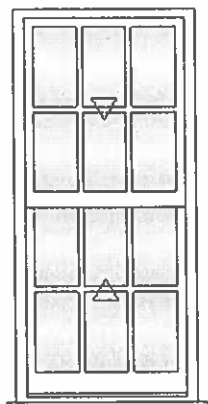
6 9/16" Jamb

Nailing Fl

***Note: Unit Availability and Price is Subject to Change

Line #3	Mark Unit: Wood	Net Price:		1,483.19
Qty: 1		Ext. Net Price:	USD	1,483.19

MARVIN



As Viewed From The Exterior

MO 29 7/8" X 65 1/4"

CN 2428

FS 29 3/8" X 65"

Primed Pine Exterior

Primed Pine Interior

Back Prime

Ultimate Wood Double Hung

CN 2428

Rough Opening w/ Subsill

30 3/8" X 65 1/2"

Top Sash

Primed Pine Sash Exterior

Primed Pine Sash Interior

IG

Low E2 w/Argon

Black Perimeter and Spacer Bar

7/8" SDL - With Spacer Bar - Black

Rectangular - Standard Cut 3W2H

Primed Pine Ext - Primed Pine Int

Ovolo Exterior Glazing Profile

Ovolo Interior Glazing Profile

Bottom Sash

Primed Pine Sash Exterior

Primed Pine Sash Interior

IG

RO 30 3/8" X 65 1/2"

Egress Information

Width: 25 13/16" Height: 26 1/4"

Net Clear Opening: 4.71 SqFt

Performance Information

U-Factor: 0.29

Solar Heat Gain Coefficient: 0.26

Visible Light Transmittance: 0.45

Condensation Resistance: 56

CPD Number: MAR-N-68-07486-00001

Performance Grade

Licensee #1109

AAMA/WDMA/CSA/101/1.S.2/A440-11

LC-PG40 1051X2464 mm (41.38X97 in)

Water Resistance: 6.06 psf

LC-PG40 DP +40/-40

FL15162

Low E2 w/Argon

Black Perimeter and Spacer Bar

7/8" SDL - With Spacer Bar - Black

Rectangular - Standard Cut 3W2H

Primed Pine Ext - Primed Pine Int

Ovolo Exterior Glazing Profile

Ovolo Interior Glazing Profile

Satin Taupe Sash Lock

Beige Jamb Hardware

Non Finger-Jointed Blindstop

Extruded Aluminum Screen

Stone White Surround

Bright View Mesh

***Screen/Combo Ship Loose

6 9/16" Jamb

Exterior Casing - None

Primed Pine Standard Subsill

Non Finger-Jointed Subsill

Non Finger-Jointed Sill

No Installation Method

***Note: Screen/Combo/Storm OSM based on factory applied casing and subsill.

Field application may require special sizing.

***Note: Unit Availability and Price is Subject to Change

Line #4

Mark Unit: Clad

Net Price:

1,304.38

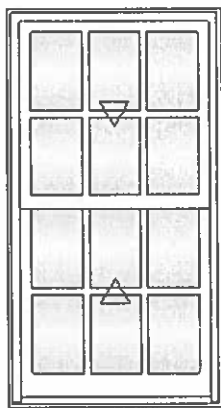
Qty: 1

Ext. Net Price:

USD

1,304.38

MARVIN 



As Viewed From The Exterior

MO 29 3/4" X 55 3/4"

CN 2424

FS 29 1/4" X 55 1/2"

RO 30 1/4" X 56"

Egress Information

Width: 25 21/32" Height: 22 11/16"

Net Clear Opening: 4.04 SqFt

Performance Information

U-Factor: 0.3

Solar Heat Gain Coefficient: 0.27

Visible Light Transmittance: 0.46

Condensation Resistance: 55

CPD Number: MAR-N-425-23552-00001

Performance Grade

Licensee #1127

AAMA/WDMA/CSA 101/1.S.2/A440-17

LC-PG50 1149X2223 mm (45.3X87.5 in)

Water Resistance: 7.52 psf

LC-PG50 DP +50/-50

Stone White Clad Exterior

Primed Pine Interior

Back Prime

Ultimate Double Hung G2

CN 2424

Rough Opening 30 1/4" X 56"

Top Sash

Stone White Clad Sash Exterior

Primed Pine Sash Interior

IG

Low E2 w/Argon

Black Perimeter and Spacer Bar

7/8" SDL - With Spacer Bar - Black

Rectangular - Standard Cut 3W2H

Stone White Clad Ext - Primed Pine Int

Ogee Interior Glazing Profile

Bottom Sash

Stone White Clad Sash Exterior

Primed Pine Sash Interior

IG

Low E2 w/Argon

Black Perimeter and Spacer Bar

7/8" SDL - With Spacer Bar - Black

Rectangular - Standard Cut 3W2H

Stone White Clad Ext - Primed Pine Int

Ogee Interior Glazing Profile

White Interior Weather Strip Package

White Exterior Weather Strip Package

White Sash Lock

White Top Sash Strike Plate Assembly Color

Extruded Aluminum Screen

Stone White Surround

Bright View Mesh

***Screen/Combo Ship Loose

6 9/16" Jamb

Nailing Fin

***Note: Unit Availability and Price is Subject to Change

FL17635
Paint Specification
Clad Exterior Color: AAMA 2605

Project Subtotal Net Price: USD	5,575.14
6.000% Sales Tax: USD	334.51
Project Total Net Price: USD	5,909.65

TERMS AND CONDITIONS

Warren's Wood Works, Inc. requires a signed ORDER ACKNOWLEDGEMENT for all window and door orders. It is the responsibility of the architect, contractor and/or homeowner to verify all specifications, sizes and quantities to ensure accuracy.

Window and door orders will be released to the factory immediately; NO CHANGES or CANCELLATIONS can be accepted.

Warren's Wood Works, Inc. is an authorized dealer for the Marvin family of products and will facilitate any warranty claims. Warren's Wood Works, Inc. provides NO implied warranty of merchantability or fitness for a particular purpose, which are specifically disclaimed. THE ONLY WARRANTIES APPLICABLE TO THE PRODUCT ARE THE MANUFACTURER'S WARRANTIES. Warren's Wood Works, Inc. shall have no liability to customer or manufacturer in connection with any actions Warren's Wood Works, Inc. may take with respect to handling and resolution of any manufacturer's warranty claims.

Deliveries are subject to Warren's Wood Works, Inc. standard delivery fees.

Once again, please review all quoted specifications, sizes and quantities carefully, sign and return to Warren's Wood Works, Inc. to order.

Thank you for your business.

PLEASE VERIFY CURRENT LEAD TIME AT TIME OF ORDER

PRODUCT AND PERFORMANCE INFORMATION

NFRC Ratings:

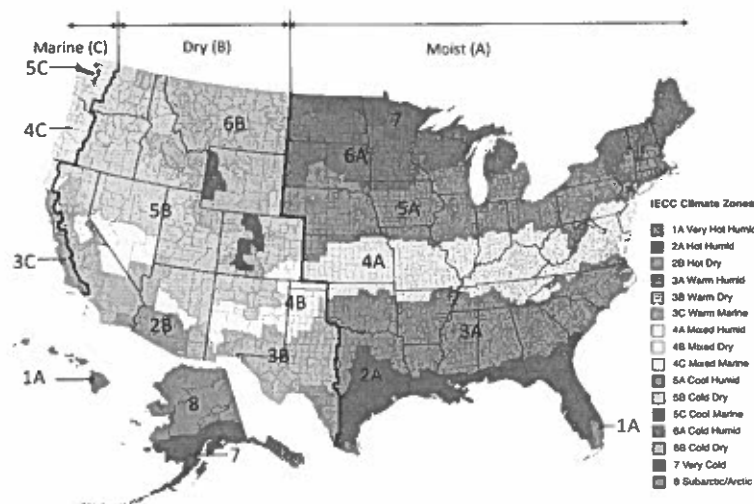
NFRC energy ratings may vary depending on the exact configuration of glass thickness used on the unit. NFRC energy values and ratings may change over time due to ongoing product changes, updated test results or requirements. NFRC values and ratings are finalized on the date of manufacture.

The National Fenestration Rating Council (NFRC) has developed and operates a uniform rating system for the energy performance of fenestration products, including windows, doors and skylights. For additional information regarding this rating system, see www.nfrc.org.

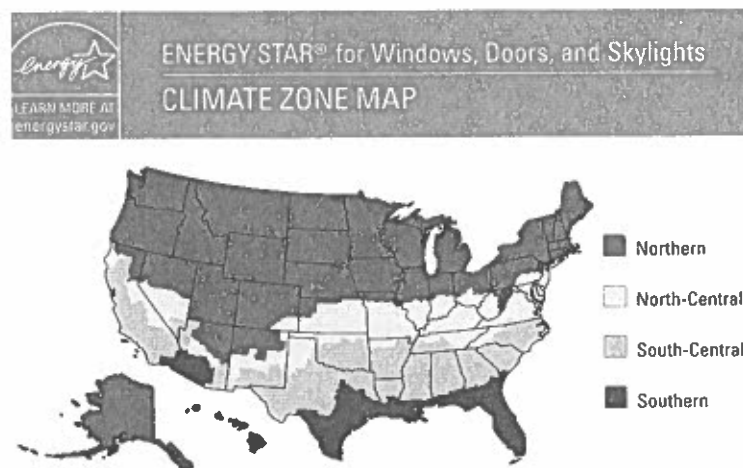
Code (residential, building or energy) Compliance:

Determining the suitability and compliance with state, provincial, local, or other applicable building codes or standards, including energy codes, is the responsibility of the buyer, user, architect, contractor, installer, and/or other construction professional.

2021 IECC Climate Zone Map:



ENERGY STAR Version 7 Climate Zone Map:



PURCHASE APPROVAL/SIGN OFF

Project Subtotal Net Price: USD	5,575.14
6.000% Sales Tax: USD	334.51
Project Total Net Price: USD	5,909.65

I have reviewed all line item quotes in detail and agree that the product specifications and pricing are accurate, and I approve the project for order. I acknowledge that additional charges, tax or Terms and Conditions may apply.

Seller: _____

Buyer: _____



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

Monday, April 28, 2025 at 6:00 p.m.

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

Archived video of the meeting is available at:

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

Attendance:

Commission Members:

Ernest Demby, Chairperson
Maria Brophy, Vice Chairperson
Emily Carey
Joshua Startt

Staff:

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

Absent:

Commission Members:

Kevin Bateman
Michael Stuart

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 April 28, 2025 Agenda Summary.
Commissioner Startt seconded the motion.**

Vote	4 - 0 - 2
FOR:	4 - Demby, Brophy, Carey, Startt
AGAINST:	0
ABSTAIN:	0
ABSENT:	2 - Bateman, Stuart

3. Old Business —

a. **File No.:** 2025 - 1419 / HD 25 - 22
Applicant: Mid-Shore Exteriors LLC
Location: 38 S. Aurora Street, Easton, MD 21601
Tax Map 0104, Grid 00EA, Parcel 1566
Zoning: R-7A

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

Background: This application was initially reviewed by the Commission on April 14, 2025. At that time, the Commission expressed concerns regarding the visibility of the proposed roofing material from the right-of-way, and had additional questions about the installation process for this material; noting that it is not commonly used within the Historic District. The application was subsequently tabled in order to allow the Applicant to address the Commission's concerns.

Historic District Guideline references:

- i. *Guideline 68. Maintain Historic Roof Shape*
- ii. *Guideline 69. Perform Regular Roof Maintenance*
- iii. *Guideline 70. Roof Material*

Staff Presentation:

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

Applicant Presentation:

Willis McGill, BayShore Realty 114 LLC

Public Comment — None

Public Comment Written — None

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

Vote	<u>4 - 0 - 2</u>
FOR:	4 - Demby, Brophy, Carey, Startt
AGAINST:	0
ABSTAIN:	0
ABSENT:	2 - Bateman, Stuart

4. New Business —

a. **File No.:** 2025 - 1432 / HD 25 - 38
Applicant: The F.A. Taylor Company
Location: 40 E. Dover Street, Easton, MD 21601
Tax Map 0104, Grid 0000, Parcel 1224
Zoning: CB

Request: The Applicant is proposing various alterations to the flat roof including the installation of a new roof hatch, the installation of new coping and flashing on the parapet walls, flashing of all curbs and skylights, the installation of new box style gutters on the southern alley facing elevation, and a new flat roof material. This is a contributing structure to the Historic District, and is listed on the Maryland Register of Historic Places.

Historic District Guideline references:

- i. *Guideline 68. Maintain Historic Roof Shape*
- ii. *Guideline 69. Perform Regular Roof Maintenance*
- iii. *Guideline 70. Roof Material*
- iv. *Guideline 71. Roof Appurtenances*
- v. *Guideline 72. Maintain Historic Gutters and Downspouts*
- vi. *Guideline 73. Replace Historic Gutters and Downspouts In-Kind*
- vii. *Guideline 74. Maintain Historic Parapets*
- viii. *Guideline 75. Repair or Replace the Historic Parapets*

Staff Presentation:

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

Applicant Presentation:

Matt Taylor, The F.A. Taylor Company
Al Bond, Executive Director of the Avalon Foundation

Public Comment — None

Public Comment Written — None

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

Vote	<u>4 - 0 - 2</u>
FOR:	4 - Demby, Brophy, Carey, Startt
AGAINST:	0
ABSTAIN:	0
ABSENT:	2 - Bateman, Stuart

5. Discussion Item —

- 144 a. Continued Discussion on Property Maintenance — At their March 10, 2025
145 meeting, the Commission reviewed a preliminary list of routine maintenance
146 items within the Historic District that would be exempt from requiring a
147 Certificate of Appropriateness. Following that discussion, Staff has since revised
148 the Items of Routine Maintenance list, and is now seeking the Commission's
149 feedback on the first draft. Changes to the draft list include the addition of more
150 stringent language for in-kind minor asphalt shingle roof replacements (i.e.
151 replacing an individual shingle), additional language in the masonry section to
152 include the repointing of mortar joints, and added language to the porch section
153 for the in-kind replacement of individual stair treads.

154
155 The Commission made the following recommendations to list of Routine
156 Maintenance items:

- 157
158 i. *Siding: Strike "...of up to 15%" to be replaced with "(i.e. replacement of*
159 *an individual panel)" for in-kind replacements (Excluding vinyl siding).*
160
161 ii. *Landscaping: Add language to the pruning section to read "...ensure their*
162 *health and appearance so as not to encroach on the public right-of-way".*
163
164 iii. *Porches: Remove the phrase "...of up to 25%" concerning the threshold*
165 *for in-kind replacement of existing decking, ceiling, guards, handrails,*
166 *and balusters (Wooden components only).*
167
168 b. Meeting Notice — The Monday, May 26, 2025 (Meeting 2) Historic District
169 Commission meeting has been canceled. The next regularly scheduled Historic
170 District meeting will be held on Monday, June 09, 2025 (Meeting 1) and Monday,
171 June 23, 2025 (Meeting 2). The agenda for those meetings will be posted at a later
172 date.

173
174
175 **6. Decision Summary Review —**
176

177 **Vice Chairperson Brophy moved to approve the April 14, 2025 Decision Summary.**
178 **Commissioner Carey seconded the motion.**
179

180	<u>Vote</u>	4 - 0 - 2
181	FOR:	4 - Demby, Brophy, Carey, Startt
182	AGAINST:	0
183	ABSTAIN:	0
184	ABSENT:	2 - Bateman, Stuart

185
186
187 **7. Administrative Approval — None**
188
189

190 **8. Consent Docket** — None

191

192

193 **9. Adjournment** — Vice Chairperson Brophy moved to adjourn. Commissioner Carey
194 seconded the motion. The meeting was adjourned at 6:37 p.m.



RECEIVED

MAY 12 2025

HD 25 - 37

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

TOWN OF EASTON

Application #:	2025 - 1459
Date Received:	05/12/2025
Fee Paid:	\$25.00
HDC Meeting Date:	05/12/2025
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

116 Goldsborough St



Contributing

☐ Non-Contributing

YEAR BUILT:

1864

NATIONAL REGISTAR #

PROPERTY INFORMATION

OWNER NAME

Enid McKittrick

TELEPHONE NO.

EMAIL

Applicant or Agent

NAME

Enid McKittrick

TELEPHONE NO.

EMAIL

Description of Proposal (include additional sheets, as necessary)

Installation of mini splits for HVAC. See attached

Specific Requirements

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

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

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

Signature of Applicant or Agent

Date

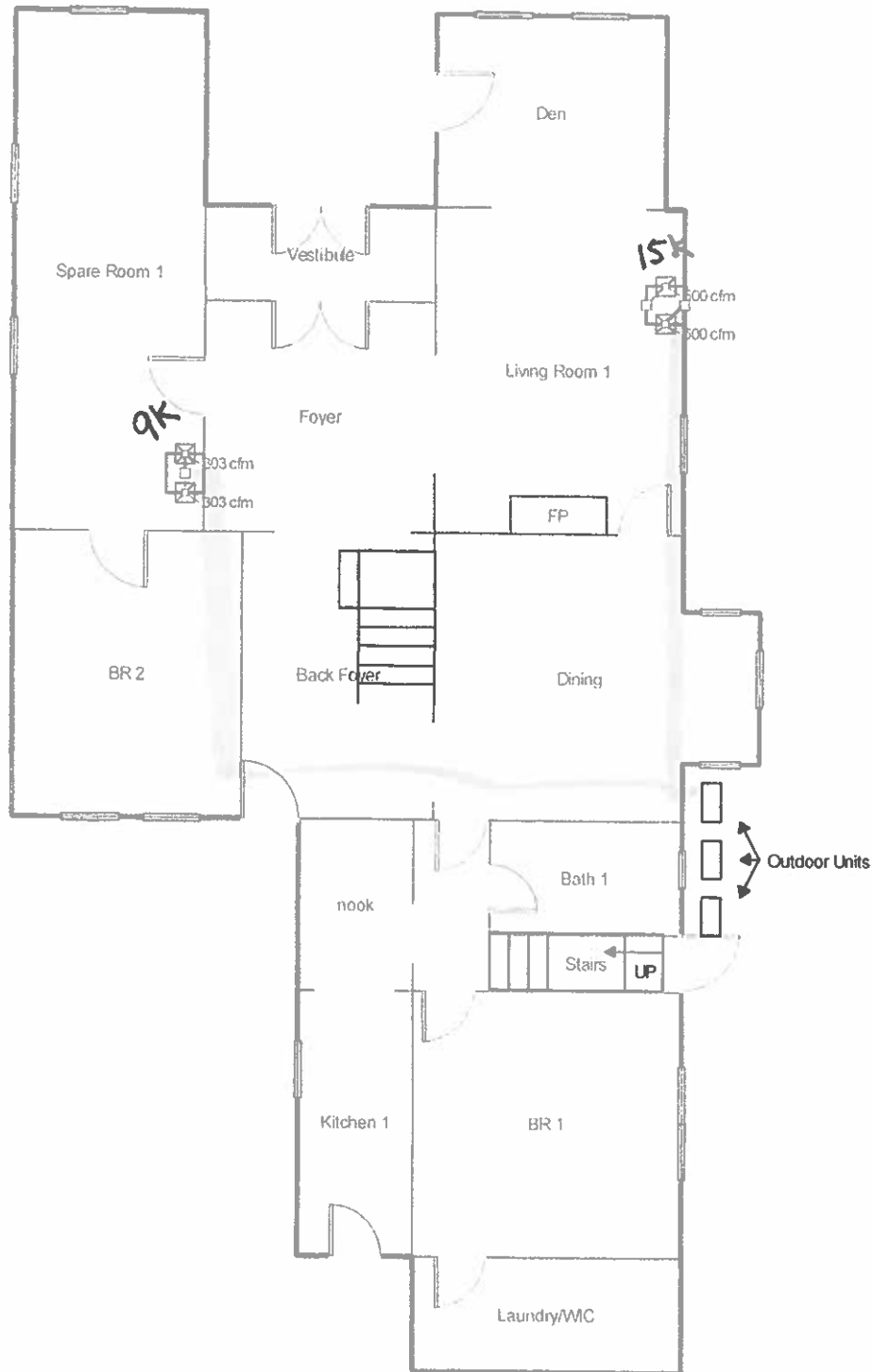
Printed Name of Applicant or Agent

Enid McKittrick
5/12/25
Enid McKittrick

Revised 4.4.2022



Level 1

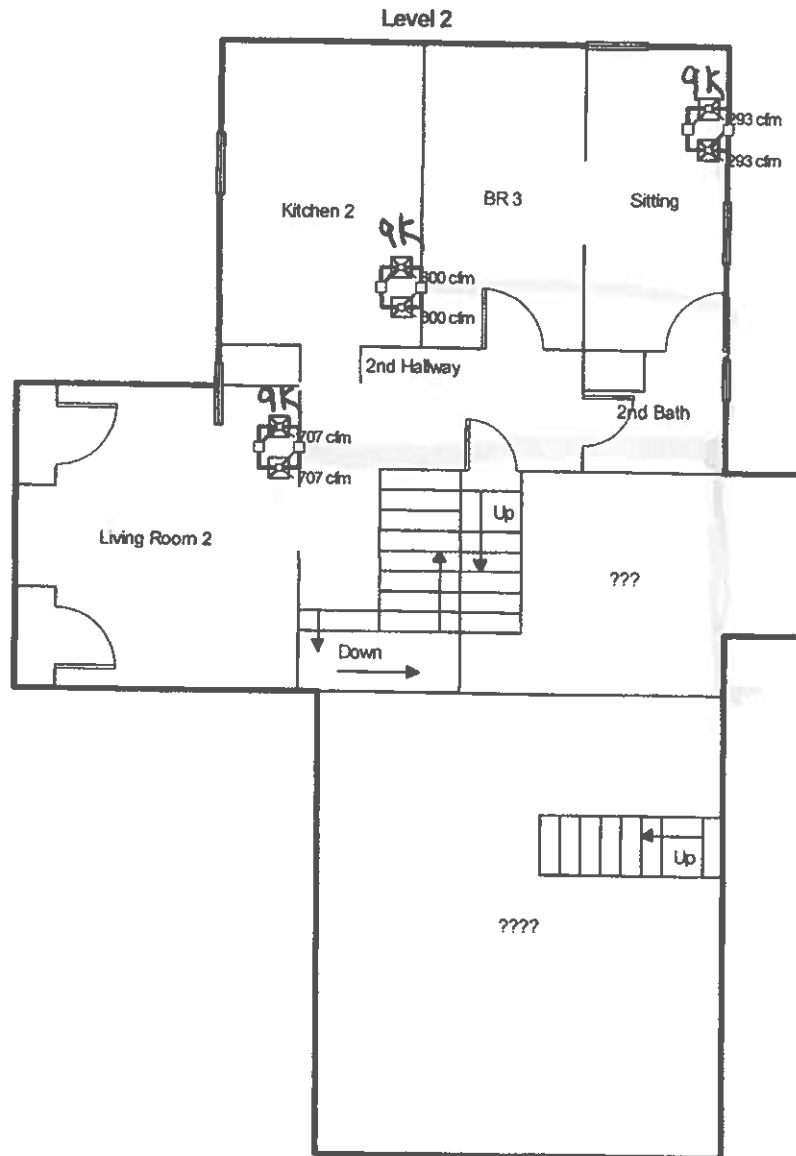


Job #: McKitrick 116 Goldsborough
Performed by Carl White for:
Enid McKitrick

Phone: (301) 706-6180

Scale: 1:106

Page 1
Right-Suite® Universal 2023
23.0.04 RSU61436
2025-May-09 10:04:37
...CMcKitrick 116 Goldsborough.rup



Job #: McKitrick 116 Goldsborough
Performed by Carl White for:
Enid McKitrick

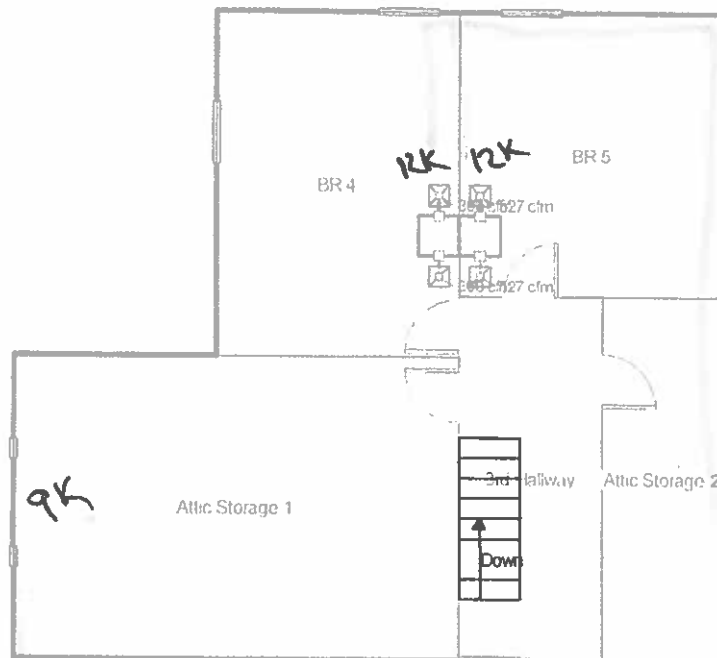
Phone: (301) 706-6180

Scale: 1 : 106

Page 2
Right-Suite® Universal 2023
23.0.04 RSU61436
2025-May-09 10:04:37
...CWMcKitrick 116 Goldsborough.rup



Level 3



Job #: McKittrick 116 Goldsborough
Performed by Carl White for:
Enid McKittrick

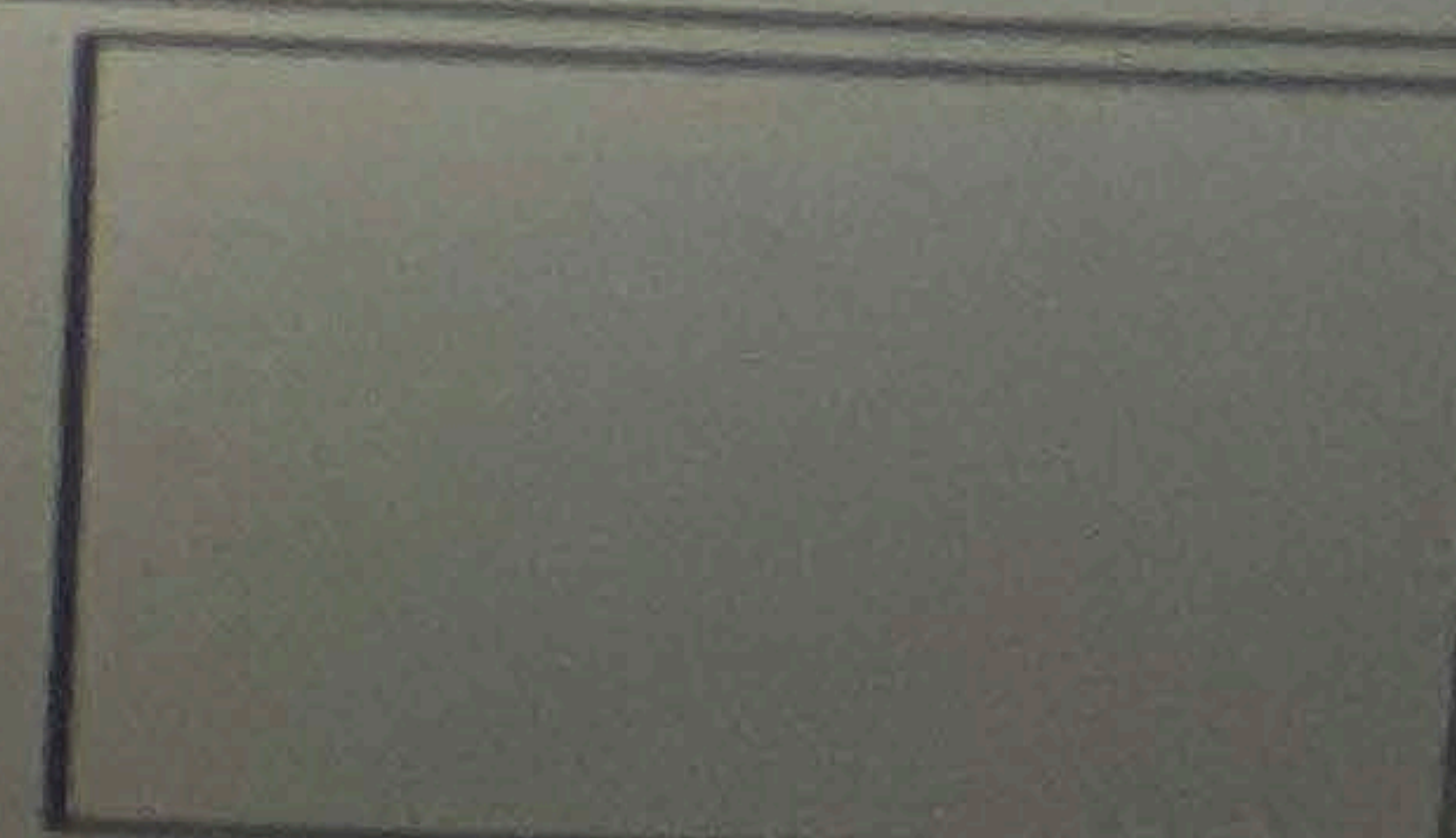
Phone: (301) 706-6180

Scale: 1 : 106

Page 3
Right-Suite® Universal 2023
23.0.04 RSU61436
2025-May-09 10:04:38
...CMcKittrick 116 Goldsborough.rup

ACCOUNT NUMBER		INVOICE DATE	INVOICE NUMBER	INVOICE TOTAL	WRITER
30481		05/05/2025	4518700	14,259.17	096 CHRIS F
ORDER NO.		ORDER DATE	YOUR ORDER NO. JOB NO.		SHIPPED DATE
539552		04/30/2025	5638-ENID		05/06/2025
QTY ORDERED	QTY BACK ORD.	NE PART #	PRODUCT DESCRIPTION		
1	0	MITMXZ-SM48NAM2-U1	4TON MULTI-ZONE HEAT PUMP SN:2ZU07419		
1	0	38.58.12WMSLSX25	3/8"X5/8"X1/2"X25' WHT RYN PE MSLS		
1	0	MITNAXWST15B112AA	NV IDU WALL STD HP 15MBH CFC license Lic#:On File		
1	0	MITNAXWST09B112AA	NV IDU WALL STD HP 9MBH CFC license Lic#:On File		
1	0	MITPEAD-A30AA9	30K BTU INDOOR CEIL MNT HP SGL ZONE CFC license Lic#:On File		
1	0	MITPAC-MKA32BC	3 PORTS BRANCH BOX CFC license Lic#:On File		
1	0	MITPAC-SG76RJ-E	ADAPTOR: 3/8" X 5/8" MXZ SERIES CFC license Lic#:On File		
1	0	MITPAC-493PI	ADAPTOR: 1/4" X 3/8" MXZ SERIES CFC license Lic#:On File AN NTXMMX24A132BA CAN BE USED IN THIS UNITS PLACE.		
2	0	MITMSZ-GS06NA-U1	MSZ-GS06NA-U1		
1	0	MITMSZ-GS09NA-U1	MSZ-GS09NA-U1 9KW WALL MOUNT		
1	0	MITMXZ-3C30NA3-U1	30K BTU OUTDOOR HEAT PMP MULT ZONE 3MAX CFC license Lic#:On File		
1	0	MITMSZ-GS09NA-U1	MSZ-GS09NA-U1 9KW WALL MOUNT SN:4XE33733		
2	0	MITMSZ-GS12NA-U1	1TON PREMIER WM IND UNIT SN:45E51041 SN:4XE98411		

Northeastern Supply's terms of sale that apply to the sale of goods invoiced herein are posted on its website at www.northeastern.com. By accepting these goods you agree to these terms. Any additional or different terms set forth in any purchase order or other document are hereby rejected and shall not be binding unless expressly agreed to by Northeastern Supply. A written copy of these terms will be provided upon request.



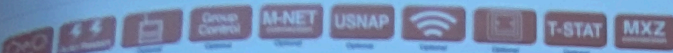
SUBTOTAL
HANDLING
SALES TAX
TRANSPORT
AMOUNT D

We work harder, doing whatever it takes, to be our customers' preferred

AMT12/18/24/30/36

SKS12

SKS18/24/30/36



To confirm compatibility with the multi-zone system, refer to multi-zone model page.

Indoor Unit			NAXAMT12A112AA	NAXAMT18A112AA	NAXAMT24A112AA	NAXAMT30A112AA	NAXAMT36A112AA		
Outdoor Unit			NAXSKS12A112AA	NAXSKS18A112AA	NAXSKS24A112AA	NAXSKS30A112AA	NAXSKS36A112AA		
Cooling	Capacity Reference Number		204629411	204629412	202392244	202392248	202392252		
	Capacity	Rated ¹	BTU/H	12,000	18,000	24,000	27,000	33,400	
	Capacity Range	Min-Max	BTU/H	4,300-12,000	6,200-18,000	12,400-24,000	13,500-27,000	11,600-33,400	
	Power Input	Rated ¹	W	940	1,360	1,920	2,160	3,711	
	Moisture Removal	Pints/h		1.2	2.4	4.1	2.4	4.7	
	Sensible Heat Factor			0.890	0.850	0.810	0.900	0.840	
Heating	Sensible Heat Factor - High Latent		20	20	20	20	20		
	Capacity at 47°F	Rated ²	BTU/H	15,000	21,600	25,300	30,000	33,400	
	Capacity Range	Min-Max	BTU/H	4,700-16,700	8,300-26,000	14,600-28,000	12,640-33,000	13,260-36,000	
	Power Input at 47°F	Rated ²	W	1,210	1,600	1,910	2,060	3,030	
	Capacity at 17°F	Rated ³	BTU/H	9,900	14,000	14,600	21,400	23,200	
	Capacity at 5°F	Max ⁴	BTU/H	9,900	14,000	14,600	21,400	23,200	
Efficiency	Capacity at -5°F	Max ⁵	BTU/H	7,800	12,200	—	—	—	
	SEER2			20.7	21.0	17.9	19.9	16.0	
	EER2			12.7	13.2	11.6	11.3	8.5	
	HSPF2			10.5	10.7	8.3	10.6	9.5	
	COP			3.6	3.9	3.8	4.2	3.2	
	Indoor Unit	Air Flow Rate - Cooling (Quiet-Low-Med-High-SHigh)		Dry	CFM	278-381-448	471-573-675	515-625-735	613-744-875
		Wet	CFM	—	—	—	—	—	
Air Flow Rate - Heating (Quiet-Low-Med-High-SHigh)		Dry	CFM	278-381-448	471-573-675	515-625-735	613-744-875	767-910-910	
Sound Pressure Level (Quiet-Low-Med-High-SHigh)		Cooling	dB(A)	29-36-39	33-36-41	33-36-41	32-37-41	35-40-42	
		Heating	dB(A)	29-36-39	33-36-41	33-36-41	32-37-41	35-40-42	
External Static Pressure		In. W.G.	0.30-0.5-0.8	0.30-0.5-0.8	0.30-0.5-0.8	0.30-0.5-0.8	0.30-0.5-0.8		
Condensate Lift Mechanism		Max Distance	In. [mm]	—	—	—	—		
Dimensions		H	In. [mm]	39-13/16 [1011]	39-13/16 [1011]	39-13/16 [1011]	43-3/4 [1111]	43-3/4 [1111]	
		W	In. [mm]	17 [432]	17 [432]	17 [432]	21 [533]	21 [533]	
		D	In. [mm]	21-5/8 [549]	21-5/8 [549]	21-5/8 [549]	21-5/8 [549]	21-5/8 [549]	
Outdoor Unit	Weight		Lbs [kg]	93 [42]	93 [42]	93 [42]	119 [54]	119 [54]	
	MCA	A	9.0	14.0	17.0	17.0	17.0		
	MOCP	A	16	24	31	31	31		
	Dimensions	H	In. [mm]	21-5/8 [550]	34-5/8 [880]	34-5/8 [880]	34-5/8 [880]	34-5/8 [880]	
		W	In. [mm]	31-1/2 [800]	33-1/16 [840]	33-1/16 [840]	33-1/16 [840]	33-1/16 [840]	
		D	In. [mm]	11-1/4 [285]	13 [330]	13 [330]	13 [330]	13 [330]	
	Weight		Lbs [kg]	81 [37]	127 [58]	129 [59]	129 [59]	129 [59]	
	Air Flow Rate (Cooling/Heating)		CFM	1229/1172	1691/1691	2020/1930	2020/1930	2020/1930	
	Sound Pressure Level	Cooling	dB(A)	54	54	55	55	55	
		Heating	dB(A)	55	55	55	55	55	
Piping	Diameter	Gas (I.D.)	In. [mm]	3/8 [9.52]	1/2 [12.7]	5/8 [15.88]	5/8 [15.88]	5/8 [15.88]	
		Liquid (I.D.)	In. [mm]	1/4 [6.35]	1/4 [6.35]	3/8 [9.52]	3/8 [9.52]	3/8 [9.52]	
		Indoor Drain	In. [mm]	3/4 [19.05]	3/4 [19.05]	3/4 [19.05]	3/4 [19.05]	3/4 [19.05]	
	Max. Length	ft [m]	65 [20]	100 [30]	100 [30]	100 [30]	100 [30]		
	Max. Height	ft [m]	40 [12]	50 [15]	100 [30]	100 [30]	100 [30]		
Electrical	Outdoor-Indoor ⁶		V, ph, Hz	208/230, 1, 60	208/230, 1, 60	208/230, 1, 60	208/230, 1, 60		
	Recommended Breaker Size		A	15	15	20	20	20	
Refrigerant Type				R410A	R410A	R410A	R410A	R410A	
	Cooling ⁷	°F DB [°C DB]		14 to 115	14 to 115	14 to 115	14 to 115	14 to 115	
				[-10.0 to 46.0]	[-10.0 to 46.0]	[-10.0 to 46.0]	[-10.0 to 46.0]	[-10.0 to 46.0]	
Temperature Range	Heating	°F DB [°C DB]		-4 to 75	-4 to 75	14 to 75	14 to 75	14 to 75	
				[-20.0 to 24.0]	[-20.0 to 24.0]	[-10.0 to 24.0]	[-10.0 to 24.0]	[-10.0 to 24.0]	

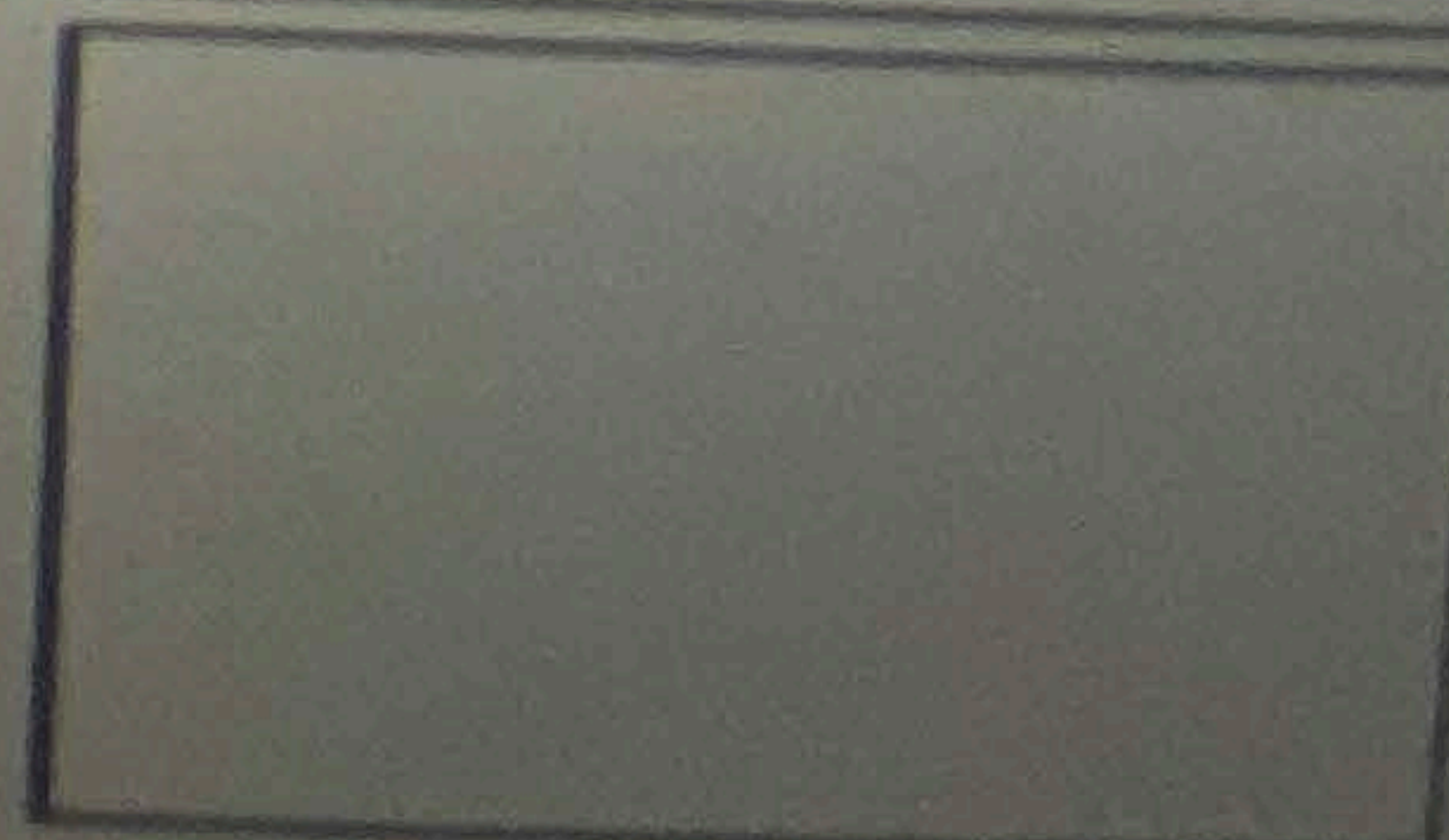
¹Cooling (Indoor // Outdoor)
²Heating at 47°F (Indoor // Outdoor)
³Heating at 17°F (Indoor // Outdoor)
⁴Heating at 5°F (Indoor // Outdoor)
⁵Heating at -5°F (Indoor // Outdoor)

°F 80 DB, 67 WB // 95 DB, 75 WB
 °F 70 DB, 60 WB // 47 DB, 43 WB
 °F 70 DB, 60 WB // 17 DB, 15 WB
 °F 70 DB, 60 WB // 5 DB, 4 WB
 °F 70 DB, 60 WB // -5 DB, -6 WB

⁶Indoor units require power from outdoor units through field-supplied interconnected wiring.
⁷Applications should be restricted to comfort cooling only; equipment cooling applications are not recommended for low ambient temperature conditions.

ACCOUNT NUMBER		INVOICE DATE	INVOICE NUMBER	INVOICE TOTAL	WRITER
30481		05/05/2025	4518700	14,259.17	096 CHRIS F
ORDER NO.		ORDER DATE	YOUR ORDER NO. JOB NO.		SHIPPED DATE
539552		04/30/2025	5638-ENID		05/06/2025
QTY ORDERED	QTY BACK ORD.	NE PART #	PRODUCT DESCRIPTION		
1	0	MITMXZ-SM48NAM2-U1	4TON MULTI-ZONE HEAT PUMP SN:2ZU07419		
1	0	38.58.12WMSLSX25	3/8"X5/8"X1/2"X25' WHT RYN PE MSLS		
1	0	MITNAXWST15B112AA	NV IDU WALL STD HP 15MBH CFC license Lic#:On File		
1	0	MITNAXWST09B112AA	NV IDU WALL STD HP 9MBH CFC license Lic#:On File		
1	0	MITPEAD-A30AA9	30K BTU INDOOR CEIL MNT HP SGL ZONE CFC license Lic#:On File		
1	0	MITPAC-MKA32BC	3 PORTS BRANCH BOX CFC license Lic#:On File		
1	0	MITPAC-SG76RJ-E	ADAPTOR: 3/8" X 5/8" MXZ SERIES CFC license Lic#:On File		
1	0	MITPAC-493PI	ADAPTOR: 1/4" X 3/8" MXZ SERIES CFC license Lic#:On File AN NTXMMX24A132BA CAN BE USED IN THIS UNITS PLACE.		
2	0	MITMSZ-GS06NA-U1	MSZ-GS06NA-U1		
1	0	MITMSZ-GS09NA-U1	MSZ-GS09NA-U1 9KW WALL MOUNT		
1	0	MITMXZ-3C30NA3-U1	30K BTU OUTDOOR HEAT PMP MULT ZONE 3MAX CFC license Lic#:On File		
1	0	MITMSZ-GS09NA-U1	MSZ-GS09NA-U1 9KW WALL MOUNT SN:4XE33733		
2	0	MITMSZ-GS12NA-U1	1TON PREMIER WM IND UNIT SN:45E51041 SN:4XE98411		

Northeastern Supply's terms of sale that apply to the sale of goods invoiced herein are posted on its website at www.northeastern.com. By accepting these goods you agree to these terms. Any additional or different terms set forth in any purchase order or other document are hereby rejected and shall not be binding unless expressly agreed to by Northeastern Supply. A written copy of these terms will be provided upon request.



SUBTOTAL
HANDLING
SALES TAX
TRANSPORT
AMOUNT D

We work harder, doing whatever it takes, to be our customers' preferred



RECEIVED

APR 29 2025

HD 25 - 34

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

Application #:	2025-1448
Date Received:	04/29/2025
Fee Paid:	\$25.00
HDC Meeting Date:	05/12/2025
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

☐ Contributing☐ Non-Contributing

YEAR BUILT:

NATIONAL REGISTAR #

PROPERTY INFORMATION

OWNER NAME

TELEPHONE NO.

EMAIL

Applicant or Agent

NAME

TELEPHONE NO.

EMAIL

Description of Proposal (include additional sheets, as necessary)

Remove existing air cooled condensing unit and 12 attached indoor air handlers. Install new air cooled 3 pipe condensing unit with 12 new attach air handlers. All equipment will be installed in the same location. The existing outdoor unit is in a fenced in area. The new equipment will be in the same area which is not visible behind the fence

Specific Requirements

- The payment of fees is due at the time of application submittal. As of December 27, 2022, the fees are as follows:
Commercial - \$200 Residential - \$75 Signs - \$75 Staff Approval \$25
 - Provide 2 hard copies plus 1 digital copy of the application and all supplemental information.
 - Disclose any easements or deed restrictions pertaining to the property and any improvements including the details of said easements or restrictions.
 - Disclose any tax credits and or grants being considered for the project.
- The Historic District Commission (HDC) reserves the right to request reasonable additional information or design drawings that further clarify proposals. In cases where professional design services are warranted, the HDC may require the applicant to retain a licensed design consultant. If the applicant or their designee is not present for the scheduled meeting the Commission may elect to refrain from discussing and voting on the scheduled agenda item. Any modifications during review shall warrant an updated application.

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

Signature of Applicant or Agent

Date

Printed Name of Applicant or Agent

Silas Naecker
4/28/25
Silas Naecker

Revised 4.4.2022

- Ductless Air Handler
- Ducted Air Handler
- Condenser

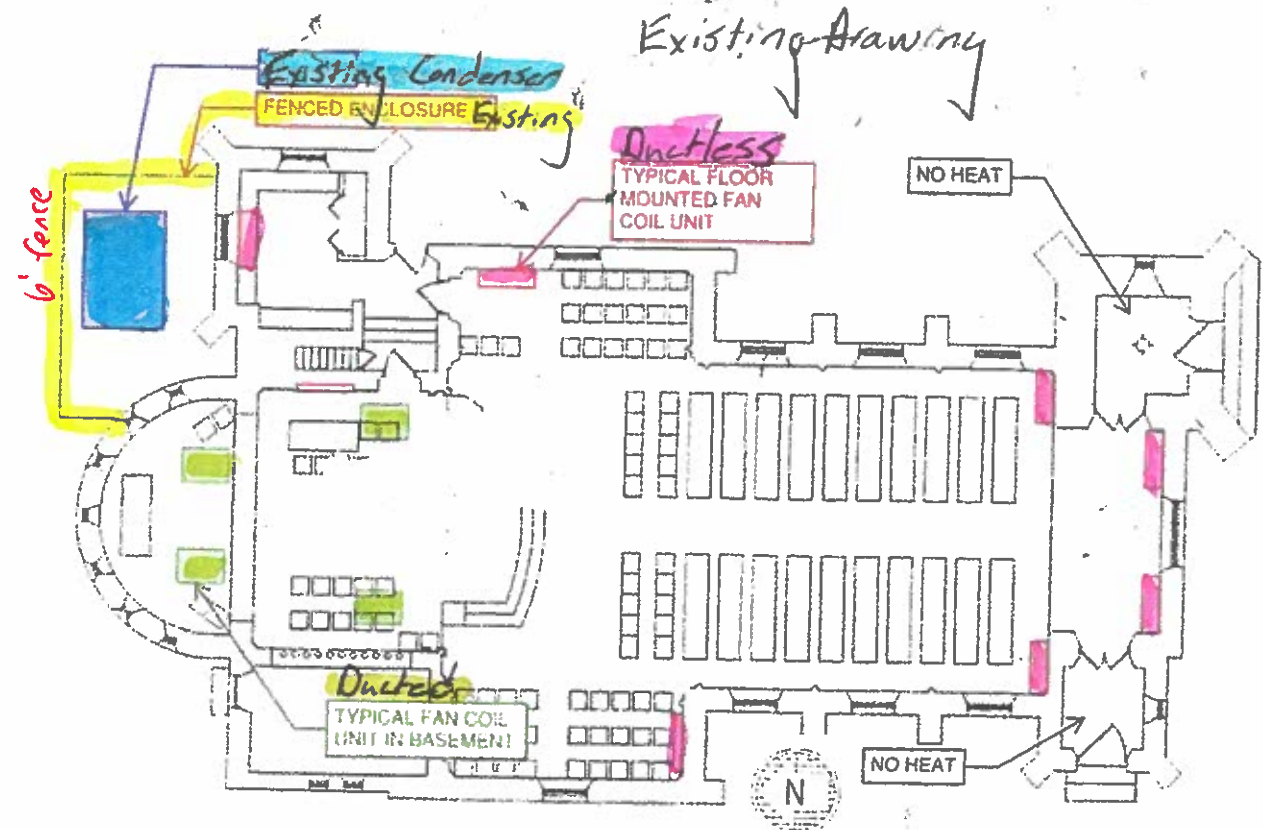


Figure #1 – Major Mechanical System Components
Scale: None

New Drawing

- Ductless
- Ducted
- Condensor

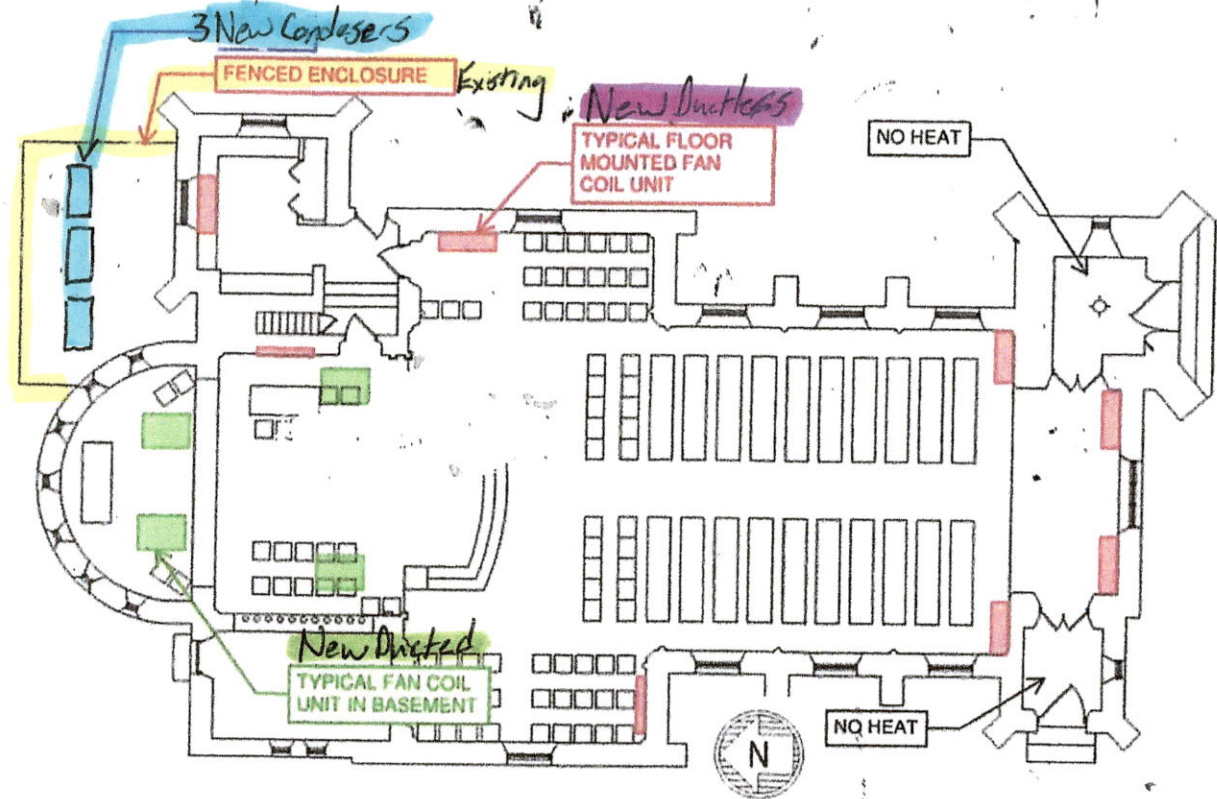


Figure #1 – Major Mechanical System Components

Scale: None

New
When you want it done right ...



PLUMBING • HEATING • AIR CONDITIONING • SINCE 1912

Trinity Cathedral Church

315 Goldsborough St.

Easton, MD. 21601

PROPOSAL

DC: (202) 783-6100

MD: (240) 433-1300

VA: (703) 534-0088

10738 TUCKER STREET
BELTSVILLE, MD 20705

March 31, 2025

Narrative fully explaining the request for the town of Easton Historical district.

Remove existing Condenser and air handlers.

Installation of a new all electric high efficiency mini split design heat pumps condenser and air handlers.

Based on the Manual J load calculation the completed we have proposed a 15 ton Heat pump system.

IMPROVEMENTS

- Remove and dispose of existing condenser and air handlers.
- Furnish and install a quantity of three 5 ton Mitsubishi M-Series Multi-zone outdoor heat pumps (total of 15 tons)
- Furnish and install a Six 18 KBTU low wall mount console type air handlers in the same location as the six existing convectors in the main sanctuary. (9 tons.) **These six units will be controlled by one wall mounted thermostat located in an agreed upon central location of the sanctuary.**
- Furnish and install One 12 KBTU low wall mount console type air handler in the kitchen. (1 Ton) **This unit will have a wall mounted remote control located in the kitchen.**
- Furnish and install One 9 KBTU low wall mount console type air handler in the AV room. (3/4 Ton) **This unit will have a wall mounted remote control located in the AV room.**
- Furnish and install Four 15 KBTU ducted air handlers to connect to the existing duct below pulpit area. (5 tons) **These four units will be controlled by one wall mounted thermostat located in an agreed upon central location of the Pulpit.**
- We will run all necessary piping and wiring to connect the new systems.
- **Permit and inspection included for the Town Of Easton.**

EQUIPMENT

- Qty: 3 Mitsubishi smart multi model MXZ-SM60NA
- Qty: 6 Mitsubishi low wall mount air handlers MFZ-KJ18NAU1 (Sanctuary)
- Qty: 1 Mitsubishi low wall mount air handlers MFZ-KJ12NAU1 with wall mounted remote (Kitchen)
- Qty: 1 Mitsubishi low wall mount air handlers MFZ-KJ09NAU1 with wall mounted remote (AV room)
- Qty: 4 Mitsubishi ducted air handlers SEZ-KD15NA4R1 (Pulpit)
- Qty: 2 Mitsubishi PAR-42MAAUB Deluxe wired programable thermostats. (sanctuary and pulpit)

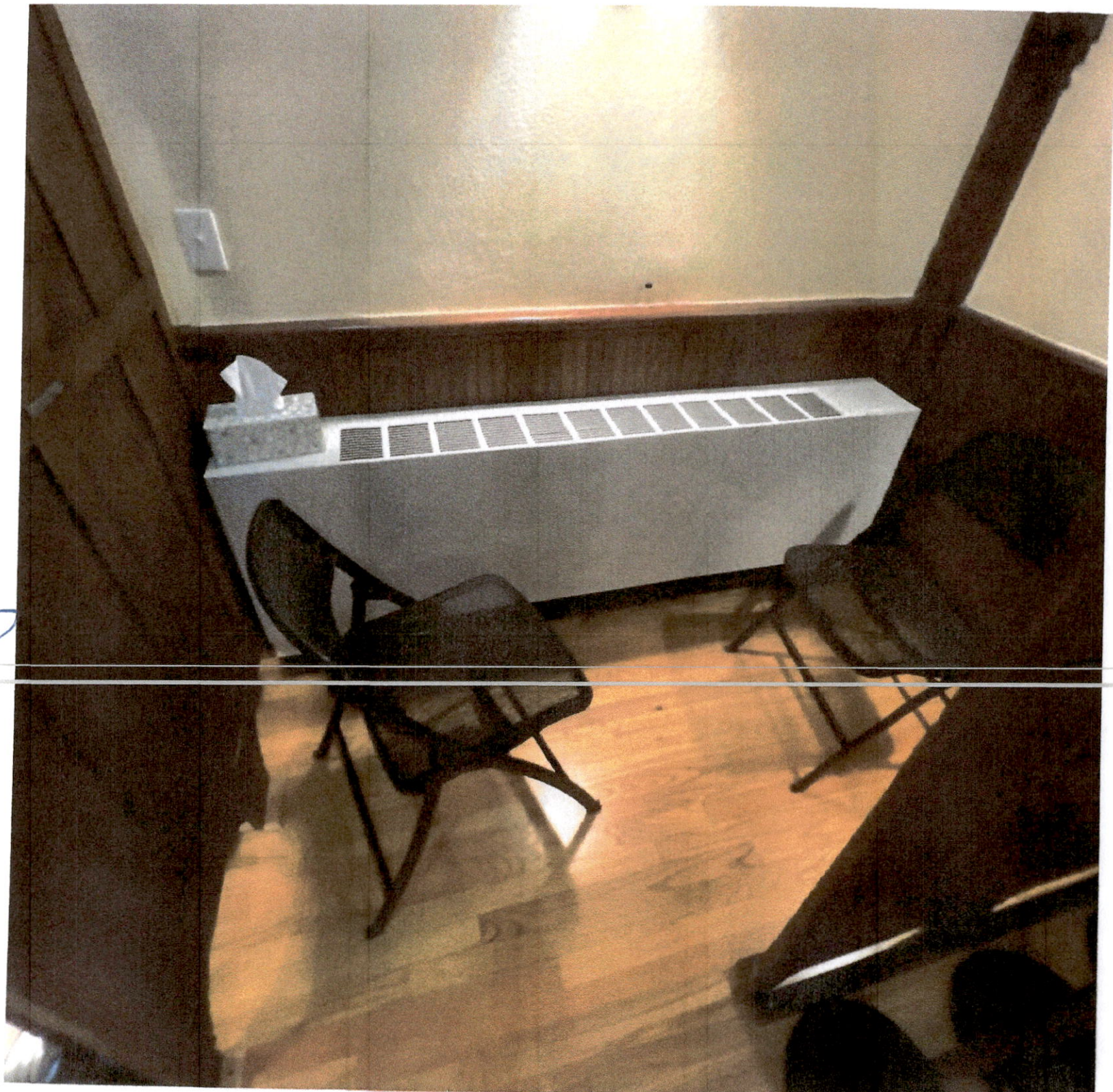
Existing

Type	Model	airflow (cfm)*	Total Cooling (Btuh)	Sensible Cooling (Btuh)	Water flow (gpm)
Vertical Cabinet	4VFBO-126-3R-3C-B1	400	12,000	9,000	2
Vertical Cabinet	4VFBO-126-3R-3C-B1	400	12,000	9,000	2
Vertical Cabinet	4VFBO-126-3R-3C-B1	400	12,000	9,000	2
Vertical Cabinet	10VFBO-126-3R-3C-B1	1,000	22,200	20,200	5.5
Vertical Cabinet	10VFBO-126-3R-3C-B1	1,000	22,200	20,200	5.5
Vertical Cabinet	12VFBO-126-3L-3C-B1	1,200	27,080	24,620	6.9
Vertical Cabinet	12VFBO-126-3L-3C-B1	1,200	27,080	24,620	6.9
Vertical Cabinet	4WCBO-126-3R-3C-B2	400	12,000	9,000	2.4
Sub-total		6,000	146,560	125,640	33.2
Horizontal Ducted	4PHB-3	400	9,400	8,000	2
Horizontal Ducted	4PHB-3	400	9,400	8,000	2
Horizontal Ducted	4PHB-3	400	9,400	8,000	2
Horizontal Ducted	4PHB-3	400	9,400	8,000	2
Sub-total		1,600	37,600	32,000	8
Building Total		7,600	184,160	157,640	41.2
*All airflows are high speed free blow (0.0 ESP) ratings					

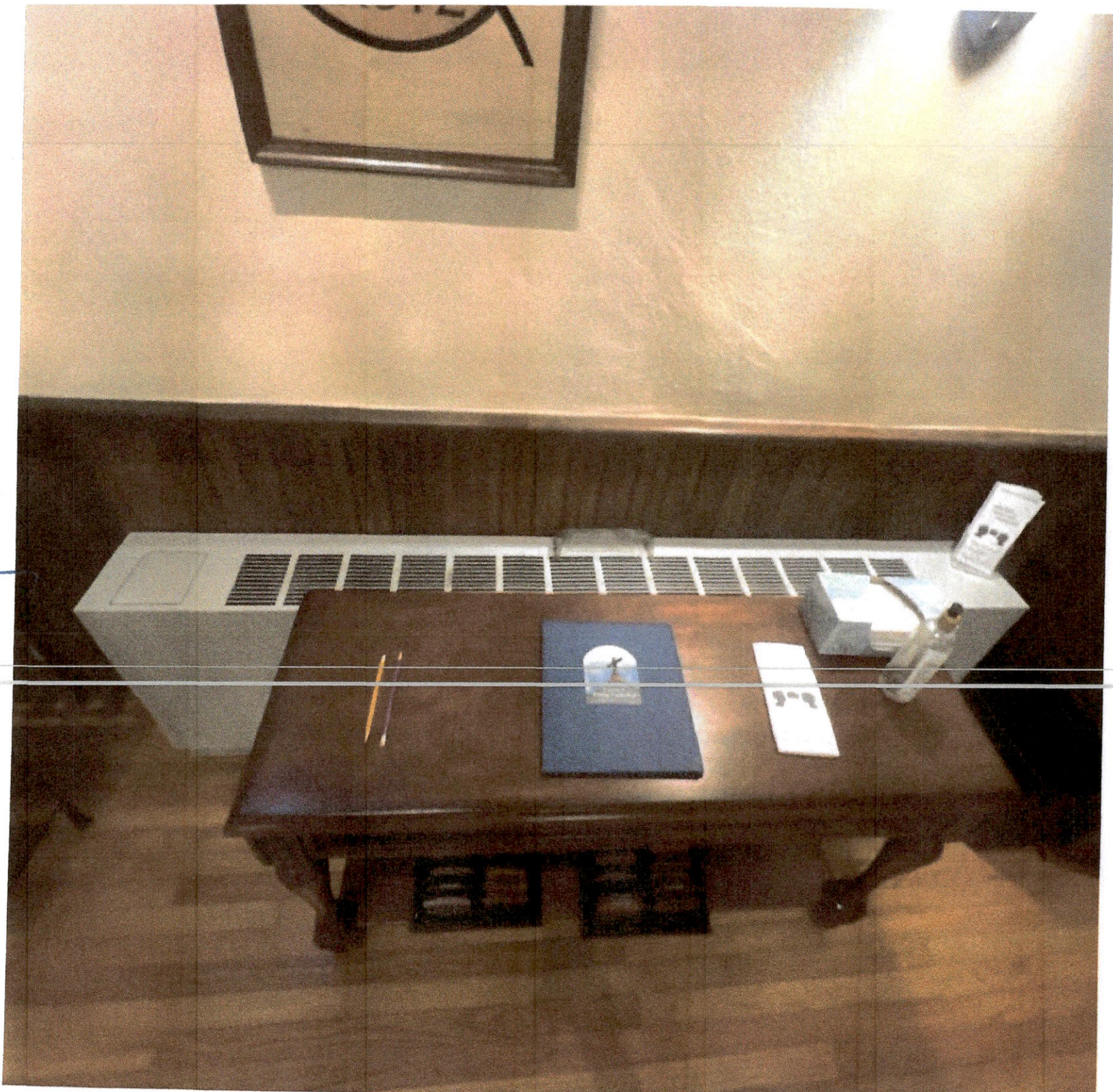
Existing Air Handler Ductless



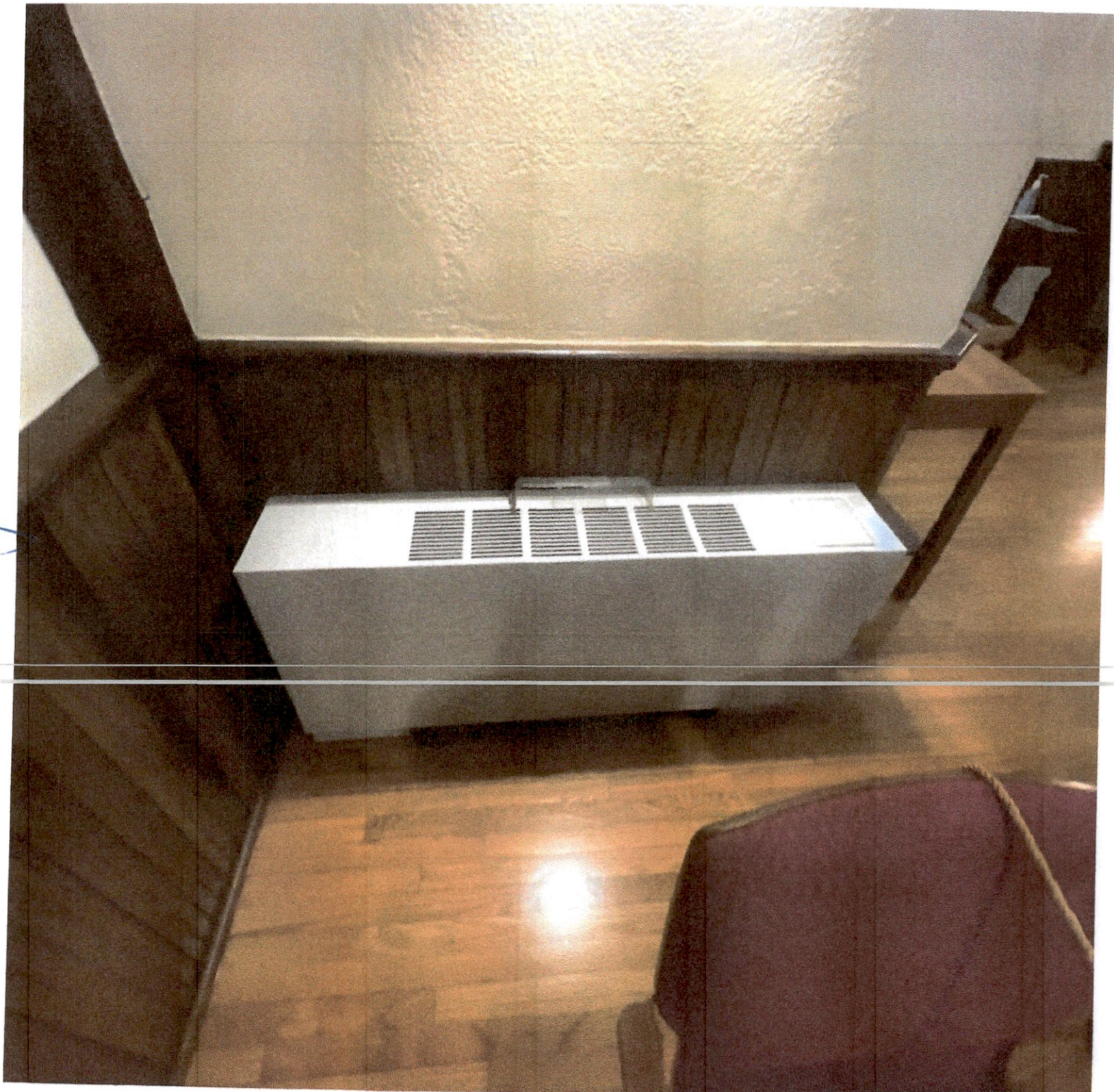
Existing Air Handler Ductless



Existing Air Handler Outlets



Existing Air handler Ductless



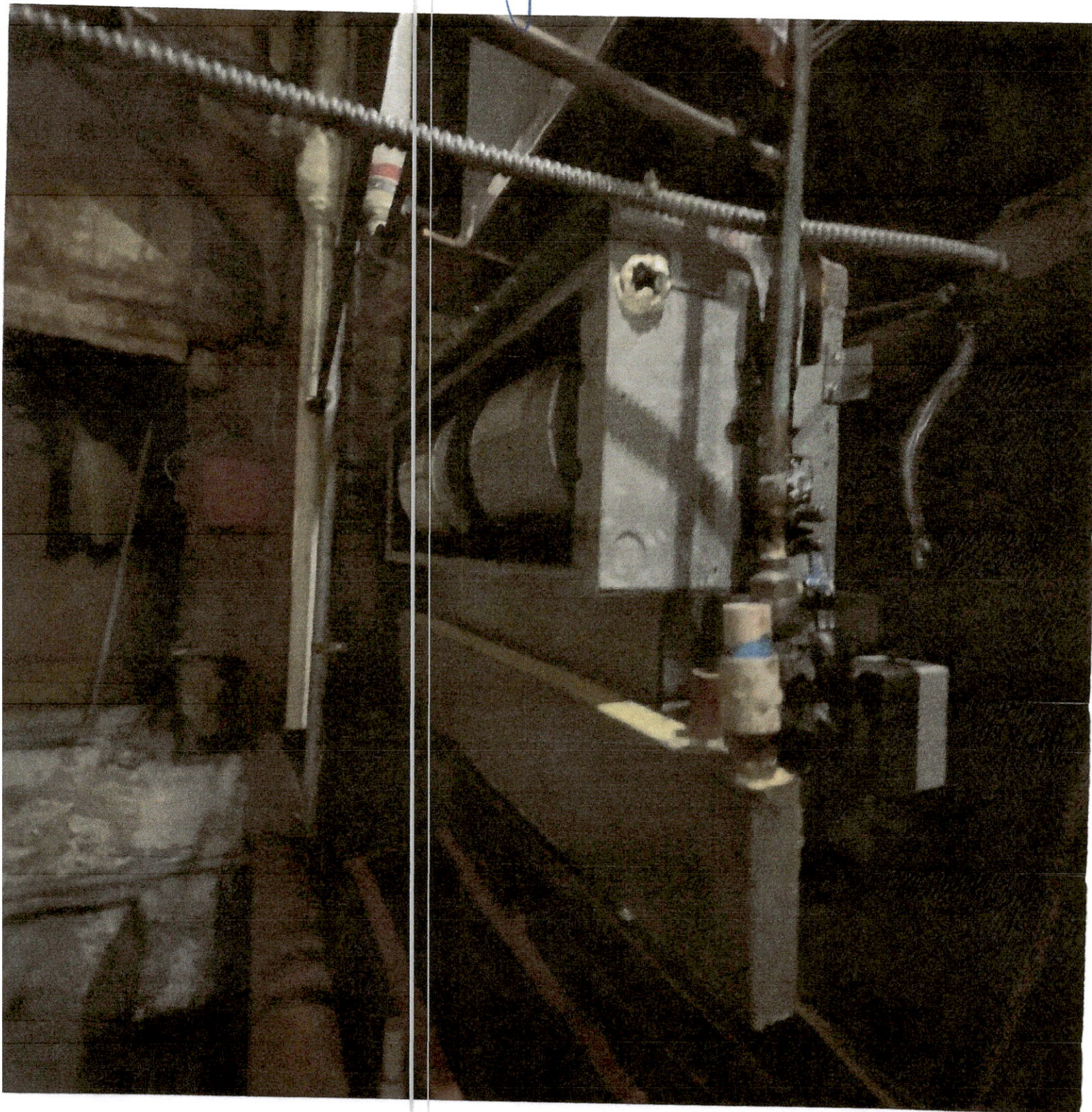
Existing Air Handler Outlets



Existing Air Handler Ductless



Existing Air Handler Ducted



Existing Air Handler Outlet



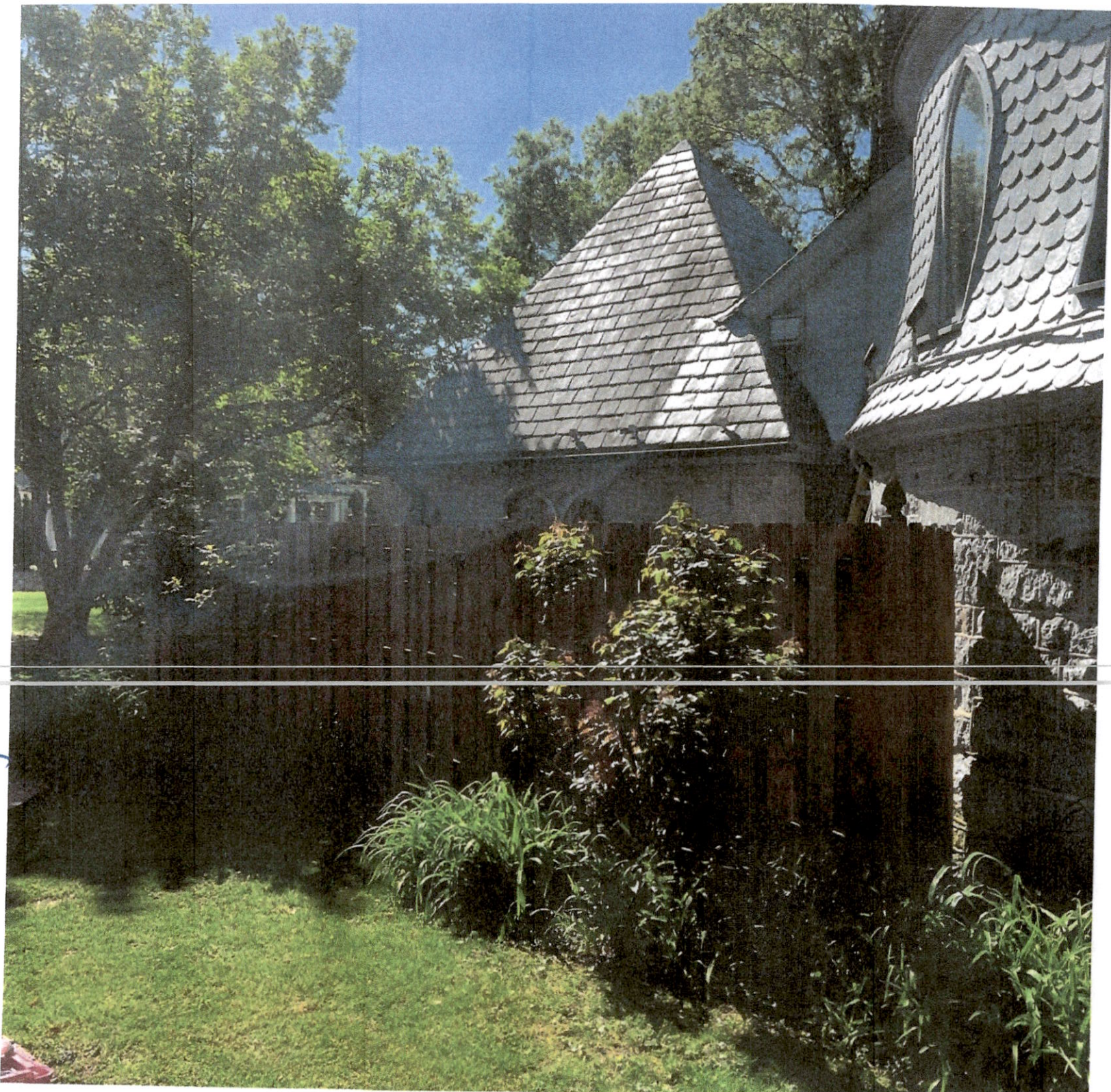
Existing Air Handler Ducted



Existing Outdoor enclosure fence for Condensor



Existing Outdoor enclosure fence for Condenser



Existing Outdoor enclosure fence for Condenser



Existing Outdoor enclosure fence for Condenser



Existing outdoor enclosure fence for Condensor



Existing Outdoor enclosure fence for contents



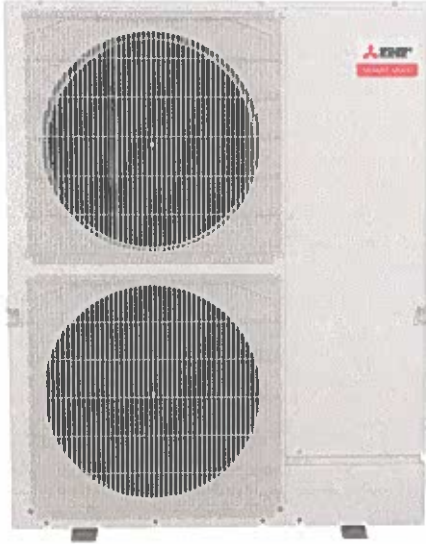
MXZ-SM60NAM2 5-TON MULTI-ZONE INVERTER HEAT-PUMP SYSTEM



Job Name:

System Reference:

Date:



FEATURES

- Compatible with M- and P-Series and CITY MULTI® indoor units. Branch box required for connection with M- and P-Series
- Variable speed INVERTER-driven compressor
- Seacoast protection on heat exchanger and base panel (rated for 2,000 hrs in accordance with ASTM B117 testing)
- Thermal Differential 1°F (with PAC-MKA32/52BC only)
- Optional base pan heater
- Quiet outdoor unit operation, rated sound pressure as low as 58 dB(A)
- High pressure protection
- Compressor thermal protection
- Compressor overcurrent detection
- Fan motor overheating/voltage protection

ENERGY STAR products are third-party certified by an EPA-recognized Certification Body.

Specifications are subject to change without notice.

© 2024 Mitsubishi Electric Trane HVAC US LLC. All rights reserved.

SPECIFICATIONS: MXZ-SM60NAM2

	Maximum Capacity	BTU/H	60,000 // 60,000 // 60,000 60,000 // 60,000
Cooling ¹	Rated Capacity	BTU/H	60,000 // 60,000 // 60,000 60,000 // 60,000
(Non-Ducted // Mix (Mid-static) // Ducted	Minimum Capacity	BTU/H	25,600 // 25,600 // 25,600 25,300 // 25,000
(Mid-static) Mix (High-static) // Ducted	Maximum Power Input	W	4,515 // 5,088 // 5,660 5,143 // 5,770
(High-static))	Rated Power Input	W	4,515 // 5,088 // 5,660 5,143 // 5,770
	Power Factor (208V, 230V)	%	98.9, 98.9 // 98.9, 98.9 // 98.9, 98.9 98.9, 98.9 // 98.9, 98.9
	Maximum Capacity	BTU/H	66,000 // 66,000 // 66,000 66,000 // 66,000
Heating at 47°F ²	Rated Capacity	BTU/H	66,000 // 66,000 // 66,000 66,000 // 66,000
(Non-Ducted // Mix (Mid-static) // Ducted	Minimum Capacity	BTU/H	31,000 // 31,000 // 31,000 28,700 // 26,400
(Mid-static) Mix (High-static) // Ducted	Maximum Power Input	W	4,720 // 5,205 // 5,690 5,205 // 5,690
(High-static))	Rated Power Input	W	4,720 // 5,205 // 5,690 5,205 // 5,690
	Power Factor (208V, 230V)	%	98.9, 98.9 // 98.9, 98.9 // 98.9, 98.9 98.9, 98.9 // 98.9, 98.9
	Maximum Capacity	BTU/H	65,000 // 65,000 // 65,000 65,000 // 65,000
Heating at 17°F ³	Rated Capacity	BTU/H	41,500 // 41,000 // 40,500 41,000 // 40,500
(Non-Ducted // Mix (Mid-static) // Ducted	Maximum Power Input	W	8,285 // 8,908 // 9,530 8,680 // 9,075
(Mid-static) Mix (High-static) // Ducted	Rated Power Input	W	4,195 // 4,473 // 4,750 4,473 // 4,750
(High-static))	Maximum Capacity	BTU/H	46,500 // 46,500 // 46,500 46,500 // 46,500
Heating at 5°F ⁴	Maximum Power Input	W	6,815 // 7,195 // 7,575 7,195 // 7,575
(Non-Ducted // Mix (Mid-static) // Ducted			
(Mid-static) Mix (High-static) // Ducted			
(High-static))			
	SEER2		20.0 // 18.5 // 17.0 17.75 // 15.5
Efficiency	EER2 ¹		13.3 // 11.95 // 10.6 11.85 // 10.4
(Non-Ducted // Mix (Mid-static) // Ducted	HSPF2 (IV)		10.5 // 9.75 // 9.0 9.55 // 8.6
(Mid-static) Mix (High-static) // Ducted	COP at 47°F ²		4.1 // 3.75 // 3.4 3.75 // 3.4
(High-static))	COP at 17°F at Maximum Capacity ³		2.3 // 2.15 // 2.0 2.2 // 2.1
	COP at 5°F at Maximum Capacity ⁴		2.2 // 2.15 // 2.1 2.0 // 1.8
	ENERGY STAR® Certified		Yes // Yes // No No // No
	Electrical Power Requirements	Voltage, Phase, Frequency	208/230, 1, 60
	Guaranteed Voltage Range	V AC	187-253
	Voltage: Indoor - Outdoor, S1-S2	V AC	208/230
	Voltage: Indoor - Outdoor, S2-S3	V DC	24
	Short-circuit Current Rating (SCCR)	KA	5
	Recommended Fuse/Breaker Size if Branch Box Powered by Outdoor Unit	A	50
Electrical	Recommended Fuse/Breaker Size without Branch Box or Branch Box Powered Separate	A	40
	Recommended Wire Size (Indoor - Outdoor) if Branch Box Powered by Outdoor Unit	AWG	6
	Recommended Wire Size (Indoor - Outdoor) without Branch Box or Branch Box Powered Separate	AWG	8
	MCA if Branch Box Powered by Outdoor Unit	A	55.0
	MOCP if Branch Box Powered by Outdoor Unit	A	90
	MCA without Branch Box or Branch Box Powered Separate	A	45
	MOCP without Branch Box or Branch Box Powered Separate	A	80
	Fan Motor Full Load Amperage	A	0.8+0.8

NOTES:

AHRI Rated Conditions	Cooling (Indoor // Outdoor)	°F	80 DB, 67 WB // 95 DB, 75 WB
(Rated data is determined at a fixed compressor speed)	Heating at 47°F (Indoor // Outdoor)	°F	70 DB, 60 WB // 47 DB, 43 WB
	Heating at 17°F (Indoor // Outdoor)	°F	70 DB, 60 WB // 17 DB, 15 WB
Conditions	Heating at 5°F (Indoor // Outdoor)	°F	70 DB, 60 WB // 5 DB, 4 WB

*Applications should be restricted to comfort cooling only; equipment cooling applications are not recommended for low ambient temperature conditions.

* when 1 or more PLA-A-EA7 connected

¹⁰ Branch box should be placed within the level between the outdoor unit and indoor units.

° 5°F DB - 115°F DB when optional wind baffles are installed

For actual capacity performance based on indoor unit type and number of indoor units connected, please refer to MXZ Operational Performance.

Although the maximum connectable capacity is 130%, the outdoor unit cannot provide more than 100% of the rated capacity. Please utilize this over capacity capability for load shedding or applications where it is known that all connected units will NOT be operating at the same time.

Mid and high external static pressure tests conducted at 0.3 and 0.5 in.w.g. respectively, according to AHRI 210/240. The external static pressures utilized have no bearing on the capabilities of the indoor unit; please refer to the indoor unit manual to select the correct external static pressure setting for the application.

SPECIFICATIONS: MXZ-SM60NAM2

Outdoor unit	Airflow Rate (Cooling / Heating)	CFM	4,875 / 4,555
	Refrigerant Control		LEV
	Defrost Method		Reverse Cycle
	Heat Exchanger Type		Plate fin coil
	Heat Exchanger Coating		Blue Fin Coating
	Sound Pressure Level, Cooling ¹	dB(A)	58
	Sound Pressure Level, Heating ²	dB(A)	59
	Compressor Type		Hermetic
	Compressor Model		ANB52FYDMT
	Compressor Motor Output	kW	3.9
	Compressor Rated Load Amps	A	19
	Compressor Locked Rotor Amps	A	22.0
	Compressor Oil Type // Charge	oz.	FVC68D // 78
	Base Pan Heater		Optional (PAC-SJ20BH-E)
	Unit Dimensions	W: In. (mm)	41-11/32 [1,050]
		D: In. (mm)	13 [330]
		H: In. (mm)	52-11/16 [1,338]
	Package Dimensions	W: In. (mm)	43 [1,090]
		D: In. (mm)	18 [450]
		H: In. (mm)	57 [1,430]
	Unit Weight	Lbs.(kg)	302 [137]
	Package Weight	Lbs.(kg)	326 [148]
Outdoor unit operating temperature range	Cooling Intake Air Temp (Maximum / Minimum) ³	*FDB	115 / 5°C
	Cooling Thermal Lock-out / Re-start Temperatures	*FDB	N/A / N/A
	Heating Intake Air Temp (Maximum / Minimum)	*FDB	59 / -13
	Heating Thermal Lock-out / Re-start Temperatures	*FDB	-24 / -14
Refrigerant	Pre-Charged Refrigerant Amount	Lbs, oz	11.0, 4.0
Indoor unit connection	Maximum Number of Connected IDU with Branch Box		8 (8) ^{*A}
	Maximum Number of Connected IDU without Branch Box		12
	Minimum Connected Capacity with Branch Box		12,000
	Minimum Connected Capacity without Branch Box		30,000
Piping	Maximum connected capacity		78,000
	Liquid Pipe Size O.D. (Flared)	In.(mm)	3/8 [9.52]
	Gas Pipe Size O.D. (Flared)	In.(mm)	3/4 [19.05]
	Total Piping Length when using Branch Box	Ft. (m)	492 [150]
	Total Piping Length without Branch Box	Ft. (m)	492 [150]
	Maximum Height Difference ^B , ODU above IDU	Ft. (m)	164 [50]
	Maximum Height Difference ^B , ODU below IDU	Ft. (m)	131 [40]
	Maximum Height Difference ^B , between branch boxes	Ft. (m)	49 [15]
	Maximum Height Difference between IDU and IDU without branch box	Ft. (m)	49 [15]
	Maximum Piping Length between ODU and Branch Box	Ft. (m)	180 [55]
	Farthest Piping Length from ODU to IDU with Branch Box	Ft. (m)	262 [80]
	Farthest Piping Length from ODU to IDU without Branch Box	Ft. (m)	262 [80]
	Farthest Piping Length after Branch Box	Ft. (m)	82 [25]
	Total Piping Length between Branch Boxes and IDU	Ft. (m)	311 [95]
	Maximum Number of Bends for IDU		15

NOTES:

AHRI Rated Conditions ¹Cooling (Indoor // Outdoor) *F 80 DB, 67 WB // 95 DB, 75 WB
(Rated data is determined at a fixed compressor speed) ²Heating at 47°F (Indoor // Outdoor) *F 70 DB, 60 WB // 47 DB, 43 WB
³Heating at 17°F (Indoor // Outdoor) *F 70 DB, 60 WB // 17 DB, 15 WB

Conditions ⁴Heating at 5°F (Indoor // Outdoor) *F 70 DB, 60 WB // 5 DB, 4 WB

^AApplications should be restricted to comfort cooling only; equipment cooling applications are not recommended for low ambient temperature conditions.

^{*A} when 1 or more PLA-A-EA7 connected

^B Branch box should be placed within the level between the outdoor unit and indoor units

^C 5°F DB - 115°F DB when optional wind baffles are installed

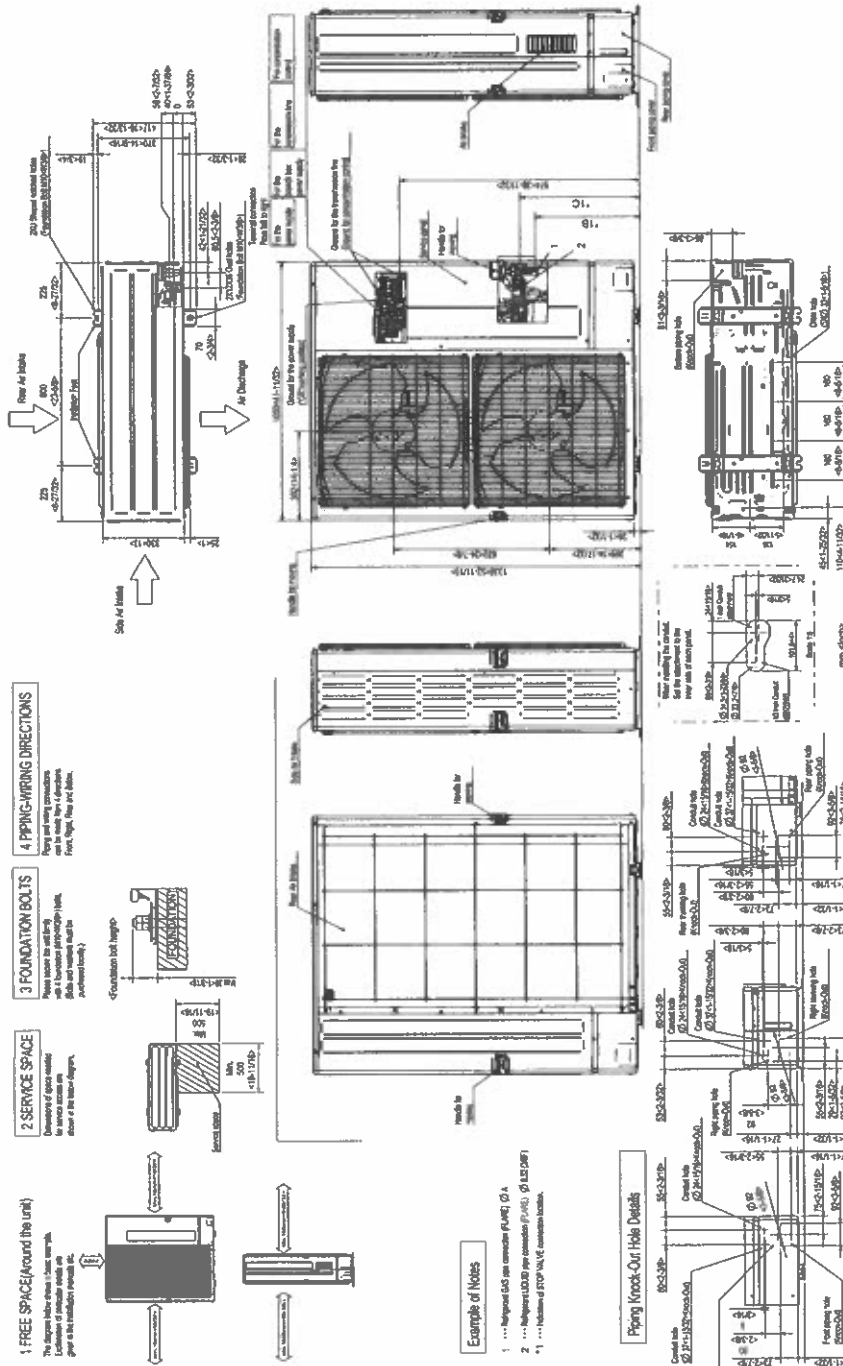
For actual capacity performance based on indoor unit type and number of indoor units connected, please refer to MXZ Operational Performance.

Although the maximum connectable capacity is 130%, the outdoor unit cannot provide more than 100% of the rated capacity. Please utilize this over capacity capability for load shedding or applications where it is known that all connected units will NOT be operating at the same time.

Mid and high external static pressure tests conducted at 0.3 and 0.5 in.w.g. respectively, according to AHRI 210/240. The external static pressures utilized have no bearing on the capabilities of the indoor unit; please refer to the indoor unit manual to select the correct external static pressure setting for the application.

OUTDOOR UNIT DIMENSIONS: MXZ-SM60NAM2

Unit: mm
<Inch>



MODEL NAME	DIMENSION A	DIMENSION B	DIMENSION C
MXZ-SM60NAM2	15.88 (50F)	428 <16-25/32>	485 <19-3/32>
MXZ-SM60NAM2-Z	15.88 (50F)	428 <16-25/32>	485 <19-3/32>
MXZ-SM60NAM2-Z	15.88 (50F)	428 <16-25/32>	485 <19-3/32>
MXZ-SM60NAM	15.88 (50F)	428 <16-25/32>	485 <19-3/32>
MXZ-SM60NAM	15.88 (50F)	428 <16-25/32>	485 <19-3/32>

FORM# MXZ-SM60NAM2 - 202406

MFZ-KJ09NA-U1

9,000 BTU/H FLOOR-MOUNTED INDOOR UNIT



Job Name:

System Reference:

Date:



GENERAL FEATURES

- Floor-mounted indoor unit mounts on the floor or up to 5" above the floor
- Floor front panel access to the filter for ease of cleaning
- Perfect for difficult areas that may be smaller or don't have usable space on the walls
- Multiple fan speed options: Low, Medium, High, Powerful, Auto
- Quiet operation
- Multi-flow vane for faster heating
- Multiple control options available:
 - Hand-held Remote Controller (provided with unit)
 - kumo cloud® smart device app for remote access
 - Third-party interface options
 - Wired or wireless controllers
- Unit can be recessed mounted into wall

Specifications		System	
Unit Type		MFZ-KJ09NA	
Cooling Capacity ¹	BTU/H	9,000	
Heating Capacity ²	BTU/H	11,000	
Electrical	Voltage, Phase, Frequency	208/230, 1, 60	
	Guaranteed Voltage Range	V AC	187 - 253
	Voltage: Indoor - Outdoor, S1-S2	V AC	208/230
	Voltage: Indoor - Outdoor, S2-S3	V DC	24
	Short-circuit Current Rating [SCCR]	kA	5
Indoor Unit	MCA	A	1.0
	Fan Motor Full Load Amperage	A	0.62
	Airflow Rate at Cooling, Dry	CFM	275-219-208-173-138
	Airflow Rate at Cooling, Wet	CFM	234-213-177-147-117
	Airflow Rate at Heating, Dry	CFM	343-219-180-159-138
	Sound Pressure Level [Cooling]	dB[A]	38-34-30-25-21
	Sound Pressure Level [Heating]	dB[A]	41-32-27-24-21
	Drain Pipe Size	In. [mm]	5/8 O.D [15]
	Coating on Heat Exchanger	Munsell 1.0Y 9.2/0.2	
	External Finish Color	Munsell 1.0Y 9.2/0.2	
	Unit Dimensions	W x D x H: In. [mm]	29-17/32 x 8-15/32 x 23-5/8 [750 x 215 x 600]
	Package Dimensions	W x D x H: In. [mm]	32-2/16 x 10-3/16 x 27-2/16 [816 x 275 x 693]
	Unit Weight	Lbs. [kg]	33 [15.0]
	Package Weight	Lbs. [kg]	41 [18.5]
Refrigerant	Type	R410A	
Piping	Gas Pipe Size O.D. (Flared)	In. [mm]	3/8 [9.52]
	Liquid Pipe Size O.D. (Flared)	In. [mm]	1/4 [6.35]

NOTES:

Conditions

¹Cooling (Indoor // Outdoor)

*F 80 DB, 67 WB // 95 DB, 75 WB

²Heating at 47°F (Indoor // Outdoor)

*F 70 DB, 60 WB // 47 DB, 43 WB

³Capacity varies based on the number of indoor units operating and the model of the Multi-zone Outdoor Unit. For reference to connected capacity charts, please refer Multi-zone Outdoor Unit Operational Performance.

INDOOR UNIT ACCESSORIES: MFZ-KJ09NA-U1

Control Interface	CN24 Relay Kit	☐ CN24RELAY-KIT-CM3
	IT Extender	☐ PAC-WHS01IE-E
	kumo station® for kumo cloud®	☐ PAC-WHS01HC-E
	Procon BACnet® and Modbus® Interface	☐ PAC-UKPRC001-CN-1
	System Control Interface	☐ MAC-334IF-E
	Thermostat Interface	☐ PAC-US444CN-1
	Thermostat Interface	☐ PAC-US445CN-1
	USNAP Adapter	☐ PAC-WHS01UP-E
Remote Sensor	Wireless interface for kumo cloud®	☐ PAC-USWHS002-WF-2
	Wired Remote Sensor	☐ M21EAA307
Wired Remote Controller	Wireless temperature and humidity sensor for kumo cloud®	☐ PAC-USWHS003-TH-1
	Deluxe Wired MA Remote Controller†	☐ PAR-40MAAU
	Simple Ductless Wired Remote Controller	☐ PAC-SDW01RC-1
	Simple MA Remote Controller†	☐ PAC-YT53CRAU-J
Wireless Remote Controller	Touch MA Controller†	☐ PAR-CT01MAU-SB
	kumo touch™ RedLINK™ Wireless Controller	☐ MHK2
Condensate	Lockdown bracket for remote controller	☐ RCMKP1CB
	Blue Diamond (Advanced) Mini Condensate Pump w/ Reservoir & Sensor (208/230V) (recommended)	☐ X87-721
	Blue Diamond (MicroBlue) Mini Condensate Pump (110/208/230V) up to 18,000 BTU/H	☐ X88-003
Disconnect Switch	Refco Condensate Pump (100-240 VAC) up to 120,000 BTU/H	☐ COMBI
Disconnect Switch	(30A/800V/UL) (fits 2" X 4" utility box) - Black	☐ TAZ-MS303
Floor Mount Air Guide	Floor Mount Air Guide	☐ MAC-760FD-E
Lineset	15' x 1/4" x 15' / 3/8" Lineset (Twin-Tube Insulation)	☐ MLS143812T-15
	30' x 1/4" x 30' / 3/8" Lineset (Twin-Tube Insulation)	☐ MLS143812T-30
	50' x 1/4" x 50' / 3/8" Lineset (Twin-Tube Insulation)	☐ MLS143812T-50
	65' x 1/4" x 65' / 3/8" Lineset (Twin-Tube Insulation)	☐ MLS143812T-65

NOTES:

†Requires MAC-334IF-E

• M-Series EZ FIT® Recessed Ceiling Cassette, Floor-mount and Wall-mount

Allows indoor units to connect to an MA Controller:

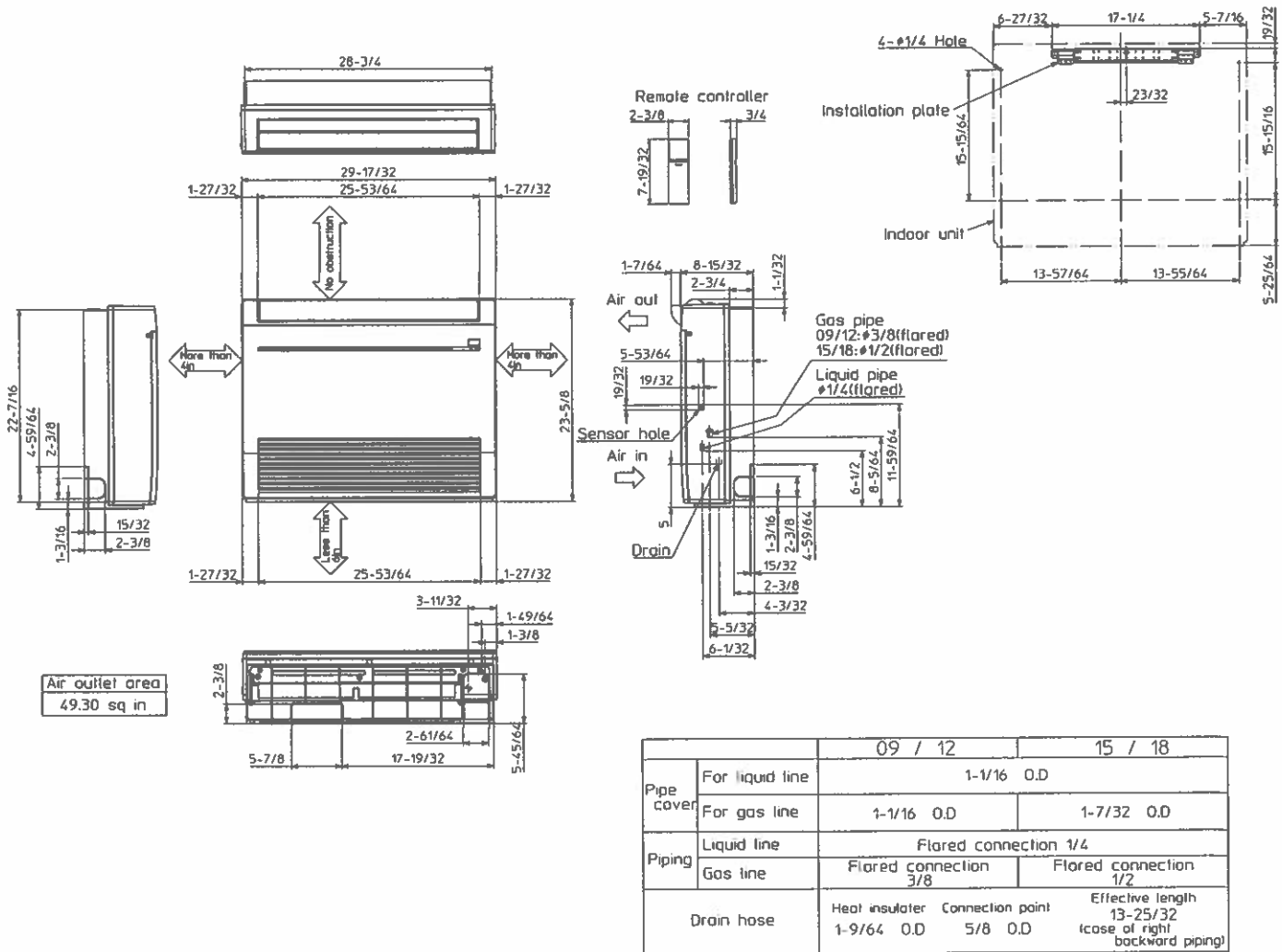
Deluxe MA Remote Controller

Simple MA Controller

Touch MA Controller

INDOOR UNIT DIMENSIONS: MFZ-KJ09NA-U1

Unit: inch



FORM# MFZ-KJ09NA-U1 - 202310

1340 Satellite Boulevard Suwanee, GA 30024
Toll Free: 800-433-4822 www.mehvac.com



MFZ-KJ12NA-U1

12,000 BTU/H FLOOR-MOUNTED INDOOR UNIT



Job Name:

System Reference:

Date:



GENERAL FEATURES

- Floor-mounted indoor unit mounts on the floor or up to 5" above the floor
- Floor front panel access to the filter for ease of cleaning
- Perfect for difficult areas that may be smaller or don't have usable space on the walls
- Multiple fan speed options: Low, Medium, High, Powerful, Auto
- Quiet operation
- Multi-flow vane for faster heating
- Multiple control options available:
 - Hand-held Remote Controller (provided with unit)
 - kumo cloud® smart device app for remote access
 - Third-party interface options
 - Wired or wireless controllers
- Unit can be recessed mounted into wall

Specifications		System	
Unit Type		MFZ-KJ12NA	
Cooling Capacity ^{1, 3}	BTU/H	12,000	
Heating Capacity ^{2, 3}	BTU/H	13,000	
Electrical	Voltage, Phase, Frequency	208/230, 1, 60	
	Guaranteed Voltage Range	187 - 253	
	Voltage: Indoor - Outdoor, S1-S2	208/230	
	Voltage: Indoor - Outdoor, S2-S3	24	
	Short-circuit Current Rating [SCCR]	5	
Indoor Unit	MCA	1.0	
	Fan Motor Full Load Amperage	0.62	
	Airflow Rate at Cooling, Dry	275-219-208-173-138	
	Airflow Rate at Cooling, Wet	234-213-177-147-117	
	Airflow Rate at Heating, Dry	343-219-180-159-138	
	Sound Pressure Level [Cooling]	38-34-30-25-21	
	Sound Pressure Level [Heating]	41-32-27-24-21	
	Drain Pipe Size	5/8 O.D. [15]	
	Coating on Heat Exchanger	---	
	External Finish Color	Munsell 1.0Y 9.2/0.2	
	Unit Dimensions	W x D x H, In. [mm]	29-17/32 x 8-15/32 x 23-5/8 [750 x 215 x 600]
	Package Dimensions	W x D x H, In. [mm]	32-2/16 x 10-3/16 x 27-2/16 [816 x 275 x 693]
	Unit Weight	Lbs. [kg]	33 [15.0]
	Package Weight	Lbs. [kg]	41 [18.5]
Refrigerant	Type	R410A	
Piping	Gas Pipe Size O.D. [Flared]	In. [mm]	3/8 [9.52]
	Liquid Pipe Size O.D. [Flared]	In. [mm]	1/4 [6.35]

NOTES:

Conditions

¹Cooling (Indoor // Outdoor)

*F 80 DB, 67 WB // 95 DB, 75 WB

²Heating at 47°F (Indoor // Outdoor)

*F 70 DB, 60 WB // 47 DB, 43 WB

³Capacity varies based on the number of indoor units operating and the model of the Multi-zone Outdoor Unit. For reference to connected capacity charts, please refer Multi-zone Outdoor Unit Operational Performance.

INDOOR UNIT ACCESSORIES: MFZ-KJ12NA-U1

Control Interface	CN24 Relay Kit	☐ CN24RELAY-KIT-CM3
	IT Extender	☐ PAC-WHS01IE-E
	kumo station® for kumo cloud®	☐ PAC-WHS01HC-E
	Procon BACnet® and Modbus® Interface	☐ PAC-UKPRC001-CN-1
	System Control Interface	☐ MAC-334IF-E
	Thermostat Interface	☐ PAC-US444CN-1
	Thermostat Interface	☐ PAC-US445CN-1
	USNAP Adapter	☐ PAC-WHS01UP-E
Remote Sensor	Wireless Interface for kumo cloud®	☐ PAC-USWHS002-WF-2
	Wired Remote Sensor	☐ M21EAA307
Wired Remote Controller	Wireless temperature and humidity sensor for kumo cloud®	☐ PAC-USWHS003-TH-1
	Deluxe Wired MA Remote Controller†	☐ PAR-40MAAU
	Simple Ductless Wired Remote Controller	☐ PAC-SDW01RC-1
	Simple MA Remote Controller†	☐ PAC-YT53CRAU-J
Wireless Remote Controller	Touch MA Controller†	☐ PAR-CT01MAU-SB
	kumo touch™ RedLINK™ Wireless Controller	☐ MHK2
Condensate	Lockdown bracket for remote controller	☐ RCMKP1CB
	Blue Diamond (Advanced) Mini Condensate Pump w/ Reservoir & Sensor (208/230V) [recommended]	☐ X87-721
	Blue Diamond (MicroBlue) Mini Condensate Pump (110/208/230V) up to 18,000 BTU/H	☐ X86-003
Disconnect Switch	Refco Condensate Pump (100-240 VAC) up to 120,000 BTU/H	☐ COMBI
Floor Mount Air Guide	(30A/600V/UL) (fits 2" X 4" utility box) - Black	☐ TAZ-MS303
Lineset	Floor Mount Air Guide	☐ MAC-760FD-E
	15' x 1/4" x 15' / 3/8" Lineset (Twin-Tube Insulation)	☐ MLS143812T-15
	30' x 1/4" x 30' / 3/8" Lineset (Twin-Tube Insulation)	☐ MLS143812T-30
	50' x 1/4" x 50' / 3/8" Lineset (Twin-Tube Insulation)	☐ MLS143812T-50
	65' x 1/4" x 65' / 3/8" Lineset (Twin-Tube Insulation)	☐ MLS143812T-65

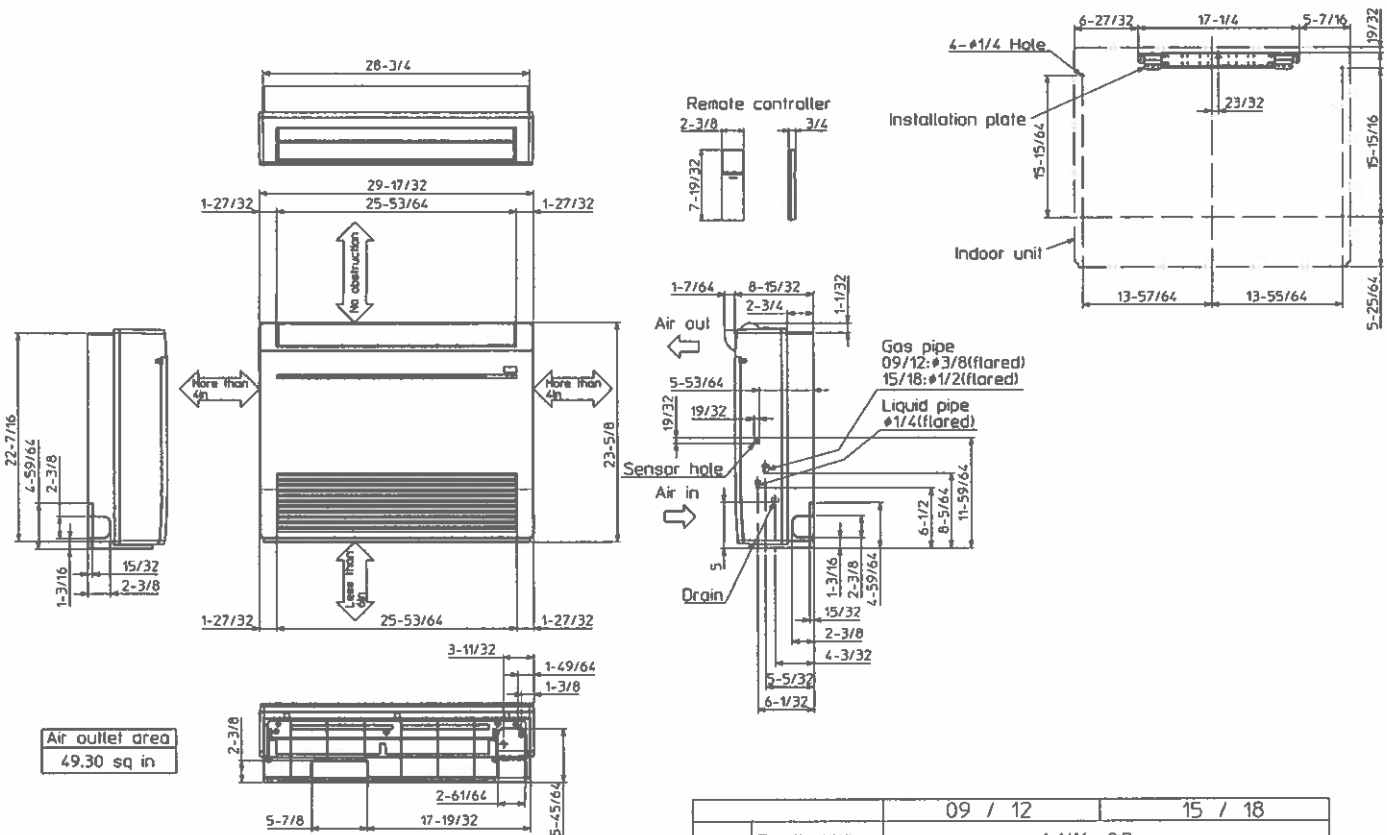
NOTES:

†Requires MAC-334IF-E

- M-Series EZ FIT® Recessed Ceiling Cassette, Floor-mount and Wall-mount
- Allows indoor units to connect to an MA Controller:
 - Deluxe MA Remote Controller
 - Simple MA Controller
 - Touch MA Controller

INDOOR UNIT DIMENSIONS: MFZ-KJ12NA-U1

Unit: inch



		09 / 12		15 / 18	
Pipe cover	For liquid line	1-1/16 O.D.			
	For gas line	1-1/16 O.D.		1-7/32 O.D.	
Piping	Liquid line	Flared connection 1/4			
	Gas line	Flared connection 3/8		Flared connection 1/2	
Drain hose		Heat insulator 1-9/64 O.D.	Connection point 5/8 O.D.	Effective length 13-25/32 (case of right backward piping)	

1340 Satellite Boulevard Suwanee, GA 30024
Toll Free: 800-433-4822 www.mehvac.com



FORM# MFZ-KJ12NA-U1 - 202310

Specifications are subject to change without notice.

© 2023 Mitsubishi Electric Trane HVAC US LLC. All rights reserved.

MFZ-KJ18NA-U1

18,000 BTU/H FLOOR-MOUNTED INDOOR UNIT



Job Name:

System Reference:

Date:



GENERAL FEATURES

- Floor-mounted indoor unit mounts on the floor or up to 5" above the floor
- Floor front panel access to the filter for ease of cleaning
- Perfect for difficult areas that may be smaller or don't have usable space on the walls
- Multiple fan speed options: Low, Medium, High, Powerful, Auto
- Quiet operation
- Multi-flow vane for faster heating
- Multiple control options available:
 - Hand-held Remote Controller (provided with unit)
 - kumo cloud® smart device app for remote access
 - Third-party interface options
 - Wired or wireless controllers
- Unit can be recessed mounted into wall

Specifications		System	
Unit Type		MFZ-KJ18NA	
Cooling Capacity ^{1,3}	BTU/H	17,000	
Heating Capacity ^{2,3}	BTU/H	21,000	
Electrical	Voltage, Phase, Frequency	208/230, 1, 60	
	Guaranteed Voltage Range	187 - 253	
	Voltage: Indoor - Outdoor, S1-S2	V AC	
	Voltage: Indoor - Outdoor, S2-S3	V DC	
	Short-circuit Current Rating [SCCR]	5	
Indoor Unit	MCA	1.0	
	Fan Motor Full Load Amperage	0.72	
	Airflow Rate at Cooling, Dry	CFM	
	Airflow Rate at Cooling, Wet	CFM	
	Airflow Rate at Heating, Dry	CFM	
	Sound Pressure Level [Cooling]	dB(A)	
	Sound Pressure Level [Heating]	dB(A)	
	Drain Pipe Size	In. (mm)	
	Coating on Heat Exchanger	—	
	External Finish Color	Munsell 1.0Y 9.2/0.2	
	Unit Dimensions	W x D x H: In. (mm)	29-17/32 x 8-15/32 x 23-5/8 [750 x 215 x 600]
	Package Dimensions	W x D x H: In. (mm)	32-2/16 x 10-3/16 x 27-2/16 [816 x 275 x 693]
	Unit Weight	Lbs. (kg)	33 [15.0]
Refrigerant	Package Weight	Lbs. (kg)	41 [18.5]
	Type	R410A	
Piping	Gas Pipe Size O.D. [Flared]	In. (mm)	1/2 [12.7]
	Liquid Pipe Size O.D. [Flared]	In. (mm)	1/4 [6.35]

NOTES:

Conditions

¹Cooling (Indoor // Outdoor)

²Heating at 47°F (Indoor // Outdoor)

*F 80 DB, 67 WB // 95 DB, 75 WB

*F 70 DB, 60 WB // 47 DB, 43 WB

³Capacity varies based on the number of indoor units operating and the model of the Multi-zone Outdoor Unit. For reference to connected capacity charts, please refer Multi-zone Outdoor Unit Operational Performance.

INDOOR UNIT ACCESSORIES: MFZ-KJ18NA-U1

Control Interface	CN24 Relay Kit	☐ CN24RELAY-KIT-CM3
	IT Extender	☐ PAC-WHS01IE-E
	kumo station® for kumo cloud®	☐ PAC-WHS01HC-E
	Procon BACnet® and Modbus® Interface	☐ PAC-UKPRC001-CN-1
	System Control Interface	☐ MAC-334IF-E
	Thermostat Interface	☐ PAC-US444CN-1
	Thermostat Interface	☐ PAC-US445CN-1
	USNAP Adapter	☐ PAC-WHS01UP-E
Remote Sensor	Wireless Interface for kumo cloud®	☐ PAC-USWHS002-WF-2
	Wired Remote Sensor	☐ M21EAA307
Wired Remote Controller	Wireless temperature and humidity sensor for kumo cloud®	☐ PAC-USWHS003-TH-1
	Deluxe Wired MA Remote Controller†	☐ PAR-40MAAU
	Simple Ductless Wired Remote Controller	☐ PAC-SDW01RC-1
	Simple MA Remote Controller†	☐ PAC-YT53CRAU-J
Wireless Remote Controller	Touch MA Controller†	☐ PAR-CT01MAU-SB
	kumo touch™ RedLINK™ Wireless Controller	☐ MHK2
Condensate	Lockdown bracket for remote controller	☐ RCMKP1CB
	Blue Diamond (Advanced) Mini Condensate Pump w/ Reservoir & Sensor (208/230V) [recommended]	☐ X87-721
	Blue Diamond (MicroBlue) Mini Condensate Pump (110/208/230V) up to 18,000 BTU/H	☐ X88-003
Disconnect Switch	Refco Condensate Pump (100-240 VAC) up to 120,000 BTU/H	☐ COMBI
Floor Mount Air Guide	(30A/600V/UL) (fits 2" X 4" utility box) - Black	☐ TAZ-MS303
Lineset	Floor Mount Air Guide	☐ MAC-760FD-E
	100' x 1/4" x 100' / 1/2" Lineset (Twin-Tube Insulation)	☐ MLS141212T-100
	15' x 1/4" x 15' / 1/2" Lineset (Twin-Tube Insulation)	☐ MLS141212T-15
	30' x 1/4" x 30' / 1/2" Lineset (Twin-Tube Insulation)	☐ MLS141212T-30
	50' x 1/4" x 50' / 1/2" Lineset (Twin-Tube Insulation)	☐ MLS141212T-50
	65' x 1/4" x 65' / 1/2" Lineset (Twin-Tube Insulation)	☐ MLS141212T-65

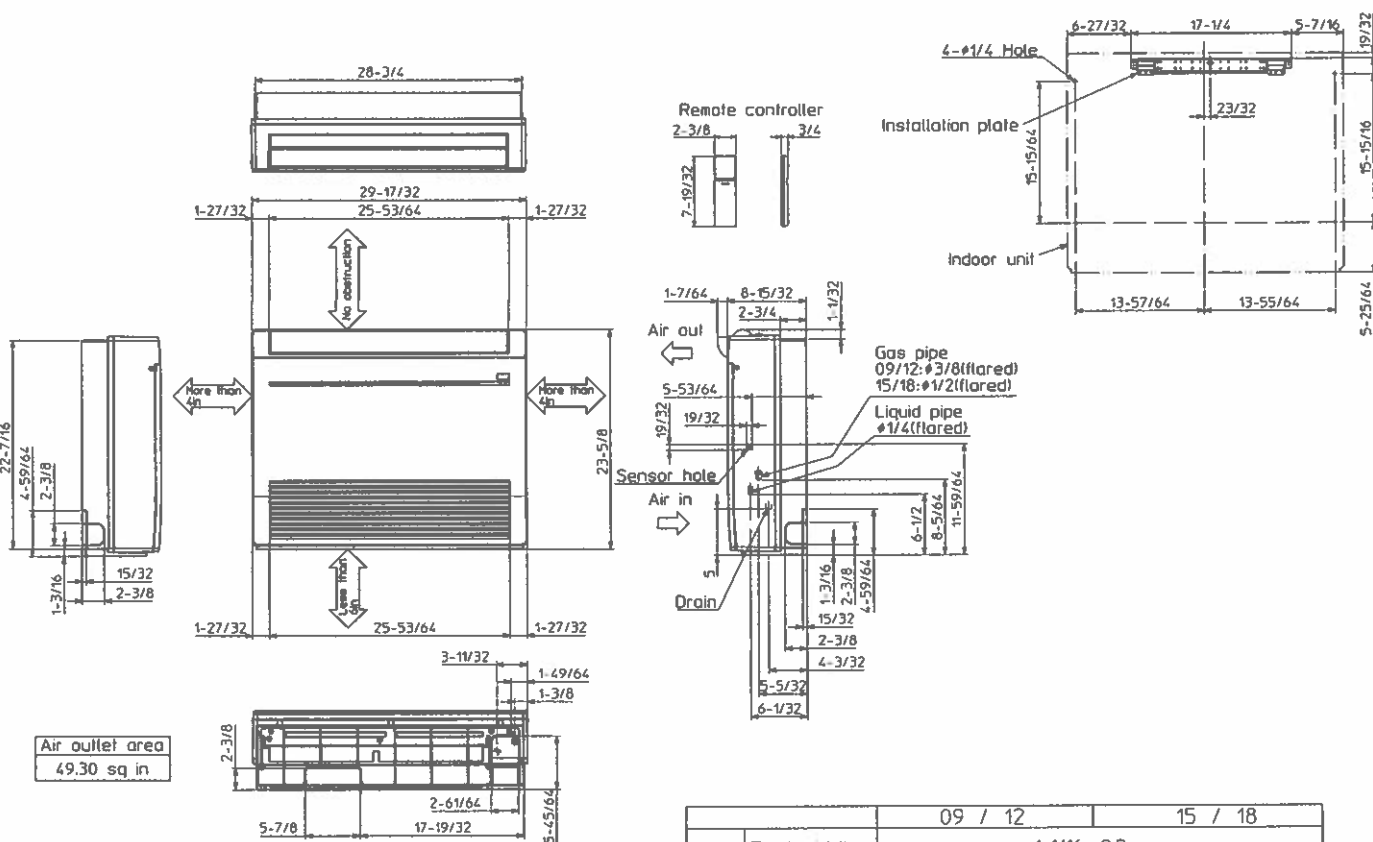
NOTES:

†Requires MAC-334IF-E

- M-Series EZ FIT® Recessed Ceiling Cassette, Floor-mount and Wall-mount
Allows indoor units to connect to an MA Controller:
Deluxe MA Remote Controller
Simple MA Controller
Touch MA Controller

INDOOR UNIT DIMENSIONS: MFZ-KJ18NA-U1

Unit: inch



		09 / 12		15 / 18	
Pipe cover	For liquid line	1-1/16 O.D.			
	For gas line	1-1/16 O.D.		1-7/32 O.D.	
Piping	Liquid line	Flared connection 1/4			
	Gas line	Flared connection 3/8		Flared connection 1/2	
Drain hose		Heat insulator 1-9/64 O.D.	Connection point 5/8 O.D.	Effective length 13-25/32 (case of right backward piping)	

FORM# MFZ-KJ18NA-U1 - 202310

1340 Satellite Boulevard Suwanee, GA 30024
Toll Free: 800-433-4822 www.mehvac.com



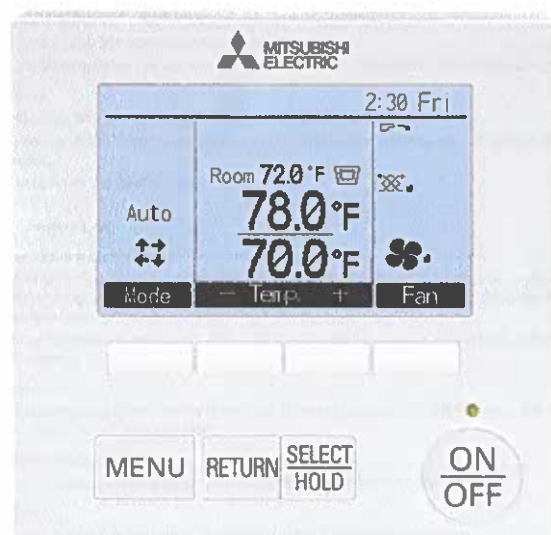
PAR-42MAAUB Deluxe MA Remote Controller



Job Name:

System Reference:

Date:



FULL VIEW



BASIC VIEW

OPERATION/DISPLAY

- **ON/OFF**
 - Switches between ON and OFF.
- **Operation mode switching**
 - Switches between Cool/Dry/Fan/Auto/Setback/Heat.
- **Hold**
 - Switches between enable and disable the Hold function.
 - If the Hold function is enable, the following functions will be prohibited.
 - ON/OFF timer/Schedule (Weekly timer) /Auto return/Auto-OFF timer
- **Temperature setting**
 - Changes the set temperature.
 - Set temperature range varies depending on the indoor unit model.
- **Fan speed setting**
 - Changes fan speed.
 - Available fan speeds vary depending on the model.
- **Air flow direction setting *1**
 - Changes airflow direction.
 - Available airflow directions vary depending on the model.
- **Louver setting *1**
 - Switches between louver ON/OFF.
- **Ventilation equipment control**
 - Interlocked setting and interlocked operation setting with City Multi Lossnay units can be performed.
 - The Stop/Low/High settings of the ventilation equipment can be controlled.
- **Main display mode setting**
 - The Main display can be displayed in two different modes: "Full" and "Basic."
- **B&W inversion**
 - The colors of the display can be inverted, turning white background to black and black characters to white.

- **(NEW) View Energy Consumption Data for M- & P-Series *1**
 - Hourly: Displays the hourly energy consumption for the last 31-day period.
 - Daily/Monthly: Displays the Daily or Monthly energy consumption for the last 14-month period.
- **(NEW) MASS Save Function *1**
 - Select the outdoor air temperatures at which outdoor unit operation will be enabled and disabled: enable on rise, disable on fall.
 - Select the outdoor air temperatures at which backup heater operation will be enabled and disabled: enable on fall, disable on rise.
- **Clock *2**
 - Date (year/month/day) and time (hour/minute) can be set.
 - The set time as well as the day of the week will be displayed on the Main display.
 - It is also possible for the time to not display on the main display.
 - The clock can be displayed in 12-hour format (AM/PM before or after the time) and 24-hour format.
- **Daylight saving time**
 - The start/end time for daylight saving time can be set.
 - The daylight saving time function will be activated based on the setting contents.
- **Room temp. display**
 - The room temperature display can be enabled or disabled.
- **Error information**
 - When an error occurs, an error code and the unit address appear.
 - The air-conditioning unit model, serial number, and contact number can be set to appear when an error occurs. (The above information needs to be entered in advance.)
- **Filter information**
 - A filter sign will appear when it is time to clean the filter.
- **Remote controller information**
 - The version of the remote controller can be checked.

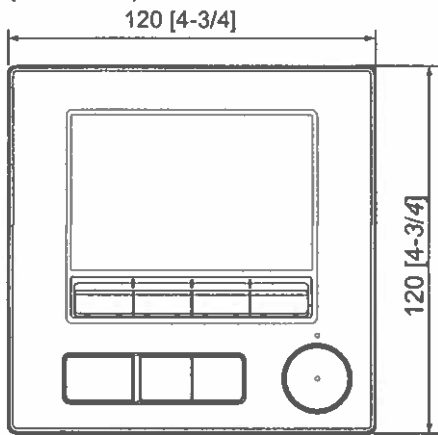
*1 This function is active only for the units that support the function.

*2 The clock is accurate within 45 seconds per month (at the temperature of 77°F [25°C]). The clock is backed up for 3 days.

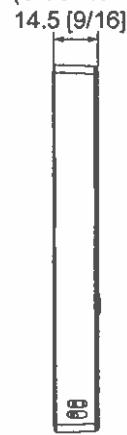
PAR-42MAAUB

DIMENSIONS

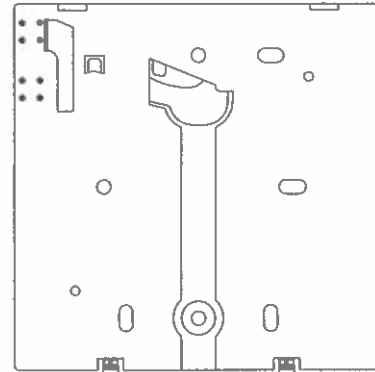
(Front view)



(Side view)



(Rear view)



Unit: mm [in.]

COMPATIBILITY CHART

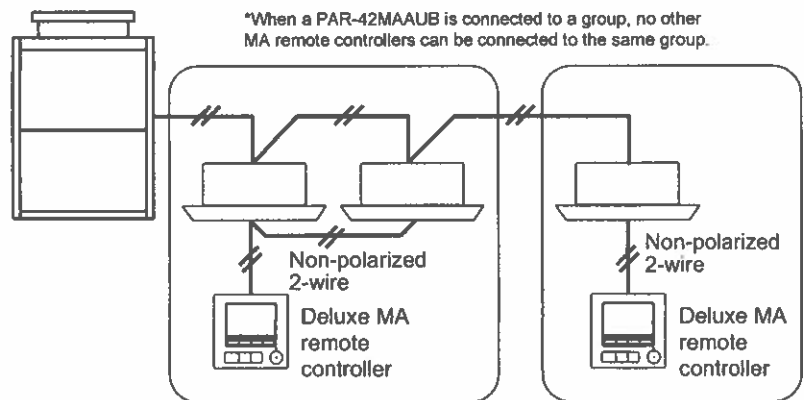
CITY MULTI*		M-Series		P-Series	
PMFY-NBMU	Yes	MFZ-KA	MAC-334IF-E	PAA	Yes
PEFY-NMU	Yes	MFZ-KJ	MAC-334IF-E	PCA	Yes
PEFY-NMAU	Yes	MSZ/Y-A	No	PEA	Yes
PEFY-NMHSU	Yes	MSZ/Y-D	NA: No 09(12)NA-8: MAC-334IF-E	PEAD	Yes
PEFY-NMLU	Yes	MS-WA	No	PKA	Yes
PEFY-NMSU	Yes	MSZ-FD	No	PLA	Yes
PLFY-NAMU	Yes	MSZ-FE	09(12)NA: No 09(12)NA-8: MAC-334IF-E 18NA: Yes¹	PVA	Yes
PLFY-NBMU	Yes	MSZ/Y-GE	06(18)NA: No NA-8: MAC-334IF-E NA-9: MAC-334IF-E GE24NA: MAC-334IF-E		
PLFY-NCMU	Yes	MSZ/Y-GL	MAC-334IF-E		
PLFY-NEMU	Yes	MSZ/Y-GS	MAC-334IF-E		
PLFY-NFMU	Yes	MSZ-FH	MAC-334IF-E		
PLFY-NLMU	Yes	MSZ-FS	MAC-334IF-E		
PCFY-VKM	Yes	MSZ-HE	No		
PCFY-NGMU	Yes	MSZ-HM	MAC-334IF-E		
PCFY-NKMU	Yes	MVZ-AA4	Yes		
PFFY-NEMU	Yes	MVZ-AA7	Yes		
PFFY-NRMU	Yes	SVZ-KP	Yes		
PV FY-E00	Yes	SEZ-KD	No		
PV FY-NAMU	Yes	SEZ-KD4	Yes		
PKFY-NAMU	Yes	SLZ-KA	Yes		
PKFY-NFMU	Yes	SLZ-KF	Yes		
PKFY-NGMU	Yes	MLZ-KP	MAC-334IF-E		
PKFY-NBMU	Yes	Note: MAC-334IF-E indicates that the unit requires a MAC-334IF-E Adapter in order to use the PAR-42MAAUB.			
PKFY-NH MU	Yes				
PKFY-NK MU	Yes				
PEFY-OA	Yes				

SPECIFICATIONS

Product size (W x H x D)	In. (mm)	4 3/4 x 4 3/4 x 9/16 (120 x 120 x 14.5)
Net Weight	Lbs. (kg)	0.42 (0.19)
Rated Power Supply Voltage		12 VDC (supplied from indoor units)
Power Consumption	W	0.3 *0.45 when the alarm is sounding
Usage Environment		Temperature: 0 to 40° C (32 to 104° F) Humidity: 25 to 90%RH (with no dew condensation)
Material	Main body	ABS
Installation conditions		Indoor only

SYSTEM EXAMPLE

*When a PAR-42MAAUB is connected to a group, no other MA remote controllers can be connected to the same group.



Job Name:

System Reference:

Date:

APPLIES TO INDOOR UNIT:

- ☐ SEZ-KD15NA4
- ☐ SEZ-KD15NA4.TH
- ☐ SEZ-KD15NAR1.TH
- ☐ SEZ-KD15NA4R1.TH

**GENERAL FEATURES**

- Concealed horizontal-ducted unit for applications with short duct runs
- Quiet operation
- Ultra-thin body: 7-7/8" high
- Built-in condensate lift mechanism
- Multiple control options available:
 - kumo cloud® smart device app for remote access
 - Third-party interface options
 - Wired or wireless controllers

SPECIFICATIONS: SEZ-KD15NA4

Cooling Capacity ^{1, 3}		Btu/h	14,100
Heating Capacity ^{2, 3}		Btu/h	18,000
Electrical	Voltage, Phase, Frequency		208/230V, 1 phase, 60Hz
	Guaranteed Voltage Range		V AC 187-253
	Voltage: Indoor - Outdoor, S1-S2		V AC 208/230
	Voltage: Indoor - Outdoor, S2-S3		V DC 24
	Voltage: Indoor - Remote controller		V DC 12
MCA		A	1
Blower Motor Full Load Amperage		A	0.74
Blower Motor Output		W	96
Airflow Rate at Cooling, Dry		CFM	529-441-353
Airflow Rate at Cooling, Wet		CFM	476-396-317
Airflow Rate at Heating, Dry		CFM	529-441-353
Sound Pressure Level (Cooling)		dB(A)	37-34-30
Sound Pressure Level (Heating)		dB(A)	37-34-30
External Static Pressure		in.WG	0.02-0.06-0.14-0.20
Drain Pipe Size		In. (mm)	1 1/4 (32)
Condensate Lift Mechanism, Maximum Distance		In. (mm)	21-21/32 (550)
Heat Exchanger Type			Plate fin coil
External Finish Color			Galvanized
Unit Dimensions	W: In. (mm)		39 (990)
	D: In. (mm)		27 9/16 (700)
	H: In. (mm)		7 7/8 (200)
Package Dimensions	W: In. (mm)		47 1/4 (1,200)
	D: In. (mm)		35 7/16 (900)
	H: In. (mm)		14 3/16 (360)
Unit Weight		Lbs. (kg)	54 (24)
Package Weight		Lbs. (kg)	79 (36)
Refrigerant	Type		R410A
	Charge		Lbs. oz 2, 9

Notes:

Nominal Conditions	¹ Cooling (Indoor // Outdoor)	°F	80 DB, 67 WB // 95 DB, 75 WB
	² Heating at 47°F (Indoor // Outdoor)	°F	70 DB, 60 WB // 47 DB, 43 WB

³Capacity varies based on the number of indoor units operating and the model of the Multi-zone Outdoor Unit. For reference to connected capacity charts, please refer Multi-zone Outdoor Unit Operational Performance.

ACCESSORIES: SEZ-KD15NA4

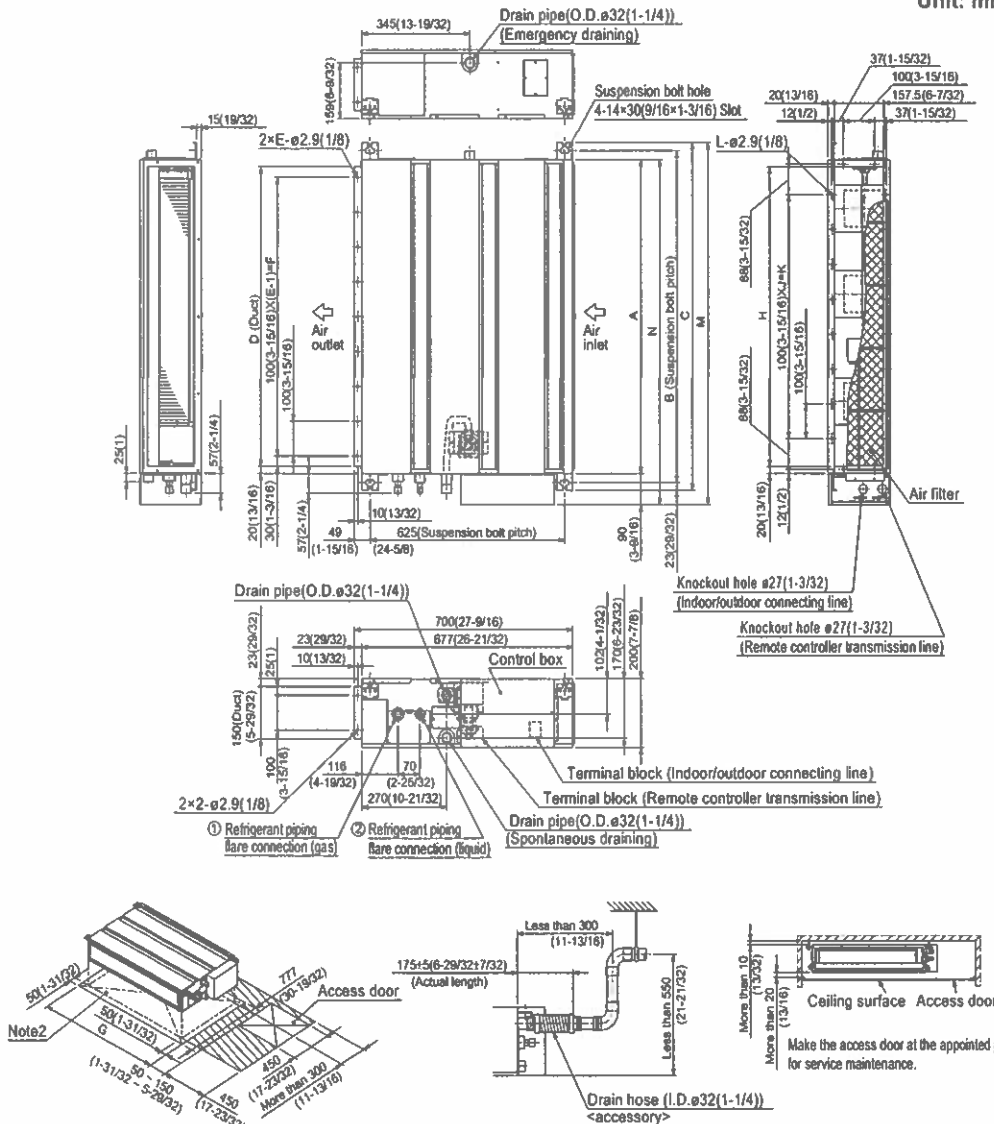
Filter Box with MERV 8 Filters	□ FBL 1-2
Signal Receiver	□ PAR-SA9CA-E
Wireless Remote Controller	□ PAR-FL32MA-E
Wireless Remote Receiver	□ PAR-FA32MA-E
Backlit, Wall-mounted, Wireless Controller	□ MHK1
Portable Central Controller	□ MCCH1
Wired MA Controller	□ PAR-33MAA
Simple MA Controller	□ PAC-YT53CRAU
Touch MA Controller	□ PAR-CT01MAU-SB
Wired Remote Sensor	□ PAC-SE41TS-E
Lockdown Bracket for Wireless, Hand-held, Remote Controller	□ RCMKP1CB
Wireless Temperature and Humidity Sensor	□ PAC-USWHS003-TH-1
Outside Air Sensor for MHK1	□ MOS1
Flush Mount Remote Temperature Sensor	□ PAC-USSEN001-FM-1
Wireless Interface	□ PAC-USWHS002-WF-1
Thermostat Interface	□ PAC-US444CN-1
kumo station®	□ PAC-WHS01HC-E
USNAP Interface	□ PAC-WHS01UP-E
IT Extender	□ PAC-WHS01IE-E
BACnet® and MODBUS® Interface	□ PAC-UKPRC001-CN-1
External Fan / Heater Control Relay Adapter	□ CN24RELAY-KIT-CM3
Connector cable for remote display	□ PAC-SA88HA-EP
Connector for CN32 (remote on/off)	□ PAC-SE55RA-E
Remote Operation Adapter (with wire terminals for remote ON/OFF and operation status/ error) ¹	□ PAC-SF40RM-E
Bottom Return Plate (Converts low-profile ducted indoor unit from rear return to bottom return)	□ BRP-2
External Drain Pump	□ PAC-KE07DM-E
Blue Diamond Sensor Extension Cable—15 Ft.	□ C13-103
Blue Diamond Alarm Extension Cable—6.5 Ft.	□ C13-192
Blue Diamond MultiTank—collection tank for use with multiple pumps	□ C21-014
Blue Diamond Rubber Foot Pads	□ F10-010
Mini Condensate Pump—230V application	□ SI30-230
MegaBlue Advanced Blue Diamond Condensate Pump w/ Reservoir & Sensor	□ X87-835 - 110 to 250V
MaxiBlue Advanced Blue Diamond Mini Condensate Pump w/ Reservoir & Sensor (110V) up to 48,000 Btu/h [recommended]	□ X87-711 - 110V
MaxiBlue Advanced Blue Diamond Mini Condensate Pump w/ Reservoir & Sensor (208/230V) up to 48,000 Btu/h [recommended]	□ X87-721 - 208/230V
Drain Pan Level Sensor (Control for indoor unit shut off to prevent drain pan overflow)	□ DPLS2
3 Pole Disconnect Switch (30A/600VUL) [fits 2"x4" utility] - Black	□ TAZ-MS303
3 Pole Disconnect Switch (30A/600VUL) [fits 2"x4" utility] - White	□ TAZ-MS303W
1/4" x 3/8" x 15' / 1/2" Lineset (Twin-Tube Insulation)	□ MLS143812T-15
1/4" x 3/8" x 30' / 1/2" Lineset (Twin-Tube Insulation)	□ MLS143812T-30
1/4" x 3/8" x 50' / 1/2" Lineset (Twin-Tube Insulation)	□ MLS143812T-50
1/4" x 3/8" x 65' / 1/2" Lineset (Twin-Tube Insulation)	□ MLS143812 -65
1/4 x 3/8 x 100' / 1/2" Lineset (Twin-Tube Insulation)	□ MPLS385812 -10

¹ Unable to use with wireless remote controller

Specifications are subject to change without notice.

DIMENSIONS: SEZ-KD15NA4

Unit: mm (inch)



Required space for service and maintenance

mm (in.)

Sizes	A	B	C	D	E	F	G	H	J	K	L	M	N	① Gas pipe	② Liquid pipe
09 kBTu/h	700 (27-9/16)	752 (29-5/8)	798 (31-7/16)	660 (26)	7	600 (23-5/8)	800 (31-1/2)	660 (26)	5	500 (19-11/16)	16	839 (33-1/16)	790 (31-1/8)	$\phi 9.52(3/8)$	$\phi 6.35(1/4)$
12 kBTu/h	900 (35-7/16)	952 (37-1/2)	998 (39-5/16)	860 (33-7/8)	9	800 (31-1/2)	1000 (39-3/8)	860 (33-7/8)	7	700 (27-9/16)	20	1039 (40-29/32)	990 (39)	$\phi 12.7(1/2)$	
15 kBTu/h	1100 (43-3/16)	1152 (45-3/8)	1198 (47-3/16)	1060 (41-3/4)	11	1000 (39-3/8)	1200 (47-1/4)	1060 (41-3/4)	9	900 (35-7/16)	24	1239 (48-25/32)	1190 (46-7/8)		

- Note1. Use M10 screw for the suspension bolt (field supply).
2. Keep the service space for the maintenance at the bottom.
3. This chart indicates for size 15 kBTu/h model, which has 3 fans.
 Sizes 09, 12 kBTu/h models have 2 fans.
 Sizes 08 kBTu/h model has 4 fans.
4. When an inlet duct is used, remove the air filter (supply with the unit), then install the filter (field supply) at suction side.



1340 Satellite Boulevard, Suwanee, GA 30024
 Toll Free: 800-433-4822 www.mehvac.com

FORM# SEZ-KD15NA4 FOR MXZ-C MULTI-ZONE HEAT-PUMP
 SYSTEMS - 201811



Specifications are subject to change without notice.

© 2018 Mitsubishi Electric Trane HVAC US LLC. All rights reserved.



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

RECEIVED

APR 30 2025

HD 25 - 36

Application #:	2025-1450
Date Received:	04/30/2025
Fee Paid:	\$25.00
HDC Meeting Date:	05/12/2025
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

405 S HARRISON ST EASTON MD 21601

☐ Contributing

☐ Non-Contributing

YEAR BUILT: 1930

NATIONAL REGISTAR #

PROPERTY INFORMATION

OWNER NAME

LOUCKS JAMES D SMITH BRADLEY D

TELEPHONE NO.

EMAIL

Applicant or Agent

NAME

MARASUN

TELEPHONE NO.

EMAIL

Description of Proposal (include additional sheets, as necessary)

Asphalt shingle roof replacement in kind

We will remove the old shingles and replace them with new shingles in kind

We will also replace the damage TPO that currently has tarp on it due to active leaking

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

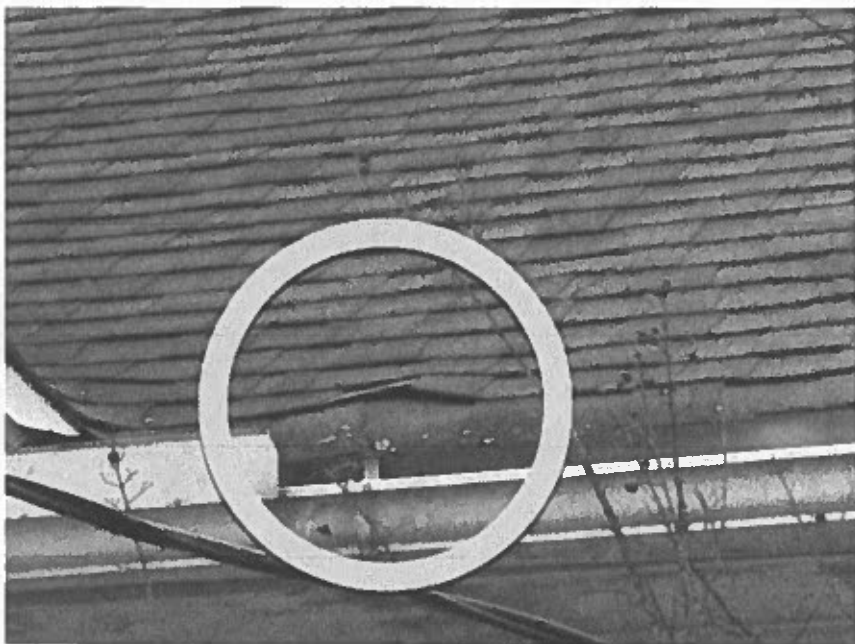
John a marrah

04/28/25

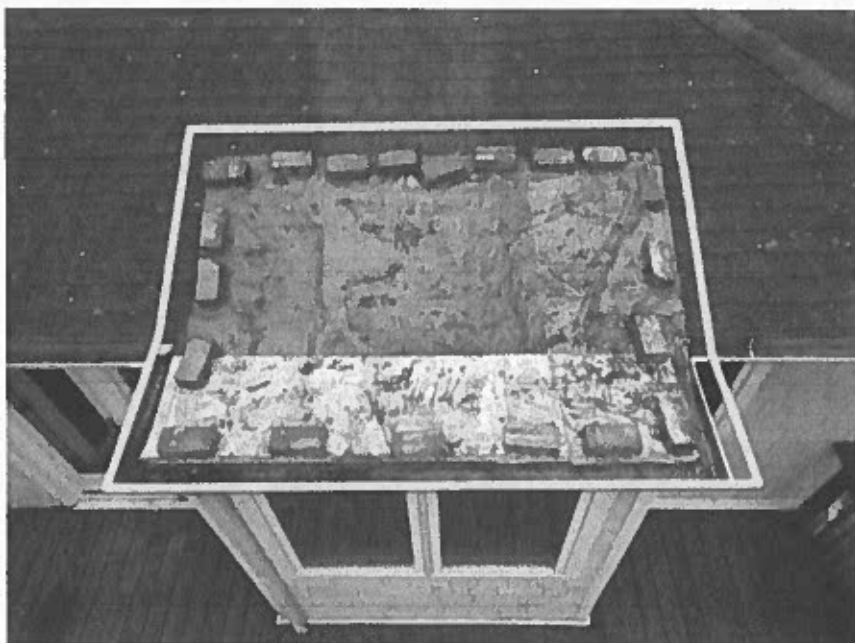
Shane Bridges

Revised 4.4.2022

INSPECTION



Lumps may seem minor, but they can put stress on your shingles, making them more vulnerable to cracking, lifting, or leaking. This is likely due to the multiple layers on the roof.



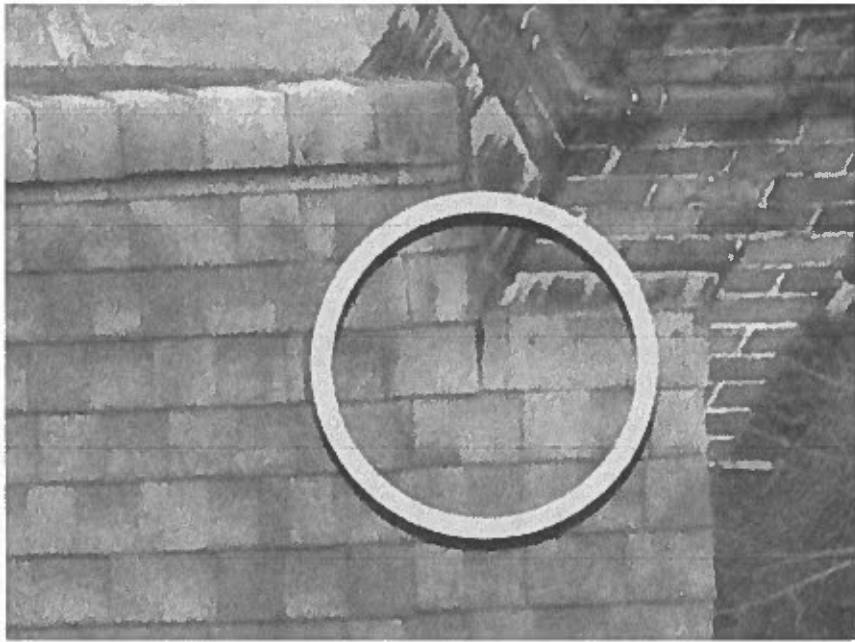
This is the roof on the backside of the house which is currently tarped.



These brackets will be removed during the time of the shingle installation.

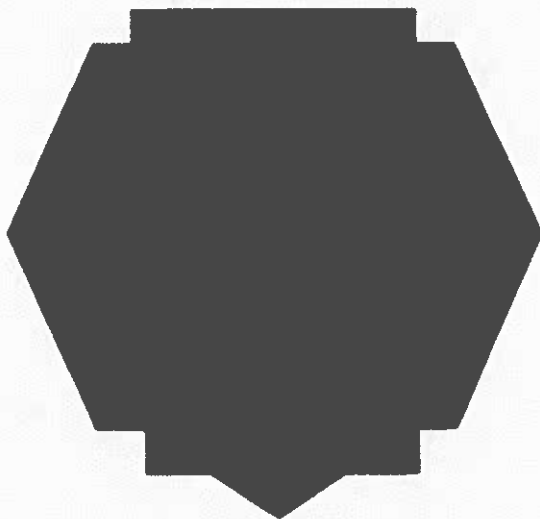


You have a missing shingle along the rake on the front right side of the house.



The shingle tab on the backside of the chimney has started to slip.

PROPOSED SOLUTION



Proposal #1: Full Roof Replacement

We are proposing to remove your existing shingles. On the front porch roof slope, we will inspect your decking for any rotted wood. We will replace any additional rotted decking at a charge of \$75 per sheet, including labor. On all of the other asphalt shingle slopes, we will remove the two layers of asphalt shingles and the layer of cedar shakes. We will then install all new plywood decking overtop of your existing purlins.

We will install Ice and Watershield, an adhesive backed Rolled Asphalt product at the eaves, valleys, all areas with flashing and all penetrations on the asphalt shingle slopes. We will then install drip edge on the rakes and eaves of these slopes.

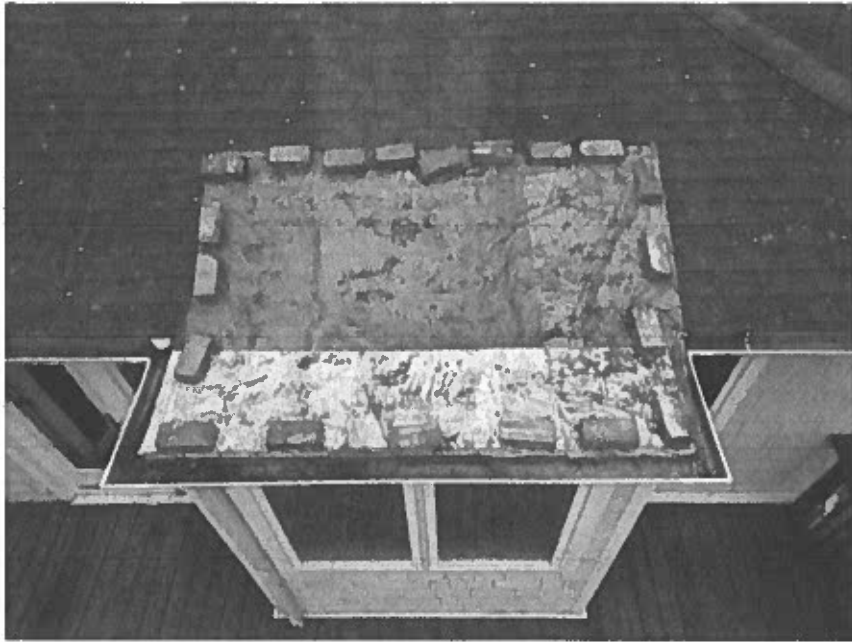
We will then cover the rest of the roof asphalt shingle roof slopes with Synthetic Underlayment. At this point, the roof is dried in.

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

We will then install the Shingle System on the asphalt shingle roof slopes.

We will replace all of the Pipe Boots on these slopes.

After the shingles are installed, we will install Hip and Ridge Shingles on the slopes with asphalt shingles.



Included in Proposal #1: Full Roof Replacement

On the flat roof slope on the back of the house, we will remove the current roofing materials.

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

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



PROPOSAL 1: FULL ROOF REPLACEMENT

Description	Qty
OWENS CORNING TRUDEFINITION DURATION	
OWENS CORNING TRUDEFINITION DURATION SHINGLES:	67
Duration® series shingles are unrivaled by any other architectural shingles because they feature our patented surenail® technology	
OWENS CORNING PROEDGE HIP AND RIDGE:	4
ProEdge® Hip & Ridge shingles provide a clean and consistent look.	
OWENS CORNING STARTER STRIP:	3
Starter strip shingles provide increased wind resistance to the overall shingle system.	
OWENS CORNING RHINOROOF GRANULATED ICE AND WATERSHIELD 1.95 SQ	4
Protects a roof from the damaging effects of water intrusion due to wind-driven rain and ice dams because fully adhered roofing underlayment sticks aggressively to the deck surface and forms a watertight seal around fasteners used to install shingles and other roof materials.	
OWENS CORNING RHINOROOF U20 SYNTHETIC UNDERLAYMENT	2
10 sq 42" X 286' Long	
A lightweight, synthetic polymer-based underlayment that outperforms felt and outclasses other synthetics. designed for use on roof decks as a water-resistant layer beneath asphalt roofing shingles.	
ROOFING ACCESSORIES - FASTENERS, SEALANTS AND PAINT	
MARASUN COMPOUND: 1" STINGER RING SHANK ELECTRO-GALVANIZED NAILS:	1
Cap nails for underlayment installation. This is a warranty requirement for most shingle manufacturers.	
MARASUN COMPOUND: 1 1/4" COIL NAILS:	1.5
Electro galvanized nails used to fasten down the roofing system	
TRI-BUILT ELASTOMERIC SEALANT	1
Clear	
MARASUN COMPOUND: ROOF ACCESSORY PAINT:	1
is used to paint flashings and penetrations to match the roof.	
BLUE TARP:	1
Cover attic spaces from cedar removal debris	
PIPE BOOTS	

TRI BUILT 1 1/4" TO 3" ADJUSTABLE ROOF PIPE FLASHING BLACK: used to seal around plumbing vents that penetrate through the roof decking. These have a flange that is secured to the deck and the roofing material is installed to create a positive lap creating a proper seal.	1
TRI BUILT 1 1/4" - 4" ADJUSTABLE ROOF PIPE FLASHING: used to seal around plumbing vents that penetrate through the roof decking. These have a flange that is secured to the deck and the roofing material is installed to create a positive lap creating a proper seal.	2
TRIM & FLASHING MATERIALS	
DRIP EDGE - TRI ODE 2": Metal flashing that protects the eaves of your home and prevents rain from going behind the gutters and/or fascia potentially causing damage.	31
TRI BUILT ALUMINUM TRIM COIL 24" X 50': Can be used to create decorative accents and other architectural design elements. It is also designed to cover and protect hard-to-maintain areas on a home's exterior.	.33
MARASUN COMPOUND: ALUMINUM STEP FLASHING Bundle of 50. Covers 20LF	2
RIDGE AND EAVE VENTILATION	
TRI BUILT OMNI RIDGE VENT WITH FILTER AND NAILS: Air exhaust vent installed on the peak of a roof. Air exhaust vent installed on the peak of a roof. 18 Square inches of Net Free Area Ventilation per linear foot of vent. Limited Lifetime Warranty.	12
DIMENSIONAL LUMBER	
1/2" CDX PLYWOOD SHEET: Covers the material cost of Exterior Grade CDX Plywood 4'x8' Sheet. material is used for property protection and rotted decking if necessary	58
TPO FLAT ROOF MATERIALS	
VERSICO 60 Mil TPO 10' X 100' VERSIWELD REINFORCED MEMBRANE White	1
VERSICO LOW-VOC BONDING ADHESIVE 5 Gal, Yellow	1
FLASHCO WELDABLE DRIP EDGE 3" x 3" x 10' White	2
VERSICO 60 mil 4-1/2" VersiWeld® TPO T-Joint Cover Individual Piece White	1
FLAT ROOF ACCESSORIES	
FLAT ROOF 1/2" FIBER RECOVERY BOARD: provide a suitable substrate for the attachment of a membrane and enhance the overall durability of the roof system.	1
3" GALVALUME PLATES: provides the strength needed around the outside perimeter to increase holding performance. 100 pcs	1
1- 5/8 TPO DRILL POINT SCREWS:	1

ASPHALT ROOF REPLACEMENT LABOR

ASPHALT ROOF REPLACEMENT 3/12 - 8/12:	8
Tearing off a single layer of roofing materials and installing all-new asphalt roofing components.	
ASPHALT ROOF REPLACEMENT 9/12 - 12/12:	16
Tearing off a single layer of roofing materials and installing all-new asphalt roofing components.	
ASPHALT EXTRA LAYER REMOVAL:	16
Covers the additional cost of labor for the removal of an extra asphalt layer.	
CEDAR LAYER REMOVAL:	16
Covers the additional cost of labor for an cedar layer.	

During the removal process, this cedar layer will create a heavy amount of debris. Careful consideration of the items in the attic will have to be addressed prior to the removal process.

VENTILATION LABOR

RIDGE VENT INSTALLATION - CUT IN:	46
Allows the heat and moisture to exhaust from the attic space. Runs along the ridge of the home.	

CHIMNEY AND CUPOLA LABOR

CHIMNEY FLASHING (MASONRY):	1
A type of roof flashing that creates a waterproof seal to protect your chimney and roof from water damage and penetration.	

ANTENNA AND SATELLITE DISH LABOR

ANTENNA/SATELLITE DISH REMOVAL AND DISPOSAL: This is for the Brackets on the Back Roof Slope.	3
---	---

DIMENSIONAL LUMBER LABOR

PLYWOOD DECKING INSTALL:	58
Covers the cost of time and labor to install plywood and use plywood as property protection.	

FLAT ROOF LABOR

TPO INSTALLATION LABOR - REMOVE AND REPLACE: covers the cost of labor to remove and replace.	1
--	---

ROOFING SERVICES

WASTE DISPOSAL FEE:	83
Dump fees for waste disposal.	
CATCH-ALL SYSTEM:	1
To protect the home from roofing debris and property damage during roof replacement.	
EQUIPTER TRASH MANAGEMENT (DAY):	1
Increases production speed and safety and helps our customers receive roofing services faster and more efficiently. self-propelled, raisable trailer takes the hassle out of debris management	
ELECTRICAL WIRE PROTECTION	1
Town of Easton: Building Permit	1
Town of Easton: Historic District Building Permit	1

WARRANTIES

AUTHORIZATION PAGE

☒ Proposal 1: Full Roof Replacement	\$22,954.26	Project:	
☒ Proposal 2: Full Gutter Replacement	\$4,334.13	Name:	James Loucks
☒ Proposal 3: Fascia Painting	\$3,475.59	Address:	405 South Harrison Street, Easton, MD

Upgrades and Options

Description	Qty	Unit price	Line total
☒ TPO - CLEANING AND COATING - MATERIALS AND LABOR: Includes Material and Labor the URE-A-SIL Flat Roof Coating Process.	1	\$2,997.62	\$2,997.62
☒ 5" CHAMPION ALL MESH PRO GUTTER GUARD - MATERIALS AND LABOR: includes the materials and installation of stainless mesh Champion All Mesh Pro Gutter Guards with silver aluminum frames.	199	\$9.64	\$1,918.36

	Quotes	\$30,763.98
	Upgrades and Options	\$4,915.98
	Final Price	\$35,679.96

Customer Comments / Notes

I don't have a Sherwin Willams paint selection guide to select a specific color number. If you need anything other than White, let me know.

My Product Selections

Shingle Color

Estate Gray

Paint Color (for fascia)

White

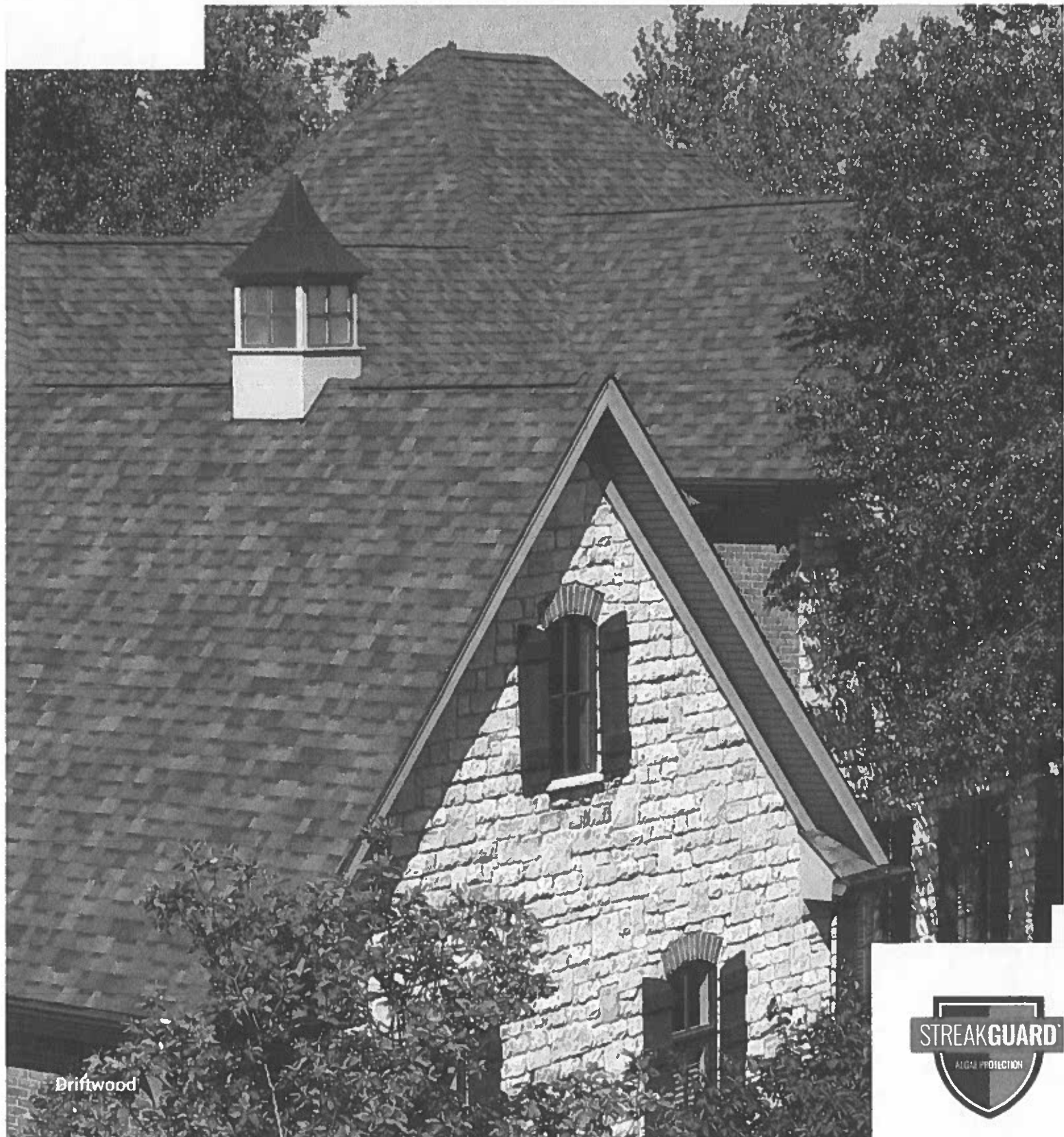
Drip Edge Color / Flashing Metal Color

White



TruDefinition®
DURATION®

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



Driftwood



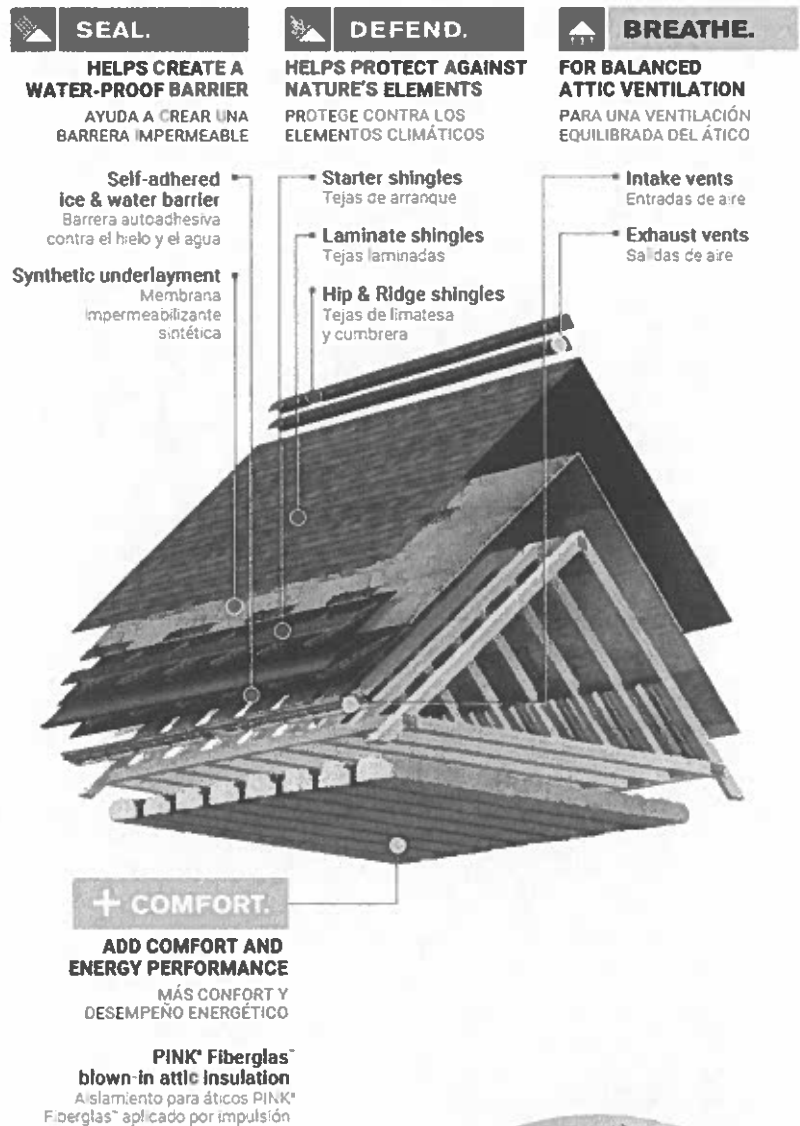


TOTAL PROTECTION SIMPLIFIED™

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

PROTECCIÓN TOTAL SIMPLIFICADA™

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



REGISTER YOUR WARRANTY

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



SCAN TO REGISTER YOUR WARRANTY

Escanee para registrar su garantía

REGISTRE SU GARANTÍA

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



DEEP DIMENSION OUTSTANDING PERFORMANCE

Duration® Shingles offer:

- The high-performance of SureNail® Technology
- A TruDefinition® Color Platform
- A Limited Lifetime Warranty* for as long as you own your home
- The protection of a 130-MPH* wind warranty
- StreakGuard™ Protection with a 25-year Algae Resistance Limited Warranty^{1,2}

UNA NUEVA DIMENSIÓN DESEMPEÑO SOBRESALIENTE

Las tejas Duration® ofrecen:

- El gran desempeño de la tecnología SureNail®
- La gama de colores TruDefinition®
- Una garantía limitada de por vida* mientras sea propietario de la vivienda
- La protección de una garantía contra vientos de hasta 210 km/h (130 mph)*
- Protección StreakGuard™ con una garantía limitada de 25 años de resistencia a las algas^{3,4}



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

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

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

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



THE FINISHING TOUCH

OWENS CORNING® HIP & RIDGE SHINGLES

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

EL TOQUE FINAL

TEJAS DE LIMATESA Y CUMBRERA DE OWENS CORNING®

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

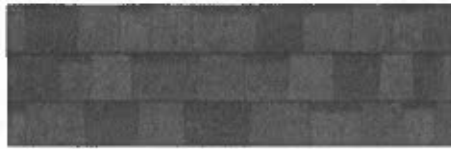
TruDefinition®

DURATION®

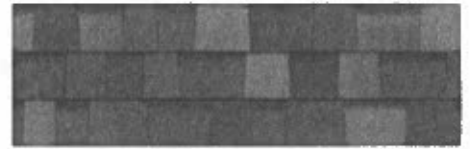
Shingles with Patented SureNail® Technology | Tejas con tecnología patentada SureNail®



Brownwood



Chateau Green



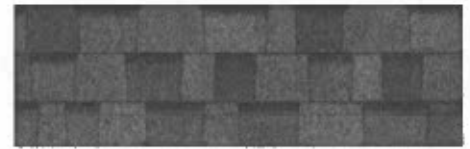
Colonial Slate



Desert Rose



Driftwood



Estate Gray



Harbor Blue



Midnight Plum



Onyx Black



Peppercorn



Sand Castle



Sierra Gray



Slatestone Gray



Teak



Terra Cotta



Williamsburg Gray

COLOR DISCLAIMER

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

DESCARGO DE RESPONSABILIDAD SOBRE LOS COLORES

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

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

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

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

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

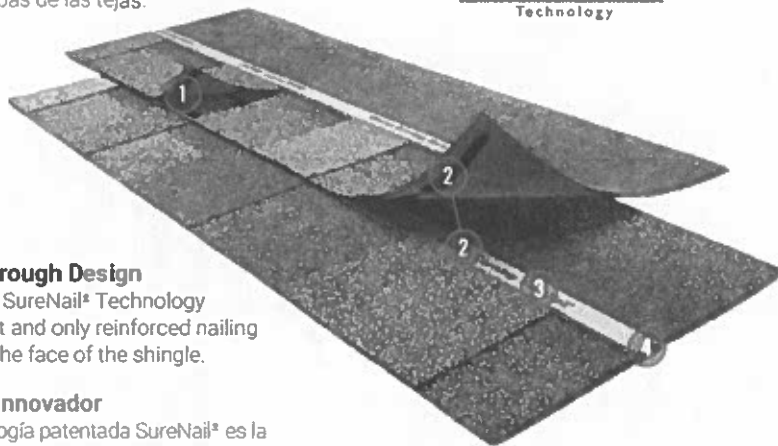
1

Excellent Adhesive Power

Helps keep the shingle layers laminated.

Excelente poder adhesivo

Ayuda a conservar el laminado de las capas de las tejas.



2

Breakthrough Design

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

Diseño innovador

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

"No Guess" Wide Nailing Zone

This tough, engineered woven-fabric strip is embedded in the shingle to create an easy-to-see, strong, durable fastener zone.

Área de clavado ancha, sin cálculos "a ojo"

Esta banda resistente de tela mecánica tejida está incrustada en la teja para proveer un área de sujeción resistente, duradera y fácil de detectar.

3

Outstanding Grip

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

Agarre excepcional

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

4

Triple Layer Protection**

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

Triple Layer Protection**

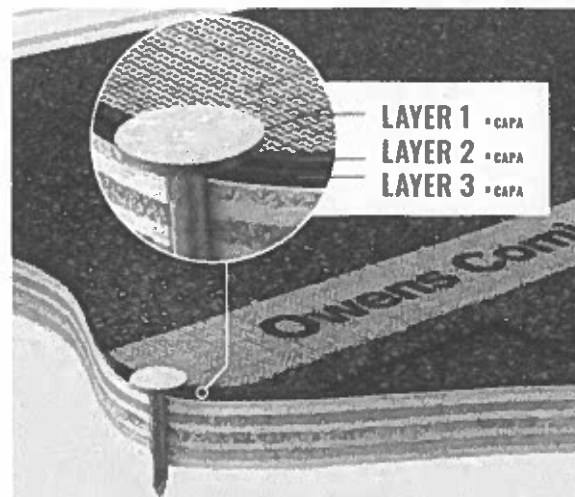
Cuando la tela cubre las dos capas de la teja, se forma una "triple capa" de refuerzo excepcional que ofrece una mayor protección ante el "arranque de clavos" debido al viento.

Double the Common Bond

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

Duplica la adherencia común

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



THE PROOF IS IN THE PERFORMANCE

LA PRUEBA ESTÁ EN EL DESEMPEÑO



Up to
2.5X
BETTER
NAIL PULL-THROUGH RESISTANCE

Hasta
2.5
VECES MEJOR
RESISTENCIA A LA TRACCIÓN DE LOS CLAVOS



Up to
9X
BETTER
NAIL BLOW-THROUGH RESISTANCE

Hasta
9
VECES MEJOR
RESISTENCIA AL DESPRENDIMIENTO DE LOS CLAVOS



Up to
2X
BETTER
DELAMINATION RESISTANCE

Hasta
2
VECES MEJOR
RESISTENCIA A LA DELAMINACIÓN

Product Attributes

Warranty Length*

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

Wind Resistance Limited Warranty*

130-MPH

Algae Resistance Limited Warranty**

25 Years

TRU PROtection® Non-Prorated Limited Warranty* Period

10 Years



Características del producto

Período de garantía*

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

Garantía limitada de resistencia al viento*

210 km/h (130 mph)

Garantía limitada de resistencia a las algas**

25 años

Período no prorrateado de garantía limitada TRU PROtection®

10 años



TruDefinition® Duration® Shingles Product Specifications

Size	13⅝" x 39⅝"
Application Exposure	5%*
Shingles per Bundle	Not less than 20
Average Shingle Count per 3 Bundles	64
Average Coverage per 3 Bundles	98.4 sq. ft.

Especificaciones de las tejas Duration® TruDefinition®

Tamaño	33.65 x 100 cm (13⅝ x 39⅝ pulg)
Exposición de aplicación	14.3 cm (5⅝ pulg)
Tejas por paquete	20 como mínimo
Cantidad promedio de tejas por 3 paquetes	64
Cobertura promedio por 3 paquetes	9.14 m² (98.4 pies²)

Applicable Standards and Codes

ASTM D3462

ASTM D228

ASTM D3018 (Type 1)

ICC-ES AC438*

ASTM D3161 (Class F Wind Resistance)

ASTM D7158 (Class H Wind Resistance)

ASTM E108/UL 790 (Class A Fire Resistance)

PRI ER 1378E01

Florida Product Approval

Miami-Dade County Product Approval†

Normas y códigos pertinentes

ASTM D3462

ASTM D228

ASTM D3018 (Tipo 1)

ICC-ES AC438*

ASTM D3161 (Resistencia al viento, Clase F)

ASTM D7158 (Resistencia al viento Clase H)

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

PRI ER 1378E01

Aprobación del producto en el estado de Florida

Producto aprobado por el condado de Miami-Dade‡

* See actual warranty for complete details, limitations and requirements.

† 40-Year Limited Warranty on commercial projects.

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

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

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

= International Code Council Evaluation Services Acceptance Criteria for Alternative Asphalt Shingles.

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

1 See Color Disclaimer information on page 2 for additional details.

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

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

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

For Patent information, please visit owenscorning.com/patents.

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

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

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

† Garantía limitada de 40 años para proyectos comerciales.

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

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

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

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

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

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

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

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

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

Para información sobre la patente, visite www.owenscorning.com/patents. La tecnología SureNal® no es una garantía de desempeño en todos los tipos de condiciones climáticas.

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



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

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

Pub. No. 10024201. Printed in U.S.A. September 2022.
THE PINK PANTHER® & © 1964–2022 Metro-Goldwyn-Mayer Studios Inc.
All Rights Reserved. The color PINK is a registered trademark of Owens Corning.
© 2022 Owens Corning. All Rights Reserved.

(Kearny)

Pub. N.º 10024201. Impreso en EE.UU. Septiembre de 2022.
THE PINK PANTHER® y © 1964–2022 Metro-Goldwyn-Mayer Studios Inc.
Todos los derechos reservados. El color PINK es una marca registrada de Owens Corning. © 2022 Owens Corning. Todos los derechos reservados.

CR Consumer Reports™

ARCHITECTURAL / LAMINATED SHINGLES (9)

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