



Historic District Commission MEETING AGENDA

Monday, June 9, 2025 - 6:00 PM
Council Chambers, Easton Town Office
14 S Harrison Street

Call to Order

- 1) Approval of the Agenda for June 9, 2025.

Old Business

- 1) **Application Number:** 2023 - 0905 / HD 23 - 42
Applicant: Dover Station LLC
Location: 500 Dover Road - Dover Station Project
Tax Map 104, Grid 0EA, Parcel 1055
Zoning District: CB
Request: Amendment to previously approved exterior alterations to non-contributing building 2 including the replacement of the existing roll-up garage door with a commercial entry door.

New Business

- 1) **Application Number:** 2025 - 1469 / HD 25 - 40
Applicant: Callahan Signs
Location: 16 N. Washington Street
Tax Map 0103, Grid 00EA, Parcel 1212
Zoning District: CB
Request: Installation of a hanging double-sided 26" x 28" PVC sign.
- 2) **Application Number:** 2025 - 1476 / HD 25 - 44
Applicant: Aaron and Casey DeLashmutt
Location: 300 S. Aurora Street
Tax Map 0105, Grid 00EA, Parcel 2243
Zoning District: R-7A
Request: Fence installation.
- 3) **Application Number:** 2025 - 1475 / HD 25 - 43
Applicant: Marasun LLC
on behalf of Aaron and Casey DeLashmutt

Location: 300 S. Aurora Street
Zoning District: Tax Map 0105, Grid 00EA, Parcel 2243
Request: R-7A
Replacement of the existing cedar shake siding.

- 4) **Application Number:** 2025 - 1465 / HD 25 - 39
Applicant: Beaverdam Builders
Location: 331 E. Dover Street (Chesapeake Multicultural Resource Center)
Tax Map 0104, Grid 0000, Parcel 1102
Zoning District: CB
Request: Replacement of existing staircase.
- 5) **Application Number:** 2025 - 1474 / HD 25 - 42
Applicant: W&L Rentals LLC
Location: 129 N. West Street
Tax Map 0104, Grid 0000, Parcel 1271
Zoning District: CB
Request: Replacement of the existing vinyl siding.
- 6) **Application Number:** 2025 - 1470 / HD 25 - 41
Applicant: Wiedemann Architects, LLC
Location: 127 S. Harrison Street
Tax Map 0104, Grid 00EA, Parcel 1968
Zoning District: R-7A
Request: Exterior alterations, new addition, and new construction of outbuildings.

The Commission granted a Certificate of Appropriateness for a similar scope of work on November 11, 2024 (application 2024-1329).

Discussion Item

Approval of Minutes

- 1) Approval of the draft decision summary from the May 12, 2025 meeting.

Administrative Approval

- 1) **Application Number:** 2025 - 1461 / HD 25 - 38
Applicant: Third Haven Friends Meeting House

Location: 405 S. Washington Street
Zoning District: Tax Map 0106, Grid 0000, Parcel 2288
Request: R-10A
HVAC installation.

2) **Application Number:** 2025 - 1480 / HD 25 - 45
Applicant: Dean G. Webb Sr.
Location: 16 S. Locust Lane
Tax Map 0104, Grid 00EA, Parcel 1599
Zoning District: R-7A
Request: In-kind asphalt shingle replacement.

3) **Application Number:** 2025 - 1482 / HD 25 - 47
Applicant: C. Albert Matthews Inc.
Location: 40 S. Harrison Street (Armory)
Tax Map 0104, Grid 00EA, Parcel 1535
Zoning District: CB
Request: HVAC installation.

Consent Docket

1) **Application Number:** 2025 - 1481 / HD 25 - 46
Applicant: Peter Maloney
Location: 301 S. Aurora Street
Tax Map 0105, Grid 00EA, Parcel 2244
Zoning District: R-10A
Request: Emergency porch deck 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: 6/9/2025

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

Property Address: 500 Dover Road

Applicant: Sevan Topjin on behalf of Dover Station LLC.

Application Number: 2023-0905

Code Enforcement Case: Yes ☐ No ☒

Project Description:

The applicant is proposing to remove an existing garage door located on the parking lot facing façade of building area 2 and install a new commercial entry door. The existing sidewalk will be extended down the façade to provide access to the new entry.

Background:

The HDC found at its April 25th, 2023 meeting that on this property, the buildings labeled 2, 4, and 5 are non-contributing structures while the buildings marked 1 and 3 are contributing structures. At this meeting, the HDC approved partial demolition of building 2 and the installation of a corrugated metal roof on buildings 3, 4, and 5. Then at the June 26th, 2023 meeting, the Commission approved additional alterations including the replacement of two garage doors, the installation of 2 new steel doors, and the replacement of metal siding on building 4. On March 11, 2024 the Commission issued a certificate of appropriateness for additional exterior alterations including the installation of awnings, replacement of doors/windows, and the installation of new siding. On May 13, 2024 the HDC approved a request to replace the flat roof on buildings 1 and 2, remove the courtyard facing gable roof, and expand the footprint of the brick steps facing Dover Road.

Meeting Date	Approved Scope of Work
April 25, 2023	Found building areas 2, 4, & 5 to be non-contributing and building areas 1 & 3 to be contributing. Demolition of a portion of building 2. Installation of a new corrugated metal roof.



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

June 26, 2023	Replacement of garage doors, metal doors, and metal siding on building 4.
March 11, 2024	Installation of board and batten siding on second floor courtyard facing façade. Construction of new awnings. Replacement of a door on the Dover Road façade with a new standard commercial door. The installation and replacement of various windows.
May 13, 2024	Flat roof replacement. Removal of the courtyard facing gable roof. Expansion of the brick steps facing Dover Road

Note* Significant alterations were approved on October 15, 2024 to building areas 3, 4, and 5 to accommodate a brewery (#24-1307).

Historic District Guidelines:

Guideline 5. Adaptive Reuse

- a. Adhere to Easton's zoning code for permitted uses.
- b. It is preferable to retain a building's historic use whenever possible.
- c. Retain the building's historic character when adapting to a new use. A residential building converted to a commercial use should retain the building's residential character, and vice versa.

Guideline 6. Comply with Health and Safety Codes

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

Guideline 15. Preserve Historic Sidewalk and Curb Materials

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

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.

Draft Motions:



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

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: Historic District Survey Sheet

EASTON HISTORIC DISTRICT SURVEY

PROPERTY #:

Picture:



TAX ID		ADDRESS		OWNER NAME			
2101006894		500 DOVER ROAD		BEACON SALES ACQUISITION INC			
YEAR BUILT		PHYSICAL CONDITION					
1915		GOOD					
ARCHITECTURAL STYLE				ADDITION(S)			
2 PART COMMERCIAL BLOCK				LEFT WING LATER			
NHL DISTRICT	NR DISTRICT	NR LISTED	MEETS NR CRITERIA	1980 NR RATING	MD INVENTORY	CONTRIBUTING	NC CODE
				A		Y	
NOTES							
TYPICAL E-20TH C COMMERCIAL STRUCTURE. EMBELLISHMENTS TO OTHERWISE UTILITARIAN STRUCTURE INCLUDE ENGAGED CORBELLED PILASTERS + CORBELLED CORNICE. WINDOWS ARE REPLACED BUT DOOR APPEARS EARLY. LEFT WING ALSO APPEARS EARLY. ENVIRONMENTAL SETTINGS BADLY COMPROMISED BY NEW CONSTRUCTION + ROAD WIDENING							



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

HD 23 - 42

Application #: 2023 - 0905
Date Received: 05/19/2025
Fee Paid: -
HDC Meeting Date: 06/09/2025
Date Property Posted: 06/02/2025

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 500 Dover Road Easton MD 21601
☐ Contributing ☒ Non-Contributing YEAR BUILT: 2012 NATIONAL REGISTAR # _____

PROPERTY INFORMATION

OWNER NAME DOVER STATION LLC
TELEPHONE NO. _____ EMAIL _____

Applicant or Agent

NAME SERAN TOPILAN
TELEPHONE NO. _____ EMAIL _____

Description of Proposal (include additional sheets, as necessary)

<u>Replace existing aluminum garage roll-up door</u>
<u>with commercial entry door to</u>
<u>match existing doors. Install sidewalk</u>
<u>and step to match curb.</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

<u>[Signature]</u>
<u>5/14/25</u>
<u>Dover Station LLC</u>

Revised 4.4.2022



To: Town of Easton Historic District Commission
Date: Revised May 16, 2025
Property: 500 Dover Road Easton MD 21601
Subject: Proposed door replacement

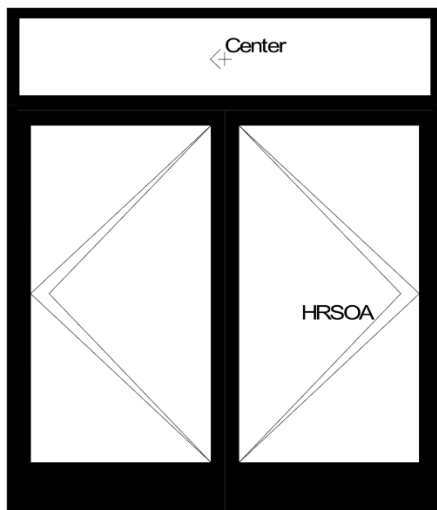
Summary: Dover Station LLC is proposing to replace the existing black aluminum roll-up garage door with a commercial entry door. This will provide a more uniform design to match the previously approved and installed commercial doors, while providing more appropriate access to the building. Pursuant to prior HDC approvals, this area has previously been determined as Non-Contributing Area 2.

Overview of Proposed Work:

1. Remove existing aluminum garage door (Red X)
2. Install commercial entry doors to match existing doors (cut sheet below)
3. Install sidewalk/step as needed (Yellow)



Proposed replacement commercial glass entry door:





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

Meeting Date: 4/25/2023
Application Number: 2023-0905
Location: 500 Dover Road
Applicant: Sevan Topjian on behalf of Dover Station LLC

Request: The applicant is seeking approval for two alterations to the existing structures at 500 Dover Road. The first is the partial demolition of a 30' x 60' area of the existing structure. There are no replacement plans at this time as the applicant is requesting to return the area to green space. The second alteration request is to replace the existing roofs on the building areas marked 3, 4, and 5. The applicant requests that the Commission make the finding that the former Easton Wholesale Building marked as areas 1A, 1B, and the rails-to-trails façade of area 3 are contributing structures; and the finding that the remaining structures marked as areas 2, 3, 4 and 5 are non-contributing structures. This structure is currently a contributing building to the Historic District.

Historic District Guideline references:
i. Demolition Review
ii. Guideline 70. Roof Material

The applicant amended their application to request the buildings labeled as 2, 4, and 5 on the provided site plan be considered non-contributing. Commissioner Pezor moved to approve the application with findings to include: 1) building areas marked 2, 4 and 5 shall be found as non-contributing; 2) building areas 1 and 3 shall be found as contributing; 3) partial demolition of building area 2 shall be approved with a condition to submit a landscape plan; and 4) replace existing roofs on building areas 3, 4 and 5 with a corrugated metal roof. Commissioner Bateman seconded the motion.

Vote 5-0

FOR: 5- Demby, Brophy, Bateman, Pezor, Sebastian

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

4/25/2023
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: 3/11/2024
Application Number: 2023-905
Location: 500 Dover Road
Applicant: Dover Station LLC

The applicant amended their application to exclude the painting of signage on the brick wall from this application.

Commissioner Bateman moved to approve the amended application with the determination that Fibrex, wood clad, or aluminum are appropriate for the replacement of the noncontributing windows on this structure.
Commissioner Greer seconded the motion.

FOR: 4 - Brophy, Bateman, Greer, Pezor

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.

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

Nicholas Johnson
Representative, Historic District Commission

3/26/2024
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: 5/13/2024
Application Number: 2023-905
Location: 500 Dover Road
Applicant: Sevan Topjian on behalf of Dover Station LLC

Request: The applicant is proposing to replace the existing flat TPO roof on areas 1 and 2 in-kind. The applicant is also proposing to remove the small gable roof from area 2 which was determined by the Commission to be non-contributing. This gable roof will be replaced with a flat roof line that matches the rest of the roof on this façade of area 2.

The applicant amended their application to reflect that the front facing brick stairs will be extended so that the door may be centered under the recently exposed archway and the existing concrete steps will be replaced with brick.

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

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

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

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

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

Nicholas Johnson
Representative, Historic District Commission

5/16/2024
Date



TALBOT
WASTE
410-829-1644
Dover, MD



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

Historic District Commission Staff Report

Meeting Date: 6/9/2025

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

Property Address: 16 N. Washington Street

Applicant: John Callahan on behalf of 16 N Washington St LLC.

Application Number: 2025-1469

Code Enforcement Case: Yes ☐ No ☒

Project Description:

The applicant is proposing to install a 26" by 28" (5.1 square foot) hanging sign on the front facade of the structure. The sign will be constructed of PVC and mounted via an existing metal bracket.

Historic District Guidelines:

Guideline 25. General Guidelines for Signage

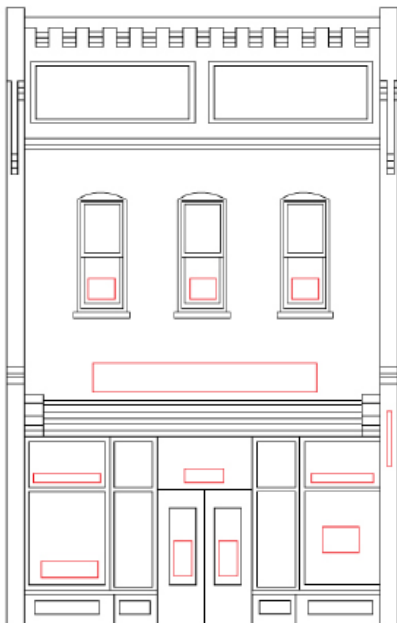


Figure 1

- a. Avoid covering or obscuring architectural features.
- b. Mount signs in a way that does not damage historic fabric. For example, connections for wall-mounted signs should be through a mortar joint rather than a masonry unit.
- c. Integrate signs to the overall building composition. Locate signs in a way that emphasizes architectural features of the building. Use the shapes and sizes of signs to reinforce the directional expression or visual façade divisions.
- d. Limit the overall number of signs to avoid a cluttered appearance that competes with the building's historic character.
- e. Signs should be placed in locations on building that are traditionally used for signs.

Guideline 31. Hanging and Bracket Signs

- a. Utilize existing sign brackets where possible.



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

- b. Mount hanging and projecting signs to a masonry building with connections through the mortar joints rather than through brick or stone units to the greatest extent possible.
- c. The bracket itself should contribute to the overall design of the hanging sign and may be decorative in character. Avoid overly ornate styles that are not in keeping with the historic features of the building.
- d. **Hanging signs should be mounted perpendicular to the façade and should have a minimum clearance of 8'-0" above the sidewalk and be recessed a minimum of 1'-0" behind the plane of the curb.**
- e. Hanging signs should have a maximum area of 8 square feet per face.
- f. Avoid nationally or regionally distributed signs, or vacuum formed signs that are not in keeping with the character of the building.
- g. Avoid internally lighted signs, or those that use flashing or moving illumination
- h. Illumination of hanging signs should be external and be shielded to protect pedestrians and motorists from glare

Outstanding Issue(s):

1. The bracket for this proposed sign and the two additional hanging signs on this building were installed seemingly without permits after 2013. The current Zoning Ordinance (and the 2013 edition) only permit one (1) projecting sign to be installed in the CBD Zoning District in addition to the permitted building signage (§28-1101.7.C). This property currently has one wall sign, one wall mounted directory sign, and one projecting sign (with two brackets for additional signs). The building is permitted one square foot of building signage per linear feet of building frontage. Beyond this permitted area of building signage, the building could have one projecting sign not exceeding six square feet in area, as the site cannot accommodate a freestanding sign. Also, these projecting signs do not appear to have the required eight (8) feet of clearance between the sidewalk and the bottom of the signs.

Staff Recommendation:

Staff supports a Commission **tabling** of this application pending resolution of the identified outstanding issue.

Draft Motions:

1. I move that the Historic District Commission **table** the application pending resolution of all outstanding issues.

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 Sheet

EASTON HISTORIC DISTRICT SURVEY

PROPERTY #:

Picture:



TAX ID		ADDRESS		OWNER NAME			
2101003526		16 N WASHINGTON ST		WASHINGTON STREET PLAZA LLC			
YEAR BUILT		PHYSICAL CONDITION					
1900		VERY 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
				B	T-405	Y	
NOTES							
NICELY DETAILED 2 PART COMMERCIAL BLOCK BUILDING. MODERN 1ST FLOOR ENTRY AND WINDOWS.							



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

RECEIVED

MAY 16 2025

TOWN OF EASTON

HD 25 - 40

Application #:	2025-1469
Date Received:	05/16/2025
Fee Paid:	\$75.00
HDC Meeting Date:	06/09/2025
Date Property Posted:	06/02/2025

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 16 N Washington ST
☐ Contributing ☒ Non-Contributing YEAR BUILT: 1900 NATIONAL REGISTAR # T-405

PROPERTY INFORMATION

OWNER NAME 16 N Washington St LLC
TELEPHONE NO. EMAIL

Applicant or Agent

NAME Callahan Signs for Ruth Wittersgreen
TELEPHONE NO. EMAIL

Description of Proposal (include additional sheets, as necessary)

Double sided sign to hang from existing scroll bracket
Sign will be approx 26" x 28" vinyl print on 3/4" PVC

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

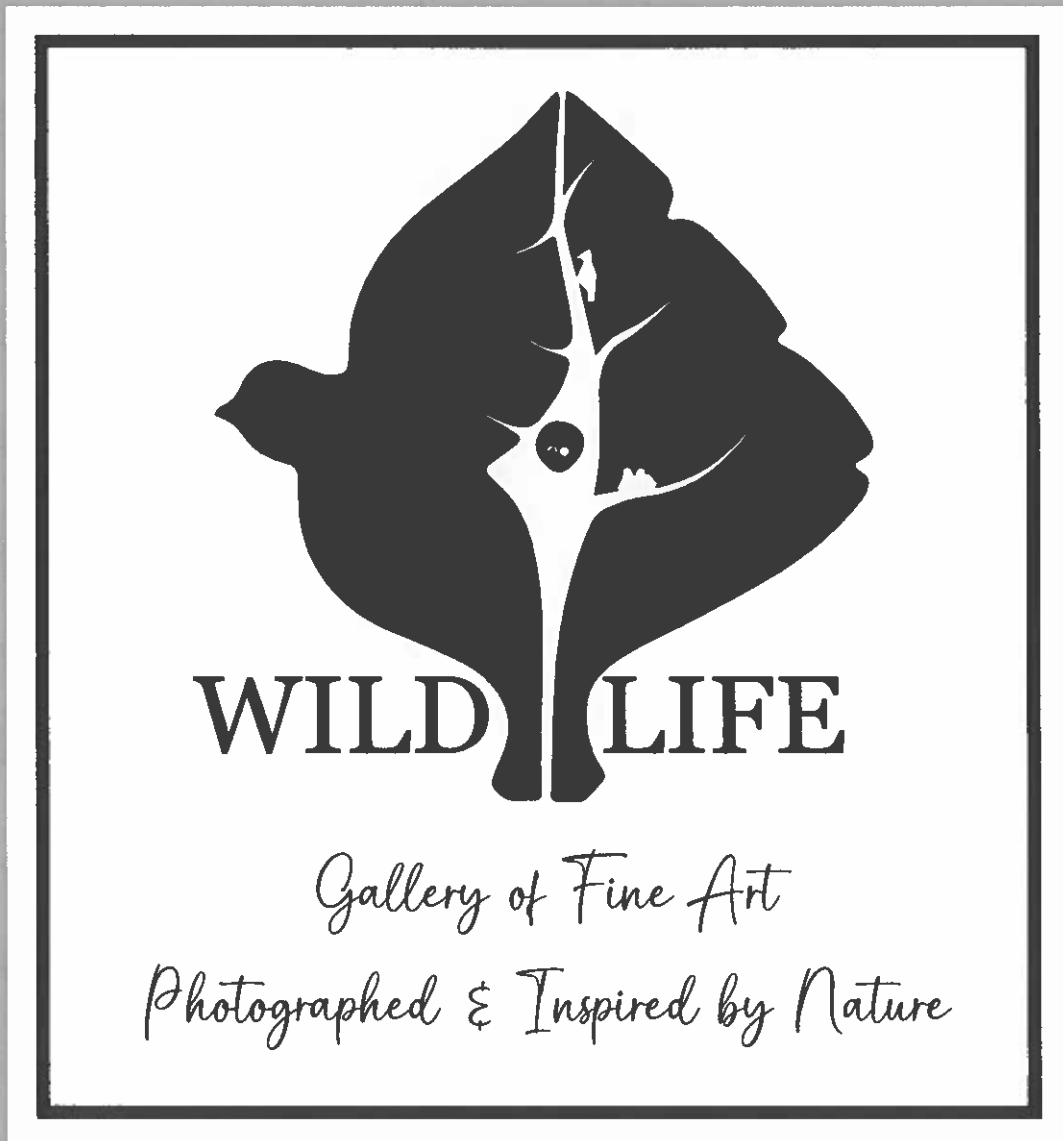
Date

Printed Name of Applicant or Agent

5/15/25	
John Callahan	

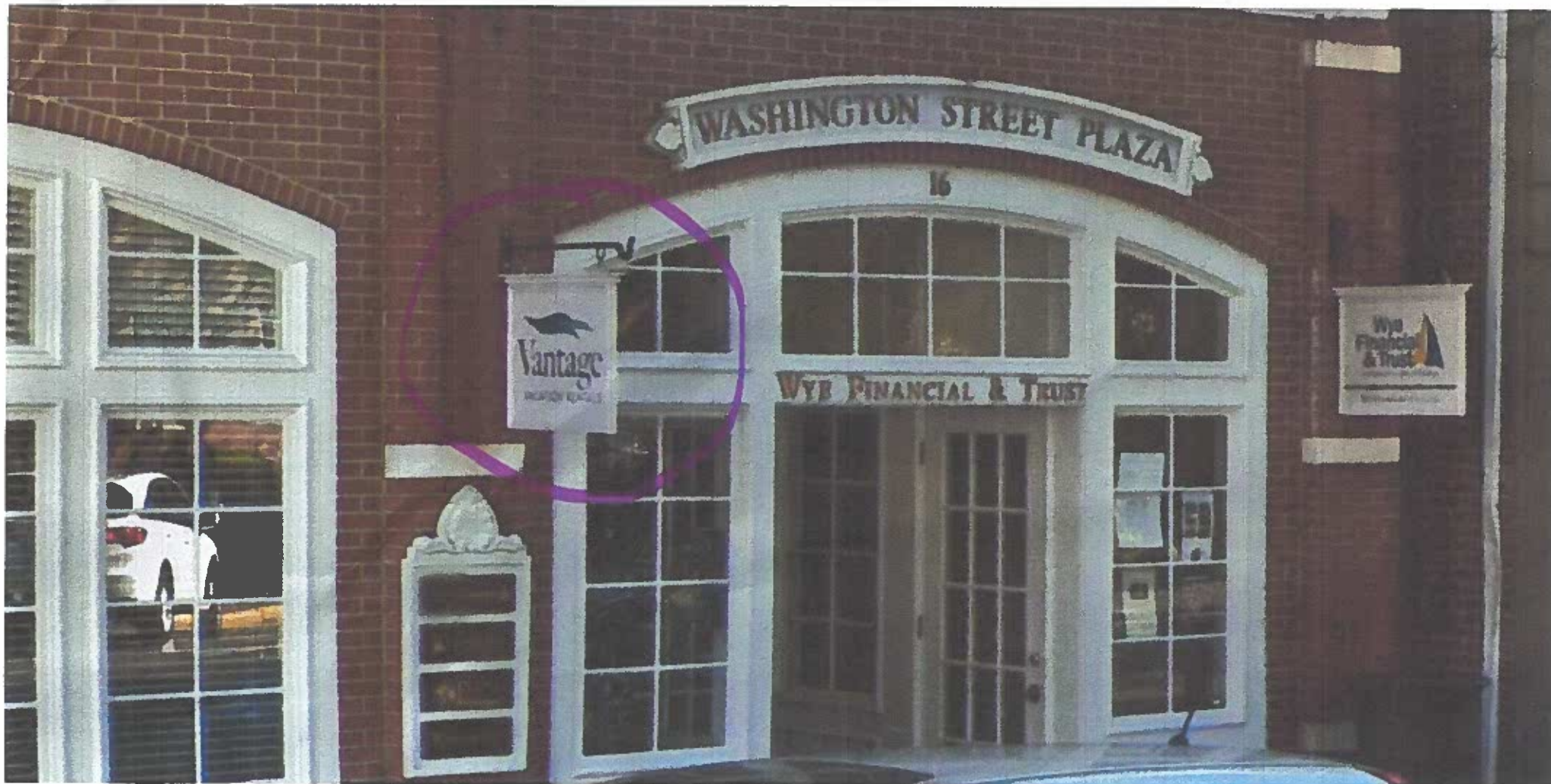
Revised 4.4.2022

26"



28"

Double sided vinyl print on 3/4" PVC



Sign will hang on existing bracket to
left of entryway



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

Historic District Commission Staff Report

Meeting Date: 6/9/2025

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

Property Address: 300 S Aurora Street

Applicant: Aaron and Casey DeLashmutt on behalf of Delashmutt Lomuscio Trust Etal

Application Number: 2025-1475

Code Enforcement Case: Yes ☐ No ☒

Project Description:

The applicant is proposing to install a wooden fence within the Needwood Avenue facing front yard and the side yard. The fence will be four (4) feet in height with the exception of the interior lot line section which will be six (6) feet in height.

Historic District Guidelines:

Guideline 14. Perimeter Walls and Fences

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

Staff Recommendation:

Staff supports a Commission **approval** of this application as submitted. The proposed fence appears to meet the height and setback requirements of the Zoning Ordinance and does not interfere with the visibility triangle at the intersection of Needwood Ave and S Aurora Street. The style and material are consistent with other fences found throughout the Historic District.

Draft Motions:



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

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			
2101014404		300 S AURORA ST		HJEMVIK, DOUGLAS L AND BONNIE A			
YEAR BUILT		PHYSICAL CONDITION					
1920		VERY GOOD					
ARCHITECTURAL STYLE			ADDITION(S)				
SLIGHT CRAFTSMAN INFLUENCE			REAR ADDITION				
NHL DISTRICT	NR DISTRICT	NR LISTED	MEETS NR CRITERIA	1980 NR RATING	MD INVENTORY	CONTRIBUTING	NC CODE
				B		Y	
NOTES							
2 1/2 STORY 2 BAY SIDE GABLE DWELLING THREE PART WINDOW LEFT OF ENTRANCE. ROOFLINE BROKEN BY UNUSUAL SHED-ROOFED PARTIAL DORMERS. CRAFTSMAN-STYLE PIERS SUPPORT PORCH. WOODEN SHINGLES ON EXTERIOR WALLS. NON CONTRIBUTING SHED.							



RECEIVED

MAY 22 2025

HD 25 - 44

TOWN OF EASTON

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

TOWN OF EASTON

Application #: 2025 - 1476

Date Received: 05/22/2025

Fee Paid: \$75.00

HDC Meeting Date: 06/09/2025

Date Property Posted: 06/02/2025

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 S. Aurora St. Easton, MD 21601

☐ Contributing ☐ Non-Contributing

YEAR BUILT: 1920 NATIONAL REGISTAR #

PROPERTY INFORMATION

OWNER NAME

Aaron & Casey DeLashmott

TELEPHONE NO.

EMAIL

Applicant or Agent

NAME

Aaron & Casey DeLashmott

TELEPHONE NO.

EMAIL

Description of Proposal (include additional sheets, as necessary)

We would like to install a new fence (non exists) along the sides & back of our property. It would be wooden with a scalloped top to match others found throughout the historic district. It would be 4' high except for the side shared with neighbor which would be 6' high. 3 gates - see survey & pics with details

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

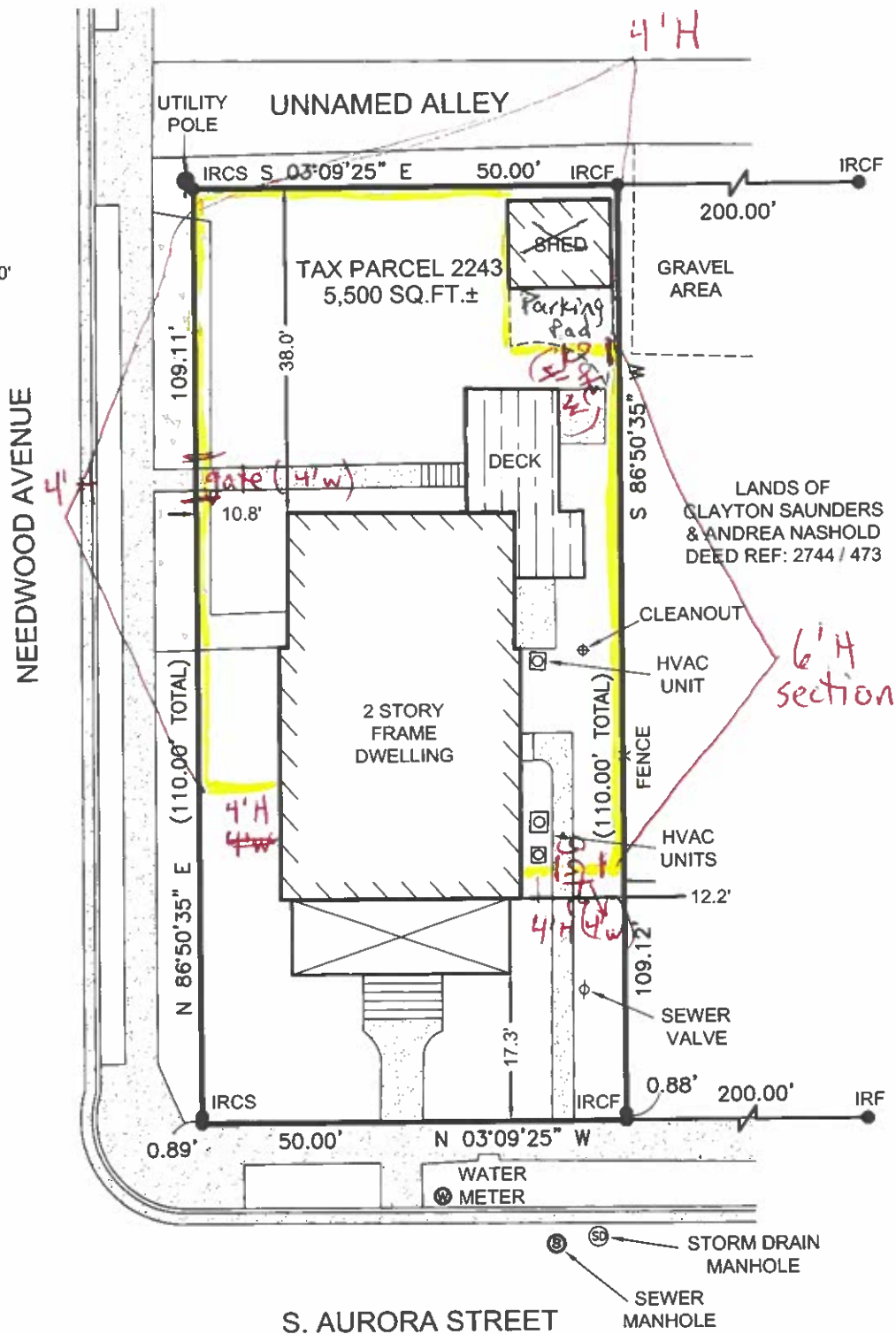
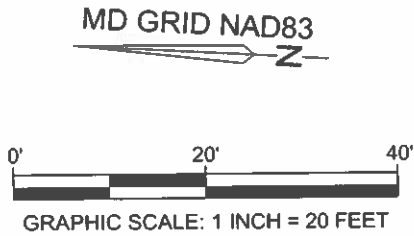
Signature of Applicant or Agent

Date

Printed Name of Applicant or Agent

Carey DeLashmott
5/22/25
Aaron & Casey DeLashmott

Revised 4.4.2022



SURVEYOR CERTIFICATION

THIS PLAT HAS BEEN PREPARED BY ME PERSONALLY OR UNDER MY RESPONSIBLE CHARGE AND COMPLIES WITH THE REQUIREMENTS AS SET FORTH IN REGULATION 09.13.06.12 OF THE MARYLAND MINIMUM STANDARDS OF PRACTICE FOR SURVEYORS. MY MARYLAND PROFESSIONAL LAND SURVEYOR LICENSE IS CURRENT WITH AN EXPIRATION DATE OF FEBRUARY 10, 2027.

 3/10/25

CHRISTOPHER D. WATERS
PROFESSIONAL LAND SURVEYOR
MARYLAND No. 11052

DATE

SITE DATA

- 1) PROPERTY: 300 S AURORA STREET
ADDRESS: EASTON, MD
- 2) DEED REFERENCE: 3166 / 301
- 3) PLAT REFERENCE: 153 / 51
- 4) THE LAND SHOWN HEREON APPEARS TO LIE ENTIRELY OUTSIDE THE 100 YEAR FLOOD PLAIN PER F.I.R.M. PANEL 24041C0189D EFF. 07/20/16.
- 5) IRF DENOTES IRON ROD FOUND
- 6) IRCF DENOTES IRON ROD WITH CAP FOUND
- 7) IRCS DENOTES IRON ROD WITH CAP SET

Date:	3/10/25
Scale:	1" = 20'
Dwn.By:	J. MILLS
Proj.No.:	4995
BOUNDARY	
Dwg.No.:	1 of 1

PLAT SHOWING

THE LANDS OF
AARON & CASEY DELASHMUTT
(TRUSTEES)

TAX MAP: 105, GRID: EA, PARCEL: 2243

IN THE TOWN OF EASTON, TALBOT COUNTY, MARYLAND

 **DAVIS BOWEN & FRIEDEL, INC.**

ARCHITECTS • ENGINEERS • SURVEYORS

EASTON, MARYLAND 410.770.4744 MILFORD, DELAWARE 302.424.1441 SALISBURY, MARYLAND 410.543.9091

RE: 300 S. Aurora St., Easton, MD 21601
Application to install new fence

We would like to put a fence on our property at 300 S. Aurora St. There is not a fence there now and we would like one as we have pets and children.

It would be wooden with a scalloped top and similar to others we have seen throughout downtown Easton. The fence would be on the back and sides (we would not fence the front yard) and start 40 feet back from the front curb in order to keep the corner visibility triangle clear.

The height would be 4 feet on the side facing Needwood Ave. as well as along the back property line and the fencing that faces the front yard. The height would be 6 feet along the southern side we share with our neighbor at 302 S. Aurora St. We would like 3 gates - 4 feet wide and 4 feet high. Please see survey showing locations of gates as well as exact fence location.

Brinsfield Fence, a local Easton company, would do the installation. Please see attached picture for proposed fence style.

Picture of property showing back and side yard from Needwood Ave. –



Proposed Fence Style by Brinsfield Fence Co.
410-822-0766





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

Historic District Commission Staff Report

Meeting Date: 6/9/2025

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

Property Address: 300 S Aurora Street

Applicant: Marasun on behalf of Delashmutt Lomuscio Trust Etal

Application Number: 2025-1475

Code Enforcement Case: Yes ☐ No ☒

Project Description:

The applicant is proposing to remove the existing cedar shake siding and install new composite (LP Smart Side) shake style siding and composite trim.

Historic District Guidelines:

Guideline 3. Make Sensitive Replacements

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

There are five situations where substitute materials may be approved:

- When historic material is unavailable,
- When historic craft techniques or skilled artisans are unavailable,
- If little information exists about a building's historic materials, or,



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

- Upon code-related changes
- When the Commission determines that such a material is acceptable for the given situation

Guideline 76. Preserve Historic Wood Siding

- a. Maintain existing wood façades using appropriate paint or other protective coatings.
- b. Repair minor deterioration using an appropriate wood consolidant or filler.
- c. Remove metal, vinyl, asbestos shingles and other inappropriate materials from façades and repair damaged wood as necessary.

Guideline 77. Make Sensitive Replacements (Siding)

- a. If the deterioration is severe, replace only the affected areas with wood siding that matches the existing in size, shape, profile, and texture.
- b. Avoid replacing original wood siding with a different type of wood siding; for example, replacing 4-inch horizontal wood board siding with wood shingles.
- c. Avoid applying replacement material that will damage underlying materials, trap moisture, or compromise the structural capacity of the façade.
- d. Avoid applying replacement material so that it damages or destroys other character-defining elements including trim and ornamental pieces.

Guideline 78. Substitute Materials for Siding

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

Draft Motions:

1. I move that the Historic District Commission **approve** the application based on the finding that the proposed composite siding and trim adequately match the historic feature's size, shape, profile, texture, and color.

OR

2. I move that the Historic District Commission **table** the application pending the submission of a revised siding material that is historically appropriate.



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

OR

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



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			
2101014404		300 S AURORA ST		HJEMVIK, DOUGLAS L AND BONNIE A			
YEAR BUILT		PHYSICAL CONDITION					
1920		VERY GOOD					
ARCHITECTURAL STYLE			ADDITION(S)				
SLIGHT CRAFTSMAN INFLUENCE			REAR ADDITION				
NHL DISTRICT	NR DISTRICT	NR LISTED	MEETS NR CRITERIA	1980 NR RATING	MD INVENTORY	CONTRIBUTING	NC CODE
				B		Y	
NOTES							
2 1/2 STORY 2 BAY SIDE GABLE DWELLING THREE PART WINDOW LEFT OF ENTRANCE. ROOFLINE BROKEN BY UNUSUAL SHED-ROOFED PARTIAL DORMERS. CRAFTSMAN-STYLE PIERS SUPPORT PORCH. WOODEN SHINGLES ON EXTERIOR WALLS. NON CONTRIBUTING SHED.							



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

RECEIVED

MAY 22 2025

TOWN OF EASTON

HD 25 - 43

Application #:	2025 - 1475
Date Received:	05/22/2025
Fee Paid:	\$75.00
HDC Meeting Date:	06/09/2025
Date Property Posted:	06/02/2025

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 S AURORA ST
☒ Contributing ☐ Non-Contributing YEAR BUILT: 1920 NATIONAL REGISTAR #

PROPERTY INFORMATION

OWNER NAME DELASHMUTT LOMUSCIO TRUST ETAL. DELASHMUTT AARON SETH TRUSTEE
TELEPHONE NO. EMAIL

Applicant or Agent

NAME MARASUN
TELEPHONE NO. EMAIL

Description of Proposal (include additional sheets, as necessary)

Full siding replacement . Current siding is cedar shake and we will replace with LP Smartside Cedar Shake
LP Smartside is a wood product comprable to Cedar shake
All trim will be LP Smartside Cedar texture trim

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	
	05/22/25
John A Marrah	

Revised 4.4.2022



COLORFUL SIDING. BEAUTIFUL FINISH.

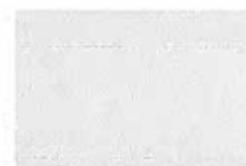
LP® SMARTSIDE® EXPERTFINISH® TRIM & SIDING

The advanced durability you expect from LP® SmartSide® Trim & Siding comes in ExpertFinish® colors. Your homeowners will love choosing colors to match their style—and you'll love the fast and easy installation that comes with LP SmartSide ExpertFinish Trim and Siding.

- ExpertFinish Lap Joint Siding to avoid the need for most seam caulking, joint molds, or pan flashing
- Now available in brushed smooth and cedar texture
- Advanced Durability for Longer Lasting Beauty®
- Available in 16 versatile colors that will complement most any home's style
- Industry-leading 5/15/50 year prorated limited warranty: 5-year labor and materials, 15-year finish, and 50-year substrate
- Comes in a variety of SKUs and finishes



Snowscape White



Sand Dunes



Desert Stone



Quarry Gray



Prairie Clay



Terra Brown



Harvest Honey



Timberland Suede



Garden Sage



Redwood Red



Tundra Gray



Summit Blue



Rapids Blue



Cavern Steel



Midnight Shadow



Abyss Black

LP SmartSide®
ExpertFinish® TRIM & SIDING

For complete product & warranty details, visit LPCorp.com/ExpertFinish

Products Available in LP SmartSide ExpertFinish Colors

Lap Joint Siding

- 38 Series 6" x 16' – 5.84 in. (148 mm) x 192 in. (4.9 m)
- 38 Series 8" x 16' – 7.84 in. (199 mm) x 192 in. (4.9 m)



Trim

- 540 Series 5" x 16' – 194 in. (4.9 m) x 192 in. (4.9 m)
*Quebec only **
- 440/540 Series 4" x 16' – 3.50 in. (89 mm) x 192 in. (4.9 m)
- 440/540 Series 6" x 16' – 5.50 in. (140 mm) x 192 in. (4.9 m)
- 440/540 Series 8" x 16' – 7.21 in. (183 mm) x 192 in. (4.9 m)
- 440/540 Series 10" x 16' – 9.21 in. (234 mm) x 192 in. (4.9 m)
- 440/540 Series 12" x 16' – 11.21 in. (285 mm) x 192 in. (4.9 m)
- 190 Series 3" x 16' – 2.5 in. (64 mm) x 192 in. (4.9 m)



Shakes

- 38 Series 12" x 48" – 11.624 in. (295 mm) x 48.63 in. (1.2 m)
- Reversible staggered or straight edge



Panel

- 38 Series 4' x 8' – 48.56 in. (1234 mm) x 96 in. (2.4 m)
- 38 Series 4' x 10' – 48.56 in. (1234 mm) x 120 in. (3 m) *



We're not just building for the future, we're promoting forest regeneration and preserving wildlife habitats for the benefit of all generations to come.

All photos are for illustrative purposes only. Please refer regularly to LPCorp.com for correct and up-to-date product installation instructions.

⚠ WARNING: Drilling, sawing, sanding or machining wood products can expose you to wood dust, a substance known to the State of California to cause cancer. Avoid inhaling wood dust or use a dust mask or other safeguards for personal protection. For more information go to www.P65Warnings.ca.gov/wood.



Nickel Gap

- Nickel Gap 8" x 16' – 7 in. (177 mm) x 192 in. (4.9 m)



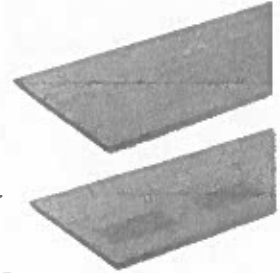
Vertical Siding

- 38 Series 16" x 16' – 15.94 in. (405 mm) x 192 in. (4.9 m)



Soffit

- 38 Series 12" Closed/Vented Soffit – 11.94 in. (303 mm) x 192 in. (4.9 m)
- 38 Series 16" Closed/Vented Soffit – 15.93 in. (405 mm) x 192 in. (4.9 m)
- 38 Series 24" Closed/Vented Soffit – 23.94 in. (608 mm) x 192 in. (4.9 m)
- Vented Soffit Only Available in Cedar



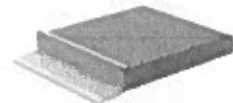
Outside Corners

- 540 Series 4" x 10' – 3.625 in. (89 mm) x 120 in. (3.0 m) *
- 540 Series 6" x 10' – 5.625 in. (140 mm) x 120 in. (3.0 m) *



J-Blocks

- 540 Series 7.25" x 7.25" – 7.21 in. (183 mm) x 7.21 in. (183 mm)



Mini Splits

- 540 Series 7.25" x 6.75" – 7.21 in. (183 mm) x 6.75 in. (171 mm)



* Only Available in Cedar Texture
Not all products available in all colors

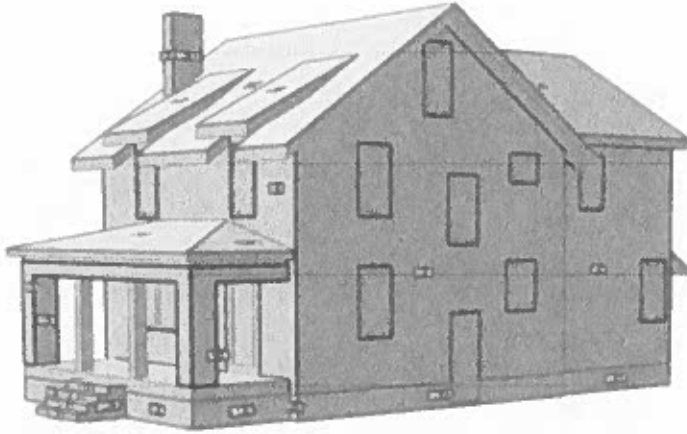


For complete product & warranty details, visit LPCorp.com/ExpertFinish

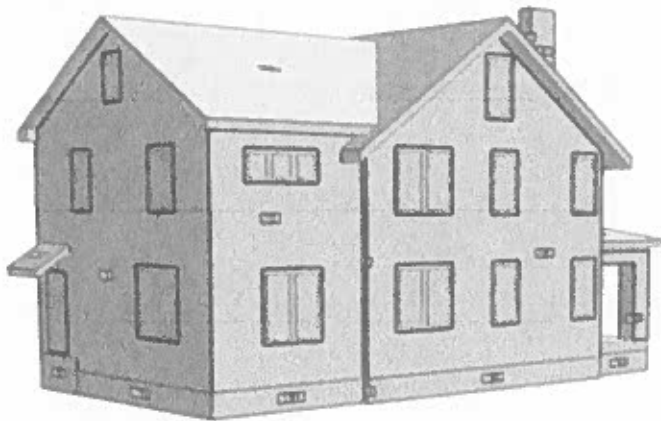
Proposal 2: Full Siding Replacement LP

Smartside Cedar Texture Shakes

We are proposing to remove your existing siding and install new house wrap where we will use special tape to seal the house wrap and flash the house wrap into the doors and windows.



We will then install new LP Smartside Shake siding—this product comes in a variety of colors. We are proposing LP Smartside Exterior Trim for this project as well to match up to the LP Shake Siding



We will install new mounting blocks behind every light fixture, Dryer Vent and Electrical Outlet Boxes. These blocks will be made out of the same trim material that is used as the exterior trim

The exterior trim will be 5/4"x4" around each window and door and also as a frieze board where the siding meets the soffit up at the top of every wall system.

PROP 2: FULL LP SIDING REPLACEMENT

Description	Qty
LP SMARTSIDE SHAKE SIDING MATERIALS	
LP SMARTSIDE 38 SERIES CEDAR TEXTURE SHAKE	31
Reversible for Smooth or Staggered Edge	
9" Exposure - Priced per SQ - 34 PC / SQ	
LP SMARTSIDE 38 SERIES 8" x 16' CEDAR TEXTURE LAP SIDING	1
Used as starter strips	
LP SMARTSIDE 5/4" CEDAR TEXTURE FINISH TRIM	70
5/4" X 4" X 16' Actual Width 3.5" 4pc per bundle	
EXTERIOR TRIM AROUND EACH WINDOW, DOOR, LEVEL FRIEZE, SLOPED FRIEZE, INSIDE CORNER, AND OUTSIDE CORNER	
DRIP CAP FOR SPECIALITY SIDING	13
Aluminum .019 ga for trim above windows, doors and bandboard	
SIDING ACCESSORIES	
STAINLESS STEEL RING SHANK NAILS 1 3/4"	1
Wire weld siding coil nails box of 3600 for Trim Fastening.	
MARASUN COMPOUND: 1 1/4" COIL NAILS:	2
Electro galvanized nails used to fasten down the roofing system	
Siding Housewrap	
SIDING CERTAINTED HOUSEWRAP 9 X100	5
DuPONT 2" X 165' TYVEK SEAM TAPE	2
INSTALLATION LABOR	
SPECIALITY SIDING INSTALLATION -	27
Includes tear off and installation	
HOUSE WRAP INSTALLATION	4
Per Roll	
TRIM INSTALLATION :	1,120
Covers the cost of time and labor to install Vinyl, PVC or Wood Trim.	
DuPONT 4"x 75' FLASHING TAPE	8
Sealants and Paint	

LP SMARTSIDE PAINT TOUCH-UP KIT	1
1 Quart	
OSI QUAD MAX WINDOW, DOOR & SIDING SEALANT 10 OZ:	29
Designed for sealing around exterior/interior windows, doors and siding.	
SIDING SERVICES	
SIDING WASTE DISPOSAL FEE	81
Dump fees for waste disposal. 20SQ=10YRD, 40SQ=20YRD, 60SQ=30YRD	
CATCH-ALL SYSTEM:	1
To protect the home from roofing debris and property damage during roof replacement.	
EQUIPTER TRASH MANAGEMENT (DAY):	6
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	
Town of Easton: Building Permit	1
Town of Easton: Historic District Building Permit	1
ELECTRIC METER DISCONNECT AND RECONNECT	1
WARRANTIES	
LP SMARTWIDE SIDING WARRANTIES	1
LP SmartSide trim and siding products are backed by a 5/50-year limited warranty, offering 100% labor and material replacement for the first five years, followed by a prorated warranty on the substrate for the next 45 years.	
Here's a more detailed breakdown of the LP SmartSide warranty:	
5-Year, 100% Labor and Material Replacement:	
The warranty covers 100% of labor and material costs for the first five years after installation.	
50-Year Prorated Limited Warranty on Substrate:	
After the initial five years, a prorated warranty covers the substrate for the remaining 45 years.	
Coverage:	
The warranty covers LP SmartSide lap and panel siding, shake, trim, fascia, soffit, and more.	
Protection:	
The warranty provides protection against fungal decay, termites, and hail damage (up to 1.75 inches in diameter) when siding is properly installed and maintained.	
Transferability:	
The warranty is transferable to subsequent homeowners.	





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

Historic District Commission Staff Report

Meeting Date: 6/9/2025

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

Property Address: 331 E Dover Street

Applicant: Brandon Barrow on behalf of Chesapeake Multi-Cultural Resource Center Inc

Application Number: 2025-1465

Code Enforcement Case: Yes ☐ No ☒

Project Description:

The applicant is proposing to demolish the existing exterior metal stairs with concrete treads. The applicant is proposing to install either a primed steel, aluminum, or galvanized stair in the same location as the existing. The stairs are located between a contributing structure located at 331 E Dover Street and a modern, non-contributing structure at 333 E Dover Street. The existing steps run up the side of 333 E Dover Street and provide second floor access to both 331 and 333 E Dover Street.

Historic District Guidelines:

Guideline 54. Fire Escapes and Exterior Stairs

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

Items of Clarification:

1. What material will all new handrails and balusters be constructed of?
2. Will the design of new handrails and balusters match that of the existing?

Draft Motions:

1. I move that the Historic District Commission **approve** the application with the condition that the replacement stairs are constructed of...

OR



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

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

OR

3. I move an alternate motion.



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

Appendix A: 2012 Easton Historic District Survey Sheet

EASTON HISTORIC DISTRICT SURVEY

PROPERTY #:

Picture:



TAX ID		ADDRESS		OWNER NAME			
2101021575		331 E DOVER ST		CHEZ LAFITTE GALERIE & SALON, LLC			
YEAR BUILT		PHYSICAL CONDITION					
1910		EXCELLENT					
ARCHITECTURAL STYLE				ADDITION(S)			
NATIONAL FOLK				MID 20TH C. REAR BRICK SECTION			
NHL DISTRICT	NR DISTRICT	NR LISTED	MEETS NR CRITERIA	1980 NR RATING	MD INVENTORY	CONTRIBUTING	NC CODE
				B		Y	
NOTES							
A LOT OF NEW MATERIAL INCLUDING SIDING + WINDOWS, BUT RETAINS ITS VERY NICE COMMERCIAL FRONT.							



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

EASTON HISTORIC DISTRICT SURVEY

PROPERTY #:

Picture:



TAX ID		ADDRESS		OWNER NAME			
2101018566		333 E DOVER ST		DOVER STREET REALTY INC			
YEAR BUILT		PHYSICAL CONDITION					
2008		EXCELLENT					
ARCHITECTURAL STYLE				ADDITION(S)			
MODERN TRADITIONAL				NONE			
NHL DISTRICT	NR DISTRICT	NR LISTED	MEETS NR CRITERIA	1980 NR RATING	MD INVENTORY	CONTRIBUTING	NC CODE
				B		N	AGE
NOTES							
MODERN VERSION OF TRADITIONAL EASTON BUILDING TYPE.							



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

RECEIVED
MAY 13 2025
TOWN OF EASTON

HD 25 - 39

Application #:	2025 - 1465
Date Received:	05/13/2025
Fee Paid:	\$75.00
HDC Meeting Date:	06/09/2025
Date Property Posted:	06/02/2025

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: 331 Dover Street - Easton, MD 21601
☐ Contributing ☐ Non-Contributing YEAR BUILT: NATIONAL REGISTAR #

PROPERTY INFORMATION

OWNER NAME: Matthew Peters
TELEPHONE NO. EMAIL

Applicant or Agent

NAME: Brandon Barrow
TELEPHONE NO. EMAIL

Description of Proposal (include additional sheets, as necessary)

Seperate Sheet

Specific Requirements

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

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

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

Signature of Applicant or Agent

Date

Printed Name of Applicant or Agent

5/13/25
Brandon Barrow

Revised 4.4.2022

Chesapeake MRC

331 Dover Street, Easton MD 21601

STAIRS REPLACEMENT FOR APARTMENT

-Removing existing stairs completely due to them being unsafe for tenant that lives upstairs.
Risers are rusted through terribly.

-Replace stairs to look exactly the same but with material that Town approves.

-New stairs WILL NOT have cement because this is what caused steps to deteriorate.

-Have spoken with Nick Johnson in the past concerning this project.

-PLEASE inform us which replacement option below is suitable for the Historic District so we can be prepared for our meeting.

OPTION 1-

Main Stair: 21 Rise Primed Steel stair with Diamond plate treads & open risers not to exceed 4" opening, with square steel balusters and rail, including sub rail. Includes 2 landings and support post where needed. Stairs will meet commercial code compliancy.

OPTION 2-

Main Stair: Same as above except All Aluminum - no paint or primer

OPTION 3-

Main Stair: Same as above except Hot Dipped Galvanized.





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

Historic District Commission Staff Report

Meeting Date: 6/9/2025

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

Property Address: 129 N West Street

Applicant: Linda Schuman on behalf of W&L Rentals LLC.

Application Number: 2025-1479

Code Enforcement Case: Yes ☐ No ☒

Project Description:

The applicant is proposing the in-kind replacement of the existing vinyl, 5" lap style siding. This structure is considered a non-contributing structure due to its age as it was constructed in 1995.

Historic District Guidelines:

Guideline 104. Vinyl Siding

The use of vinyl siding on new construction will be evaluated on a case-by-case basis. The HDC will consider the surrounding historic context in determining whether the use of vinyl siding at a particular building site is appropriate. Vinyl siding may be acceptable if it meets the following specifications

- a. Vinyl siding will be at least 0.042 inches thick, with a smooth, matte surface. Siding with faux wood grain is not appropriate.
- b. 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.
- c. All trim will be done with solid PVC or plastic composite lumber trim, using counter sunk finishing nails. All inside and outside corners must be trimmed using hard, dimensional PVC or composite materials. Trim details will be such that the "J" channels are hidden behind the trim board.

Recommended Conditions:

1. The vinyl siding shall be smooth and shall not have a faux wood grain
2. All siding joints and seams will be lapped towards the rear of the building.
3. Joints are not permitted in areas with a span of less than 12 feet in length.



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4. Any new trim will be solid PVC or composite lumber. A cut sheet for such trim shall be submitted to staff for review prior to installation.

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.



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Appendix A: 2012 Easton Historic District Survey Sheet

EASTON HISTORIC DISTRICT SURVEY

PROPERTY #:

Picture:



TAX ID		ADDRESS		OWNER NAME			
2101015346		129 N WEST ST		W & L RENTALS, LLC			
YEAR BUILT		PHYSICAL CONDITION					
1995*							
ARCHITECTURAL STYLE				ADDITION(S)			
NHL DISTRICT	NR DISTRICT	NR LISTED	MEETS NR CRITERIA	1980 NR RATING	MD INVENTORY	CONTRIBUTING	NC CODE
				A		N	AGE
NOTES							
MODERN BUILDING AND PARKING LOT OCCUPY THIS PARCEL							

RECEIVED

MAY 22 2025

HD 25 - 42



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

Application #: 2025-1474
Date Received: 05/22/2025
Fee Paid: \$75.00
HDC Meeting Date: 06/09/2025
Date Property Posted: 06/02/2025

HISTORIC DISTRICT COMMISSION HEARING APPLICATION

APPLICATION TYPE (PLEASE CIRCLE)

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

PROPERTY INFORMATION

ADDRESS 129 N W Street Easton MD 21601
☐ Contributing ☐ Non-Contributing YEAR BUILT: _____ NATIONAL REGISTAR # _____

PROPERTY INFORMATION

OWNER NAME W+L Rentals llc William + Linda Schuman
 TELEPHONE NO. _____ EMAIL _____

Applicant or Agent

NAME _____
 TELEPHONE NO. _____ EMAIL _____

Description of Proposal (include additional sheets, as necessary)

<u>Take off existing Vinyl siding and</u>
<u>replace with new same style + color.</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

<u>[Signature]</u>
<u>5/22/25</u>
<u>Linda Schuman</u>

Revised 4.4.2022

MonogramTM Vinyl Siding

General Description: MonogramTM provides the look of wood siding but does not require the upkeep common to wood. Monogram siding is manufactured with TrueTextureTM rough cedar finish molded directly from real cedar boards. Available in a selection of profiles, Monogram offers the industry's widest selection of colors. It is appropriate for use in new construction for single family homes, multi-housing projects and light commercial developments. Monogram is also an ideal product for remodeling.

Styles:

Profile	Finish	Panel Projection (Nominal)	Wall Thickness (Nominal)	Lock Design	Colors	Accessory Pocket
Double 4" Clapboard	Rough Cedar	¾"	.046"	CertiLock TM post-formed positive lock	40	¾"
Double 5" Clapboard	Rough Cedar	¾"	.046"	CertiLock TM post-formed positive lock	33	¾"
Double 5" Dutchlap	Rough Cedar	¾"	.046"	CertiLock TM post-formed positive lock	40	¾"

Colors: Monogram siding profiles are available in the industry's widest selection of colors. All colors are Spectrophotometer controlled and utilize exclusive PermaColorTM color science.

Colonial White (01)	Seagrass (30)	Wedgewood Blue (89)	Deep Mineral (22)	Spruce (16)
Smoky Gray (83)	Sterling Gray (33)	Weathered Wood (90)	Melrose (39)	Arbor Blend (57)*
Desert Tan (07)	Sparrow (58)	Autumn Red (23)	Midnight Blue (45)	Cedar Blend (79)*
Heritage Cream (11)	Castle Stone (37)	Brownstone (40)	Olive Grove (84)	Driftwood Blend (80)*
Herringbone (04)	Cypress (42)	Charcoal Gray (46)	Tuxedo (56)	Frontier Blend (51)*
Graystone (61)	Granite Gray (34)	Espresso (43)	Pacific Blue (27)	Natural Blend (78)*
Sandstone Beige (15)	Natural Clay (60)	Flagstone (97)	Sable Brown (29)	Rustic Blend (82)*
Savannah Wicker (59)	Oxford Blue (32)	Forest (47)	Slate (44)	Weathered Blend (53)*

* Premium Color: Made with an exclusive, highly durable polymer capstock combined with unique heat distortion modifiers that helps ensure long-term weatherability in darker hues that would otherwise quickly fail.

STUDfinderTM: The patented STUDfinder Installation System combines precisely engineered nail slot locations with graphics. Nail slots are positioned 16" on center to allow for alignment with studs. STUDfinder graphics centered at each slot provide a quick and easy guide to help locate studs.

RigidFormTM: Monogram RigidForm 210 technology has a stiff, double-thick .092" nail hem for a straighter-on-the-wall appearance and wind load performance.

Lock: Uniquely designed for ease of installation, Monogram features the CertiLockTM locking system; a post-formed positive lock which provides for self-aligning installation. Properly installed panels will snap together with an audible "click" signaling that they are ready for nailing.

Accessories: CertainTeed manufactures a wide range of siding accessories which are compatible with Monogram

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20 Moores Road
Malvern, PA 19355
certainteed.com
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siding styles and colors. Accessory products include installation components, soffit, window and door trim, corner lineals, corner systems and decorative moldings.

Composition: Monogram siding products are produced using PVC resin.

Technical Data: Monogram siding is in compliance with ASTM specification for Rigid Polyvinyl Chloride (PVC) Siding D3679, and the requirements of the 2015, 2018, 2021 and 2024 International Residential Code and International Building Code, the 2020 and 2023 Florida Residential Code and Florida Building Code, the 2019 and 2022 California Residential Code and California Building Code, and the 2020 National Building Code of Canada. Monogram siding meets or exceeds the properties noted in Table 1.

Table 1

ASTM E 84	Meets Class A flame spread requirements as tested according to ASTM E84.
ASTM D 635	Material is self-extinguishing with no measurable extent of burn when tested in accordance with this specification.
NI-PA 268	Radiant Heat Test - Ignition Resistance of Exterior Walls - Conclusion that CertainTeed met the conditions for allowable use as specified in section 1406 of the International Building Code.

Important Fire Safety Information: When rigid vinyl siding is exposed to significant heat or flame, the vinyl will soften, sag, melt or burn, and may thereby expose material underneath. Care must be exercised when selecting underlayment materials because many underlayment materials are made from organic materials that are combustible. You should ascertain the fire properties of underlayment materials prior to installation. All materials should be installed in accordance with local, state and federal Building Code and fire regulations.

Wind Load Testing: CertainTeed Monogram siding has been tested per ASTM D 5206 standard test method for wind load resistance to withstand negative wind load pressures and their mph equivalents as shown in the chart below. All products exceed industry standards for wind load performance. Check with your local building inspector for wind load requirements in your area for the type of structure you are building.

Table 2

Product	Fastener Spacing	2015/2018 IBC/IRC			2021/2024 IBC/IRC		
		Standard Design Pressure Rating	Maximum Windspeed (mph)		Standard Design Pressure Rating	Maximum Windspeed (mph)	
			ASD	ULT		ASD	ULT
Double 4" Clapboard	Nails 16" o.c.	160.6	258	333	115.6	219	283
Double 5" Clapboard	Nails 16" o.c.	92.6	196	253	66.7	166	215
Double 5" Dutchlap	Nails 16" o.c.	101.9	206	266	73.3	175	225

* Windload calculations based on ASTM D3679, ASCE 7-16, 30ft High, Exposure B

Documents: CertainTeed Vinyl Siding meets the requirements of one or more of the following specifications.

VSI/Intertek PCI-0504

Texas Department of Insurance Product Evaluation ISC-11

Conforms to ASTM Specification D3679

ICC-ES Evaluation Report ESR-1066

ICC-ES Evaluation Listing ESL-1462 (Canada)

Florida BCIS Approval FL1573 & FL12483

For specific product evaluation/approval information, call 800-233-8990.

Installation: Prior to commencing work, verify governing dimensions of building, examine, clean and repair, if necessary, any adjoining work on which the siding is in any way dependent for its proper installation. Sheathing materials must have an acceptable working surface. Siding, soffit and accessories shall be installed in accordance with the latest editions of CertainTeed installation manuals on siding and soffit. Installation manuals are available from CertainTeed and its distributors.

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20 Moores Road
Malvern, PA 19355
certainteed.com
© 01/24

5" Clapboard Lap Siding Woodgrain







Linda Schuman



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

Historic District Commission Staff Report

Meeting Date: 6/9/2024

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

Property Address: 127 S Harrison Street

Applicant: Wiedemann Architects LLC on behalf of Michael Gowl

Application Number: 2025-1470

Code Enforcement Case: Yes ☐ No ☒

Project Description:

The applicant is proposing to demolish a small portion of the existing structure in order to construct a new two-story rear addition with a wrap-around porch. One notable change from the previous approved application is the construction of an approximately 5' by 21' addition on the northern façade. This addition will be in line with the front façade of the home but setback from the front porch. The proposed scope of work also includes the construction of two new outbuildings in the rear yard. These outbuildings will function as a two-car garage, and an outdoor kitchen. The proposed garage incorporates cedar shingle roofs, decorative cedar shingle gables, and wood siding to match the existing historic structure.

The existing contributing structure will be restored by removing non-original materials including asbestos siding, aluminum cladding, and fiberglass roof shingles. A new cedar shake roof will then be installed on the main portion of the roof and a standing seam metal roof will be installed over the porches. All new siding will be wooden siding that matches the original siding found on the front porch.

Background:

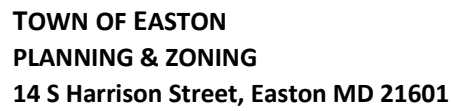
On November 11, 2024 the HDC issued a certificate of appropriateness for the restoration of the contributing structure as well as; demolition of a later addition, construction of a new two-story addition, and the construction of various outbuildings. This request was approved as submitted with the Commission indicating a preference for the elevations labeled "Option B".



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Figure 1: East Elevation Approved 11/11/24 vs Proposed





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1 WEST ELEVATION OP B
SCALE: 1/4"=1'-0"



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

Figure 3: West Elevation Approved 11/11/24 vs Proposed



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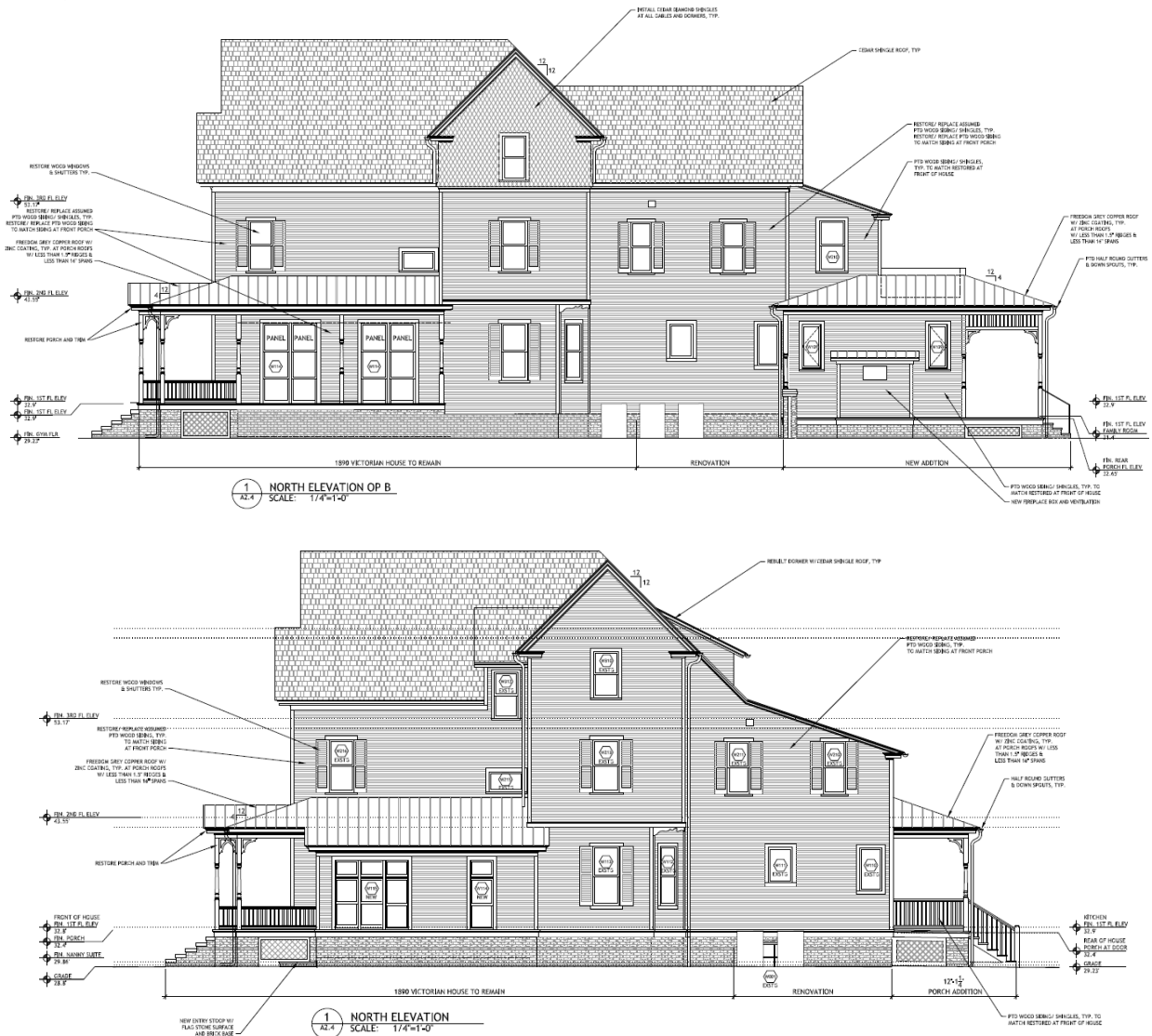


Figure 4: North Elevation Approved 11/11/24 vs Proposed



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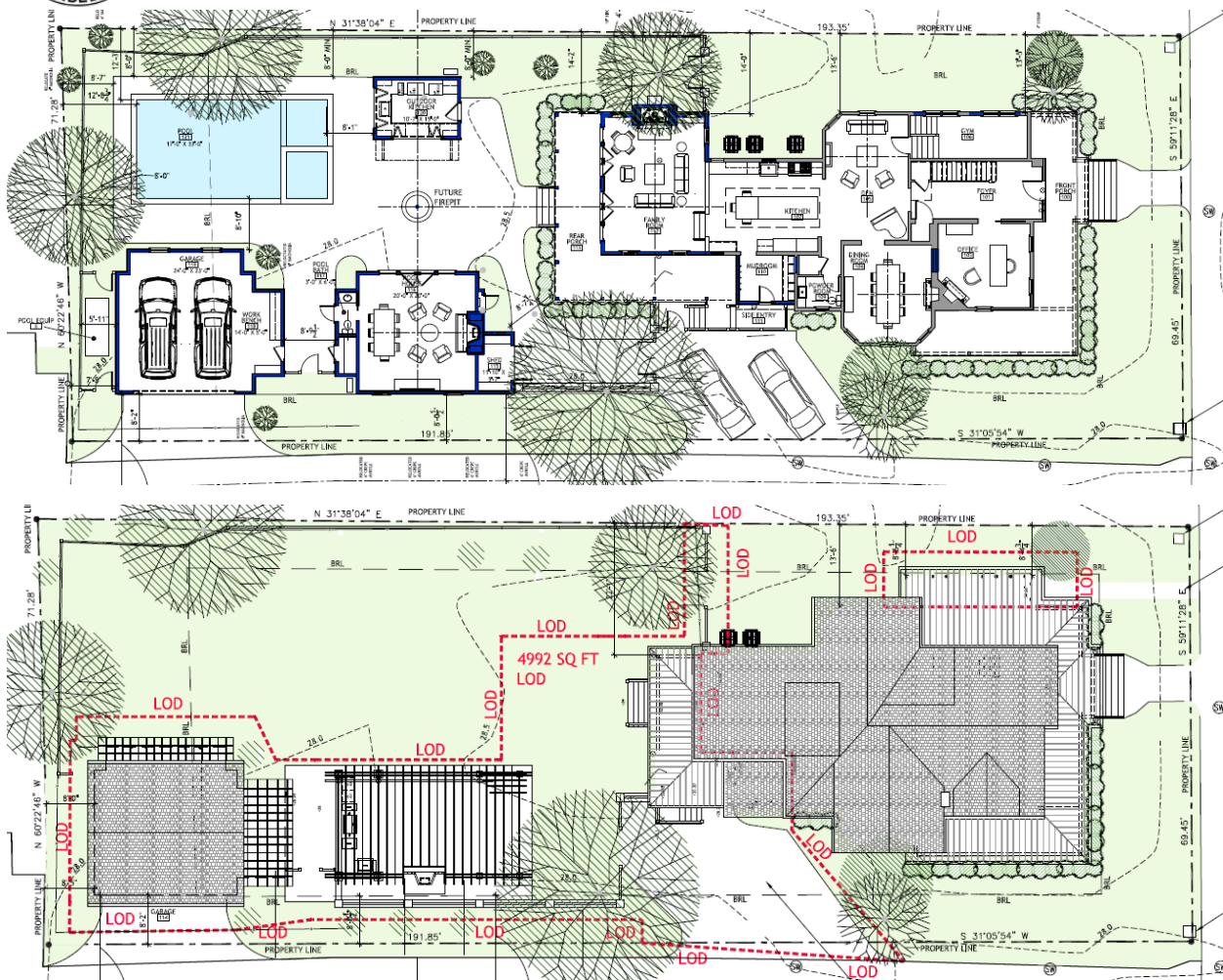


Figure 5: Site Plan Approved 11/11/24 vs Proposed

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

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

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

Guideline 3. Make Sensitive Replacements

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

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.



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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 9. New Driveways

a. Locate new driveways so that minimum alterations are required to character-defining landscape and features such as walls, fences and buildings, and should respect the predominant alignments and locations of driveways in the neighborhood.

b. New driveways should be finished in a material that is compatible with the existing private walkways and the architectural character of the building and the fabric of the overall neighborhood.

c. New or replacement driveway aprons throughout the historic districts may be constructed of concrete.

Guideline 11. Erect New Outbuildings Sensitive

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

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

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

Guideline 14. Perimeter Walls and Fences

a. Retain existing historic perimeter walls and fences.

b. Repair or restore damaged or deteriorated historic perimeter walls and fences. Where repair is not possible due to the severity of the deterioration, replace historic walls or fences in-kind using the same material as the original and matching in size, shape, height, profile, texture, and color. If use of the same material is not feasible, the substitute material should approximate the original as closely as possible.

c. New walls and fences should be consistent with the setback of the subject building and adjacent properties.

d. New walls and fences must adhere to the height, material, and replacement requirements outlined in Easton's zoning ordinances.

e. New fences and perimeter walls should be appropriate to the character of the district. Concrete block and stucco finishes are not likely to be approved, particularly in locations visible from the public right-of-way. Simple, unobtrusive fences in traditional designs in



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powder coated steel or aluminum or wood picket fences are most appropriate. Note: Vinyl fences will not be approved.

Guideline 19. Trees and Street Plantings

- a. Preserve existing shade trees.

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

- 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



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they are smooth and painted, may be used for doors located on the sides or rear of the property. See Appendix B for additional information on Substitute Materials.

d. If the location of a door to be replaced is not under a protective cover, then an alternate material may be considered for increased durability. The design must be compatible with the architectural style of the property and should mimic the appearance of the original door.

Guideline 45. Screen, Storm, and Garage Doors

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

Guideline 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 64. Preserve Historic Porches

- a. Maintain and repair original porches, including steps, flooring, ceiling, columns, roof, details and ornamentation.
- b. Avoid enclosing a porch located on the front façade or visible from a primary public right-of-way. If the porch is not visible from a primary public right-of-way, it may be enclosed if done in a manner that does not significantly alter the original character of the porch. Note: screening-in is not considered enclosing the porch.
- c. It is appropriate to remove enclosures to reveal original porch and details.

Guideline 65. Make Sensitive Replacements (Porches)

- a. Replace missing posts and railings where necessary to match size, shape, profile, proportion, and spacing to the historic feature.
- b. Use wood for porch details and structural parts, including steps, decking, and foundations, unless it can be documented that other materials were historically used on the house or used at an early date.
- c. Alternate materials may be allowable on a on side or rear porches if the new material, size, scale, and overall appearance matches the historic feature.



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

Guideline 67. New Rear Decks and Patios

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

Guideline 68. Maintain Historic Roof Shape

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



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- 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 73. Replace Historic Gutters and Downspouts In-Kind

- a. Replace deteriorated or damaged gutters and downspouts in-kind.
- b. Half-round gutters and round downspouts are appropriate for most buildings in the Historic District.

Guideline 76. Preserve Historic Wood Siding

- a. Maintain existing wood façades using appropriate paint or other protective coatings.
- b. Repair minor deterioration using an appropriate wood consolidant or filler.
- c. Remove metal, vinyl, asbestos shingles and other inappropriate materials from façades and repair damaged wood as necessary.

Guideline 77. Make Sensitive Replacements (Siding)

- a. If the deterioration is severe, replace only the affected areas with wood siding that matches the existing in size, shape, profile, and texture.
- b. Avoid replacing original wood siding with a different type of wood siding; for example, replacing 4-inch horizontal wood board siding with wood shingles.
- c. Avoid applying replacement material that will damage underlying materials, trap moisture, or compromise the structural capacity of the façade.
- d. Avoid applying replacement material so that it damages or destroys other character-defining elements including trim and ornamental pieces.

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.



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

Guideline 90. Make Sensitive Replacements (Windows)

- a. Replace windows that cannot be repaired in-kind. Replacement windows must match the original windows in size, proportion, design, and style. The number of windowpanes and the muntin and mullion profiles should match the historic window.
- b. Replacement units for historic divided light (multi-pane) windows must have the appearance of a true divided light. Simulated divided light windows with three dimensional muntins are usually appropriate. “Snap-in” or “between-the-glass” vinyl muntins do not simulate a historic appearance and will not be approved for windows within the historic district.
- c. Maintain the window type. For example, replacing a double-hung window with a casement window is not preferred.
- d. Maintain the historic window opening size and surrounding trim. Altering the window opening to accommodate larger or smaller windows is not preferred.
- e. Where inappropriate replacements were previously installed, and the original window appearance is unknown, neighboring buildings may provide clues to appropriate configurations. In general, a style of window that is in keeping with the architectural style 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 91. Shutters

- a. Shutters are appropriate for windows on some residential buildings, and in some cases, on the upper stories of commercial properties.
- b. Restore or replace missing original shutters with appropriate replacement units based on physical or documentary evidence.



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- c. Shutters, even when non-operable, should be sized to cover the window if closed, and shall maintain accompanying, historically appropriate hardware (except for hinges).
- d. Paintable, smooth-finished, composite materials and wood are appropriate materials for replacement shutters. Vinyl is not appropriate.

Guideline 100. Rear Additions

- a. Additions should be compatible with the massing and scale of the main building. In general, they should be the same or lower height as compared to the surrounding historic buildings.
- b. Additions should not imitate earlier architectural styles.
- c. Materials for the new addition should complement or otherwise harmonize with the historic materials.

Guideline 101. Lateral Additions

- a. Lateral additions should align with the façade of the historic building and respect the alignment and setback of other buildings on the street.
- b. Additions should be compatible with the massing and scale of the historic building. The original building should be dominant.

Guideline 103. Materials

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

Staff Recommendation:

Staff supports a Commission **approval** of this application as submitted. The proposed materials for both the existing structure and the new construction are consistent with the Historic District Guidelines. The proposed outbuildings are in a location that is not easily visible from S Harrison Street and are of a style that is compatible with the existing structure. The proposed rear



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

addition is set behind the historic portion of the structure and utilizes materials that are compatible with the historic structure. The proposed lateral addition is aligned with the front façade of the historic building and is of a scale which allows the original building to dominate.

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

EASTON HISTORIC DISTRICT SURVEY

PROPERTY #:

Picture:



TAX ID		ADDRESS		OWNER NAME			
2101016571		127 S HARRISON ST		U'REN, WILLIAM F. H.			
YEAR BUILT		PHYSICAL CONDITION					
1890*		EXCELLENT					
ARCHITECTURAL STYLE				ADDITION(S)			
QUEEN ANNE				NONE APPARENT			
NHL DISTRICT	NR DISTRICT	NR LISTED	MEETS NR CRITERIA	1980 NR RATING	MD INVENTORY	CONTRIBUTING	NC CODE
				B		Y	
NOTES							
2 1/2 STORY ASYMMETRICAL ABLE FRONT DWELLING SQUARE SHINGLES AND PARTIAL CORNICE RETURNS IN GABLES; ASBESTOS SHINGLES ON 2ND STORY AND NARROW-GAUGE WEATHER BOARDS ON 1ST STORY. 1/1 WINDOWS REPLACED ORIGINAL FRONT DOOR. PORCH APPEARS ORIGINAL							



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

Application #: 2025-1470
Date Received: 05/12/2025
Fee Paid: \$75.00
HDC Meeting Date: 06/09/2025
Date Property Posted: 06/02/2025

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: 127 South Harrison Street
☒ Contributing ☐ Non-Contributing YEAR BUILT: 1890 NATIONAL REGISTAR # _____

PROPERTY INFORMATION

OWNER NAME: Michael Gowl
 TELEPHONE NO. _____ EMAIL: _____

Applicant or Agent

NAME: Greg Wiedemann, Wiedemann Architects, LLC
 TELEPHONE NO. _____ EMAIL: _____

Description of Proposal (include additional sheets, as necessary)

See attached Description Packet and photos

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

05/16/25
Greg Wiedemann, Wiedemann Architects, LLC, AGENT

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 AUGUST 2025 START, 9-12mo Construction Estimate
- ☒ 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. See attached

Renovations

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

Windows

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

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

Roofing

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

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

Signs NOT APPLICABLE

- ☐ 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.

LIMITED DEMOLITION OF REAR ELEVATION, SEE DEMO PLANS & ELEVATIONS

- ☐ 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.

Gowl Residence

127 South Harrison Street, Easton MD

Submitted Materials for Town of Easton HDC Review

28 October 2024 (REVISED May 16, 2025)

This is a resubmittal of the project reviewed by HDC in October, to reflect the removal of the previously proposed pool and pool house, previously proposed rear addition, and other reductions in scope.

Project Description

The single-family residence at 127 South Harrison Street was built in 1890 and is an example of an Eastern Shore Victorian, with features attributed to the Queen Anne style prevalent at the time. Most of the house's exterior detail was covered over time by previous owners. Most of the siding is now covered with asbestos siding on the first and second floor levels and most of the exterior trim is covered with aluminum cladding, obscuring any original detail. A green cedar shingle is present on the upper level, including the gables. The existing main roof and porch roofs are fiberglass shingle, reaching the end of its useful life. The original one-over-one double hung windows and front porch appear to be original.

Additions and modifications to the rear of the residence have occurred over time, including a new kitchen, rear deck, and patio. Included in the documentation provided is our opinion of the portion of the historic residence that was modified or expanded.

The new owner is proposing to restore the historic portion of the residence including removing all asbestos shingles, aluminum material and existing fiberglass roofing applied to the house. All Siding on the first and second floor shall be restored or replaced with siding identical to the historic material. The existing green cedar shingles don't appear to be original.

The proposal is to extend the siding and corner boards up to the third-floor gables and dormers at the side of the house, with decorative diamond pattern cedar shingle on the front gable. Existing trim and porch materials will be restored or replaced where damaged. All shutters will be restored or replaced in kind with operable hardware. The main house gabled roofs shall be replaced with Red Cedar Natural Shingles to weather and lower porch roofs shall be replaced with Freedom Grey copper standing Seam roofs and matching half-round gutters and downspouts.

A rear porch addition is proposed to the west of the present kitchen with a wraparound to the south side mudroom to complement the historic front porch. The porch will lead to the rear yard

that will contain a new patio, outdoor kitchen, garage, and space for a future pool. The outdoor kitchen/ dining and garage are along the shared Town alley, maintaining the scale of the adjoining garages. From the street, the outdoor kitchen pergola and small gable of the garage is sympathetic to the historic residence. There will be a new brick and wood fence proposed where indicated on the drawings.

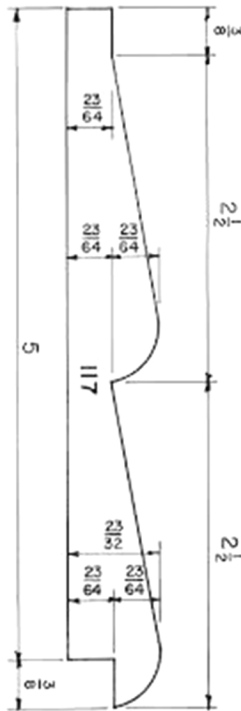
The existing parking area shall be repaved with brick pavers and the new patio shall be flagstone with brick accents.

Most of the larger trees will be maintained and most of the smaller trees will be relocated in the rear yard. The intention of saving as many trees as possible and to add native plantings where indicated on the proposed site plan.

Specs and Materials

- Main Roofs at Main House and Outbuildings
 - Provide and install where indicated on the drawings: Certi Label™ Number 1 Blue Label® Red Cedar Royal tapersawn (18" long x 5/8" thick at butt) shingles with Certi-Last® impregnated preservative treatment. Shingles shall have a 5- 1/2 "exposure. Provide double shingles at all eaves.
 - Install roofing shingles over furring strips or Cedar Breather, manufactured by Benjamin Obdyke, in strict conformance with manufacturers guidelines over Blueskin PE200HT, manufactured by Henry, to minimize excessive moisture and permitting the shingles to dry, thereby reducing thermal cupping and warping, and reducing potential rotting of the roof shingles.
 - Contractor shall conceal nails to the greatest extent possible. Comply with manufacturer's instructions for the size and type of stainless-steel fasteners to be used with the shingle and treatment specified. Comply with manufacturer's instructions for installation method.
- Shallow Porch and Dormer Roofs at Main House and Outbuildings
 - Freedom Grey Copper Roof w/ zinc coating w/ less than 1.5" ridges and less than 16" spans between seams.
- Gutters shall be 6" half round gutters and round downspouts to match roof.
- Decorative Shingles
 - Alaskan White Cedar Shingles at Gables typ, see elevations

- Siding at Main House and new Garage, Pool House and Outdoor Kitchen
 - Sepele Mahogany Siding (sim to #117) to match existing siding at first floor front porch.



- 5/4 x 4" corner boards painted sapele to match existing at main house
- Windows
 - Marvin Wood Ultimate Double Hung and Casement windows at new addition and accessory buildings w/ 1 over 1 lite, with low E insulated glass w/ SS spacers with Douglas Fir painted exterior and Ptd wood screen high transparency.
 - https://www.marvin.com/products/collections/signature/ultimate/wood-double-hung?gad_source=1&gclid=Cj0KCQjw4Oe4BhCcARIsADQ0csnK9VY5MpdX8eexmTLWhjNEuEgtB0G93x0mHDlpsPV-7z4HkBa9eIAaAmdLEALw_wcB
 - https://www.marvin.com/products/collections/signature/ultimate/casement?gad_source=1&gclid=Cj0KCQjw4Oe4BhCcARIsADQ0cslAJ0jU6yA0dkgyUhCALkm5lQzIVA3hryaGuzQVI69MzNGMv0p4dZYaAnezEALw_wcB

- Existing Windows shall be restored and new ptd mahogany wd frame storm windows shall replace existing triple track storms at historic Main House.
- Shutters
 - Replacement shutters will be fabricated with Timberline Endurian Ptd Shutters to match existing with operable hardware
 - <https://www.timberlane.com/products/exterior-shutters/shutter-styles/louver/>
- Exterior Doors
 - Marvin Wood Ultimate French Doors with lower panel at new addition and at Pool House w/ with low E insulated glass with SS spacers with Douglas Fir painted exterior w/ optional Ptd Wood screen doors
 - <https://www.marvin.com/products/collections/signature/ultimate/swinging-french-door>
 - Trustile Nantucket Exterior Solid Panel Doors Ptd Douglas Fir painted exterior at Garage and Pool Utility Doors w/ Ptd Wood screen doors at Outdoor Kitchen
 - <https://www.simpsondoor.com/find-a-door/doors/77281>
- Driveway Paving
 - Brick Pavers
- Patio Paving at Outdoor Kitchen and between Garage and Outdoor Kitchen
 - Pennsylvania flagstone in random rectangular pattern.
- Rear Porch Deck T& G stained Mahogany Wood to match front porch
- Rear Porch Columns painted Sapele similar to front porch, height changed with added bracket and rail detail
- Rear Porch Spindle Rail and Brackets
 - Painted Sapele Mahogany similar to front porch
- Mudroom Side Entry Stairs
 - Ipe or mahogany treads w/ painted risers
 - Ptd wood posts w/ ptd Sapele wd railings and balusters similar to existing at front porch

- Decorative Trim at gable ends and soffits
 - Ptd Sapele Mahogany Wood trim to match the existing conditions at main house
- Flat roof sections of Proposed Garage shall be cellular PVC painted Brackets with Freedom Grey flat seam copper roof above.
- Proposed Fence 4ft high
 - Brick Piers and Base with Ptd Sapele Mahogany Wood Railings similar to front porch railings and balusters as shown on A2.0. Gates similar with self-closing latches
 -
- Outdoor Kitchen
 - Aluminum reinforced PVC Pergola System shall be provided by Intex Millwork Solutions.
<https://www.intexmillwork.com/products/pergola-trellis-systems-2/pergola-trellis-systems>
 - Cabinets by Danvers Kitchens with stainless steel appliances as indicated.

EASTON HISTORIC DISTRICT SURVEY

PROPERTY #:

Picture:



TAX ID	ADDRESS	OWNER NAME
2101016571	127 S HARRISON ST	U'REN, WILLIAM F. H.

YEAR BUILT	PHYSICAL CONDITION
1890*	EXCELLENT

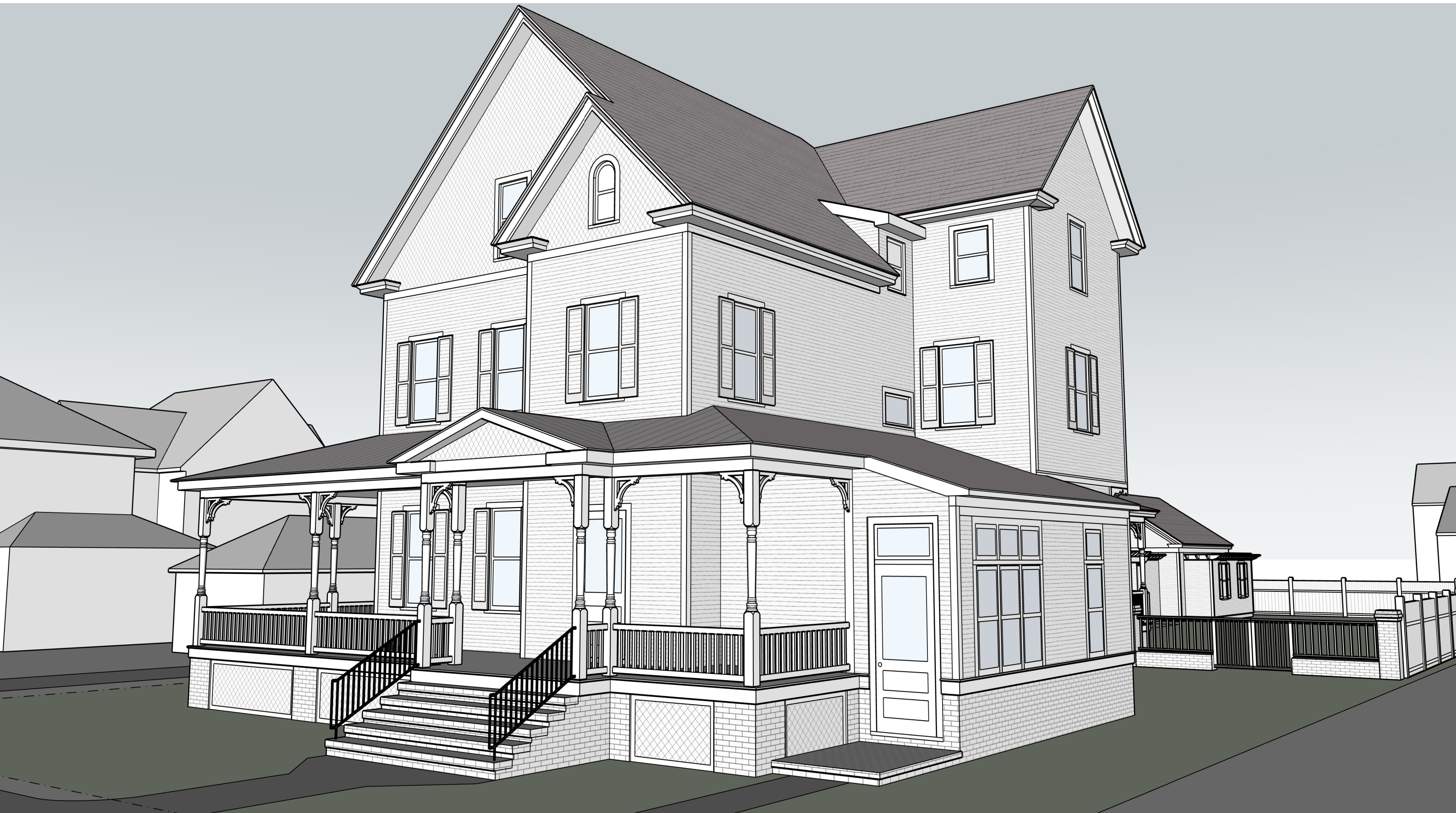
ARCHITECTURAL STYLE	ADDITION(S)
QUEEN ANNE	NONE APPARENT

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

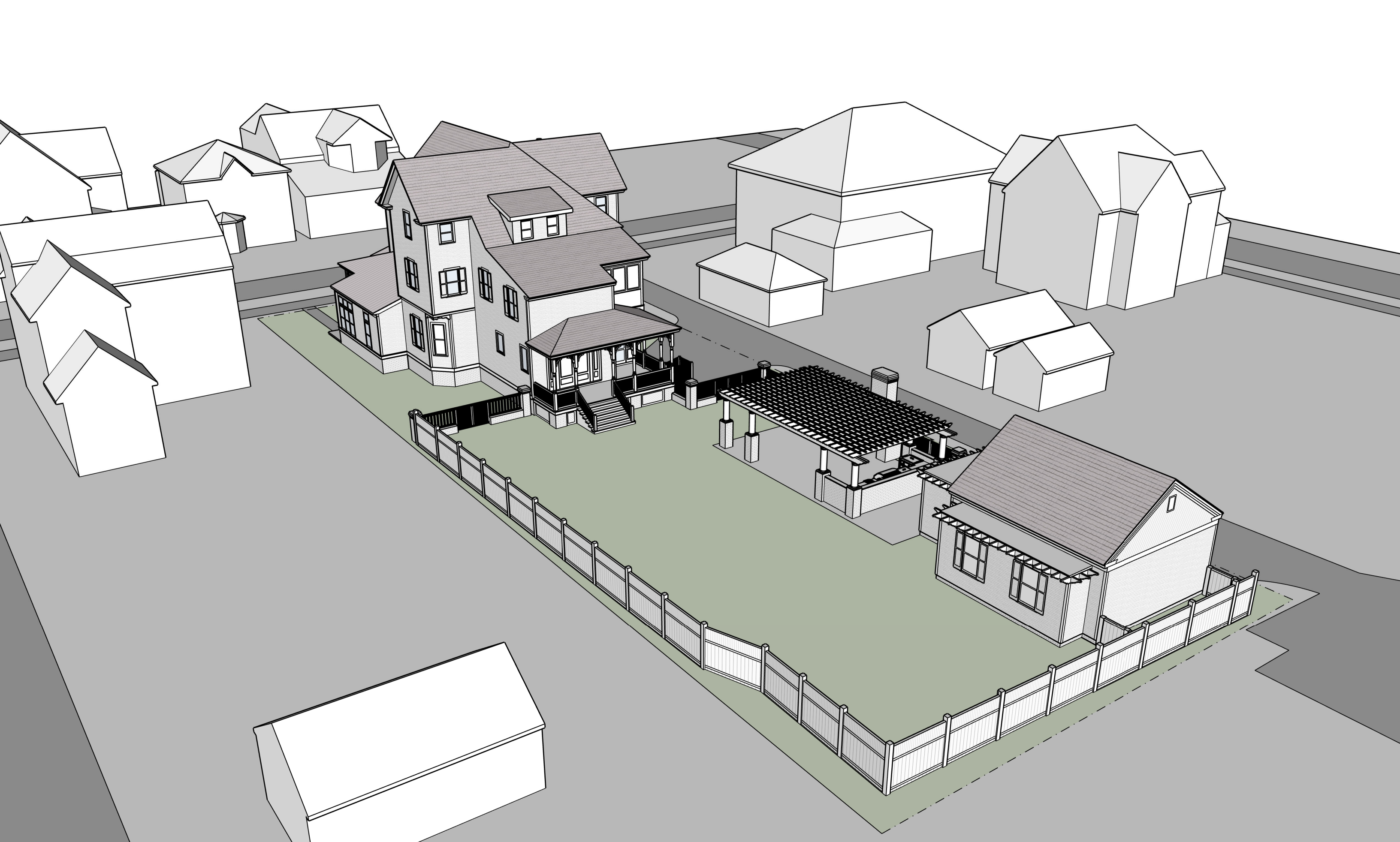
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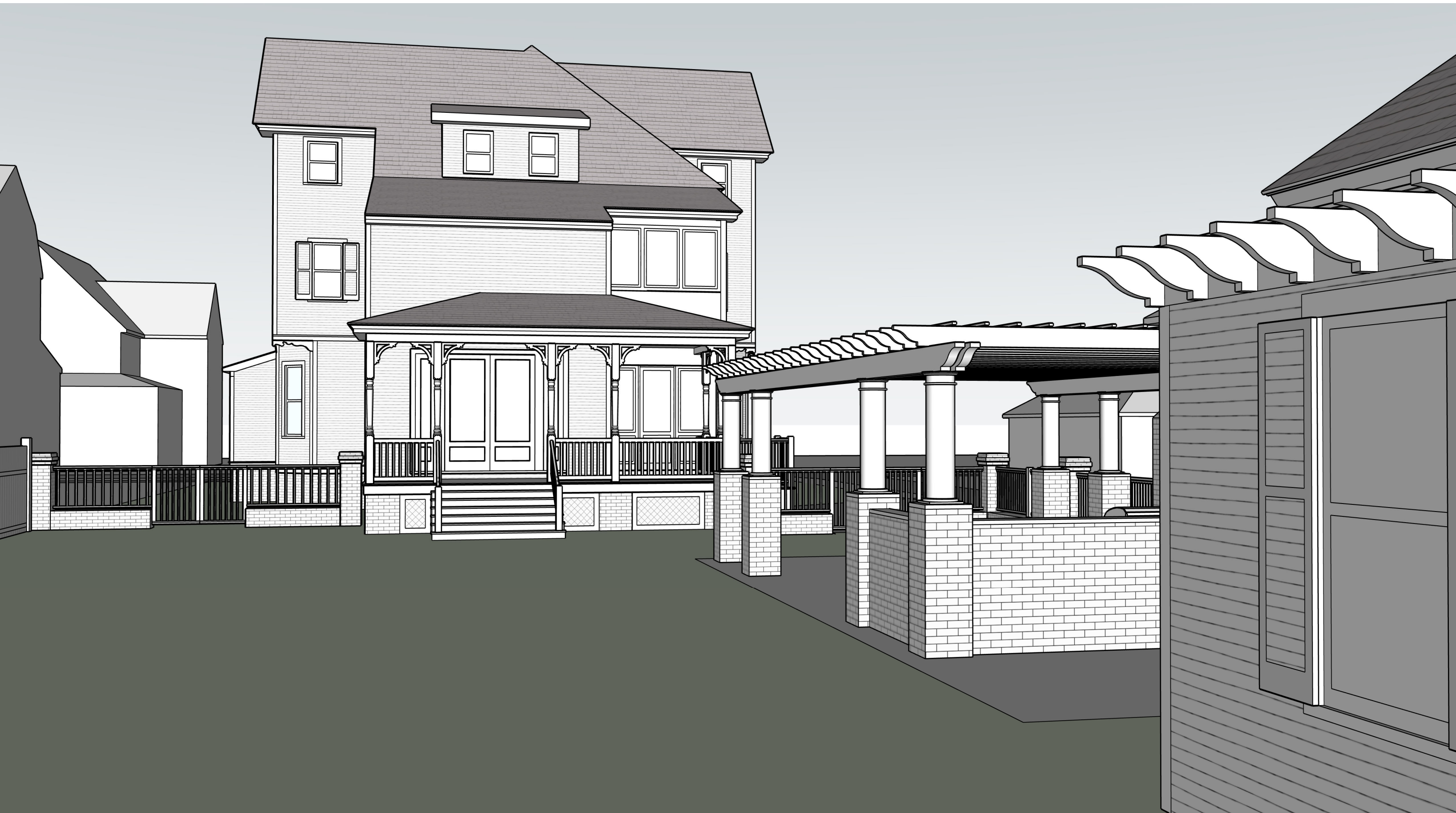
2 1/2 STORY ASYMMETRICAL ABLE FRONT DWELLING SQUARE SHINGLES AND PARTIAL CORNICE RETURNS IN GABLES; ASBESTOS SHINGLES ON 2ND STORY AND NARROW-GAUGE WEATHER BOARDS ON 1ST STORY. 1/1 WINDOWS REPLACED ORIGINAL FRONT DOOR. PORCH APPEARS ORIGINAL

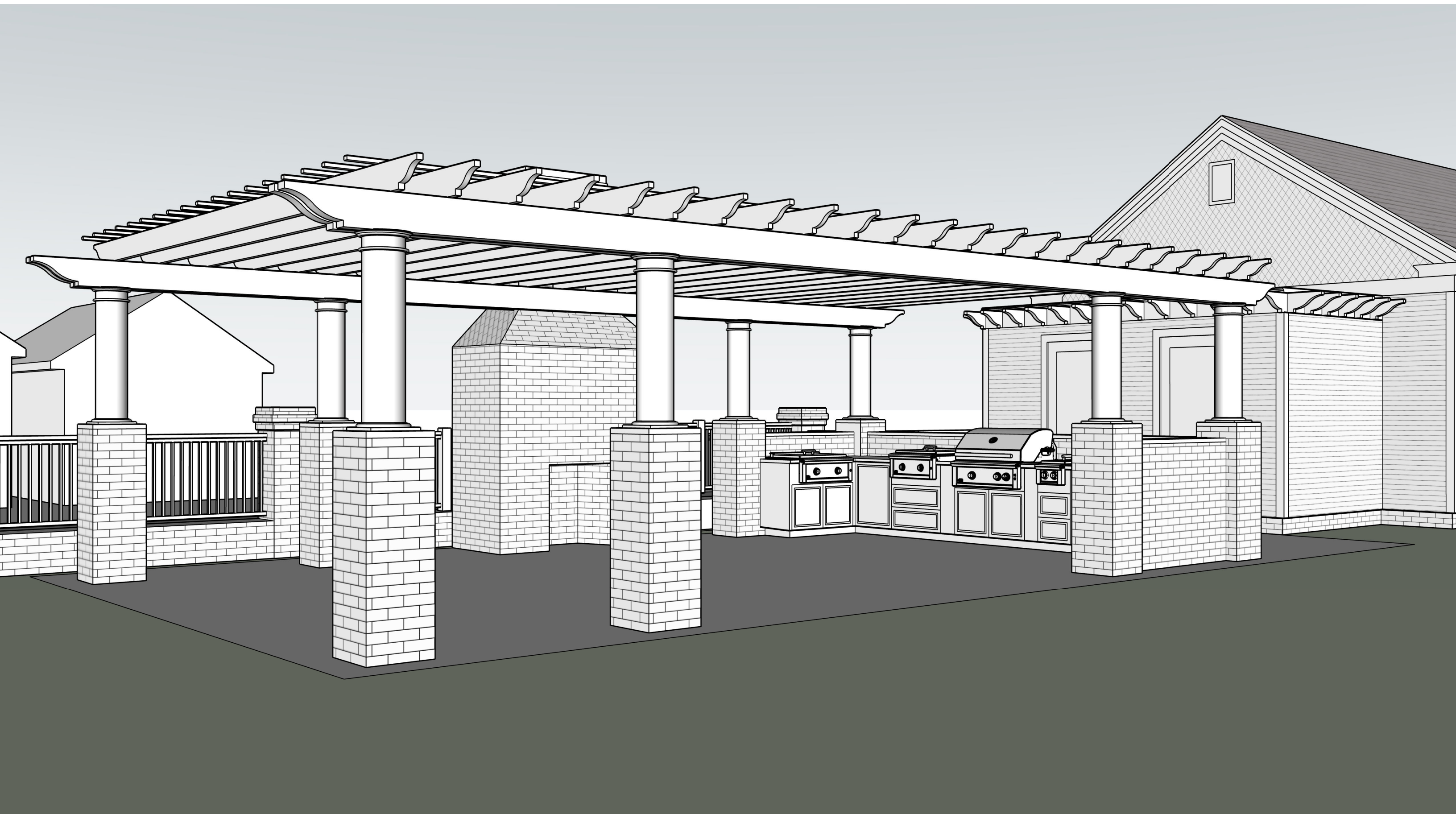






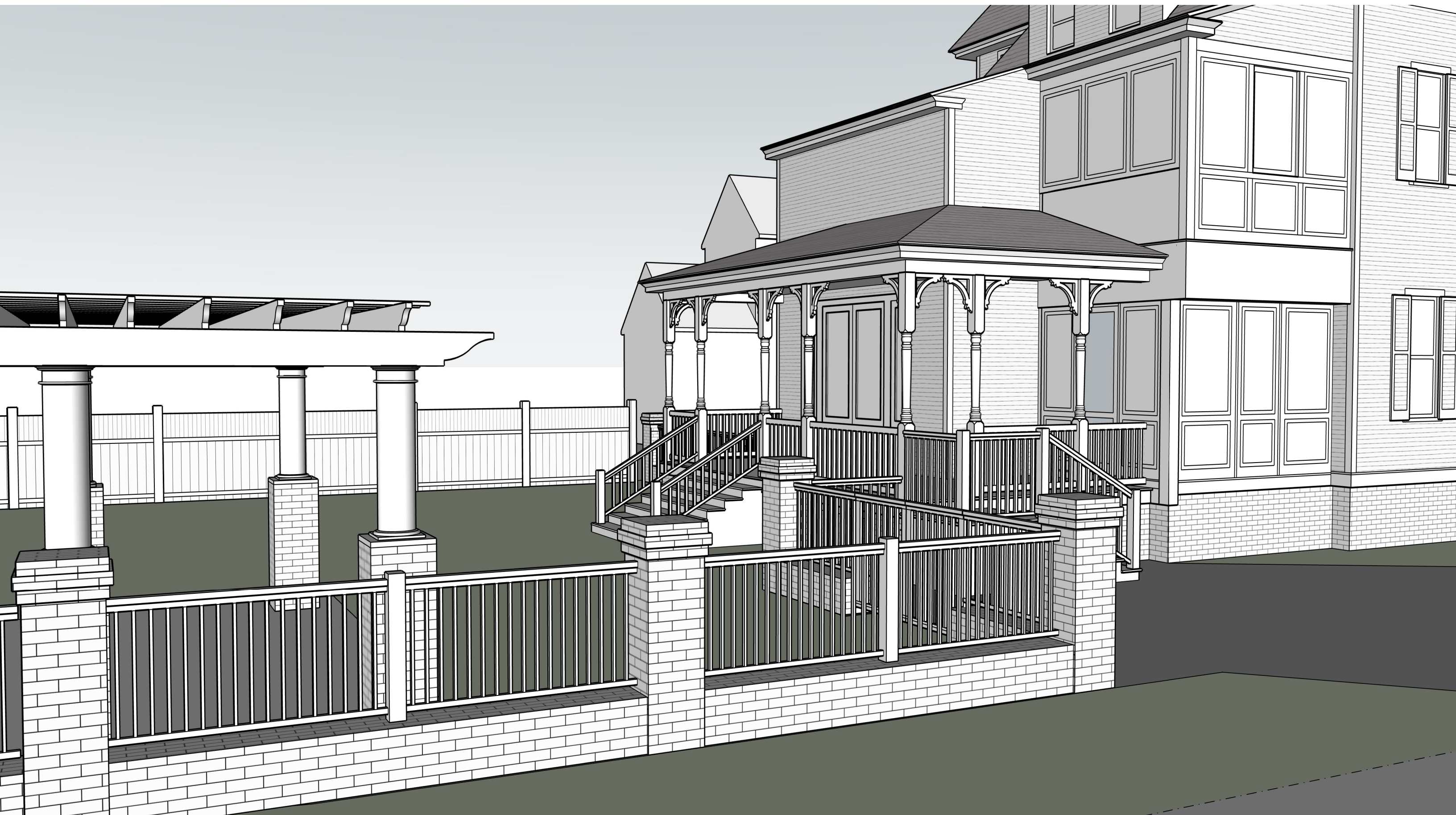


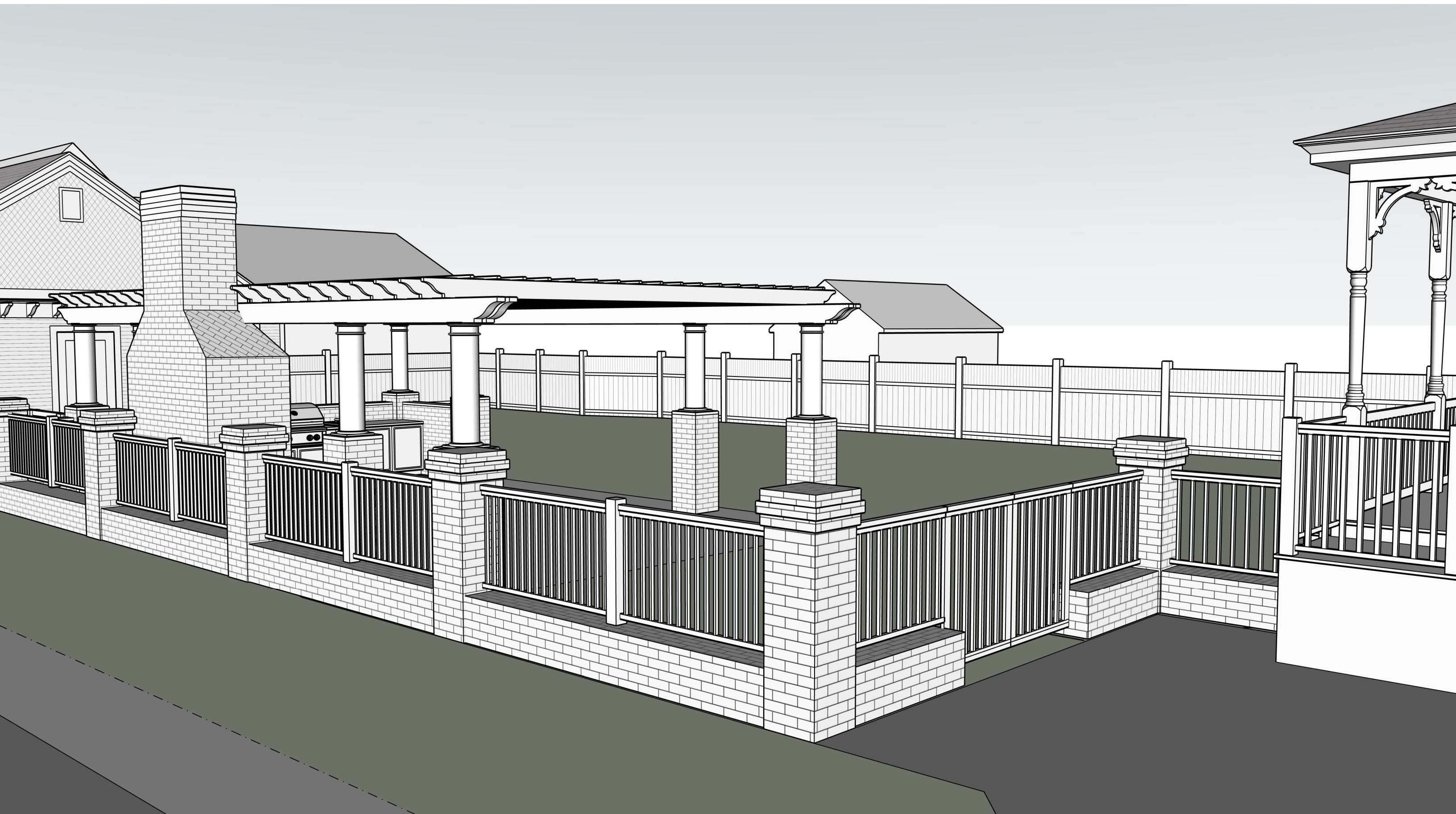




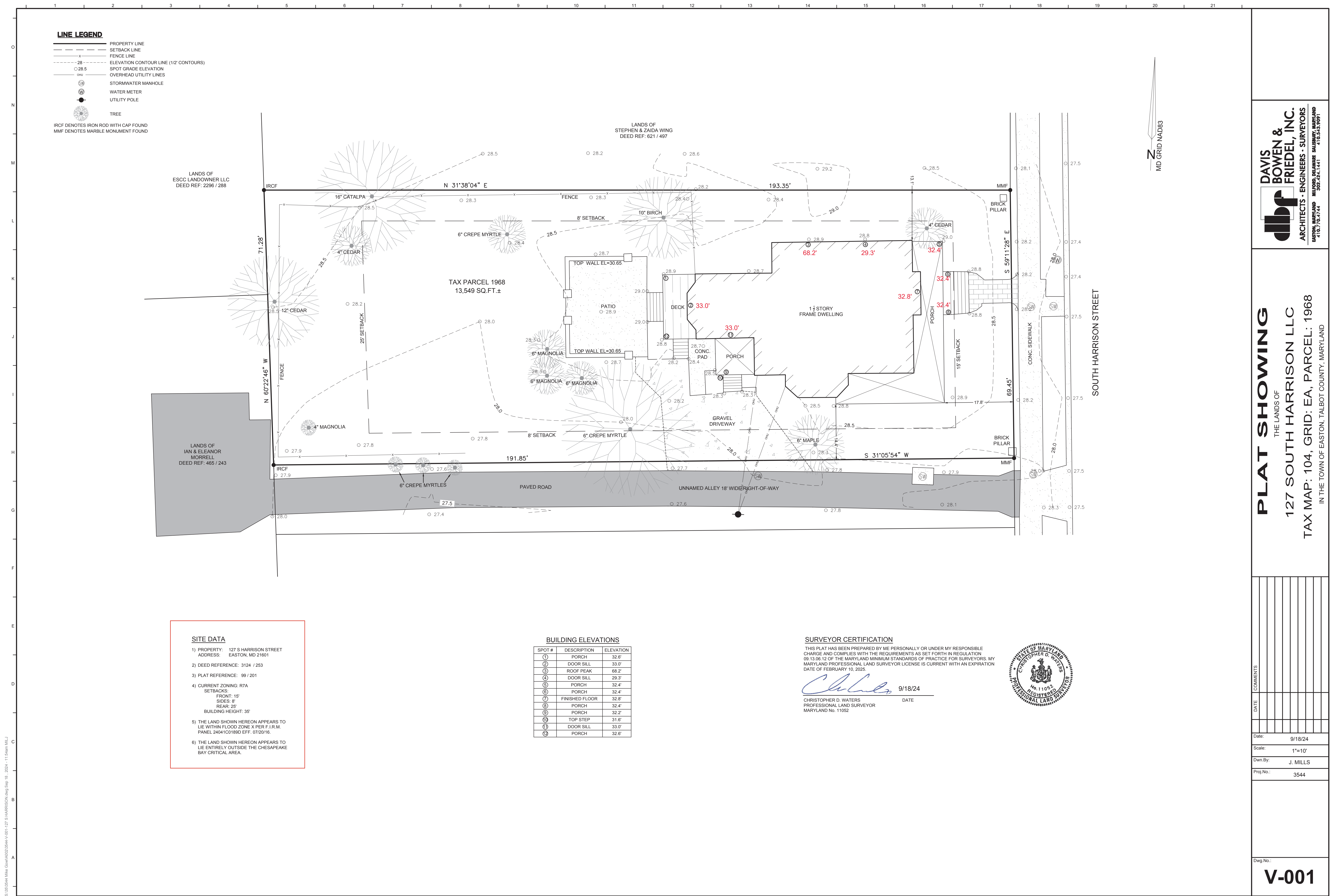






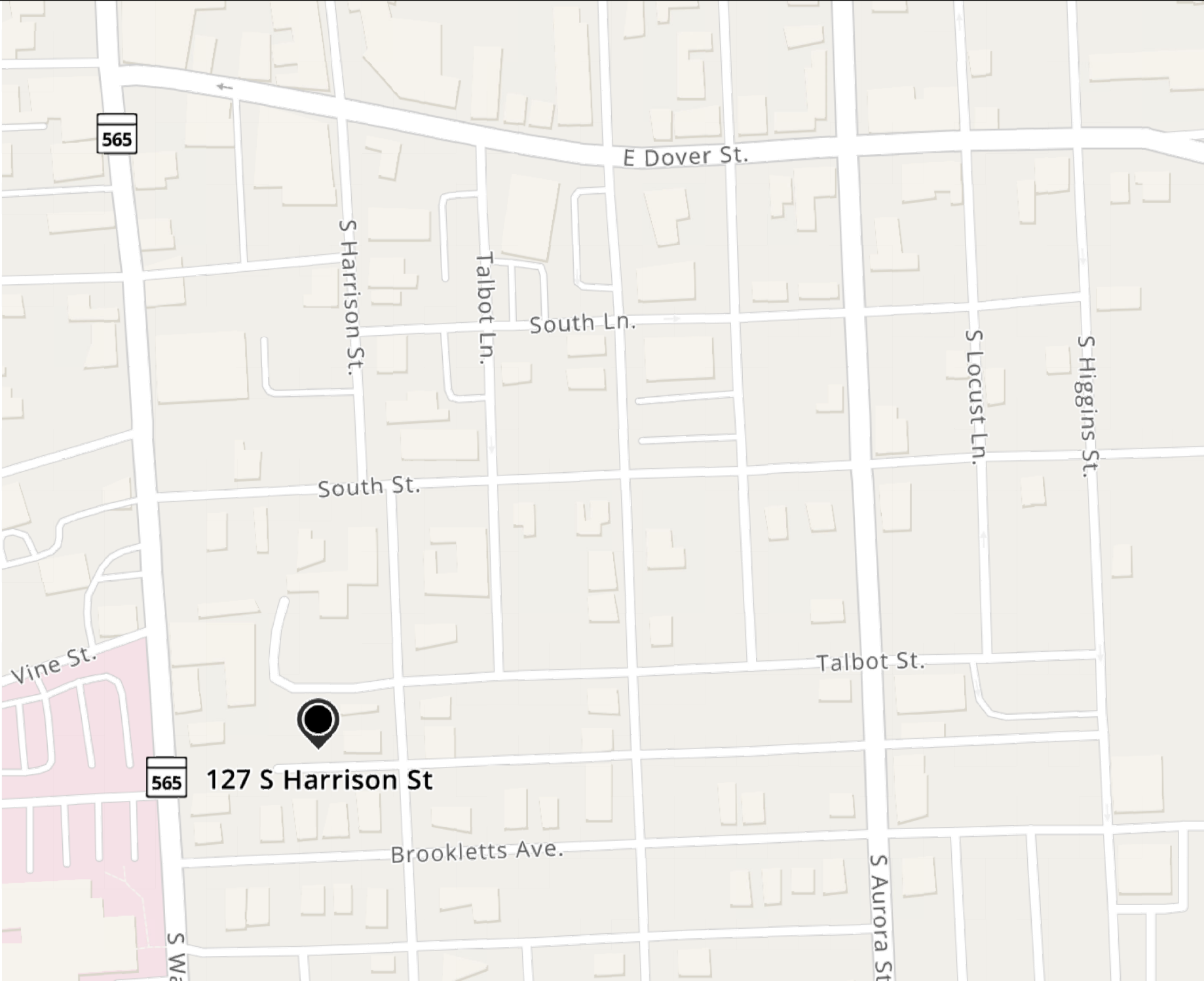






DRAWING LIST

C1.0	COVER SHEET
C1.1	SITE PLAN
D1.0	DEMO BASEMENT PLAN
D1.1	DEMO FIRST FLOOR PLAN
D1.2	DEMO SECOND FLOOR PLAN
D1.3	DEMO THIRD FLOOR PLAN
D1.4	DEMO ROOF FLOOR PLAN
D2.1	DEMO EAST ELEVATION
D2.2	DEMO SOUTH ELEVATION
D2.3	DEMO WEST ELEVATION
D2.4	DEMO NORTH ELEVATION
A0.1	WINDOW SCHEDULE AND DETAILS
A0.2	DOOR SCHEDULE AND DETAILS
A1.0	BASEMENT/ CRAWL SPACE PLAN
A1.1	FIRST FLOOR PLAN
A1.1A	FIRST FLOOR REAR YARD
A1.2	SECOND FLOOR PLAN
A1.3	THIRD FLOOR PLAN
A1.4	ROOF PLAN
A2.0	SITE ELEVATIONS
A2.1	EAST ELEVATION
A2.2	SOUTH ELEVATION
A2.3	WEST ELEVATION
A2.4	NORTH ELEVATION
A2.5	GARAGE ELEVATIONS
A2.6	OUTDOOR KITCHEN ELEVATIONS
A3.1	HOUSE EAST/ WEST BUILDING SECTION AA



1
C1.0
LOCI MAP
SCALE: N.T.S.



2
C1.0
127 SOUTH HARRISON ST
SCALE: N.T.S.



WIEDEMANN ARCHITECTS LLC
5714 BRADLEY BLVD
BETHESDA, MD 20814
301.652.4022

www.wiedemannarchitects.com

PROJECT

GOWL RESIDENCE
127 SOUTH HARRISON ST
EASTON, MD
21601

ISSUED

ISSUED FOR HDC REVIEW:
May 16, 2025

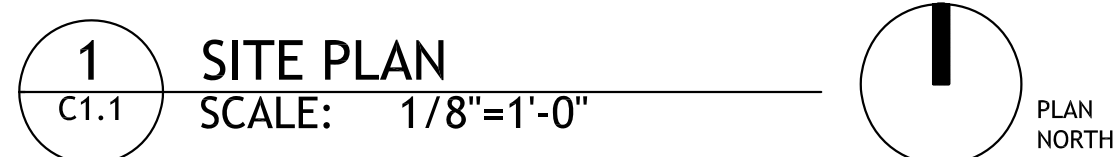
PRELIMINARY
NOT FOR CONSTRUCTION

SHEET

C1.0

GARAGE	700	SQ FT
OUTDOOR KITCHEN/DINING FT	482	SQ FT
	<u>1182</u>	<u>SQ FT</u>

LOD CALCULATION IS 4992 SQ FT



WA
WIEDEMANN ARCHITECTS

www.wiedemannarchitects.com

ISSUED

ISSUED FOR HDC REVIEW:
May 16, 2025

SHEET

C1.1



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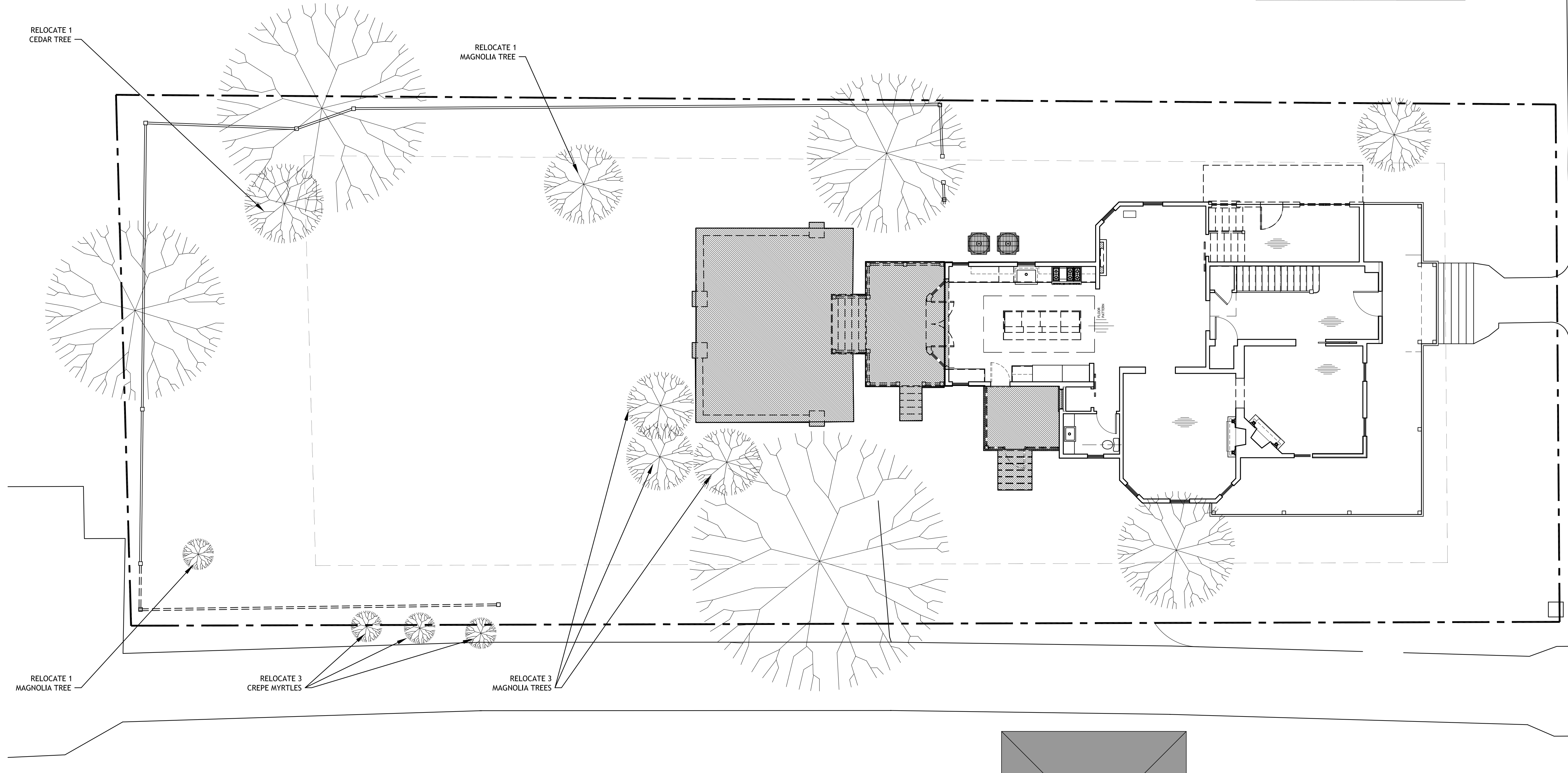
ISSUED

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May 16, 2025

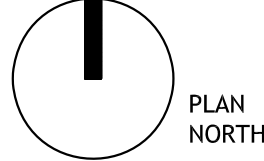
PRELIMINARY
NOT FOR CONSTRUCTION

SHEET

D0.1
SITE



1 DEMO SITE PLAN
D0.1 SCALE: 1/8"=1'-0"





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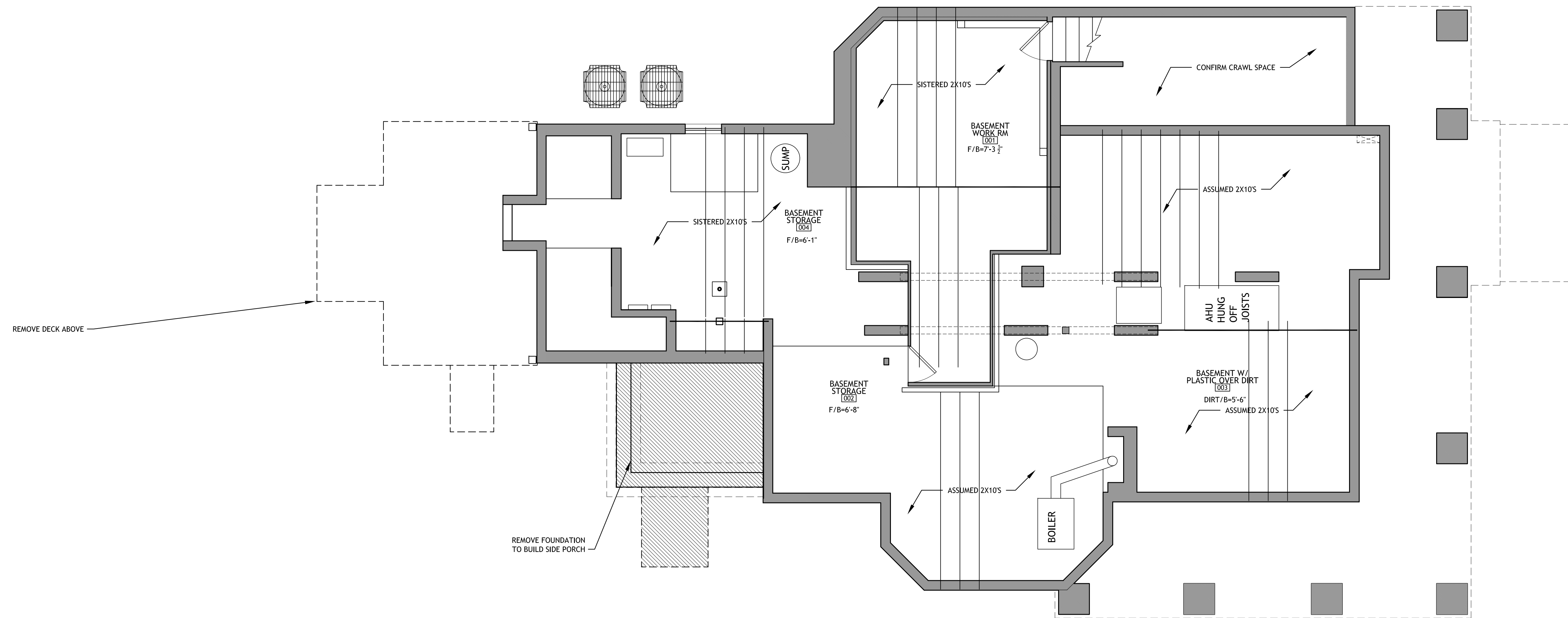
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PROJECT

GOWL RESIDENCE
127 SOUTH HARRISON ST
EASTON, MD
21601

ISSUED

ISSUED FOR HDC REVIEW:
May 16, 2025



GENERAL DEMOLITION NOTES:

- REFER TO D1.1 FOR GENERAL DEMOLITION NOTES.

1
D1.0
DEMO BASEMENT FLR PLAN
SCALE: 1/4"=1'-0"
PLAN
NORTH

DEMOLITION KEY

WALL TO
DEMOLITION : - - - - -

WALL : —————

PRELIMINARY
NOT FOR CONSTRUCTION

SHEET

D1.0



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BETHESDA, MD 20814
301.652.4022

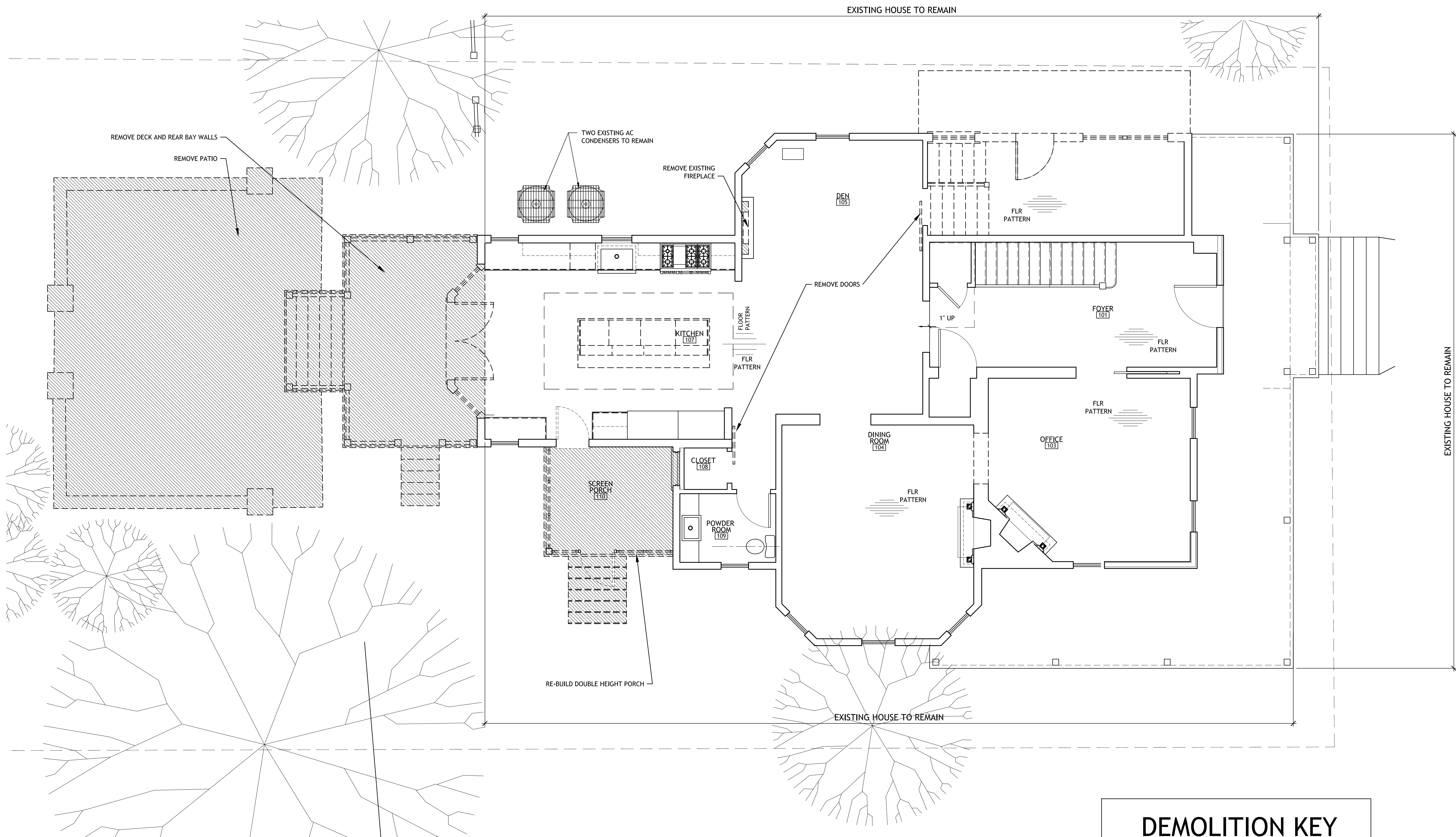
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21601

ISSUED

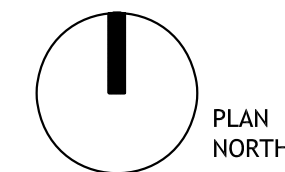
ISSUED FOR HDC REVIEW:
May 16, 2025



GENERAL DEMOLITION NOTES:

- PROTECT ALL PORTIONS OF EXISTING BUILDING NOT SCHEDULED FOR DEMOLITION
- ALL DEMOLITION WORK SHALL BE PERFORMED IN STRICT CONFORMANCE TO THE LAWS AND REGULATIONS OF THE STATE OF MARYLAND.
- PROTECT ALL NECESSARY SHORING TO PROTECT EXISTING CONSTRUCTION SCHEDULED TO REMAIN
- REMOVE ALL ASBESTOS SIDING
- REMOVE ALL GUTTERS AND DOWNSPOUTS
- REMOVE ASPHALT ROOFING
- SALVAGE REMOVED ITEMS NOTED FOR RELOCATION OR REUSE AS INDICATED IN THE PROPOSED DWGS & SCHEDULES
- EXISTING WINDOWS, SHUTTERS, WOOD SCREENS, AND ORIGINAL SIDING, TRIM, AND FASCIA TO REMAIN.

1
D1.1 DEMO FIRST FLR PLAN
SCALE: 1/4"=1'-0"



DEMOLITION KEY

WALL TO
DEMOLITION -----

WALL =====

PRELIMINARY
NOT FOR CONSTRUCTION

SHEET

D1.1



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301.652.4022

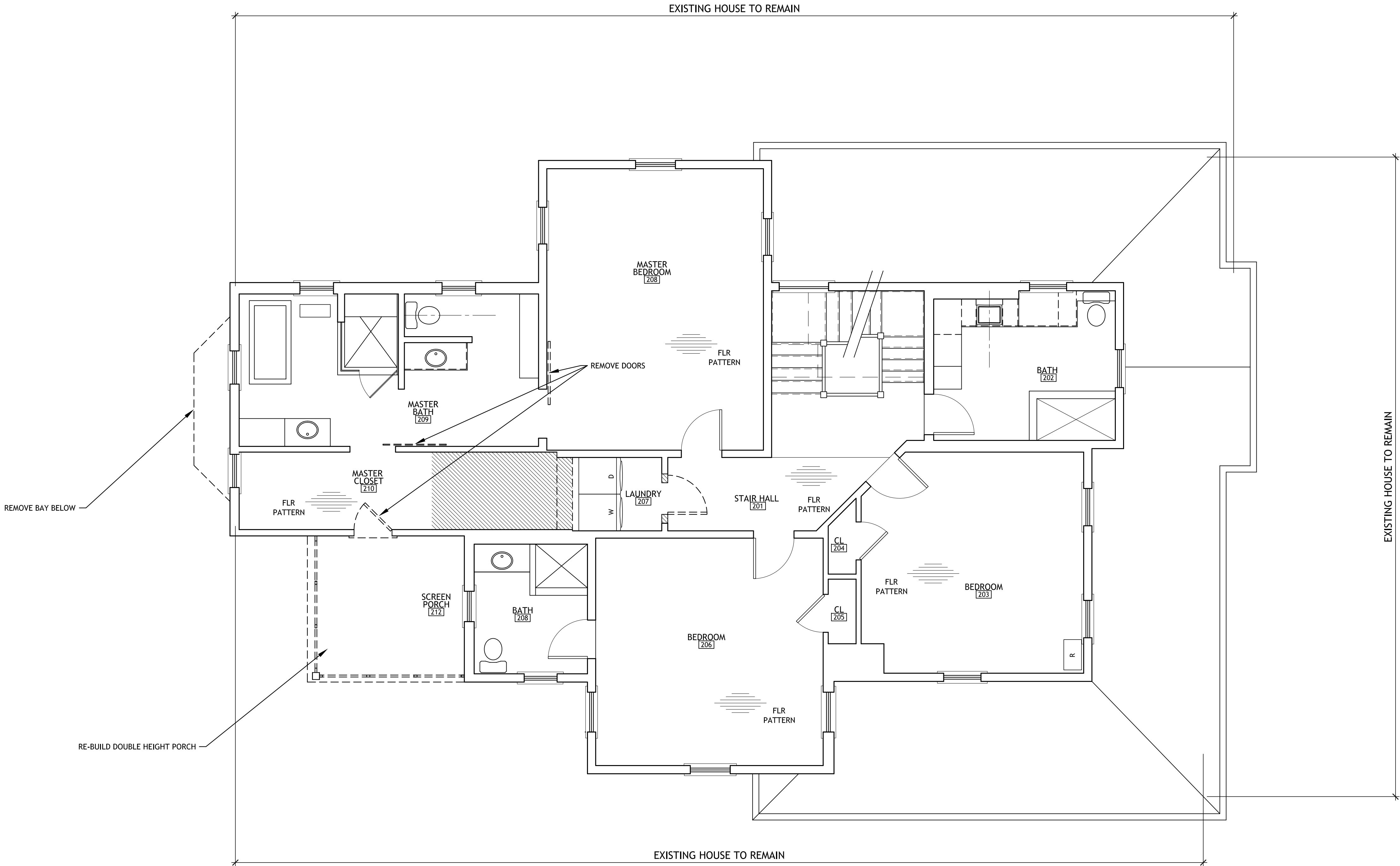
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PROJECT

GOWL RESIDENCE
127 SOUTH HARRISON ST
EASTON, MD
21601

ISSUED

ISSUED FOR HDC REVIEW:
May 16, 2025



GENERAL DEMOLITION NOTES:

- REFER TO D1.1 FOR GENERAL DEMOLITION NOTES.

1
D1.2 DEMO SECOND FLR PLAN
SCALE: 1/4"=1'-0"



DEMOLITION KEY

WALL TO
DEMOLITION : - - - - -

WALL = = = = =

PRELIMINARY
NOT FOR CONSTRUCTION

SHEET

D1.2



WIEDEMANN ARCHITECTS LLC
5714 BRADLEY BLVD
BETHESDA, MD 20814
301.652.4022

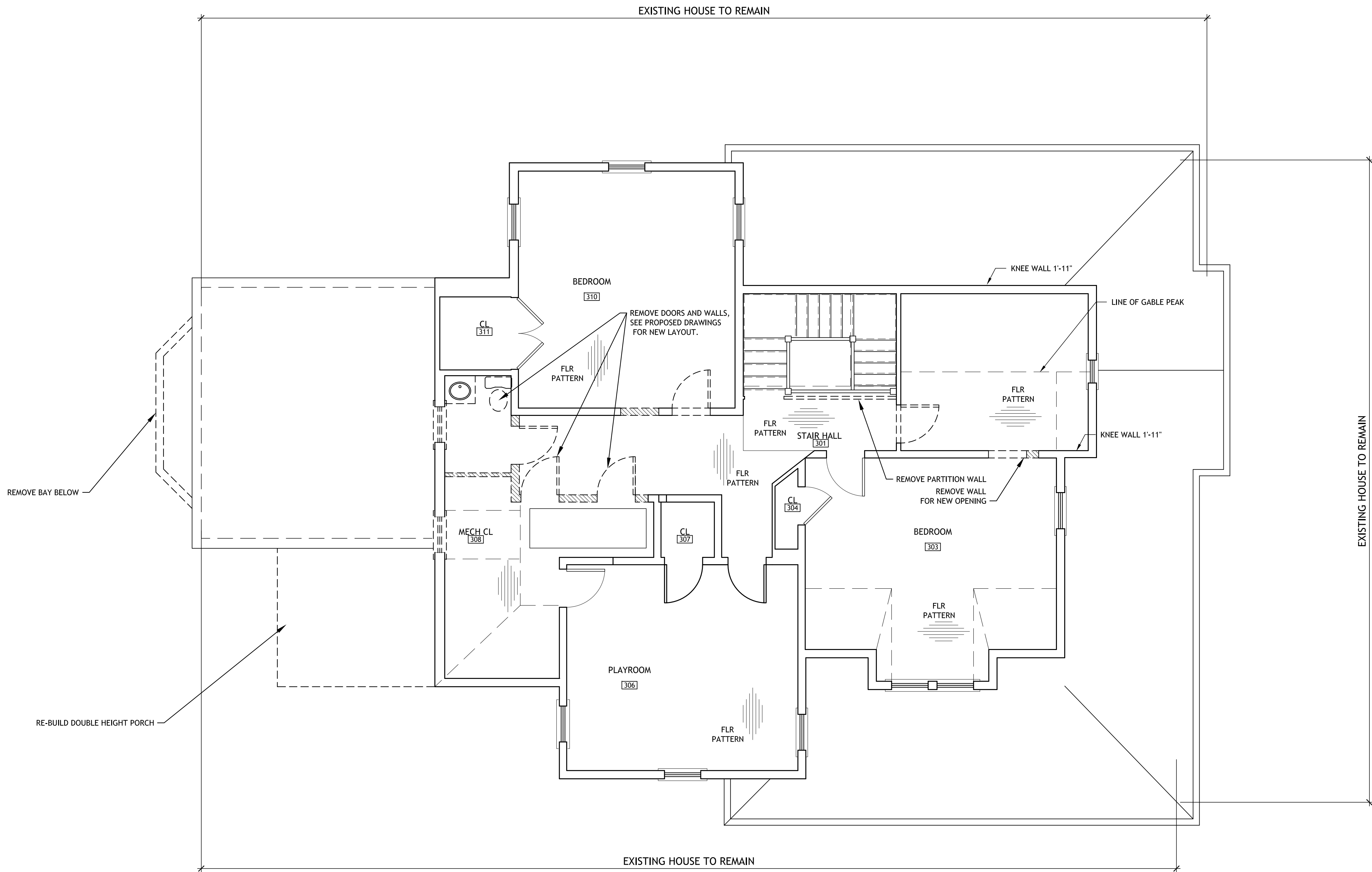
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PROJECT

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21601

ISSUED

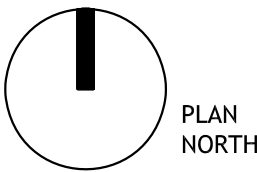
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GENERAL DEMOLITION NOTES:

- REFER TO D1.1 FOR GENERAL DEMOLITION NOTES.

1
D1.3 DEMO THIRD FLR PLAN
SCALE: 1/4"=1'-0"



DEMOLITION KEY

WALL TO
DEMOLITION -----

WALL =====

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D1.3



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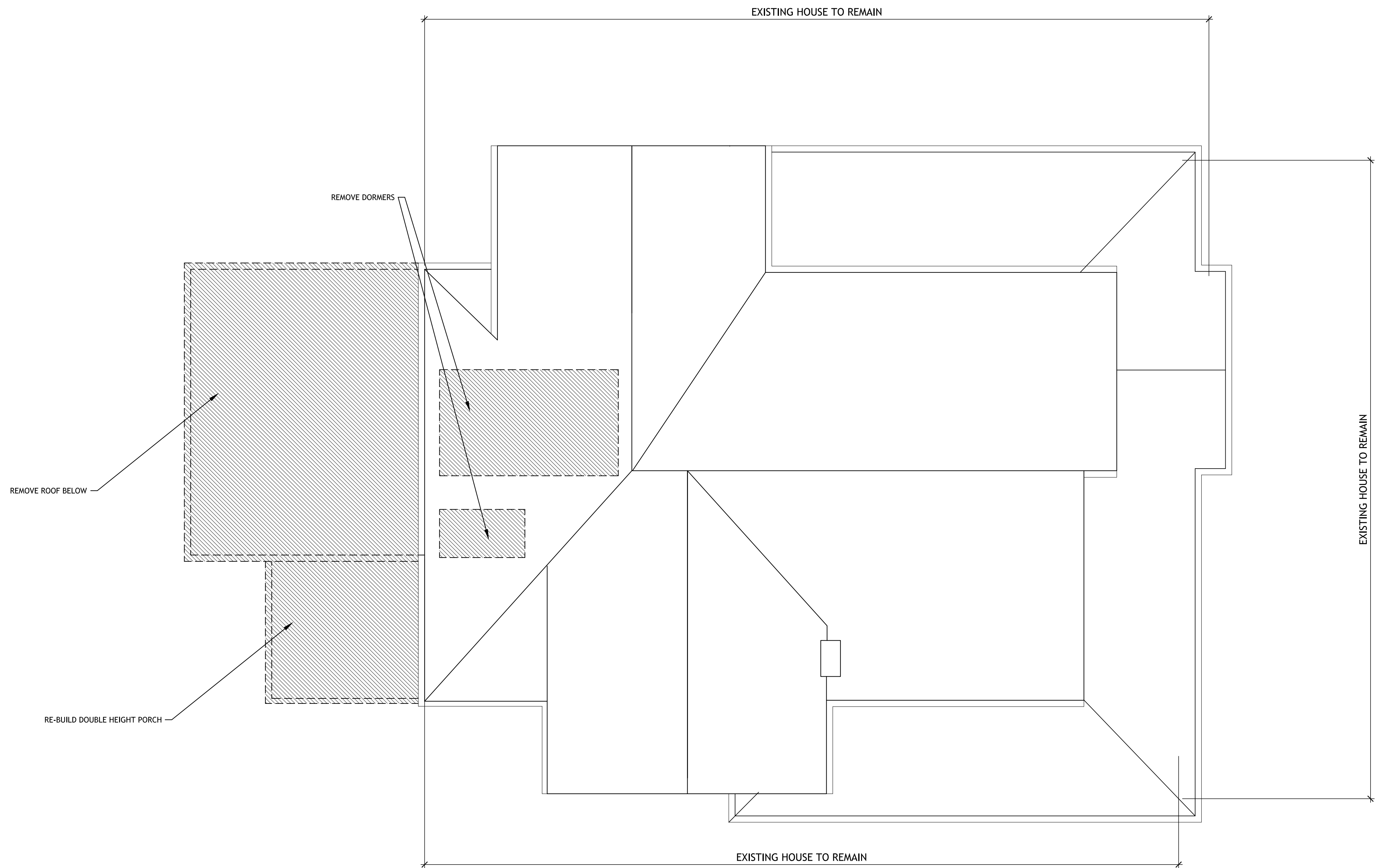
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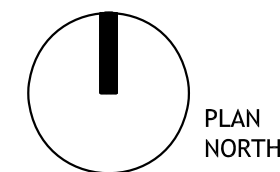


GENERAL DEMOLITION NOTES:

- REFER TO D1.1 FOR GENERAL DEMOLITION NOTES.

1
D1.4

DEMO ROOF PLAN
SCALE: 1/4"=1'-0"



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D1.4



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1
D2.1
DEMO EAST ELEVATION
SCALE: 1/4"=1'-0"

GENERAL DEMOLITION NOTES:

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D2.1



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1 DEMO SOUTH ELEVATION
D2.2 SCALE: 1/4"=1'-0"

GENERAL DEMOLITION NOTES:

- REFER TO D1.1 FOR GENERAL DEMOLITION NOTES.

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D2.2



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1 DEMO WEST ELEVATION
D2.3 SCALE: 1/4"=1'-0"

GENERAL DEMOLITION NOTES:

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D2.3



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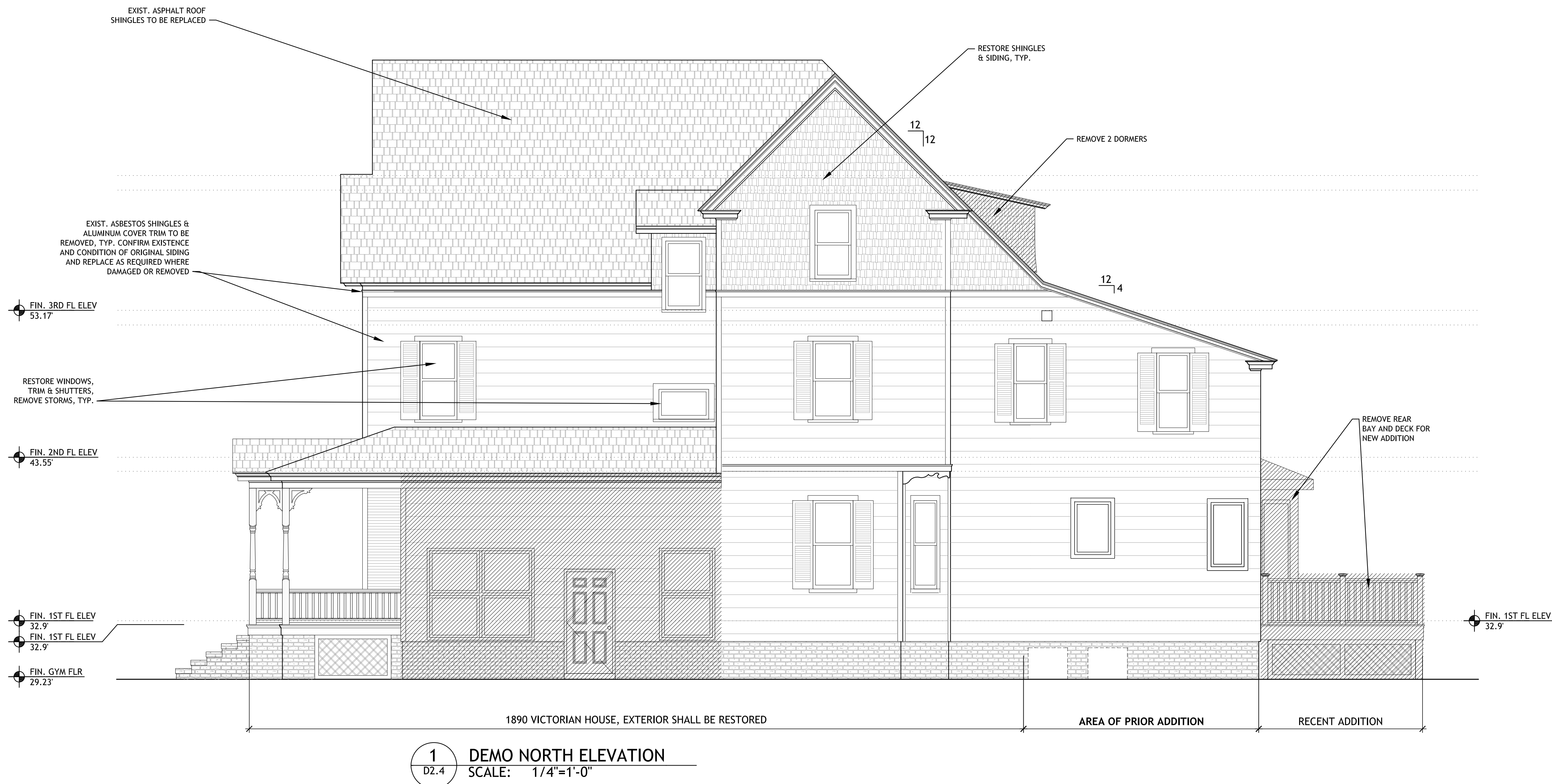
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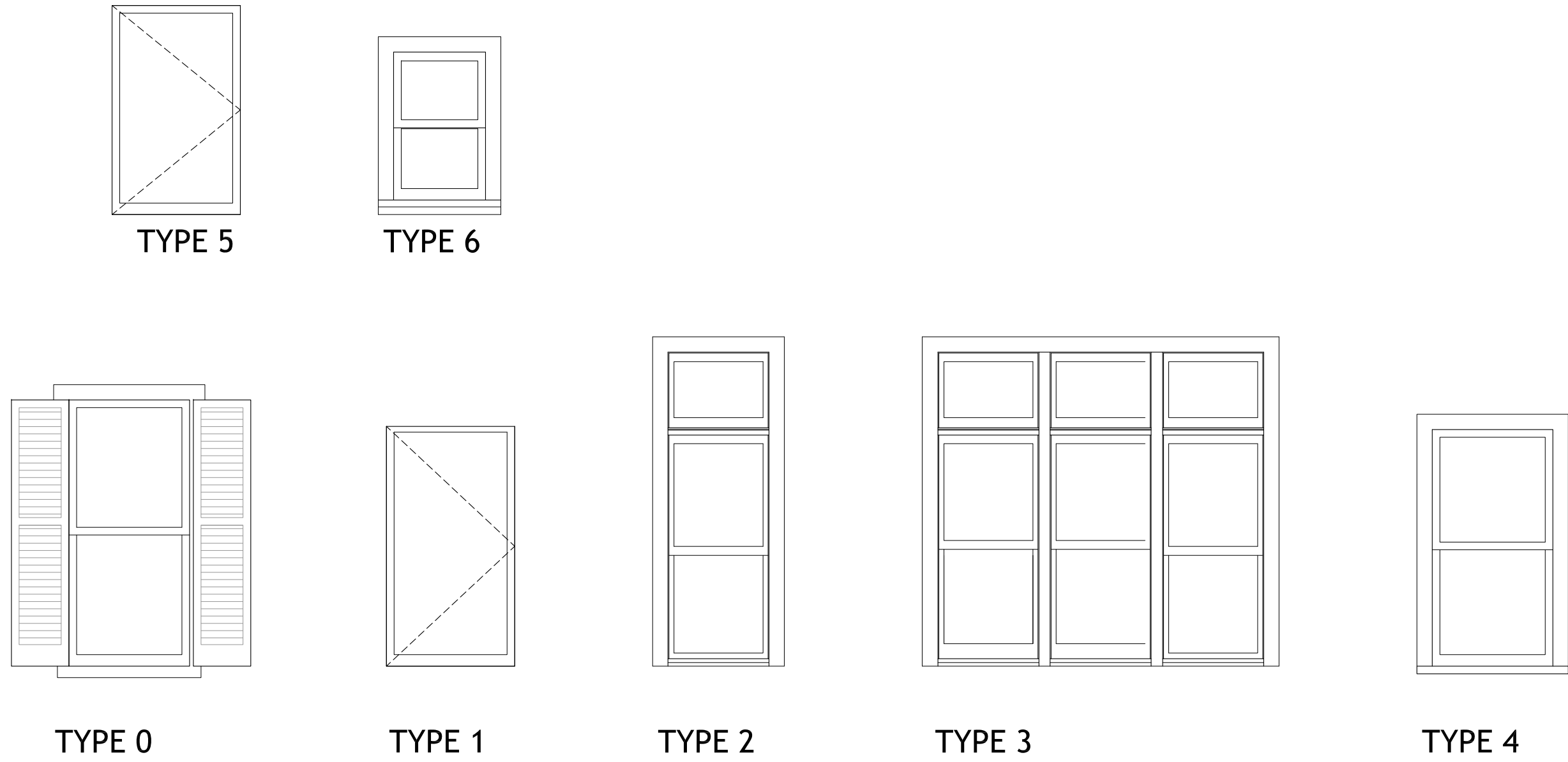
SHEET

D2.4

WINDOW SCHEDULE											
1ST FLOOR WINDOWS											
LOCATION	SYMBOL	QTY	TYPE	DESCRIPTION	FRAME SIZE w x h x t	JAMB	OPERATION	FINISH	HARDWARE	UFACTOR/ SHGC	REMARKS
1ST FLR	W101- W107 W109- W113		TYPE 0	EXISTING TO REMAIN	EXISTING TO REMAIN		DOUBLE HUNG/ CASEMENTS	EXTERIOR: PAINT TRIM AND SASH INTERIOR: FRAME & SASH EXISTING STAINED	WHITE	U-VALUE: EXISTING TO REMAIN SHGC: EXISTING TO REMAIN	
MUDROOM	W108	1	TYPE 1	- UWCAxx64 MARVIN WOOD ULTIMATE CASEMENT, CUSTOM WIDTH, W/ LOW E INSULATED GLASS SDL W/ SS SPACERS AND INTERIOR OGEE STICKING, WITH PTD INTERIOR AND PTD WOOD SCREEN HIGH TRANSPARENCY - PROVIDE EXTERIOR WOOD 1" X 4" CASING AND 2 3⁄4" SILL TO MATCH EXISTING WINDOWS, INTERIOR PROVIDE PTD POPLAR WINDOW CASING, SILL AND STOOL	FRAME: 2'-9 5/8" X 5'-4" R.O.: 2'-10 5/8" X 5'-4 9/16 "	4 3⁄16"	CASEMENT	EXTERIOR: PAINT TRIM AND SASH INTERIOR: FRAME & SASH PRIMED	WHITE	U-VALUE: SHGC:	
NANNY SUITE	W114	1	TYPE 2	- UWDH MARVIN WOOD ULTIMATE DOUBLE HUNG WINDOWS MULLED TOGETHER W/ LOW E INSULATED GLASS SDL W/ SS SPACERS AND INTERIOR OGEE STICKING, WITH PTD INTERIOR AND PTD WOOD SCREEN HIGH TRANSPARENCY - PROVIDE EXTERIOR WOOD 1" X 4" CASING W/ FIXED PVC PANEL ABOVE WINDOW AND 2 3⁄4" SILL TO MATCH EXISTING WINDOWS. - INTERIOR PROVIDE STAINED PINE WINDOW CASING, SILL AND STOOL TO MATCH EXISTING IN DEN. - MATCH EXISTING HEAD HEIGHT AND WIDTH, SEE ELEVATIONS	FRAME: 2'-5 3/8" X 5'-1" plus a custom height transom above Total Frame Height=6'-10 3⁄8" R.O.: 2'-6 3/8" X 5'-4 9/16 "	4 3⁄16"	DOUBLE HUNG	EXTERIOR: PAINT TRIM AND SASH INTERIOR: FRAME & SASH PRIMED	WHITE	U-VALUE: SHGC:	
NANNY SUITE	W115	3	TYPE 3	- UWDH MARVIN WOOD ULTIMATE DOUBLE HUNG WINDOWS MULLED TOGETHER W/ LOW E INSULATED GLASS SDL W/ SS SPACERS AND INTERIOR OGEE STICKING, WITH PTD INTERIOR AND PTD WOOD SCREEN HIGH TRANSPARENCY - PROVIDE EXTERIOR WOOD 1" X 4" CASING W/ FIXED PVC PANEL ABOVE WINDOW AND 2 3⁄4" SILL TO MATCH EXISTING WINDOWS. - INTERIOR PROVIDE STAINED PINE WINDOW CASING, SILL AND STOOL TO MATCH EXISTING IN DEN. - MATCH EXISTING HEAD HEIGHT AND WIDTH, SEE ELEVATIONS	FRAME: (x3 ganged) 2'-5 3/8" X 5'-1" plus a custom height transom above Total Frame Height=6'-10 3⁄8" R.O.: 2'-6 3/8" X 5'-4 9/16 "	4 3⁄16"	DOUBLE HUNG	EXTERIOR: PAINT TRIM AND SASH INTERIOR: FRAME & SASH PRIMED	WHITE	U-VALUE: SHGC:	
GARAGE	W116	2	TYPE 4	- UWDH 2824 MARVIN WOOD ULTIMATE DOUBLE HUNG LOW E INSULATED GLASS SDL W/ SS SPACERS AND INTERIOR OGEE STICKING, WITH PTD INTERIOR AND PTD WOOD SCREEN HIGH TRANSPARENCY - PROVIDE EXTERIOR WOOD 1" X 4" CASING AND 2 3⁄4" SILL TO MATCH EXISTING WINDOWS, INTERIOR PROVIDE PTD POPLAR WINDOW CASING, SILL AND STOOL - MATCH EXISTING HEAD HEIGHT AND WIDTH	FRAME: 2'-9 3⁄8" X 4'-9" R.O.: 2'-10 3⁄8" X 4'-9 1⁄2"	4 3⁄16"	DOUBLE HUNG	EXTERIOR: PAINT TRIM AND SASH INTERIOR: FRAME & SASH STAINED	WHITE	U-VALUE: SHGC:	
2ND FLOOR WINDOWS											
2ND FLR	W201- W208 W210- W216		TYPE 0	EXISTING TO REMAIN	EXISTING TO REMAIN		DOUBLE HUNG	EXTERIOR: PAINT TRIM AND SASH INTERIOR: FRAME & SASH PRIMED	WHITE	U-VALUE: EXISTING TO REMAIN SHGC: EXISTING TO REMAIN	
MASTER CLOSET	W209	1	TYPE 5	- UWCAxx56 MARVIN WOOD ULTIMATE CASEMENT, CUSTOM WIDTH, W/ LOW E INSULATED GLASS SDL W/ SS SPACERS AND INTERIOR OGEE STICKING, WITH PTD INTERIOR AND PTD WOOD SCREEN HIGH TRANSPARENCY - PROVIDE EXTERIOR WOOD 1" X 4" CASING AND 2 3⁄4" SILL TO MATCH EXISTING WINDOWS, INTERIOR PROVIDE PTD POPLAR WINDOW CASING, SILL AND STOOL	FRAME: 2'-9 5/8" X 4'-6" R.O.: 2'-10 5/8" X 4'-6 9/16"	4 3⁄16"	CASEMENT	EXTERIOR: PAINT TRIM AND SASH INTERIOR: FRAME & SASH PRIMED	WHITE	U-VALUE: SHGC:	
3RD FLOOR WINDOWS											
3RD FLR	W301- W306 W309- W312		TYPE 0	EXISTING TO REMAIN	EXISTING TO REMAIN		DOUBLE HUNG	EXTERIOR: PAINT TRIM AND SASH INTERIOR: FRAME & SASH PRIMED	WHITE	U-VALUE: EXISTING TO REMAIN SHGC: EXISTING TO REMAIN	
HALL 309	W307- 308	1	TYPE 10	- UWDH MARVIN WOOD ULTIMATE DOUBLE HUNG WINDOWS W/ LOW E INSULATED GLASS SDL W/ SS SPACERS AND INTERIOR OGEE STICKING, WITH PTD INTERIOR AND PTD WOOD SCREEN HIGH TRANSPARENCY - PROVIDE EXTERIOR WOOD 1" X 4" CASING AND 2 3⁄4" SILL TO MATCH EXISTING WINDOWS, INTERIOR PROVIDE PTD POPLAR WINDOW CASING, SILL AND STOOL - MATCH & ALIGN HEAD AND MATCH WIDTH	FRAME: MATCH EXISTING WIDTH & HEIGHT WINDOWS AT 3RD FLOOR #W308	4 3⁄16"	CASEMENT	EXTERIOR: PAINT TRIM AND SASH INTERIOR: FRAME & SASH PRIMED	WHITE	U-VALUE: SHGC:	

1
A0.1

WINDOW SCHEDULE
SCALE: NTS



1
A0.1

WINDOW ELEVATIONS
SCALE: NTS



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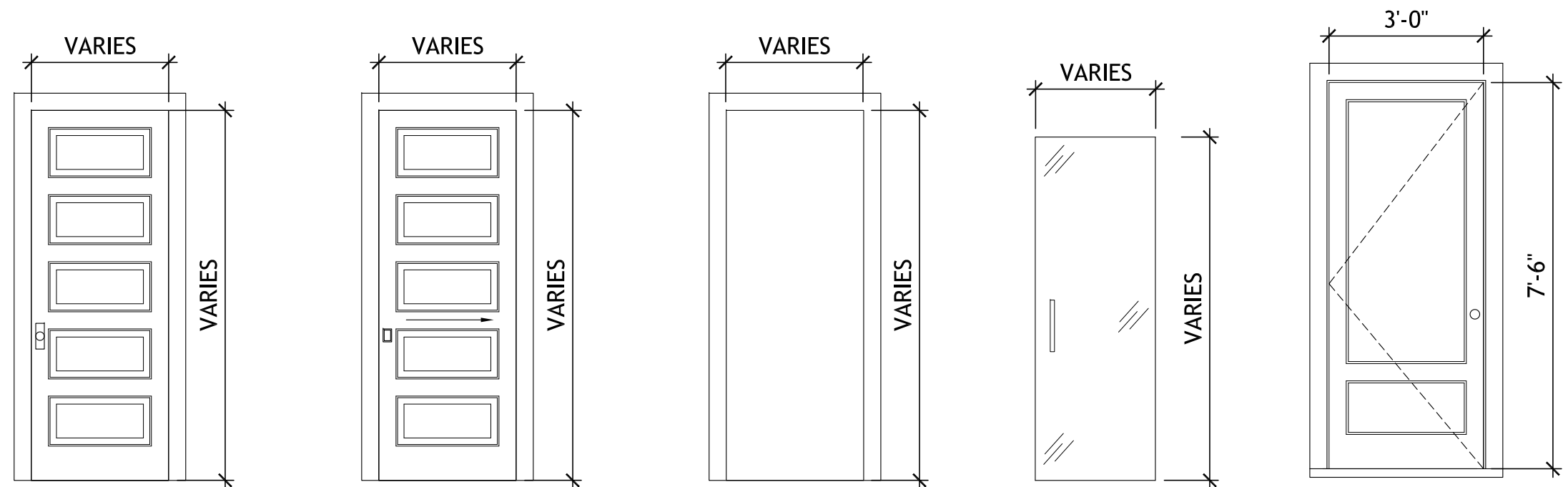
A0.1
WINDOW
TYPES

DOOR SCHEDULE										
1ST FLOOR EXTERIOR DOORS										
LOCATION	SYMBOL	TYPE	DESCRIPTION	FRAME SIZE w x h x t	JAMB	OPERATION	FINISH	HARDWARE	UFACTOR/ SHGC	REMARKS
FOYER	D100	EXISTING	EXISTING TO REMAIN	3'-4" X 7'-6"		SWING	EXISTING PAINT EXT./ STAIN INT. TO REMAIN	EXISTING TO REMAIN	NA, EXISTING	
MUDROOM	D101	TYPE B	MARVIN SWINGING DOOR ULTIMATE WOOD DOOR, PTD	3'-1 ¹¹ / ₁₆ " X 7'-11 ¹ / ₂ " +/- FS Align w/ Extg Door/ Window Hd Hts at front of house		SWING	PTD WOOD	SET #1		
KITCHEN	D102a D102b D102c	TYPE A1	MARVIN ULTIMATE SWINGING PTD WOOD FRENCH DOOR W/ SIDELIGHT EACH SIDE	6'-0 ³ / ₈ " X 7'-11 ¹ / ₂ " +/- FS Align w/ Extg Door/ Window Hd Hts at front of house plus SIDE LIGHTS X 2 1'-6 ¹ / ₂ " X 7'-11 ¹ / ₂ " +/- FS		SWING	PTD WOOD	SET #2		
NANNY SUITE	D103	TYPE C	SIMPSON DOOR- 77501 NANTUCKET PTD WD W/ GLASS PANEL OVER 2 PANEL W/ OVOLO STICKING W/ TRANSOM ABOVE	3'-1 ¹¹ / ₁₆ " X 7'-6" +/- FS W/ TRANSOM ABOVE 3'-1 ¹¹ / ₁₆ " X 2'-0 ³ / ₈ " +/- FS Align w/ Extg Door/ Window Hd Hts at front of house		SWING	PTD WOOD	SET #1		
1ST FLOOR INTERIOR DOORS										
MUDROOM	D104	EXISTING	EXISTING TO REMAIN				EXISTING STAIN TO REMAIN	EXISTING TO REMAIN		
KITCHEN	D105	EXISTING	EXISTING TO REMAIN				EXISTING STAIN TO REMAIN	EXISTING TO REMAIN		
CLOSET 108	D106	EXISTING	EXISTING TO REMAIN				EXISTING STAIN TO REMAIN	EXISTING TO REMAIN		
POWDER ROOM	D107	EXISTING	EXISTING TO REMAIN				EXISTING STAIN TO REMAIN	EXISTING TO REMAIN		
DINING RM	D108	EXISTING	EXISTING TO REMAIN				EXISTING STAIN TO REMAIN	EXISTING TO REMAIN		
NANNY SUITE	D109	TYPE F	TRUSTILE TS5000 5 PANEL RAISED HIP PANEL PAINTED DOOR W/ ROMAN OG STICKING	3'-1" X 7'-1"		POCKET	STAIN DOOR	SET #3		
NANNY SUITE BATH	D109	TYPE F	TRUSTILE TS5000 5 PANEL RAISED HIP PANEL PAINTED DOOR W/ ROMAN OG STICKING	2'-2" X 7'-0"			STAIN DOOR	SET #3		
NANNY BATH SHOWER	G05	TYPE I	$\frac{3}{4}$ " STAR FIRE TEMPERED GLASS	(X2) 2'-3" X 6'-6" X $\frac{3}{4}$ "			GLASS SLIDING DOOR	SET #6 SHOWER SLIDING		
FAMILY RM	D110	EXISTING	EXISTING CASED OPENING TO REMAIN				EXISTING STAIN TO REMAIN	EXISTING TO REMAIN		
COAT CL	D111	EXISTING	EXISTING TO REMAIN				EXISTING STAIN TO REMAIN	EXISTING TO REMAIN		
OFFICE	D112	EXISTING	EXISTING TO REMAIN			POCKET	STAIN DOOR	EXISTING TO REMAIN		
FOYER CL	D113	EXISTING	EXISTING TO REMAIN			SWING	STAIN DOOR	EXISTING TO REMAIN		
2ND FLOOR DOORS										
BATH 202	D201	EXISTING	EXISTING TO REMAIN	2'-7 ⁵ / ₈ " X 6'-7" SLAB, 2'-8" X 6'-9" JAMB		SWING	EXISTING STAIN TO REMAIN	EXISTING TO REMAIN		
BATH 202 SHOWER	G01	EXISTING	EXISTING TO REMAIN			SWING	EXISTING GLASS TO REMAIN	EXISTING TO REMAIN		
BEDROOM 203	D202	EXISTING	EXISTING TO REMAIN	2'-7 ⁵ / ₈ " X 6'-7" SLAB, 2'-8" X 6'-9" JAMB		SWING	EXISTING STAIN TO REMAIN	EXISTING TO REMAIN		
CL 204	D203	EXISTING	EXISTING TO REMAIN	2'-5 ⁵ / ₈ " X 6'-7" SLAB, 2'-6" X 6'-9" JAMB		SWING	EXISTING STAIN TO REMAIN	EXISTING TO REMAIN		
BEDROOM 206	D204	EXISTING	EXISTING TO REMAIN	2'-7 ⁵ / ₈ " X 6'-7" SLAB, 2'-8" X 6'-9" JAMB		SWING	EXISTING STAIN TO REMAIN	EXISTING TO REMAIN		
CL 205	D205	EXISTING	EXISTING TO REMAIN	2'-5 ⁵ / ₈ " X 6'-7" SLAB, 2'-6" X 6'-9" JAMB		SWING	EXISTING STAIN TO REMAIN	EXISTING TO REMAIN		
BATH 206	D206	EXISTING	EXISTING TO REMAIN	2'-5 ⁵ / ₈ " X 6'-7" SLAB, 2'-6" X 6'-9" JAMB		SWING	EXISTING STAIN TO REMAIN	EXISTING TO REMAIN		
SHOWER DOOR	G02	EXISTING	EXISTING TO REMAIN	EXISTING REMAIN		SWING	EXISTING GLASS TO REMAIN	EXISTING TO REMAIN		
LAUNDRY 207	D207	EXISTING	EXISTING TO BE REUSED	2'-8" X 6'-7"		SWING	EXISTING STAIN TO REMAIN	EXISTING TO REMAIN		
MASTER BEDROOM	D208	EXISTING	EXISTING TO REMAIN	2'-8" X 6'-9"		SWING	EXISTING STAIN TO REMAIN	EXISTING TO REMAIN		
MASTER BATH	D209	EXISTING	TRUSTILE TS5000 5 PANEL RAISED HIP PANEL PAINTED DOOR W/ ROMAN OG STICKING	3'-0" X 6'-8"		SWING	STAIN DOOR	EXISTING TO REMAIN		
M BATH SHOWER	G03	EXISTING	EXISTING TO REMAIN			SWING	EXISTING GLASS TO REMAIN	EXISTING TO REMAIN		
MASTER HALL	D210	TYPE G	TRUSTILE TS5000 5 PANEL RAISED HIP PANEL PAINTED DOOR W/ ROMAN OG STICKING	3'-1" X 6'-9"		POCKET	PAINT	SET #5		
MASTER CL	D211	TYPE H	CASED OPENING	2'-6" X 6'-8"		SWING	PAINT	SET #4		
3RD FLOOR DOORS										
BEDROOM 303	D301	TYPE F	TRUSTILE TS5000 5 PANEL RAISED HIP PANEL PAINTED DOOR W/ ROMAN OG STICKING	2'-6" X 6'-8"		SWING	STAIN DOOR	SET #4		VIF DOOR JAMB SIZE, EXSTG DOORS UNDERCUT
CLOSET 304	D302	TYPE F	TRUSTILE TS5000 5 PANEL RAISED HIP PANEL PAINTED DOOR W/ ROMAN OG STICKING	2'-6" X 6'-8"		SWING	STAIN DOOR	SET #4		VIF DOOR JAMB SIZE, EXSTG DOORS UNDERCUT
BATHROOM 302	D303	TYPE F	TRUSTILE TS5000 5 PANEL RAISED HIP PANEL PAINTED DOOR W/ ROMAN OG STICKING	2'-6" X 6'-8"		SWING	STAIN DOOR	EXISTING TO REUSE		VIF DOOR JAMB SIZE, EXSTG DOORS UNDERCUT
PLAYROOM 305	D304	TYPE F	TRUSTILE TS5000 5 PANEL RAISED HIP PANEL PAINTED DOOR W/ ROMAN OG STICKING	2'-6" X 6'-8"		SWING	STAIN DOOR	EXISTING TO REUSE		VIF DOOR JAMB SIZE, EXSTG DOORS UNDERCUT
CLOSET 306	D305	TYPE F	TRUSTILE TS5000 5 PANEL RAISED HIP PANEL PAINTED DOOR W/ ROMAN OG STICKING	2'-6" X 6'-8"		SWING	STAIN DOOR	EXISTING TO REUSE		VIF DOOR JAMB SIZE, EXSTG DOORS UNDERCUT
MECH CLOSET 308	D306	TYPE F	TRUSTILE TS5000 5 PANEL RAISED HIP PANEL PAINTED DOOR W/ ROMAN OG STICKING	2'-6" X 6'-8"		SWING	STAIN DOOR	EXISTING TO REUSE		VIF DOOR JAMB SIZE, EXSTG DOORS UNDERCUT
LINEN CL 307	D307	TYPE F	TRUSTILE TS5000 5 PANEL RAISED HIP PANEL PAINTED DOOR W/ ROMAN OG STICKING	2'-6" X 6'-8"		SWING	STAIN DOOR	EXISTING TO REUSE		VIF DOOR JAMB SIZE, EXSTG DOORS UNDERCUT
HALL BATH 309	D308	TYPE F	TRUSTILE TS5000 5 PANEL RAISED HIP PANEL PAINTED DOOR W/ ROMAN OG STICKING	2'-6" X 6'-8"		SWING	EXISTING TO REUSE	EXISTING TO REUSE		VIF DOOR JAMB SIZE, EXSTG DOORS UNDERCUT
HALL BATH 309	D308	TYPE F	TRUSTILE TS5000 5 PANEL RAISED HIP PANEL PAINTED DOOR W/ ROMAN OG STICKING	2'-5" X 6'-9"		POCKET	TEMPERED GLASS	SET #5		
HALL BATH SHOWER	G04	TYPE I	$\frac{3}{4}$ " STAR FIRE TEMPERED GLASS	2'-4" X 6'-4" X $\frac{3}{4}$ "		SWING	STAIN DOOR/ PAINT BATH SIDE	SET #3		
BEDROOM 310	D310	TYPE G	TRUSTILE TS5000 5 PANEL RAISED HIP PANEL PAINTED DOOR W/ ROMAN OG STICKING	2'-6" X 6'-8"		SWING	STAIN DOOR	EXISTING TO REUSE		VIF DOOR JAMB SIZE, EXSTG DOORS UNDERCUT
CLOSET	D311	TYPE F	TRUSTILE TS5000 5 PANEL RAISED HIP PANEL PAINTED DOOR W/ ROMAN OG STICKING	2'-6" X 6'-8"		SWING	STAIN DOOR	EXISTING TO REUSE		

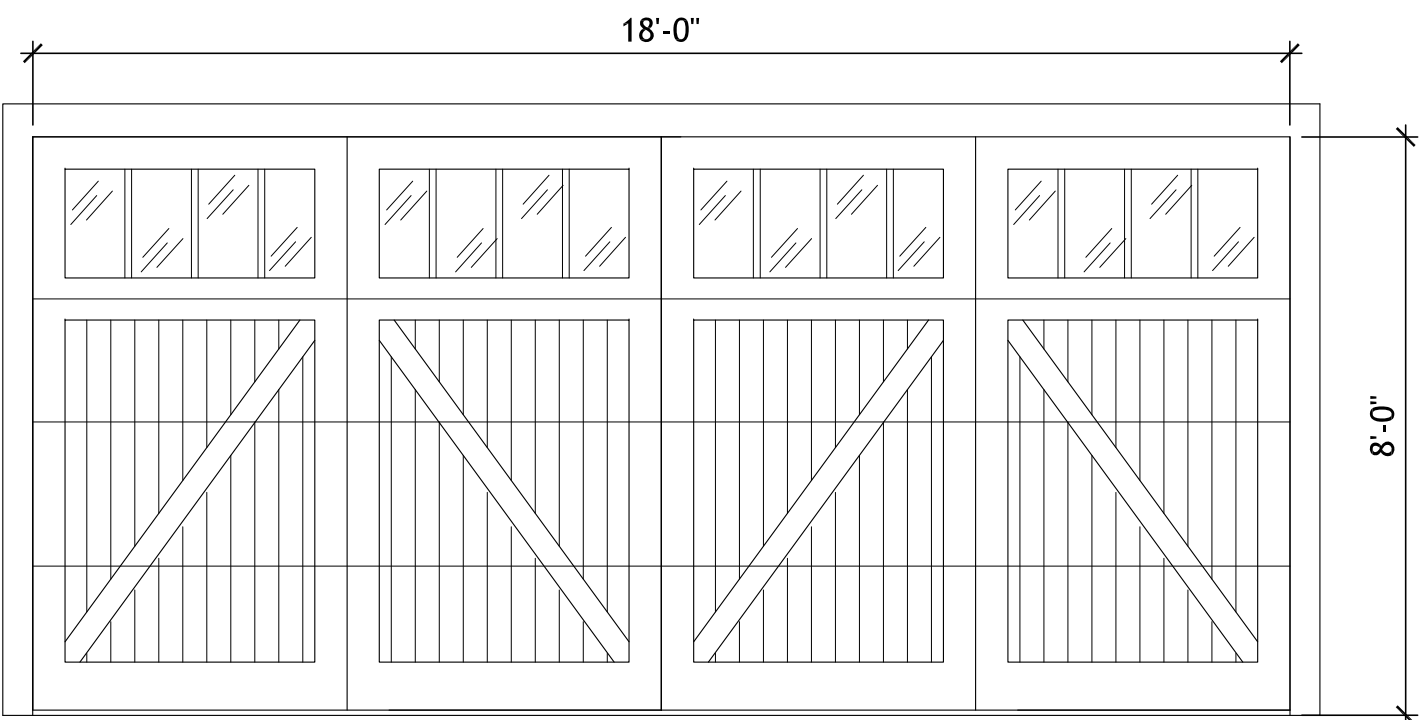
1. SALVAGE INTERIOR DOORS AND HARDWARE FOR REUSE

1
A0.2 DOOR SCHEDULE
SCALE: NTS

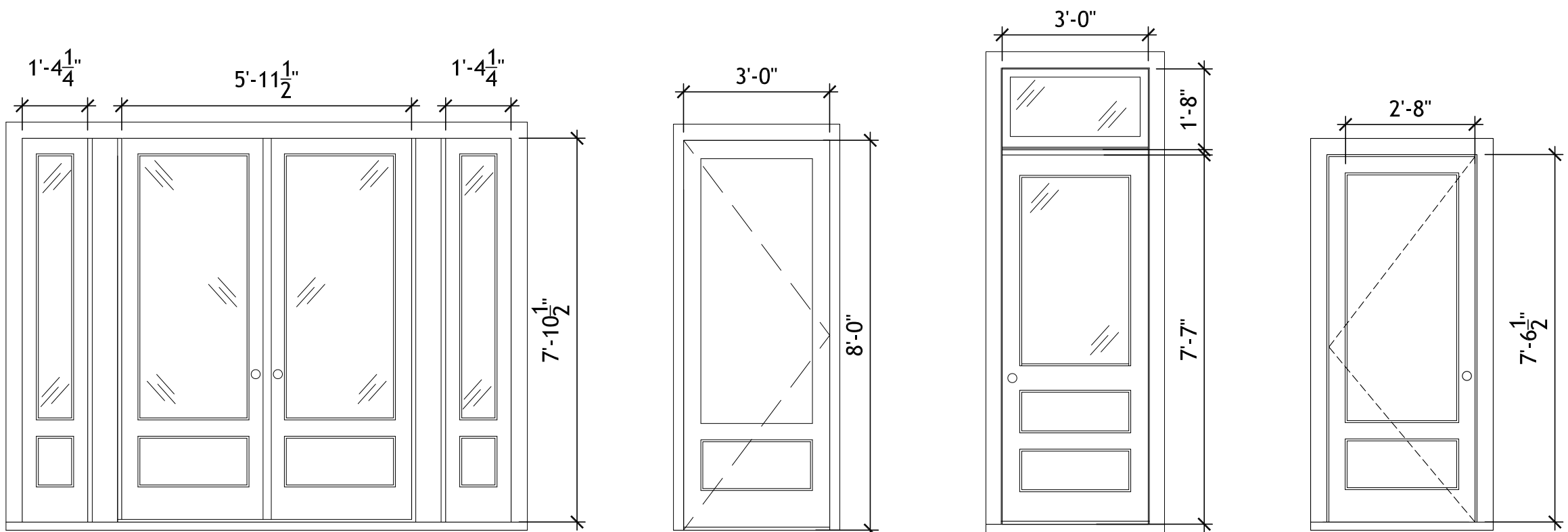
DOOR SCHEDULE CONT'D										
GARAGE DOORS										
LOCATION	SYMBOL	TYPE	DESCRIPTION	FRAME SIZE w x h x t	JAMB	OPERATION	FINISH	HARDWARE	UFACTOR/ SHGC	REMARKS
POWDER ROOM	D116	TYPE D	SIMPSON DOOR- 77501 NANTUCKET W/ SOLID PANEL OVER 2 PANEL W/ OVOLO STICKING	3'-0" X 7'-6"	6 ⁹ / ₁₆ "	SWING	FIR- PAINT INTERIOR & EXTERIOR			
STORAGE CLOSET	D117	TYPE D	SIMPSON DOOR- 77501 NANTUCKET W/ SOLID PANEL OVER 2 PANEL W/ OVOLO STICKING	3'-0" X 7'-6"	6 ⁹ / ₁₆ "	SWING	FIR- PAINTED INTERIOR & EXTERIOR			
STORAGE CLOSET	D118	TYPE J	TRUSTILE TS5000 5 PANEL RAISED HIP PANEL PAINTED DOOR W/ ROMAN OG STICKING	3'-0" X 7'-6"	6 ⁹ / ₁₆ "	SWING	MDF PAINTED DOOR			
GARAGE	D119	TYPE E	CLOPAY GARAGE DOOR-DESIGN 23 W/ REC14	18'-0" X 8'-0"	6 ⁹ / ₁₆ "	GARAGE D	WHITE FINISH			



TYPE F TYPE G TYPE H TYPE I TYPE J



TYPE E



TYPE A TYPE B TYPE C TYPE D

2
A0.2 DOOR ELEVATIONS
SCALE: NTS



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SHEET

A0.2

DOOR
TYPES



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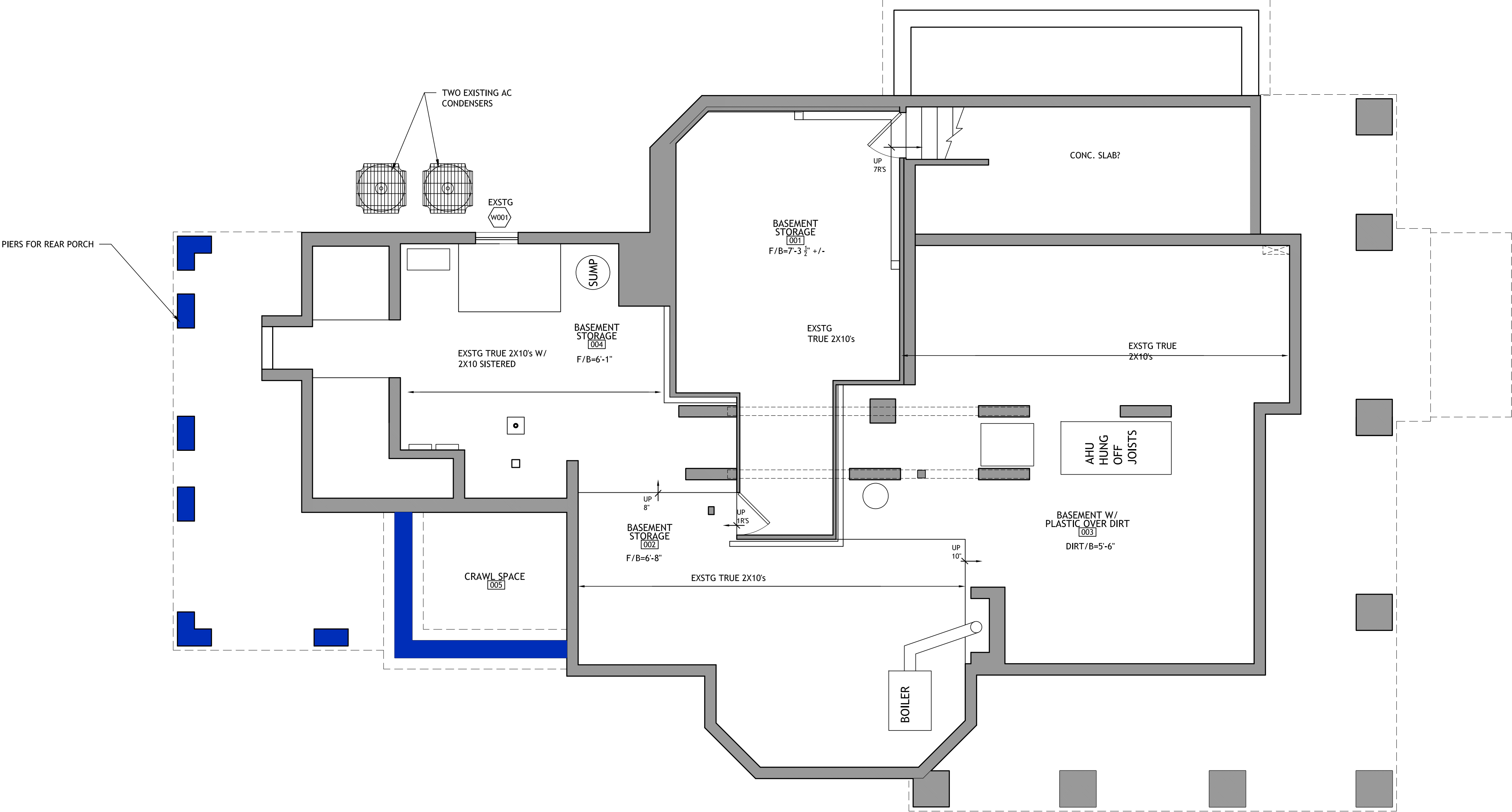
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1
A1.0

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

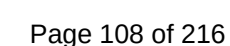
PLAN
NORTH

WALL KEY	
NEW WALL	
EXISTING WALL	

PRELIMINARY
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A1.0





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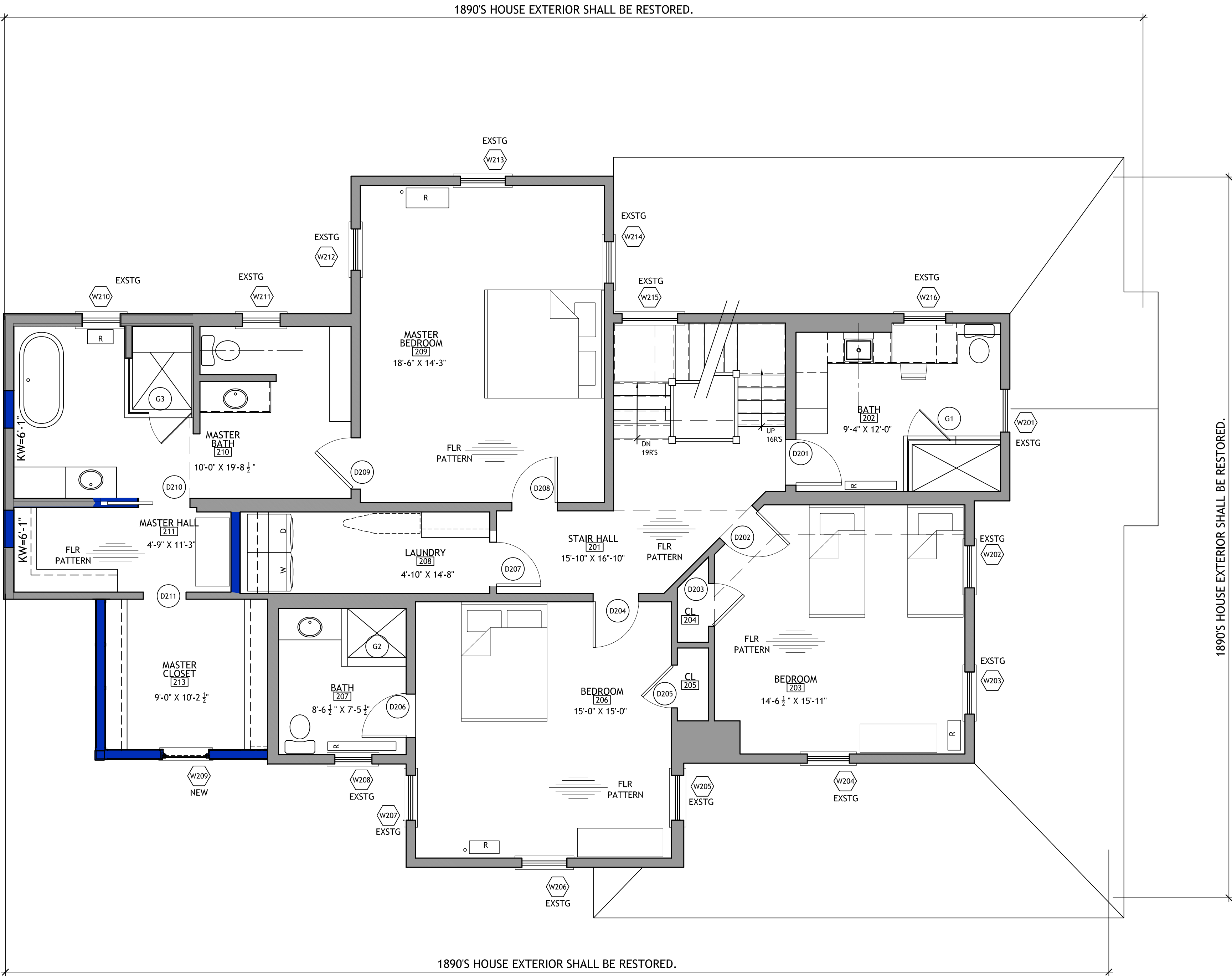
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1 SECOND FLOOR PLAN
A1.2 SCALE: 1/4"=1'-0" PLAN NORTH

WALL KEY	
NEW WALL	
EXISTING WALL	

PRELIMINARY
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SHEET

A1.2



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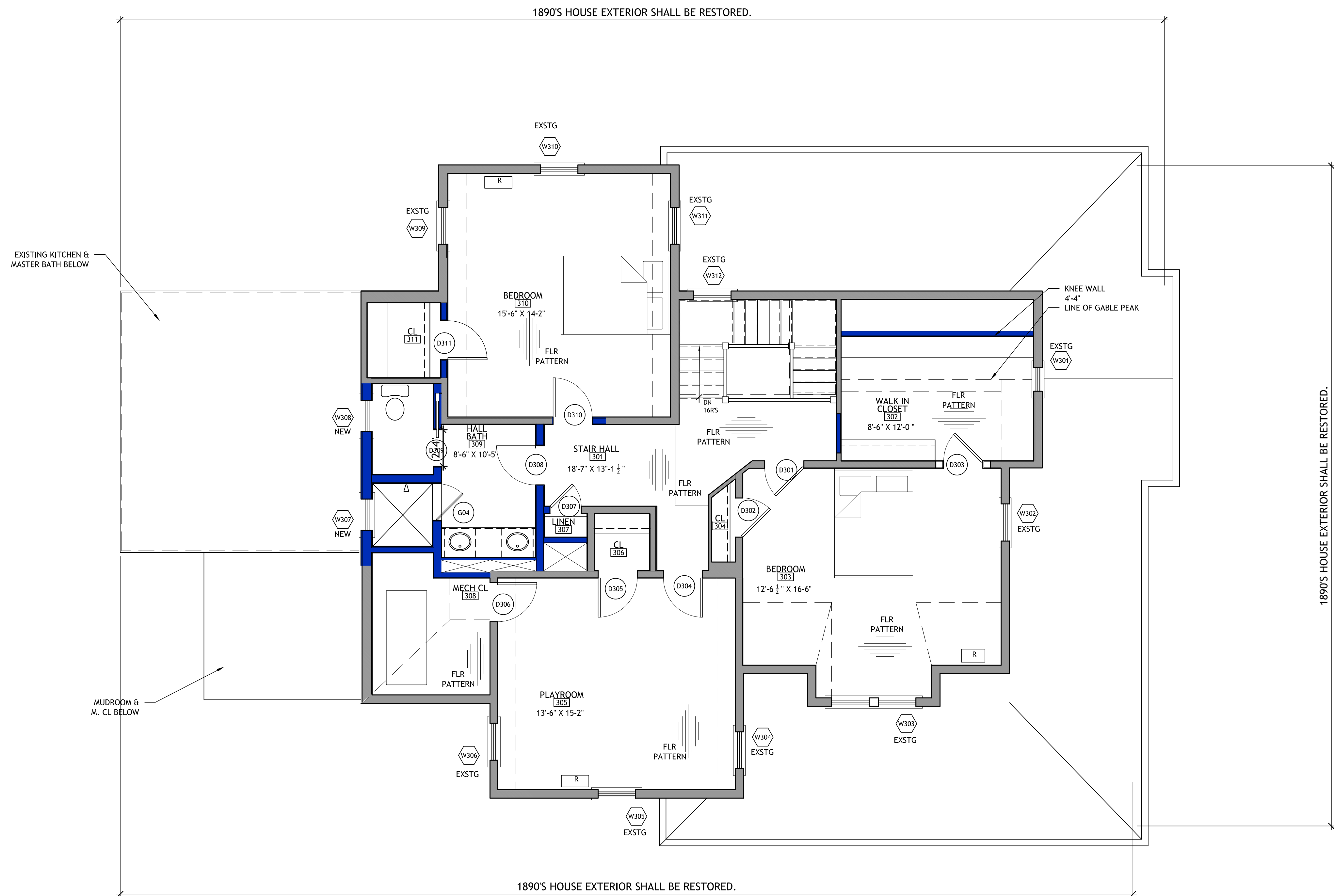
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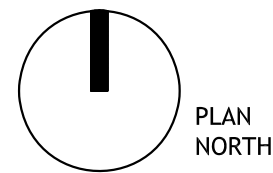
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1 THIRD FLOOR PLAN
A1.3 SCALE: 1/4"=1'-0"

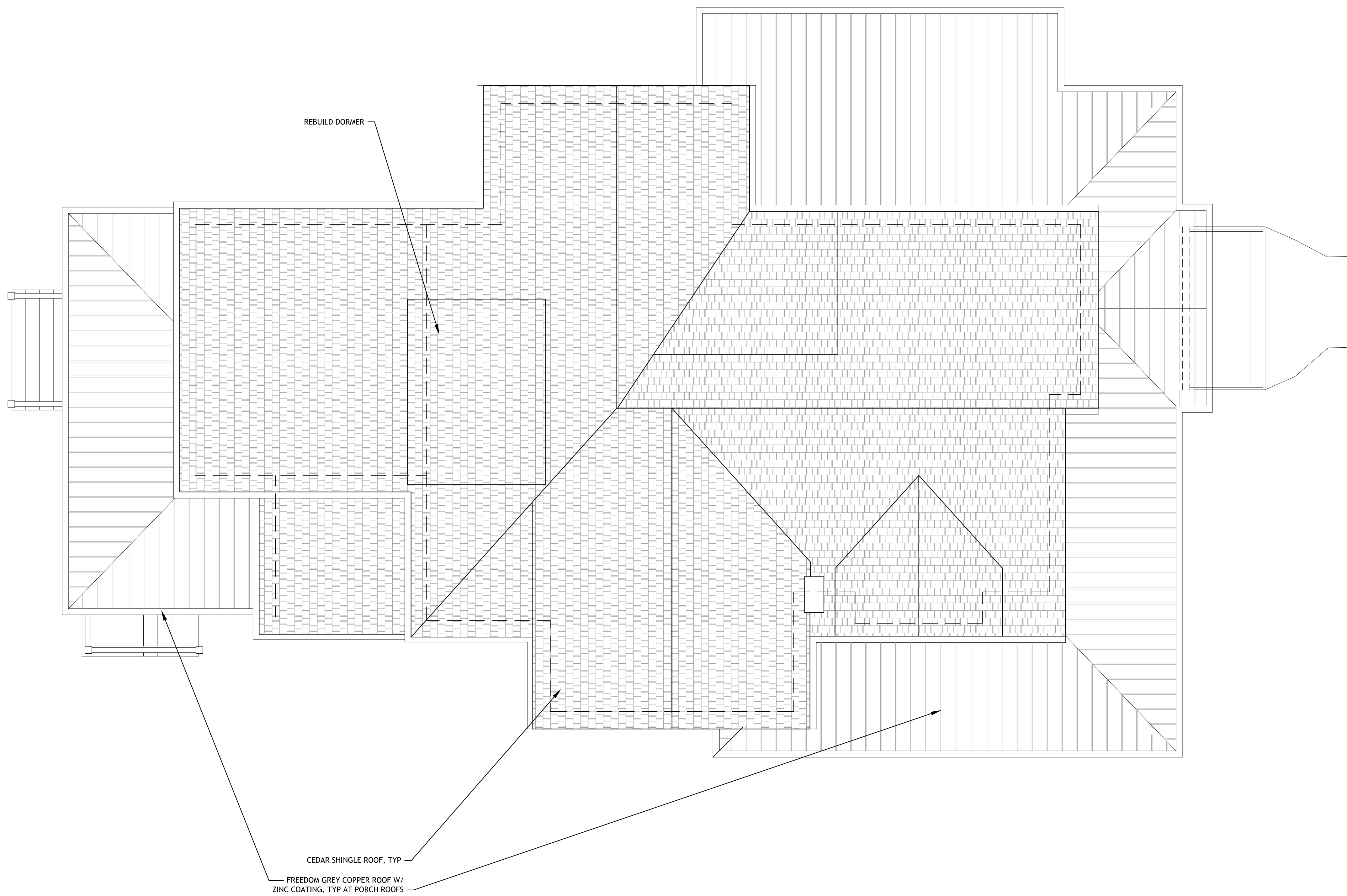


WALL KEY	
NEW WALL	
EXISTING WALL	

PRELIMINARY
NOT FOR CONSTRUCTION

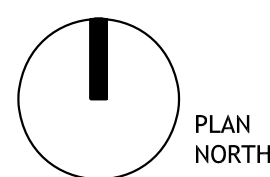
SHEET

A1.3



1
A1.4

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



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BETHESDA, MD 20814
301.652.4022

www.wiedemannarchitects.com

PROJECT

GOWL RESIDENCE
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EASTON, MD
21601

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SHEET

A1.4



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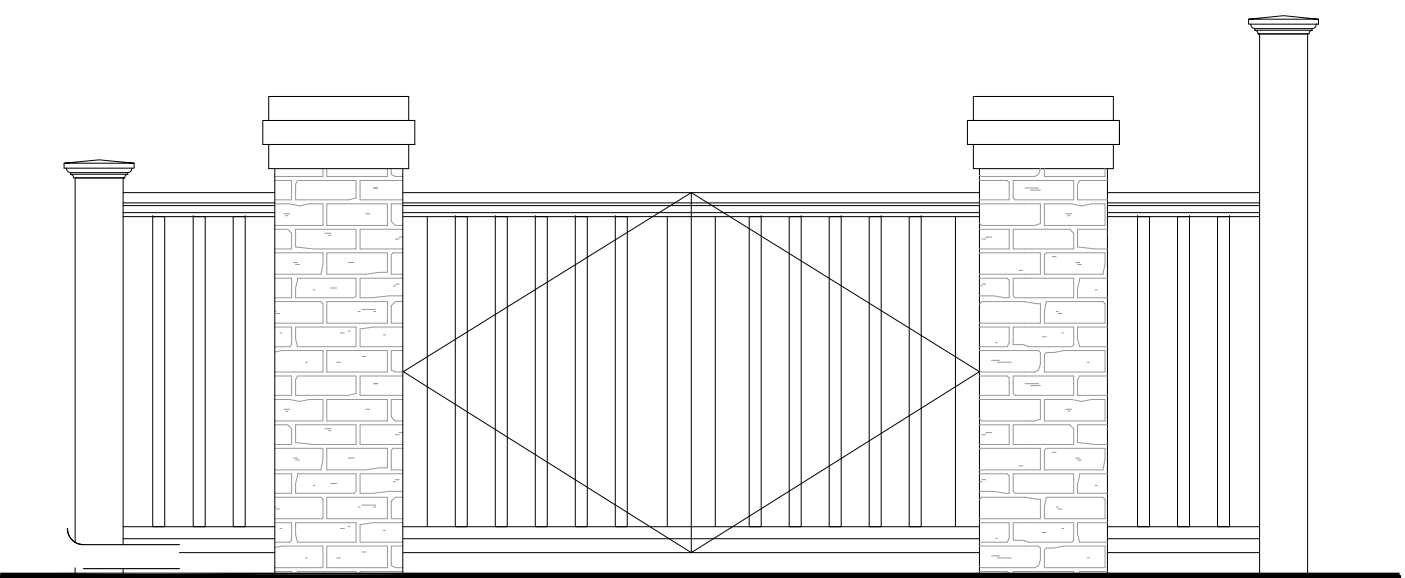
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PROJECT

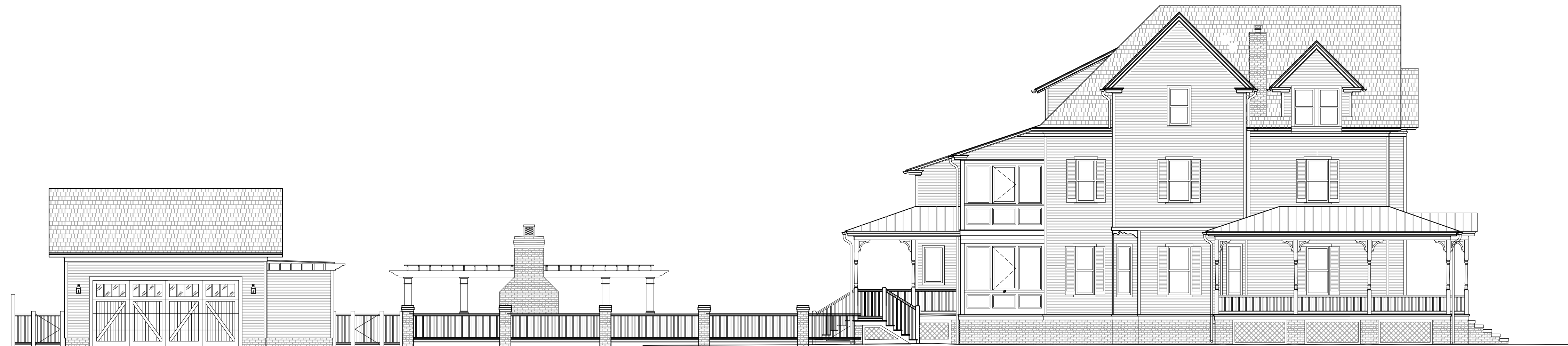
GOWL RESIDENCE
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3 PERIMETER FENCE DETAIL
SCALE: 1/8"=1'-0"



1 SOUTH SITE ELEVATION
SCALE: 1/8"=1'-0"



2 NORTH SITE ELEVATION
SCALE: 1/8"=1'-0"

PRELIMINARY
NOT FOR CONSTRUCTION

SHEET

A2.0

GENERAL NOTES:

- ASSUMED ROOF PITCHES, NEW TO MATCH EXISTING



1 EAST ELEVATION
A2.1 SCALE: 1/4"=1'-0"



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SHEET

A2.1

GENERAL NOTES:

- ASSUMED ROOF PITCHES, NEW TO MATCH EXISTING



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1 SOUTH ELEVATION
A2.2 SCALE: 1/4"=1'-0"

PRELIMINARY
NOT FOR CONSTRUCTION

SHEET

A2.2

GENERAL NOTES:

- ASSUMED ROOF PITCHES, NEW TO MATCH EXISTING



1 WEST ELEVATION
A2.3 SCALE: 1/4"=1'-0"



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SHEET

A2.3

GENERAL NOTES:

- ASSUMED ROOF PITCHES, NEW TO MATCH EXISTING



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A2.4



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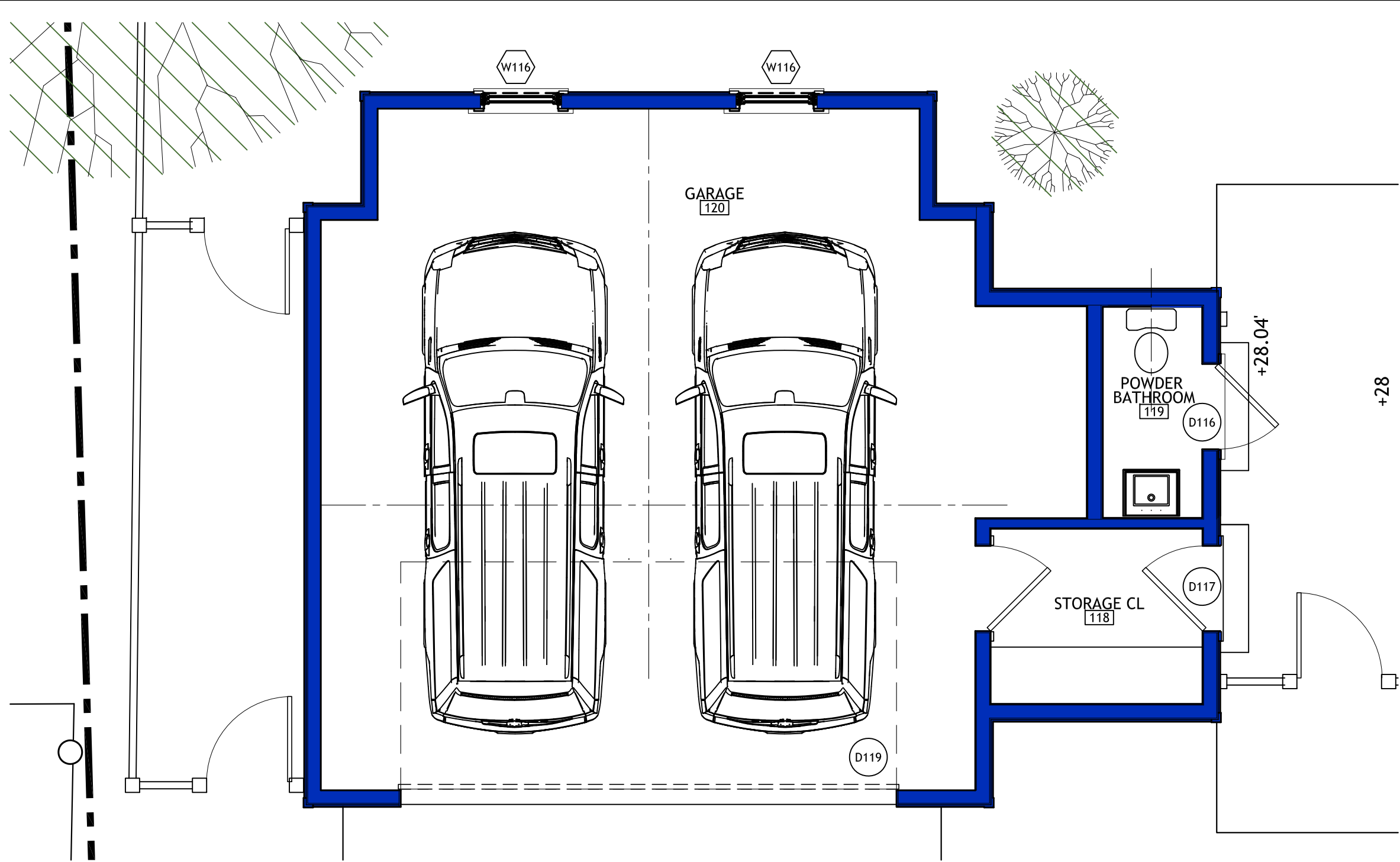
www.wiedemannarchitects.com

PROJECT

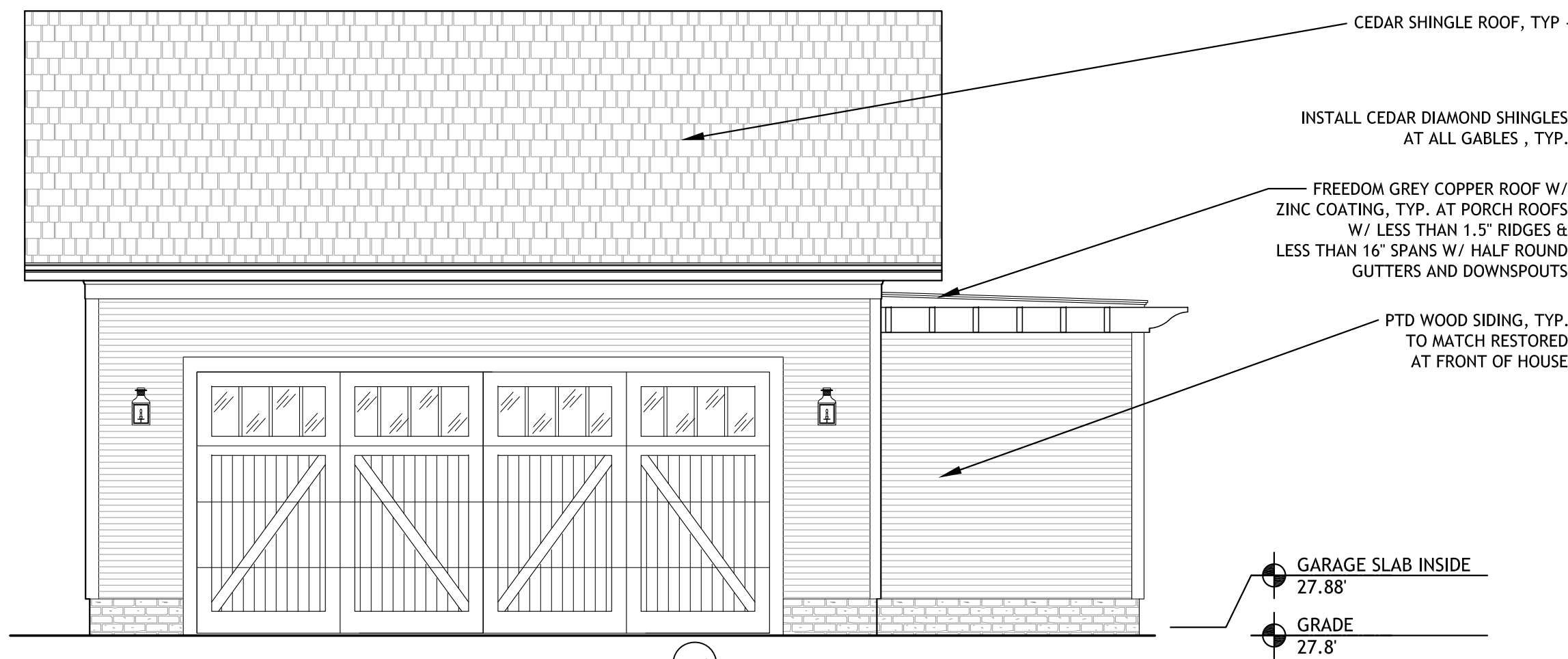
GOWL RESIDENCE
127 SOUTH HARRISON ST
EASTON, MD
21601

ISSUED

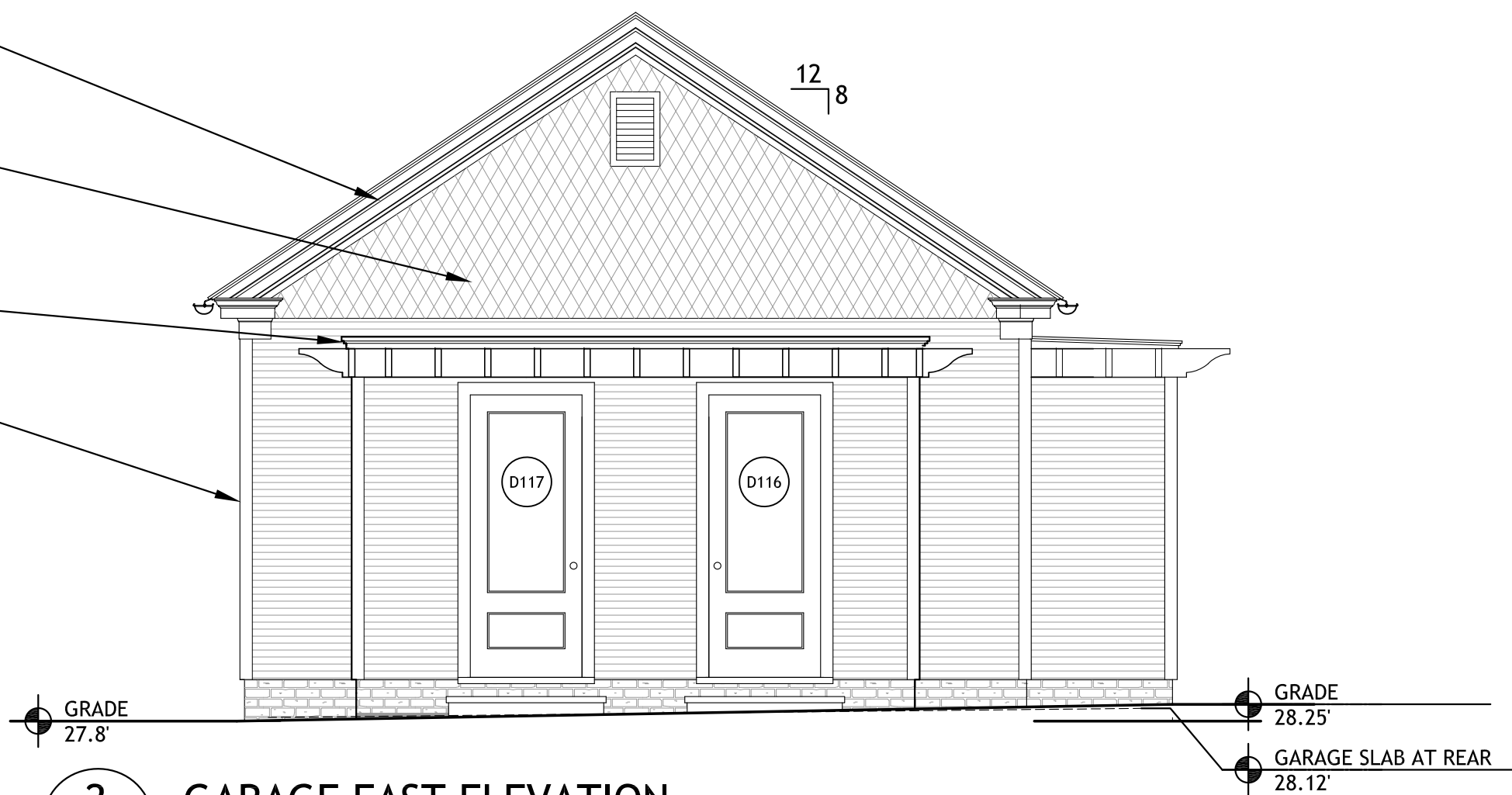
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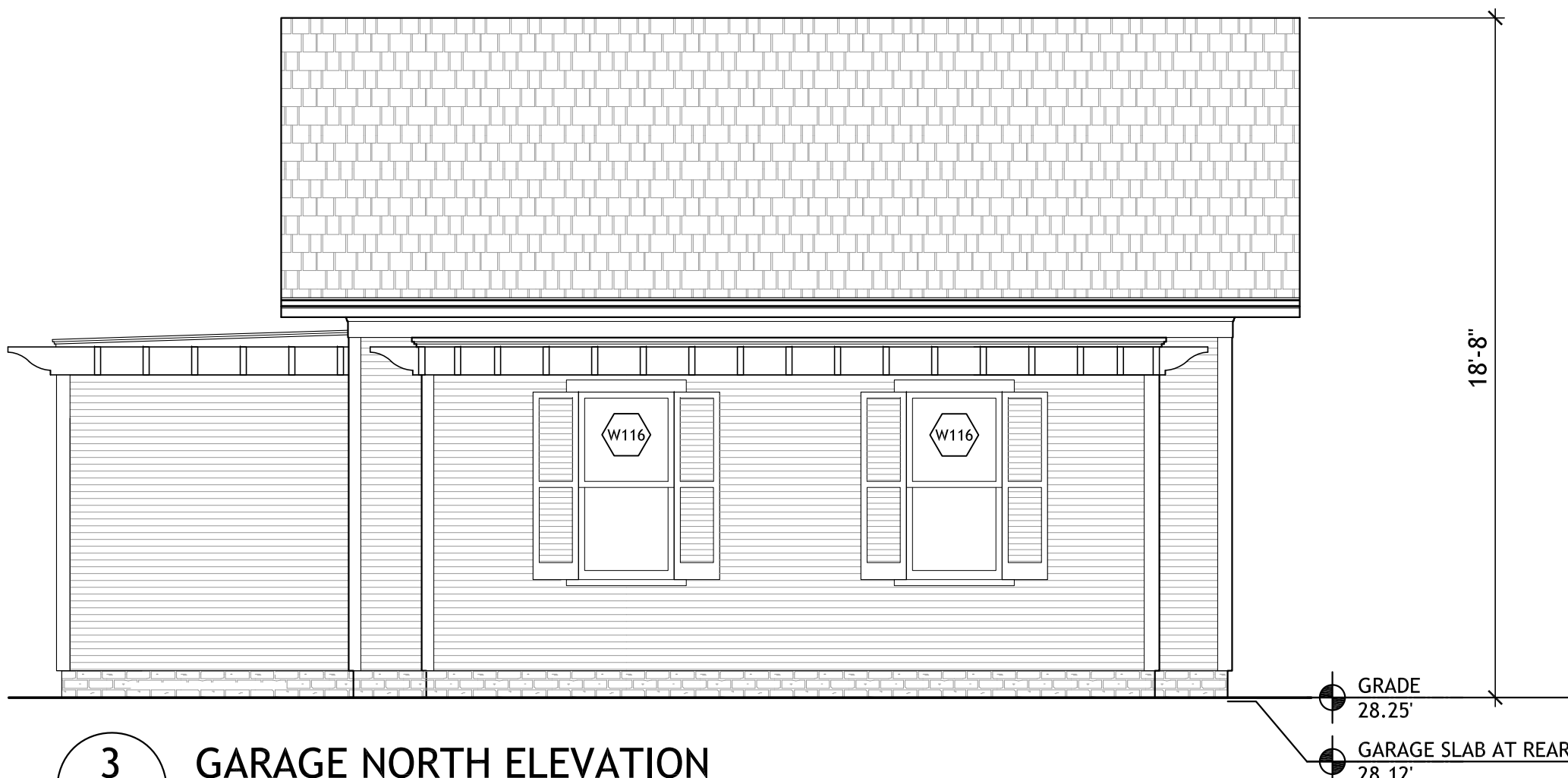
1 GARAGE PLAN
SCALE: 1/4"=1'-0"



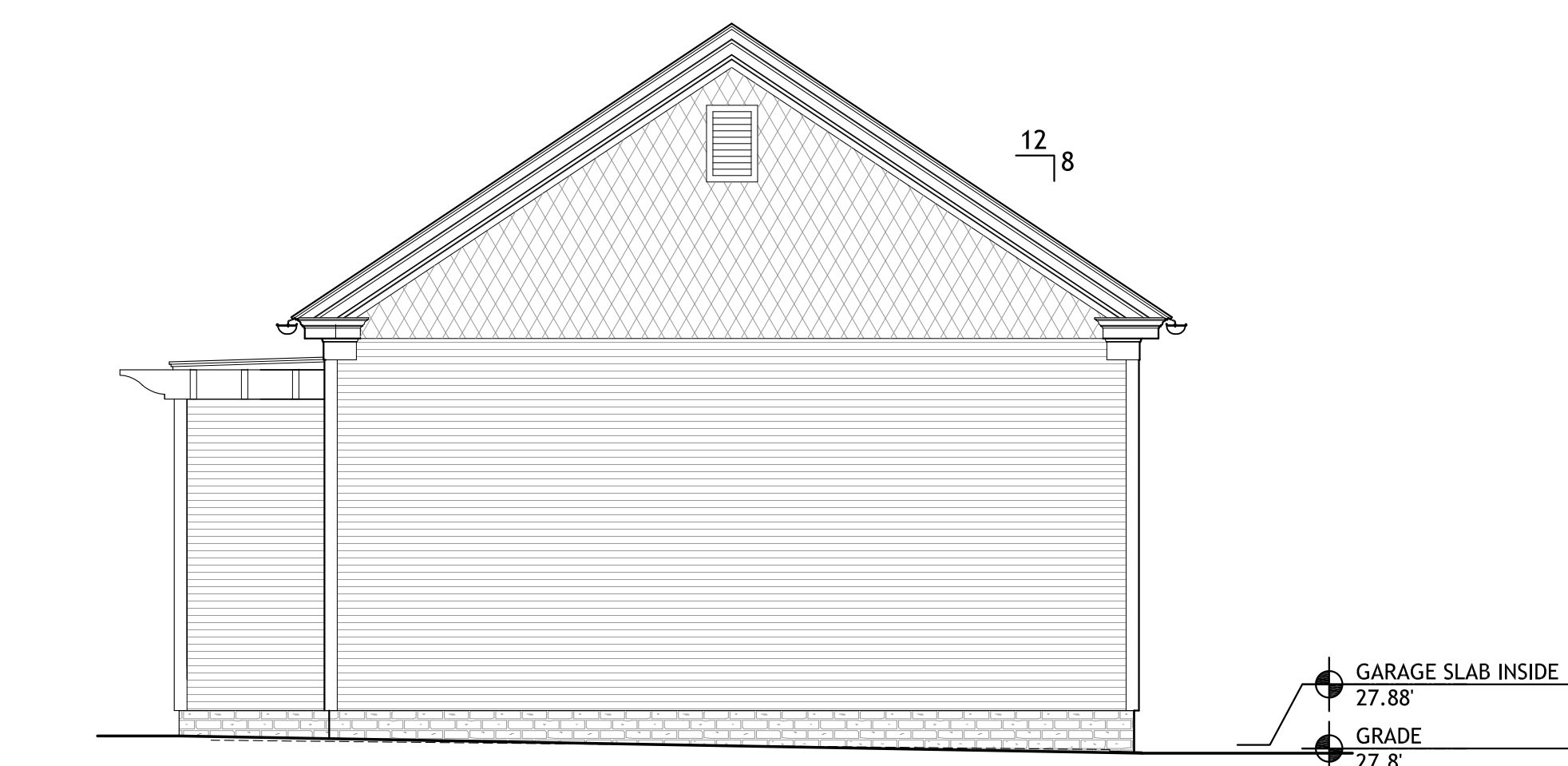
1 GARAGE SOUTH ELEVATION
SCALE: 1/4"=1'-0"



2 GARAGE EAST ELEVATION
SCALE: 1/4"=1'-0"



3 GARAGE NORTH ELEVATION
SCALE: 1/4"=1'-0"

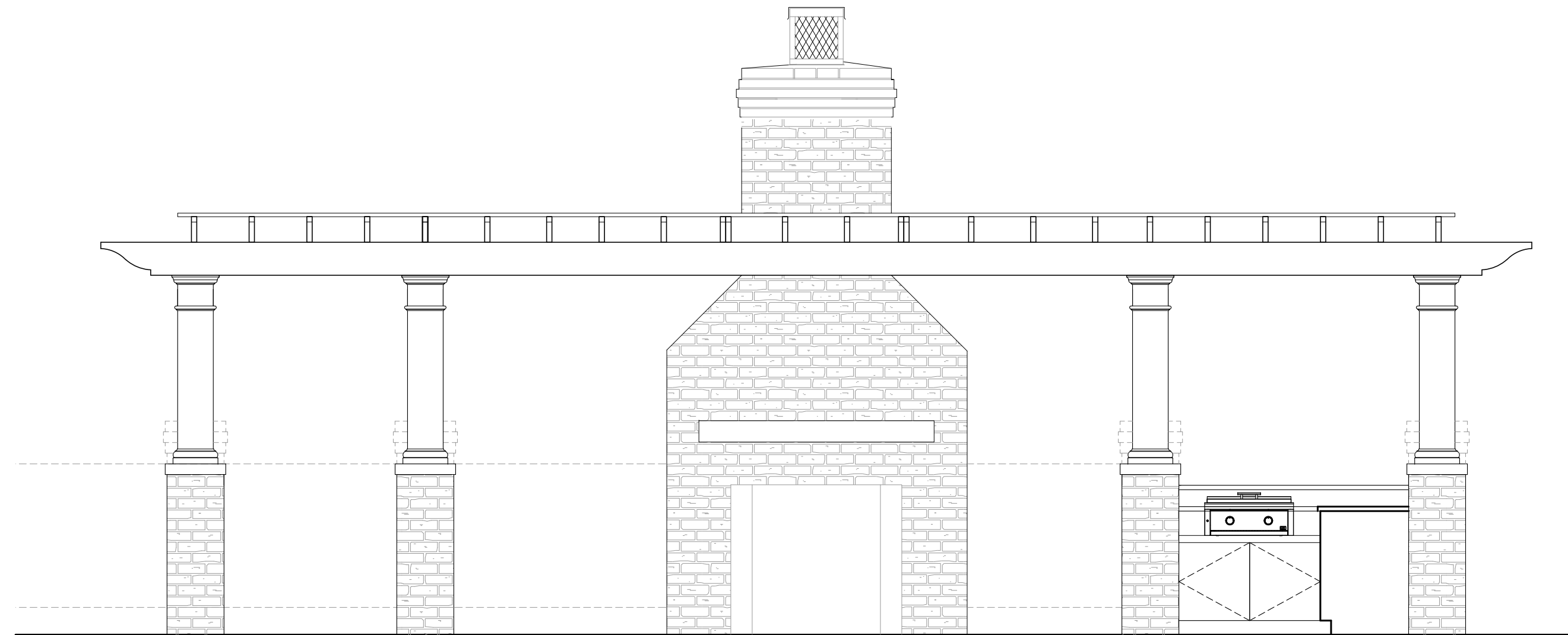
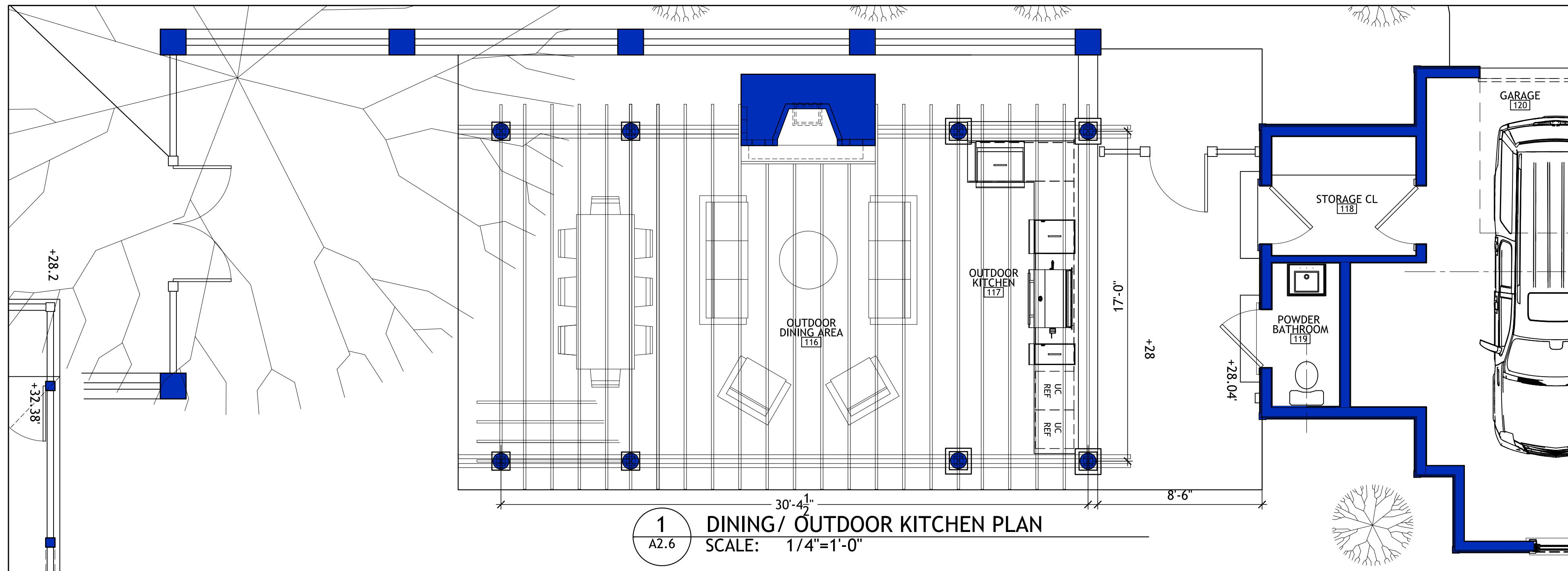


4 GARAGE WEST ELEVATION
SCALE: 1/4"=1'-0"

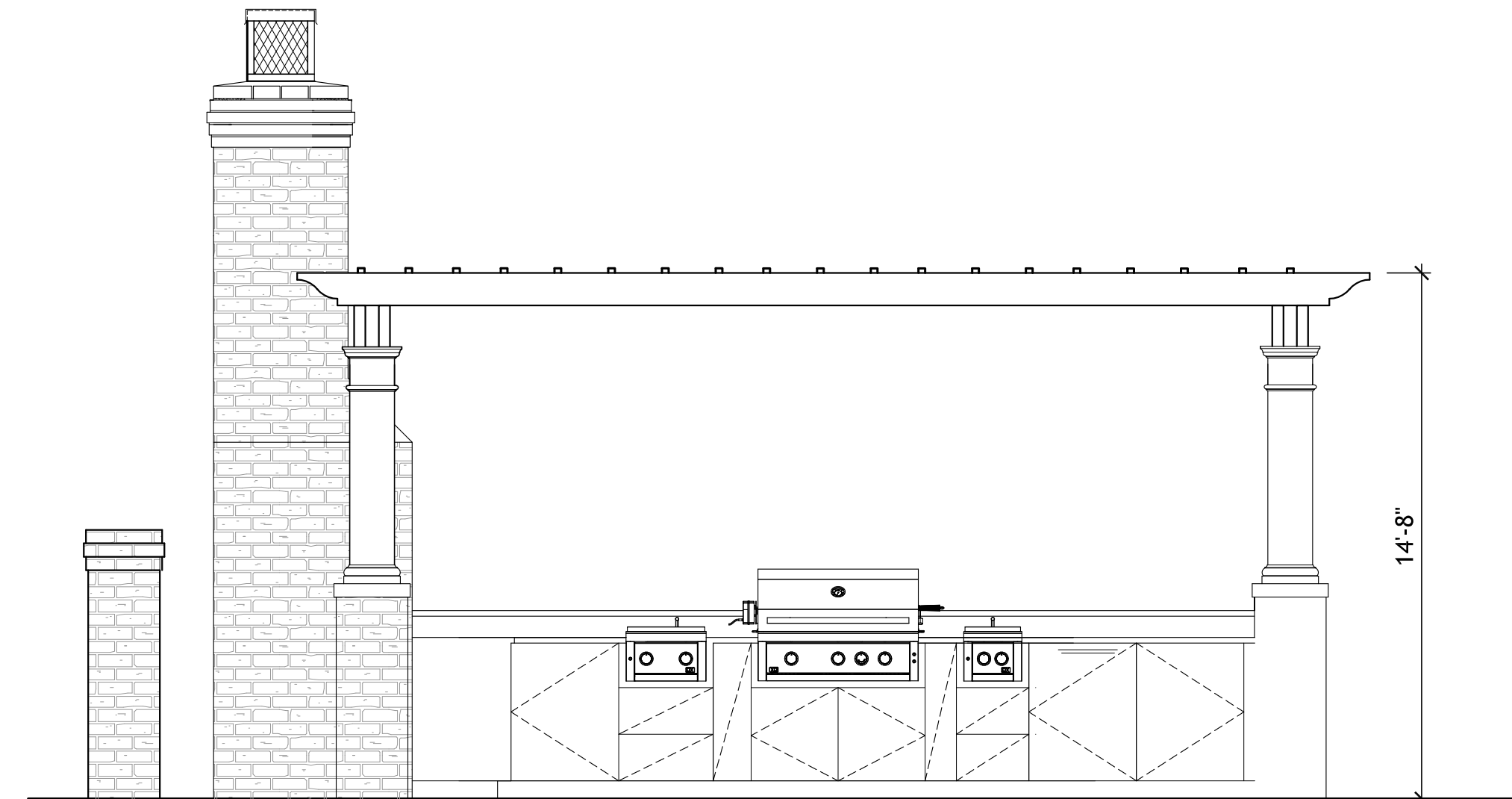
PRELIMINARY
NOT FOR CONSTRUCTION

SHEET

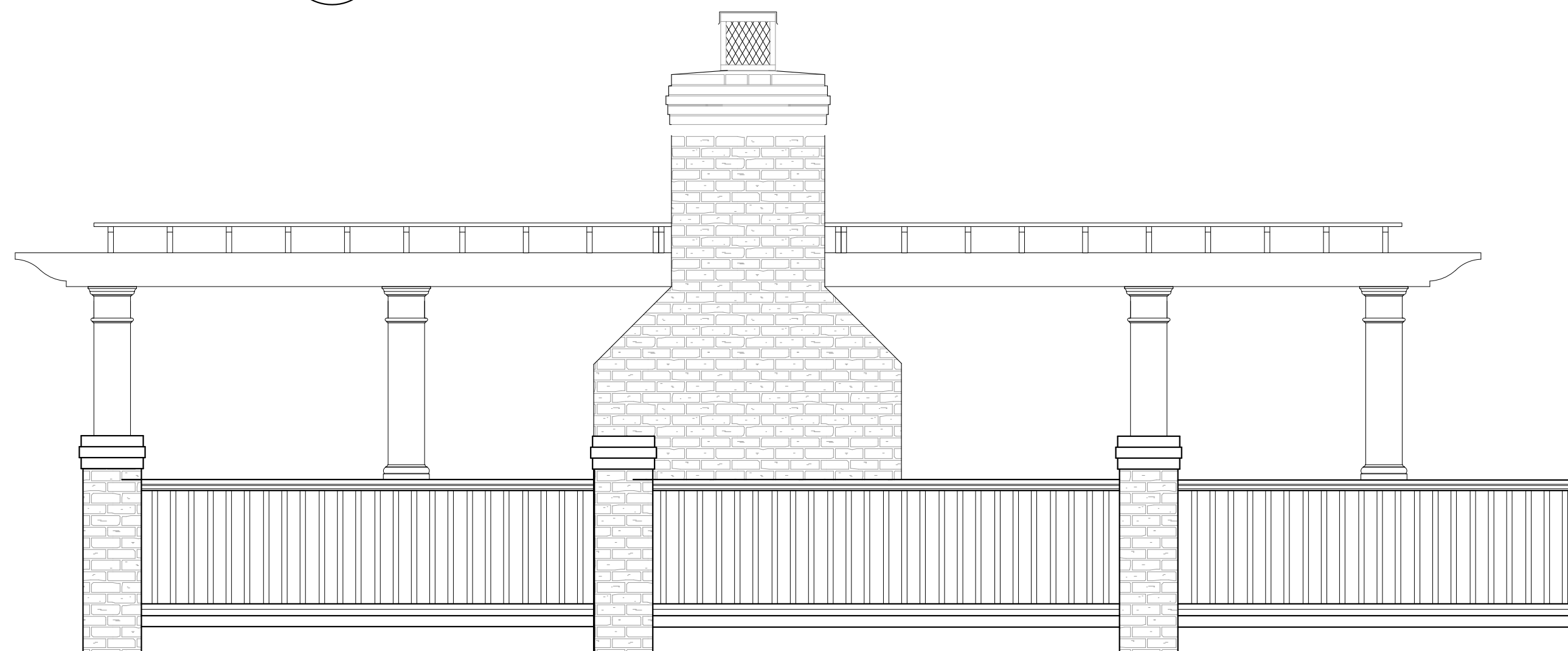
A2.5
GARAGE



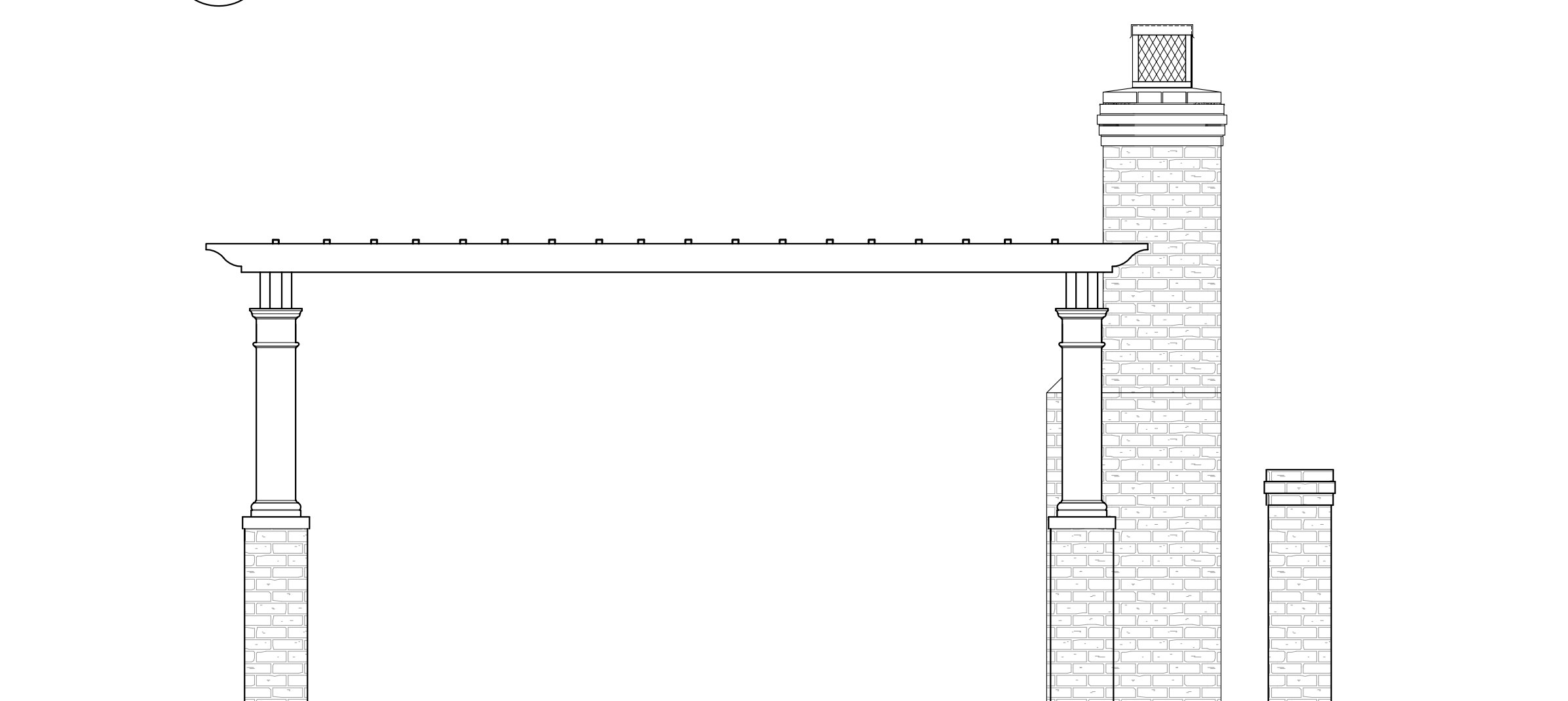
2 DINING/ OUTDOOR KITCHEN NORTH ELEV
 SCALE: 1/4"=1'-0"



3 DINING/ OUTDOOR KITCHEN EAST ELEV
 SCALE: 1/4"=1'-0"



4 DINING/ OUTDOOR KITCHEN SOUTH ELEV
 SCALE: 1/4"=1'-0"



5 DINING/ OUTDOOR KITCHEN WEST ELEV
 SCALE: 1/4"=1'-0"



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SHEET

A2.6
 DINING/
 OUTDOOR
 KITCHEN



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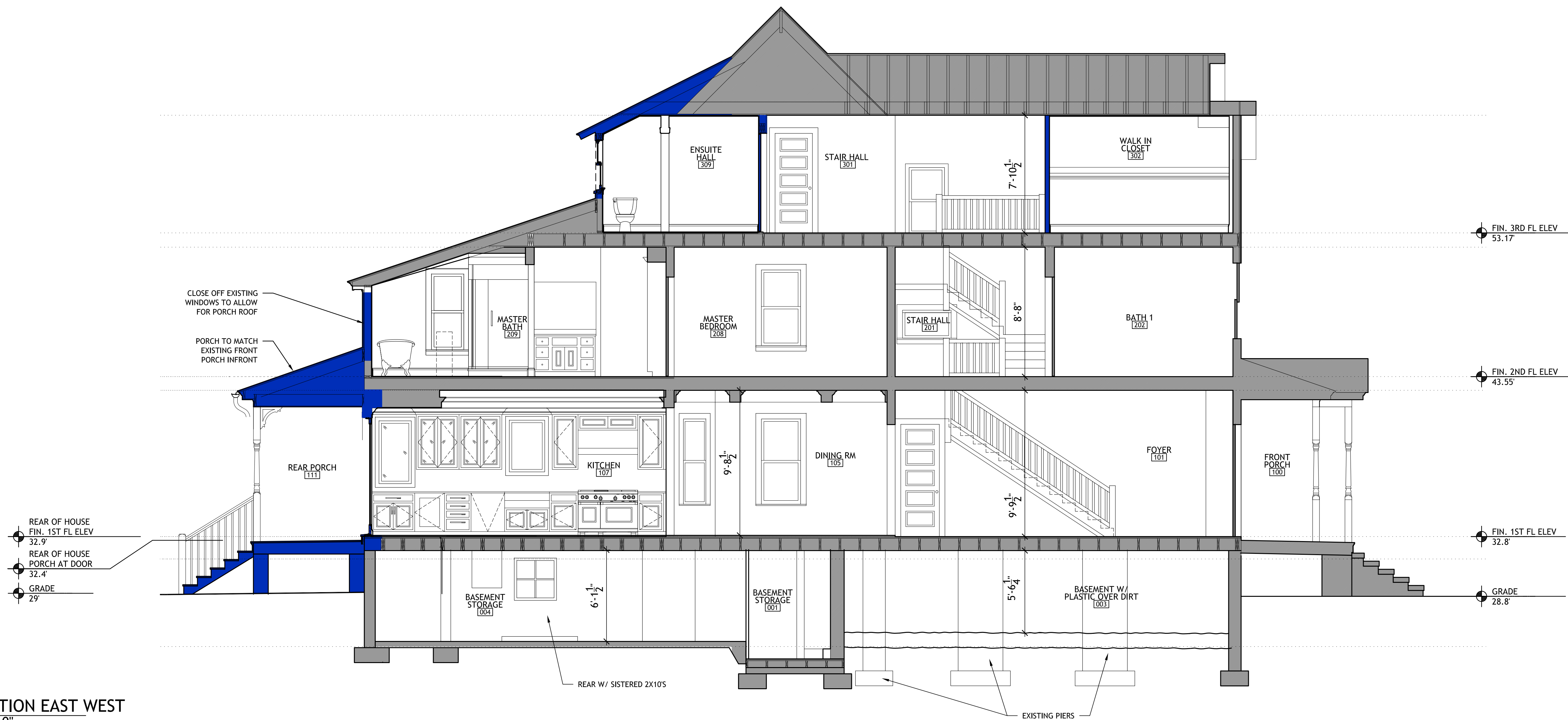
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1 BUILDING SECTION EAST WEST
A3.1 SCALE: 1/4"=1'-0"

PRELIMINARY
NOT FOR CONSTRUCTION

SHEET

A3.1





127 S. Harrison St
East Elevation Detail



127 North Elevation
View from Sidewalk,
obstructed by plantings



127 North Elevation
View from Yard,
obstructed by plantings



127 North Elevation
View from Yard,
obstructed by plantings



127 North Elevation

View next to House at Gym



127 S. Harrison St
Northeast Elevation



127 S. Harrison St
North Elevation



127 North Elevation
Condenser Locations



127 S. Harrison St
Southeast Elevation



127 S. Harrison St
South Elevation



127 S. Harrison St
Southwest Elevation



127 S. Harrison St
West Elevation



127 S. Harrison St
West Elevation



127 S. Harrison St
West Elevation



Alley @ Harrison Street
East elevation
House right side



Alley @ Harrison Street
South Elevation,
House right side



Alley
West View
House right side



Alley
East View
House left side



Alley
East View
House left side



Alley
Northeast View
Rear SW corner



Alley
Northeast View
Rear SW corner



Existing front porch siding, window, shutter, and bead-board ceiling shall be restored



Existing asphalt shingle roof, asbestos shingles, and aluminum trim covers to be removed. Materials shall be restored to original character.



Front Porch Elevation



Front Porch Elevation



Front Porch Detail



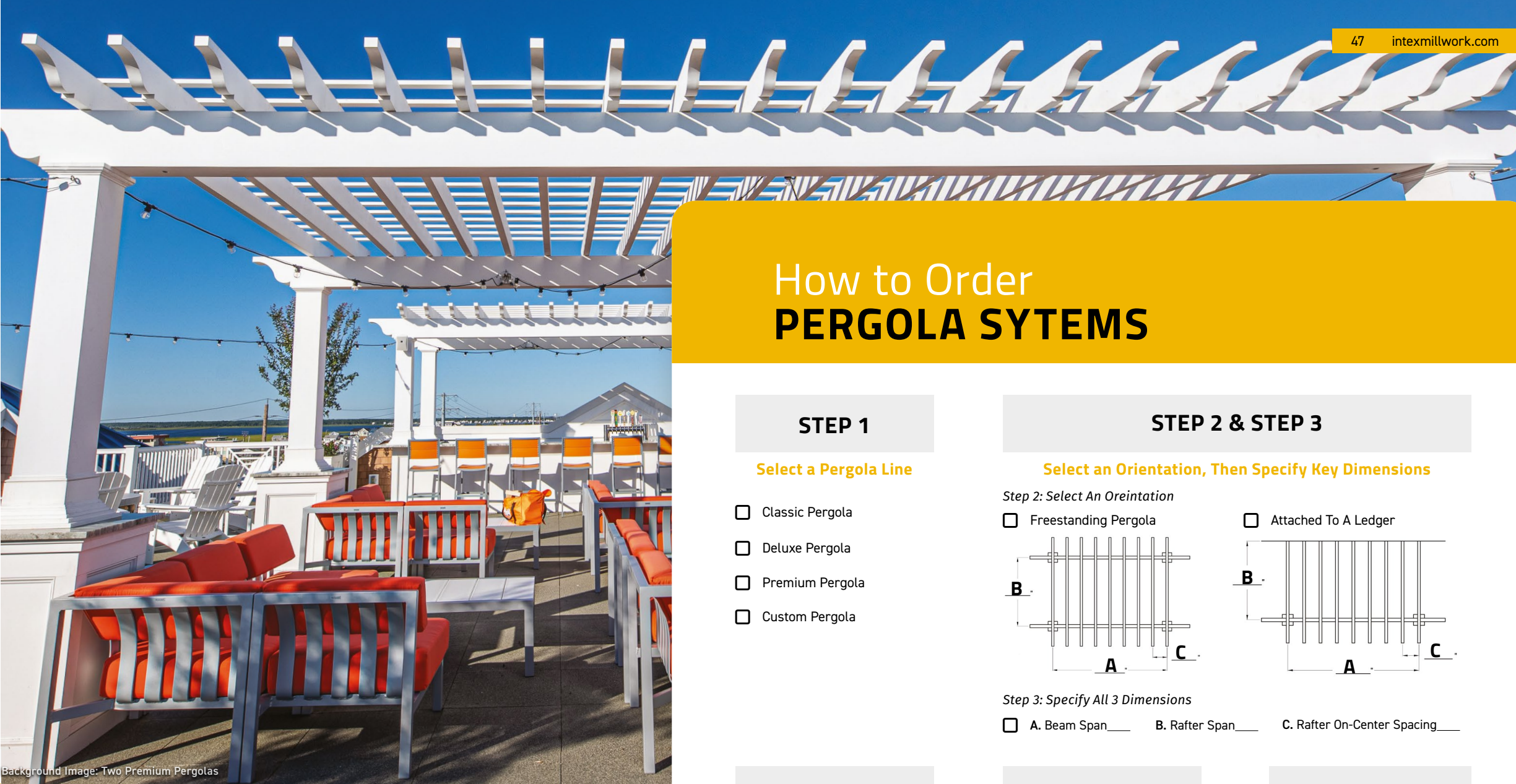
Front Porch
Railing Detail

Common Features PERGOLA SYTEMS

Freestanding in a garden, gracing a patio or surrounding a hot tub, a pergola creates a dramatic architectural statement. INTEX Pergola Systems are as strong as they are beautiful, and designed for a secure, easy installation. Enjoy your new outdoor oasis in as little as a weekend.

ALL INTEX PERGOLA SYSTEMS:

- Low maintenance 100% Cellular PVC with aluminum-reinforced core
- Aluminum core and brackets will not rust, bleed, or corrode
- Complete bracket system for every installation with Stainless Steel screws
- Economical systems available
- Multiple Tail Styles to choose from
- Do not require paint, but can be painted with a light reflective value (LRV) of 55 or greater



Background Image: Two Premium Pergolas

Pergola Systems Comparison

	Classic	Deluxe	Premium	Custom*
Rafter Size Options	1	1	2	3
Beam Size Options	1	1	4	4
Maximum Clear Spans	14' x 14'	14' x 14'	20' x 20'	20' x 20'
Design Strength				
Custom Lengths	×	✓	✓	✓
Custom Design Options	×	✓	✓	✓
Standard Tail Designs	4	6	9	9
Custom Tail Designs	×	×	✓	✓
Engineered to International Building Code Requirements	×	×	✓	✓
Bend to Radius	×	×	×	✓
Price				

*INTEX Millwork Solutions Custom Pergola System is available for projects that need to go beyond the limits of our Premium Pergola System.

How to Order PERGOLA SYTEMS

STEP 1

Select a Pergola Line

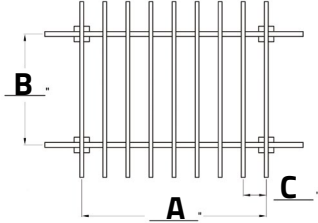
- ☐ Classic Pergola
- ☐ Deluxe Pergola
- ☐ Premium Pergola
- ☐ Custom Pergola

STEP 2 & STEP 3

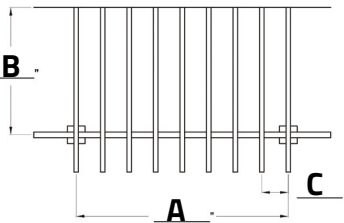
Select an Orientation, Then Specify Key Dimensions

Step 2: Select An Oreintation

- ☐ Freestanding Pergola



- ☐ Attached To A Ledger



Step 3: Specify All 3 Dimensions

- ☐ A. Beam Span____ B. Rafter Span____ C. Rafter On-Center Spacing____

STEP 4

Select Lath Detail

- ☐ 5/4 x 3 Flat Lath
- ☐ 1-1/2" Square Lath
- ☐ 2" x 4" Hollow Purlin with Tails

STEP 5

Select Column Detail & Column Count

All INTEX Pergolas Require A Footing Detail For Structural Purposes, See Installation Instructions For Details

- ☐ Pressue Treated 6x6 with INTEX Column Wrap
- ☐ Pressue Treated 8x8 with INTEX Column Wrap
- ☐ Structural Fiberglass Column by Others
- ☐ Number of Columns: ____
See Page 42 For Column Styles



GET AN INSTANT QUOTE!
INTEXMILLWORK.COM

STEP 6

Select a Tail Design

Available For All Pergola Lines

- ☐ PT1 ☐ PT2
- ☐ PT3 ☐ PT4

Available for Deluxe, Premium, or Custom

- ☐ PT5 ☐ PT6

Available for Premium or Custom

- ☐ PT7 ☐ PT8
- ☐ PT9

Available for Custom

- ☐ Custom Tail Design

Classic Series PERGOLA SYSTEMS



14' x 14' Classic Pergola with Builder Series Column Wraps

All the Architectural Charm of a Traditional Wooden Pergola, at Our Lowest Cost!

The Classic Kit is an economical pergola system designed for small backyard projects. The Classic Kit gives you a quick off-the-shelf solution for your freestanding or attached to structure pergola project.

- One rafter size
- One beam size
- Standard sizes only (8ft, 10ft, 12ft & 14ft post centers)
- Lightweight design
- Economically priced
- Clear spans up to 14' x 14'
- Modest rafter and beam profile
- Four standard tail styles

CLASSIC PERGOLA TAIL STYLES



GET AN INSTANT QUOTE!
INTEXMILLWORK.COM

Deluxe Series PERGOLA SYSTEMS



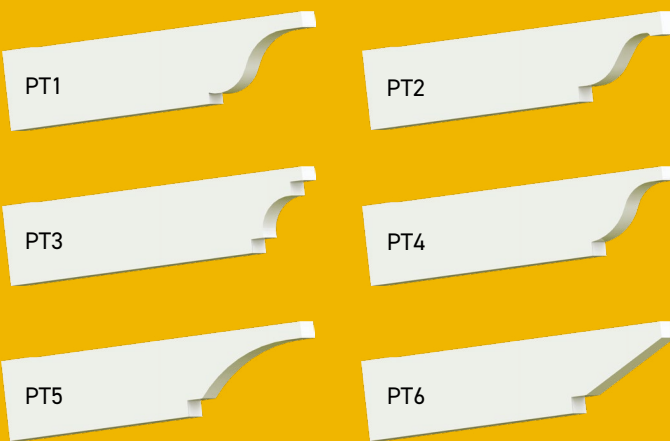
Deluxe Pergola with Flat Panel Column Wraps

A High Quality Pergola System With Options That Can Be Customized

The Deluxe Pergola is the perfect finishing touch for your outdoor living space!

- One rafter size
- One beam size
- Custom lengths and multiple design options
- Larger dimension components for a traditional wood frame look
- Moderately priced
- Clear spans up to 14' x 14'
- Larger rafter & beam profile than classic kit
- Six standard tail styles

DELUXE PERGOLA TAIL STYLES



GET AN INSTANT QUOTE!
INTEXMILLWORK.COM

Premium Series PERGOLA SYSTEMS



Two Premium Pergolas with Flat Panel Column Wraps with Custom Cap & Base

The Premium Pergola Allows You To Customize Your Pergola To Meet Your Project Specifications!

The substantial design of the Premium Pergola System is engineered to meet international building code for commercial and residential applications.

- Two rafter sizes
- Two beam sizes
- Custom lengths and multiple design options
- Larger rafter and beam profile than deluxe
- Engineered to meet the requirements of the international building code for 1" ice load, 120 mph wind up-lift (not all photos are engineered pergolas)
- Clear spans up to 20' x 20'
- Heavy duty engineered design
- Nine standard tail styles with the option to create a custom tail design

PREMIUM PERGOLA TAIL STYLES



GET AN INSTANT QUOTE!
INTEXMILLWORK.COM

Custom PERGOLA SYSTEMS



Custom J-Shaped Pergola with Recessed Split Panel Column Wraps with Inlay

Let Our Custom Pergola Systems Bring Your Outdoor Living Dreams To Life!

- Custom layouts and footprints available
- Clear spans up to 20' x 20'
- Standard and custom beam, rafter, and lath sizes available
- Radius beams & rafters
- Arched rafters
- Gable rafters
- Nine standard tail styles, or design your own custom tail profile!

EMAIL QUOTES@INTEXMILLWORK.COM TO QUOTE YOUR CUSTOM PERGOLA PROJECT!

CUSTOM PERGOLA TAIL STYLES



The INTEX Difference

INTEX Cellular PVC pergola components are sleeved over structural aluminum internal reinforcements to provide strength and durability. Truly the finishing touch that stands the test of time.



WOODEN PERGOLA - BEFORE



PERGOLA ENGINEERED & RECREATED BY INTEX



ULTIMATE CASEMENT STYLES

MARVIN ULTIMATE
WOOD CASEMENT W/
PTD DOUG FIR EXTERIOR &
PTD PINE INTERIOR W/ LOW E
INSULATED GLASS

FULL FRAME OR NARROW FRAME

The Ultimate Casement and Ultimate Casement Narrow Frame windows are the most versatile and innovative casement windows ever produced. Ultimate Casement styles feature concealed multi-point locks, a patented Wash Mode, and durable hardware that operates smoothly even at the largest sizes.



ULTIMATE CASEMENT

A recessed sash for a traditional look, plus a full jamb, offers design flexibility for new construction or full frame replacement.



ULTIMATE CASEMENT NARROW FRAME

A flush sash to the exterior and narrow jamb depth make this window an easy choice for frame-in-frame replacement or more contemporary new construction applications.



ULTIMATE CASEMENT EXTERIOR
WITH 4 1/8" FULL JAMB

JAMBS + PROFILES

The Ultimate Casement has a recessed sash for a traditional or historic look. The Ultimate Casement Narrow Frame has a flush-to-frame sash for a contemporary look.



ULTIMATE CASEMENT NARROW FRAME
EXTERIOR WITH 2 1/8" NARROW JAMB



Casement and Picture windows with Satin Nickel hardware

WOOD EXTERIOR DOUBLE HUNG WINDOWS



Wood Exterior Double Hung windows with White hardware



Wood Exterior Double Hung windows with custom stain

WOOD EXTERIOR DOUBLE HUNG WINDOWS

The Ultimate Wood Double/Single Hung, Ultimate Wood Double Hung Magnum, and Ultimate Wood Double Hung Insert are quintessentially American windows designed to fit seamlessly into the historic fabric of your home, neighborhood, or community. With residential and commercial applications, these windows are perfect for any historic building.



WOOD DOUBLE/SINGLE HUNG EXTERIOR



WOOD DOUBLE HUNG MAGNUM INTERIOR



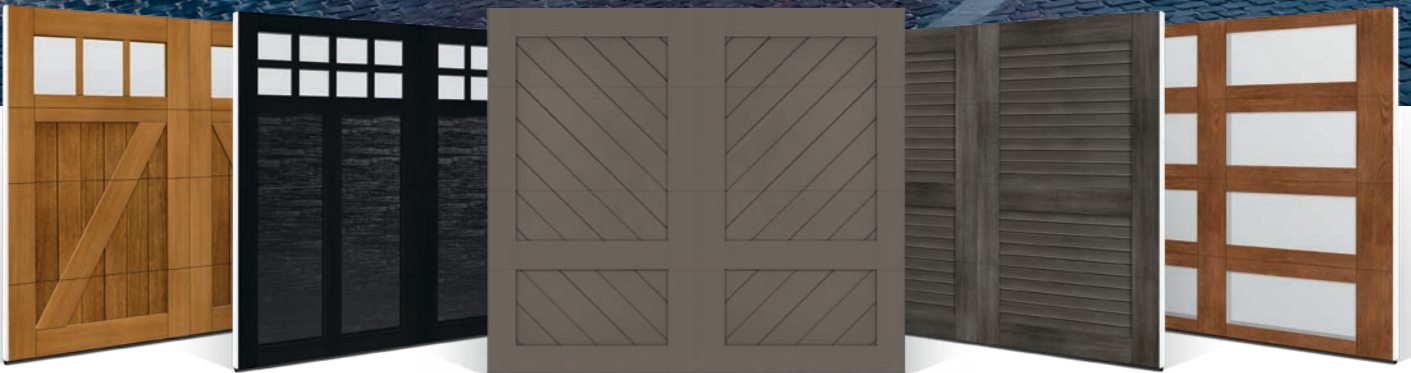
DOUBLE HUNG INSERT EXTERIOR

MARVIN ULTIMATE WOOD DOUBLE HUNG W/ PTD DOUG FIR EXTERIOR & PTD PINE INTERIOR W/ LOW E INSULATED GLASS W/ SIMULATED DIVIDED LIGHT W/ SS SPACERS & INTERIOR OGEE STICKING



CANYON RIDGE®

— garage doors —

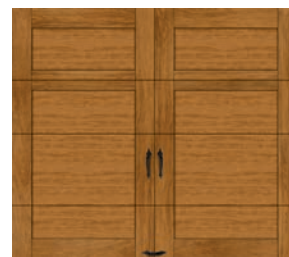


CARRIAGE HOUSE ■ ELEMENTS ■ CHEVRON ■ LOUVER ■ MODERN

CARRIAGE HOUSE 4-LAYER CONSTRUCTION

- 4-layer, faux-wood doors with Intellicore® polyurethane insulation. 18.4 R-value.
- Multiple door designs and window options. Many custom designs also available. See your Clopay Dealer for more information.
- Insulated glass options include clear, frosted, seeded, rain and obscure. See page 28 for specialty glass options.
- Attractive beveled edge, clip-in window grilles are removable for easy cleaning.
- Replaceable vinyl bottom weatherseal in a corrosion-resistant retainer helps seal out the elements.
- 10-ball nylon rollers for quiet operation.
- Heavy-duty 14 gauge steel hinges for long-lasting performance.
- Clopay's Safe-T-Bracket® prevents serious injury that could occur if the bottom bracket were removed with the garage door closed and under tension.
- Comes complete with spade lift handles and step plates. See page 29 for details.

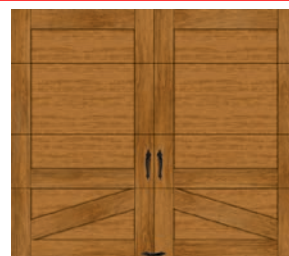
All doors designs shown in Medium Finish with Clear Cypress overlay.



Design 11



Design 23



Design 35



4 LAYER CONSTRUCTION

- 1 COMPOSITE OVERLAY
- 2 STEEL WITH ULTRA-GRAIN® PAINT FINISH (SHOWN) OR SOLID COLOR STEEL
- 3 2" INTELLICORE® POLYURETHANE INSULATION
- 4 STEEL



2" POLYURETHANE INSULATION

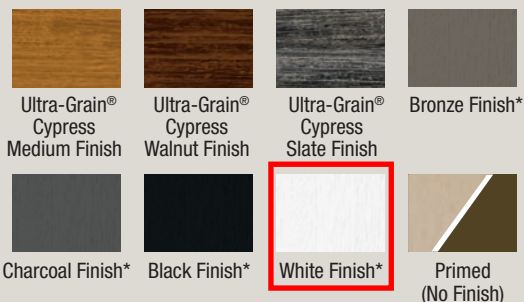
R-VALUE
18.4

STEEL
PAINT SYSTEM
**LIMITED
5 YR
WARRANTY**

COMPOSITE OVERLAY
DELAMINATION
**LIMITED
5 YR
WARRANTY**

HARDWARE
**LIMITED
5 YR
WARRANTY**

COLORS



*Bronze, Charcoal, Black and White Finish available only on Mahogany overlays.
Two-tone doors are available. To see all available options go to: dis.clopay.com.
Steel surfaces have woodgrain texture.
Doors can be ordered primed for those homeowners wishing to custom paint their doors. Note: Primed solid steel base is a brown color. Door stain color will vary slightly within a door due to finishing process. Due to the printing process, above colors may vary. To request a color sample, visit www.clopaydoor.com/requestcolorsamples.



Color Blast® finish offers more than 1,500 Sherwin-Williams® color options to complement your home. Clopay's durable two-part paint system has been thoroughly tested and is backed by a five-year warranty.



Design 12



Design 13



Design 21



Design 22



Design 31



Design 32



Design 33



Design 34



Design 36



Design 37



Design 38

WINDOW/TOP SECTIONS



REC11



REC13



SQ23



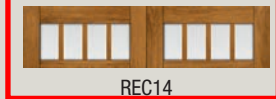
ARCH3



ARCH13



ARCH1



REC14



SQ24



ARCH4



ARCH14



TOP11



TOP12



TOP13



ARCH1

Window grilles are Clear Cypress texture. Windows not available on Designs 31, 32, 33, 34, 35, 36, 37 and 38.

Standard windows available on the following widths only: 6'2", 8'0", 9'0", 10'0", 10'2", 12'0", 12'2", 13'6", 15'0", 15'2", 15'6", 15'8", 16'0", 16'2", 18'0", 18'2", 20'0", 20'2".

Impact windows available on the following widths only: 8'0", 9'0", 10'0", 12'2", 16'2", 18'2". To view additional designs, windows and top sections available, please visit www.clopaydoor.com.

MATERIAL DESIGN OPTIONS

STEEL BASE DOOR MATERIALS



Ultra-Grain® Finish Clear Cypress
or Solid Color Steel (N)

COMPOSITE OVERLAY MATERIALS



Mahogany (M)



Clear Cypress (C)

Composite cladding is not present
on Carriage House 4-Layer doors.

ULTIMATE SWINGING FRENCH DOOR



ULTIMATE INSWING FRENCH DOOR G2 WITH OIL RUBBED BRONZE HARDWARE

MARVIN SIGNATURE® COLLECTION



ULTIMATE INSWING FRENCH DOOR G2 AND ELEVATE DIRECT GLAZE WINDOW IN WHITE WITH SIMULATED DIVIDED LITES

ULTIMATE SWINGING FRENCH DOOR

The Ultimate Swinging French door , available in both inswing and outswing, delivers a traditional aesthetic with a 4 3/4 inch stile and top rail and a 4 3/4 inch or 8 1/8 inch bottom rail. Select sizes up to 10 feet high and 14 feet wide to maximize views and access to the outdoors. Choose up to 4 panels with an Ogee interior glazing profile.



INSWING
INTERIOR



INSWING
EXTERIOR

DOOR 102A, B, C
MARVIN ULTIMATE SWINGING
FRENCH DOOR W/ PTD
DOUG FIR EXTERIOR AND
PTD PINE INTERIOR WITH LEVER
HARDWARE
WITH LOW E INSULATED GLASS
W/ SIMULATED DIVIDED LIGHT
W/ SS SPACERS AND INTERIOR
OGEE STICKING,
W/ TWO PTD WD SIDELIGHTS.



Available with IZ3



1-800-Simpson



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77114 NANTUCKET

DOOR SPECIFICATIONS (AS SHOWN):

Wood Species: Fir

Glass: Clear

Profile: Ovolo Sticking

Panel Type: 3/4" FP

Rough opening needs to be 2" wider and 2 1/2" taller than your door.

 [Use my location to provide accurate pricing](#)

STANDARD OPTIONS

Quantity

[Change Quantity](#)

Change Door Shape

No Face-Pin Option?

[view more](#)

☐ Yes ☒ No

Planning to Stain or Paint?

[view more](#)

☒ Stain ☐ Paint

Wood Species

Original Slab Width

[view more](#)

Feet

Inches

Fraction

Original Slab Height
[view more](#)

7

▼

6

▼

0

▼

Thickness
[view more](#)

1 3/4"

▼

IG Glass, Option 1
[view more](#)

Clear

▼

Add Low-E

☐ Yes ☒ No

Film
[view more](#)

Yes

Sticking Profile

Ovolo Sticking

▼

Panel Type

3/4" FP

▼

Groove Type

None

▼

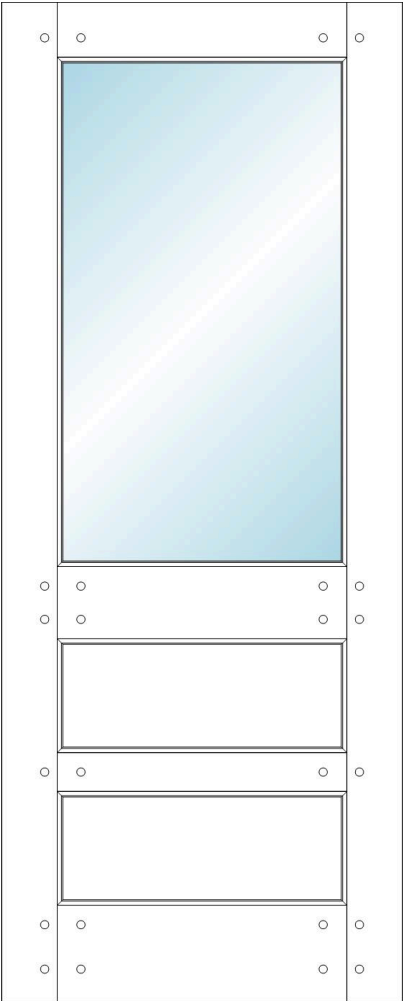
Stile Width
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5-1/2"

▼

DESIGN AND CONSTRUCTION ALTERATIONS

FINISHING TOUCHES



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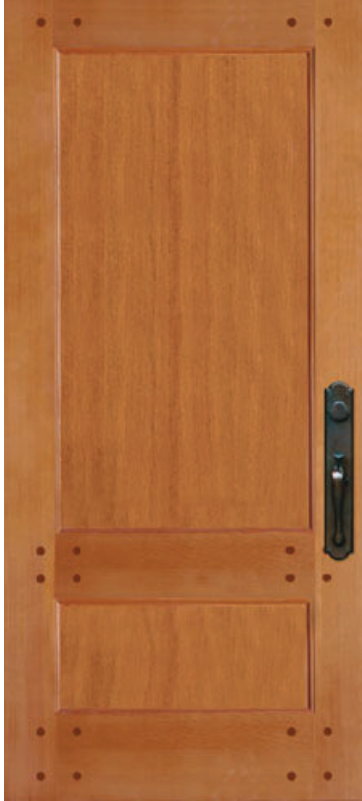


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D116 & D117
PAINTED EXTERIOR / INTERIOR
AT GARAGE POWDER RM AND
STORAGE CLOSET



77281 NANTUCKET

DOOR SPECIFICATIONS (AS SHOWN):

Wood Species: Fir

Profile: Ovolo Sticking

Panel Type: 3/4" FP

Rough opening needs to be 2" wider and 2 1/2" taller than your door.

 [Use my location to provide accurate pricing](#)

STANDARD OPTIONS

Quantity

2

[Change Quantity](#)

Change Door Shape

No Face-Pin Option?

[view more](#)

☐ Yes ☒ No

Planning to Stain or Paint?

[view more](#)

☐ Stain ☒ Paint

Wood Species

Fir 

Original Slab Width

[view more](#)

Feet

3 

Inches

0 

Fraction

0 

Original Slab Height
view more

7 ▾

6 ▾

0 ▾

Thickness
view more

1 3/4" ▾

Sticking Profile

Ovolo Sticking ▾

Panel Type

3/4" FP ▾

Groove Type

None ▾

Stile Width
view more

5-1/2" ▾

DESIGN AND CONSTRUCTION ALTERATIONS

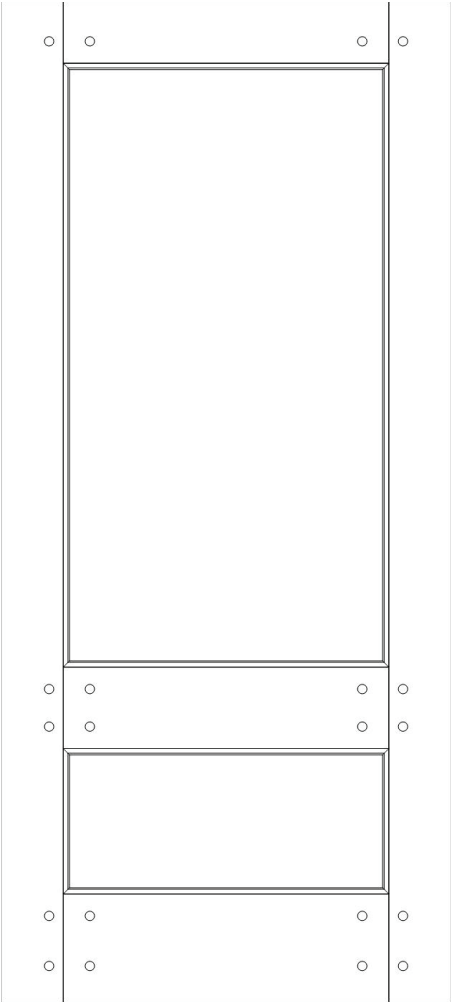
Dutch

None ▾

FINISHING TOUCHES

Priming
view more

☐ Yes ☒ No





122 South Harrison St.



122 South Harrison St.



132 South Harrison St.



200 South Harrison St.



131 South Harrison St.
(neighbor to left)



11 Brookletts St.



146 South Washington St.
(Brookletts St View)



121 South Harrison St.
(neighbor to right)



121 South Harrison St.
(neighbor to right)



114 & 116 South Harrison St.



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

Monday, May 12, 2025 at 6:00 p.m.

Town Hall Chamber 2

14 S. Harrison Street, Easton, Maryland

Archived video of the meeting is available at:

[Town of Easton Agenda and Minutes](https://www.eastonmd.gov/Agenda/Agenda%20and%20Minutes)
[\(eastonmd.gov\)](https://www.eastonmd.gov/)

Attendance:

Commission Members:

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

Staff:

Miguel Salinas, Planning and Zoning Director
Tom Diem, Building Code Official
Samantha Smith, Administrative Specialist

Absent:

Commission Members:

Michael Stuart

Staff:

Nicholas Johnson AICP, Town Planner (Current)

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

2. Agenda Summary Review —

- a. May 12, 2025 - The Commission noted the following correction to the agenda:
i. Item 4b.: Correction to Applicant Name: *Rauch Inc.*

Vice Chairperson Brophy moved to approve the May 12, 2025 Agenda Summary with the proposed amendment. Commissioner Carey seconded the motion.

Vote 5 - 0 - 1

FOR: 5 - Demby, Brophy, Bateman, Carey, Startt

AGAINST: 0

ABSTAIN: 0

ABSENT: 1 - Stuart

3. Old Business —

a. **File No.:** 2023 - 0924 / HD 25 - 50

Applicant: 4 North LLC

Location: 4 N. Washington Street, Easton, MD 21601
Tax Map 0103, Grid 00EA, Parcel 1217

Zoning: CB

Request: The Applicant is proposing various alterations to the Dover Street and Washington Street facades of this structure. Four (4) second-floor windows on the North Washington Street facade will be replaced with new clad wood windows. The installation of these windows will include infilling 10 inches of space using 4-inch and 6-inch trim boards. A small second floor addition will be constructed on the Dover Street facade. This addition will be set back from the front façade, and will be constructed of fiber cement siding with a TPO roof. This is a contributing structure to the Historic District, and is listed on the Maryland Inventory of Historic Places.

Background: On May 8, 2023 the Historic District Commission granted a Certificate of Appropriateness for various alterations to the Dover Street storefront, and the installation of new windows on the East façade with the condition that the muntin on the new windows shall be SDL. On April 8, 2024 the Commission granted approval for the replacement of the existing metal siding with fiber-cement siding, the infill of the first floor window opening facing the east alley facade, and the replacement of the existing flat roofing with the determination that membrane or metal roof shall be an appropriate replacement material. The applicant has since indicated that membrane will be the material installed. On May 22, 2024, the Commission approved further modifications to the East alley façade. These modifications include filling an existing doorway with brick, adding two new doors, adding brick infill to the transom, and installing new second-floor windows. On July 8, 2024, the Commission approved the replacement of a deteriorated brick wall section on the alley-facing façade with fiber cement board and batten siding.

Historic District Guideline references:

- i. *Guideline 1. Preserve Significant Historic Features*
- ii. *Guideline 2. Repair Rather than Replace*
- iii. *Guideline 3. Make Sensitive Replacements*
- iv. *Guideline 79. Fiber Cement Siding*
- v. *Guideline 89. Maintain Historic Windows*
- vi. *Guideline 90. Make Sensitive Replacements (Windows)*
- vii. *Guideline 93. Sills, Lintels, and Frames*
- viii. *Guideline 102. Rooftop Additions*

- ix. *Guideline 103. Materials*
x. *Appendix B.2 Common Substitute Materials (Windows)*

Staff Presentation:

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

Applicant Presentation:

Jim Carr

Public Comment — None

Public Comment Written — None

Vice Chairperson Brophy moved to approve the application subject to 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 shall have the appearance of true divided light.**
- 4. The fiber cement siding shall be smooth and joints must be randomly staggered to avoid a “stair step” appearance. Joints must be avoided in areas with spans of less than 12 feet in length.**

Commissioner Bateman seconded the motion.

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

4. New Business —

- a. **File No.:** 2025 - 1440 / HD 25 - 30
Applicant: Gant & Associates
Location: 31 S. Aurora Street, Easton, MD 21601
Tax Map 0104, Grid 0000, Parcel 1563
Zoning: R-7A

Request: The Applicant is proposing to construct a 10’ by 20’ rear deck using pressure-treated lumber. The new deck will include two steps; one leading from the back door, and another connecting the deck to a brick landing. This is a contributing structure to the Historic District.

Background: On August 14, 2023 the Commission granted a Certificate of Appropriateness (application 2023 - 0995) for substantial renovations to the structure including the restoration of the original wooden lap siding, the installation of a new asphalt shingle roof, infilling portions of the brick foundation, and the construction of a new second floor addition. On December 23, 2024, the Commission granted approval for the installation of awning windows, new porch railings, half-round gutters, and the construction of a privacy fence (application 2024 - 1356). This structure was condemned by the Town in 2011 and in 2021. A demolition order was sent to the previous property owner in 2013.

Historic District Guideline references:
i. *Guideline 67. New Rear Decks and Patios*

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

Applicant Presentation:
Kurt Gant, Gant & Associates

Public Comment — None
Public Comment Written — None

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

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

b. File No.: 2025 - 1442 / HD 25 - 32
Applicant: Rauch Inc.
Location: 300 Talbot Street, Easton, MD 21601
Tax Map 0104, Grid 00EA, Parcel 1874
Zoning: CG

Request: The Applicant is seeking approval for multiple exterior alterations including the in-kind replacement of all exterior doors, the installation of nine (9) low-profile Velux skylights, and the replacement of two (2) rooftop HVAC units. This is a non contributing structure to the Historic District.

Historic District Guideline references:

- i. *Guideline 42. Make Sensitive Replacements (Doors)*
- ii. *Guideline 43. Restore Missing or Inappropriately Altered Doors*
- iii. *Guideline 48. HVAC*
- iv. *Guideline 50. Maximize Daylight*
- v. *Guideline 71. Roof Appurtenances*
- vi. *Appendix B.2. Common Substitute Materials (Metal Doors)*

Staff Presentation:

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

Applicant Presentation:

Ben VanNest, Rauch Inc.
Virginia Richardson, Rauch Inc.

Public Comment — None

Public Comment Written — None

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

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

- c. **File No.:** 2025 - 1441 / HD 25 - 31
Applicant: 128 S. West Street LLC
Location: 128 S. West Street, Easton, MD 21601
Tax Map 0104, Grid 00EA, Parcel 1990
Zoning: CB

Request: The Applicant is seeking approval for significant restoration work to the principal structure at 128 S. West Street. Renovations of the structure include repointing of the existing masonry, the installation of new 6/6 windows, a new architectural asphalt shingle roof, a new wooden side entry door and restoration of the front door, and the construction of a new second-story addition to the rear of the building (Phase 1). The Applicant is also proposing to construct

a new auxiliary structure composed of Fiber Cement siding, wooden windows, a wooden door, and an architectural asphalt shingle roof (Phase 2). The design of the new auxiliary structure is reminiscent of a small historical structure once previously located on the property. The principal structure is a contributing structure to the Historic District.

Background: On January 11, 2021 the Commission granted a Certificate of Appropriateness for Phase 1 of the project (application 2020 - 0367). Subsequent to the subdivision of the lot (Phase 3), the Commission granted a Certificate of Appropriateness on July 11, 2022 for Phases 1 and 2 of the application subject to the following conditions:

1. The rear door of the auxiliary structure (Phase 1b) will be centered, and a transom will be added.
2. The trim on the auxiliary structure (Phase 1b) will be PVC.
3. There will be a brick landing under the footprint at the front door under the shed roof on the auxiliary structure (Phase 1b).
4. 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.
5. HVAC unit for the larger building (Phase 1a) will be on the side of the building, not attached to the building.
6. There will not be a skylight on the roof.

This approval subsequently lapsed as no building permit was issued within six (6) months. Most recently, the Commission issued a Certificate of Appropriateness on January 8, 2024 for the same scope of work and the same conditions for Phases 1 and 2.

Historic District Guideline references:

- i. *Guideline 1. Preserve Significant Historic Features*
- ii. *Guideline 2. Repair Rather than Replace*
- iii. *Guideline 4. Restore Significant Historic Features*
- iv. *Guideline 40. Details and Ornamentation*
- v. *Guideline 41. Maintain Original and Historic Doors*
- vi. *Guideline 42. Make Sensitive Replacements*
- vii. *Guideline 43. Restore Missing or Inappropriately Altered Doors*
- viii. *Guideline 44. Adding New Doors*
- ix. *Guideline 48. HVAC*
- x. *Guideline 50. Maximize Daylight*
- xi. *Guideline 55. Maintain Historic Masonry*

- xii. *Guideline 57. Repointing Masonry*
xiii. *Guideline 66. Adding New Porches*
xiv. *Guideline 68. Maintain Historic Roof Shape*
xv. *Guideline 70. Roof Material*
xvi. *Guideline 79. Fiber Cement Siding*
xvii. *Guideline 82. General Guidelines for Utilities*
xviii. *Guideline 89. Maintain Historic Windows*
xix. *Guideline 90. Make Sensitive Replacements*
xx. *Guideline 93. Sills, Lintels, and Frames*
xxi. *Guideline 102. Rooftop Additions*
xxii. *Guideline 103. Materials*

Staff Presentation:

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

Applicant Presentation:

Noah Matten, 128 S. West Street LC

Public Comment — None

Public Comment Written — None

Vice Chairperson Brophy moved to approve the application for Phase 1 and Phase 2 subject to the following 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 match the historic mortar in terms of hardness, strength, color, and aggregate size. Brick repointing shall be done in accordance with Guideline 57.**
- 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.**

Commissioner Carey seconded the motion.

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

d. **File No.:** 2025 - 1446 / HD 25 - 33
Applicant: Thomas Kicklighter
Location: 221 S. Hanson Street, Easton, MD 21601
Tax Map 0105, Grid 0000, Parcel 2124
Zoning: R-10A

Request: The Applicant is proposing to construct a portico around the front entry door, and to enlarge the front stoop using brick. The new portico will consist of a standing seam metal roof, AZEK fascia, PVC trim, and PVC fluted columns. The existing pediment above the door will be removed to accommodate the new construction. This is a contributing structure to the Historic District.

Background: The Easton Historic District Survey and original elevations for the home dated April 12, 1937 indicate that the existing door surround and pediment are either original, or closely resemble the original.

Historic District Guideline references:

- i. *Guideline 1. Preserve Significant Historic Features*
- ii. *Guideline 15. Preserve Historic Sidewalk and Curb Materials*
- iii. *Guideline 40. Details and Ornamentation*
- iv. *Guideline 41. Maintain Original and Historic Doors*
- v. *Guideline 66. Adding New Porches*

Staff Presentation:

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

Applicant Presentation:

Thomas Kicklighter
Kelly Whalen

Public Comment — None

Public Comment Written:

Ted Bautz, 218 S. Hanson Street

Commissioner Bateman moved to table the application. The Commission requested additional detail concerning the preservation of the historic ornate feature above the door, and a revised design that incorporates a front gable style roof. Vice Chairperson Brophy seconded the motion.

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

ABSENT: 1 - Stuart

e. File No.: 2025 - 1434 / HD 25 - 29

Applicant: Easton Duck LLC

Location: 100 Port Street, Easton, MD 21601
Tax Map 0104, Grid 00EA, Parcel 1507

Zoning: CB

Request: The Applicant is requesting an in-kind replacement of two (2) vinyl windows on the rear façade. This is a non contributing structure to the Historic District.

Background: A stop work order was issued by the Building Inspection Department on April 9th, 2025 after it was discovered that two (2) windows and trim were being replaced without a permit or a Certificate of Appropriateness. The original windows were also modern vinyl windows.

Historic District Guideline references:

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

Staff Presentation:

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

Applicant Presentation:

Ali Khan, Easton Duck LLC

Public Comment — None

Public Comment Written — None

Commissioner Startt moved to approve the application subject to the condition that all finishing and trimwork is completed. Commissioner Bateman seconded the motion.

The Commission determined that vinyl windows are an acceptable replacement material for this particular application due to the window location, and the structure's non-contributing status.

Vote 5 - 0 - 1

FOR: 5 - Demby, Brophy, Bateman, Carey, Startt

AGAINST: 0

ABSTAIN: 0

ABSENT: 1 - Stuart

f. File No.: 2025 - 1449 / HD 25 - 35

Applicant: Hector Salbuero

% Glen Albrecht

Location: 105 Goldsborough Street, Easton, MD 21601

Tax Map 0103, Grid 00EA, Parcel 0649

Zoning: CB

Request: The Applicant is proposing the installation of a wooden front door with divided light, double-hung wood windows and a new wooden soffit. This is a contributing structure to the Historic District.

Outstanding Issues: This request is submitted in response to an Order to Restore issued by the Town on April 22, 2025 (Case #25-362). On May 27, 2024, the Town documented the removal of three (3) six-over-six wooden windows from the west and east façades of the structure, and were subsequently replaced with vinyl one-over-one windows. The original divided-light wooden front door was also removed and replaced with a solid door of an unidentified material. On April 14, 2025, the Town documented the removal of wooden trim from the front porch's western façade.

As per Section 28-601.G of the Town of Easton Zoning Ordinance, 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.

Staff Presentation:

Miguel Salinas, Planning and Zoning Director

Nicholas Johnson AICP, Town Planner - Current

Tom Diem, Building Code Official

Applicant Presentation:

Glen Albrecht

Public Comment — None

Public Comment Written — None

Vice Chairperson Brophy moved to approve the proposed mitigation. The mitigation shall be completed by July 4, 2025. Commissioner Bateman seconded the motion.

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

5. Discussion Item — None

6. Decision Summary Review —

Vice Chairperson Brophy moved to approve the April 28, 2025 Decision Summary. Commissioner Carey seconded the motion.

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

7. Administrative Approval

a. File No.: 2025 - 1459 / HD 25 - 37
Applicant: Enid McKitrick
Location: 116 Goldsborough Street
Tax Map 0103, Grid 00EA, Parcel 1141
Zoning: R-7A

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

1. Any exterior line sets shall be painted to match the surface to which they are attached.
2. The units shall be screened from view using plantings, fencing, or other lattice material.
3. The units shall be mounted in a way that does not damage the historic material.

This is a contributing structure to the Historic District.

Historic District Guideline references:
Guideline 48. HVAC

8. Consent Docket

a. File No.: 2025 - 1448 / HD 25 - 34

Applicant: John G. Webster Company

Location: 313 Goldsborough Street, Easton, MD 21601

Tax Map 0103, Grid 00EA, Parcel 0744

Zoning: R-7A

Request: Approval for an emergency HVAC unit as per the Historic District Commission Chairperson. This is a contributing structure to the Historic District.

b. File No.: 2025 - 1450 / HD 25 - 36

Applicant: Marasun LLC

Location: 405 S. Harrison Street, Easton, MD 21601

Tax Map 0105, Grid 00EA, Parcel 2308

Zoning: R-10A

Request: Approval for an emergency in-kind asphalt shingle roof replacement, and emergency approval for a TPO roof replacement as per the Historic District Commission Chairperson. This is a contributing structure to the Historic District.

9. Adjournment — Vice Chairperson Brophy moved to adjourn. Commissioner Carey seconded the motion. The meeting was adjourned at 7:24 p.m.



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

Meeting Date: 10/15/2024
Application Number: 2024-1297
Location: 405 S Washington Street
Applicant: Third Haven Friends Meeting House

Request: The Applicant is proposing various exterior improvements including the removal of a brick chimney, exterior lighting, additional gutters and the restoration of a transom on the south façade, and the replacement of an exterior wooden staircase and door on the western façade. An existing wooden ramp will also be reconstructed in order to provide an ADA compliant brick ramp and landing. The Applicant is also requesting the removal of a healthy crepe myrtle tree located within the Critical Area Boundary. The proposed mitigation tree (chinquapin oak) is proposed to be replanted to the north of the building within the Critical Area Boundary.

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

FOR: 4 - Brophy, Bateman, Carey, Stuart

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

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

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

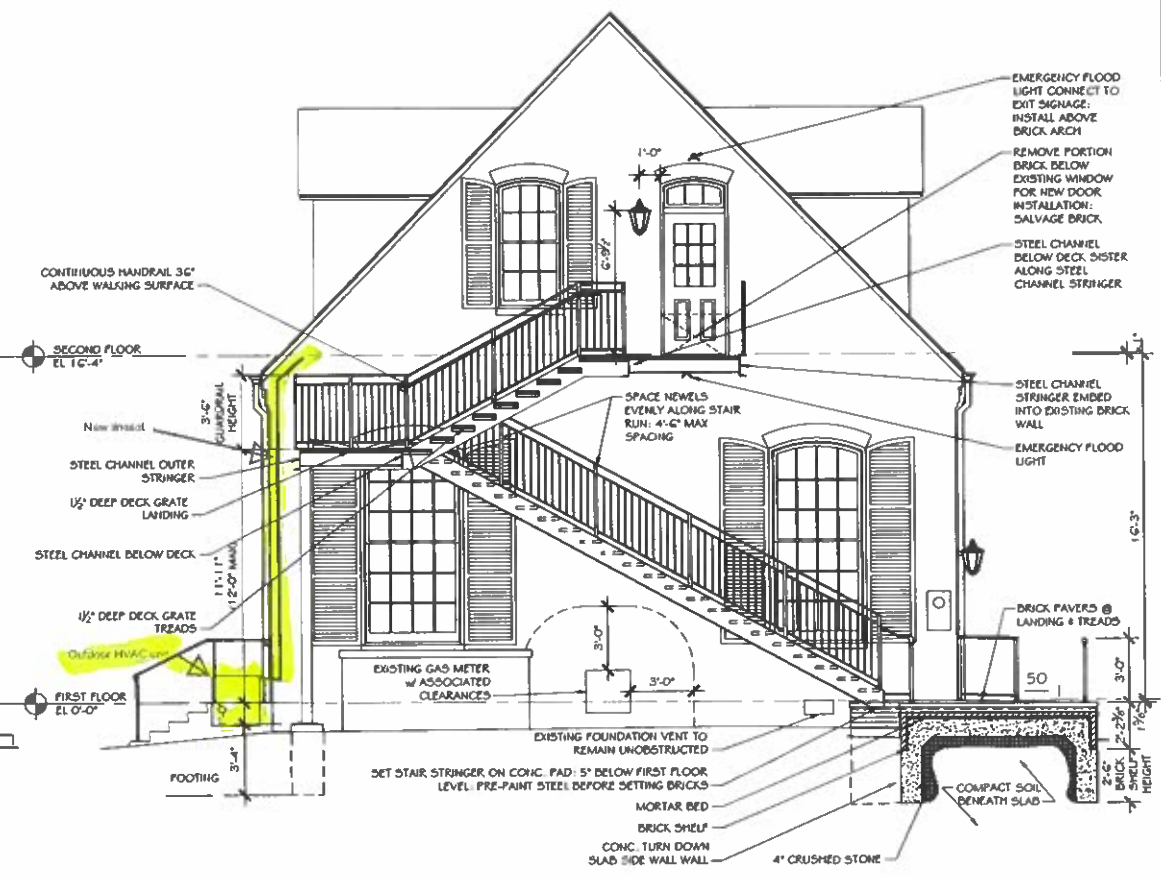
Prior to start of work please contact the Building Inspection Department at 410 822 2525 to ensure all required building permits have been obtained. Also, please reach out to the Building Inspection department to ensure your project complies with the Town of Easton’s building codes.

Nicholas Johnson
Representative, Historic District Commission

10/29/2024
Date



1 SECTION THROUGH RAMP LOOKING NORTH
A3.0 SCALE: 1/4" = 1'-0"



2 SECTION THROUGH UPPER STAIR RUN LOOKING EAST
A3.0 SCALE: 1/4" = 1'-0"



Contractor shall verify all dimensions and existing conditions before proceeding with the work.

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Revisions:	No.	Date:	Remarks:
Date:	10/21/2024	Scale:	AS NOTED
Drawn:	WDM	Checked:	JDK
Status:	PERMIT		

Exterior Stair and Ramp Addition for the
Brick Meeting House at Third Haven Meeting
405 S. Washington St, Easton, MD 21610
JOHN MILNER ARCHITECTS, inc.
104 Lakeview Drive, Chadds Ford, Pennsylvania 19317 (610) 388-0111

BUILDING SECTION

A3.0

1. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS PRIOR TO CONSTRUCTION AND NOTIFY ARCHITECT OF ANY INCONSISTENCIES WITH PROPOSED DESIGN.
2. ALL DIMENSIONS ARE TAKEN FROM EITHER THE FACE OF MASONRY, THE FINISHED FACE OF EXISTING WALLS, OR THE CENTER LINE OF STRUCTURAL ELEMENTS UNLESS NOTED OTHERWISE.



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Revisions: _____
No. _____ Date: _____

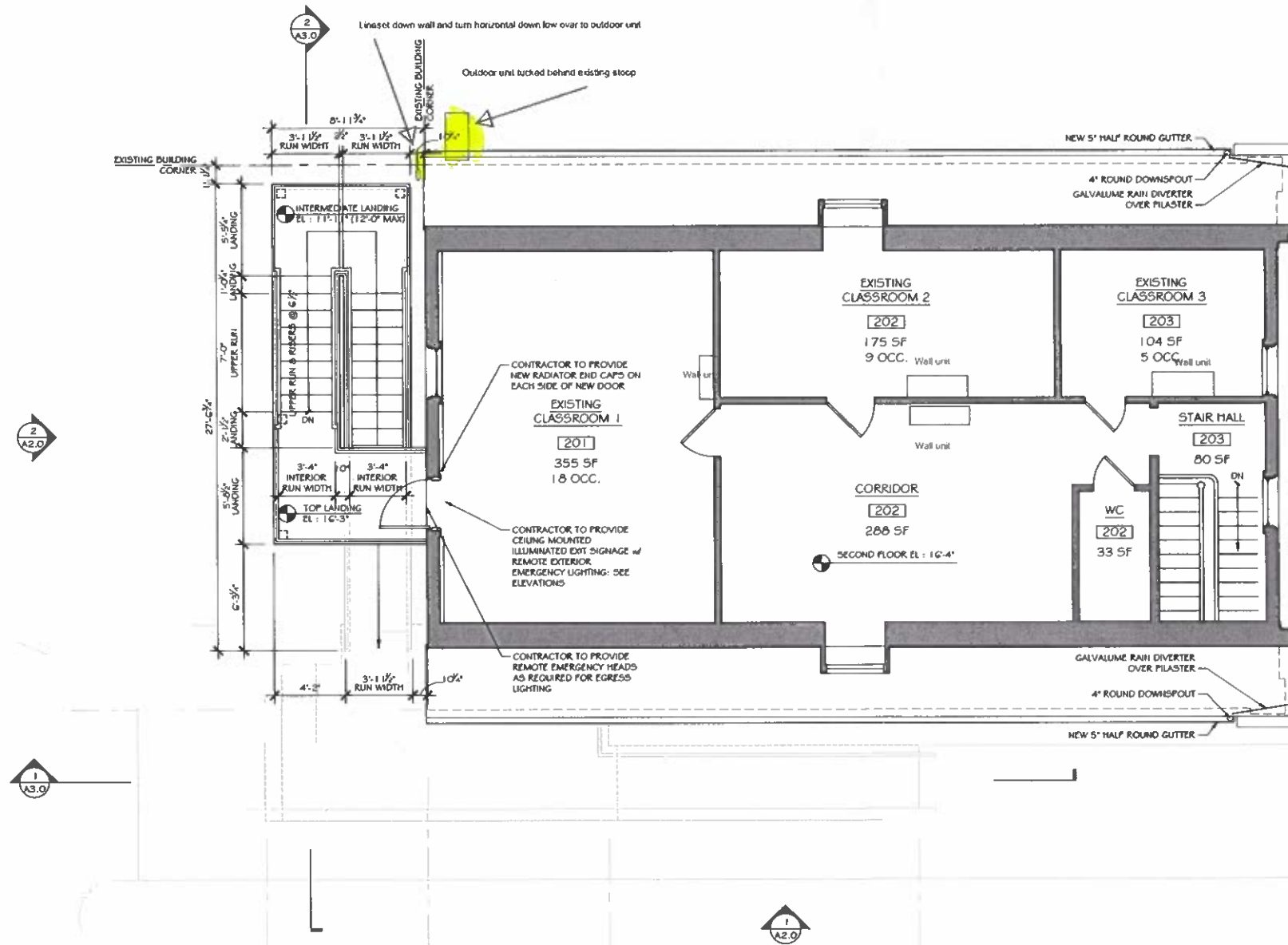
Date: 10/21/2024
Scale: AS NOTED
Drawn: WDM
Checked: JDK
Status: PERMIT

Brick Meeting House at Third Haven Meeting
Exterior Sash and Ramp Addition for the
403 S. Washington St, Easton, MD 21610

JOHN MILNER ARCHITECTS, inc.
104 Lakeview Drive, Chadds Ford, Pennsylvania 19317 ■ (610) 388-0111

SECOND FLOOR
PLAN

A1.2



1 SECOND FLOOR PLAN
A1.2 SCALE: 1/4" = 1'-0"

A compass rose with eight points. The top point is labeled "PROJECT NORTH". An arrow points from the center towards the top-right, indicating the direction of Project North.

Contractor shall verify all Dimensions and Existing Conditions before proceeding with the work.

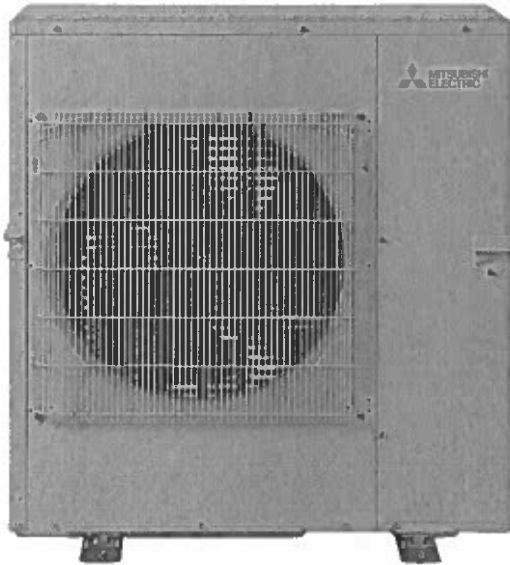
MXZ-5C42NA3 3.5-TON MULTI-ZONE INVERTER HEAT-PUMP SYSTEM



Job Name:

System Reference:

Date:



FEATURES

- Variable speed INVERTER-driven compressor
- Optional base pan heater
- Quiet outdoor unit operation as low as 56 dB(A)
- High pressure protection
- Compressor thermal protection
- Compressor overcurrent detection
- Fan motor overheating/voltage protection

SPECIFICATIONS: MXZ-5C42NA3

Cooling ¹ (Non-Ducted // Mix // Ducted)	Maximum Capacity	BTU/H	43,000 // 43,000 // 43,000
	Rated Capacity	BTU/H	40,500 // 39,000 // 37,500
	Minimum Capacity	BTU/H	12,600 // 12,600 // 12,600
	Maximum Power Input	W	4,775 // 4,775 // 4,775
	Rated Power Input	W	4,403 // 4,266 // 4,112
Heating at 47°F ² (Non-Ducted // Mix // Ducted)	Power Factor (208V, 230V)	%	98.9, 98.9 // 98.9, 98.9 // 98.9, 98.9
	Maximum Capacity	BTU/H	53,600 // 53,600 // 53,600
	Rated Capacity	BTU/H	45,000 // 43,000 // 41,000
	Minimum Capacity	BTU/H	11,400 // 11,400 // 11,400
	Maximum Power Input	W	6,160 // 6,160 // 6,160
Heating at 17°F ³ (Non-Ducted // Mix // Ducted)	Rated Power Input	W	3,575 // 3,519 // 3,463
	Power Factor (208V, 230V)	%	98.1, 98.1 // 98.2, 98.2 // 98.2, 98.2
	Maximum Capacity	BTU/H	30,500 // 29,800 // 29,100
	Rated Capacity	BTU/H	24,400 // 23,700 // 23,000
	Maximum Power Input	W	4,750 // 4,991 // 5,231
Heating at 5°F ⁴ (Non-Ducted // Mix // Ducted)	Rated Power Input	W	2,943 // 2,806 // 2,669
	Maximum Capacity	BTU/H	25,000 // 25,000 // 25,000
Efficiency (Non-Ducted // Mix // Ducted)	Maximum Power Input	W	5,000 // 5,200 // 5,400
	SEER		19.7 // 17.4 // 15.2
	EER ¹		9.2 // 9.1 // 9.0
	HSPF (IV)		10.3 // 9.7 // 9.1
	COP at 47°F ²		3.69 // 3.58 // 3.47
	COP at 17°F at Maximum Capacity ³		1.88 // 1.75 // 1.63
	COP at 5°F at Maximum Capacity ⁴		1.47 // 1.42 // 1.36
Electrical	ENERGY STAR® Certified		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	A	40
	Recommended Wire Size	AWG	14
	Minimum Circuit Ampacity	A	32.5
	Maximum Overcurrent Protection	A	40
Outdoor unit	Fan Motor Full Load Amperage	A	2.43
	Airflow Rate (Cooling / Heating)	CFM	2,150 / 2,550
	Refrigerant Control		LEV
	Defrost Method		Reverse Cycle
	Heat Exchanger Type		Plate fin coil
	Sound Pressure Level, Cooling ¹	dB(A)	56
	Sound Pressure Level, Heating ²	dB(A)	58
	Compressor Type		DC INVERTER-driven Twin Rotary
	Compressor Model		MN633FBTMC-L
	Compressor Rated Load Amps	A	20
	Compressor Locked Rotor Amps	A	28.8
	Compressor Oil Type // Charge	oz.	FV50S // 37.2
	Base Pan Heater		Optional
	Unit Dimensions	W: In. [mm]	37-13/32 [950]
		D: In. [mm]	13 [330]
		H: In. [mm]	41-17/64 [1,048]
	Package Dimensions	W: In. [mm]	41-3/8 [1,050]
		D: In. [mm]	17-3/8 [440]
		H: In. [mm]	46-3/4 [1,190]
	Unit Weight	Lbs. [kg]	189 [86]
	Package Weight	Lbs. [kg]	214 [97]
Outdoor unit operating temperature range	Cooling Intake Air Temp (Maximum / Minimum ⁵)	*FDB	115 / 14
	Cooling Thermal Lock-out / Re-start Temperatures	*FDB	10.4 / 14
	Heating Intake Air Temp (Maximum / Minimum)	*FWB	65 / 5
	Heating Thermal Lock-out / Re-start Temperatures	*FDB	1.4 / 5
Refrigerant	Charge	Lbs, oz	8.0, 13.0
	Chargeless Piping Length	ft. [m]	98.0 [30.0]
	Additional Refrigerant Charge Per Additional Piping Length	oz./ft. [g/m]	0.216 [20]

NOTES:

AHRI Rated Conditions

(Rated data is determined at a fixed compressor speed)

¹Cooling (Indoor // Outdoor)

²Heating at 47°F (Indoor // Outdoor)

³Heating at 17°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

Conditions

⁴Heating 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.

⁵ 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.

SPECIFICATIONS: MXZ-5C42NA3

Indoor unit connection	Maximum Number of Connected IDU		5
	Minimum Number of Connected IDU		2
	Minimum connected capacity	BTU/H	12,000
Piping	Maximum connected capacity	BTU/H	51,000
	Liquid Pipe Size O.D. (Flared)	In.(mm)	A,B,C,D,E: 1/4 [A,B,C,D,E: 6.35]
	Gas Pipe Size O.D. (Flared)	In.(mm)	A: 1/2; B,C,D,E: 3/8 [A: 12.72; B,C,D,E: 9.52]
	Total Piping Length	Fl. (m)	262 [80]
	Maximum Height Difference, ODU above IDU	Fl. (m)	49 [15]
	Maximum Height Difference, ODU below IDU	Fl. (m)	49 [15]
	Farthest Piping Length from ODU to IDU	Fl. (m)	82 [25]
	Maximum Number of Bends for IDU		80

NOTES:

AHRI Rated Conditions

(Rated data is determined at a fixed compressor speed)

¹Cooling (Indoor // Outdoor)

*F 80 DB, 67 WB // 85 DB, 75 WB

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

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

*A 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.

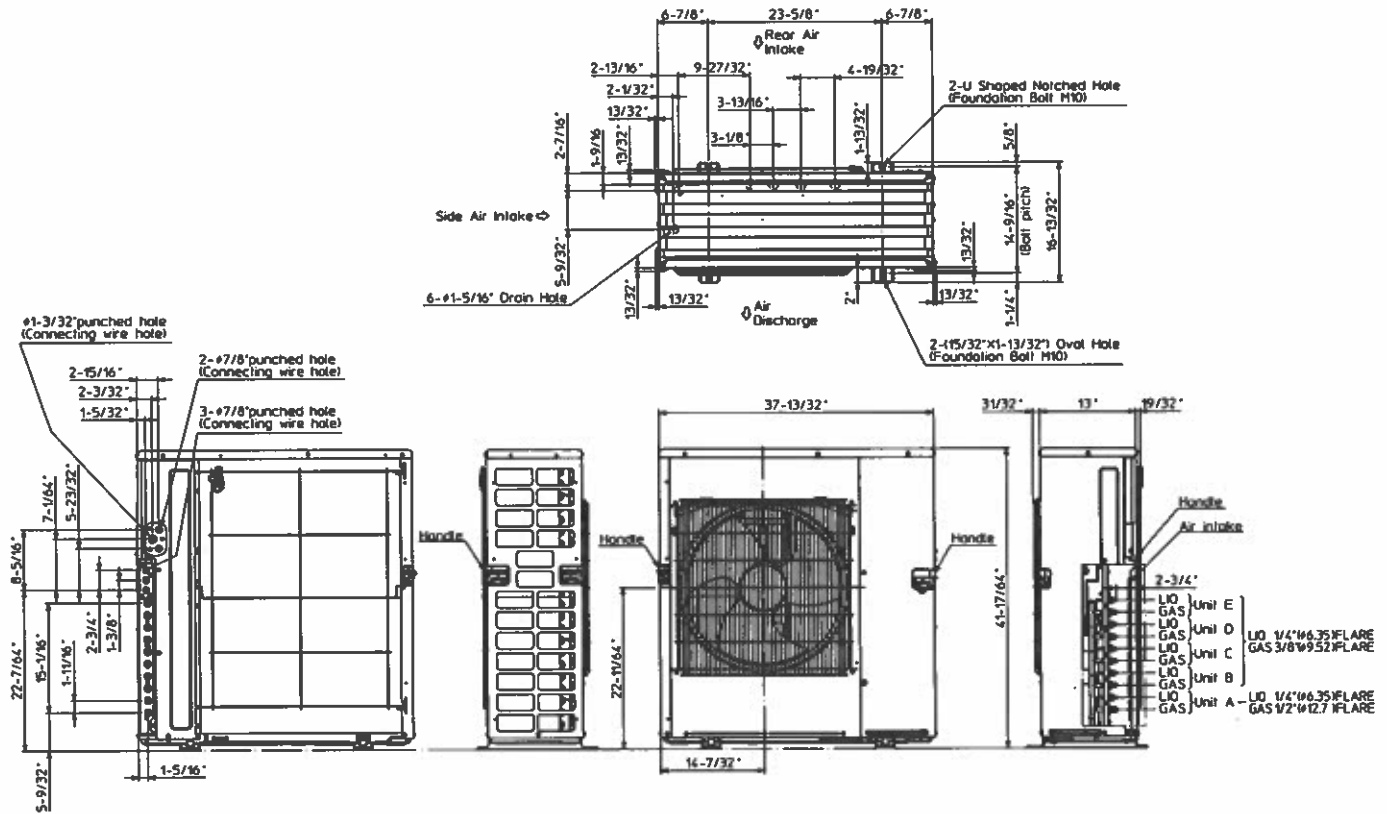
Although the maximum connectable capacity is 130%, the outdoor unit cannot provide more than 100% of the rated capacity. Please utilize this over capacity capability for load shedding or applications where it is known that all connected units will NOT be operating at the same time.

OUTDOOR UNIT ACCESSORIES: MXZ-5C42NA3

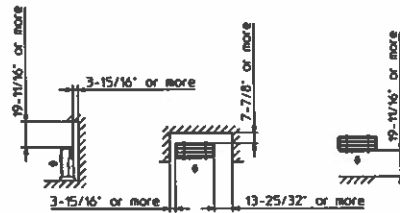
Air Outlet Guide	Air Outlet Guide (1 Piece)	☐ PAC-SH98SG-E
Ball Valve	Refrigeration Ball Valve - 1/2"	☐ BV12FFSI2
	Refrigeration Ball Valve - 1/4"	☐ BV14FFSI2
	Refrigeration Ball Valve - 3/8"	☐ BV38FFSI2
	Refrigeration Ball Valve - 5/8"	☐ BV58FFSI2
Control Wire	M-Net Control Wire, 1,000' Roll (16-AWG, Standard, Twisted Pair, Shielded, Jacketed- Plenum rated)	☐ CW162S-1000
	M-Net Control Wire, 250' Roll (16-AWG, Standard, Twisted Pair, Shielded, Jacketed- Plenum rated)	☐ CW162S-250
Drain Socket	Drain Socket	☐ PAC-SG60DS-E
Hail Guards	Hail Guard	☐ HG-A1
M-NET Converter	M-NET Converter	☐ PAC-IF01MNT-E
Mini-Split Wire	14 Gauge, 4 wire MiniSplit Cable—250 ft. roll	☐ S144-250
	14 Gauge, 4 wire MiniSplit Cable—250 ft. roll	☐ SW144-250
	14 Gauge, 4 wire MiniSplit Cable—50 ft. roll	☐ S144-50
	14 Gauge, 4 wire MiniSplit Cable—50 ft. roll	☐ SW144-50
	16 Gauge, 4 wire MiniSplit Cable—250 ft. roll	☐ S164-250
	16 Gauge, 4 wire MiniSplit Cable—250 ft. roll	☐ SW164-250
	16 Gauge, 4 wire MiniSplit Cable—50 ft. roll	☐ S164-50
	16 Gauge, 4 wire MiniSplit Cable—50 ft. roll	☐ SW164-50
Mounting Pad	Condensing Unit Mounting Pad: 16" x 36" x 3"	☐ ULTRILITE1
	Outdoor Unit 3-1/4 inch Mounting Base (Pair) - Plastic	☐ DSD-400P
Optional Defrost Heater	Optional Defrost Heater	☐ PAC-645BH-E
Port Adapter	Adaptor: 1/2" x 3/8"	☐ MAC-A455JP-E
	Adaptor: 1/2" x 5/8"	☐ MAC-A456JP-E
	Adaptor: 3/8" x 1/2"	☐ MAC-A454JP-E
	Adaptor: 3/8" x 5/8"	☐ PAC-SG76RJ-E
Stand	18" Single Fan Stand	☐ QSMS1801M
	24" Single Fan Stand	☐ QSMS2401M
	Condenser Wall Bracket	☐ QSWB2000M-1
	Condenser Wall Bracket - Stainless Steel Finish	☐ QSWBSS
	Outdoor Unit Stand — 12" High	☐ QSMS1201M

OUTDOOR UNIT DIMENSIONS: MXZ-5C42NA3

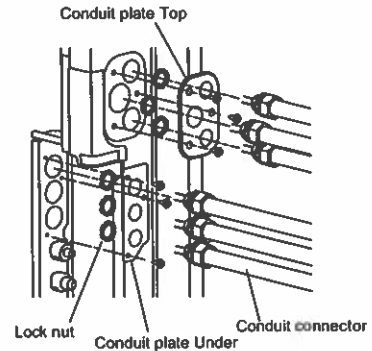
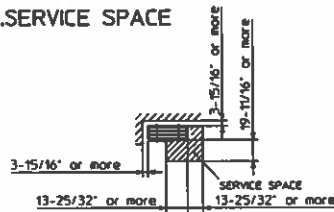
Unit: inch (mm)



1.FREE SPACE



2.SERVICE SPACE



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

FORM# MXZ-5C42NA3 - 202206



RECEIVED

MAY 30 2025

HD 25 - 45



TOWN OF EASTON

TOWN OF EASTON

PLANNING AND ZONING

14 SOUTH HARRISON STREET, EASTON, MD 21601

Application #:	2025-1480
Date Received:	05/30/2025
Fee Paid:	\$25.00
HDC Meeting Date:	06/09/2025
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 16 S Locust Lane Easton Md 21601

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

PROPERTY INFORMATION

OWNER NAME Dean G Webb Sr

TELEPHONE NO. EMAIL

Applicant or Agent

NAME

TELEPHONE NO. EMAIL

★ Description of Proposal (include additional sheets, as necessary)

-Trim to remain
-no gutters
-In-kind asphalt shingle replacement

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

<u>Dean B. Webb Sr</u>	<u>5/30/25</u>

Revised 4.4.2022

Residential Application for Building Permit

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

Revised Dec. 2023



Town of Easton

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

Office Use Only

Received Date ____ / ____ / ____

Building Permit Number ____

Total Permit Fees \$ ____

Part 1: Property Information

	Project Application Date	☐	Tax Map
		☐	Grid
		☐	Parcel
		☐	Lot
		☐	Zoning

Project's Address:
Project's Subdivision (if any):
Project's City, State and Zip Code:

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	
Dean G Webb, Sr.	Name
16 South Locust Lane	Address
Easton, md. 21601	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."

Dean G Webb, Sr.	Dean G Webb, Sr.
Signature of Applicant	Printed Name of Applicant

Telephone Number	Email Address	Connection with Application

P.O. Box 1052, Easton, md. 21601
Mailing Address of Applicant

Part 4: Contractor Information

General Contractor

For Multiple Contractors, provide information by attaching additional sheets

Evans Exterior
Salisbury, MD 21804
MHIC 58526

Name

Address

City, State and Zip Code

Email Address and Phone Number

Contractor's or MHIC and/or MHBR License Numbers

Mechanical Contractor

For Multiple Contractors, provide information by attaching additional sheets

Name

Address

City, State and Zip Code

Email Address and Phone Number

Maryland HVACR License Number

Plumbing Contractor

For Multiple Contractors, provide information by attaching additional sheets

Name

Address

City, State and Zip Code

Email Address and Phone Number

Maryland, Talbot and/or Easton Plumbing License Number

Electrical Contractor

For Multiple Contractors, provide information by attaching additional sheets

Name

Address

City, State and Zip Code

Email Address and Phone Number

Talbot County Electrical Registration Number

Sprinkler Contractor

For Multiple Contractors, provide information by attaching additional sheets

Name

Address

City, State and Zip Code

Email Address and Phone Number

MHIC & Sprinkler License Number

Part 5: Permit Information

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

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

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

Part 6: Square Footages by Floor for Classification of Work

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

Part 7: Project Type

Project Type

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

Part 8: Accessory Structures Information

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

Part 9: Description of Proposed Work

Roof Replacement

Part 10: Systems

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

Part 11: Total Project Information

_____ / _____ / _____ Estimated Start Date	<u>one/two</u> Estimated Finish Date	\$ <u>5,900</u> Estimated Project Value	FEMA Flood Plain Y or N
---	---	--	----------------------------

Office Use Only

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

EUC Approval / Comments: Date: ____ / ____ / ____ EUC Initials: _____

Revised Dec. 2023

SCOPE OF WORK

04/30/2025

ROOF REPLACEMENT ON:

16 S LOCUST LN
BOX 1052
EASTON MD 21601

Remove 12 sq of Shingle one layer.

Install New:

Synthetic Paper

Ice & Water Shield

Shingle(GAF 30 year warranty,Black color)

Ridge Cap (GAF ,Black color)

TOTAL: \$5,900

Material & Labor Only

30% of the deposit is required to start the project.

If any extra repairs are required or there are changes to the project they will be charged as an extra charge.

Client

Evans Exterior LLC / X Shackman Patrick R
04/30/2025

Contractor



Home About Us **Roofing** Siding Windows & Doors Porches & Porticos Gutters
Free Estimate

offering 25 years to limited lifetime warranties.

Types of Roofing Shingles:

Fichtner Home Exteriors offers a full range of shingle roofing choices to fit any style home. Whether you want an affordable shingle roof to keep you dry or a designer shingle roof to transform your home, you can count on Fichtner Home Exteriors to offer prompt, reliable service and expert installation.



Strip Shingle (3 Tab Roof Shingles)

Strip shingles, also called 3 Tab Roof Shingles, were at one time, the most widely used shingle on the market. However, due to lack of strength, thickness, and poor design, these shingles have been on the decline. Three tab shingles have actually become more expensive than higher quality architectural grade shingles. This shingle roofing



Dimensional Shingle (Architectural Shingle)

Dimensional roof shingles have come a long way over the last 20 years! With double layers of strip shingles bonded on top of each other, these shingles have at the same time made a stronger, more wind resistant product, while enhancing the aesthetics of the roof. The dimensional look and feel it provides is significant. This



Designer Shingle (Heavier and Thicker)

Designer roof shingles are usually larger, heavier and thicker. They can range from multi-laminates that simulate the look of slate to extensive cut-out patterns that resemble cedar.

Designer roof shingles are almost always lifetime warranted shingles- which

We're Online!

How may I help you today?

th



INDEPENDENT CONTRACTOR AGREEMENT

1. **THE PARTIES.** This Independent Contractor Agreement ("Agreement") made this APRIL 30, 2025, is by and between:

Contractor: EVEN'S EXTERIOR LLC with a mailing address of
227 CHERRY WAY SALISBURY MD 21804 ("Contractor"), and

Client: DEAN G. WEBB SR with a mailing address of
16 S LOCUST LN BOX 1052 EASTON MD 21801 ("Client").

In consideration of the mutual terms, conditions, and covenants hereinafter set forth, Contractor and Client agree as follows:

2. **SERVICES.** The Client agrees to pay the Contractor to perform the following services: ROOF REPLACEMENT.

3. **TERM.** The services shall begin on _____, 20____, and end: (check one)

- ☒ - When the services are complete.
☐ - On the end date of _____, 20____.
☐ - With written notice of at least ____ days.
☐ - Other: _____.

4. **TERMINATION.** Either the Client or the Contractor: (check one)

- ☐ - Cannot terminate this Agreement.
☒ - Can terminate this Agreement, without cause, by giving the other party
15 day(s) notice and providing their obligations up until termination.

5. **COMPENSATION.** In exchange for the services provided by the Contractor, the Client agrees to pay the following: (check one)

- ☐ - \$ _____ / Hour.
☐ - \$ _____ for the services.
☐ - Commission in the amount of: _____.
☐ - Other: \$5,900.00

6. **ADDITIONAL PAY.** In addition to the Contractor's compensation, the Client agrees to pay the Contractor for the following: (check all that apply)

- ☐ - Materials.
☐ - Travel Expenses.
☐ - Insurance Coverage.
☐ - Other: _____.

7. **INDEMNIFICATION.** The Contractor shall indemnify and hold the Client harmless from any loss or liability from performing the Services under this Agreement.
8. **INSURANCE REQUIRED.** The Contractor is required to have liability insurance and workers' compensation insurance in accordance with industry standards and state law. The Client has the right to review such insurance policies prior to the commencement of the services.
9. **OTHER BUSINESS ACTIVITY.** The Contractor may engage in other business activities provided, however, that Contractor shall not during the term of this Agreement solicit the Client's employees, clients, accounts, or other related business endeavors of the Client.
10. **ASSIGNMENT.** Neither the Client nor the Contractor may assign this Agreement without the express written consent of the other party.
11. **RELATIONSHIP DEFINED.** Nothing in this Agreement shall indicate the Contractor is a partner, agent, or employee of the Client. The Client employs the Contractor as an independent contractor, and the Contractor hereby accepts.
12. **OTHER AGREEMENTS.** It is agreed between the parties that there are no other agreements or understandings between them relating to the subject matter of this Agreement. This Agreement supersedes all prior agreements, oral or written, between the parties and is intended as a complete and exclusive statement of the agreement between the parties. No change or modification of this Agreement shall be valid unless the same be in writing and signed by the parties.
13. **LEGAL NOTICE.** All notices or required or permitted to be given hereunder shall be in writing and may be delivered personally or by Certified Mail – Return Receipt Requested, postage prepaid, addressed those mentioned in Section I.
14. **GOVERNING LAW.** This Agreement shall be construed in accordance with and governed by the laws under the state of MARYLAND.

IN WITNESS WHEREOF, the Parties have indicated their acceptance of the terms of this Agreement by their signatures below on the dates indicated.

Contractor's Signature: Even's Exterior LLC Date: 04/30/25
Print Name: EVEN'S EXTERIOR LLC

Client's Signature: Dean G. Webb Sr Date: 5-1-25
Print Name: DEAN G. WEBB SR





RECEIVED

JUN 05 2025

HD 25 - 47

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

TOWN OF EASTON

Application #:	2025 - 1482
Date Received:	06/05/2025
Fee Paid:	\$25.00
HDC Meeting Date:	06/09/2025
Date Property Posted:	-

HISTORIC DISTRICT COMMISSION HEARING APPLICATION

APPLICATION TYPE (PLEASE CIRCLE)

ROOFING

DEMOLITION

SIGNAGE

FENCING

NEW CONSTRUCTION/ADDITION

EXTERIOR ALTERATIONS

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

OTHER

HVAC
Installation

PROPERTY INFORMATION

ADDRESS

40 S Harrison Street, Easton, MD 21601

☐

Contributing

☐

Non-Contributing

YEAR BUILT:

NATIONAL REGISTAR #

PROPERTY INFORMATION

OWNER NAME

Waterfowl Festival Inc.

TELEPHONE NO.

EMAIL

Applicant or Agent

NAME

Shaw Pritchett

TELEPHONE NO.

EMAIL

Description of Proposal (include additional sheets, as necessary)

- We are proposing a ductless HVAC system on the second floor of the armory (Waterfowl building). This area does not have AC and they need it for office personnel and art/artifacts before the middle of Summer.

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 3 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

Shaw Pritchett
6/5/25

Revised 4.4.2022



To whom it may concern,

C. Albert Matthews Inc. is proposing to install a Carrier Ductless Heat Pump in the second floor office area of the Waterfowl Festival Building (40 S Harrison St, Easton, MD 21601.)

The Waterfowl Festival is looking to utilize the excess space upstairs for additional administrative offices and for the storage of temperature sensitive artwork and artifacts. Adding a HVAC system in this area will allow them to use this space comfortably and preserve valuable items.

The objective is to complete the work in the least invasive way possible. We appreciate the historical integrity of the building and the surrounding area and aim to keep this intact.

For any questions or concerns, please don't hesitate to contact me.

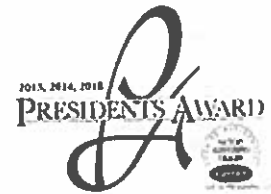
Shaw Pritchett

A handwritten signature in black ink, appearing to read "Shaw Pritchett", is written over a faint, horizontal, wavy line.



Proposed by: Leonard Patchett
500 South Street
Easton, Maryland 21601

Waterfowl Festival
40 S Harrison St
Easton, MD 21601



License: MD HVAC 46105

Install Address: 2nd floor front office

CARRIER DUCTLESS HEAT PUMP

Your Investment

\$9,279

Net Investment

\$9,279

MODELS

Carrier
37MAHAQ18AA3

-Infinity Series
-Inverter Driven
-Heat Pump

-10 year parts limited warranty upon timely registration

Carrier
45MAHAQ18XA3

-Performance Series
-High Wall Mount
-Ductless System
-10 year limited parts warranty
-Must be registered within 90 days of installation

AHRI Matchup:

AHRI # : 215323745
Cooling Capacity : 18000
Heating Capacity : 18000
Heating COP : 1.92
SEER : 0
EER : 0
SEER2 : 21.5
EER2 : 12.5
HSPF2 : 11

INCLUDED SERVICES:

- WE WILL PRESSURE TEST, EVACUATE, AND CHARGE SYSTEM USING THE INDUSTRY BEST PRACTICE METHOD OF TRIPLE EVACUATION.
- WE WILL REGISTER EQUIPMENT WARRANTY WITH THE CARRIER CORPORATION TO EXTEND THE STANDARD FIVE YEAR WARRANTY TO A FULL TEN YEAR PARTS AND COMPRESSOR WARRANTY. (EXTENDED LABOR COVERAGE AVAILABLE).
- AS A CARRIER FACTORY AUTHORIZED DEALER YOU RECIEVE A 100% SATISFACTION GUARANTEE IN WRITING WITH THE FULL BACKING OF US AS THE DEALER, OUR LOCAL CARRIER DISTRIBUTOR, AND THE FORTUNE 500 CARRIER CORPORATION.
- ALL LOW VOLTAGE INCLUDED, HIGH VOLTAGE TO BE PERFORMED BY OTHERS AND IS NOT INCLUDED IN THIS PROPOSAL.
- A ONE-YEAR "WORRY FREE" GUARANTEE, COVERING ALL PARTS AND LABOR IS STANDARD. YOU WILL ALSO BE RECEIVING A COMPLIMENTARY STANDARD HVAC MEMBERSHIP FOR YOUR NEW SYSTEM. THIS INCLUDES TWO MAINTENANCE VISITS PLUS ADDITIONAL MEMBER BENEFITS.
- UPON COMPLETION OUR INSTALL TEAM WILL PERFORM A PROPER SYSTEM STARTUP AND AN INSTALLATION QUALITY CHECK.
- WE WILL SCHEDULE A FOLLOWUP VISIT TO REVIEW THE QUALITY OF THE INSTALLATION AND EXPLAIN SYSTEM OPERATION, MAINTENANCE, AND WARRANTIES.
- FOR A CARRIER DUCTLESS SYSTEM, WE WILL RUN NEW REFRIGERATION LINES AND CONDENSATE DRAIN LINES WILL BE RUN DOWN OUTSIDE OF HOUSE HIDDEN BEHIND A 4" WHITE VINYL "SLIM-DUCT".
- PERMIT FEES (as required)

TERMS & CONDITIONS OF AGREEMENT:

C. Albert Matthews, Inc. provides all agreed upon goods and services and will hereafter be referred to as "The Installing Company." For the purpose of this agreement, you will hereafter be referred to as "The Purchaser"

1. Purchaser hereby accepts the equipment and services described above and agrees to pay The Installing Company the price shown above.

2. All equipment and material are guaranteed by The Installing Company to be as specified. All work will be completed in a workmanlike manner according to normally accepted practices.
3. Materials and work in addition to that described herein will be furnished only on The Purchaser's authorization and will be paid by The Purchaser as an extra charge.
4. Upon failure to pay any sums due hereunder, The Purchaser agrees to pay The Installing Company interest at the rate of one and one half percent (1½%) per month (annual rate of 18%) on all outstanding balances.
5. The Installing Company shall not be liable for any default caused by events beyond its control, including but not limited to, fire, flood, strikes, accidents, or delays affecting this work or other operations in which it is involved, directly or indirectly.
6. The Purchaser shall permit The Installing Company reasonable access to the property on which equipment is to be installed. Title to all provided equipment remains with The Installing Company until all amounts due thereon are paid in full, whether such equipment is affixed to the realty or not, and shall remain personal property and be deemed sever-able without injury to the freehold. On any payment default by The Purchaser, or if in The Installing Company's judgment, reasonably exercised, its equity appears to be imperiled, then, The Installing Company may without further notice enter the premises and remove or resell the equipment, and The Purchaser shall be liable for any deficiency or loss sustained by The Installing Company in connection therewith.
7. Once equipment is connected at The Purchaser's property, The Purchaser assumes all risk of loss or damage to such equipment and shall insure same fully to protect all interests of The Installing Company, cost of insurance to be paid by The Purchaser. The Installing Company carries liability insurance and Worker's Compensation Insurance.
8. The Installing Company provides a two-year limited labor warranty. Equipment or system failure due to lack of proper maintenance service or abuse is expressly excluded. Normal maintenance check-ups and filter replacements are the responsibility of The Purchaser. All other warranties, expressed or implied, are the responsibility of the manufacturer of the equipment, parts, or materials used in connection with the services.
9. There are no warranties, expressed or implied, for existing equipment, ductwork, or other materials not installed by The Installing Company.
10. All scheduled warranty work will be performed during The Installing Company's normal working hours, 8:00AM to 4:00PM, Monday through Friday.
11. The Purchaser is responsible for all costs and reasonable attorney fees incurred by The Installing Company in connection with any action or proceeding (including arbitration and appeals) arising out of this agreement, including collection of any outstanding amounts due, whether or not suit is filed.
12. Except as provided herein The Installing Company makes no other representations or warranties, either express or implied, including, but not limited to, any implied warranties of merchantability or fitness for a particular purpose. The Installing Company expressly disclaims all other warranties. The Installing Company's maximum liability hereunder shall consist of refunding all moneys paid to it by The Purchaser hereunder subject to removal and return to The Installing Company of all equipment provided hereunder. Under no circumstances will The Installing Company be liable to The Purchaser or any other person for any damages, including, without limitation, any indirect, incidental, special, or consequential damages, expenses, cost, profits, lost savings or earnings, lost or corrupted data, or other liability arising out of or related to this agreement, or the services or equipment provided hereunder.
13. This agreement shall be governed and construed solely according to the internal laws of the State of Maryland, without reference to any conflicts of laws.
14. This agreement is the complete and exclusive statement of the agreement between The Purchaser and The Installing Company and it supersedes all prior oral and written proposals and any prior or subsequent communications pertaining to the subject matter hereof.
15. Warranty if 5 years unless registered within 90 days of installation. With proper registration, the warranty is 10 years to initial owner.
16. It is agreed that The Installing Company will retain title ownership to any equipment or material that may be furnished until final payment is made, and if settlement is not made as agreed, The Installing Company will be harmless for any damages resulting from the removal thereof. We agree to pay all costs and reasonable attorney's fee if this invoice is placed in the hands of an attorney for collection.
17. It is expected that the equipment/system(s) will be maintained by The Purchaser to at least the minimum level required by the manufacturer. Regular, routine maintenance not included in any warranty.

Signature of Authorized Purchaser: _____ Date _____

Payment to be made as follows: A minimum of one third (1/3) of the balance will be collected at the time of contract acceptance. The balance will be due upon completion of the scope of work listed. We propose hereby to furnish and install the equipment and materials as described above on the terms and conditions provided herein. This proposal is good for thirty (30) days from the date hereof, but may be accepted at any later date at the sole discretion of C. Albert Matthews, Inc.

Signature of Authorized Representative of C. Albert Matthews, Inc.: _____

Date _____

Carrier Ductless 2nd floor office • Date Created: 05-16-2025

Payment Options

Check

Deena D Kilmon

Deena D Kilmon

May 30, 2025

Project Information

For:

Design Information

	Htg	Clg	Infiltration	Simplified
Outside db (°F)	17	91	Method	Average
Inside db (°F)	70	75	Construction quality	0
Design TD (°F)	53	16	Fireplaces	
Daily range	-	M		
Inside humidity (%)	50	50		
Moisture difference (gr/lb)	44	35		

HEATING EQUIPMENT

Make	Generic
Trade	
Model	SEER 15.0, HSPF 8.5
AHRI ref	
Efficiency	8.5 HSPF
Heating input	
Heating output	13122 Btuh @ 47°F
Temperature rise	27 °F
Actual air flow	440 cfm
Air flow factor	0.024 cfm/Btuh
Static pressure	0 in H2O
Space thermostat	
Capacity balance point = 29 °F	

Backup:

Input = 6 kW. Output = 19206 Btuh. 100 AFUE

COOLING EQUIPMENT

Make	Generic
Trade	
Cond	SEER 15.0, HSPF 8.5
Coil	
AHRI ref	
Efficiency	12.8 EER, 15 SEER
Sensible cooling	9232 Btuh
Latent cooling	3956 Btuh
Total cooling	13188 Btuh
Actual air flow	440 cfm
Air flow factor	0.046 cfm/Btuh
Static pressure	0 in H2O
Load sensible heat ratio	0.88

ROOM NAME	Area (ft²)	Htg load (Btuh)	Clg load (Btuh)	Htg AVF (cfm)	Clg AVF (cfm)
Office	486	18026	9616	440	440
Entire House	486	18026	9616	440	440
Other equip loads		0	0		
Equip. @ 0.96 RSM			9231		
Latent cooling			1289		
TOTALS	486	18026	10520	440	440

Calculations approved by ACCA to meet all requirements of Manual J 8th Ed.



wrightsoft

Right Suite® Universal 2025 25.0.02 RSJ30463

DesktopLoad Calc 2025 Waterflow load calc.rup Calc = MJB Front Door faces: N

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Page 1



Project Summary
Entire House
C. Albert Matthews Inc

Job:
Date: May 16, 2025
By: Leonard

500 South St, Easton, MD 21601 Phone: 410-822-0900

Project Information

For:

Notes:

Design Information

Weather: Washington National AP, DC, US

Winter Design Conditions

Outside db 17 °F
Inside db 70 °F
Design TD 53 °F

Ventilation Method MJ8

Heating Summary

Structure 18026 Btuh
Ducts 0 Btuh
Central vent (0 cfm) 0 Btuh

Humidification 0 Btuh
Piping 0 Btuh
Equipment load 18026 Btuh

Infiltration

Method Simplified
Construction quality Average
Fireplaces 0

	Heating	Cooling
Area (ft²)	486	486
Volume (ft³)	3888	3888
Air changes/hour	0.61	0.32
Equiv. AVF (cfm)	40	21

Heating Equipment Summary

Make Generic
Trade
Model SEER 15.0, HSPF 8.5
AHRI ref

Efficiency 8.5 HSPF
Heating input 13122 Btuh @ 47°F
Heating output 27 °F
Temperature rise 440 cfm
Actual air flow 0.024 cfm/Btuh
Air flow factor 0 in H2O
Static pressure
Space thermostat
Capacity balance point = 29 °F

Backup:
Input = 6 kW, Output = 19206 Btuh, 100 AFUE

Summer Design Conditions

Outside db 91 °F
Inside db 75 °F
Design TD 16 °F
Daily range M
Relative humidity 50 %
Moisture difference 35 gr/lb

Sensible Cooling Equipment Load Sizing

Structure 9616 Btuh
Ducts 0 Btuh
Central vent (0 cfm) 0 Btuh

Blower 0 Btuh

Use manufacturer's data n
Rate/swing multiplier 0.96
Equipment sensible load 9231 Btuh

Latent Cooling Equipment Load Sizing

Structure 1289 Btuh
Ducts 0 Btuh
Central vent (0 cfm) 0 Btuh

Equipment latent load 1289 Btuh

Equipment Total Load (Sen+Lat) 10520 Btuh
Req. total capacity at 0.70 SHR 1.1 ton

Cooling Equipment Summary

Make Generic
Trade
Cond SEER 15.0, HSPF 8.5
Coil

AHRI ref
Efficiency 12.8 EER, 15 SEER
Sensible cooling 9232 Btuh
Latent cooling 3956 Btuh
Total cooling 13188 Btuh
Actual air flow 440 cfm
Air flow factor 0.046 cfm/Btuh
Static pressure 0 in H2O
Load sensible heat ratio 0.88

Calculations approved by ACCA to meet all requirements of Manual J 8th Ed.



RightSuite® Universal 2025 25.0.02 RSU30463

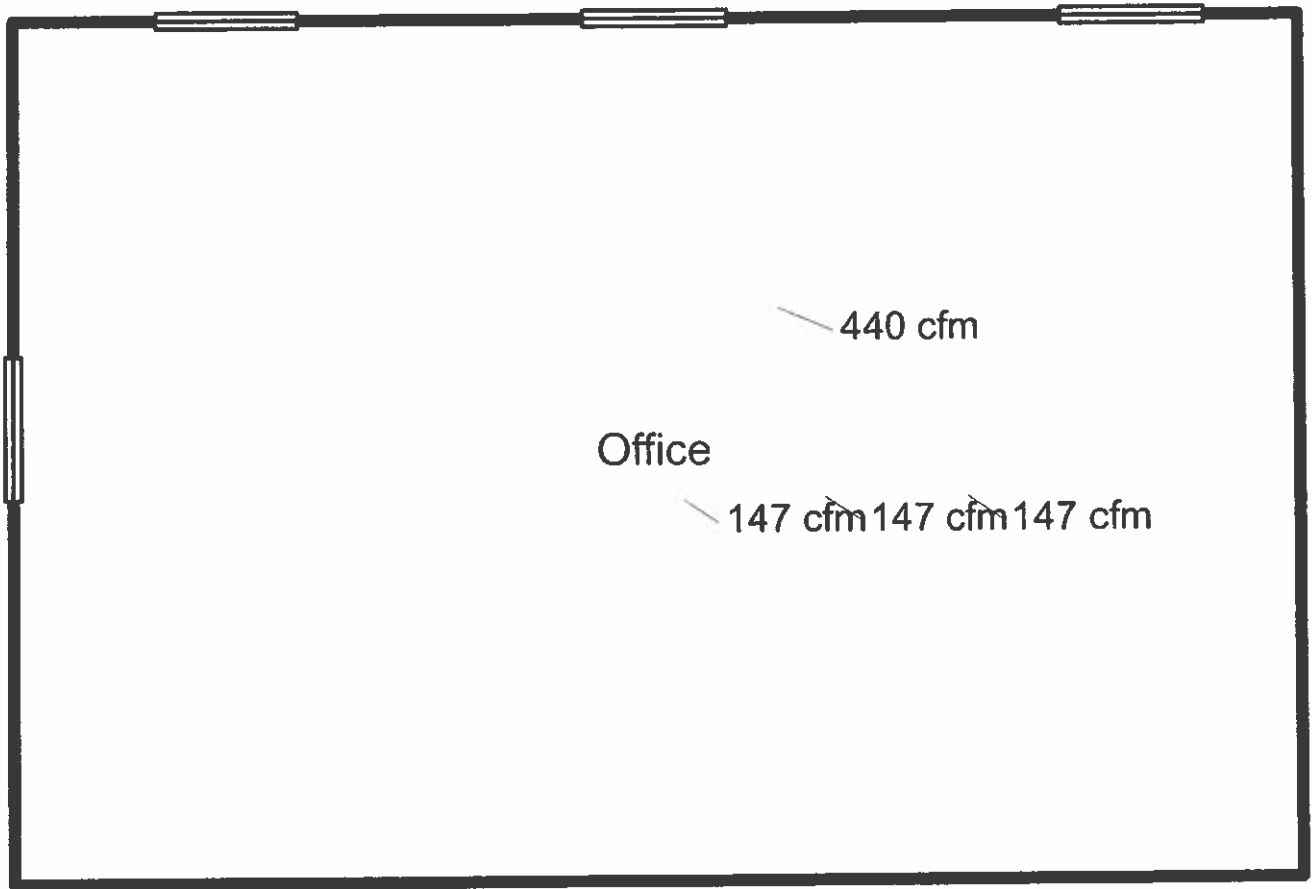
Desktop\Load Calcs 2025\Waterfowl load calc.rup Calc = MJ8 Front Doorfaces: N

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Page 1



Level 1



Job #:
Performed by Leonard for:
Carol Carty
201- E. Margengo st
St. Michaels, MD 21663

C. Albert Matthews Inc

500 South St
Easton, MD 21601
Phone: 410-822-0900

Scale: 1 : 48

Page 1
Right-Suite® Universal 2025
25.0.02 RSU30463
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...lcs 2025\Waterfowl load calc.rup

37MAHAQ18AA3
 18,523 BTU/h
 17,741 BTU/h
 ODU_

System 1



La

Design Temperatures:

Cooling:
 Indoor DB: 80 °F Humidity: 51.3% Indoor WB: 67.1 °F
 Outdoor DB: 94 °F
 Heating:
 Indoor DB: 70 °F Humidity: 75% Outdoor WB: 9 °F
 Outdoor DB: 10 °F

G L
 1/2 / 1/4
 60 0ft(7)

45MAHAQ18XA3
 18,523 BTU/h (14,840 BTU/h)
 17,741 BTU/h
 1 / 2nd floor office / IDU_

Performance Results

Indoor Units:	1 / 1 to 1
Capacity:	18 / 9 to 18(100%)
Total Pipe Length:	60 / 98 feet
Furthest Actual:	60 / 98 feet
Furthest Equiv:	68 / 96 feet
After 1st Branch Actual:	0 / 0 feet
After 1st Branch Equiv:	0 / 0 feet
Max Height Between IDU/ODU:	0 / 0 feet
Max Height Between IDU/ODU (Above):	0 / 66 feet
Max Height Between IDU/ODU (Below):	20 / 66 feet
Correction Factors	
System Capacity:	1.00 1.00
Piping Length:	0.95 0.98
Altitude:	1.00 1.00
Defrosting:	- 1.00
Additional Derates:	1.00 1.00
Additional Refrigerant:	0.35 lb
Total Refrigerant Amount:	3.81 lb
Min Allowable Room Volume(cuft):	146.54



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

RECEIVED

JUN 04 2025

HD 25 - 46

Application #:	2025 - 1481
Date Received:	06/04/2025
Fee Paid:	\$75.00
HDC Meeting Date:	06/09/2025
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 301 S Anna St
☐ Contributing ☐ Non-Contributing YEAR BUILT: 1920 NATIONAL REGISTAR # _____

PROPERTY INFORMATION

OWNER NAME Peter Maloney
TELEPHONE NO. _____ EMAIL _____

Applicant or Agent

NAME Peter Maloney
TELEPHONE NO. _____ EMAIL _____

Description of Proposal (include additional sheets, as necessary)

Emergency replacement of porch deck, Rotten deck and sub per Rotten Floor Joists Replaced with exact same material. Some Railings to be reinstalled with new paint and improved attachments. No alterations just replacement with same but new material.

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.
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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

Peter Maloney
May 4 2025
Peter Maloney

Revised 4.4.2022

Original porch



Floor
Fir T+G
Replaced
with
Fir T+G

Rails
To be reinstalled



Improper
Beam
Support.

Not
Proper Family
~~Under~~

Damage
Hole in
Floor here

Emergency due to
Small children

Rails
To be
Installed

