



## Historic District Commission MEETING AGENDA

Monday, June 23, 2025 - 6:00 PM  
Council Chambers, Easton Town Office  
14 S Harrison Street

### Call to Order

- 1) Approval of the Agenda for June 23, 2025.

### Old Business

### New Business

- 1) **Application Number:** 2025 - 1486 / HD 25 - 51  
**Applicant:** Marasun LLC  
**Location:** 214 S. Washington Street  
Tax Map 0105, Grid 00EA, Parcel 2091  
**Zoning District:** R-10A  
**Request:** In-kind asphalt shingle roof replacement, and flat roof membrane replacement.
- 2) **Application Number:** 2025 - 1484 / HD 25 - 49  
**Applicant:** C&C Architecture  
**Location:** 201 E. Dover Street  
Tax Map 0104, Grid 00EA, Parcel 1167  
**Zoning District:** CB  
**Request:** Replacement of four (4) vinyl clad double hung windows.  
  
On May 20, 2025 the Board of Zoning Appeals granted a Special Exception to the subject property for the use of a Mansion Apartment\* in the CB - Central Business zoning district.
- 3) **Application Number:** 2025 - 1485 / HD 25 - 50  
**Applicant:** Crosby & Associates, LLC  
**Location:** 52 S. Washington Street (Foundation of Hope Inc.)  
Tax Map 0104, Grid 0000, Parcel 1463, Lot 2  
**Zoning District:** CB

**Request:**

New construction of a two-story commercial training building with other facility improvements including the construction of an off-street parking area with seven (7) spaces.

The Commission granted a Certificate of Appropriateness for this scope of work on October 28, 2024 (application 2024 - 1318). This project is also scheduled to appear on the June 24, 2025 Planning Commission agenda for Sketch Site Plan approval (application 2025 - 1454).

**4) Application Number:**

2025 - 1483 / HD 25 - 48

**Applicant:**

Atelier 11 Architecture

**Location:**

220 South Street

Tax Map 0104, Grid 0000, Parcel 1902

**Zoning District:**

R-7A

**Request:**

Exterior alterations including the addition of a carriage house, repair to the porch and deck, roof replacement, and the replacement of windows and doors.

**Discussion Item**

- 1) Final Commission review of the draft Historic District Routine Maintenance list. Items found on this list may be considered routine maintenance and would not be require review by the Commission.
- 2) Possible demolition by neglect of a historic outbuilding located at 210 E Dover Street.

**Approval of Minutes**

- 1) Approval of the draft Decision Summary from the June 9, 2025 meeting.

**Administrative Approval****1) Application Number:**

2025 - 1488 / HD 25 - 52

**Applicant:**

Karen M. Montgomery



**Location:** 412 August Street  
Tax Map 0104, Grid 00EA, Parcel 1066  
**Zoning District:** R-7A  
**Request:** HVAC installation.

- 2) **Application Number:** 2025 - 1492 / HD 25 - 53  
**Applicant:** Marasun LLC  
**Location:** 400 E. Dover Street  
Tax Map 0104, Grid 0000, Parcel 1113  
**Zoning District:** CB  
**Request:** In-kind asphalt shingle roof replacement.

**Consent Docket**

**Adjournment**



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

## Historic District Commission Staff Report

Meeting Date: 6/23/2025

**Staff Contact:** Nicholas Johnson AICP, Town Planner, [njohnson@eastonmd.gov](mailto:njohnson@eastonmd.gov)

**Property Address:** 214 S Washington Street

**Applicant:** Marasun on behalf of Truvella Thomas and Nathan Tocus

**Application Number:** 2025-1486

**Code Enforcement Case:** Yes ☐ No ☒

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### Project Description:

The applicant is proposing the in-kind replacement of the asphalt shingle roof as well as the replacement of a TPO membrane roof with standing seam metal. The proposed standing seam metal roof has 16" wide panels with 1.5" high ribs. This structure is considered a contributing structure to the Easton Historic District.

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### Historic District Guidelines:

#### Guideline 68. Maintain Historic Roof Shape

Roof shape is a major component of building form and is a major character-defining feature. Certain roof types have close association with architectural styles and are integral to a building's design.

- 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.



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14 S Harrison Street, Easton MD 21601**

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.**

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).**

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**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.



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

## Appendix A: 2012 Easton Historic District Survey Sheet

### EASTON HISTORIC DISTRICT SURVEY

PROPERTY #:

Picture:



|                                                                                                                                                                                                                                             |                    |                           |                          |                                |                     |                     |                |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|---------------------------|--------------------------|--------------------------------|---------------------|---------------------|----------------|
| <b>TAX ID</b>                                                                                                                                                                                                                               |                    | <b>ADDRESS</b>            |                          | <b>OWNER NAME</b>              |                     |                     |                |
| 2101021842                                                                                                                                                                                                                                  |                    | 214 S WASHINGTON ST       |                          | HARRISON, NORRIS L AND SARAH F |                     |                     |                |
| <b>YEAR BUILT</b>                                                                                                                                                                                                                           |                    | <b>PHYSICAL CONDITION</b> |                          |                                |                     |                     |                |
| 1930                                                                                                                                                                                                                                        |                    | EXCELLENT                 |                          |                                |                     |                     |                |
| <b>ARCHITECTURAL STYLE</b>                                                                                                                                                                                                                  |                    |                           |                          | <b>ADDITION(S)</b>             |                     |                     |                |
| COLONIAL REVIVAL                                                                                                                                                                                                                            |                    |                           |                          | NONE APPARENT                  |                     |                     |                |
| <b>NHL DISTRICT</b>                                                                                                                                                                                                                         | <b>NR DISTRICT</b> | <b>NR LISTED</b>          | <b>MEETS NR CRITERIA</b> | <b>1980 NR RATING</b>          | <b>MD INVENTORY</b> | <b>CONTRIBUTING</b> | <b>NC CODE</b> |
|                                                                                                                                                                                                                                             |                    |                           |                          | B                              |                     | Y                   |                |
| <b>NOTES</b>                                                                                                                                                                                                                                |                    |                           |                          |                                |                     |                     |                |
| LARGE 2 1/2 STORY BAY BRICK DOUBLE PILE CENTER PASSAGE HIPPED ROOF DWELLING. BOLDLY DENTILATED CORNICE. ARCHED WINDOWS IN GABLE DORMERS. PEDIMENTED PORTICO SUPPORTED BY DORIC COLUMNS. ELEGANT FAN LIGHT AND TRANSOM. CONTRIBUTING GARAGE. |                    |                           |                          |                                |                     |                     |                |

RECEIVED

JUN 10 2025

HD 25 - 51



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

TOWN OF EASTON

|                                  |
|----------------------------------|
| Application #: 2025 - 1486       |
| Date Received: 06/10/2025        |
| Fee Paid: \$75.00                |
| HDC Meeting Date: 06/23/2025     |
| Date Property Posted: 06/16/2025 |

## 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: 214 S WASHINGTON ST Easton, MD 21601  
☐ Contributing    ☐ Non-Contributing    YEAR BUILT: \_\_\_\_\_ NATIONAL REGISTAR # \_\_\_\_\_

### PROPERTY INFORMATION

OWNER NAME: THOMAS TRUVELLA, TOCUS NATHAN  
 TELEPHONE NO. \_\_\_\_\_ EMAIL: \_\_\_\_\_

### Applicant or Agent

NAME: MARASUN  
 TELEPHONE NO. \_\_\_\_\_ EMAIL: \_\_\_\_\_

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

|                                                                                 |
|---------------------------------------------------------------------------------|
| Full roof replacement partially in kind                                         |
| We will remove the existing shingles and install new shingles in kind           |
| We will remove the TPO Flat roof and install AB martin standing seam metal roof |
|                                                                                 |
|                                                                                 |
|                                                                                 |

### Specific Requirements

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

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

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

Signature of Applicant or Agent

Date

Printed Name of Applicant or Agent

|               |  |
|---------------|--|
| John a marrah |  |
| 06/10/25      |  |
| John A Marrah |  |

Revised 4.4.2022



# THOMAS: ROOF REPLACEMENT PROPOSAL

MAY 02, 2025

Project #36268578375

**MARASUN**  
roofing | siding | windows | gutters | solar



**TREVVY THOMAS**

214 South Washington Street  
Easton, MD  
21601



We can help you with

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

# INTRODUCTION

Hi Trevy,

Thank you for allowing Marasun the opportunity to provide this quote on the repairs to your home. Please find your estimate below along with upgrade options for potential improvements to your project, if applicable.

The following estimate is for:

The removal and disposal of all old materials: We will strip your roof down to the plywood where we can inspect the plywood and make sure it can hold a nail. We will use our Catch-All System and our Equipter Roof Buggy to keep your house safe and your yard Clean. We will use magnets to search for any stray nails that hit the ground.

**Proposal #1: We are proposing the Top Rated Owens Corning Duration Shingle System with the Owens Corning Platinum Warranty which is a material defect warranty for a limited lifetime with no depreciation for the first 50 years you are also receiving a Limited Lifetime Workmanship Warranty.**

**Included in this proposal is the removal of the flat roof membrane and the supply and installation of a Standing Seam Metal Roof. The panels that we are proposing to use will be 16" wide panels with an 1-1/2" rib height. We will be proposing the 24GA smooth/gloss finish standing seam roofing system on the back roof, roughly where you have TPO.**

The clean up of entire work area: We will clean during and after the installation to maintain a clean worksite and we pay special attention to any nails.

We will clean all gutters: We will blow out your gutters while we are finishing the roof.

Marasun is Licensed by the state of Maryland Home Improvement Commission and our License Number is 120560 . In Delaware our License number is DE-2022-000005015. We carry full Workers Comp and Liability Insurance at the \$1,000,000, 2,000,000, 1,000,000 level. We would be happy to share our insurance and license information with you if you would like.

We QA your installation all throughout the job and do a final QA after the installation is complete to make sure that your job meets all of our expectations. Our Goal is a 5 star experience for you and a Google 5 star rating for Marasun.

If you have any questions, please give me a call. We always want to provide the best value to our clients. If we are outside your budget, please let me know and we will do our best to work within that.

Kind regards,

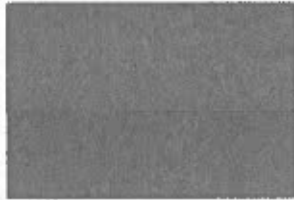
Josey Tucker & BP Marrah  
Marasun

# 24 Gauge AZ50 Galvalume Color Chart

Also available 24 gauge Bright White, unpainted Galvalume, and 13.5" wide Copper Panels.



Sierra Tan (ST)



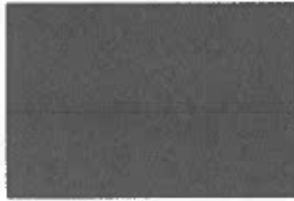
Slate Gray (sc)



Musket Gray (MG)



Charcoal Gray (CH)



Medium Bronze (MB)



Mansard Brown (MA)



Dark Bronze (DB)



Matte Black (BL)



Bright Red (BR)



Colonial Red (CR)



Burgundy (BU)



Copper Penny (CP)



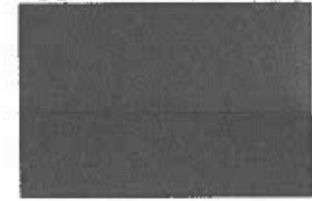
Hawaiian Blue (HB)



Gallery Blue (GB)



Classic Green (cc)



Hartford Green (HG)

Standard: 19 1/2" wide coverage and 1 1/2" high interlocking rib.

## Panel Standard Profile

OPTIONS

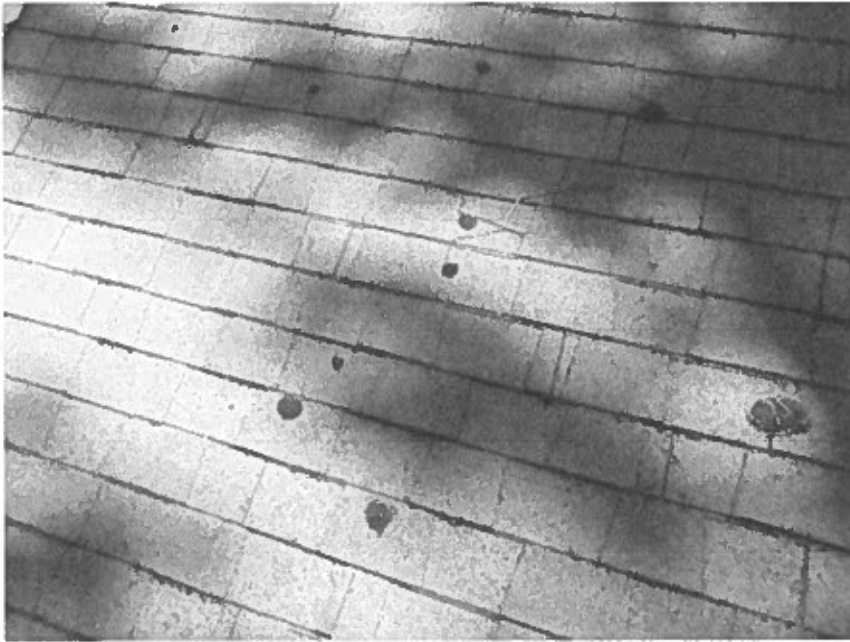


### Why Fluoropon@?

For over 50 years, panels using Valspar's Fluoropon@coatings (made with 70% Kynar®500/Hylar®5000 resins) have helped protect commercial, industrial, and residential buildings around the world. This high-performance fluoropolymer (PVDF) resin, with its extraordinary capability to retain color and gloss, keeps coated metal looking vibrant and appealing for decades.



## INSPECTION



Your shingles have reached the end of their serviceable life. The granules have loosened over time and have been falling out for quite some time. There is small moss growth as well. Not a problem right now but over time, will trap moisture underneath.



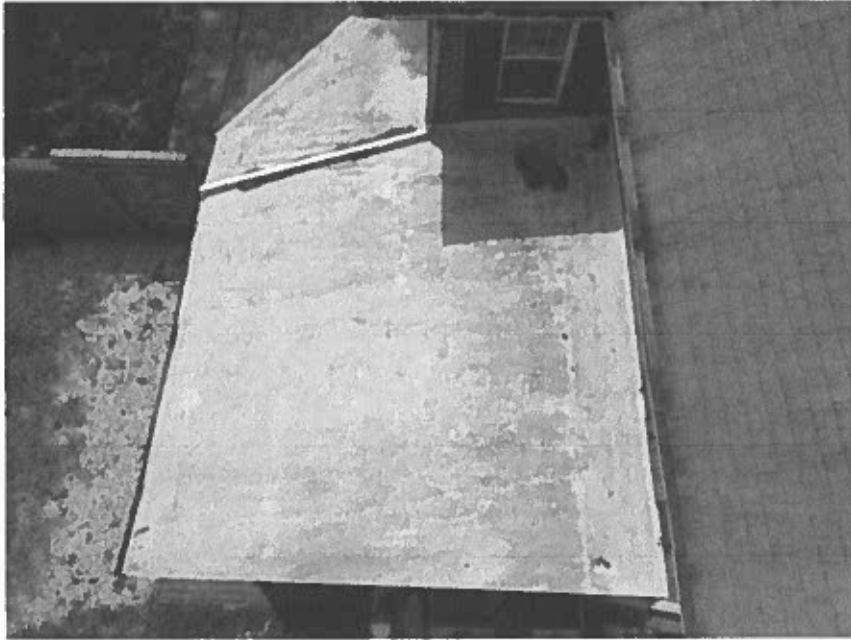
The roof has aged differently in spots that have more/less sun exposure.



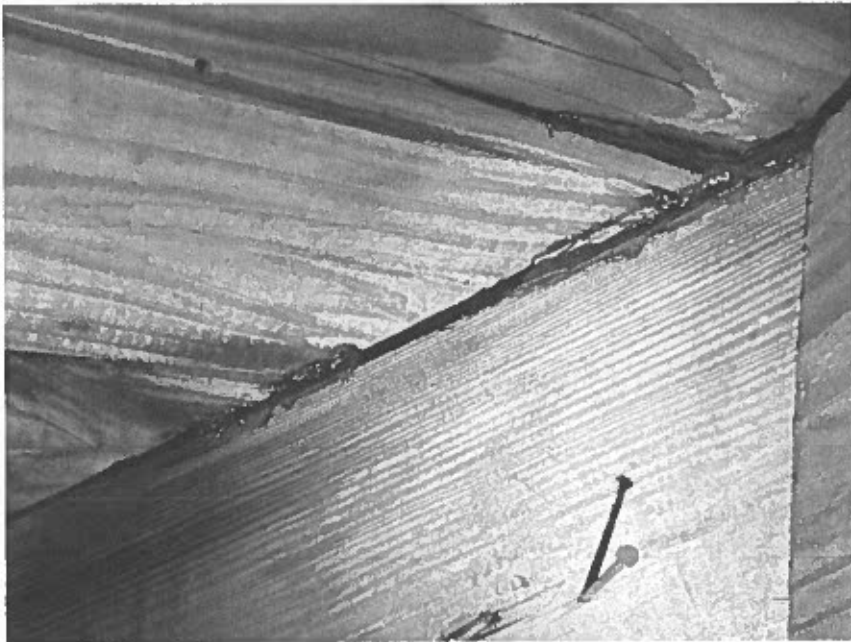
More examples of granular loss.



This slope of shingles is newer than the rest of the roof. It is in much better condition but would still need to be replaced to tie in to the flat roof section.



The flat membrane roof has begun to show signs of weathering and breaking down.



Some sort of sealant or residue along where this rafter meets the roof decking.



The roof decking appears to be in serviceable condition.

## PROPOSED SOLUTION



We are proposing to remove your existing shingles and inspect your decking for any rotted wood. We will replace any additional rotted decking boards at a charge of \$65 per board, including labor.

We are also proposing to remove your existing flat roof membrane, inspecting the decking for any rotted wood. We will then install high temp underlayment and then install the standing seam roof system.

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

We will then install drip edge on the rakes and eaves of the house.

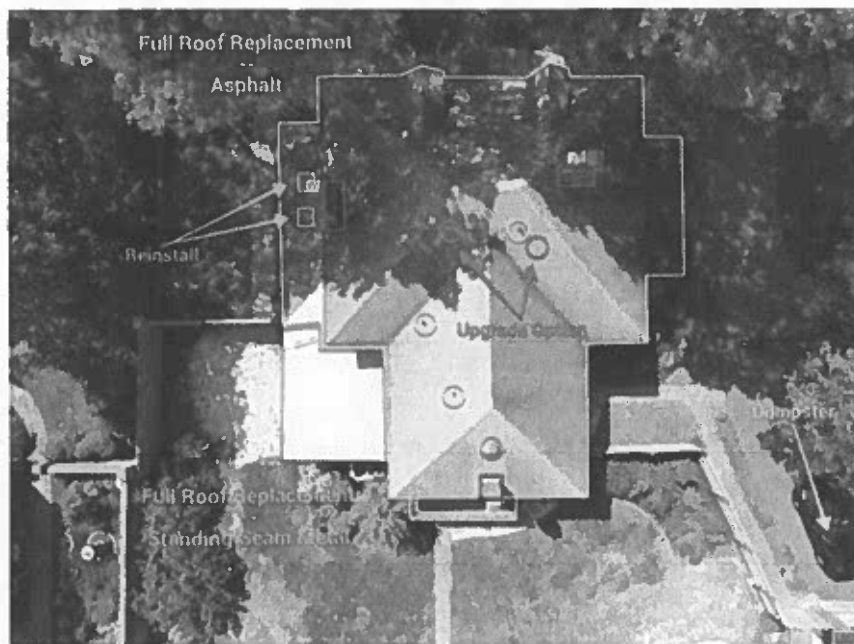
We will then cover the rest of the roof with Synthetic Underlayment. At this point, the roof is dried in.

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

We are planning on removing your existing copper step and counter flashing and replacing this flashing with aluminum step and counter flashing.

We will replace all Pipe Boots.

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



### **This is our proposed work area for your roof replacement**

The area outlined in yellow is the entire roof area that we will be replacing with the asphalt shingle roof system.

The area outlined in orange is the flat roof membrane that we would be replacing with a standing seam metal roof system.

The yellow circles are your pipe penetrations. The pipe boot flashings will be replaced during the time of the shingle installation.

The orange squares indicate your existing slant back vents. They will be flashed properly during the time of the shingle installation.

The orange circle is your copper exhaust fan hood. We will flash this in place during the time of the shingle installation.

The red outlines indicates your chimneys. The flashing will be removed and new flashing will be installed correctly during the time of the shingle installation.

The bold yellow outline with "DUMPSTER" is our intended area for the dumpster to be placed during the timeframe of your project.

# ROOF REPLACEMENT

| Description                                                                                                                                                                                                                                                                          | Qty |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|
| <b>OWENS CORNING TRUDEFINITION DURATION</b>                                                                                                                                                                                                                                          |     |
| OWENS CORNING TRUDEFINITION DURATION SHINGLES:                                                                                                                                                                                                                                       | 119 |
| Duration® series shingles are unrivaled by any other architectural shingles because they feature our patented surenail® technology                                                                                                                                                   |     |
| OWENS CORNING PROEDGE HIP AND RIDGE:                                                                                                                                                                                                                                                 | 11  |
| ProEdge® Hip & Ridge shingles provide a clean and consistent look.                                                                                                                                                                                                                   |     |
| OWENS CORNING STARTER STRIP:                                                                                                                                                                                                                                                         | 5   |
| Starter strip shingles provide increased wind resistance to the overall shingle system.                                                                                                                                                                                              |     |
| OWENS CORNING RHINOROOF GRANULATED ICE AND WATERSHIELD 1.95 SQ                                                                                                                                                                                                                       | 10  |
| Protects a roof from the damaging effects of water intrusion due to wind-driven rain and ice dams because fully adhered roofing underlayment sticks aggressively to the deck surface and forms a watertight seal around fasteners used to install shingles and other roof materials. |     |
| OWENS CORNING RHINOROOF U20 SYNTHETIC UNDERLAYMENT                                                                                                                                                                                                                                   | 4   |
| 10 sq 42" X 286' Long                                                                                                                                                                                                                                                                |     |
| A lightweight, synthetic polymer-based underlayment that outperforms felt and outclasses other synthetics. designed for use on roof decks as a water-resistant layer beneath asphalt roofing shingles.                                                                               |     |
| <b>ROOFING ACCESSORIES - FASTENERS, SEALANTS AND PAINT</b>                                                                                                                                                                                                                           |     |
| MARASUN COMPOUND: 1" STINGER RING SHANK ELECTRO GALVANIZED NAILS:                                                                                                                                                                                                                    | 2   |
| Cap nails for underlayment installation. This is a warranty requirement for most shingle manufacturers.                                                                                                                                                                              |     |
| MARASUN COMPOUND: 1 1/4" COIL NAILS:                                                                                                                                                                                                                                                 | 3   |
| Electro galvanized nails used to fasten down the roofing system                                                                                                                                                                                                                      |     |
| TRI-BUILT ELASTOMERIC SEALANT                                                                                                                                                                                                                                                        | 1   |
| Clear                                                                                                                                                                                                                                                                                |     |
| MARASUN COMPOUND: ROOF ACCESSORY PAINT:                                                                                                                                                                                                                                              | 1   |
| is used to paint flashings and penetrations to match the roof.                                                                                                                                                                                                                       |     |
| <b>PIPE BOOTS</b>                                                                                                                                                                                                                                                                    |     |
| TRI BUILT 1 1/4" TO 3" ADJUSTABLE ROOF PIPE FLASHING BLACK: used to seal around plumbing vents that penetrate through the roof decking. These have a flange that is secured to the deck and the roofing material is installed to create a positive lap creating a proper seal.       | 3   |



## TRIM & FLASHING MATERIALS

DRIP EDGE - TRI ODE 2": 43

Metal flashing that protects the eaves of your home and prevents rain from going behind the gutters and/or fascia potentially causing damage.

TRI BUILT ALUMINUM TRIM COIL 24" X 50': 2

Can be used to create decorative accents and other architectural design elements. It is also designed to cover and protect hard-to-maintain areas on a home's exterior.

MARASUN COMPOUND: ALUMINUM STEP FLASHING 10

Bundle of 50. Covers 20LF

## 1.5" RIB - 24 GA SMOOTH STANDING SEAM MATERIALS

STANDING SEAM PANELS 1 1/2' SEAM HEIGHT, 16" PANEL WIDTH, SMOOTH FINISH 24 ga ABSEAM 353

OPEN HEM 6" HIP/RIDGE CAP 3

10' 2"

ABM CUSTOM DRIP EDGE (MARASUN CUSTOM PROFILE) 2

This drip edge profile allows us to hem the panels around the cleat of the drip edge for our rakes. It is the same dimensions as the ABM residential eave, but has a 90 degree bend to accomodate the angle of the decking to fascia.

Length: 10'2"

H 3/8" // 2" // 90 degree // 1.5" // 180 degree // 4.375"

ABM RESIDENTIAL EAVE 3

10'2"

SIDEWALL FLASHING 2

10'

ABM UNIVERSAL ENDWALL 3

10'2"

ABM Z-CLOSURE 8

1 1/2" High (Full length @ 10'2")

SEALER TAPE 3

1" x 3/32" 45' Roll

PANCAKE SCREWS 1" 287

STAINLESS STEEL POP RIVETS 2

100 per bag

STANDING SEAM CLIPS 131

1.5" Seam Height

FLATSHEET TEXTURED 1

42" x 10'

MARASUN COMPOUND: HIGH TEMPERATURE UNDERLAYMENT FOR METAL ROOFING. 2SQ/RoH 3

FREIGHT CHARGE 1

The cost of delivery of materials to our warehouse.

|                                                                                                                                                                                                |    |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----|
| OFFSET CLEAT                                                                                                                                                                                   | 3  |
| Valleys 10'                                                                                                                                                                                    |    |
| ABM W VALLEY                                                                                                                                                                                   | 2  |
| 10'2"                                                                                                                                                                                          |    |
| <b>ASPHALT ROOF REPLACEMENT LABOR</b>                                                                                                                                                          |    |
| ASPHALT ROOF REPLACEMENT 3/12 - 8/12:                                                                                                                                                          | 38 |
| Tearing off a single layer of roofing materials and installing all-new asphalt roofing components.                                                                                             |    |
| <b>METAL INSTALLATION LABOR AND SERVICES</b>                                                                                                                                                   |    |
| EXISTING ROOF REMOVAL                                                                                                                                                                          | 5  |
| For Standing Seam Metal Roofing                                                                                                                                                                |    |
| STANDING SEAM INSTALLATION 3/12 - 8/12                                                                                                                                                         | 5  |
| METAL SMALL ROOF CHARGE                                                                                                                                                                        | 1  |
| <b>CHIMNEY AND CUPOLA LABOR</b>                                                                                                                                                                |    |
| CHIMNEY FLASHING (MASONRY):                                                                                                                                                                    | 3  |
| A type of roof flashing that creates a waterproof seal to protect your chimney and roof from water damage and penetration.                                                                     |    |
| ***SHINGLE ROOF***                                                                                                                                                                             |    |
| <b>ROOFING SERVICES</b>                                                                                                                                                                        |    |
| WASTE DISPOSAL FEE:                                                                                                                                                                            | 37 |
| Dump fees for waste disposal.                                                                                                                                                                  |    |
| CATCH-ALL SYSTEM:                                                                                                                                                                              | 1  |
| To protect the home from roofing debris and property damage during roof replacement.                                                                                                           |    |
| EQUIPTER TRASH MANAGEMENT (DAY):                                                                                                                                                               | 1  |
| Increases production speed and safety and helps our customers receive roofing services faster and more efficiently. self-propelled, raisable trailer takes the hassle out of debris management |    |
| PERMIT APPLICATION FEE                                                                                                                                                                         | 1  |
| Town of Easton: Historic District Building Permit                                                                                                                                              | 1  |
| <b>OWENS CORNING WARRANTIES</b>                                                                                                                                                                |    |



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

## Historic District Commission Staff Report

Meeting Date: 6/23/2025

**Staff Contact:** Nicholas Johnson AICP, Town Planner, [njohnson@eastonmd.gov](mailto:njohnson@eastonmd.gov)

**Property Address:** 201 E Dover Street

**Applicant:** Christian Chute on behalf of Walbridge Real Estate Investment LLC.

**Application Number:** 2025-1484

**Code Enforcement Case:** Yes ☐ No ☒

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### Project Description:

The applicant is proposing to replace four (4) double hung windows located on the N Hanson Street facing front façade and the side façades with casement style windows. The new casement style windows will be aluminum-clad wood and will have a 2” horizontal mullion to give the appearance of a double hung window. The proposed windows are of a two-over-two configuration which is consistent with other windows found on the home (with the exception of the large one-over-one windows and the six-over-one front porch windows. This structure is considered a contributing structure to the Easton Historic District.

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### Historic District Guidelines:

#### Guideline 89. Maintain Historic Windows

- a. Maintain the historic shape, size, alignment, pattern, and details of existing historic windows. Where altered, consider restoring to its historic appearance based on physical or documentary evidence.
- b. Do not infill window openings or cover existing historic windows.
- c. Consider reopening windows that are presently blocked or boarded over.
- d. Repair damaged or deteriorated windows. This may include replacing broken panes, sanding and repainting, or oiling operable components such as locks and chains.
- e. Replace missing window elements, such as hardware or trim, in-kind.
- f. Do not cover or wrap window trim or sills. Metal and vinyl coverings retain moisture and accelerate deterioration of wood and masonry elements.



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14 S Harrison Street, Easton MD 21601**

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.

**Appendix B.2. Common Substitute Materials – Windows**

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

---

**Draft Motions:**



**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:



|                                                                                                                                                 |                    |                           |                          |                       |                     |                     |                |
|-------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|---------------------------|--------------------------|-----------------------|---------------------|---------------------|----------------|
| <b>TAX ID</b>                                                                                                                                   |                    | <b>ADDRESS</b>            |                          | <b>OWNER NAME</b>     |                     |                     |                |
| 2101001949                                                                                                                                      |                    | 201 E DOVER ST            |                          | PARKERSON, DAVID L.   |                     |                     |                |
| <b>YEAR BUILT</b>                                                                                                                               |                    | <b>PHYSICAL CONDITION</b> |                          |                       |                     |                     |                |
| 1880*                                                                                                                                           |                    | EXCELLENT                 |                          |                       |                     |                     |                |
| <b>ARCHITECTURAL STYLE</b>                                                                                                                      |                    |                           |                          | <b>ADDITION(S)</b>    |                     |                     |                |
| STICK/GOTHIC REVIVAL INFLUENCE                                                                                                                  |                    |                           |                          | 1 STORY REAR SECTION  |                     |                     |                |
| <b>NHL DISTRICT</b>                                                                                                                             | <b>NR DISTRICT</b> | <b>NR LISTED</b>          | <b>MEETS NR CRITERIA</b> | <b>1980 NR RATING</b> | <b>MD INVENTORY</b> | <b>CONTRIBUTING</b> | <b>NC CODE</b> |
|                                                                                                                                                 |                    |                           |                          | B                     |                     | Y                   |                |
| <b>NOTES</b>                                                                                                                                    |                    |                           |                          |                       |                     |                     |                |
| RE-ADAPTED DWELLING ENCLOSED PORCH, DORMERS PROBABLY NOT ORIGINAL, VINYL SIDING REPLACED 2/2 WINDOWS. STILL RETAINS A GOOD DEGREE OF INTEGRITY. |                    |                           |                          |                       |                     |                     |                |



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

RECEIVED

JUN 09 2025

TOWN OF EASTON

HD 25 - 49

|                       |             |
|-----------------------|-------------|
| Application #:        | 2025 - 1484 |
| Date Received:        | 06/09/2025  |
| Fee Paid:             | \$200.00    |
| HDC Meeting Date:     | 06/23/2025  |
| Date Property Posted: | 06/16/2025  |

## 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 201 E. Dover Street  
☐ Contributing    ☒ Non-Contributing    YEAR BUILT: 1900    NATIONAL REGISTAR # \_\_\_\_\_

### PROPERTY INFORMATION

OWNER NAME Walbridge Real Estate Investment LLC  
TELEPHONE NO. \_\_\_\_\_ EMAIL \_\_\_\_\_

### Applicant or Agent

NAME Christian Chute  
TELEPHONE NO. \_\_\_\_\_ EMAIL \_\_\_\_\_

Description of Proposal (include additional sheets, as necessary)

|                                                                                                                                                                                |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| -Replace (4) existing vinyl clad double hung windows to allow for egress from bedrooms.                                                                                        |
| -New windows are same manufacturer as existing (Pella) and same dimensions.                                                                                                    |
| -New windows to be aluminum clad, casement windows with 2" horizontal check rail and 7/8" vertical mullions, putty glazing profile, to simulate double hung window appearance. |
| -No changes to shutters or existing trim.                                                                                                                                      |
| -See attached drawing sheets, HDC1.1, HDC1.2, HDC1.3, HDC1.4 for window specifications and locations.                                                                          |

### 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

|                 |  |
|-----------------|--|
|                 |  |
| (06.09.25)      |  |
| Christian Chute |  |

Revised 4.4.2022



## Historic District Commission Application Checklist

Revised December 2022

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

### Requirements:

The payment of fees is due at the time of application submittal. As of December, 2022, the fees are as follows:

**Commercial - \$200, Residential - \$75, Signs - \$75, Staff Approval - \$25.**

The application submitted shall include 2 copies plus 1 digital.

### All Applications to Include:

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

### New Construction / Addition

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



## Renovations

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

## Windows

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

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

## Roofing

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

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

## Signs

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

## Landscaping & Trees

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

## Fence

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

## Demolition

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

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

## Other

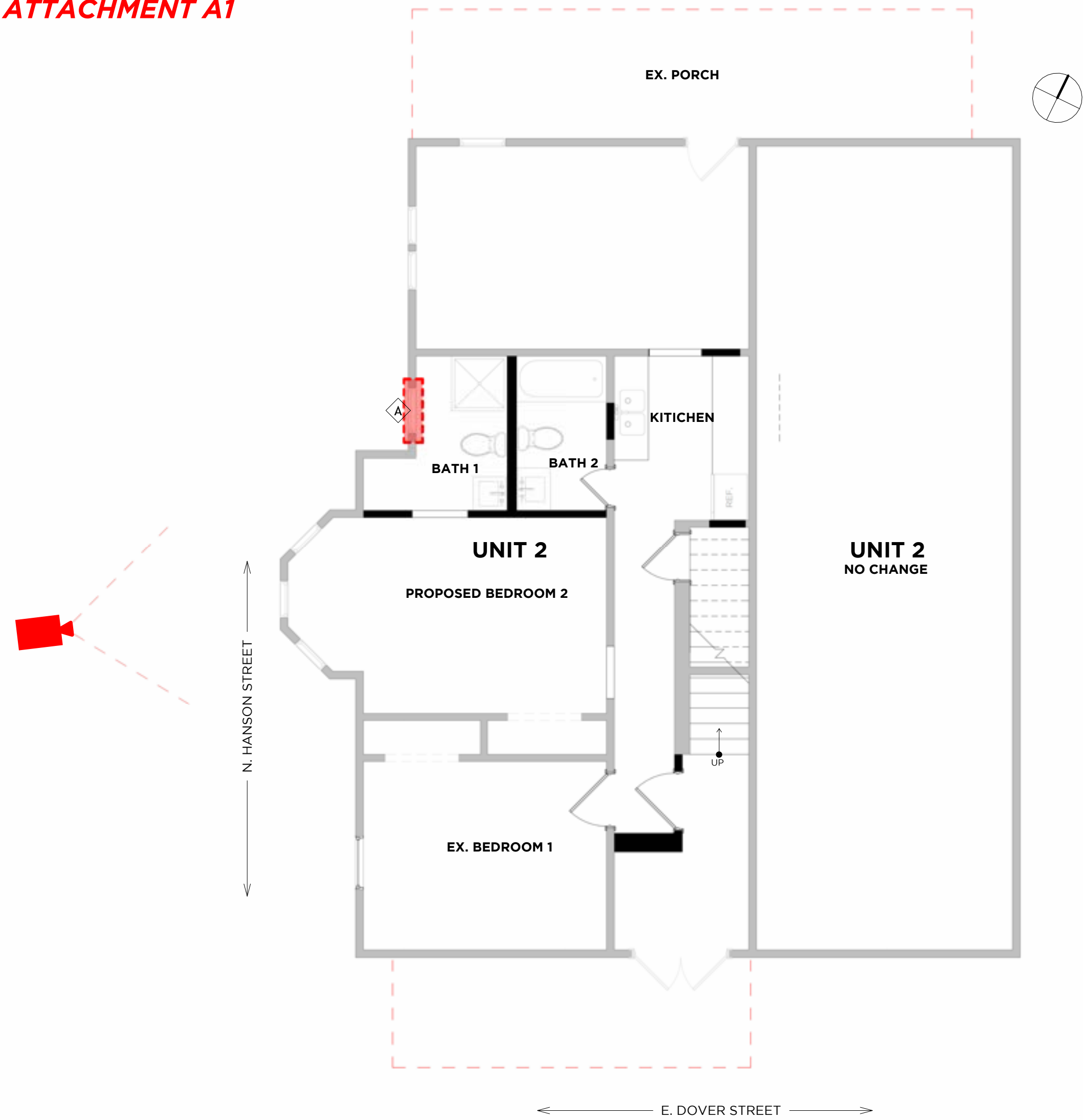
- ☐ Attach all documentation supporting request

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

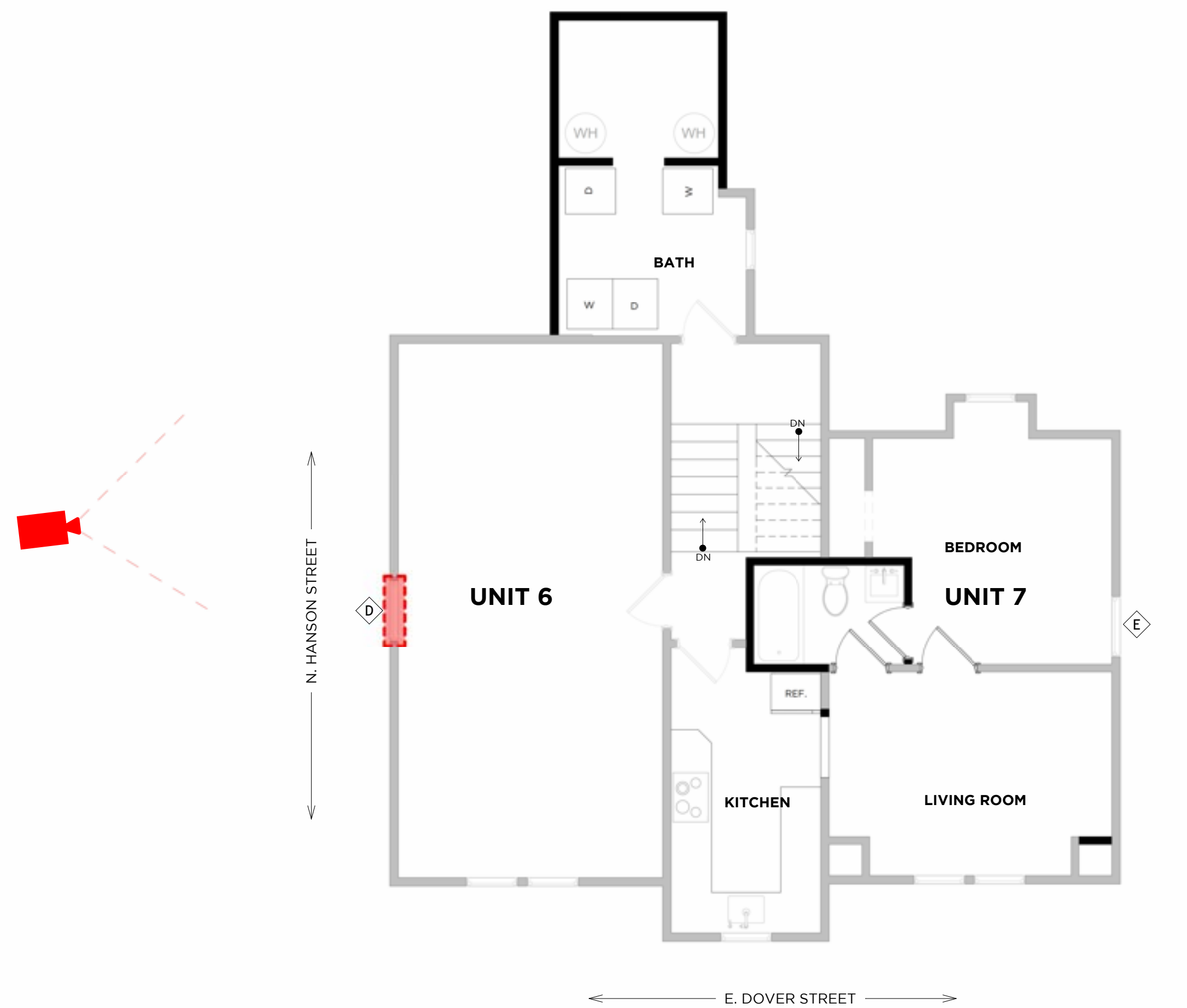
***If the applicant or their designee is not present for the scheduled HDC meeting, the Commission may elect to refrain from discussing and voting on the scheduled agenda item.***

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





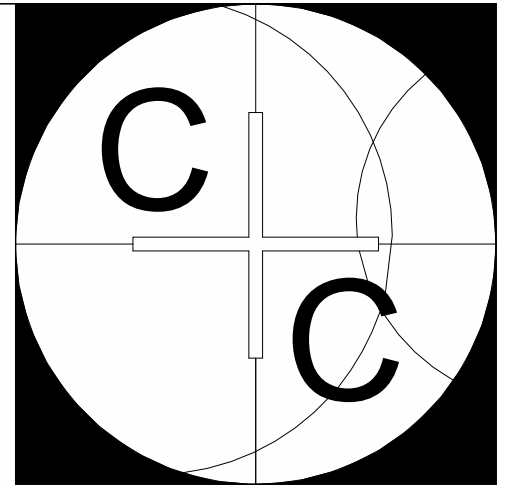
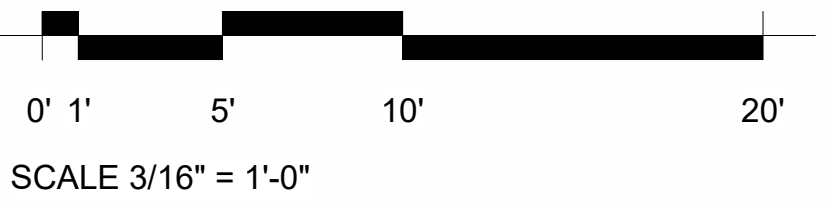
1 FIRST FLOOR PLAN PROPOSED  
3/16" = 1'-0"



3 THIRD FLOOR PLAN PROPOSED  
3/16" = 1'-0"



2 FIRST FLOOR WINDOW A AND THIRD FLOOR WINDOW D



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7760 BLOOMFIELD ROAD • EASTON, MD 21601  
410.253.0022  
christian@candcarchitecture.net

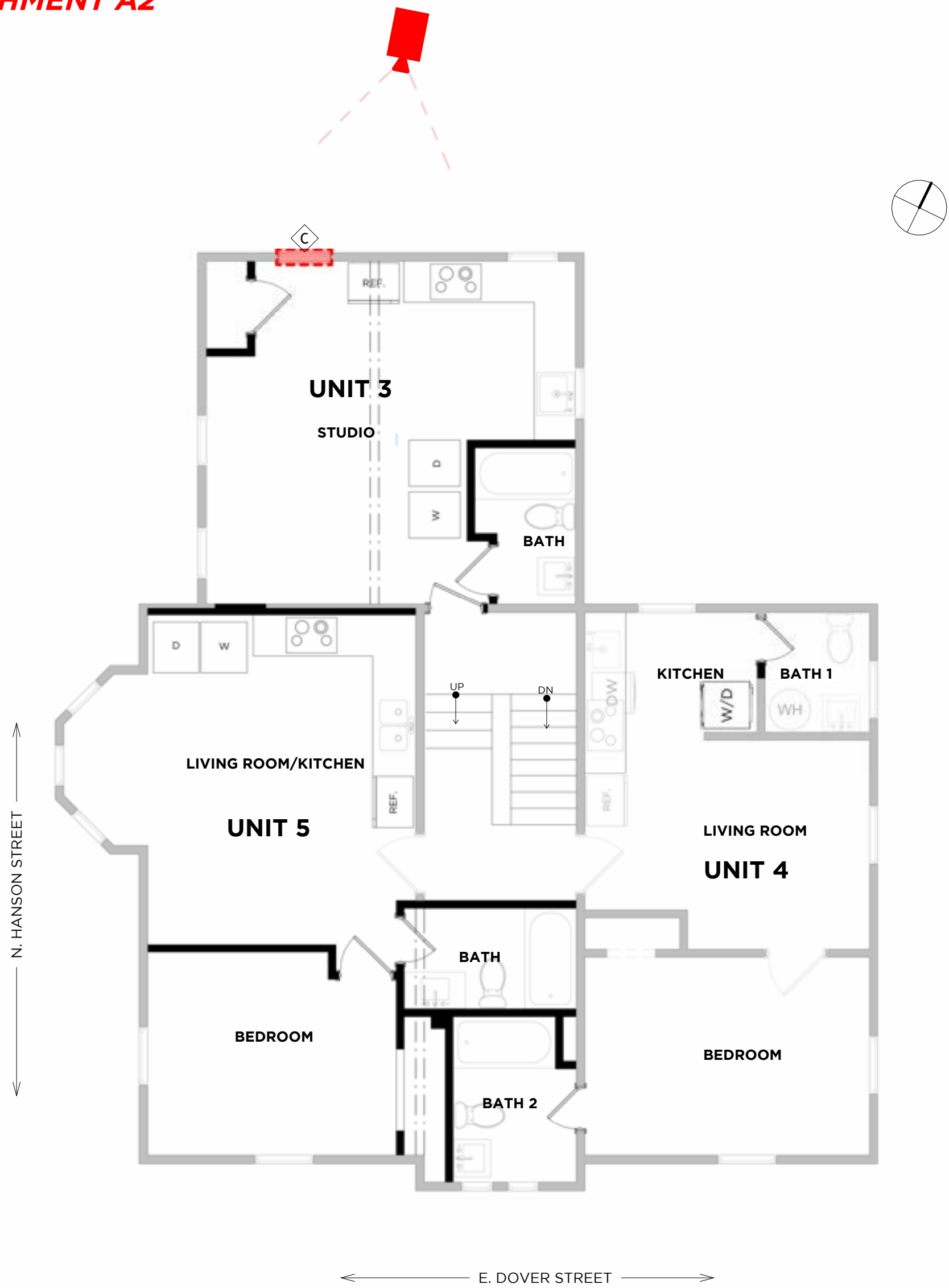
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FIRST AND THIRD FLOOR  
WINDOWS  
HDC APPLICATION

Walbridge Real Estate  
Investments LLC  
201 E. Dover Street  
EASTON, MD 21601

| REVISIONS      |              |
|----------------|--------------|
|                |              |
|                |              |
|                |              |
|                |              |
| Project number | 2507         |
| Date           | (06.09.25)   |
| Drawn by       | CC           |
| Sheet No.      | 1 of 4       |
| HDC1.1         |              |
| Scale          | As indicated |





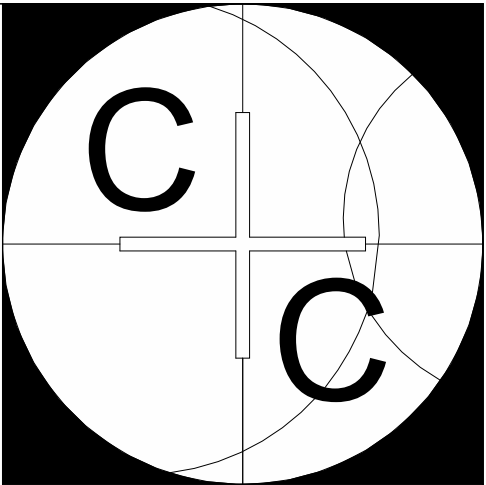
1 SECOND FLOOR PLAN PROPOSED  
HDC1.2 3/16" = 1'-0"



2 SECOND FLOOR WINDOW C



SCALE 3/16" = 1'-0"



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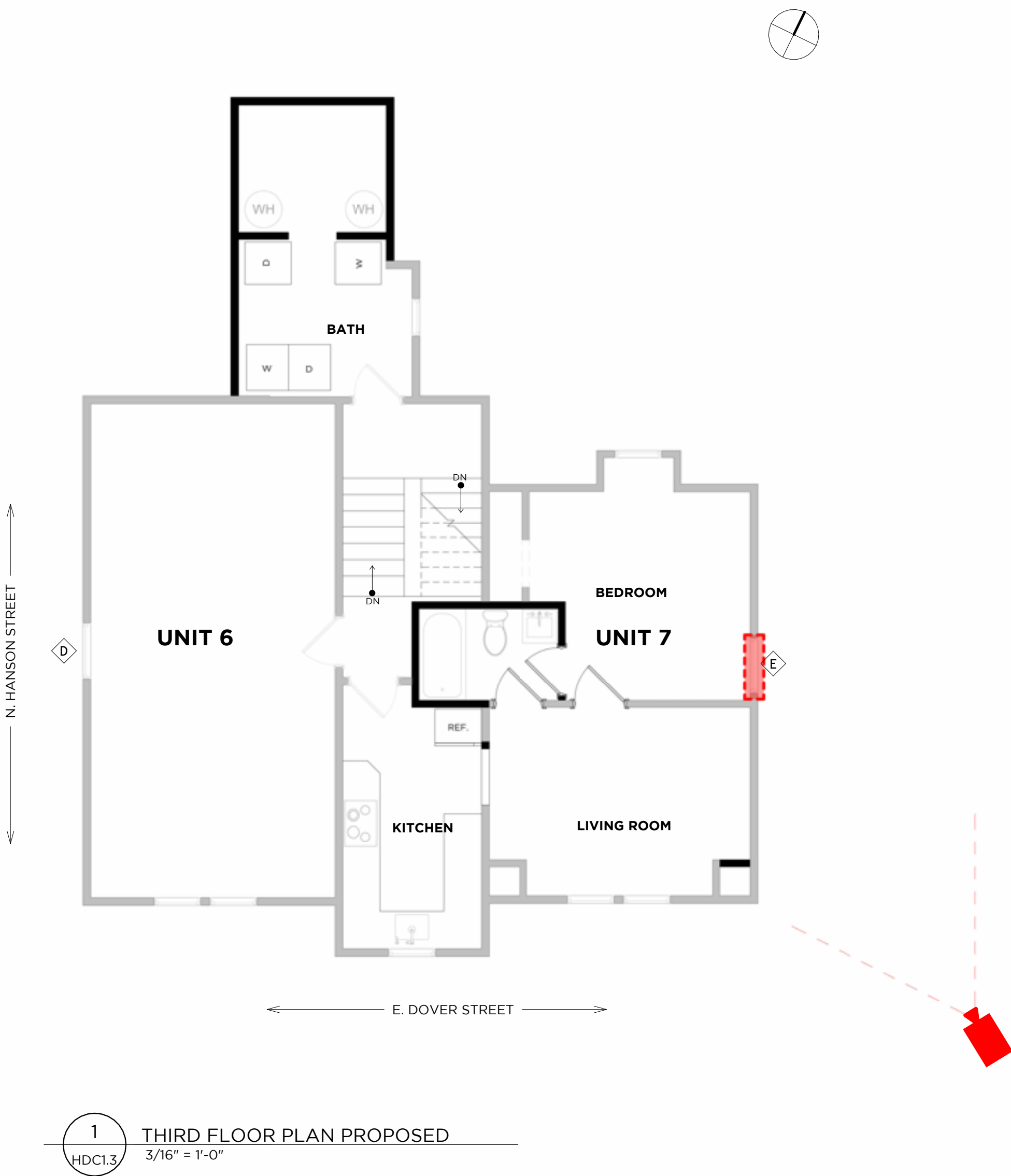
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SECOND FLOOR WINDOW  
HDC APPLICATION

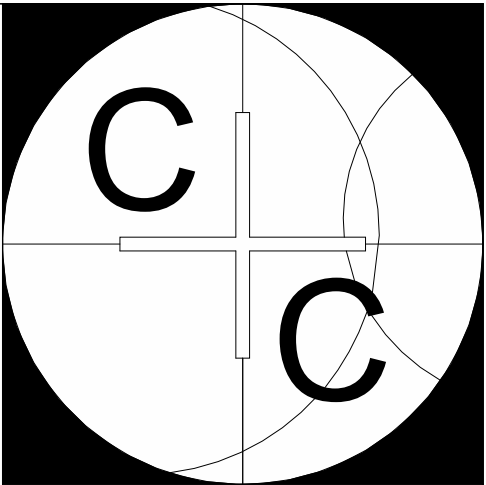
Walbridge Real Estate Investments LLC  
201 E. Dover Street  
EASTON, MD 21601

| REVISIONS      |              |
|----------------|--------------|
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|                |              |
| Project number | 2507         |
| Date           | (06.09.25)   |
| Drawn by       | CC           |
| Sheet No.      | 2 of 4       |
| HDC1.2         |              |
| Scale          | As indicated |





2  
THIRD FLOOR WINDOW E



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THIRD FLOOR WINDOW

HDC APPLICATION

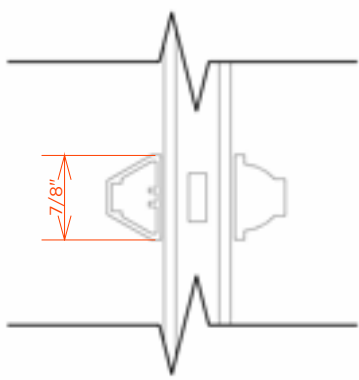
Walbridge Real Estate  
Investments LLC

201 E. Dover Street  
EASTON, MD 21601

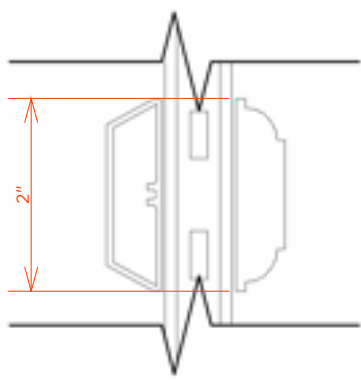
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| Project number | 2507         |
| Date           | (06.09.25)   |
| Drawn by       | CC           |
| Sheet No.      | 3 of 4       |
| HDC1.3         |              |
| Scale          | As indicated |



PELLA TRADITIONAL STYLE COLLECTION CASEMENT  
PUTTY GLAZE AND OGEE GRILLES SDL



7/8" VERTICAL MULLION



7/8" VERTICAL MULLION

NOTE: THICKER 2" HORIZONTAL MULLION  
TO SIMULATE DOUBLE HUNG WINDOW

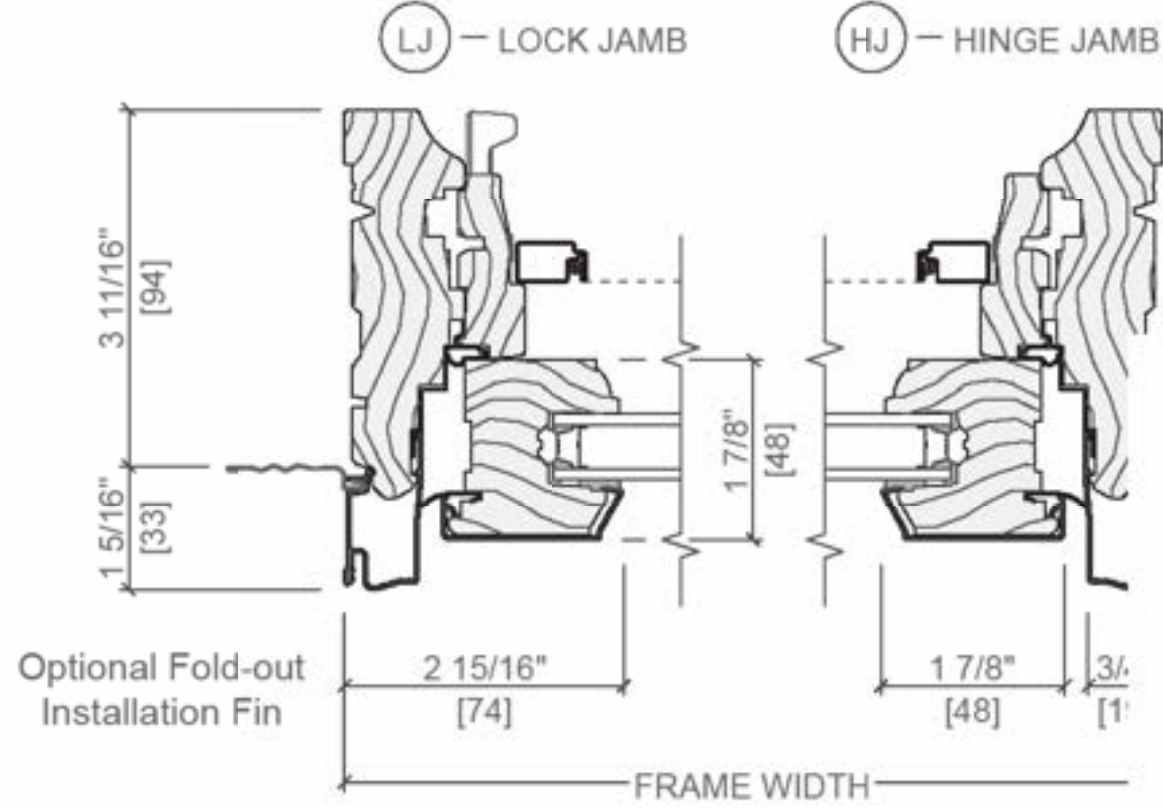
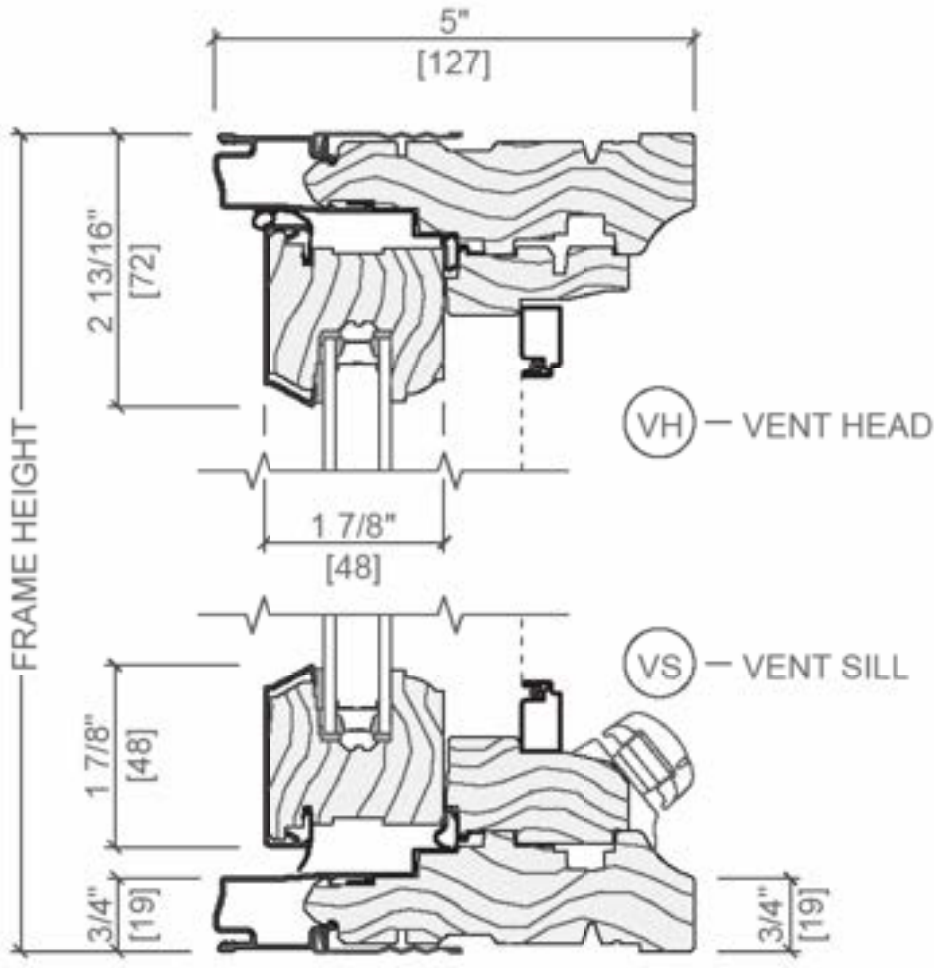
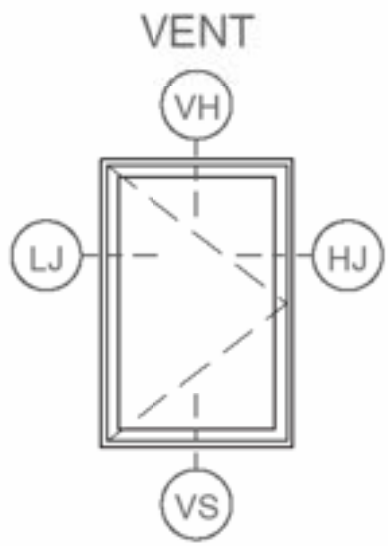
1  
HDC1.4

SDL MULLION STYLE  
6" = 1'-0"



Pella® Reserve™ Traditional Casement Window

Unit Sections – Aluminum-Clad Exterior, Putty Glaze Exterior Profile



2

TRADITIONAL CASEMENT WINDOW SECTION

Window Hardware

Classic  
Collection

Get a timeless look with authentic styles in classic finishes.



Fold-away  
Crank  
Antiek



Spoon-Style Lock

Finishes:



Champagne



White



Brown



Matte Black



Oil-Rubbed  
Bronze



Satin Nickel



Satin Brass

3

WINDOW HARDWARE

Extruded  
Aluminum-Clad  
Exterior Colors

Our low-maintenance EnduraClad® exterior finish resists fading. Take durability one step further with EnduraClad Plus which also resists chalking and corrosion.<sup>7</sup>



Black



White



Brown



Fossil



Iron Ore



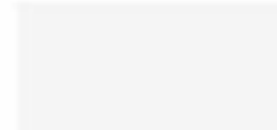
Portobello



Putty



Almond



Classic White



Brick Red



Hartford Green



Pearl Gray



Soft Linen



Satin Steel



Matte Gray



Wolf Gray



Spice Red



Sage



Frost Blue



Blue Ash



Custom colors  
are also available.

Screens

Rolscreen®

Rolscreen soft-closing retractable screens roll out of sight when not in use. Available on casement windows.

Integrated Rolscreen®

A concealed retractable screen that moves seamlessly with the sash of a single- or double-hung window – appearing when you open the window and rolling out of sight when you close it.

TuffScreen® by Phifer®

The TuffScreen® is 2.5x stronger than a standard screen.<sup>8</sup> It is tear, puncture and damage resistant, standing up to pets, children and harsh weather. Available on sliding patio doors.

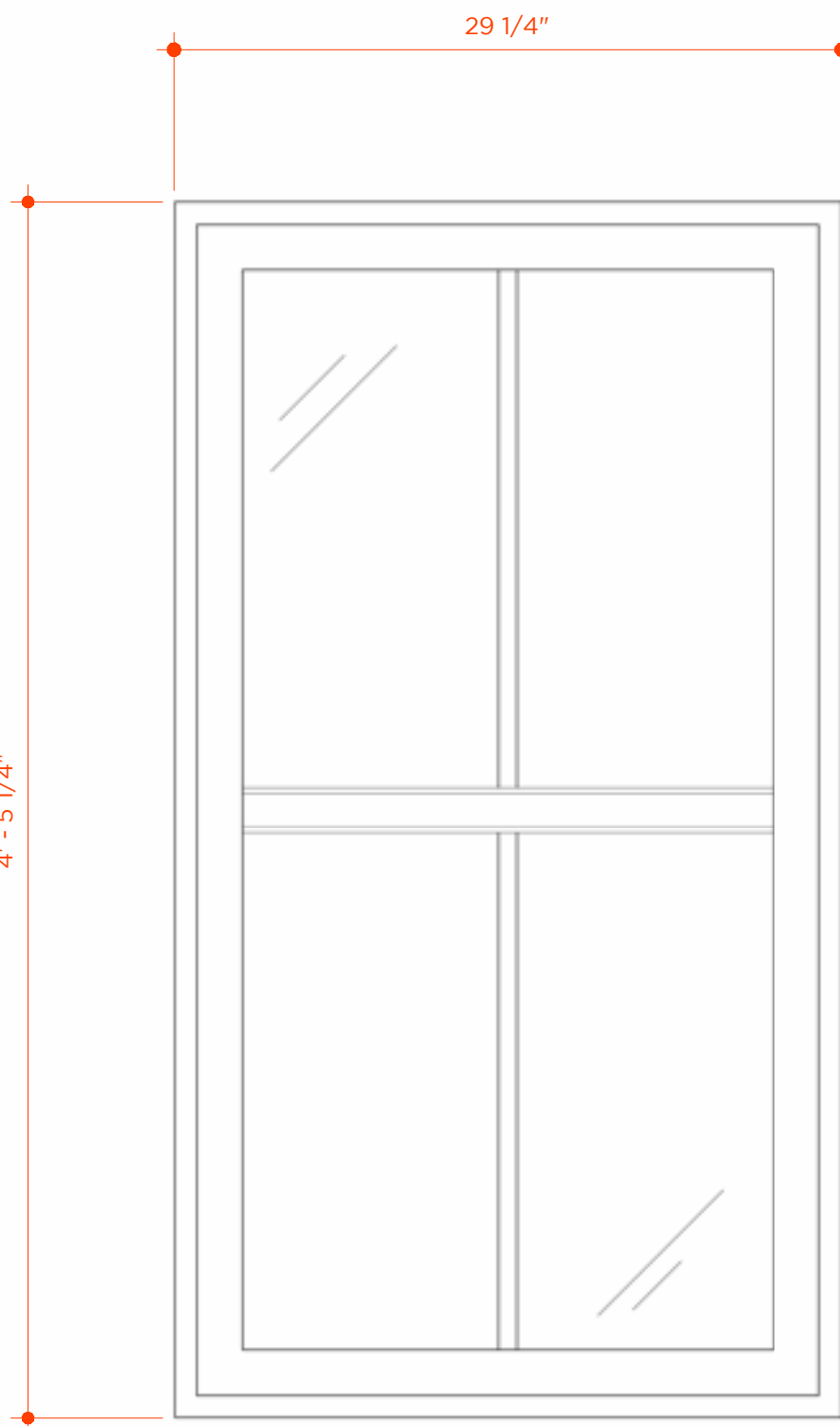
<sup>8</sup>All trademarks are property of their respective owners

Flat

InView™ screens are clearer than conventional screens and come standard.

4

EXTERIOR COLOR AND SCREEN TYPE



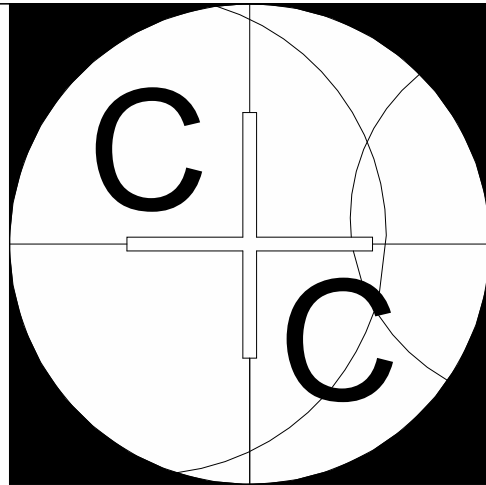
5  
HDC1.4

CASEMENT WINDOW ELEVATION  
1 1/2" = 1'-0"



6

PELLA RESERVE CASEMENT WINDOW SAMPLE



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410.253.0022  
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WINDOW  
SPECIFICATIONS

HDC APPLICATION

Walbridge Real Estate  
Investments LLC

201 E. Dover Street  
EASTON, MD 21601

| REVISIONS |  |
|-----------|--|
|           |  |
|           |  |
|           |  |

|                |            |
|----------------|------------|
| Project number | 2507       |
| Date           | (06.09.25) |
| Drawn by       | CC         |
| Sheet No.      | 4 of 4     |

HDC1.4

Scale As indicated





**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, Town Planner, [njohnson@eastonmd.gov](mailto:njohnson@eastonmd.gov)

**Property Address:** 52 S Washington Street

**Applicant:** Timothy Crosby, AIA on behalf of Foundation of Hope Inc.

**Application Number:** 2025-1485

**Code Enforcement Case:** Yes ☐ No ☒

---

### Project Description:

The applicant is seeking approval to construct a new two-story structure on a vacant lot located at the corner of S Washington Street and South Street. Materials proposed for this structure include Andrew 400 Series windows, fiberglass doors, a combination of brick and fiber cement siding, composite trim, PVC shutters, iron railings, standing seam metal roofing, and asphalt shingle roofing. Proposed site improvements include the construction of an off-street parking area with seven (7) spaces, landscape installations, and the construction of a small stormwater management feature.

---

### Background Information:

This project first went before the Historic District Commission on October 28, 2024. At that time, the application was approved subject to staff's five (5) recommended conditions. This certificate of appropriateness subsequently lapsed as no building permit was obtained within six months from the date of its issuance.

The project has begun going through the site plan review process and went before the Easton Staff Development Review Board (ESDR) on May 28, 2025. It is schedule to appear before the Planning Commission on June 24, 2025 for sketch site plan review and approval.

---

### Historic District Guidelines:

#### Guideline 12. Universal Guidance for Parking Lots

- a. Provide adequate lighting on all parking lots.
- b. Clearly mark entries and exits to the parking lots and provide directional signs at appropriate locations.

#### Guideline 13. New Parking Lots



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

- a. Locate new parking lots in the rear of existing buildings, so that they are not visible from a primary public right-of-way.
- b. Avoid adding new surface parking lots that front on major streets.
- c. Provide a minimum 3-foot-wide landscape street front edge for all new parking lots, where possible. Landscaping should be 42 inches in height to screen automobiles from immediate view but allow visual access.
- d. Provide a low brick wall, fence or some other form of compatible screening to separate the sidewalk or street from parking lots where a 3-foot-wide landscaping buffer is not possible.
- e. Provide one approved tree planting for every 7.5 parking spaces with not more than 15 uninterrupted parking spaces in surface parking lots. Planting islands must contain a minimum of 64 square feet per tree with a minimum dimension of 6 feet per side.
- f. Provide adequate hose bibs to ensure available water for landscape maintenance in all parking lots.

**Guideline 19. Trees and Street Plantings**

- a. Preserve existing shade trees.
- b. New shade trees should be located where they will not obscure important historic features or damage historic buildings with roots or branches.
- c. The use of planter boxes and other landscaping features is encouraged. The design should be compatible with the character of the building and surrounding district.
- d. Stormwater management features and rain gardens should be unobtrusive and compatible with the surrounding district.

**Guideline 23. Vacant Lots**

- b. It is appropriate to convert vacant lots to public parklets or gardens, or to utilize existing lots for new construction or surface parking lots in keeping with the applicable sections of these guidelines (see Parking and Parking Lots in Chapter 6.2 and Chapter 6.4 for Guidelines for New Construction).

**Guideline 94. Style**

New infill buildings should be compatible with the overall historic and architectural character of the area, yet they should also be recognizable as products of their own time. For example, windows of contemporary design might be appropriate if their size and proportions were similar to those of surrounding properties.

- a. Avoid imitating earlier or historic architectural styles.





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

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

**Guideline 95. Siting**

- a. Site new construction on existing vacant lots whenever possible.
- b. New buildings should be oriented to face the street.
- c. Landscaping, such as front yards, should be in keeping with those of neighboring properties.

**Guideline 96. Orientation, Alignment, and Setback**

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

**Guideline 97. Form, Massing, Height, and Scale**

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

**Guideline 98. Street Rhythm**

- a. The overall size, massing, and form of a new building should respect the existing street rhythm.
- b. Avoid designs that interrupt or otherwise disrupt the street rhythm.



### **Guideline 99. ADA Ramps for New Construction and Additions**

- a. Ramps should blend with surrounding materials.
- b. Designs, including railings, should be simple.
- c. Where possible, ramps should be located on the rear or side elevations rather than on the primary façade.

### **Guideline 103. Materials**

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

### **Guideline 105. Exterior Color**

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

### **Guideline 106. Details and Ornamentation**

- a. The details and ornamentation of a new building should be compatible with those of neighboring buildings.
- b. The details and ornamentation of an addition should be compatible with those of the building to which it is attached.
- c. Avoid introducing dramatically different details and ornamentation on a new building or addition.





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

- d. Avoid exactly copying details and ornamentation from existing buildings for a new building or addition.
- e. Simple and understated elements are preferred for new construction within the historic district.
- f. Minimize the amount or type of decoration on the façade. Instead, allow the building's lines and fenestration to dominate.

**Guideline 107. Placement**

- a. On streets where storefronts are dominant, recessed entries are preferred.
- b. Doors may be centered or aligned to either side of the façade.

**Guideline 108. Design**

- a. Doors within storefronts should be compatible with the design of the storefront. Wood storefronts may have wood doors, and metal storefronts may have metal doors.
- b. Secondary doors should be understated and simple in design as compared to the front or main door.

**Guideline 109. Energy and Sustainability**

- a. Employ the use of shutters and awnings.
- b. Wherever possible, use durable, repairable, and recyclable building materials.
- c. Utilize energy efficient windows with low emissivity ("low-e") glass.
- d. Place energy efficient HVAC equipment on non-visible rooftop locations, in the rear of buildings, or in other locations that are not visible from the street.
- e. Add natural sustainable features to the site, such as shade trees, where possible. Locate shade trees where they will not grow to damage historic buildings.
- f. Avoid paving up to the building foundation, which can create a heat island effect. Use permeable materials or landscaping with native plants to help control stormwater and reduce heat transmission to the building interior.
- g. Avoid removing existing shade trees or vegetation.
- h. Use permeable paving where appropriate to manage stormwater.
- i. Employ features that provide natural light to the building interior, such as glass doors and transoms, clearstories, and roof monitors.
- j. As part of a larger architectural project, the HDC will entertain new building concepts that may not be immediately recognizable in the Town of Easton Historic District, such as "net zero" properties.



### **Guideline 110. Exterior Lighting**

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

### **Guideline 112. Proportion**

- a. The proportions of a façade of a new building should be compatible with the façades of its neighbors.
- b. Avoid dramatically different proportions on new buildings and additions

### **Guideline 113. Façade Rhythm**

- a. Avoid façade rhythms drastically different from those in the surrounding area.
- b. The rhythm of a façade of an addition should be compatible to the façade of the building to which it is attached.

### **Guideline 114. Landscape Features**

- a. Design compatible landscaping for a new building's property.
- b. Unnecessarily removing character-defining landscape to construct a new building or addition.
- c. Designing an incompatible landscape for a new building or addition.

### **Guideline 115. Roof Form**

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

### **Guideline 116 Roof Material**

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





### **Guideline 117. Gutters and Downspouts**

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

### **Guideline 121. General Guidelines for Utilities for New Construction**

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

### **Guideline 122. Trash and Refuse Containers**

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

### **Guideline 123. Mechanical Equipment**

- a. Rooftop mechanical systems should be positioned so as not to be visible from the street.
- b. Where rooftop location is not possible, mechanical systems should be located at a side or rear elevation and screened with fences or plantings.

### **Guideline 126. Arrangement**

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

### **Guideline 127. Window Type**

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



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- b. Vinyl windows are generally not manufactured in historic proportions and are not appropriate for use in the historic district.
- c. Wood, aluminum, aluminum clad wood, and fiberglass may be appropriate materials.

---

### **Recommended Conditions:**

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

1. A landscape buffer a minimum of three (3) feet wide shall be installed between the edge of the parking lot and S Washington Street. Plantings shall native species and at least 42" in height.
2. HVAC equipment shall be located on a non-visible rooftop location or within a side yard location that is not visible from a public right-of-way.
3. Trash cans shall be screened from view using opaque fencing.
4. Half-round gutters and downspouts shall be utilized.
5. Minor revisions to the proposed site and structure that are consistent with the Historic District Guidelines may be administratively approved by staff after consultation with the Chair and/or Vice-Chair of the Commission.

---

### **Draft Motions:**

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

OR

2. I move that the Historic District Commission table the application pending the following revisions...

OR

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





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

**Meeting Date:** 10/28/2024  
**Application Number:** 2024-1318  
**Location:** 52 S Washington Street  
**Applicant:** Timothy F. Crosby AIA

**Request:** The applicant is requesting approval for the construction of a new two-story, 5400 square foot structure on the vacant lot located on the corner of S. Washington Street and South Street. Proposed site improvements include the construction of an off-street parking area with seven (7) spaces, additional landscaping, and the addition of a small stormwater management feature. The materials proposed for this structure include vinyl-clad wood windows, fiberglass doors, a combination of brick and fiber cement siding, composite trim, PVC shutters, iron railings, standing seam metal roofing, and asphalt shingle roofing.

**The Applicant amended their application to reflect the use of half-round gutters and downspouts.**

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

- 1) A minimum landscape buffer of three (3) feet shall be installed between the edge of the parking lot and S. Washington Street. Planting shall be of a native species, and at least 42" in height;**
- 2) all HVAC equipment shall be located on a non-visible rooftop location or within a side yard location that is not visible from a public right of way;**
- 3) trash receptacles shall be screened from view using opaque fencing;**
- 4) half-round gutters and downspouts shall be utilized; and**
- 5) minor revisions to the proposed site and structure that are consistent with the Historic District Guidelines may be administratively approved by staff after consultation with the Chairperson and/or Vice Chairperson of the Commission.**

Commissioner Bateman seconded the motion.

FOR: 4 - Demby, 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".

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

11/13/2024  
Date



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

**TOWN OF EASTON**

RECEIVED

JUN 09 2025

HD 25 - 50

|                                  |
|----------------------------------|
| Application #: 2025 - 1485       |
| Date Received: 06/09/2025        |
| Fee Paid: -                      |
| HDC Meeting Date: 06/23/2025     |
| Date Property Posted: 06/16/2025 |

## 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 52 S. Washington Street, Easton (corner of South Street & S. Washington Street)  
☐ Contributing    ☒ Non-Contributing    YEAR BUILT: \_\_\_\_\_ NATIONAL REGISTAR # \_\_\_\_\_

### PROPERTY INFORMATION

OWNER NAME Foundation of HOPE, Inc. / Keasha Haythe, President & CEO  
TELEPHONE NO. \_\_\_\_\_ EMAIL \_\_\_\_\_

### Applicant or Agent

NAME Timothy F. Crosby  
TELEPHONE NO. \_\_\_\_\_ EMAIL \_\_\_\_\_

Description of Proposal (include additional sheets, as necessary)

New construction of a two-story building with office, meeting and program space for a nonprofit organization. Building will be wood frame construction, with brick veneer on the main, side and rear facades and wood siding on the facade facing South Street. A classical style portico marks the main entrance with four doric columns supporting a classical entablature. Other details include a large cornice at the roof line, gabled roofs, architectural cast stone window and door lintels and sills, and six over six double hung windows.

### 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

|                                                          |                          |
|----------------------------------------------------------|--------------------------|
| 6/9/25                                                   | <i>Timothy F. Crosby</i> |
| Timothy F. Crosby / Owner, Crosby & Associates, AIA, LLC |                          |

Revised 4.4.2022





## Historic District Commission Application Checklist

Revised December 2022

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

### Requirements:

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

The application submitted shall include 2 copies plus 1 digital.

### All Applications to Include:

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

### New Construction / Addition

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

## Renovations

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

## Windows

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

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

## Roofing

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

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

## Signs

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

## Landscaping & Trees

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

## Fence

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

## Demolition

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

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

## Other

- ☐ Attach all documentation supporting request

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

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

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





Architecture + Planning + Interiors + Community Engagement

October 14, 2024



## NEW EDUCATION AND TRAINING CENTER EASTON, MARYLAND

### PROJECT OVERVIEW

---

The Foundation of HOPE, Inc. will be constructing a new Education and Training Center on the corner of Washinton Street and South Street in Easton, Maryland.

The new facility will provide space for the Foundation to provide its educational and training services to its Clients – Teenage Females from the Eastern Shore. The new facility will also provide office space, conference space and support space to other community non-profit organizations.

Foundation of Hope will create a new building that will reflect and honor the historic character of the surrounding buildings by its exterior appearance and design.

### SITE PLANNING

---

The new building will be located on a vacant site at the corner of Washinton Street and South Street. The proposed site contains approximately 11,000 square feet of space. A detailed Preliminary Site Development Plan is included in the information submitted for the Historic District Commission's review.

The new building will be located on the southwest corner of the site. Parking for the building will be located in the north corner of the site with the entrance aligned with the Port Street intersection with Washington Street.

As much as possible, the existing landscape will be preserved and integrated into the new site development plan. Additional landscaping will be installed, especially at the base of the building and in the yard space on the South Street side of the building.

513 Court Lane  
The Highcourt Center  
Cambridge, MD 21613  
Tel. 410.221.6508  
Cell 410.476.1133

The new building will be placed on the site so that the front of the new building will be aligned with the facades of the existing buildings on Washington Street. The south side façade of the new building will be aligned with the front facades of the existing buildings on South Street.

When completed, the new building will fit with its existing context and continue the historic streetscape of Washington and South Street.

### **NEW BUILDING DESCRIPTION**

---

The new building's exterior design is based on Federal design principles. The new building will have key elements of the Federal style of architecture including symmetry in design, rectangular or square building shapes, hipped and gable shaped roofs, decorative entrance features, including transom and sidelights over the front door, double-hung windows, classical details like pilasters, columns and cornices, and a focus on elegant, restrained ornamentation; essentially, a simple, classical aesthetic with emphasis on balanced proportions and refined details, seen in the form of decorative moldings around the doors and windows.

The new building has a footprint of 2,500 square feet. It will be a two-story building with a total square footage of 5,000 square feet. The proposed floor plans are included in the materials attached to the HDC application.

The main entry of the new building is located on the northwest corner of the site facing Washington Street. The design of the entry is emphasized by a large front porch supported by Tuscan style columns topped with a detailed cornice and roof. The entry has a gabled front roof with elaborate fascia trim and a center round window. The building has a north/south gable roof aligned with Washington Street.

The south end of the building includes a hipped roof section that is meant to moderate the scale of the building and make the transition to the scale of the buildings on South Street.

Overall, the new building will complement and enhance the existing historic context of Easton by the scale, rhythm and proportion of the proposed design.

### **BUILDING SYSTEMS AND MATERIALS**

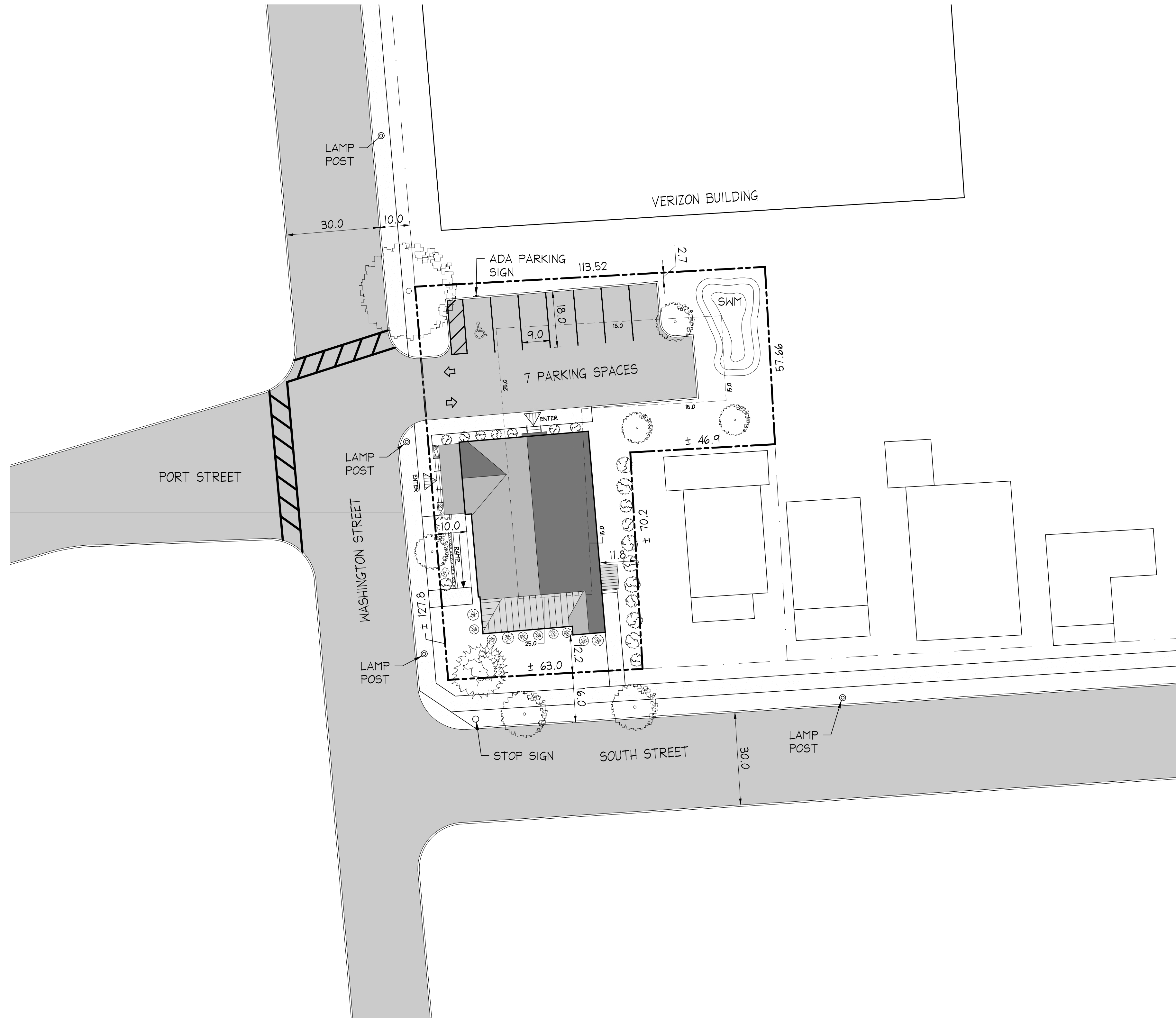
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The proposed building systems and materials are detailed in the product and manufacturer's information included with this application.

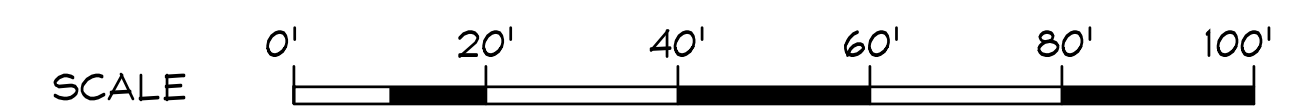
### **CONCLUSIONS**

---

The Foundation of HOPE, Inc. believes that the design of the new building and its proposed site development plan deserves the approval of the Town of Easton Historic District Commission and requests the Commission issue a Certificate of Appropriateness for this design proposal.



1 SITE PLAN - PROPOSED  
C101 SCALE: 1" = 20'



ARCHITECT  
**TIMOTHY F. CROSBY AIA**  
513 COURT LANE  
CAMBRIDGE, MD 21613  
LICENSE No. MD-5220-A

I certify that these documents were prepared or approved by me, and that I am a duly licensed Architect under the laws of the State of Maryland.  
License number: MD-5220-A Expiration date: 5/17/25

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NEW COMMERCIAL / OFFICE BUILDING FOR:  
**FOUNDATION OF HOPE, INC**  
51 SOUTH WASHINGTON STREET  
EASTON, MARYLAND 21601

| REV # | REVISION                                         | DATE     |
|-------|--------------------------------------------------|----------|
| 1     | ISSUE FOR REVIEW BY HISTORIC DISTRICT COMMISSION | 10/14/24 |
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**SITE PLAN - PROPOSED**

DRAWN BY: **PGA**

REVIEWED BY: **TFC**

PROJECT NUMBER: **0092022**

SCALE: **AS NOTED**

ISSUE DATE: **10/14/2024**

PROJECT STATUS: **HDC**

DRAWING NUMBER: **C101**



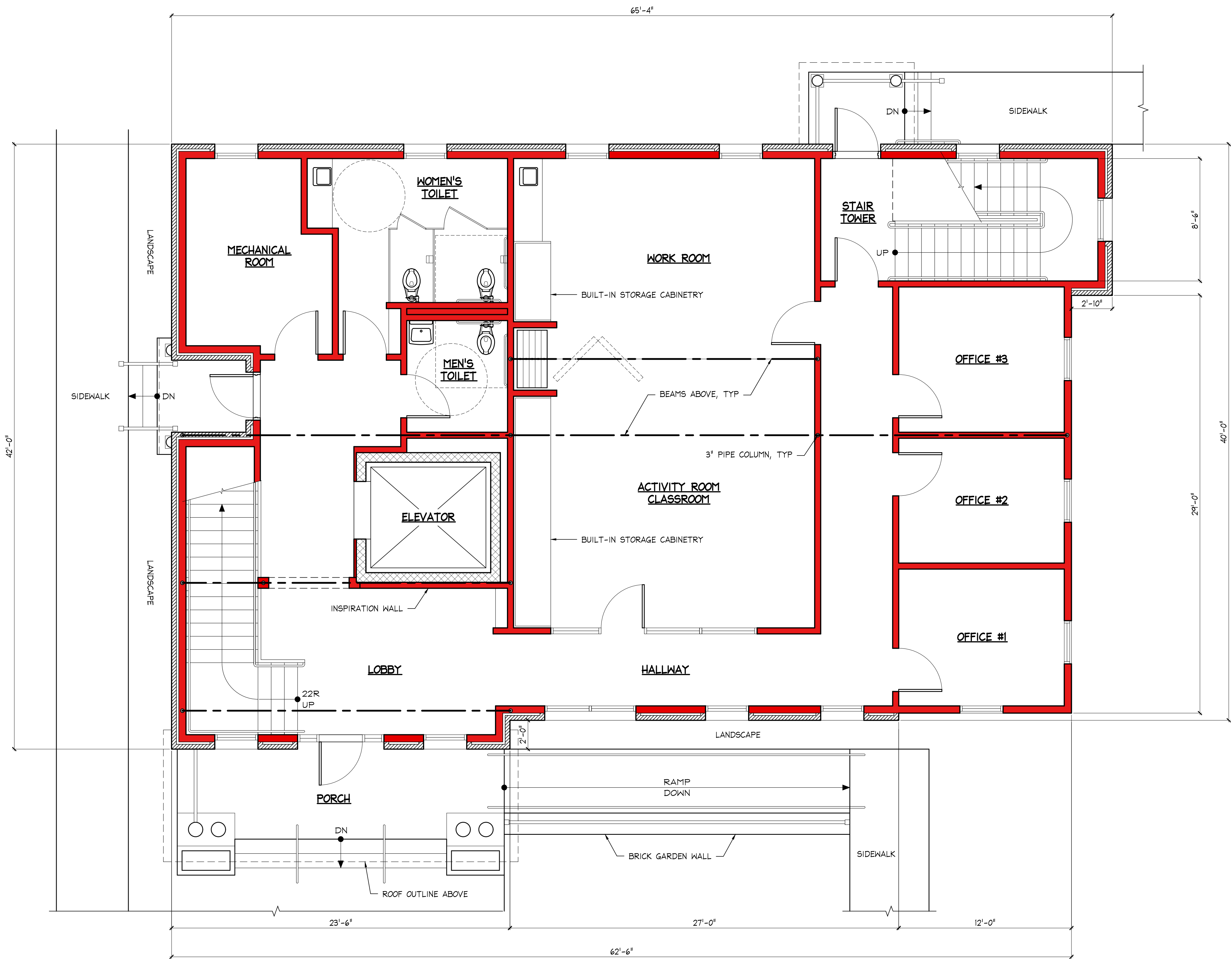
NEW COMMERCIAL / OFFICE BUILDING FOR:  
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51 SOUTH WASHINGTON STREET  
EASTON, MARYLAND 21601

| REV # | REVISION                                         | DATE     |
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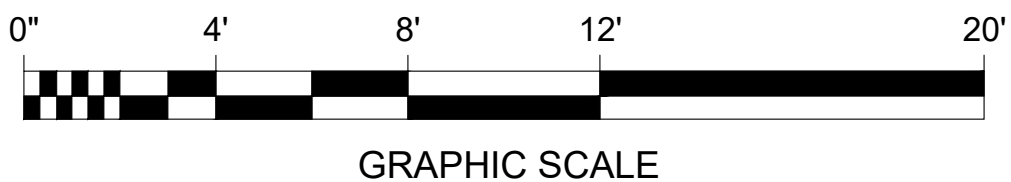
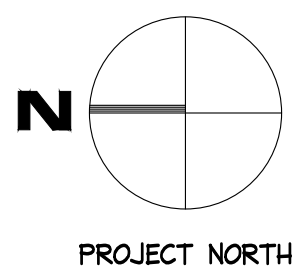
**FIRST FLOOR PLAN - PROPOSED**

|                 |            |
|-----------------|------------|
| DRAWN BY:       | CR         |
| REVIEWED BY:    | TFC        |
| PROJECT NUMBER: | 0092022    |
| SCALE:          | AS NOTED   |
| ISSUE DATE:     | 10/14/2024 |
| PROJECT STATUS: | HDC        |
| DRAWING NUMBER: |            |

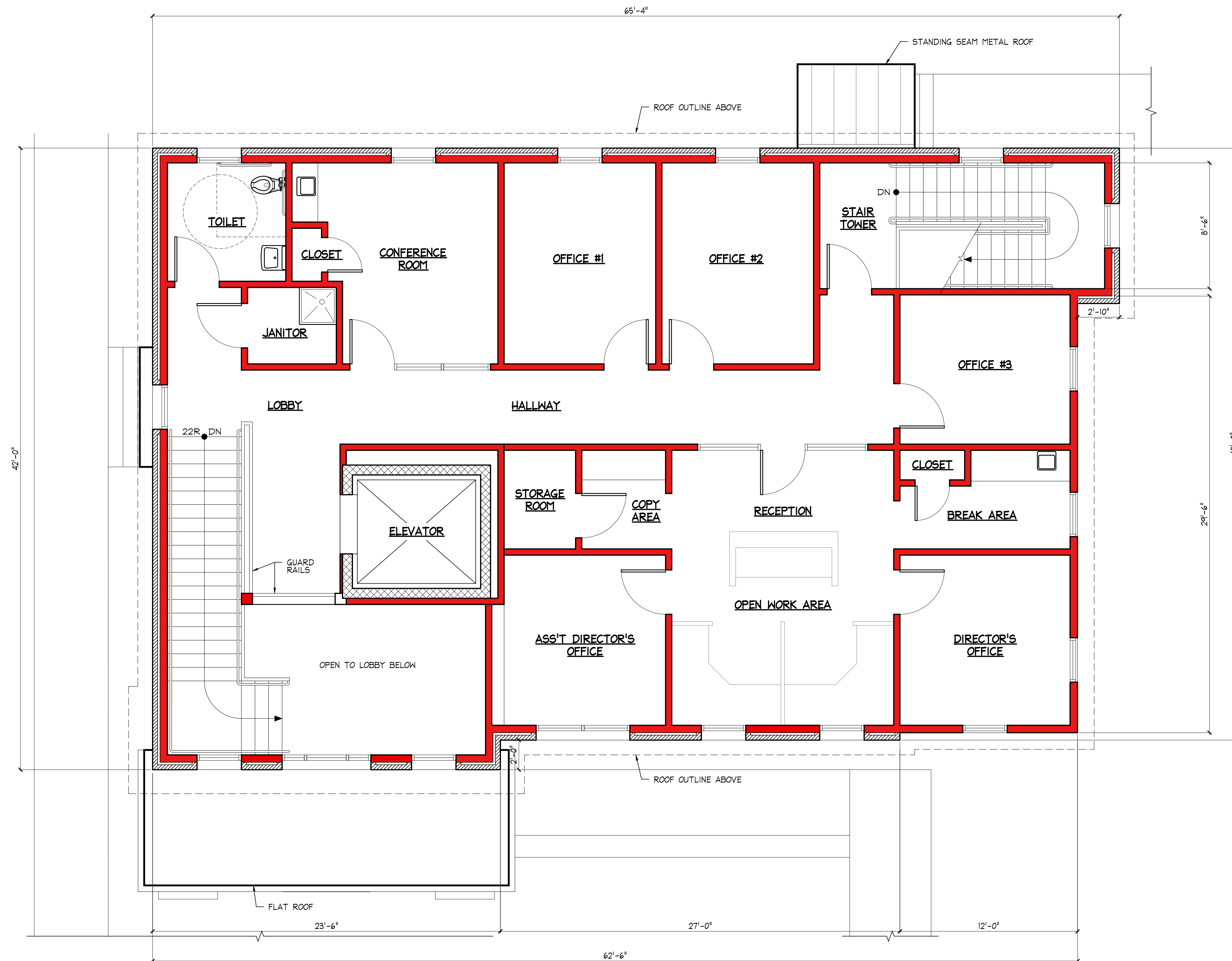
**A101**



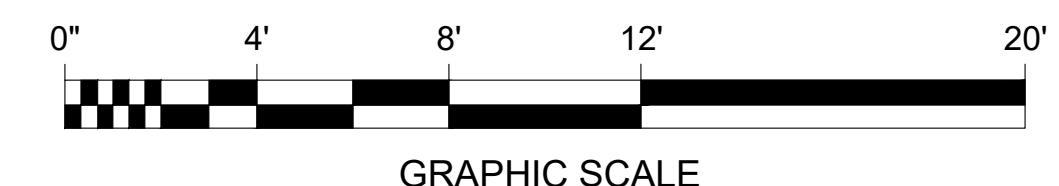
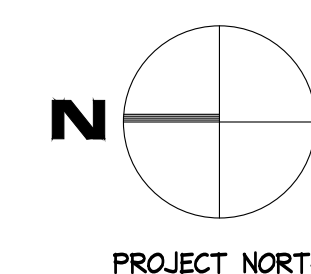
**1 FIRST FLOOR PLAN - PROPOSED**  
SCALE: 1/4" = 1'-0"







1  
A102 SECOND FLOOR PLAN - PROPOSED  
SCALE: 1/4" = 1'-0"



ARCHITECT  
**TIMOTHY F. CROSBY AIA**  
513 COURT LANE  
CAMBRIDGE, MD 21613  
LICENSE No. MD-5220-A

I certify that these documents were prepared or approved by me, and that I am a duly licensed Architect under the laws of the State of Maryland.  
License number: MD-5220-A Expiration date: 5/17/25

**I +**  
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NEW COMMERCIAL / OFFICE BUILDING FOR:

**FOUNDATION OF HOPE, INC**

51 SOUTH WASHINGTON STREET  
EASTON, MARYLAND 21601

| REV # | REVISION                                         | DATE     |
|-------|--------------------------------------------------|----------|
| 1     | ISSUE FOR REVIEW BY HISTORIC DISTRICT COMMISSION | 10/14/24 |
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**SECOND FLOOR PLAN - PROPOSED**

DRAWN BY: CR

REVIEWED BY: TFC

PROJECT NUMBER: 0092022

SCALE: AS NOTED

ISSUE DATE: 10/14/2024

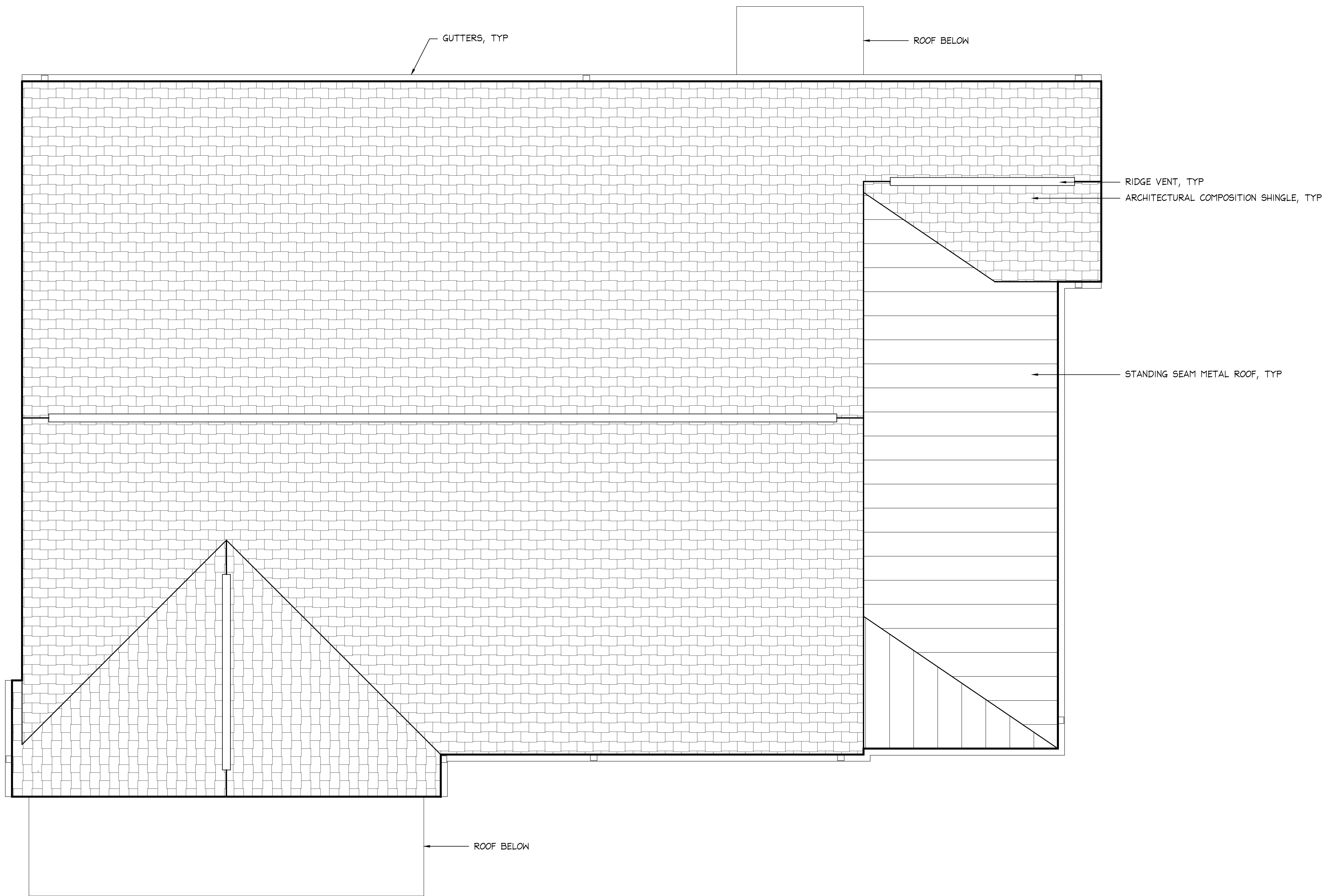
PROJECT STATUS: HDC

DRAWING NUMBER:

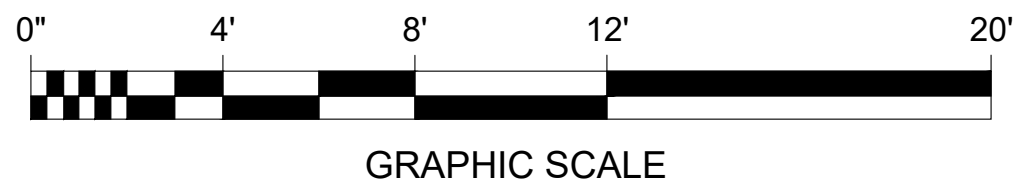
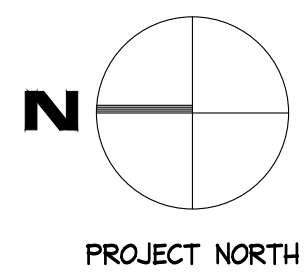
**A102**

Page 50 of 281





1 ROOF PLAN - PROPOSED  
A103 SCALE: 1/4" = 1'-0"



ARCHITECT  
**TIMOTHY F. CROSBY AIA**  
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CAMBRIDGE, MD 21613  
LICENSE No. MD-5220-A

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NEW COMMERCIAL / OFFICE BUILDING FOR:  
**FOUNDATION OF HOPE, INC**  
51 SOUTH WASHINGTON STREET  
EASTON, MARYLAND 21601

| REV # | REVISION                                         | DATE     |
|-------|--------------------------------------------------|----------|
| 1     | ISSUE FOR REVIEW BY HISTORIC DISTRICT COMMISSION | 10/14/24 |
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| ROOF PLAN - PROPOSED |            |
| DRAWN BY:            | CR         |
| REVIEWED BY:         | TFC        |
| PROJECT NUMBER:      | 0092022    |
| SCALE:               | AS NOTED   |
| ISSUE DATE:          | 10/14/2024 |
| PROJECT STATUS:      | HDC        |
| DRAWING NUMBER:      | A103       |





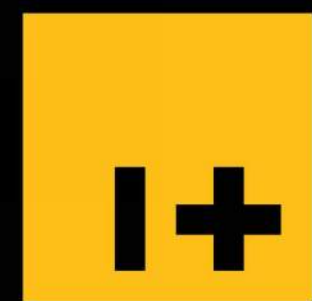
1  
A201

WEST ELEVATION - PROPOSED

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

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FOUNDATION OF HOPE, INC

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EASTON, MARYLAND 21601

| REV # | REVISION                                         | DATE     |
|-------|--------------------------------------------------|----------|
| 0     | ISSUE FOR REVIEW BY HISTORIC DISTRICT COMMISSION | 10/14/24 |
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BUILDING  
ELEVATIONS  
PROPOSED

DRAWN BY: PGA

REVIEWED BY: TFC

PROJECT NUMBER: 0092022

SCALE: AS NOTED

ISSUE DATE: 10/14/2024

PROJECT STATUS: HDC

DRAWING NUMBER:

R201





1 WEST ELEVATION - PROPOSED  
A201 SCALE: 1/4" = 1'-0"

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NEW COMMERCIAL / OFFICE BUILDING FOR:

FOUNDATION OF HOPE, INC

51 SOUTH WASHINGTON STREET  
EASTON, MARYLAND 21601

| REV # | REVISION                                         | DATE     |
|-------|--------------------------------------------------|----------|
| 1     | ISSUE FOR REVIEW BY HISTORIC DISTRICT COMMISSION | 10/14/24 |
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BUILDING  
ELEVATIONS  
PROPOSED

|                 |            |
|-----------------|------------|
| DRAWN BY:       | CR         |
| REVIEWED BY:    | TFC        |
| PROJECT NUMBER: | 0092022    |
| SCALE:          | AS NOTED   |
| ISSUE DATE:     | 10/14/2024 |
| PROJECT STATUS: | HDC        |
| DRAWING NUMBER: |            |

A201





1 SOUTH ELEVATION - PROPOSED  
A202 SCALE: 1/4" = 1'-0"

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EASTON, MARYLAND 21601

| REV # | REVISION                                         | DATE     |
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| 1     | ISSUE FOR REVIEW BY HISTORIC DISTRICT COMMISSION | 10/14/24 |
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| <b>BUILDING ELEVATIONS PROPOSED</b> |            |
| DRAWN BY:                           | CR         |
| REVIEWED BY:                        | TFC        |
| PROJECT NUMBER:                     | 0092022    |
| SCALE:                              | AS NOTED   |
| ISSUE DATE:                         | 10/14/2024 |
| PROJECT STATUS:                     | HDC        |
| DRAWING NUMBER:                     |            |

A202





1 EAST ELEVATION - PROPOSED  
A203 SCALE: 1/4" = 1'-0"

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EASTON, MARYLAND 21601

| REV # | REVISION                                         | DATE     |
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**BUILDING ELEVATIONS PROPOSED**

DRAWN BY: CR  
REVIEWED BY: TFC  
PROJECT NUMBER: 0092022  
SCALE: AS NOTED  
ISSUE DATE: 10/14/2024  
PROJECT STATUS: HDC  
DRAWING NUMBER: A203





1 NORTH ELEVATION - PROPOSED  
A204 SCALE: 1/4" = 1'-0"

ARCHITECT  
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CAMBRIDGE, MD 21613  
LICENSE No. MD-5220-A

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License number: MD-5220-A Expiration date: 5/17/25

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NEW COMMERCIAL / OFFICE BUILDING FOR:  
**FOUNDATION OF HOPE, INC**  
51 SOUTH WASHINGTON STREET  
EASTON, MARYLAND 21601

| REV # | REVISION                                         | DATE     |
|-------|--------------------------------------------------|----------|
| 0     | ISSUE FOR REVIEW BY HISTORIC DISTRICT COMMISSION | 10/14/24 |
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| <b>BUILDING ELEVATIONS PROPOSED</b> |
| DRAWN BY: CR                        |
| REVIEWED BY: TFC                    |
| PROJECT NUMBER: 0092022             |
| SCALE: AS NOTED                     |
| ISSUE DATE: 10/14/2024              |
| PROJECT STATUS: HDC                 |
| DRAWING NUMBER:                     |

A204





PROPERTY FROM SOUTH ST.



PROPERTY FROM WASHINGTON & SOUTH ST.





PROPERTY FROM WASHINGTON & PORT ST.



PROPERTY FROM WASHINGTON ST.





SOUTH VIEW OF WASHINGTON ST.



NORTH VIEW OF WASHINGTON ST.





NEIGHBORING PROPERTY - VERIZON BUILDING



CONTEXT FROM WASHINGTON & SOUTH ST.





CONTEXT FROM WASHINGTON & GOLDSBOROUGH ST.



CONTEXT FROM SOUTH ST.

## NEW EDUCATION AND TRAINING CENTER FOR FOUNDATION OF HOPE, INC.

| ID | Task Name                        | Duration | Start        | Finish       | 2024 Qtr 4, 2024<br>Sep Oct Nov Dec | 2025 Qtr 1, 2025<br>Jan Feb Mar Apr | 2025 Qtr 2, 2025<br>May Jun Jul Aug | 2025 Qtr 3, 2025<br>Sep Oct Nov Dec | 2026 Qtr 4, 2026<br>Jan Feb Mar Apr | 2026 Qtr 1, 2026<br>May Jun Jul Aug | 2026 Qtr 2, 2026<br>Sep Oct Nov Dec |
|----|----------------------------------|----------|--------------|--------------|-------------------------------------|-------------------------------------|-------------------------------------|-------------------------------------|-------------------------------------|-------------------------------------|-------------------------------------|
| 1  | <b>PRE-CONSTRUCTION</b>          | 131 days | Mon 10/14/24 | Thu 4/17/25  |                                     |                                     |                                     |                                     |                                     |                                     |                                     |
| 2  | HISTORIC COMMISSION PRESENTATION | 1 day    | Mon 10/28/24 | Mon 10/28/24 |                                     |                                     |                                     |                                     |                                     |                                     |                                     |
| 3  | DESIGN & APPROVALS               | 100 days | Tue 10/29/24 | Thu 3/6/25   |                                     |                                     |                                     |                                     |                                     |                                     |                                     |
| 4  | PERMITTING                       | 30 days  | Fri 3/7/25   | Thu 4/17/25  |                                     |                                     |                                     |                                     |                                     |                                     |                                     |
| 5  | <b>CONSTRUCTION</b>              | 259 days | Mon 5/12/25  | Fri 5/8/26   |                                     |                                     |                                     |                                     |                                     |                                     |                                     |
| 6  | SITWORK                          | 10 days  | Mon 5/12/25  | Fri 5/23/25  |                                     |                                     |                                     |                                     |                                     |                                     |                                     |
| 7  | <b>BUILDING</b>                  | 249 days | Mon 5/26/25  | Fri 5/8/26   |                                     |                                     |                                     |                                     |                                     |                                     |                                     |
| 8  | CONSTRUCTION                     | 249 days | Mon 5/26/25  | Fri 5/8/26   |                                     |                                     |                                     |                                     |                                     |                                     |                                     |
| 9  | SUBSTANTIAL COMPLETION           | 0 days   | Fri 5/8/26   | Fri 5/8/26   |                                     |                                     |                                     |                                     |                                     |                                     |                                     |



## PROJECT SCHEDULE

Fri 10/11/24



Architecture + Planning + Interiors + Community Engagement

**THE FOUNDATION OF HOPE - NEW EDUCATION AND TRAINING CENTER**  
**52 S. WASHINGTON STREET, EASTON, MARYLAND**

**HISTORIC DISTRICT COMMISSION APPLICATION: October 14<sup>TH</sup>, 2024**  
**MATERIALS AND SYSTEMS RECAP**

**DOORS**

- **FRONT DOOR**  
THERMA-TRU FIBERGLASS CLASSIC 6 PANEL DOOR W/ TRANSOM & SIDELIGHTS
- **SIDE & REAR ENTRY DOORS**  
THERMA-TRU FIBERGLASS CLASSIC 6 PANEL DOOR W/ TRANSOM

**WINDOWS**

- **TYPICAL**  
ANDERSEN 400 SERIES DOUBLE-HUNG
- **FRONT GABLE**  
ANDERSEN 400 SERIES FIXED ROUND

**SIDING**

- **BRICK**  
MOULDED BRICK W/ SIZE, COLOR & TEXTURE COMPARABLE TO NEARBY CONTRIBUTING BUILDINGS IN THE EASTON HISTORIC DISTRICT. THE FINAL BRICK SELECTION SHALL BE BASED ON PROVIDED SAMPLES AND REQUIRED APPROVALS BY LOCAL AGENCIES.
- **MASONRY WALL LINTELS & SILLS**  
CAST STONE
- **LAP SIDING**  
JamesHardie: HARDIE-PLANK, SMOOTH, 5 INCH EXPOSURE, BLIND FASTENED & PAINTED
- **SOFFIT PANELS**  
JamesHardie: HARDIE-SOFFIT, SMOOTH, VENTED, PAINTED

**TRIMS**

- **WINDOWS**  
AZEK 'J-CASING' EXTERIOR TRIM, 4" & 6"  
COMPOSITE BRICK MOULD AS NEEDED IN BRICK WALLS
- **DOORS**  
AZEK 'J-CASING' EXTERIOR TRIM, 4" & 6"
- **FACIA, SOFFITS, FRIEZES**  
AZEK 'SOFFIT SYSTEM' SPECIALTY EXTERIOR TRIM
- **RAKE TRIM**  
AZEK 'RABBETED TRIM' 6" & 8" EXTERIOR TRIM



**TRIMS** cont.

- **BASE/HORIZONTAL TRIMS**  
AZEK 'UNIVERSAL SKIRT BOARD' EXTERIOR TRIM
- **CORNER BOARDS**  
AZEK 6" 'J-QUICK CORNER' EXTERIOR TRIM
- **SPECIALTY TRIMS**  
AZEK PVC MOULDING & AZEK MOULDABLE PVC STOCK AS NEEDED
- **WINDOW SHUTTERS**  
TIMBERLANE FIXED LOUVER, ASSEMBLED W/ "ENDURIAN" PVC COMPONENTS & PAINTED
- **PORCH COLUMNS & PILASTERS**  
H.B. & G. PermaCast Plus ROUND COLUMNS, BASE & CAPITAL, PAINTED

**RAILINGS & HANDRAILS**

- **RAMP, STEPS & PORCHES**  
CUSTOM FABRICATED IRON, POWDER COATED BLACK

**ROOFING**

- **PITCHED MAIN ROOF**  
GAF, TIMBERLINE HDZ SHINGLES
- **PITCHED SHED ROOFS**  
PAC-CLAD PAC-150 ARCHITECTURAL METAL ROOF PANELS,  
PRE-FINISHED, FIELD CRIMPED 1-1/2" HIGH STANDING SEAMS @ 16" O.C.
- **FLAT ENTRY PORTICO ROOF**  
FULLY ADHERED MEMBRANE ROOF

**GUTTERS & DOWNSPOUTS**

- **GUTTERS**  
5" "K" PATTERN, PRE-FINISHED SEAMLESS ALUMINUM
- **DOWN SPOUTS**  
3" x 4" SMOOTH BOX SECTION, PRE-FINISHED ALUMINUM

# THE FOUNDATION OF HOPE

NEW EDUCATION AND TRAINING CENTER  
EASTON, MARYLAND

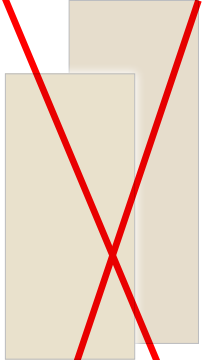
## PROJECT MATERIALS MANUFACTURERS' CUTSHEETS

HDC APPLICATION - OCTOBER 14<sup>TH</sup>, 2024



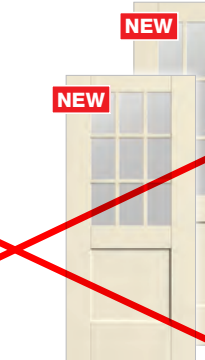
### Fiber-Classic<sup>®</sup> & Smooth-Star<sup>®</sup> Fiberglass Doors

#### Solid Panel

|                                                                                               |                                                                                   |                                                                                                                                                        |                                                                                                                         |                                                                                     |
|-----------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|
|              |  |                                                                       |                                       |  |
| Smooth                                                                                        | Smooth                                                                            | Smooth                                                                                                                                                 | Smooth                                                                                                                  | Smooth                                                                              |
| <b>S960</b><br>2'8" x 6'8"<br>2'10" x 6'8"<br>3'0" x 6'8"                                     | <b>S4800</b><br>2'8" x 6'8"<br>2'10" x 6'8"<br>3'0" x 6'8"                        | <b>S84800</b><br>2'8" x 8'0"<br>2'10" x 8'0"<br>3'0" x 8'0"                                                                                            | <b>S600</b><br>2'8" x 6'8"<br>2'10" x 6'8"<br>3'0" x 6'8"                                                               | <b>S8600</b><br>2'8" x 8'0"<br>2'10" x 8'0"<br>3'0" x 8'0"                          |
| <b>S210</b><br>2'6" x 6'8"<br>2'8" x 6'8" (7'0")<br>2'10" x 6'8" (7'0")<br>3'0" x 6'8" (7'0") | <b>S810</b><br>2'6" x 8'0"<br>2'8" x 8'0"<br>2'10" x 8'0"<br>3'0" x 8'0"          | <b>S100</b><br>2'0" x 6'8" Δ<br>2'4" x 6'8" Δ<br>2'6" x 6'8" Δ<br>2'8" x 6'8" Δ (7'0")<br>2'10" x 6'8" Δ (7'0")<br>3'0" x 6'8" Δ (7'0")<br>3'6" x 6'8" | <b>S81000</b><br>2'0" x 8'0"<br>2'4" x 8'0"<br>2'6" x 8'0"<br>2'8" x 8'0"<br>2'10" x 8'0"<br>3'0" x 8'0"<br>3'6" x 8'0" |                                                                                     |

#### Side Lites

**CLEAR GLASS WITH DIVIDED LITES** *Continued* 

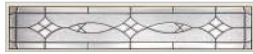
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| Smooth                                                                              | Smooth                                                                              | Smooth                                                                              | Smooth                                                                               | Smooth                                                                                | Smooth                                                                                |
| <b>S4200</b><br>2'8" x 6'8" (7'0")<br>2'10" x 6'8" (7'0")<br>3'0" x 6'8" (7'0")     | <b>S84200</b><br>2'8" x 8'0"<br>2'10" x 8'0"<br>3'0" x 8'0"                         | <b>S6200</b><br>2'8" x 6'8" (7'0")<br>2'10" x 6'8" (7'0")<br>3'0" x 6'8" (7'0")     | <b>S86200</b><br>2'8" x 8'0"<br>2'10" x 8'0"<br>3'0" x 8'0"                          | <b>S9200</b><br>2'8" x 6'8" (7'0")<br>2'10" x 6'8" (7'0")<br>3'0" x 6'8" (7'0")       | <b>S89200</b><br>2'8" x 8'0"<br>2'10" x 8'0"<br>3'0" x 8'0"                           |
| <b>S4200SL</b><br>12" x 6'8" (7'0")<br>14" x 6'8" (7'0")                            | <b>S84200SL</b><br>12" x 8'0"<br>14" x 8'0"                                         | <b>S6200SL</b><br>12" x 6'8" (7'0")<br>14" x 6'8" (7'0")                            | <b>S86200SL</b><br>12" x 8'0"<br>14" x 8'0"                                          |                                                                                       |                                                                                       |



# Transoms

Transoms can be stained or painted to match a Fiber-Classic® or Smooth-Star® door system.

## BLACKSTONE ♦ ■ ■ ■



**BSRT**  
3'0" door + (2) 12" sidelites  
Continuous Sill Systems Only

## SEDONA ♦ ■ ■ ■



**19055T**  
3'0" door + (2) 12" sidelites  
3'0" door + (2) 14" sidelites  
Continuous Sill Systems Only



**19520T**  
3'0" door + (2) 12" sidelites  
3'0" door + (2) 14" sidelites  
Continuous Sill Systems Only

## SALINAS. ✕



**SART**  
3'0" door + (2) 12" sidelites  
Continuous Sill Systems Only

## MAPLE PARK. ♦ ■ ■ ■



**FWRT**  
3'0" door + (2) 12" sidelites  
3'0" door + (2) 14" sidelites  
Continuous Sill Systems Only

## SARATOGA. ♦ ■ ■ ■



**19750T**  
3'0" door + (2) 12" sidelites  
Continuous Sill Systems Only



**19740T**  
3'0" Door Only

## WELLESLEY. ♦ ■ ■ ■



**19730T**  
3'0" door + (2) 12" sidelites  
Continuous Sill Systems Only



**19720T**  
3'0" Door Only

## RISERVA. ✕



**RSRT**  
3'0" door + (2) 12" sidelites  
Continuous Sill Systems Only

## CONCORDE. ♦ ■ ■ ■



**CNRT**  
3'0" door + (2) 12" sidelites  
3'0" door + (2) 14" sidelites  
Continuous Sill Systems Only

## KENSINGTON. ♦ ■ ■ ■



**KNRT**  
3'0" door + (2) 12" sidelites  
3'0" door + (2) 14" sidelites  
Continuous Sill Systems Only

## PEMBRIDGE. ♦ ■ ■ ■



**PBRT**  
3'0" door + (2) 12" sidelites  
3'0" door + (2) 14" sidelites  
Continuous / Boxed Sill Systems

## AXIS. ♦



**AXRT**  
3'0" door + (2) 12" sidelites  
3'0" door + (2) 14" sidelites  
Continuous / Boxed Sill Systems

## CALIX. ♦ ■ ■ ■



**CXRT**  
3'0" door + (2) 12" sidelites  
Continuous / Boxed Sill Systems



**CX30T**  
3'0" Door Only

## LATITUDE ♦ ■ ■ ■



**LTRT**  
3'0" door + (2) 12" sidelites  
Continuous / Boxed Sill Systems



**LT30T**  
3'0" Door Only

## ECHELON ♦ ■ ■ ■



**ECRT**  
3'0" door + (2) 12" sidelites  
Continuous / Boxed Sill Systems



**EC30T**  
3'0" Door Only

## CLEAR GLASS



Grille Sticks Applied



**19020T**  
3'0" door + (2) 12" sidelites  
Continuous Sill Systems Only  
3'0" door + (2) 14" sidelites  
Continuous / Boxed Sill Systems



Grille Sticks Applied



**19220T**  
3'0" door + (2) 12" sidelites  
3'0" door + (2) 14" sidelites  
Continuous / Boxed Sill Systems



Grille Sticks Applied



**19200T**  
3'0" Door Only



**19210T**  
12" & 14" Sidelite Only

## Key

■ No Stile Lines

● Flush-Glazed Glass with Detailed Sticking (FG)

★ Low-E Glass (LE)

2 Simulated Divided Lites (SDLF2)

♦ Black Nickel Caming (1D)

■ Brushed Nickel Caming (1C)

✕ Brass Caming (1A)

✕ Wrought Iron (1W)

6 WBDR Options

6 WBDR / HVHZ Options

▲ 6'6" Height Available

E Elevated 10" Bottom Rail Options



## TILT-WASH DOUBLE-HUNG WINDOWS

Andersen® 400 Series tilt-wash double-hung windows are engineered to provide outstanding performance and style. Combined with the tilt-to-clean sash, it's easy to see why it's our best selling double-hung. Exteriors use three different levels of protection from the elements. On the inside you have the choice of natural pine or low-maintenance white, dark bronze or black\* finish. For added style there is a wide range of grille patterns and hardware options.

### DURABLE

- Virtually maintenance-free
- Perma-Shield® exteriors never need painting and won't peel, blister, flake or corrode\*\*
- Frame exterior is protected by a tough vinyl cover that resists dents and repels water and provides long-lasting protection
- Available with Stormwatch® protection for coastal areas

### ENERGY EFFICIENT

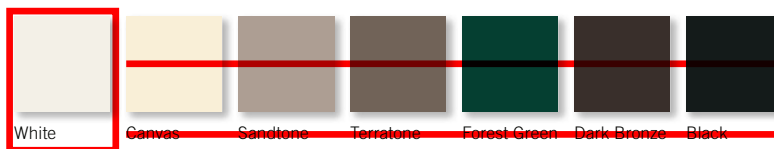
- Weather-resistant construction for greater comfort and energy efficiency
- Weatherstripping is designed to seal out drafts, wind and water
- Variety of Low-E4® glass options are available to help control heating and cooling costs in any climate
- Many 400 Series tilt-wash double-hung windows have options that make them ENERGY STAR® v. 6.0 certified throughout the U.S.



### BEAUTIFUL

- Seven exterior color options
- Natural pine, white, dark bronze or black\* interiors
- Add style with grilles, exterior trim or patterned glass

### EXTERIOR COLORS



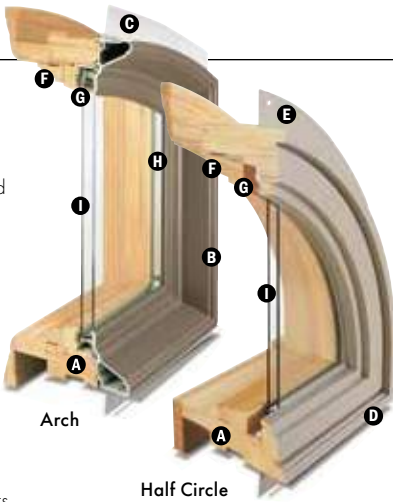
\*Dark Bronze and Black interiors are only available with Dark Bronze and Black exteriors respectively. See your Andersen dealer for availability. \*\*Visit [andersenwindows.com/warranty](http://andersenwindows.com/warranty) for details. "ENERGY STAR" is a registered trademark of the U.S. Environmental Protection Agency.

SPECIALTY WINDOWS

FEATURES

FRAME

- A** Wood frame members are treated with a water-repellent preservative for long-lasting\* protection and performance. Radii are made of laminated pine, offering improved strength and appearance.
- B** The lined sections of the jamb and sill on eyebrow, extended gothic, octagon, monumental, Flexiframe®, custom arch and arch windows are covered with a low-maintenance, fiberglass-reinforced composite. The arched head members and Springline™ units are covered with stretch-formed aluminum.
- C** The vinyl installation flange on eyebrow, extended gothic, octagon, monumental, Flexiframe, custom arch, arch and Springline units extends 1 1/4" (32) around the entire perimeter of the unit. It helps seal the unit to the structure.
- D** Circle, half circle, quarter circle, elliptical and oval windows are covered with a rigid vinyl cladding. Low-maintenance exterior cladding provides long-lasting\* beauty.
- E** Rigid vinyl cladding on circle, half circle, quarter circle, elliptical and oval window frames forms a full-perimeter installation flange for securing the unit to the structure. It also helps maintain an attractive appearance while minimizing maintenance.
- F** Inside trim stop is made of unfinished pine. Arched trim stops are made with quality, full-length laminated pine. Units are shipped with the trim stops tacked on, so removal is easy – expediting finishing and joining procedures.
- G** Unfinished interior wood glazing stops help secure the glass in place. Arched glazing stops are made with full-length laminated pine.



EXTERIOR & INTERIOR OPTIONS

EXTERIOR COLORS



INTERIOR OPTIONS



GLASS

- H** In addition to stainless steel glass spacers, black or white glass spacers are now available to allow the spacer to blend in with the unit color.
- I** High-Performance options include:
- Low-E4® glass
  - Low-E4 HeatLock® glass
  - Low-E4 SmartSun™ glass
  - Low-E4 SmartSun HeatLock glass
  - Low-E4 Sun glass
- Tempered and other glass options are available. Contact your Andersen supplier.
- A removable translucent film helps shield the glass from damage during delivery and construction, and simplifies finishing at the job site.

Patterned Glass

Patterned glass options are available. See page 12 for more details.



Specialty windows are available with Stormwatch® Protection. Visit [andersenwindows.com/coastal](https://andersenwindows.com/coastal) for more details.



Circle/Oval



Springline™



Flexiframe®

\*Visit [andersenwindows.com/warranty](https://andersenwindows.com/warranty) for details.

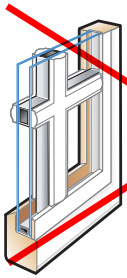
\*\*Products with dark bronze and black interiors have matching exteriors.

Dimensions in parentheses are in millimeters.

Printing limitations prevent exact replication of colors. See your Andersen supplier for actual color samples.

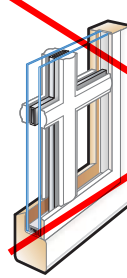
Naturally occurring variations in grain, color and texture of wood make each window one of a kind. All wood interiors are unfinished unless a finish is specified.





## **FULL DIVIDED LIGHT**

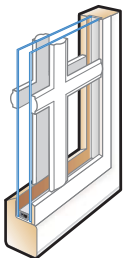
For an authentic look, full divided light grilles are permanently applied to the interior and exterior of the window with a spacer bar between the glass.



## **FULL DIVIDED LIGHT WITH ENERGY SPACER**

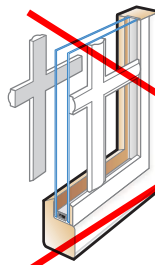
Full Divided light with energy spacer has grilles that are permanently applied to the interior and exterior of the window. The narrow spacer bar minimizes transfer of heat and cold to the interior surface, improving the overall thermal performance. Products will have the same U-Factor, SHGC and visible transmission as they would with simulated divided light grilles.

Available on A-Series windows.



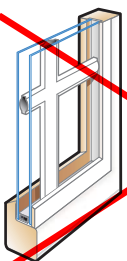
## **SIMULATED DIVIDED LIGHT**

Simulated divided light offers permanently applied grilles on the exterior and interior with no spacer bar between the glass.



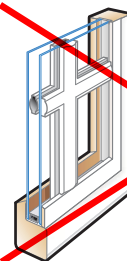
## **SIMULATED DIVIDED LIGHT WITH REMOVABLE INTERIOR GRILLES**

Simulated divided light grilles have permanently applied grilles on the exterior and removable interior grilles for easy cleaning.



## **FINELIGHT™ GRILLES-BETWEEN-THE-GLASS**

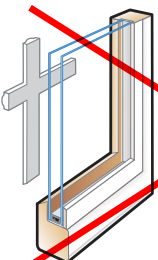
Finelight™ grilles-between-the-glass are located between the panes of glass making windows and doors easy to clean. With a sculpted profile and a two-sided color scheme, they match both the interior and exterior of the window or door.



## **FINELIGHT™ GRILLES-BETWEEN-THE-GLASS WITH PERMANENT EXTERIOR GRILLES**

Finelight™ grilles-between-the-glass are located between the panes of glass making windows and doors easier to clean. The permanent grilles on the exterior provide architectural style and detail.

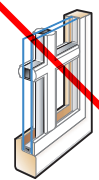
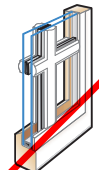
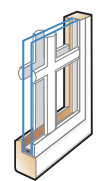
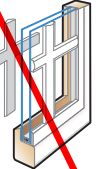
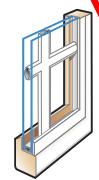
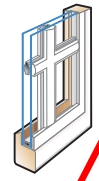
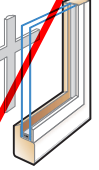
Available on 100 Series products.



## **REMOVABLE INTERIOR GRILLES**

Removable interior grilles are located on the room side glass surface and come off the glass for easy cleaning.

# GRILLE COMPARISON CHART

| GRILLE TYPE                                                                                                                                           | PRODUCTS                                                                                       | EASE OF CLEANING | STYLE AUTHENTICITY |
|-------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------|------------------|--------------------|
|  <b>FULL DIVIDED LIGHT</b>                                           | E-Series<br>A-Series<br>400 Series<br>100 Series<br>Big Doors<br>Entry Doors                   | ● ○ ○ ○          | ● ● ● ●            |
|  <b>FULL DIVIDED LIGHT WITH ENERGY SPACER</b>                        | A-Series*                                                                                      | ● ○ ○ ○          | ● ● ● ●            |
|  <b>SIMULATED DIVIDED LIGHT</b>                                      | E-Series**<br>A-Series<br>400 Series<br>200 Series<br>100 Series<br>Big Doors**<br>Entry Doors | ● ○ ○ ○          | ● ● ● ○            |
|  <b>SIMULATED DIVIDED LIGHT WITH REMOVABLE INTERIOR GRILLES</b>     | A-Series<br>400 Series<br>200 Series<br>Big Doors<br>Entry Doors                               | ● ● ○ ○          | ● ● ● ○            |
|  <b>FINELIGHT™ GRILLES-BETWEEN-THE-GLASS</b>                       | E-Series<br>A-Series<br>400 Series<br>200 Series<br>100 Series<br>Big Doors<br>Entry Doors     | ● ● ● ●          | ● ○ ○ ○            |
|  <b>FINELIGHT™ GRILLES-BETWEEN-THE-GLASS WITH EXTERIOR GRILLES</b> | 100 Series                                                                                     | ● ● ○ ○          | ● ● ○ ○            |
|  <b>REMOVABLE INTERIOR GRILLES</b>                                 | E-Series<br>A-Series<br>400 Series<br>200 Series<br>Big Doors<br>Entry Doors                   | ● ● ● ○          | ● ○ ○ ○            |

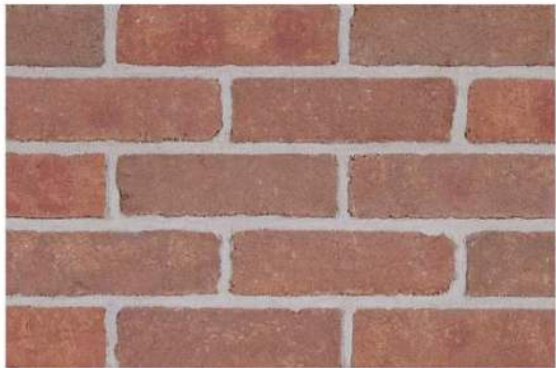


\*A-Series windows only.

\*\*Simulated divided light exterior only available.

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NOTE FROM ARCHITECT:  
FINAL BRICK SELECTION PENDING REQUIRED  
APPROVAL(S) OF SAMPLES TO BE PROVIDED  
PRIOR TO COMMENCING WORK.



BELCREST 530

|                      |          |
|----------------------|----------|
| Type                 | Face     |
| Color                | Red      |
| Texture              | Sandmold |
| Plant                | Plant 3  |
| Manufacturing Method | Molded   |
| Coating              | Sand     |
| Series               | Belcrest |

Gallery



Belcrest 530

Sizes Specs

| Sizes                 | Width         | Height        | Length         | Unit/Sq Ft |
|-----------------------|---------------|---------------|----------------|------------|
| Modular               | 3 5/8"   92mm | 2 1/4"   57mm | 7 5/8"   194mm | 6.86       |
| Modular 3/4 Flat Back | 3/4"   19mm   | 2 1/4"   57mm | 7 5/8"   194mm | 6.86       |

Arriscraft

Building Stone · Brick · Limestone

ARRIS-CAST CAST STONE

Manufactured in:

Fort Valley  
Georgia

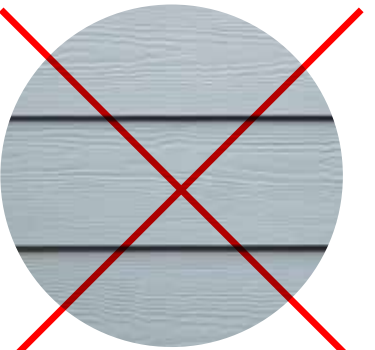
Choose ARRIS-cast to complement our Renaissance® colors, or create your own shade. From custom decorative accessories to our catalogue of architectural shapes, ARRIS-cast provides the ideal finishing touches for your project.







Hardie® Plank



Select Cedarmill®



Smooth

Thickness 5/16 in Length 12 ft planks

|                       | 5.25 in | 6.25 in | 7.25 in | 8.25 in | 9.25 in* | 12 in*   |
|-----------------------|---------|---------|---------|---------|----------|----------|
| Width                 | 5.25 in | 6.25 in | 7.25 in | 8.25 in | 9.25 in* | 12 in*   |
| Exposure              | 4 in    | 5 in    | 6 in    | 7 in    | 8 in     | 10.75 in |
| Prime Pcs/Pallet      | 360     | 308     | 252     | 230     | 190      | 152      |
| ColorPlus® Pcs/Pallet | 324     | 280     | 252     | 210     | —        | —        |
| Pcs/Sq.               | 25.0    | 20.0    | 16.7    | 14.3    | 12.5     | 9.3      |

Select Cedarmill®

|                       | 5.25 in | 6.25 in | 7.25 in | 8.25 in |
|-----------------------|---------|---------|---------|---------|
| Width                 | 5.25 in | 6.25 in | 7.25 in | 8.25 in |
| Statement Collection® |         |         |         | •       |
| Dream Collection®     | •       | •       | •       | •       |
| Prime                 | •       | •       | •       | •       |

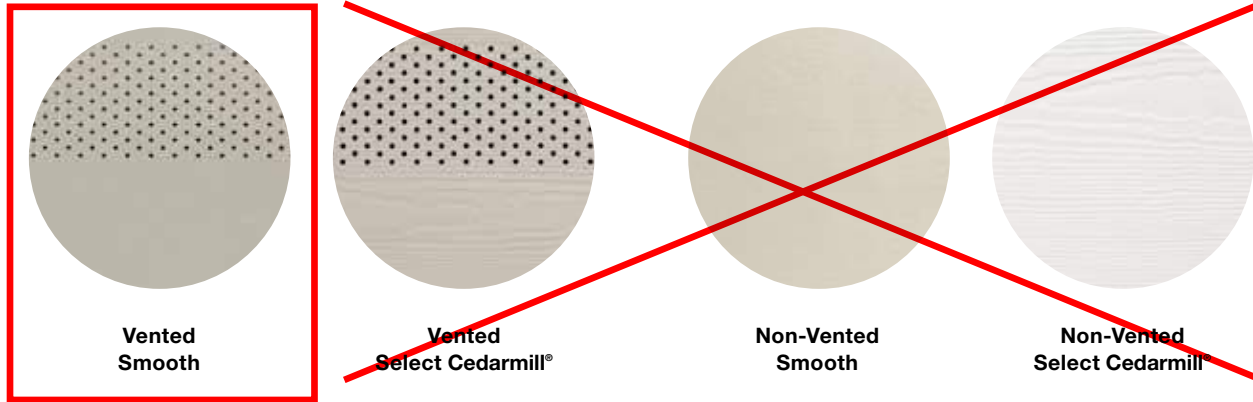
Smooth

|                       | 5.25 in | 6.25 in | 7.25 in | 8.25 in |
|-----------------------|---------|---------|---------|---------|
| Width                 | 5.25 in | 6.25 in | 7.25 in | 8.25 in |
| Statement Collection® |         |         |         | •       |
| Dream Collection®     | •       | •       | •       | •       |
| Prime                 | •       | •       | •       | •       |

Hardie® Plank

From Victorians to Colonials, Hardie® Plank is the perfect siding for your style, and has the durability and long-lasting beauty that can transform your home exterior. With endless gorgeous color and plank pairings available, you'll discover a Hardie® Plank style that transforms your home's aesthetic.

# Hardie® Soffit



Thickness 1/4 in

|                              | 12 ft | 12 ft | 8 ft  | 8 ft  |
|------------------------------|-------|-------|-------|-------|
| <b>Length</b>                | 12 ft | 12 ft | 8 ft  | 8 ft  |
| <b>Width</b>                 | 12 in | 16 in | 24 in | 48 in |
| <b>Prime Pcs/Pallet</b>      | 200   | 150   | 100   | 50    |
| <b>ColorPlus® Pcs/Pallet</b> | 216   | 156   | 108   | —     |

## Vented Smooth

| Size                         | 12 ft x 12 in | 12 ft x 16 in | 8 ft x 24 in |
|------------------------------|---------------|---------------|--------------|
| <b>Statement Collection®</b> | •             | •             | •            |
| <b>Dream Collection®</b>     | •             | •             | •            |
| <b>Prime</b>                 | •             | •             | •            |

## Non-Vented Smooth

| Size                         | 12 ft x 12 in | 12 ft x 16 in | 8 ft x 24 in | 4 ft x 8 ft |
|------------------------------|---------------|---------------|--------------|-------------|
| <b>Statement Collection®</b> | •             | •             | •            |             |
| <b>Dream Collection®</b>     | •             | •             | •            |             |
| <b>Prime</b>                 | •             | •             | •            | •           |

# Hardie® Soffit

Every part of your home's exterior matters. With Hardie® Soffit panels, you can live confidently, knowing that gaps between eaves and exterior walls are covered to provide trusted protection.

## DID YOU KNOW?

Using vented soffit improves ventilation and reduces the chance of water-vapor condensation that can promote mold, mildew and stains and which can damage your home's framing over time.

In warm climates, vented soffit allows hot, humid air to escape, which not only helps prevent condensation in the attic, but also helps reduce air-conditioning costs.

In cool climates, vented soffit helps prevent condensation from forming on the interior side of the roof sheathing and reduces the chances of roof-damaging ice dams.



## DESIGNED FOR EASY INSTALLATION ENGINEERED TO ENDURE

Our premium products are made from engineered polymer using advanced materials science and crafted for installation ease. With moisture resistance and durability far superior to traditional wood and other non-wood alternatives, AZEK ensures your build stays as beautiful on day 1,000 as on day 1.

### MOISTURE-RESISTANT

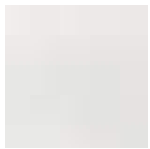
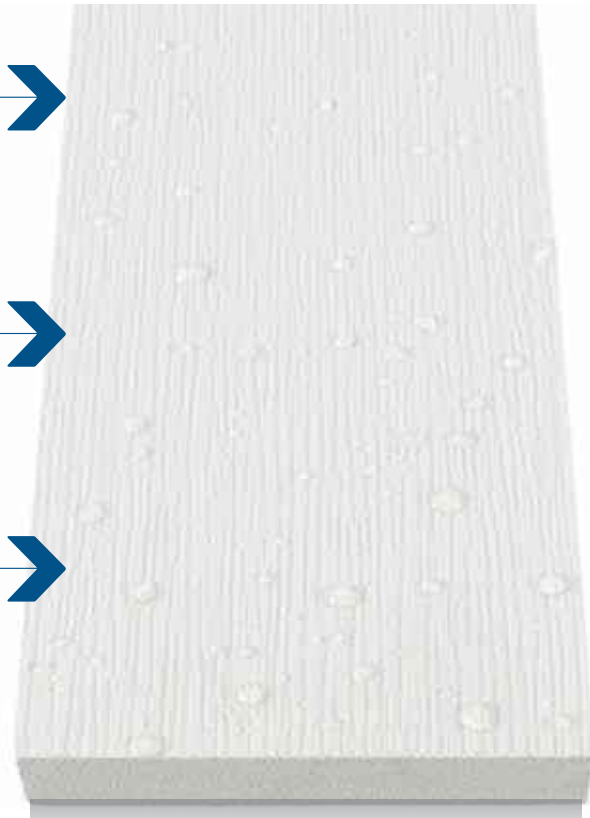
AZEK boards are 100% protected, inside and out, from both water exposure and absorption.

### UNPRECEDENTED DURABILITY

Our flexible and durable engineered polymer prevents jobsite breakage and delivers long-lasting protection for homeowners.

### ROT-RESISTANT

Say goodbye to splitting, splintering, and rotting caused by constant exposure to the elements.



Smooth  
Finish (**S**)



Woodgrain  
Finish (**W**)



PaintPro  
Technology (**P**)



# AZEK PRODUCTS ARE DESIGNED TO

AZEK offers more trim sizes and solution-based moulding profiles than any other brand on the market. Our engineered polymer products serve as the exteriors solution you need—and your project deserves.



## INTEGRATED DRIP EDGE

Designed for water management around doors and windows, it's also ideal for band board installations.

See page 35.



## BOARD AND BATTEN

AZEK Sheet and Trim with PaintPro Technology are a perfect solution for Board and Batten Siding.

See page 16.



Made in  
the USA

**AZEK**  
EXTERIORS



MATERIALS CUTSHEET: Foundation of Hope HDC Application 10/14/2024



## UNIVERSAL SKIRT BOARD OR ONE-PIECE SKIRT BOARD

The perfect transition between siding and grade with no starter strips needed.

See page 34.

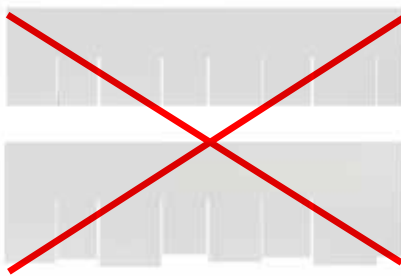


## J-SERIES QUICK CORNER™ OUTSIDE CORNER

One-piece corner boards install quickly with no caulk required and no unsightly edges.

See page 38

# PROVIDE INSTALLATION SOLUTIONS



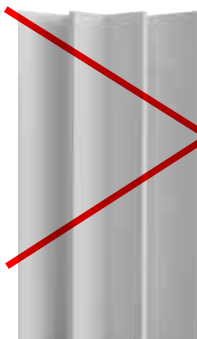
## STRAIGHT AND STAGGERED SHINGLE SIDING

AZEK Shingle Siding available in three sizes, all with PaintPro Technology.  
See page 14.



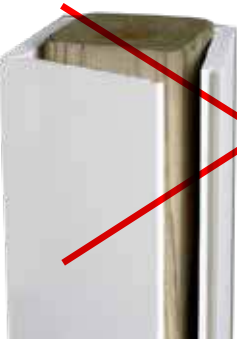
## FLANGE SLOTTED TRIM, RABBETED TRIM, AND J-SERIES J-CASING

Trim boards are designed to reduce installation time and create beautiful window and door surrounds.  
See page 32.



## J-SERIES QUICK CORNER INSIDE CORNER

Inside Corner installs with hidden fasteners to eliminate the need for excessive face nailing and touch-ups.  
See page 38.



## THREE-PLUS-ONE COLUMN WRAP

Easy-to-install three-plus-one column wrap saves time and installation costs.  
See page 37.

# AZEK® MOULDING

With over 30 different profiles to mix and match, you can customize any build with a distinctive look.



## BED MOULDING

Similar to crown moulding, a bed mould is used to cover the joint between the ceiling and wall.

## RAMS CROWN

Consider installing Rams Crown at the top of a column or post, or use in place of a crown for a distinctive look.

## CROWN MOULDING

Crown Moulding is used for a classic look, bridging the corner between the wall and ceiling.

## BAND MOULDING

Band Moulding can be used alone or added to the base of a crown for a premium finish.

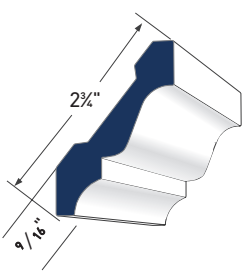
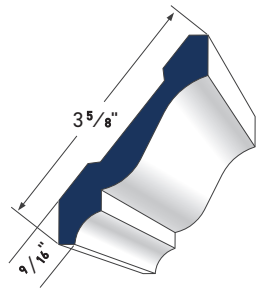
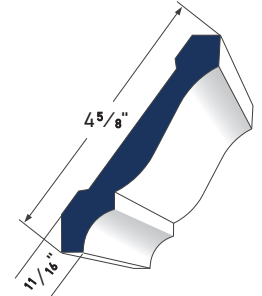
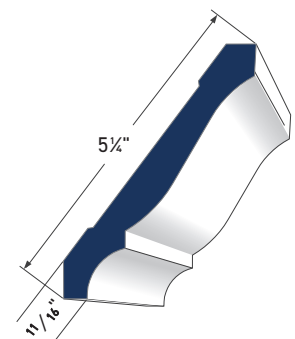
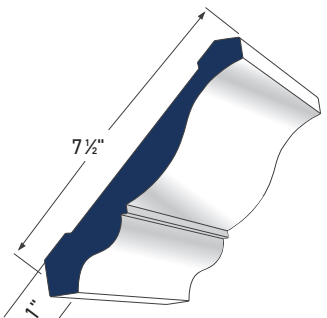
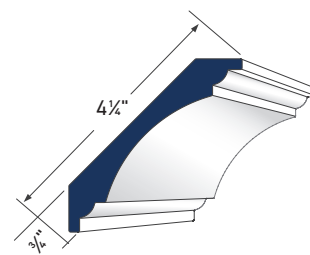
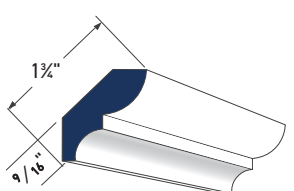
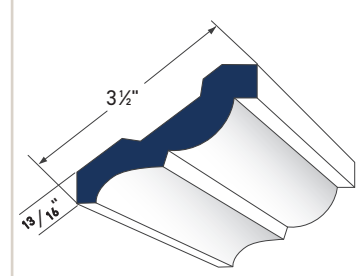
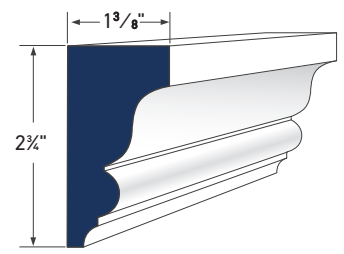
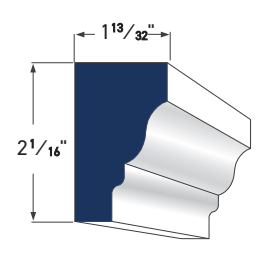
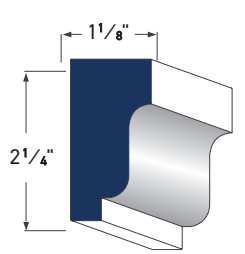
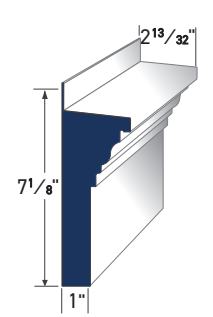
## THE MOST BEAUTIFUL, HIGH-PERFORMANCE MOULDING LINE AVAILABLE

With crisp, architectural details reminiscent of premium wood mouldings, high-performance AZEK® Moulding will last beautifully without the maintenance hassles associated with wood. Backed by AZEK's promise of high quality and lasting performance, AZEK Moulding will retain a like-new appearance despite the tests of time and weather. AZEK Moulding offers greater stability and predictability when fastening. Unlike traditional wood moulding, AZEK Moulding resists moisture and insect damage and will not rot or split.



# CROWN PROFILES

Crown moulding profiles are typically decorative mouldings designed for use along the intersection of a wall or ceiling. They may be combined with other mouldings to create a built-up profile.

|                                                                                                                                             |                                                                                                                                    |                                                                                                                                      |                                                                                                                                              |
|---------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------|
|  <p>3" CROWN AZM-52<br/>LENGTH: 16'</p>                    |  <p>4" CROWN AZM-49<br/>LENGTH: 16'</p>           |  <p>5" CROWN AZM-47<br/>LENGTH: 16'</p>            |  <p>6" CROWN AZM-45<br/>LENGTH: 16'</p>                   |
|  <p>8" CROWN AZM-43<br/>LENGTH: 16'</p>                   |  <p>COVE MOULDING AZM-80<br/>LENGTH: 16'</p>    |  <p>BED MOULDING AZM-75<br/>LENGTH: 16'</p>      |  <p>3 1/2" BED MOULDING AZM-28<br/>LENGTH: 16'</p>       |
|  <p>IMPERIAL RAKE CROWN<br/>AZM-6937<br/>LENGTH: 16'</p> |  <p>RAMS CROWN<br/>AZM-6934<br/>LENGTH: 16'</p> |  <p>SOLID CROWN<br/>AZM-7954<br/>LENGTH: 16'</p> |  <p>CROSSHEAD PEDIMENT<br/>AZM-6216<br/>LENGTH: 18'</p> |

## Fixed Louver Shutters

Timberlane's fixed louver shutters are a simple, well-constructed shutter style that combines looks and functionality. Each available fixed louver shutter features stationary louver blades that are perfect for adding privacy, sunlight, and even ventilation when paired with functional shutter hardware.



### WL1: 1-3/4" Fixed Louver Shutter

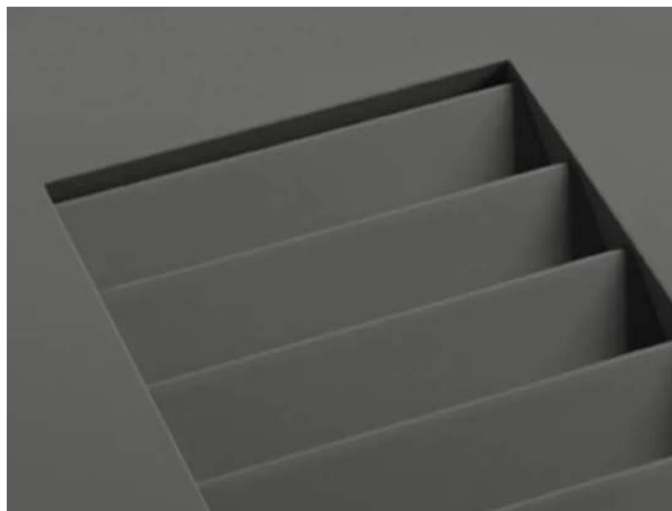
Deeply textured and dramatic. The wide louvers, set at a 30-degree pitch on 1-1/2" centers, make the magic of the play of light. From morning until evening, there is constant visual interest as light and shadow play across the surface of each shutter.

#### Cross Section:



#### Available In:

Endurian (Exclusive PVC) Premium Wood



|                      |                  |
|----------------------|------------------|
| Stiles               | 2-1/2"           |
| Top Rail             | 2-1/2"           |
| Middle Rail(s)       | 2-1/2"           |
| Bottom Rail          | 3-3/4" to 5"     |
| Stile/Rail Thickness | 1-5/16"          |
| Louver Pitch         | 30 degrees       |
| Louver Spacing       | 1-1/2" on center |
| Louver Thickness     | 3/8"             |
| Louver Width         | 1-3/4"           |



Tuscan Cap  
(Round)



Tuscan Base Poly  
(Round)

## Round No-Taper PermaCast® Plus Columns

ROUND NO-TAPER PERMACAST® PLUS COLUMN DIMENSIONS (IN INCHES)

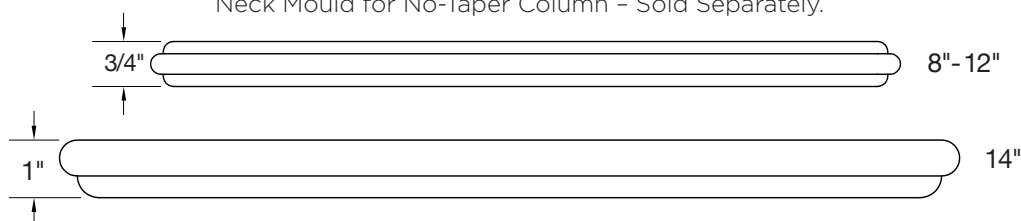
| Col. Size | A                                | B                                | C                                | D                               | E                               | F                               | G                               | J                               | K                               | L                                | Lengths Available. (ft.)                 |
|-----------|----------------------------------|----------------------------------|----------------------------------|---------------------------------|---------------------------------|---------------------------------|---------------------------------|---------------------------------|---------------------------------|----------------------------------|------------------------------------------|
| 8"        | 7 <sup>5</sup> / <sub>8</sub> "  | 7 <sup>5</sup> / <sub>8</sub> "  | 10 <sup>1</sup> / <sub>2</sub> " | 1 <sup>7</sup> / <sub>8</sub> " | 1 <sup>3</sup> / <sub>4</sub> " | 3 <sup>4</sup> / <sub>8</sub> " | 3 <sup>4</sup> / <sub>8</sub> " | 1 <sup>1</sup> / <sub>4</sub> " | 1 <sup>1</sup> / <sub>2</sub> " | 10 <sup>5</sup> / <sub>8</sub> " | 6, 8, 9, 10                              |
| 10"       | 9 <sup>5</sup> / <sub>8</sub> "  | 9 <sup>5</sup> / <sub>8</sub> "  | 13 <sup>1</sup> / <sub>8</sub> " | 2 <sup>3</sup> / <sub>8</sub> " | 2 <sup>1</sup> / <sub>8</sub> " | 3 <sup>4</sup> / <sub>8</sub> " | 3 <sup>4</sup> / <sub>8</sub> " | 1 <sup>1</sup> / <sub>4</sub> " | 2"                              | 12 <sup>5</sup> / <sub>8</sub> " | 6, 8, 9, 10, 12                          |
| 12"       | 11 <sup>5</sup> / <sub>8</sub> " | 11 <sup>5</sup> / <sub>8</sub> " | 16 <sup>1</sup> / <sub>2</sub> " | 2 <sup>3</sup> / <sub>4</sub> " | 2 <sup>3</sup> / <sub>8</sub> " | 7 <sup>8</sup> / <sub>8</sub> " | 3 <sup>4</sup> / <sub>8</sub> " | 1 <sup>1</sup> / <sub>4</sub> " | 2"                              | 15 <sup>5</sup> / <sub>8</sub> " | 6, 8, 9, 10, 12                          |
| 14"       | 13 <sup>5</sup> / <sub>8</sub> " | 13 <sup>5</sup> / <sub>8</sub> " | 19 <sup>1</sup> / <sub>2</sub> " | 3 <sup>3</sup> / <sub>8</sub> " | 3 <sup>1</sup> / <sub>8</sub> " | 1 <sup>1</sup> / <sub>8</sub> " | 1"                              | 2 <sup>1</sup> / <sub>4</sub> " | 3"                              | 19 <sup>1</sup> / <sub>8</sub> " | 6, 8, 9, 10, 12, 14                      |
| 16"       | 15 <sup>3</sup> / <sub>4</sub> " | 15 <sup>3</sup> / <sub>4</sub> " | 22"                              | 3 <sup>7</sup> / <sub>8</sub> " | 3 <sup>1</sup> / <sub>2</sub> " | 1 <sup>1</sup> / <sub>4</sub> " | 1"                              | 2 <sup>1</sup> / <sub>4</sub> " | 2 <sup>3</sup> / <sub>4</sub> " | 22"                              | 6, 8, 9, 10, 12, 14, 16, 18, 20          |
| 18"       | 17 <sup>1</sup> / <sub>2</sub> " | 17 <sup>1</sup> / <sub>2</sub> " | 24 <sup>5</sup> / <sub>8</sub> " | 4"                              | 4"                              | 1 <sup>5</sup> / <sub>8</sub> " | 1 <sup>3</sup> / <sub>8</sub> " | 2 <sup>3</sup> / <sub>4</sub> " | 3 <sup>3</sup> / <sub>8</sub> " | 24 <sup>5</sup> / <sub>8</sub> " | 6, 8, 9, 10, 12, 14, 16, 18, 20          |
| 24"       | 24"                              | 24"                              | 33 <sup>1</sup> / <sub>2</sub> " | 5 <sup>3</sup> / <sub>4</sub> " | 5 <sup>1</sup> / <sub>4</sub> " | 2 <sup>5</sup> / <sub>8</sub> " | 2 <sup>1</sup> / <sub>8</sub> " | 3 <sup>1</sup> / <sub>2</sub> " | 4 <sup>1</sup> / <sub>8</sub> " | 33 <sup>3</sup> / <sub>8</sub> " | 8, 9, 10, 12, 14, 16, 20, 24, 26, 28, 30 |

Neck mould not included.

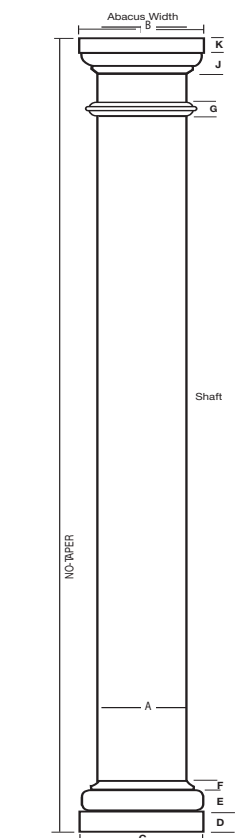
Flashing and Installation Kit not available with No-Taper Tuscan cap and base sets.

• Split columns are not load bearing.

Neck Mould for No-Taper Column - Sold Separately.



\*Go up one size if splitting



PermaCast® Plus Plain No-Taper  
Column with Poly Tuscan  
Cap and Base.



# IRON RAILING



42" HIGH WROUGHT IRON GUARD RAIL  
CUSTOM FABRICATED

WROUGHT IRON RAMP & STAIR HANDRAILS  
(NOT SHOWN) CUSTOM FABRICATED  
PER CODE REQUIREMENTS





**TimberlineHDZ®**  
High Definition® Lifetime Shingles



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

Now with GAF Time-Release Algae-Fighting Technology and LayerLock™ Technology, Timberline HDZ® offers everything you can expect from an architectural shingle roof, and more.





# Timberline HDZ® Shingles

## Benefits:

- **LayerLock™ Technology** — mechanically fuses the common bond between overlapping shingle layers
- **Up to 99.9% nailing accuracy** — the StrikeZone™ nailing area is so easy to hit that a roofer placed 999 out of 1,000 nails correctly in our test<sup>1</sup>
- **WindProven™ Limited Wind Warranty** — when installed with the required combination of GAF Accessories, Timberline HDZ® Shingles are eligible for a wind warranty with no maximum wind speed limitation<sup>3</sup>
- **Dura Grip™** sealant pairs with the microgranule surface of the StrikeZone™ nailing area. Then, an asphalt to-asphalt monolithic bond cures for durability, strength, and exceptional wind uplift performance.
- **25-year StainGuard Plus™ Algae Protection Limited Warranty** against blue-green algae discoloration.<sup>2</sup> Proprietary GAF Time-Release Algae-Fighting Technology helps protect your shingles from unsightly stains.
- **For the best look** — use TimberTex® Premium Ridge Cap Shingles or TimberCrest® Premium SBS-Modified Ridge Cap Shingles

## Colors:



## Harvest Blend Colors<sup>5</sup>



## Product details:

### Product/System Specifics

- Fiberglass asphalt construction
- **Dimensions (approx.):** 13 1/4" x 39 3/8" (337 x 1,000 mm)
- **Exposure:** 5 5/8" (143 mm)
- **Bundles/Square:** 3
- **Pieces/Square:** 64
- **StainGuard Plus™ Algae Protection<sup>2</sup>** Limited Warranty
- **Hip/Ridge:** TimberTex®; TimberCrest®; Seal-A-Ridge®; Z®Ridge; Ridglass®<sup>5</sup>
- **Starter:** Pro-Start®; QuickStart®; WeatherBlocker™

### Applicable Standards & Protocols:

- UL Listed to ANSI/UL 790 Class A
- State of Florida approved
- Classified by UL in accordance with ICC-ES AC438
- Meets ASTM D7158, Class H
- Meets ASTM D3161, Class F
- Meets ASTM D3018, Type 1
- Meets ASTM D3462<sup>4</sup>
- Miami-Dade County Product Control approved
- ICC-ES Evaluation Reports ESR-1475 and ESR-3267
- Meets Texas Department of Insurance Requirements
- Rated by the CRRC; Can be used to comply with Title 24 Cool Roof requirements (some colors)

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

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

<sup>3</sup> 25-year StainGuard Plus™ Algae Protection Limited Warranty against blue-green algae discoloration is available only on products sold in packages bearing the StainGuard Plus™ logo. See *GAF Shingle & Accessory Limited Warranty* for complete coverage and restrictions and qualifying products.

<sup>4</sup> 15-year WindProven™ limited wind warranty on GAF Shingles with LayerLock™ Technology requires the use of GAF Starter Strips, Roof Deck Protection, Ridge Cap Shingles, and Leak Barrier or Attic Ventilation. See *GAF Roofing System Limited Warranty* for complete coverage and restrictions. Visit [gaf.com/LRS](http://gaf.com/LRS) for qualifying GAF products. For installations not eligible for the *GAF Roofing System Limited Warranty*, see the *GAF Shingle & Accessory Limited Warranty*.

<sup>5</sup> Periodically tested by independent and internal labs to ensure compliance with ASTM D3462 at time of manufacture.

<sup>6</sup> Harvest Blend colors are only available on TimberTex® Ridge Cap Shingles, Seal-A-Ridge® Ridge Cap Shingles, and TimberCrest® Premium SBS-Modified Ridge Cap Shingles.

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



We protect what matters most™





Private Residence, FL  
Installing contractor: Moore Roofing  
Architect: WHL Architecture  
Distributor: ABC Supply  
Photo: hortonphotoinc.com  
Profile: Snap-Clad  
Color: Cityscape



PAC-150 standing seam metal roofing panels combine semi-structural metal panel performance with architectural roofing panel aesthetics. Maximum panel length is limited when factory or shop-formed but virtually unlimited when field-formed; minimum panel length is approximately 4'.

PAC-150 roofing panels feature a 1.5" leg height which requires mechanical field seaming to either 90° or 180°. Panels have a concealed-fastener clip designed to allow for maximum design flexibility.

This panel combines an attractive thin-rib profile with superior structural performance. PAC-150 panels are designed for application over a variety of substrates in slopes as low as 1:12. PAC-150 roofing panels are available in a variety of widths from 12" to 20".

## OIL CANNING

Jobsite factors such as temperature variation, unlevel substrate and/or improper installation may promote oil canning. Oil canning does not affect panel finish or structural integrity and therefore is not cause for rejection.

## REGIONAL AVAILABILITY

PAC-150 is produced only in Petersen's Georgia, Maryland and Arizona facilities; additional freight charges might apply.

## CURVED APPLICATIONS

The PAC-150 panels can be curved to a minimum radius of 20'. Curving can be done in the field or at the factory depending on the radius and length of the panel. For details about curving capabilities, please contact the Acworth, Ga., or Annapolis Junction, Md., factories.

## SEAMERS

PAC-150 panels require the use of mechanical seamers. When seaming panels on slopes greater than 6:12, caution must be exercised to prevent seamer slippage and resulting finish scratches that may void the warranty. Seamers are available along with hand crimpers and other tools through D.I. Roof Seamers, which is the only supplier of this equipment approved by Petersen. For details and rental information visit [pac-clad.diroofseamers.com](http://pac-clad.diroofseamers.com).

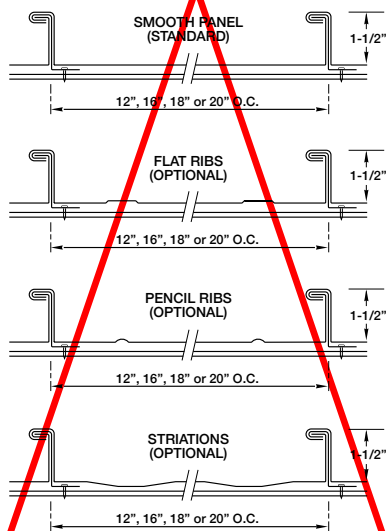
## PAC-150 90° SEAM

### MATERIALS

.032 aluminum 24 gauge steel

### SPECS

12", 16", 18"  
or 20" O.C. 1-1/2" High



## PAC-150 180° SEAM

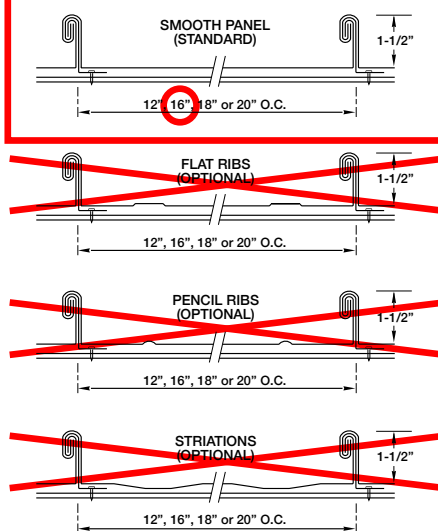


### MATERIALS

.032 aluminum 24 gauge steel

### SPECS

12", 16", 18"  
or 20" O.C. 1-1/2" High



## PRODUCT FEATURES

- ▶ 35-year non-prorated finish warranty
- ▶ Weathertightness warranty available
- ▶ Available in four pan variations; smooth, striated, pencil rib or flat rib. Check locally for panel condition availability
- ▶ Maximum panel length of 64' when factory or shop-formed but virtually unlimited when field-formed
- ▶ Mechanically seamed in the field to 90° or 180°
- ▶ NOTE: Seamers for PAC-150 are available from [pac-clad.diroofseamers.com](http://pac-clad.diroofseamers.com)

## MATERIAL

- ▶ 43 stocked colors (24 gauge steel)
- ▶ 36 stocked colors (.032 aluminum)
- ▶ Galvalume Plus available

## UL CLASSIFICATION

- ▶ UL-580
- ▶ UL-1897
- ▶ TAS-125

## FLORIDA BUILDING PRODUCT APPROVALS

Contact the Acworth, Georgia facility for PAC-150 product approvals.

Photo below: Theodore Roosevelt Visitor Center,  
Onward, MS  
Contractor: Central Roofing  
Architect: John S. Odom  
Distributor: MS Roofing Supply  
Owner: U.S. Fish and Wildlife Service  
Photo: [hortonphotoinc.com](http://hortonphotoinc.com)  
Profile: PAC-150  
Color: Weathered Steel

## GUTTERS & DOWNSPOUTS



SEAMLESS GUTTER, PREFINISHED ALUMINUM  
5" 'K' STYLE GUTTER + 3" x 4" SMOOTH DOWNSPOUT



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

## Historic District Commission Staff Report

Meeting Date: 6/23/2025

**Staff Contact:** Nicholas Johnson, Town Planner, [njohnson@eastonmd.gov](mailto:njohnson@eastonmd.gov)

**Property Address:** 220 South Street

**Applicant:** Atelier 11 Architecture on behalf of John and Bridget Horner

**Application Number:** 2025-1483

**Code Enforcement Case:** Yes ☐ No ☒

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### Project Description:

The applicant is proposing the renovation and restoration of a historic structure known as the Trippe House. This project focuses on preserving and enhancing original architectural elements with minimal new construction. Key components include:

- **Restoration:** Repair and restoration of historic windows, doors, and wood trim.
- **Masonry Work:** Cleaning and repointing brickwork to address stress fractures.
- **Roof Replacement:** Removal of the existing asphalt shingle roof and installation of a Davinci composite slate roof.
- **Rear Façade Alterations:** Demolition of the existing pressure-treated deck and construction of a new one-story sunroom featuring Marvin Ultimate Series windows and doors with Boral trim to match the historic aesthetic.
- **New Construction:** Construction of a brick carriage house with Marvin Ultimate Series windows and a carriage-style overhead garage door and a four-season porch.
- **Front Porch Restoration:** Repair or reconstruction of existing porches, expanded into a wraparound porch facing Aurora Street, using redwood or mahogany decking, tongue-and-groove yellow pine ceilings, and a standing seam copper roof with historically accurate detailing.

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### 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





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

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.

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

### **Guideline 4. Restore Significant Historic Features**

a. Remove non-historic materials that cover all or part of the façade. This may include inappropriate siding, cladding, or wrapping on façade elements such as cornices or storefronts.



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

**Guideline 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 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 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





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

the architectural style of the property and should mimic the appearance of the original door.

**Guideline 43. Restore Missing or Inappropriately Altered Doors**

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

**Guideline 45. Screen, Storm, and Garage Doors**

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

**Guideline 46. Maintain Historic Windows for Energy Efficiency**

- a. When historic windows are too deteriorated to repair, install compatible and energy-efficient replacement windows that match the historic windows. They should also be durable, repairable, and recyclable.
- b. Replace missing windows with new, energy efficient windows matching the remainder of the historic windows on the building.
- c. Retrofit historic windows with high-performance glazing or clear film if the historic character can be maintained.

**Guideline 47. Weatherization and Insulation**

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

**Guideline 48. HVAC**

- a. Retain and maintain existing functional, efficient HVAC systems.
- b. Upgrade existing systems to increase efficiency when the existing system has reached the end of its useful life.
- c. Increase efficiency of HVAC systems by installing programmable thermostats, ceiling fans, and louvers and vents where appropriate.



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- 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 53. Façade Illumination**

- d. Illuminate doors, porch ceilings, and entries to driveways and sidewalks on residential properties.

**Guideline 55. Maintain Historic Masonry**

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

**Guideline 56. Cleaning Historic Masonry**

- a. If a masonry wall requires cleaning, it should be done using the gentlest effective means possible. Utilize low-pressure water washing and soft natural bristle brushes with appropriate masonry cleaners.
- b. Avoid sandblasting or grit blasting using other inappropriate and destructive methods to clean masonry.

**Guideline 57. Repointing Masonry**

Mortar joints may require repair in areas where the mortar is cracked or missing. Most often, the mortar joint can simply be re-pointed by removing the deteriorated mortar and infilling with new mortar.

- a. Repoint only where there is evidence of deterioration or water infiltration. This includes loose or disintegrating mortar, cracks, loose bricks, etc.
- b. Use traditional repointing techniques, and/or those recommended by historic preservation specialists. This includes hand raking to remove deteriorated mortar. Avoid the use of electric saws to remove mortar from joints. Do not use “scrub coating” methods to repoint – mortar should not be deposited on the brick face.



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

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

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

**Guideline 66. Adding New Porches**

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

**Guideline 68. Maintain Historic Roof Shape**

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





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

- 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.
- 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).
- 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.



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

- d. Repair damaged or deteriorated windows. This may include replacing broken panes, sanding and repainting, or oiling operable components such as locks and chains.
- e. Replace missing window elements, such as hardware or trim, in-kind.
- f. Do not cover or wrap window trim or sills. Metal and vinyl coverings retain moisture and accelerate deterioration of wood and masonry elements.
- g. Fix drafty windows by replacing weather stripping and ensuring that the window is well-fitted to the window opening. Add storm windows to provide a thermal break, if needed. Storm windows are a cost-effective alternative to replacing historic windows.

**Guideline 90. Make Sensitive Replacements (Windows)**

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



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

- b. Restore or replace missing original shutters with appropriate replacement units based on physical or documentary evidence.
- 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 92. Storm Windows**

- a. Detachable wood screens and storm windows were often used in residential and upper floor commercial windows through the first half of the twentieth century. Historic screens and storm windows should be maintained and preserved.
- b. New storm windows and screens should appropriately fit the window to which they are attached. Avoid installing over or undersized storm windows or screens. Install these units to avoid damaging or obscuring historic window surrounds or trim.
- c. Storm windows must have clear, untinted glass.

**Guideline 93. Sills, Lintels, and Frames**

- a. Retain original sills, frames, lintels, and associated window trim and ornamentation.
- b. Do not wrap sills or frames in any materials (sheet metal, vinyl, etc.).
- c. Avoid adding details, surrounds, shutters, ornamentation and other features that have no historical basis and are not in keeping with the character of the original window.
- d. When historic sills, lintels, surrounds, or trim requires replacement, it should be made in-kind using the same or similar material and replicating the form, profile, color, and texture of the original unit.

**Guideline 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.





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

- 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.

**Recommended Conditions:**

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

- 1. Any repointing of the historic masonry shall be done in accordance with Guideline 57.
- 2. All new shutters shall be sized to cover the window if closed even if not operable.
- 3. Any new HVAC or utility equipment shall be located on a nonvisible façade.
- 4. The dimensions of the new standing seam metal roof shall meet the those specified in Guideline 70e.

**Draft Motions:**

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

OR

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

OR

- 3. I move an alternate motion.



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

## Appendix A: 2012 Easton Historic District Survey Sheet

### EASTON HISTORIC DISTRICT SURVEY

PROPERTY #:

Picture:



|                                                                                                                                                                                                                            |                    |                           |                          |                       |                     |                     |                |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|---------------------------|--------------------------|-----------------------|---------------------|---------------------|----------------|
| <b>TAX ID</b>                                                                                                                                                                                                              |                    | <b>ADDRESS</b>            |                          | <b>OWNER NAME</b>     |                     |                     |                |
| 2101001922                                                                                                                                                                                                                 |                    | 220 SOUTH ST              |                          | DELAURENTIS, JOYCE    |                     |                     |                |
| <b>YEAR BUILT</b>                                                                                                                                                                                                          |                    | <b>PHYSICAL CONDITION</b> |                          |                       |                     |                     |                |
| 1890                                                                                                                                                                                                                       |                    | EXCELLENT                 |                          |                       |                     |                     |                |
| <b>ARCHITECTURAL STYLE</b>                                                                                                                                                                                                 |                    |                           |                          | <b>ADDITION(S)</b>    |                     |                     |                |
| ENGLISH QUEEN ANNE/ GOTHIC REVIVAL                                                                                                                                                                                         |                    |                           |                          | NONE APPARENT         |                     |                     |                |
| <b>NHL DISTRICT</b>                                                                                                                                                                                                        | <b>NR DISTRICT</b> | <b>NR LISTED</b>          | <b>MEETS NR CRITERIA</b> | <b>1980 NR RATING</b> | <b>MD INVENTORY</b> | <b>CONTRIBUTING</b> | <b>NC CODE</b> |
|                                                                                                                                                                                                                            |                    |                           |                          | B                     |                     | Y                   |                |
| <b>NOTES</b>                                                                                                                                                                                                               |                    |                           |                          |                       |                     |                     |                |
| NICE AND UNUSUAL ROMANTIC PERIOD BRICK DWELLING. INTERESTING PORCH TREATMENT. ORIGINAL PAIRED DOUBLE FRONT DOORS. HIGH LEVEL OF INTEGRITY. WRITTEN SOURCES DATE THIS BLDG TO MID 19TH C. CONTRIBUTING COTTAGE OUTBUILDING. |                    |                           |                          |                       |                     |                     |                |



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

RECEIVED  
JUN 09 2025  
TOWN OF EASTON

HD 25 -48

|                                  |
|----------------------------------|
| Application #: 2025 - 1483       |
| Date Received: 06/09/2025        |
| Fee Paid: \$75.00                |
| HDC Meeting Date: 06/23/2025     |
| Date Property Posted: 06/16/2025 |

## 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: 220 South Street, Easton Maryland  
☒ Contributing ☐ Non-Contributing YEAR BUILT: c. 1875 NATIONAL REGISTAR # T - 45  
state survey

### PROPERTY INFORMATION

OWNER NAME: John and Bridget Horner  
TELEPHONE NO. EMAIL

### Applicant or Agent

NAME: Atelier 11 Architecture  
TELEPHONE NO. EMAIL

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

Historic Renovation and restoration of existing exterior, repair/restore historic windows, repair/restore historic doors. Restore wood trim  
repair. Brick - clean, repoint and repair stress fractures. Replace asphalt shingles with Davinci composite single width Slate.  
Demolition of pressure treated deck at rear of house. The deck is proposed to be replaced with a 1 storey sunroom using Marvin  
Ultimate series windows and doors with Boral smooth trim and details in keeping with the historic elements on the house. A new brick  
carriage house is proposed with Marvin Ultimate series windows, and a carriage house style overhead garage door. The existing  
porches will be restored and likely rebuilt based on the present condition. The owners propose connecting the porches as a wrap  
around as the porch facing Aurora street has no door access from the house. The porches will be repaired/rebuilt using redwood,  
mahogany decking and T&G yellow pine for the ceilings, the roof metal will be a standing seam copper roof with historic details  
matching the existing metal roof.

### Specific Requirements

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

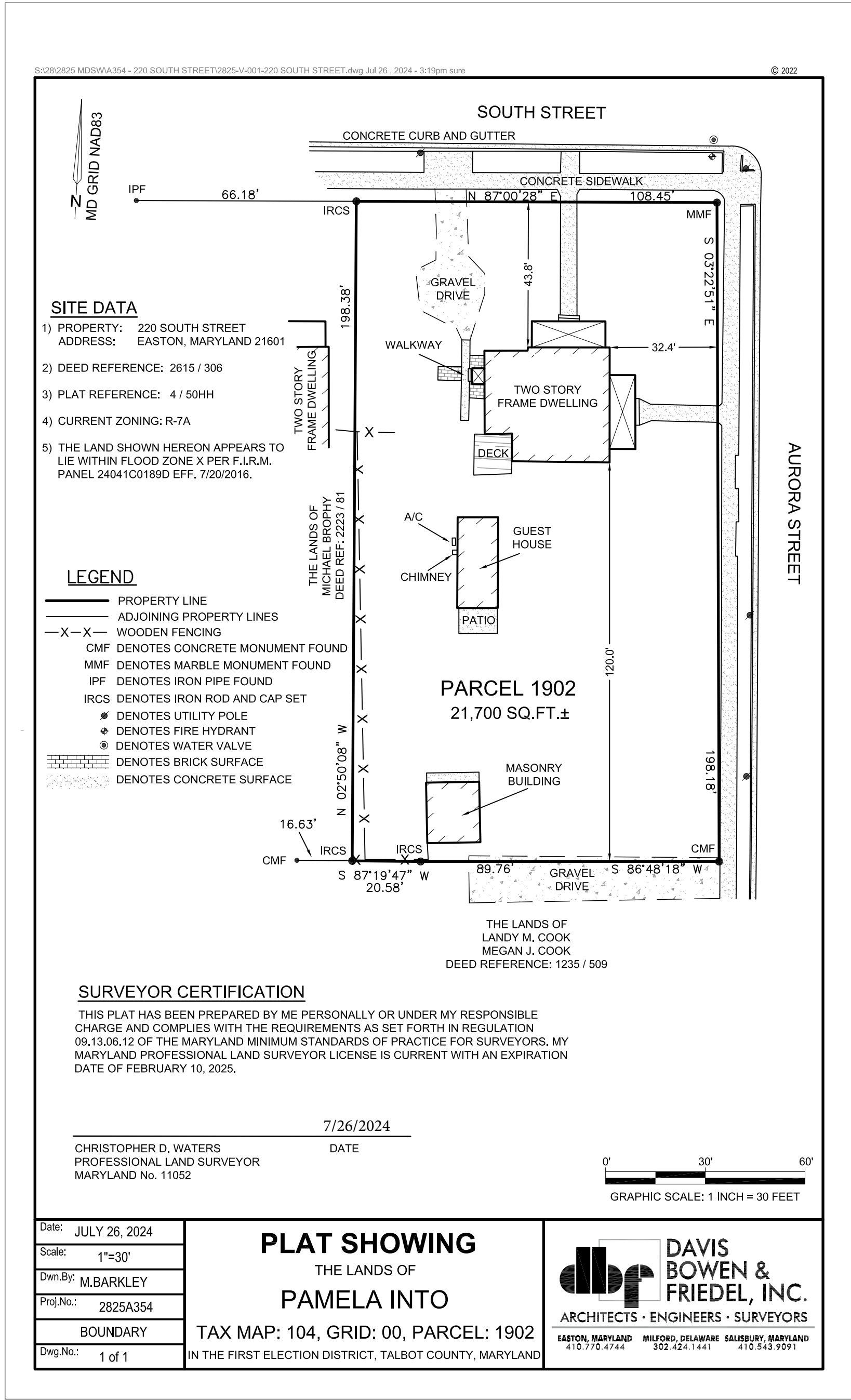
Date

Printed Name of Applicant or Agent

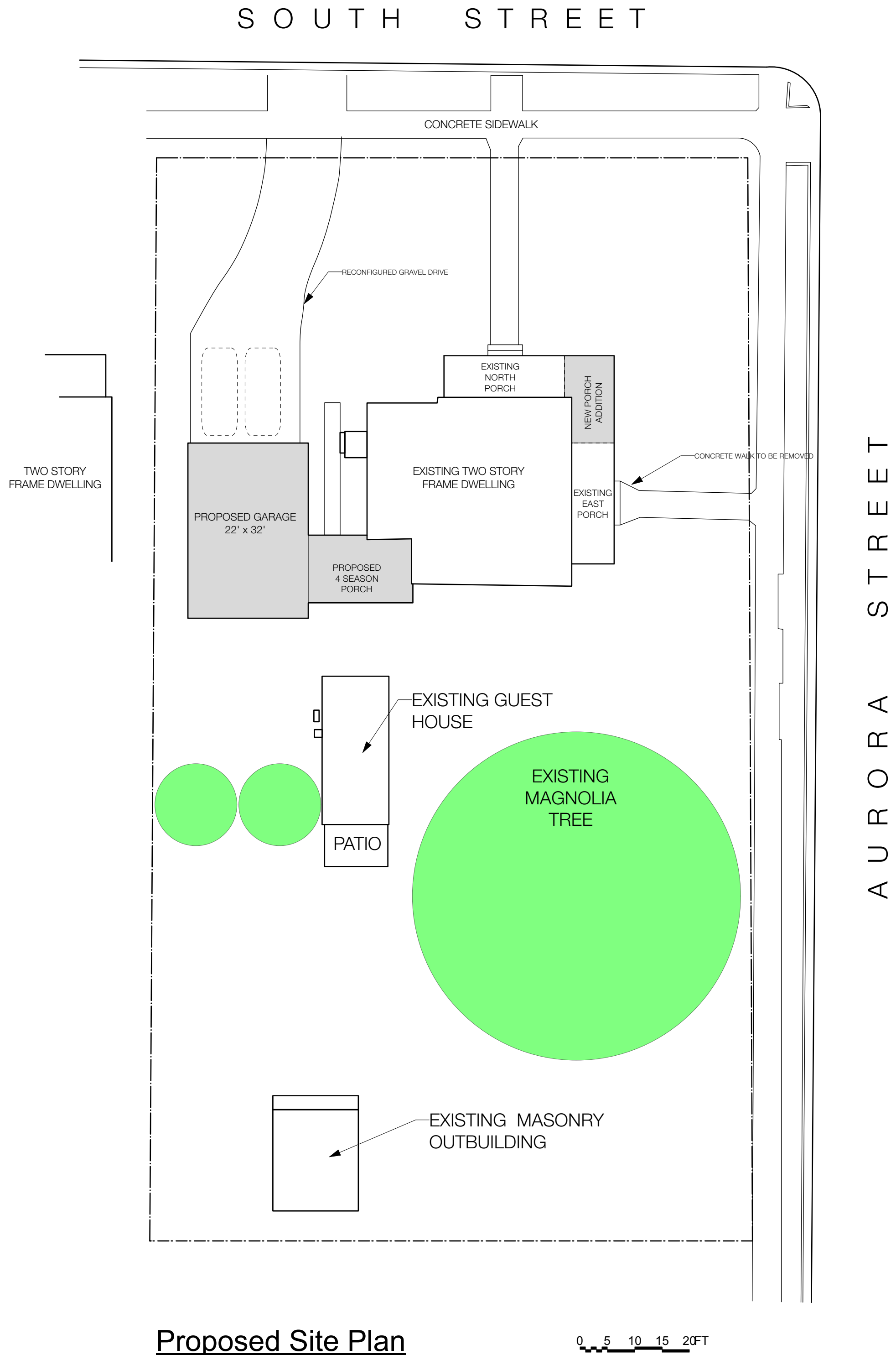
7 June 2025  
Atelier 11 Architecture - (Jon Braithwaite)

Revised 4.4.2022





Existing Site Plan



Proposed Site Plan





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Architect's Seal  
Drawn By: LD/JB/LP/GB

# Schematic Design Proposed Elevation and Plans

**Horner Project  
Historic Residence  
Renovation**

220 South Street  
Easton, Maryland 21601

| REVISIONS |      |
|-----------|------|
| NO.       | DATE |
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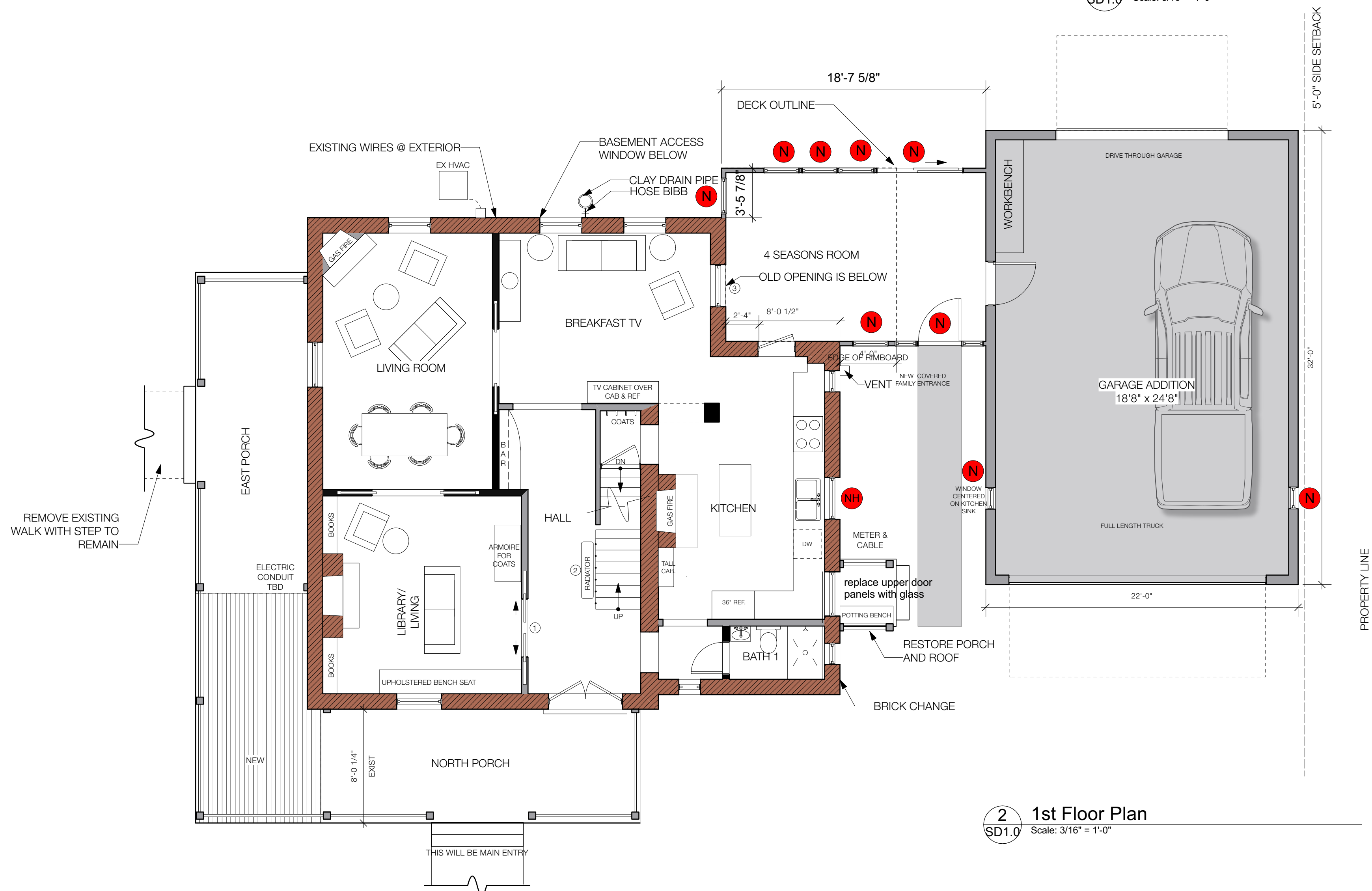
JOB # 2409  
8 June 2025  
SCALE AS NOTED

SD1.0

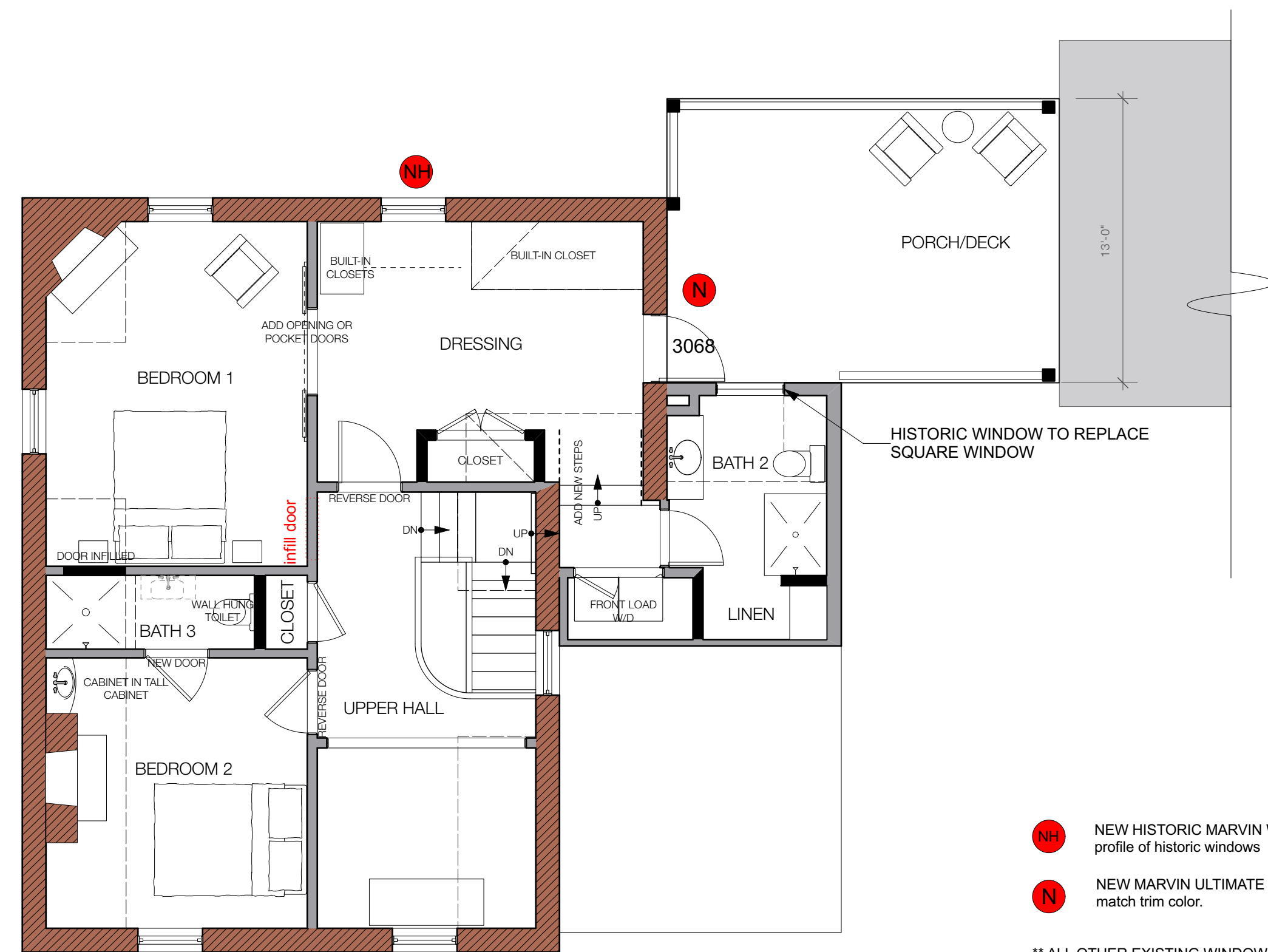
Page 101 of 2



1 South Elevation-(Rear of House)  
SD1.0 Scale: 3/16" = 1'-0"



2 1st Floor Plan  
SD1.0 Scale: 3/16" = 1'-0"



3 2nd Floor Plan  
SD1.0 Scale: 3/16" = 1'-0"

-  NEW HISTORIC MARVIN WINDOW - wood clad to match profile of historic windows
-  NEW MARVIN ULTIMATE SERIES - metal clad, color to match trim color.

\*\* ALL OTHER EXISTING WINDOWS WILL BE RESTORED BASED ON FEDERAL DEPARTMENT OF INTERIOR GUIDELINES. THIS WILL BE REQUIRED FOR GRANTS AND TAX CREDITS.





Proposed South Street Elevation



Davinci Classic Slate - single width  
Steel Gray or Graphite

WINDOWS AND DOORS - Marvin or restored based on location.

NEW HISTORIC MARVIN WINDOW - wood clad to match profile of historic windows

NEW MARVIN ULTIMATE SERIES - metal clad, color to match trim color at new addition.

\*\* ALL OTHER EXISTING WINDOWS WILL BE RESTORED BASED ON FEDERAL DEPARTMENT OF INTERIOR GUIDELINES. THIS WILL BE REQUIRED FOR GRANTS AND TAX CREDITS.

BRICK WITH REDUCED MORTAR WIDTH AT STREET ELEVATION



Proposed Aurora Street Elevation



STANDING SEAM COPPER ROOF

**NEW CONSTRUCTION AREAS**

Boral True Exterior - Smooth trim, soffits, fascia painted to match house trim color. Product can be milled, mitered, T&G and does not deform like Azek or other similar PVC material.

**EXISTING RESTORATION WORK**

Any wood to be replaced will be redwood, cedar or mahogany. T&G ceilings will be yellow pine. Painted with oil based products.



NEW PORCH INFILL TO CREATE VERANDA, RESTORE ORIGINAL PORCH'S WITH TRADITIONAL MATERIALS. WOOD, COPPER, OIL BASED PAINT, COPY TRIM AND DETAILS.

ATELIER 11  
ARCHITECTURE

Lynchburg, Virginia : Easton, Maryland  
434.846.0004 : 410.822.3680  
www.atelier11architecture.com

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Architect's Seal

Drawn By: LD/JB/LP/GB

Elevations Proposed

Horner Project  
Historic Residence  
Renovation

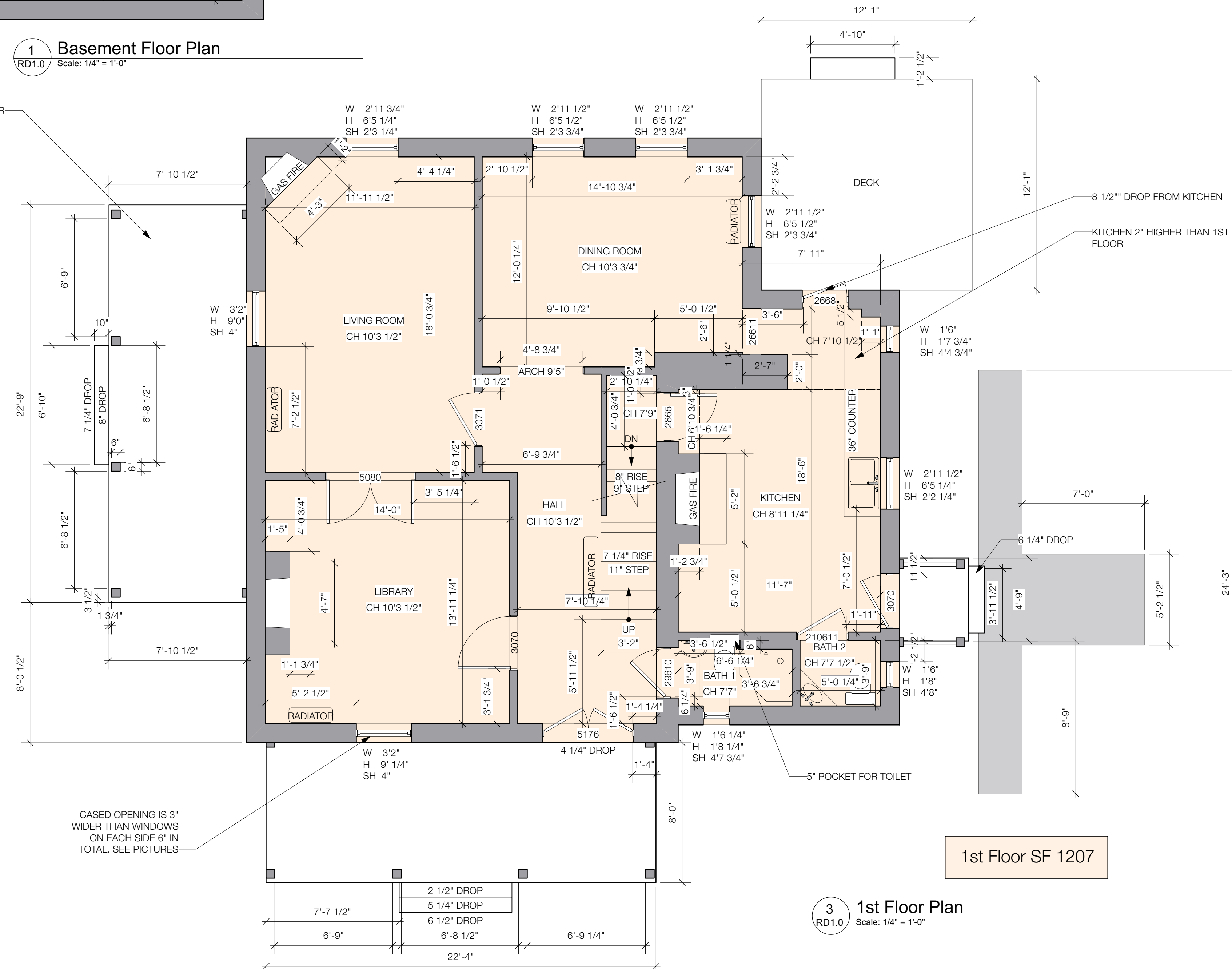
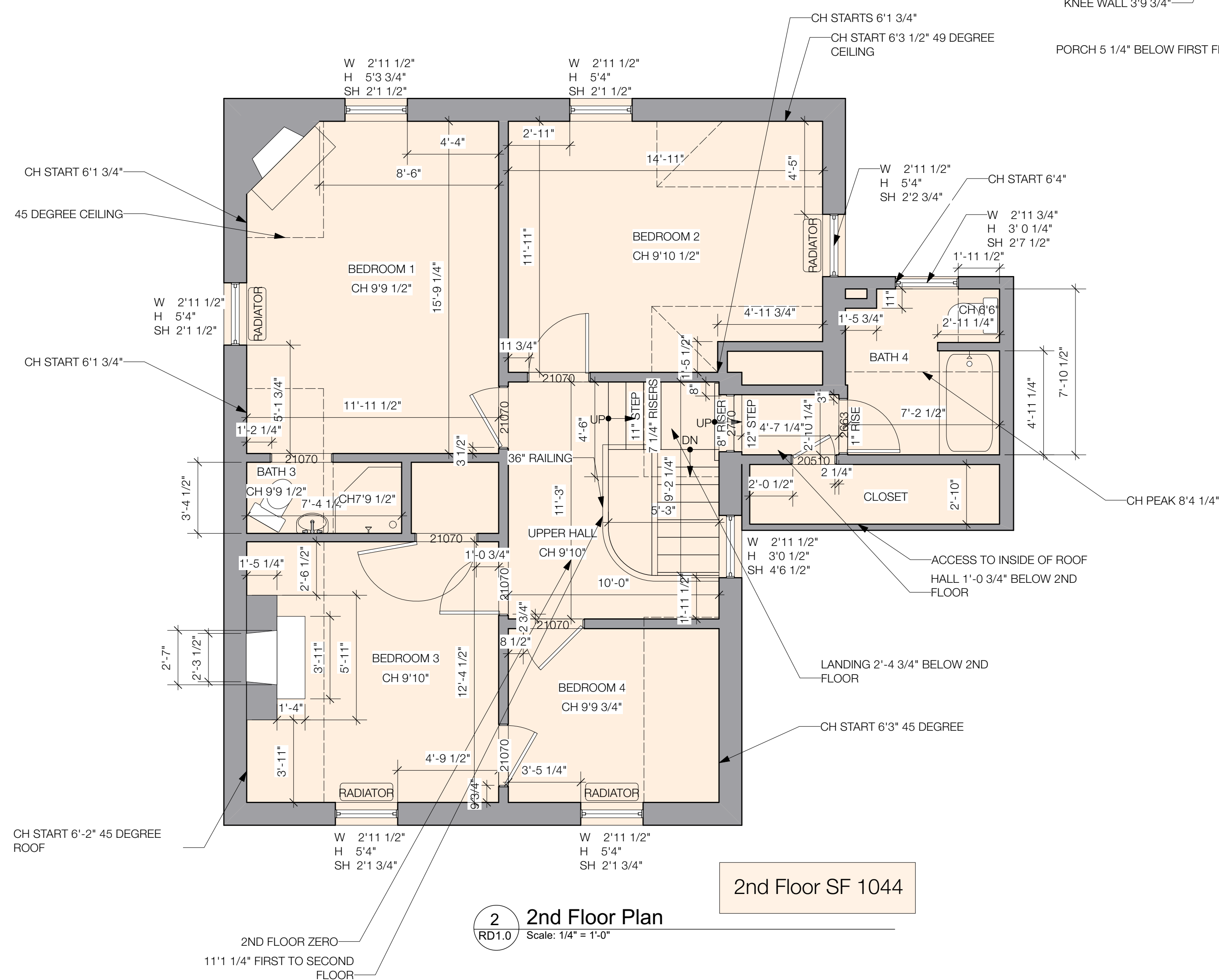
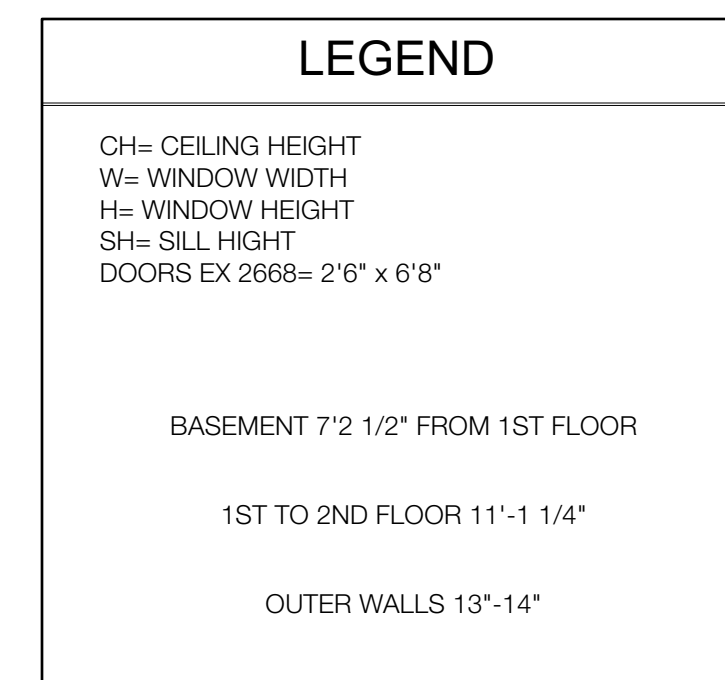
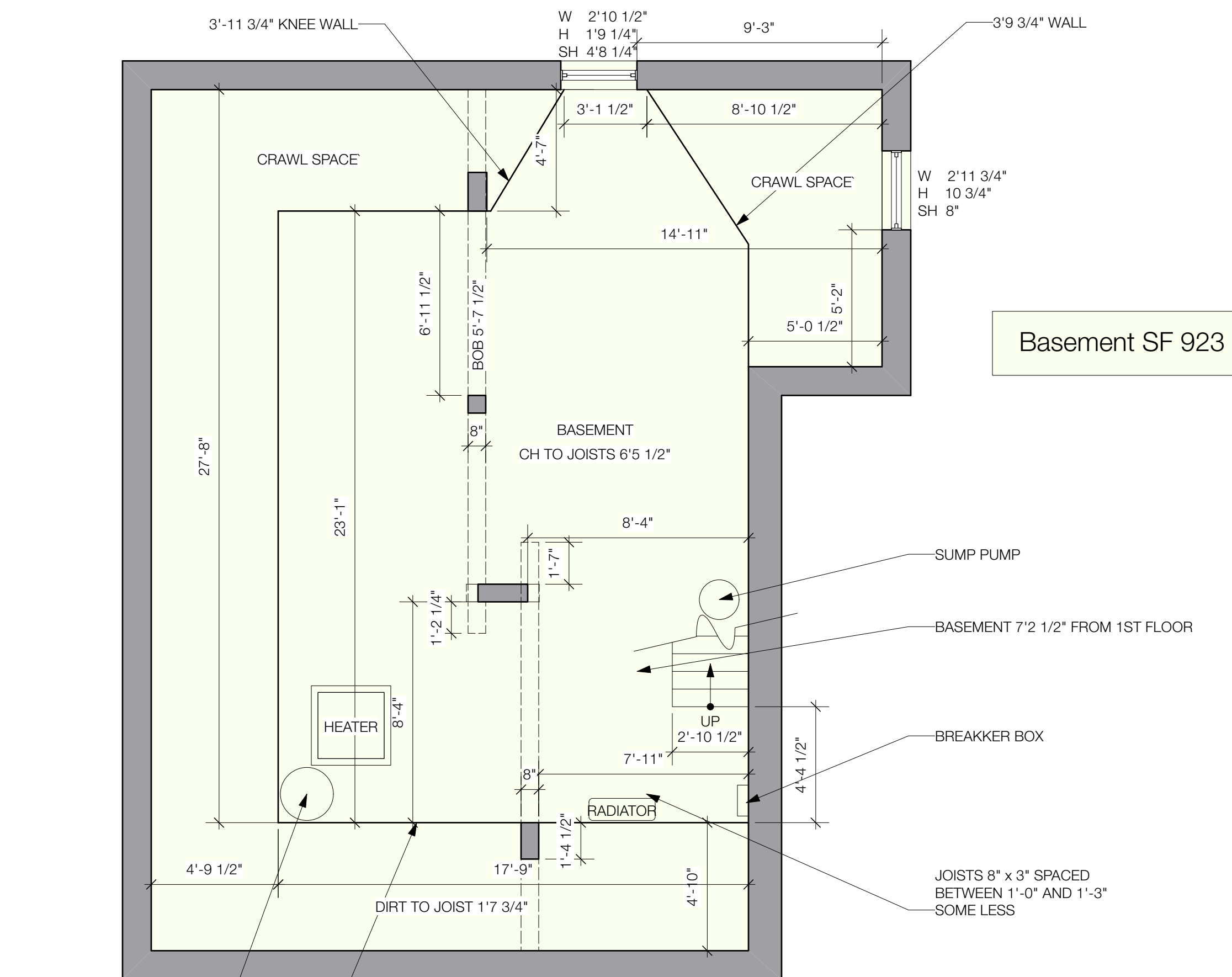
220 South Street  
Easton, Maryland 21601

| REVISIONS      |      |
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| JOB # 2409     |      |
| 8 June 2025    |      |
| SCALE AS NOTED |      |

SD2.0

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North Elevation



West Elevation



South Elevation



East Elevation

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Record Document  
Elevations

Horner Residence  
Historic Renovation

220 South Street  
Easton Maryland 21601

REVISIONS

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JOB # 2409  
25 November 2024  
SCALE AS NOTED

RD2.0

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1 SOUTH STREET ELEVATION



2 AURORA STREET ELEVATION



8 CORNER SOUTH/AURORA STREET



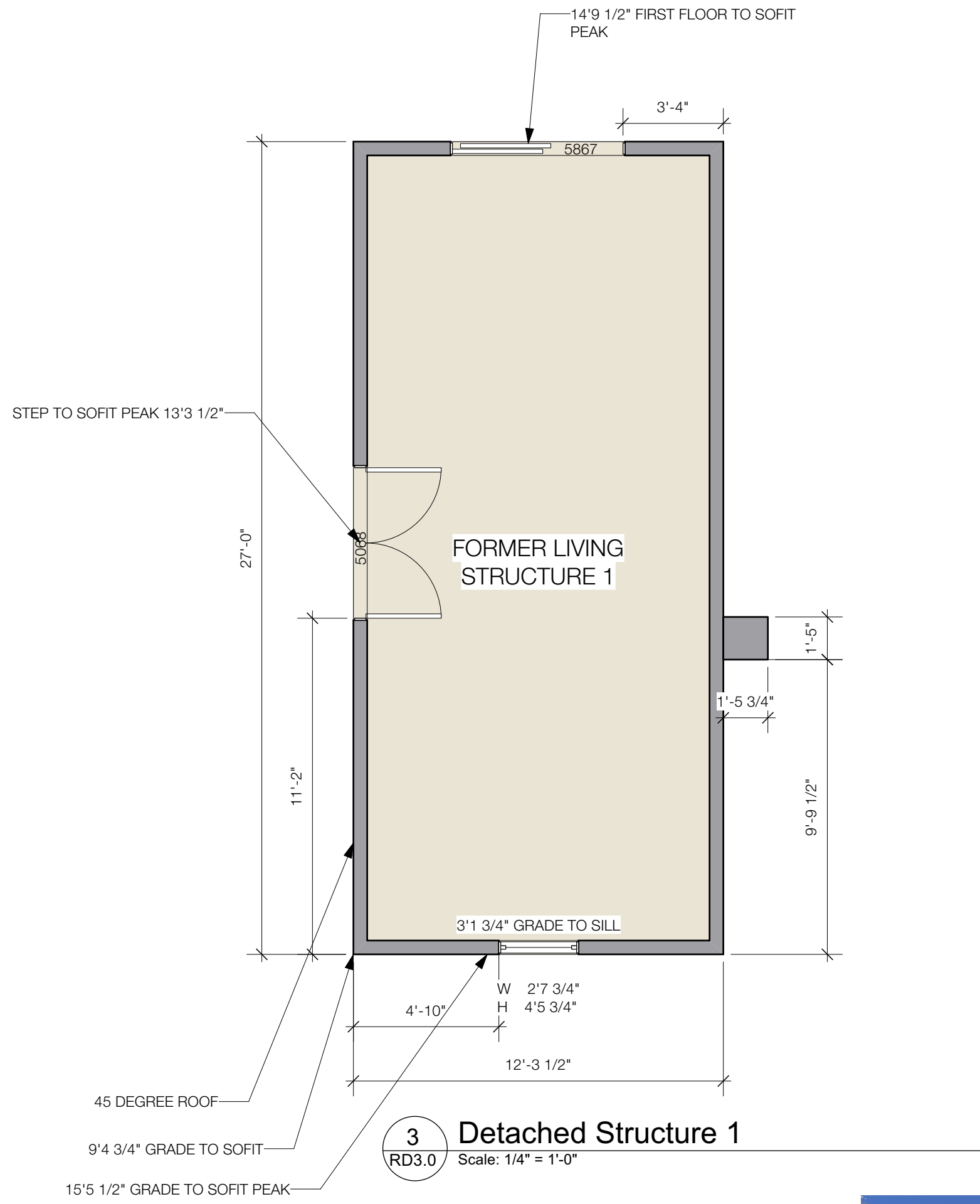
9 CORNER SOUTH STREET



10 STRESS FRACTURE - BRICK



11 SOUTH ELEVATION



3 Detached Structure 1  
RD3.0 Scale: 1/4\"/>



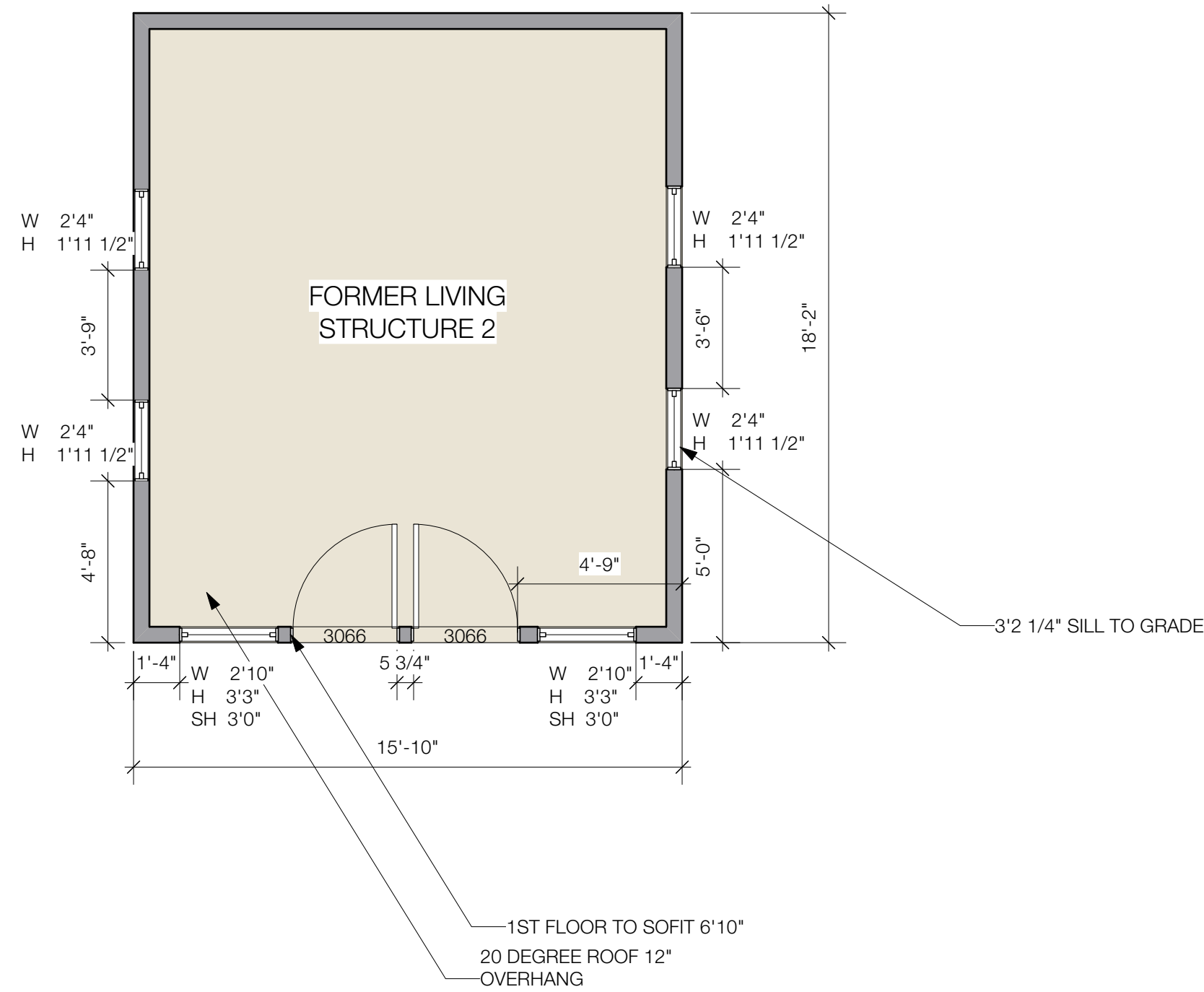
5 WEST ELEVATION



6 WEST ELEVATION



7 CORNER WEST ELEVATION



4 Detached Structure 2  
RD3.0 Scale: 1/4\"/>

- NH NEW HISTORIC MARVIN WINDOW
- N NEW MARVIN ULTIMATE SERIES

\*\* ALL OTHER EXISTING WINDOWS WILL BE RESTORED BASED ON FEDERAL DEPARTMENT OF INTERIOR GUIDELINES. THIS WILL BE REQUIRED FOR GRANTS AND TAX CREDITS.

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Architect's Seal

Drawn By: JB/GB

Record Document  
Detached Structure Plans  
Exterior Photos

Horner Residence  
Historic Renovation  
220 South Street  
Easton Maryland 21601

REVISIONS

| NO. | DATE |
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JOB # 2409  
25 November 2024  
SCALE AS NOTED

RD3.0

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T-45

## Trippe House (Beale House)

### **Architectural Survey File**

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

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

All material is property of the Maryland Historical Trust.

***Last Updated: 04-05-2004***

Trippe-Beale House  
220 South Street  
Easton, Maryland 21601

T-45  
Mid-19th Century

The Trippe-Beale House is a rectangular brick building, two and one-half stories in height. The sweeping jerkin roof is pierced by wide jerkin dormers and tall chimneys with fearing caps. This is a corner house; porches on the street facades have trefoil arches of wood. Eaves of the roof and porches are edged with wooden ornament. The building may have been designed by Richard Upjohn, the noted architect in 1851.



MARYLAND HISTORICAL TRUST

T 45  
2100455504  
Town of Easton

INVENTORY FORM FOR STATE HISTORIC SITES SURVEY

**1 NAME**

HISTORIC

Trippe House

AND/OR COMMON

Beale House

**2 LOCATION**

STREET & NUMBER

220 South Street

CITY, TOWN

Easton

VICINITY OF

CONGRESSIONAL DISTRICT

FIRST

STATE

Maryland 21501

COUNTY

Talbot

**3 CLASSIFICATION**

**CATEGORY**

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

**OWNERSHIP**

☐ PUBLIC  
☒ PRIVATE  
☐ BOTH  
**PUBLIC ACQUISITION**  
☐ IN PROCESS  
☐ BEING CONSIDERED

**STATUS**

☒ OCCUPIED  
☐ UNOCCUPIED  
☐ WORK IN PROGRESS  
**ACCESSIBLE**  
☐ YES RESTRICTED  
☐ YES UNRESTRICTED  
☒ NO

**PRESENT USE**

☐ AGRICULTURE ☐ MUSEUM  
☐ COMMERCIAL ☐ PARK  
☐ EDUCATIONAL ☒ PRIVATE RESIDENCE  
☐ ENTERTAINMENT ☐ RELIGIOUS  
☐ GOVERNMENT ☐ SCIENTIFIC  
☐ INDUSTRIAL ☐ TRANSPORTATION  
☐ MILITARY ☐ OTHER

**4 OWNER OF PROPERTY**

NAME

John E. Beale

Telephone #: 301-822-1520

STREET & NUMBER

220 South Street

CITY, TOWN

Easton

VICINITY OF

STATE, zip code

Maryland 21501

**5 LOCATION OF LEGAL DESCRIPTION**

COURTHOUSE,  
REGISTRY OF DEEDS, ETC.

Talbot County Court House

Liber #: 248

Folio #: 386

STREET & NUMBER

Washington Street

CITY, TOWN

Easton

STATE

Maryland 21501

**6 REPRESENTATION IN EXISTING SURVEYS**

TITLE

Town of Easton Survey by Paul Brinkman

DATE

August 29, 1967

☐ FEDERAL ☒ STATE ☐ COUNTY ☐ LOCAL

DEPOSITORY FOR  
SURVEY RECORDS

Maryland Historical Trust

CITY, TOWN

Annapolis

STATE

Maryland

# 7 DESCRIPTION

T-45

| CONDITION                                     |                                       | CHECK ONE                                     | CHECK ONE                                         |
|-----------------------------------------------|---------------------------------------|-----------------------------------------------|---------------------------------------------------|
| <input checked="" type="checkbox"/> EXCELLENT | <input type="checkbox"/> DETERIORATED | <input type="checkbox"/> UNALTERED            | <input checked="" type="checkbox"/> ORIGINAL SITE |
| <input type="checkbox"/> GOOD                 | <input type="checkbox"/> RUINS        | <input checked="" type="checkbox"/> ALTERED : | <input type="checkbox"/> MOVED      DATE _____    |
| <input type="checkbox"/> FAIR                 | <input type="checkbox"/> UNEXPOSED    | slightly                                      |                                                   |

## DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

This dwelling occupies the southwest corner of South and Aurora Streets. It sets on grounds planted with magnolia, popular, box, and the etherial cotinus or smoke tree. The houses faces north.

A three-tiered iron fountain which once stood at The Villa, an Italian country house on the Miles River, stands in the east side yard.

The building is brick, two-and-a-half stories in height, covered with a tall jerkin roof pierced by wide jerkin dormers. Two tall chimneys with sculptural bases and caps rise from the east roof slope. Porches and eaves are generously decorated with sawn wooden ornament; which, painted white, is a strong contrast to the dark red brick, laid in common bond and the block asphalt roofs.

The main portion of the house is rectangular with the short end, two bays wide, facing South Street. The two second floor windows, shaded by the roof jerkin, are set in segmental arch openings. The two over two sashes are held by narrow frames. A similiar window, but taller with two over four sash, is used on the first floor. The main entrance, in the eastern bay: its double door is treated with round-headed panels edged with belection moldings and held in a wide molded frame.

The front porch, in contrast to the house, is three bays wide, each bay marked with a round trifoliated arches of flat, sawn wood. The center bay with a shallow gable roof marks the entrance. The railing is a screen of boards pierced with geometric cut-outs.

In the east facade is a secondary entrance sheltered by a side-porch nearly identical to that on the front. The roof slope is interrupted by a wide jerkin dormer which extends below the edge of the roof. The window is set in a pointed arch opening.

To the west of the house is a one-and-a-half story brick wing. It is covered by an A-roof with a frame second floor addition constructed on the rear, south, roof slope. Vertical emphases is provided by another tall chimney. At the west gable end is a service entrance covered by a one-bay entrance porch, with sawn wooden balustrade similiar to those on the other porches.

The eaves of the roof are trimmed with sawn wooden ornament with trefoil cut-outs. Porch roofs are also trimmed with similiar ornament, but with scallop cut-outs. The roof structure is expressed by the use of shaped rafter ends.

To the rear of the structure is a frame outbuilding once used as living quarters. On its east elevation is a false gable with vertical boarding and an applied wooden quatrefoil. Its gables are edged with decorated verge boards.

Inside the rooms have a spaciousness and intimacy which Mr. Upjohn also achieved in his Christ Church Rectory (T-16). Tall ceilings of the first floor contrast with the lower second floor ceilings which reflect the roof pitch. The house is two rooms deep and two rooms wide with wide double doors between first floor rooms. The stair has foliated step brackets on its open-string course and a bulbous newel. Balusters are turned. Window and door trim is rather simple and flat: those on the first floor are enriched with a cavetto back bond.

The house is well maintained. Changes and additions throughout

CONTINUE ON SEPARATE SHEET IF NECESSARY

(cont.)



# 8 SIGNIFICANCE

T-45

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

SPECIFIC DATES

1851

BUILDER/ARCHITECT Richard Upjohn

## STATEMENT OF SIGNIFICANCE

This building was designed for Thomas Trippe by well-known architect, Richard Upjohn.

#720,924U In the volume "Richard Upjohn, Architect and Churchman", reference is made to his designs for Ninian Pickney (1860 - 62) and for Thomas Trippe (1851). This area, at the corner of South and Aurora Streets, was the Thomas Trippe property, and while they undoubtedly used Upjohn's design. They didn't buy the lot until 1870 when Henry M. Mason sold it to them for \$400.00. They continued to live here until 1913. Thomas Trippe, the only heir of his parents who built the house, deeded it for \$3100.00 to Ulysses Frank Carroll. The Carroll's were forced to default on a mortgage and John Beale and his wife Mary Vernon, bought it at public sale in 1940. It is still their home.

L70, F133

L165/F262

L248/385

Any private dwelling, designed by the great architect, Richard Upjohn, in a small town such as Easton, must be of great interest and significance.

CONTINUE ON SEPARATE SHEET IF NECESSARY

**9 MAJOR BIBLIOGRAPHICAL REFERENCES**

Deeds and Land Records, Talbot County Court House.

CONTINUE ON SEPARATE SHEET IF NECESSARY

**10 GEOGRAPHICAL DATA**ACREAGE OF NOMINATED PROPERTY NA

## VERBAL BOUNDARY DESCRIPTION

NA

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

STATE None COUNTY

STATE COUNTY

**11 FORM PREPARED BY**

NAME / TITLE

Marsha L. Fritz, Consultant

Cynthia B. Ludlow, Research/  
Historian

ORGANIZATION

Historic Easton, Incorporated

DATE

September 21, 1976

STREET &amp; NUMBER

Box 1171

TELEPHONE Mr. Paul Parsons,

301-822-2706 President

CITY OR TOWN

Easton

STATE

Maryland 21601

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

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

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



T 45  
Town of Easton

220 South Street  
Easton, Maryland 21601

the years have been sympathetic to Mr. Upjohn's design. It is used as a single family dwelling.

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |  |                                                                                                                                                                                                        |  |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| 1. STATE <b>Maryland</b> T-45<br>COUNTY <b>Talbot</b><br>TOWN <b>Easton</b> VICINITY<br>STREET NO. <b>South &amp; Aurora Sts</b><br><br>ORIGINAL OWNER<br>ORIGINAL USE <b>Dwelling</b><br>PRESENT OWNER<br>PRESENT USE <b>Dwelling</b><br>WALL CONSTRUCTION <b>Common bond brick</b><br>NO. OF STORIES <b>2 w/attic</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |  | HISTORIC AMERICAN BUILDINGS SURVEY<br>INVENTORY<br><br>2. NAME<br><br>DATE OR PERIOD <b>c. 1875</b><br>STYLE <b>Queen Anne Victorian</b><br>ARCHITECT<br>BUILDER<br><br>3. FOR LIBRARY OF CONGRESS USE |  |
| 4. NOTABLE FEATURES, HISTORICAL SIGNIFICANCE AND DESCRIPTION <span style="float: right;">OPEN TO PUBLIC <b>no</b></span><br><br><p>             This is a Victorian asymmetric brick cottage with many rather unusual details. The structure is 3 bays wide and 2 deep. The A-roof has very pronounced jerkin ends and the whole roof line and gable ends are finished with boldly scrolled barge-boards of a vaguely Moorish design.           </p> <p>             The front of the house has one window and a door off center. Both are covered by a Moorish porch with swirling wooden arches. The second storey roof is pierced by a dormer which is set down into the wall. It is off center and has a pointed-arched window. A large molded chimney also rises from the roof at the front of the house. The dormer roofs are hipped and finished with large boards. The ends of the house have irregularly placed pointed-arched windows.           </p> <p>             The wood trim on this house is bold and refreshing in design. The whole structure is interesting in its asymmetry and worthy of further study. It is a very pleasing romantic cottage.           </p> |  |                                                                                                                                                                                                        |  |
| 5. PHYSICAL CONDITION OF STRUCTURE <span style="float: right;">Endangered Interior Exterior <b>excellent</b></span>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |  |                                                                                                                                                                                                        |  |
| 6. LOCATION MAP (Plan Optional)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |  | 7. PHOTOGRAPH                                                                                                                                                                                          |  |
| 8. PUBLISHED SOURCES (Author, Title, Pages)<br>INTERVIEWS, RECORDS, PHOTOS, ETC.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |  | 9. NAME, ADDRESS AND TITLE OF RECORDER<br><br><p style="text-align: center;"><b>Paul A. Brinkman</b></p><br><br>DATE OF RECORD <b>30/9/1967</b>                                                        |  |



EASTON HISTORIC DISTRICT T-410

ST. 431

RAIL ROAD (Now Goldsborough St.)

FEDERAL ST.

WASHINGTON ST.

HARRISON ST.

TALBOT ST.

ST. 426

ST. 425

ST. 424

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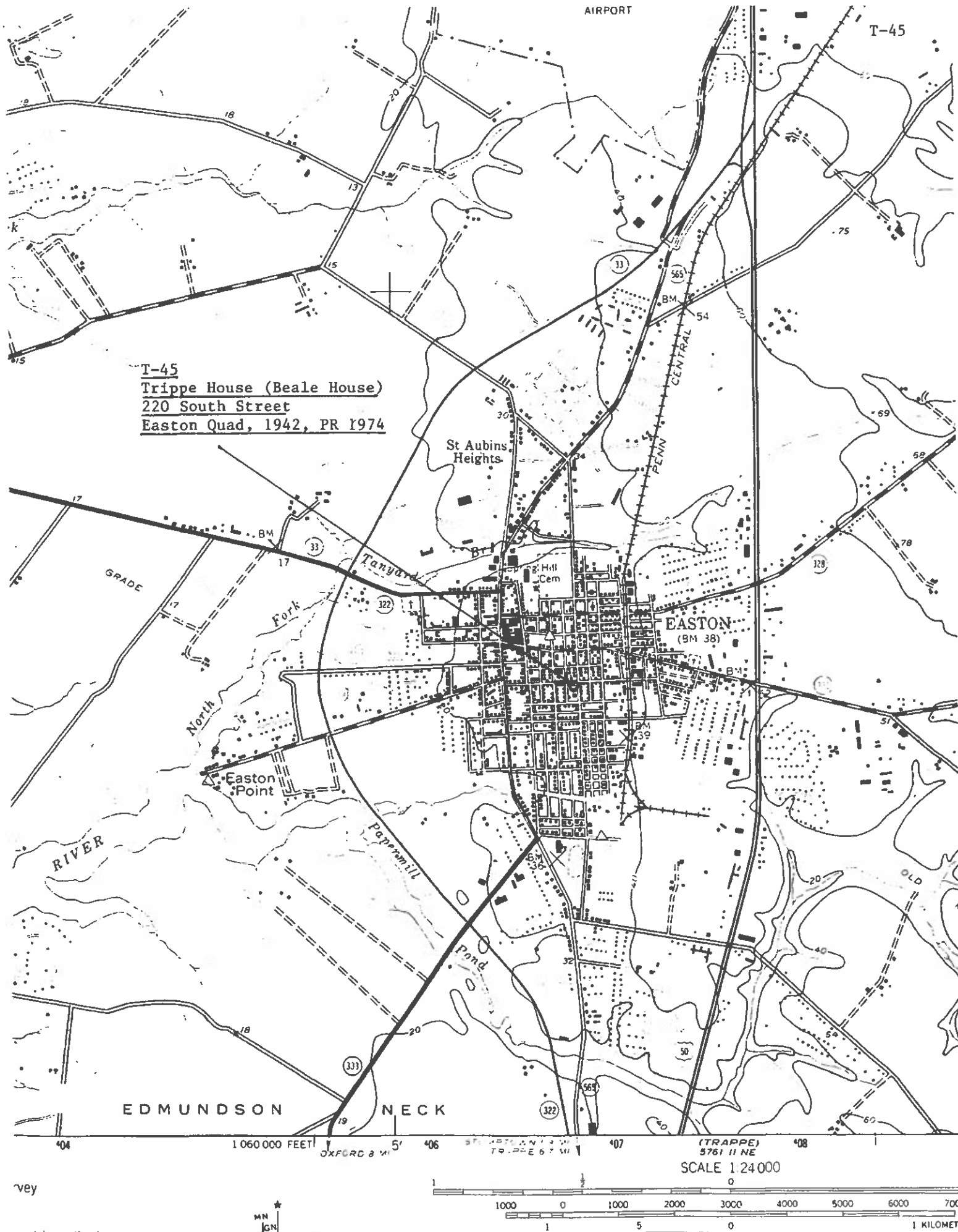
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13 KI. 70

75% (45)



TRIPPE-

~~XXXXXXXXXX~~ BEALE HOUSE

T-45

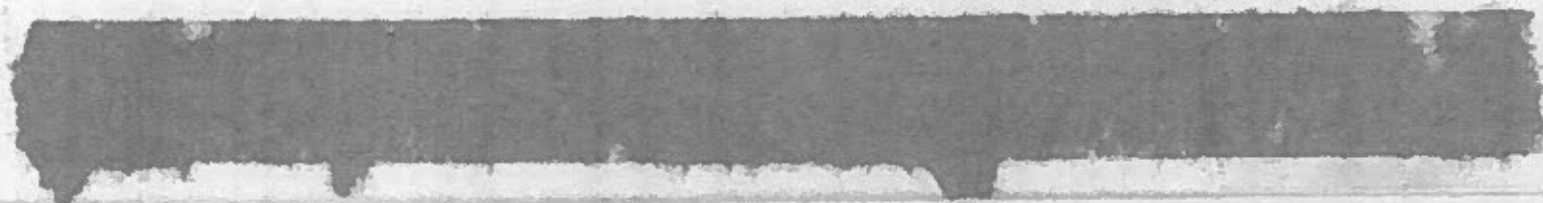
220 SOUTH STREET

EASTON, MD.

AUGUST 1976

M.L. FRITZ

VIEW LOOKING SOUTHWEST





VICTORIAN HOUSE, EASTON, TALBOT COUNTY

T-45

Trippe - Beale House  
220 South St.

DAG 67

e11





VICTORIAN HOUSE, EASTON, TALBOT COUNTY

T-45

Trippe - Beale House  
220 South St.

211  
DAG 67





VICTORIAN HOUSE, EASTON, TALBOT COUNTY

T-45

11/2  
Trippe - Beale House  
220 South St.

DAG 67



VICTORIAN HOUSE, EASTON, TALBOT COUNTY T-45

Trippe - Beale House  
220 South St.

DAG 67

211





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Trappe House  
(Beak House)

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- Lightweight
- Low Maintenance
- Class 4 Hail Rated
- 110 Wind Resistant
- Class A Fire Rated
- Limited Lifetime Warranty

MIST GREY | 803



GREY/BLACK BLEND | 718



SAGE GREEN | 815



RED ROCK | 809



PERFECT PLUM | 706



STEEL GREY | 804



CHARCOAL BLACK | 801



OLIVE | 814



BRANDYWINE | 806



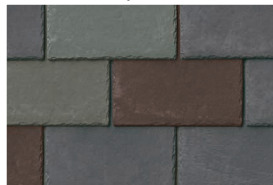
BRICK RED | 709



CHESTNUT BROWN | 712



CONCORD (MIX) | 789



NOTTINGHAM (MIX) | 788



BRUNSWICK (MIX) | 791



COACHMAN (MIX) | 790



ASH GREY (COOL ROOF) | 731



GRAPHITE (COOL ROOF) | 733



GRANITE (COOL ROOF) | 732



EVERGREEN (COOL ROOF) | 730



WINTERGREEN (COOL ROOF) | 792



| Exposure                                        | Width | Height | Piece    | Piece/BU | Weight/Bundle | Weight/Square | Weight/Pallet | Weight/Truck |
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| Max: 7-1/2"<br>Can be installed at 6" to 7-1/2" | 12"   | 18"    | 1.5 lbs. | 25       | 38 lbs.       | 240 lbs.      | 2,400 lbs.    | 42,500 lbs.  |

\*\*\*\* Indicates color number.

The printed colors shown may vary from actual available tile colors. Always use actual product samples for color selection.





T-45

## Trippe House (Beale House)

### **Architectural Survey File**

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

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

All material is property of the Maryland Historical Trust.

***Last Updated: 04-05-2004***

Trippe-Beale House  
220 South Street  
Easton, Maryland 21601

T-45  
Mid-19th Century

The Trippe-Beale House is a rectangular brick building, two and one-half stories in height. The sweeping jerkin roof is pierced by wide jerkin dormers and tall chimneys with fearing caps. This is a corner house; porches on the street facades have trefoil arches of wood. Eaves of the roof and porches are edged with wooden ornament. The building may have been designed by Richard Upjohn, the noted architect in 1851.

# MARYLAND HISTORICAL TRUST

T 45  
2100455504  
Town of Easton

## INVENTORY FORM FOR STATE HISTORIC SITES SURVEY

### 1 NAME

HISTORIC

Trippe House

AND/OR COMMON

Beale House

### 2 LOCATION

STREET & NUMBER

220 South Street

CITY, TOWN

Easton

— VICINITY OF

CONGRESSIONAL DISTRICT

FIRST

STATE

Maryland 21601

COUNTY

Talbot

### 3 CLASSIFICATION

#### CATEGORY

—DISTRICT

☒ BUILDING(S)

—STRUCTURE

—SITE

—OBJECT

#### OWNERSHIP

—PUBLIC

☒ PRIVATE

—BOTH

#### PUBLIC ACQUISITION

—IN PROCESS

—BEING CONSIDERED

#### STATUS

☒ OCCUPIED

—UNOCCUPIED

—WORK IN PROGRESS

#### ACCESSIBLE

—YES RESTRICTED

—YES UNRESTRICTED

☒ NO

#### PRESENT USE

—AGRICULTURE

—COMMERCIAL

—EDUCATIONAL

—ENTERTAINMENT

—GOVERNMENT

—INDUSTRIAL

—MILITARY

—MUSEUM

—PARK

☒ PRIVATE RESIDENCE

—RELIGIOUS

—SCIENTIFIC

—TRANSPORTATION

—OTHER

### 4 OWNER OF PROPERTY

NAME

John E. Beale

Telephone #: 301-822-1520

STREET & NUMBER

220 South Street

CITY, TOWN

Easton

— VICINITY OF

STATE, zip code

Maryland 21601

### 5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE,  
REGISTRY OF DEEDS, ETC.

Talbot County Court House

Liber #: 248

Folio #: 386

STREET & NUMBER

Washington Street

CITY, TOWN

Easton

STATE

Maryland 21601

### 6 REPRESENTATION IN EXISTING SURVEYS

TITLE

Town of Easton Survey by Paul Brinkman

DATE

August 29, 1967

—FEDERAL ☒ STATE —COUNTY —LOCAL

DEPOSITORY FOR  
SURVEY RECORDS

Maryland Historical Trust

CITY, TOWN

Annapolis

STATE

Maryland



**7 DESCRIPTION**

| CONDITION                                     |                                       | CHECK ONE                                     | CHECK ONE                                         |
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| <input checked="" type="checkbox"/> EXCELLENT | <input type="checkbox"/> DETERIORATED | <input type="checkbox"/> UNALTERED            | <input checked="" type="checkbox"/> ORIGINAL SITE |
| <input type="checkbox"/> GOOD                 | <input type="checkbox"/> RUINS        | <input checked="" type="checkbox"/> ALTERED : | <input type="checkbox"/> MOVED      DATE _____    |
| <input type="checkbox"/> FAIR                 | <input type="checkbox"/> UNEXPOSED    | slightly                                      |                                                   |

**DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE**

This dwelling occupies the southwest corner of South and Aurora Streets. It sets on grounds planted with magnolia, popular, box, and the etherial cotinus or smoke tree. The houses faces north.

A three-tiered iron fountain which once stood at The Villa, an Italian country house on the Miles River, stands in the east side vard.

The building is brick, two-and-a-half stories in height, covered with a tall jerkin roof pierced by wide jerkin dormers. Two tall chimneys with sculptural bases and caps rise from the east roof slope. Porches and eaves are generously decorated with sawn wooden ornament; which, painted white, is a strong contrast to the dark red brick, laid in common bond and the block asphalt roofs.

The main portion of the house is rectangular with the short end, two bays wide, facing South Street. The two second floor windows, shaded by the roof jerkin, are set in segmental arch openings. The two over two sashes are held by narrow frames. A similiar window, but taller with two over four sash, is used on the first floor. The main entrance in the eastern bay; its double door is treated with round-headed panels edged with belection moldings and held in a wide molded frame.

The front porch, in contrast to the house, is three bays wide, each bay marked with a round trifoliated arches of flat, sawn wood. The center bay with a shallow gable roof marks the entrance. The railing is a screen of boards pierced with geometric cut-outs.

In the east facade is a secondary entrance sheltered by a side-porch nearly identical to that on the front. The roof slope is interrupted by a wide jerkin dormer which extends below the edge of the roof. The window is set in a pointed arch opening.

To the west of the house is a one-and-a-half story brick wing. It is covered by an A-roof with a frame second floor addition constructed on the rear, south, roof slope. Vertical emphases is provided by another tall chimney. At the west gable end is a service entrance covered by a one-bay entrance porch, with sawn wooden balustrade similiar to those on the other porches.

The eaves of the roof are trimmed with sawn wooden ornament with trefoil cut-outs. Porch roofs are also trimmed with similiar ornament, but with scallop cut-outs. The roof structure is expressed by the use of shaped rafter ends.

To the rear of the structure is a frame outbuilding once used as living quarters. On its east elevation is a false gable with vertical boarding and an applied wooden quatrefoil. Its gables are edged with decorated verge boards.

Inside the rooms have a spaciousness and intimacy which Mr. Upjohn also achieved in his Christ Church Rectory (T-16). Tall ceilings of the first floor contrast with the lower second floor ceilings which reflect the roof pitch. The house is two rooms deep and two rooms wide with wide double doors between first floor rooms. The stair has foliated step brackets on its open-string course and a bulbous newel. Balusters are turned. Window and door trim is rather simple and flat; those on the first floor are enriched with a cavetto back bond.

The house is well maintained. Changes and additions throughout

**CONTINUE ON SEPARATE SHEET IF NECESSARY** (cont.)

**8 SIGNIFICANCE**

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

|                           |      |                   |                |
|---------------------------|------|-------------------|----------------|
| SPECIFIC DATES            | 1851 | BUILDER/ARCHITECT | Richard Upjohn |
| STATEMENT OF SIGNIFICANCE |      |                   |                |

This building was designed for Thomas Trippe by well-known architect, Richard Upjohn.

#720,924U In the volume "Richard Upjohn, Architect and Churchman", reference is made to his designs for Ninian Pickney (1860 - 62) and for Thomas Trippe (1851). This area, at the corner of South and Aurora Streets, was the Thomas Trippe property, and while they undoubtedly used Upjohn's design. They didn't buy the lot until 1870 when Henry M. Mason sold it to them for \$400.00. They continued to live here until 1913. Thomas Trippe, the only heir of his parents who built the house, deeded it for \$3100.00 to Ulysses Frank Carroll. The Carroll's were forced to default on a mortgage and John Beale and his wife Mary Vernon, bought it at public sale in 1940. It is still their home.

L7c, F133  
L165/F262  
L248/385

Any private dwelling, designed by the great architect, Richard Upjohn, in a small town such as Easton, must be of great interest and significance.

CONTINUE ON SEPARATE SHEET IF NECESSARY

**9 MAJOR BIBLIOGRAPHICAL REFERENCES**

Deeds and Land Records, Talbot County Court House.

CONTINUE ON SEPARATE SHEET IF NECESSARY

**10 GEOGRAPHICAL DATA**ACREAGE OF NOMINATED PROPERTY NA**VERBAL BOUNDARY DESCRIPTION**NA

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

STATE None COUNTY

STATE COUNTY

**11 FORM PREPARED BY**

NAME / TITLE

Marsha L. Fritz, ConsultantCynthia B. Ludlow, Research/ Historian

ORGANIZATION

Historic Easton, Incorporated

DATE

September 21, 1976

STREET &amp; NUMBER

Box 1171TELEPHONE Mr. Paul Parsons,301-822-2706 President

CITY OR TOWN

Easton

STATE

Maryland 21601

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

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

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



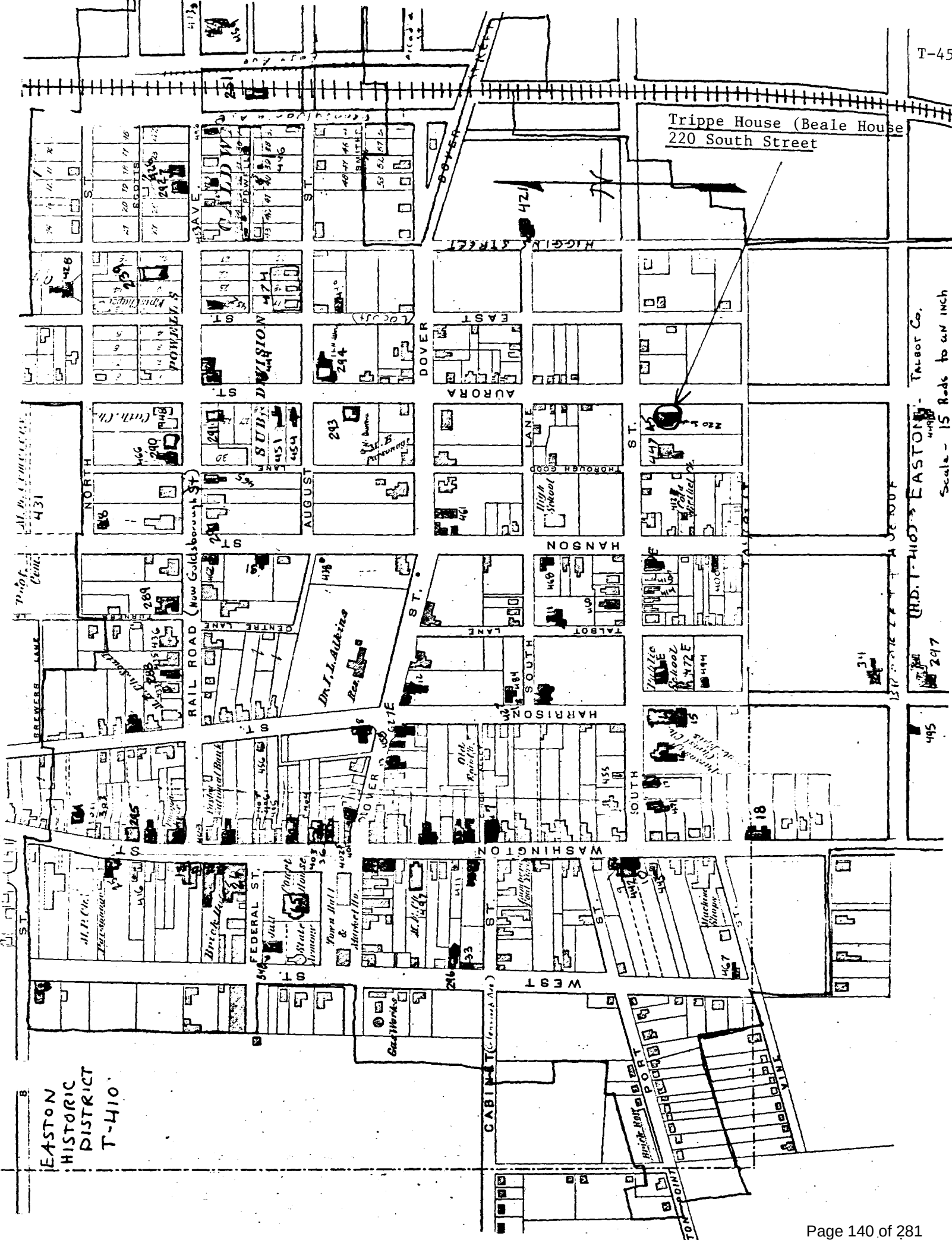
T 45  
Town of Easton

220 South Street  
Easton, Maryland 21601

the years have been sympathetic to Mr. Upjohn's design. It is used as a single family dwelling.

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |  |                                                                                                                                                                                                        |  |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| 1. STATE <b>Maryland</b> T-45<br>COUNTY <b>Talbot</b><br>TOWN <b>Easton</b> VICINITY<br>STREET NO. <b>South &amp; Aurora Sts</b><br><br>ORIGINAL OWNER<br>ORIGINAL USE <b>Dwelling</b><br>PRESENT OWNER<br>PRESENT USE <b>Dwelling</b><br>WALL CONSTRUCTION <b>Common bond brick</b><br>NO. OF STORIES <b>2 w/attic</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |  | HISTORIC AMERICAN BUILDINGS SURVEY<br>INVENTORY<br><br>2. NAME<br><br>DATE OR PERIOD <b>c. 1875</b><br>STYLE <b>Queen Anne Victorian</b><br>ARCHITECT<br>BUILDER<br><br>3. FOR LIBRARY OF CONGRESS USE |  |
| 4. NOTABLE FEATURES, HISTORICAL SIGNIFICANCE AND DESCRIPTION OPEN TO PUBLIC <b>no</b><br><br><p>             This is a Victorian asymmetric brick cottage with many rather unusual details. The structure is 3 bays wide and 2 deep. The A-roof has very pronounced jerkin ends and the whole roof line and gable ends are finished with boldly scrolled barge-boards of a vaguely Moorish design.           </p> <p>             The front of the house has one window and a door off center. Both are covered by a Moorish porch with swirling wooden arches. The second storey roof is pierced by a dormer which is set down into the wall. It is off center and has a pointed-arched window. A large molded chimney also rises from the roof at the front of the house. The dormer roofs are hipped and finished with large boards. The ends of the house have irregularly placed pointed-arched windows.           </p> <p>             The wood trim on this house is bold and refreshing in design. The whole structure is interesting in its asymmetry and worthy of further study. It is a very pleasing romantic cottage.           </p> |  |                                                                                                                                                                                                        |  |
| 5. PHYSICAL CONDITION OF STRUCTURE    Endangered    Interior    Exterior <b>excellent</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |  |                                                                                                                                                                                                        |  |
| <div style="display: flex; justify-content: space-between; align-items: flex-end;"> <div style="width: 45%;">          6. LOCATION MAP (Plan Optional)       </div> <div style="width: 45%; text-align: center;">         7. PHOTOGRAPH       </div> </div>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |  |                                                                                                                                                                                                        |  |
| 8. PUBLISHED SOURCES (Author, Title, Pages)<br>INTERVIEWS, RECORDS, PHOTOS, ETC.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |  | 9. NAME, ADDRESS AND TITLE OF RECORDER<br><br><b>Paul A. Brinkman</b><br><br>DATE OF RECORD <b>30/9/1967</b>                                                                                           |  |

EASTON  
HISTORIC  
DISTRICT  
T-410



T-45

Trippe House (Beale House)  
220 South Street

Talbot Co.

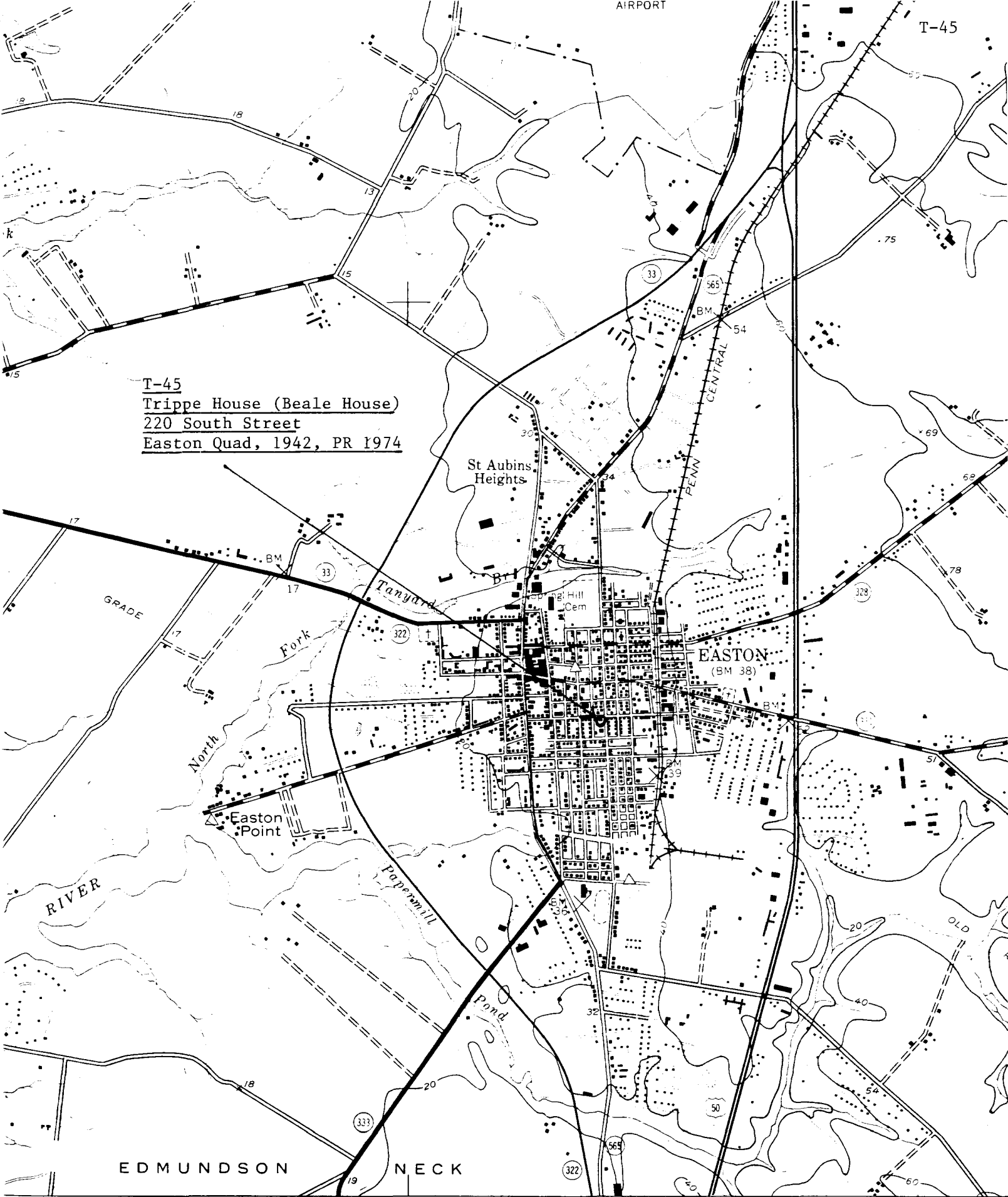
U.S. T-410 EASTON

Scale - 15 Rods to an inch

297

495

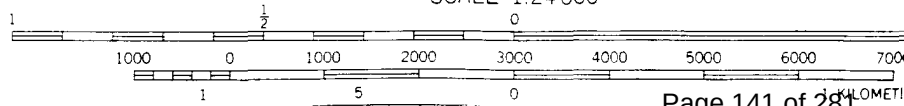




T-45  
Trippe House (Beale House)  
220 South Street  
Easton Quad, 1942, PR 1974

vey

metric methods





13 X 1.70

Page 142 of 281

TRIPPE-

~~XXXXXXXXXX~~ BEALE HOUSE

T-45

220 SOUTH STREET

EASTON, MD.

AUGUST 1976

M.L. FRITZ

VIEW LOOKING SOUTHWEST







VICTORIAN HOUSE, EASTON, TALBOT COUNTY

T-45

Trippe - Beale House  
220 South St.





VICTORIAN HOUSE, EASTON, TALBOT COUNTY

T-45

Trippe-Beale House  
220 South St.



VICTORIAN HOUSE, EASTON, TALBOT COUNTY

T-45

112  
Trippe - Beale House  
220 South St.





VICTORIAN HOUSE, EASTON, TALBOT COUNTY T-45

Trippe - Beale House  
220 South St.





220  
South Street

7.14

100%

45

T-45

Clay

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Ch 8

Illus 5

Trippe House  
(Beale House)

# TruExterior®

Siding & Trim



SO AUTHENTIC. SO RELIABLE.  
**NOTHING COMPARES.**



TruExterior® Siding & Trim offers real workability that exceeds that of wood without sacrificing the look, feel and character of traditional wood products, creating a balance of performance and aesthetics that cannot be found with other man-made alternatives.



# Phenomenal Performance. Remarkable Workability.

TruExterior Siding & Trim offers both a lasting look while eliminating the need for gluing, gapping and other cumbersome and costly installation techniques.

## APPLICATION

- Designed for use in non-structural applications
- Suitable for ground and masonry contact
- Can be used in moisture-prone areas
- Installation is the same regardless of the season

## TOOLS

- Installed using proven woodworking tools and methods
- Carbide-tipped blades and bits are recommended for a longer tool life

## FASTENING

- Accepts common high-quality, exterior-grade fasteners that are suitable for the local environment
- Can be fastened close to the edge
- No need for pre-drilling
- No mushrooming

## DURABILITY

- WUI listed
- No need to prime ends or field cuts
- Resists rot and termite attacks\*
- No excessive swelling\*

## PAINTING

- TruExterior products come pre-primed and do require paint
- No need to prime end cuts
- Can be painted with any high-grade exterior paint when following the paint manufacturer's instructions
- Dimensionally stable, promoting long-lasting paint adhesions, even with dark colors\*
- Virtually no moisture cycling, paint last longer than on wood\*
- Traditional exterior-grade caulks and exterior-grade wood fillers are acceptable for filling nail holes

## BEAUTY

- Tighter gaps, minimal movement—it will move less than PVC and vinyl
- True look of cedar, real architectural detail

## WARRANTY

- 20 year limited warranty



Pictured: Board-and-Batten

\*Please see TruExterior Siding & Trim Limited Warranties and Product Data Sheets for proprietary test results, located at [TruExterior.com](http://TruExterior.com). Always follow local building codes and construction best practices. See the complete Installation Guidelines for TruExterior Siding & Trim at [TruExterior.com](http://TruExterior.com).

# Trim

Designed to be used in non-load-bearing applications, TruExterior Trim is suitable for ground and masonry contact and moisture-prone areas, which makes it ideal for exterior trim applications such as fascia, door trim, soffits, rake boards and a variety of other applications. There is no need to prime ends or field cuts. Plus, it can be painted any color. TruExterior Trim accepts common high-quality, exterior-grade fasteners and can be installed using standard woodworking tools and methods.



| 5/8 Trim Sizes |                | 1X Trim Sizes |                | 5/4 Trim Sizes |              | 2X Trim Sizes |                  |
|----------------|----------------|---------------|----------------|----------------|--------------|---------------|------------------|
| Nominal        | Actual         | Nominal       | Actual         | Nominal        | Actual       | Nominal       | Actual           |
| —              | —              | —             | —              | —              | —            | 2 x 2         | 1-1/2" x 1-1/2"  |
| —              | —              | 1 x 3         | 3/4" x 2-1/2"  | 5/4 x 3        | 1" x 2-1/2"  | —             | —                |
| 5/8 x 4        | 5/8" x 3-1/2"  | 1 x 4         | 3/4" x 3-1/2"  | 5/4 x 4        | 1" x 3-1/2"  | 2 x 4         | 1-1/2" x 3-1/2"  |
| —              | —              | 1 x 5         | 3/4" x 4-1/2"  | 5/4 x 5        | 1" x 4-1/2"  | —             | —                |
| 5/8 x 6        | 5/8" x 5-1/2"  | 1 x 6         | 3/4" x 5-1/2"  | 5/4 x 6        | 1" x 5-1/2"  | 2 x 6         | 1-1/2" x 5-1/2"  |
| 5/8 x 8        | 5/8" x 7-1/4"  | 1 x 8         | 3/4" x 7-1/4"  | 5/4 x 8        | 1" x 7-1/4"  | 2 x 8         | 1-1/2" x 7-1/4"  |
| 5/8 x 10       | 5/8" x 9-1/4"  | 1 x 10        | 3/4" x 9-1/4"  | 5/4 x 10       | 1" x 9-1/4"  | 2 x 10        | 1-1/2" x 9-1/4"  |
| 5/8 x 12       | 5/8" x 11-1/4" | 1 x 12        | 3/4" x 11-1/4" | 5/4 x 12       | 1" x 11-1/4" | 2 x 12        | 1-1/2" x 11-1/4" |

TruExterior Trim is reversible with woodgrain on one side and a smooth finish on the reverse. Available in a 16' length.

**Reversible Smooth/Woodgrain Finish**

### BOARD-AND-BATTEN SIDING

Whether a Modern Farmhouse design or creating accents on a gable, board-and-batten is one of the hottest trends in home exterior design. And it's easy to create the board-and-batten look using just TruExterior Trim.



*TruExterior Trim comes pre-primed and does require paint.*



# Beadboard

Including single and double profiles, TruExterior Beadboard is ideal for porch ceilings, soffits and decorative wall applications, and allows for a variety of installations, as it can be attached in either parallel or perpendicular directions.

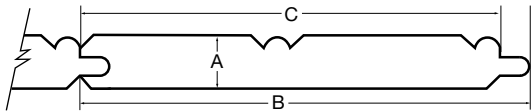
Its “tongue-and-groove” design results in a clean look that can be reversed to offer a contemporary “V-groove” appearance.





Pictured: Beaded Pattern

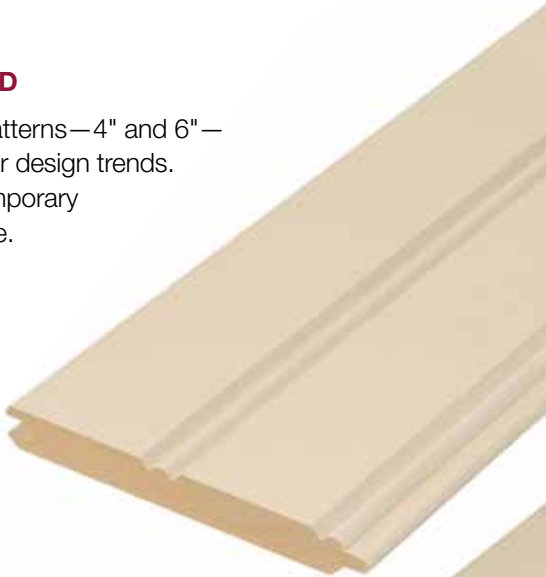
| Nominal Size | Actual Thickness (A) | Actual Width (B) | Reveal (C) |
|--------------|----------------------|------------------|------------|
| 5/8 x 4      | 5/8"                 | 3-15/32"         | 3-5/32"    |
| 5/8 x 6      | 5/8"                 | 5-5/16"          | 4-15/16"   |



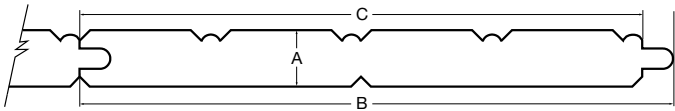
### SINGLE BEADBOARD

Two distinct beaded patterns—4" and 6"—to suit the most popular design trends. Reversible for a contemporary “V-Groove” appearance.

Smooth Finish



| Nominal Size | Actual Thickness (A) | Actual Width (B) | Reveal (C) |
|--------------|----------------------|------------------|------------|
| 5/8 x 8      | 5/8"                 | 6-9/16"          | 6-7/32"    |
| 5/8 x 12     | 5/8"                 | 10-1/4"          | 9-29/32"   |



### DOUBLE BEADBOARD

The same appearance as the single-profile products, but with twice the coverage. Reversible for a contemporary “V-Groove” appearance.

Smooth Finish



*TruExterior Beadboard comes pre-primed and does require paint.*

# Accessories

TruExterior Siding & Trim Accessories make it easy to create polished, professional-looking siding and trim installations. Decorative yet functional, the poly-ash accessories are designed to go where other materials can't, making them the perfect complement to cedar, fiber cement and other traditional siding products, as they are suitable for ground and masonry contact.



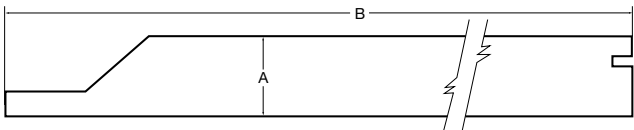
### SKIRT BOARD

Provides a decorative yet functional way to create the required clearance between siding and grade.

**Available Finishes:**

- Smooth
- Woodgrain

| Nominal Size | Actual Thickness (A) | Actual Width (B) |
|--------------|----------------------|------------------|
| 1 x 6        | 3/4"                 | 5-1/2"           |
| 1 x 8        | 3/4"                 | 7-1/4"           |
| 5/4 x 6      | 1"                   | 5-1/2"           |
| 5/4 x 8      | 1"                   | 7-1/4"           |



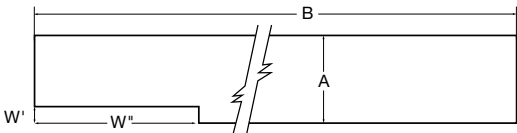
### WINDOW POCKET RABBETED TRIM

The rabbeted groove helps trim to sit flush over the window's nailing flange, eliminating the need for cuts or shims.

**Available Finishes:**

- Smooth
- Woodgrain

| Nominal Size | Actual Thickness (A) | Actual Width (B) | Window Pocket (W' x W'') |
|--------------|----------------------|------------------|--------------------------|
| 5/4 x 4      | 1"                   | 3-1/2"           | 3/16" x 1-7/8"           |
| 5/4 x 6      | 1"                   | 5-1/2"           | 3/16" x 1-7/8"           |
| 5/4 x 8      | 1"                   | 7-1/4"           | 3/16" x 1-7/8"           |

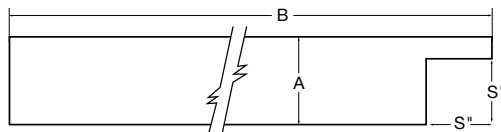


*TruExterior Accessories come pre-primed and do require paint.*





| Nominal Size | Actual Thickness (A) | Actual Width (B) | Siding Pocket (S' x S'') |
|--------------|----------------------|------------------|--------------------------|
| 5/4 x 3      | 1"                   | 2-1/2"           | 3/4" x 3/4"              |
| 5/4 x 4      | 1"                   | 3-1/2"           | 3/4" x 3/4"              |
| 5/4 x 5      | 1"                   | 4-1/2"           | 3/4" x 3/4"              |
| 5/4 x 6      | 1"                   | 5-1/2"           | 3/4" x 3/4"              |
| 5/4 x 8      | 1"                   | 7-1/4"           | 3/4" x 3/4"              |



### SIDING POCKET RABBETED TRIM

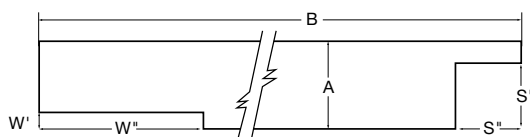
Perfect for end wall terminations, this trim with a 3/4" siding pocket accepts all TruExterior Siding profiles.

#### Available Finishes:

- Smooth
- Woodgrain



| Nominal Size | Actual Thickness (A) | Actual Width (B) | Window Pocket (W' x W'') | Siding Pocket (S' x S'') |
|--------------|----------------------|------------------|--------------------------|--------------------------|
| 5/4 x 4      | 1"                   | 3-1/2"           | 3/16" x 1-7/8"           | 3/4" x 3/4"              |
| 5/4 x 6      | 1"                   | 5-1/2"           | 3/16" x 1-7/8"           | 3/4" x 3/4"              |
| 5/4 x 8      | 1"                   | 7-1/4"           | 3/16" x 1-7/8"           | 3/4" x 3/4"              |

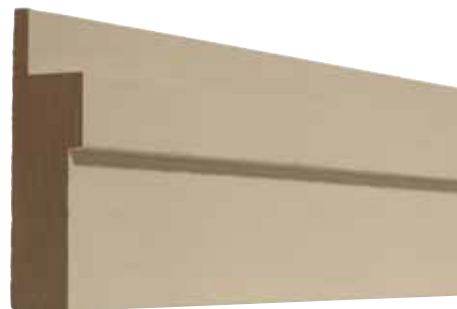


### WINDOW AND SIDING POCKET RABBETED TRIM

The ultimate accessory to build a neat, professional-looking window surround.

#### Available Finishes:

- Smooth
- Woodgrain



*TruExterior Accessories come pre-primed and do require paint.*







# TruExterior Siding & Trim Reference Guide

## SUSTAINABILITY

The sustainable properties of TruExterior Siding & Trim are a result of a combination of proprietary polymer chemistry and highly refined, recovered coal combustion products (fly ash).



- Contains a minimum of 70% recycled content—verified by SCS Global Services

## CODE LISTINGS

TruExterior Siding & Trim have undergone rigorous internal and third-party testing to provide building officials, architects, contractors, specifiers, designers and others with reliable, high-performing products.

- California's Wildland-Urban Interface (WUI) listed—Beadboard and Trim
- Intertek CCRR-0300

### Trim

| 5/8 Trim Sizes |                | 1X Trim Sizes |                | 5/4 Trim Sizes |              | 2X Trim Sizes |                  |
|----------------|----------------|---------------|----------------|----------------|--------------|---------------|------------------|
| Nominal        | Actual         | Nominal       | Actual         | Nominal        | Actual       | Nominal       | Actual           |
| —              | —              | —             | —              | —              | —            | 2 x 2         | 1-1/2" x 1-1/2"  |
| —              | —              | 1 x 3         | 3/4" x 2-1/2"  | 5/4 x 3        | 1" x 2-1/2"  | —             | —                |
| 5/8 x 4        | 5/8" x 3-1/2"  | 1 x 4         | 3/4" x 3-1/2"  | 5/4 x 4        | 1" x 3-1/2"  | 2 x 4         | 1-1/2" x 3-1/2"  |
| —              | —              | 1 x 5         | 3/4" x 4-1/2"  | 5/4 x 5        | 1" x 4-1/2"  | —             | —                |
| 5/8 x 6        | 5/8" x 5-1/2"  | 1 x 6         | 3/4" x 5-1/2"  | 5/4 x 6        | 1" x 5-1/2"  | 2 x 6         | 1-1/2" x 5-1/2"  |
| 5/8 x 8        | 5/8" x 7-1/4"  | 1 x 8         | 3/4" x 7-1/4"  | 5/4 x 8        | 1" x 7-1/4"  | 2 x 8         | 1-1/2" x 7-1/4"  |
| 5/8 x 10       | 5/8" x 9-1/4"  | 1 x 10        | 3/4" x 9-1/4"  | 5/4 x 10       | 1" x 9-1/4"  | 2 x 10        | 1-1/2" x 9-1/4"  |
| 5/8 x 12       | 5/8" x 11-1/4" | 1 x 12        | 3/4" x 11-1/4" | 5/4 x 12       | 1" x 11-1/4" | 2 x 12        | 1-1/2" x 11-1/4" |

### Beadboard

| Single       |                 | Double   |                |
|--------------|-----------------|----------|----------------|
|              |                 |          |                |
| Nominal Size | Actual          | Nominal  | Actual         |
| 5/8 x 4      | 5/8" x 3-15/32" | 5/8 x 8  | 5/8" x 6-9/16" |
| 5/8 x 6      | 5/8" x 5-5/16"  | 5/8 x 12 | 5/8" x 10-1/4" |

### Accessories

| Skirt Board |               | Window Pocket Rabbeted Trim |             | Siding Pocket Rabbeted Trim |             | Window and Siding Pocket Rabbeted Trim |             |
|-------------|---------------|-----------------------------|-------------|-----------------------------|-------------|----------------------------------------|-------------|
|             |               |                             |             |                             |             |                                        |             |
| Nominal     | Actual        | Nominal                     | Actual      | Nominal                     | Actual      | Nominal                                | Actual      |
| 1 x 6       | 3/4" x 5-1/2" | 5/4 x 4                     | 1" x 3-1/2" | 5/4 x 3                     | 1" x 2-1/2" | 5/4 x 4                                | 1" x 3-1/2" |
| 1 x 8       | 3/4" x 7-1/4" | 5/4 x 6                     | 1" x 5-1/2" | 5/4 x 4                     | 1" x 3-1/2" | 5/4 x 6                                | 1" x 5-1/2" |
| 5/4 x 6     | 1" x 5-1/2"   | 5/4 x 8                     | 1" x 7-1/4" | 5/4 x 5                     | 1" x 4-1/2" | 5/4 x 8                                | 1" x 7-1/4" |
| 5/4 x 8     | 1" x 7-1/4"   |                             |             | 5/4 x 6                     | 1" x 5-1/2" |                                        |             |
|             |               |                             |             | 5/4 x 8                     | 1" x 7-1/4" |                                        |             |

**Note:** All TruExterior Trim, Beadboard, and Accessory products are available in a standard 16' length.







# HISTORIC SOLUTIONS FOR WINDOWS & DOORS







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Cover Photo: Scott Frances/OTTO



# OUR HISTORY MAKES US UNIQUELY QUALIFIED TO HANDLE YOUR PIECE OF HISTORY

For generations, Marvin has built a reputation for doing the tough window and door projects. We've been solving historic rehabilitation challenges for residential and commercial spaces longer than anyone else, and we know the ins and outs—collaborating early on with architects, facilities managers and general contractors, reviewing products and options, navigating the National Parks Service guidelines, discussing window specifications with local historic commissions, and attending field testing.

We offer the best project-based solutions and work with all stakeholders and partners to **achieve exceptional historical accuracy and performance.**



## UNMATCHED EXPERTISE

With products across thousands of residential spaces, university campuses, government buildings, places of worship and Main Street storefronts, Marvin is a proven leader in crafting customized historic windows and doors for any space. When repair isn't an option, Marvin teams work with project owners, architects and design teams to find the solution that meets historical guidelines while providing state-of-the-art performance, energy efficiency, operation and durability.



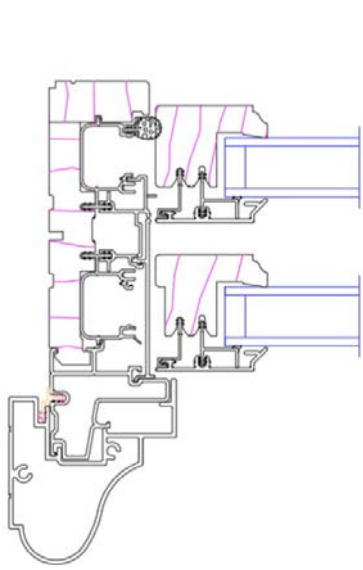
DOUBLE HUNG G2 CASING OPTIONS

AT MARVIN, WE TAKE PRIDE IN REPLICATING THE SMALLEST DETAIL TO ENSURE HISTORIC ACCURACY.

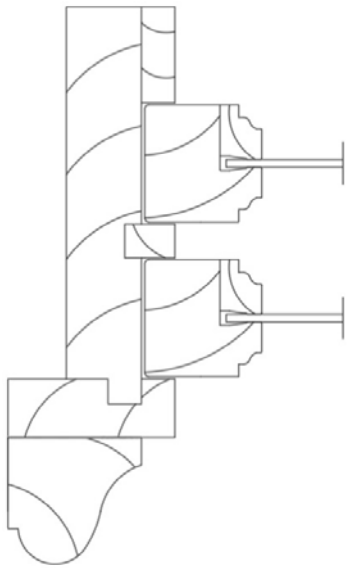
With the Ultimate Double Hung G2 Historic Casing Option, projects benefit from improved mass and proportionality of the sash, frame, and casing, along with reduced shadow lines for a truly historically accurate result.

When compared with a traditional historic wood double hung, casing and blind stop profiles are accurately dimensioned. This attention to detail allows the sash and glass to remain in the same plane maintaining the relationship between the edge of glass and the masonry opening.

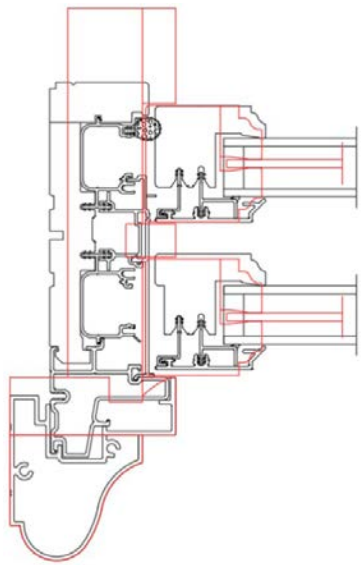
Several casing options are available, as well as custom casing profiling capabilities to match existing exterior details.



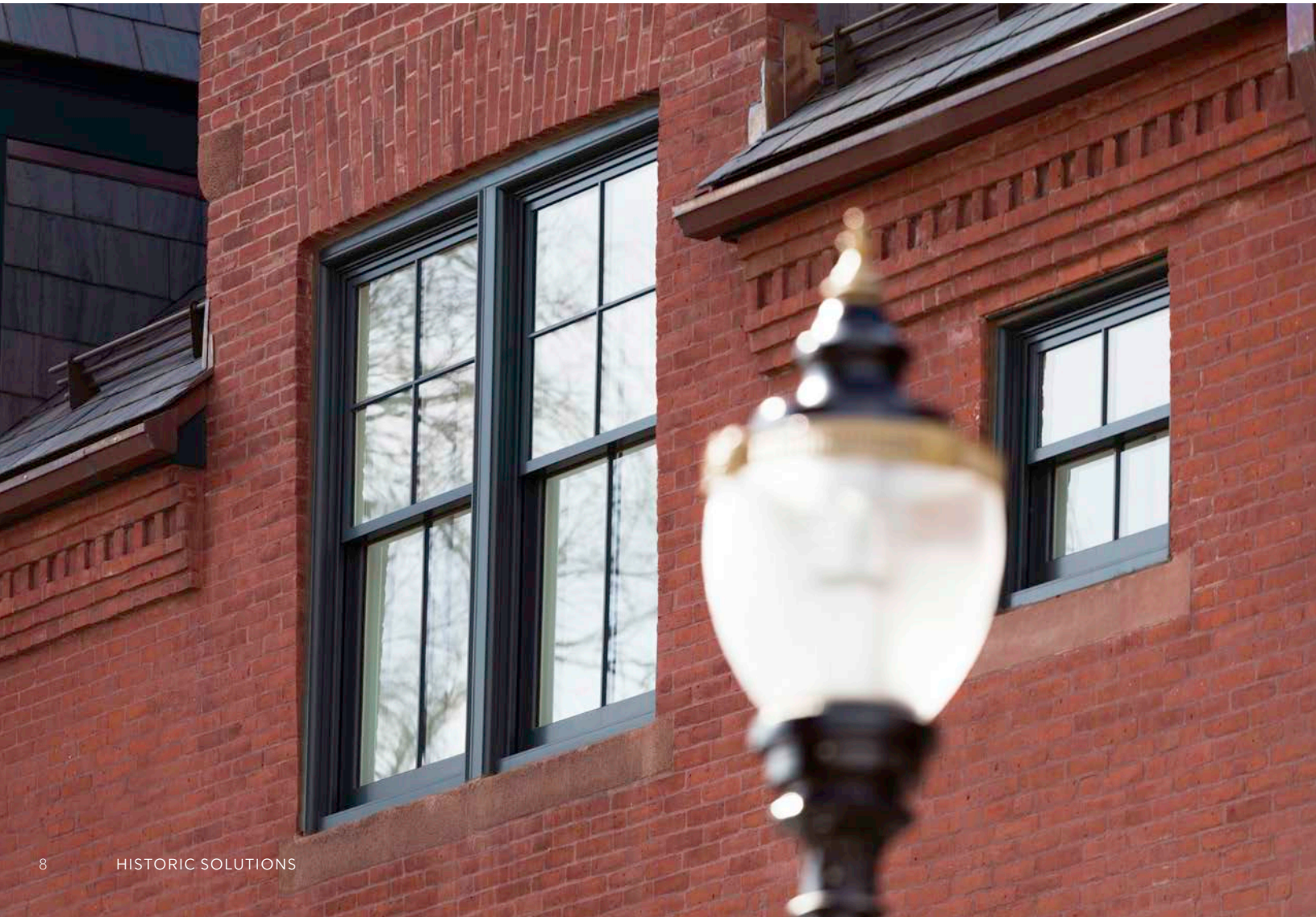
MARVIN ULTIMATE DOUBLE HUNG G2 HISTORIC CASING OPTION



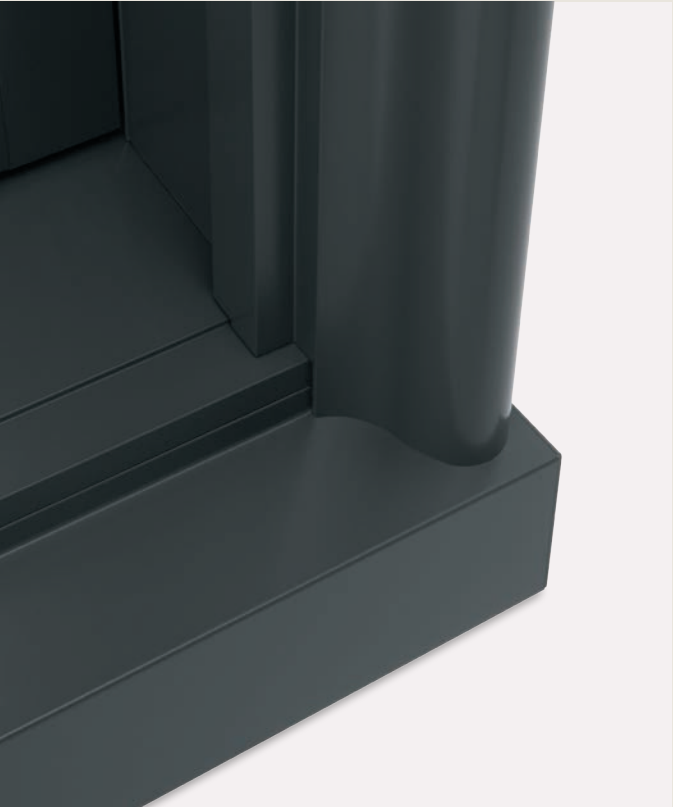
TRADITIONAL HISTORIC WOOD DOUBLE HUNG



RED: TRADITIONAL  
BLACK: MARVIN HISTORIC CASING OPTION



EXTERIOR SASH LUG SHOWN IN GUNMETAL, OGEE PROFILE

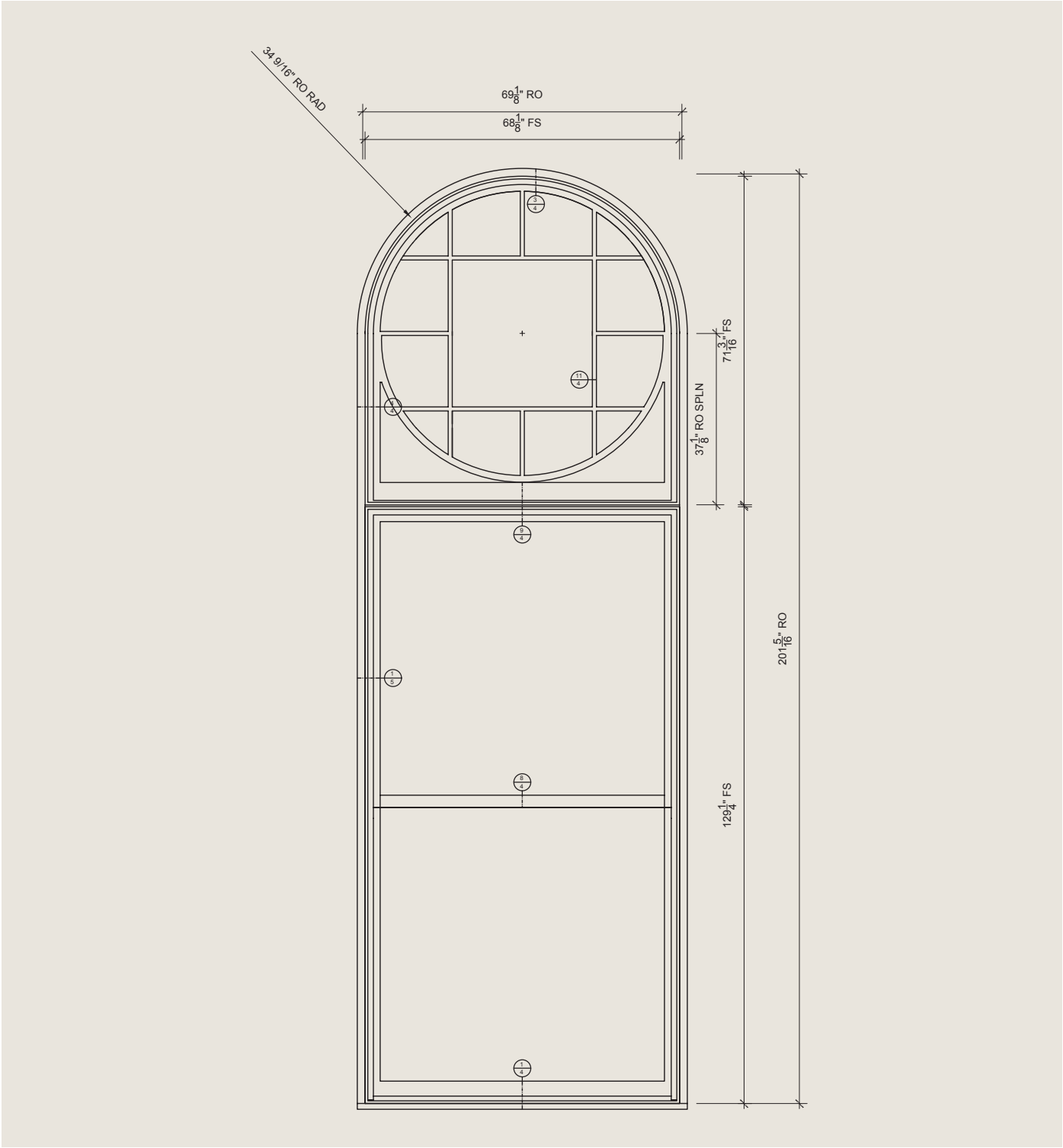


RIDGELAND PROFILE CASING SHOWN IN GUNMETAL



SIMULATED CHECK RAILS AND LIFT LOCKS

Merging historic tradition with modern performance typically requires creative thinking and customized solutions. When replacing existing windows that are “beyond repair”, Marvin will work with you to develop solutions - such as a simulated checkrail shown in the drawing below - that recreate historic profiles and details.



The Marvin Lift Lock is the next innovation in function, design, and aesthetics for the Marvin Ultimate Single Hung G2 window. Moving the location of the lock from the check rail to the lower part of the sash solves an age-old problem of lock accessibility. Now, the lift lock closes and acts as a handle for raising and lowering the bottom sash. To lock, simply close the bottom sash.

The operation of the window works seamlessly even with limited hand dexterity or range of motion. With the Lift Lock, key features of the Marvin Ultimate Single Hung G2 are maintained, including expansive sizes up to 5 feet wide by 10 feet high, and a DP40 performance rating, making it a perfect solution for residential and commercial projects.

TRADITIONAL LIFT LOCK



CONTEMPORARY LIFT LOCK





EXTERIOR CASINGS + SUBSILLS

Adding Marvin clad or wood casings and subsills provides great architectural details to any project. We offer hundreds of clad and wood casing options that have the can be customized to match existing profiles.

Our clad casings are made of ultra-durable extruded aluminum, which features an extremely durable factory applied finish that resists chalking, fading, pitting, corrosion and marring, and is backed by a 20-year warranty against chalk and fade. Meets AAMA 2605 requirements.



BRICK MOULD CASING  
WITH A246 SUBSILL



FLAT CASING  
WITH A246 SUBSILL



COLUMBUS CASING  
WITH A1450 SUBSILL



RIDGELAND CASING  
WITH A1453 SUBSILL



GRAYSON CASING  
WITH A1451 SUBSILL



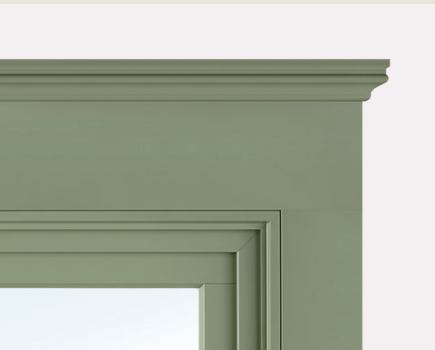
THORTON CASING  
WITH A1450 SUBSILL



STRATTON CASING  
WITH A1453 SUBSILL



POTTER CASING  
WITH A217 SUBSILL (BOTTOM)



POTTER CASING  
WITH A217 SUBSILL (TOP)





RADIUS SHAPES



IT'S OUR JOB TO MAKE  
HISTORY REPEAT ITSELF

Marvin's range of radius window and door options ensures architects can accurately replicate the details and designs that are key to a building's historic fabric and aesthetic.



Some projects call for window units or assemblies designed with graceful radius curves on the exterior and rectangular, operating hung windows on the interior. Marvin has a range of radius variations available for design flexibility.



EXTERIOR AND INTERIOR DOUBLE HUNG G2 WITH VARIATION 6



CUSTOM SHAPES

Marvin is able to replicate one-of-a-kind windows that make historic buildings unique across all types of geometric shapes. When bringing an old building back to life, these types of windows define the true character of the building.



Custom Window Featured in Cincinnati Music Hall Rehabilitation



SIGNATURE ULTIMATE COLLECTION

Our low maintenance clad-wood products feature an extruded aluminum exterior finished in commercial-grade high performance PVDF fluoropolymer paint. Because our finish meets the toughest American Architectural Manufacturers Association (AAMA) 2605 standard, you can expect even our richest and boldest hues to resist fading and chalking. Color options span from muted, earthy tones to bold, rich colors and include three pearlescent finishes. Custom color matching is also available to meet any design vision.

AAMA awards certifications to materials that pass numerous, rigorous tests that simulate the harsh conditions that a finish will encounter throughout the life of the window or door. Achieving AAMA verification provides independent verification that Marvin finishes are best-in-class.

Extruded Aluminum Colors

Extruded aluminum is an extremely tough cladding that protects wood windows, mimics the profiles of wood, and provides superior durability.

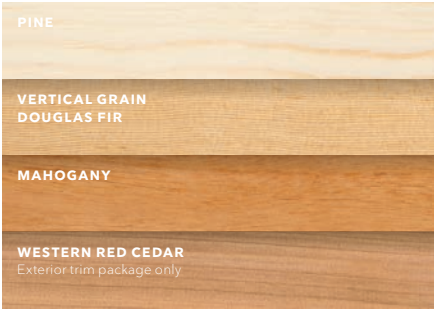
Select from a variety of colors, or work with us to create a custom color.



Wood Exteriors

Wood is a premium material for windows and doors, offering classic aesthetic appeal, customization, and design versatility.

Choose from four exterior options, ready to be finished to match your project's exacting requirements.



Wood Interiors

Before assembling windows and doors, each individual piece of wood is sanded, conditioned, stained, and oven-cured. Finished pieces are clear-coated and then sanded and coated again, providing an ideal finish.

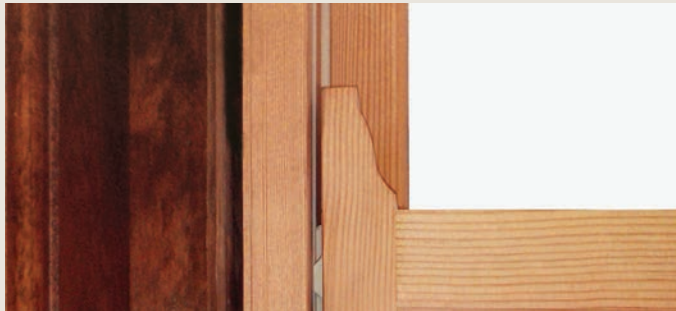


PERFECT FINISHES  
FOR THEN AND NOW



## FEATURES AND OPTIONS

# CUSTOM WINDOWS AND DOORS BUILT WITH A CRITICAL EYE FOR HISTORIC DETAIL.



## Interior and Exterior Sash Lug

Replication sometimes requires exterior or interior lugs. Factory applied, or field application kits are available.



## Signature Ultimate Wood Double Hung Chain and Pulley

Contributes to the authentic appearance of replacement windows. Available in a variety of styles and finishes.



## Commercial Doors

The Marvin Ultimate Commercial Door combines sophisticated design with rugged durability to stand up to years of commercial use. Available in a wide variety of design and customization options, Ultimate Commercial Doors are manufactured with different construction and assembly processes than Marvin's residential doors.

Commercial Doors are available in wood or clad-wood styles to match historic design needs, with an optional commercial hardware package, including closer, mortise lock, rim device, kick plate, and removable mullions.



## Divided Lites and Authentic Divided Lites

Patterns can feature an array of muntin widths, unique muntin profiles, rectangular or radius cuts and more. Custom divided lites available.



## Glass and Glazing

An array of decorative and specialty glass options are available, including Restoration glass or Circa glass, along with glazing options to meet requirements for sound abatement, Sea Turtle Conservation Codes and California fire zone specifications.



# CASE STUDIES







**ARCHITECT:** Lee Skolnick

**UNITS + APPLICATIONS:** An adaptive reuse project, “The Church” is a 12,000-square-foot former Methodist Church, built in 1835. Having weathered nearly two centuries with its strong bones of vaulted ceilings and heavy beams, Architect Lee Skolnick of Skolnick Architecture + Design worked with artists and community activists Eric Fischl and April Gornik to transform the church into a center for the arts. The building features Marvin Ultimate Assembly, Direct Glaze, Casement and Awning windows, and Inswing French Doors. The exterior windows are clad in aluminum, a design choice that had to be brought before an architectural review board for approval to ensure the church upheld its historic integrity.



ADAPTIVE RE-USE

## THE CHURCH SAG HARBOR, NY





**ARCHITECT:** Anne Adams

**UNITS + APPLICATIONS:** When a young couple purchased this 1910s-era colonial revival in the Queen Anne neighborhood of Seattle, they loved the home’s classic, quintessentially American architecture but wanted to update and modernize it without compromising its original character, charm and period detail. Making the home more energy efficient was an important goal for the owners; the decision was made to replace all of the original windows and add more glazing. The new windows kept with the scale and style of the original house and Marvin was able to replicate the lite proportions of the original windows with the new units. The ovolo detailing on the new Marvin windows and doors was almost identical to the sticking that was on the original windows.

RESIDENTIAL REMODEL

# QUEEN ANNE SEATTLE, WA







**ARCHITECT:** Ed Weinstein

**UNITS + APPLICATIONS:** The building underwent several transformations over the years, and after being damaged by a series of fires and earthquakes, it gradually fell into a state of disrepair. For a historic project like this, the preservationist mandate is to either repair existing windows or replace in kind. But since there were neither old windows to use as models nor original architectural drawings to rely on for reference, Weinstein instead used early photos of the building to accurately replicate the essential patterns of the windows in the present. Union Stables received the 2015 Washington State Historic Preservation Office Awards for Outstanding Achievement in Historic Preservation.

AWARD-WINNING HISTORIC PRESERVATION

## UNION STABLES SEATTLE, WA





RENOVATION OF NATIONAL HISTORIC LANDMARK

# CINCINNATI MUSIC HALL CINCINNATI, OH



**ARCHITECT:** Alan Weiskopf

**UNITS + APPLICATIONS:** Originally built in 1878, the Cincinnati Music Hall reopened in October 2017 after a \$143 million renovation that revived its former architectural glory and enhanced the audience experience. With its gabled roof, decorative brick work, and signature window tracery, the building is a prime example of High Victorian Gothic Revival style.

It is one of only approximately 2,500 designated national historic landmarks, the highest level of historic significance that a building can achieve in the United States. Featuring 103 Marvin Ultimate Wood Double Hung Magnum windows, the Marvin team worked closely with builders, historic preservationists, architects, and other specialists to help navigate the complex guidelines a historic project like this one requires.





MAIN STREET REVITALIZATION

# HOTEL ON NORTH PITTSFIELD, MA

**ARCHITECT:** Karen T. Hunt

**UNITS + APPLICATIONS:** A 19th century main street building has been transformed into a hotel that captures the vibrant and creative spirit of the region. Now on the National Register for Historic Places, the building originally housed a menswear and sporting goods emporium. The creative team on the project was committed to maintaining as much of the history as possible and preserving the essence of the building. Marvin was able to match original profiles of the windows by inspecting photos from the early 1900's. The almost-9-foot-tall windows were key to preserving the historic fabric of the building.





## ADAPTIVE REUSE

# SAVANNAH LAW SCHOOL SAVANNAH, GA

**ARCHITECT:** Lynch Associates Architects

**UNITS + APPLICATIONS:** This federal tax credit restoration and rehabilitation project replaced windows in 100 openings with Marvin Ultimate Wood Double Hung and Ultimate Wood Double Hung Magnum units, single glazed with authentic divided lites and 7/8" muntins.







#### HISTORICAL MATCHING

## CENTRAL UNION MISSION WASHINGTON, D.C.

**ARCHITECT:** Cox Graae + Spack Architects

**UNITS & APPLICATIONS:** Marvin Clad Ultimate Double Hung Windows and Round Top Transoms were used with Thorton casings to match original window profiles. Custom flashing solutions addressed waterproofing issues in the existing masonry.



# THE MARVIN PORTFOLIO

The Marvin portfolio consists of five product lines organized into three distinct collections defined by the degree of design detail and customization opportunities.

Marvin windows and doors offer exceptional performance, energy efficiency, low maintenance, and quality you can see, feel, and touch to help bring your vision to life.



## ULTIMATE

Most extensive selection of features, options, and product types



## MODERN

Design flexibility in a purely modern aesthetic available exclusively at Marvin Modern dealers



## COASTLINE

Custom windows and doors for high velocity hurricane zones in the coastal Southeast



## ELEVATE

Wide range of options and product types



## ESSENTIAL

Curated options and product types

### MARVIN SIGNATURE® COLLECTION

### MARVIN ELEVATE® COLLECTION

### MARVIN ESSENTIAL™ COLLECTION

|                         |                                                                                            |                                                     |                                                                                                    |                                                                                 |                                                                                 |
|-------------------------|--------------------------------------------------------------------------------------------|-----------------------------------------------------|----------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------|---------------------------------------------------------------------------------|
| INTERIORS               | WOOD<br>6 species options + custom<br>2 painted or primed options<br>6 stains + clear coat | EXTRUDED ALUMINUM<br>5 color options                | EXTRUDED ALUMINUM<br>6 solid colors, 4 woodgrain finishes                                          | WOOD<br>Bare pine, painted Designer Black,<br>painted White, or clear coat      | FIBERGLASS<br>4 color options                                                   |
| EXTERIORS               | EXTRUDED ALUMINUM<br>19 colors + custom<br>OR<br>WOOD<br>3 species + custom                | FIBERGLASS<br>5 color options                       | EXTRUDED ALUMINUM<br>6 solid colors, 4 woodgrain finishes                                          | FIBERGLASS<br>6 color options                                                   | FIBERGLASS<br>6 color options                                                   |
| SIZING                  | Standard + custom sizing for replacement,<br>remodeling, or new construction               | Custom sizing for remodeling<br>or new construction | Custom sizing for replacement,<br>remodeling, or new construction                                  | Standard + custom sizing for<br>replacement, remodeling, or<br>new construction | Standard + custom sizing for<br>replacement, remodeling, or<br>new construction |
| HARDWARE                | Extensive selection including<br>Marvin Gallery Hardware                                   | Minimalist hardware for<br>modern design aesthetic  | Available in multiple styles,<br>sizes, and finishes to complement<br>the window + door aesthetics | Available in 6 finish options<br>with 2 door handle styles                      | Available in 6 finish options<br>with 1 door handle styles                      |
| COASTAL +<br>WATERFRONT | Hurricane Impact Zones 3 and 4,<br>+ PG 50 Products                                        |                                                     | All products rated for High Velocity<br>Hurricane Zone (IZ4)                                       | Hurricane Impact Zone 3,<br>+ PG 50 Products                                    |                                                                                 |

Since we opened as a family-owned and -operated lumber and cedar company in 1912, Marvin has designed products to help people live better. We remain committed to bringing beauty and simplicity into people's lives with windows and doors that stand the test of time.

**MARVIN.COM/HISTORIC**

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Part #19983283. January 2023.

Colors shown in printed materials are simulations and may not precisely duplicate product or finish colors. Contact your local Marvin dealer to view actual product and finish color samples.



# ULTIMATE

MARVIN SIGNATURE® COLLECTION





# THE MARVIN PORTFOLIO

The Marvin portfolio consists of five product lines organized into three distinct collections defined by the degree of design detail and customization opportunities.

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Most extensive selection of features, options, and product types



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Design flexibility in a purely modern aesthetic available exclusively at Marvin Modern dealers



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Custom windows and doors for high velocity hurricane zones in the coastal Southeast



## ELEVATE

Wide range of options and product types



## ESSENTIAL

Curated options and product types

| MARVIN SIGNATURE® COLLECTION |                                                                                            |                                                  | MARVIN ELEVATE® COLLECTION                                                                   |                                                                           | MARVIN ESSENTIAL™ COLLECTION                                              |
|------------------------------|--------------------------------------------------------------------------------------------|--------------------------------------------------|----------------------------------------------------------------------------------------------|---------------------------------------------------------------------------|---------------------------------------------------------------------------|
| INTERIORS                    | WOOD<br>6 species options + custom<br>2 painted or primed options<br>6 stains + clear coat | EXTRUDED ALUMINUM<br>5 color options             | EXTRUDED ALUMINUM<br>6 solid colors, 4 woodgrain finishes                                    | WOOD<br>Bare pine, painted Designer Black, painted White, or clear coat   | FIBERGLASS<br>3 color options                                             |
| EXTERIORS                    | EXTRUDED ALUMINUM<br>19 colors + custom<br>OR<br>WOOD<br>3 species + custom                | FIBERGLASS<br>5 color options                    | EXTRUDED ALUMINUM<br>6 solid colors, 4 woodgrain finishes                                    | FIBERGLASS<br>5 color options                                             | FIBERGLASS<br>5 color options                                             |
| SIZING                       | Standard + custom sizing for replacement, remodeling, or new construction                  | Custom sizing for remodeling or new construction | Custom sizing for replacement, remodeling, or new construction                               | Standard + custom sizing for replacement, remodeling, or new construction | Standard + custom sizing for replacement, remodeling, or new construction |
| HARDWARE                     | Extensive selection including Marvin Gallery Hardware                                      | Minimalist hardware for modern design aesthetic  | Available in multiple styles, sizes, and finishes to complement the window + door aesthetics | Available in 6 finish options with 2 door handle styles                   | Available in 6 finish options with 1 door handle style                    |
| COASTAL + WATERFRONT         | Hurricane Impact Zones 3 and 4, + PG 50 Products                                           |                                                  | All products rated for High Velocity Hurricane Zone (IZ4)                                    | Hurricane Impact Zone 3, + PG 50 Products                                 |                                                                           |



Marvin Signature® collection

# REDEFINING THE STANDARD

The Ultimate product line, part of the Marvin Signature collection, unites beautiful design with exceptional craftsmanship. Add character to almost any space with our most extensive selection of shapes, styles, sizes, and options—including wood interiors protected by tough wood or aluminum exteriors. With nearly limitless opportunities for customization, Ultimate can match your vision—and give it room to grow.



ULTIMATE DIRECT GLAZE WINDOW IN EBONY

## About Us

At Marvin, we're driven to imagine and create better ways of living, helping people feel happier and healthier inside their homes. We believe that our work isn't just about designing better windows and doors—it's about opening new possibilities for the people who use them.





ULTIMATE PICTURE NARROW FRAME CORNER WINDOW IN EBONY

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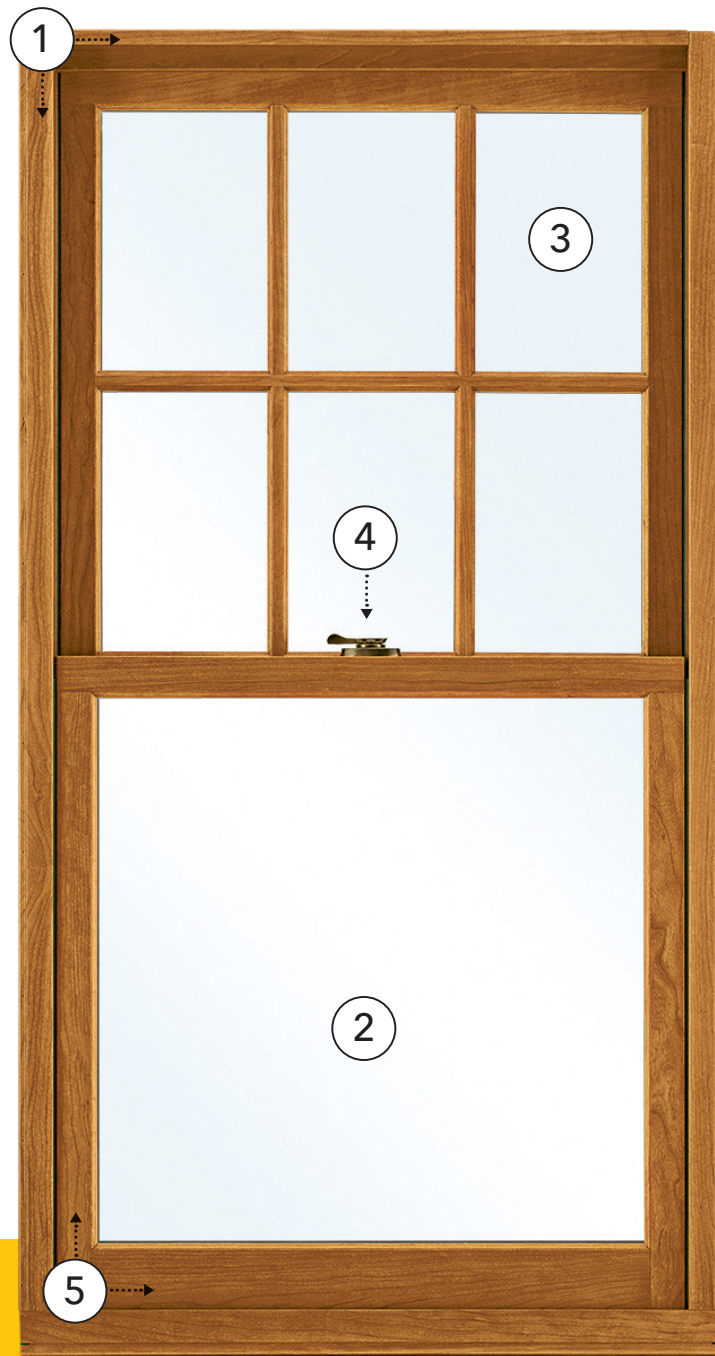
# WINDOWS



ULTIMATE CASEMENT WINDOW



## WINDOW TERMS + DEFINITIONS



### 1. FRAME

There are three components to the frame: the header across the top, the jambs down each side, and the sill across the bottom. Marvin frames are built strong with a variety of high-quality wood species.

### 2. GLAZING

The glass in a window is called glazing. Marvin's broad range of glazing options can meet both high-performance and refined aesthetic requirements.

### 3. LITE

Each area of glass is called a lite. Marvin offers divided lite patterns for whatever look you wish to create.

### 4. HARDWARE

Marvin uses only the highest quality locks, handles, lifts, pulls, and hinges in a wide variety of durable finishes.

### 5. SASH

The sash—operating or stationary—is comprised of horizontal rails, vertical stiles, and glazing. Marvin's large solid sash offer precise fit and ease of operation.

## WINDOW OPERATING STYLES



### DOUBLE HUNG

Double hung windows have two movable sashes which operate vertically.



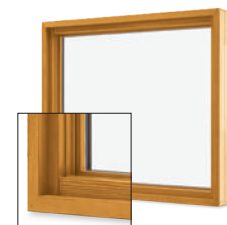
### CASEMENT

A window that is hinged to its frame at the side and opens like a door.



### FIXED OR PICTURE

An inoperable window with direct glaze or in-sash configurations. Available in a wide range of polygon and radius shapes.



### IN-SASH PICTURE

- Fixed window designed to match the profiles of operable windows like casement, awning, or double hung
- Available in large sizes up to 8' wide × 8' high



### AWNING

An awning is hinged to the frame at the top and opens outward. If hinged on the bottom, it's called a hopper.



### GLIDER

A window with a sash that slides horizontally to open and close.



### DIRECT GLAZE PICTURE

- Fixed window with no sash—the glass is glazed directly into the frame
- Available in stunningly large sizes with widths or heights up to 12'

## MORE FLEXIBILITY TO MEET ANY DESIGN CHALLENGE.

Marvin has an extensive selection of styles, sizes, shapes, and options.



# DOUBLE HUNG WINDOWS

Ultimate Double Hung windows combine state-of-the-art design with classic style. Advanced engineering and high-quality construction make our double hung windows incredibly durable, versatile, and easy to use.



ULTIMATE DOUBLE HUNG G2 WINDOW IN EBONY



# ULTIMATE DOUBLE HUNG G2



ULTIMATE DOUBLE HUNG G2 WINDOW IN DESIGNER BLACK



Photo: Laurey W. Glenn

ULTIMATE DOUBLE HUNG G2 WINDOW IN WHITE WITH OIL RUBBED BRONZE HARDWARE

## ULTIMATE DOUBLE HUNG G2

The Ultimate Double Hung G2 window is an embodiment of our dedication to the craft of creating windows and doors. Influenced by the rich, historical significance of this window style and inspired by innovative design, each feature is thoughtfully added and every detail is carefully considered. This is all in service of shaping a window that deserves to be in the unique homes our customers desire.



INTERIOR



EXTERIOR



UNIQUE WASH MODE ALLOWS CLEANING OF BOTH SIDES OF GLASS FROM INDOORS



# ULTIMATE DOUBLE HUNG G2

Engineered for performance and designed to inspire, each aspect of the Ultimate Double Hung G2 window was made with purpose. Our engineers consider every detail from the most innovative features to the most minute subtleties, all because the windows in your home help illuminate the most important parts of your life.

## INTERIOR FEATURES AND PERFORMANCE

**RICH WOOD INTERIOR**  
Offers beauty and warmth with six wood species and ten interior finish options.

**NARROW CHECKRAIL**  
Provides a sleek aesthetic at 1 15⁄16 inches to maximize daylight opening while maintaining historical accuracy.

**TILT WASH MODE**  
Allows easy access to exterior glass for cleaning and maintenance.



**EXCLUSIVE AUTOLOCK**  
Activates when the sashes are closed, locking the window.

**ENERGY EFFICIENCY**  
Multiple glass options for meeting ENERGY STAR® standards in energy efficiency for various regions and climates.

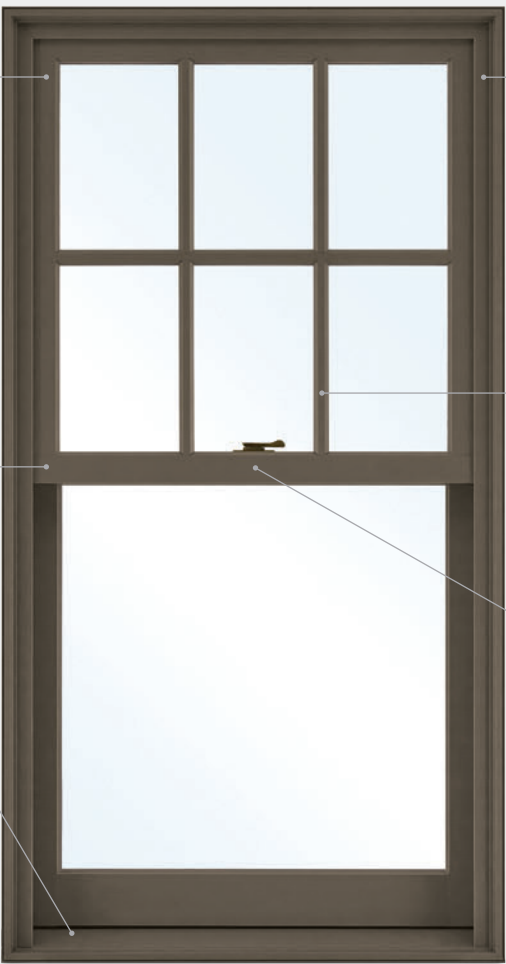
**SASH BALANCE SYSTEMS**  
Enables smooth operation at the largest sizes.

## EXTERIOR FEATURES AND PERFORMANCE

**DURABLE CLADDING**  
Extruded aluminum exterior cladding with an AAMA verified 2605 finish and backed by a 20-year warranty against chalking and fading.

**EXPANSIVE SIZES**  
Larger than 5 feet wide by 10 feet high.

**TRADITIONAL SILL BEVEL**  
The 14-degree bevel provides optimal water management while maintaining a classic look.



**SUPERIOR WEATHER PERFORMANCE**  
LC-PG50 on most sizes. Optional commercial (CW) performance and IZ3 certified coastal performance on most sizes.

**DESIGN VERSATILITY**  
An array of simulated divided lite patterns, interior and exterior color options, ten hardware finishes, and archtop models.

**ALUMINUM INTER-LOCK**  
Eliminates drafts and improves the window's overall structural integrity.



# ULTIMATE DOUBLE HUNG ROUND TOP G2



ULTIMATE DOUBLE HUNG ROUND TOP G2 WINDOW IN EBONY



EYEBROW RADIUS      HALF CIRCLE TRANSCOM      EYEBROW TRANSCOM      HALF CIRCLE RADIUS      HALF EYEBROW SINGLE HUNG\*

## ULTIMATE DOUBLE HUNG ROUND TOP G2

The Ultimate Double Hung Round Top G2 window will add traditional arching and elegant lines to your home or historic preservation project. With the same features and grace of the Ultimate Double Hung G2 window, this window offers design flexibility with numerous variations of radius shapes. Choose from multiple divided lite patterns to further enhance the arch of the window. These versatile windows—available in a wide range of sizes—can provide a subtle accent or a dramatic focal point to enhance your home design.

## ROUND TOP VARIATIONS

### EYEBROW AND HALF EYEBROW RADIUS OPERATING DOUBLE HUNG

A classic look with a gentle eyebrow radius. Beautiful as a stand alone window or as part of an assembly.

### HALF CIRCLE TRANSCOM

This simulated half circle transom window can be sized to stand alone or easily fit above a double hung window.

### EYEBROW TRANSCOM AND PICTURE

This stationary window is available as a transom or picture window. These windows are designed to complement the Ultimate Double Hung G2 window with correlating sizes and matching springline.

### HALF CIRCLE RADIUS OPERATING DOUBLE HUNG

A dramatic window with a true half circle arch. The look gives a beautifully smooth transition from jamb to header. Both sashes are operable.

### HALF EYEBROW SINGLE HUNG

This striking window style adds elegant curve to a two-wide window assembly (not shown)

\*Available on Single Hung only.



# ULTIMATE DOUBLE HUNG INSERT G2



ULTIMATE DOUBLE HUNG INSERT G2 WINDOW IN SATIN NICKEL



ULTIMATE DOUBLE HUNG INSERT G2 WINDOW IN SATIN NICKEL

## ULTIMATE DOUBLE HUNG INSERT G2

The Ultimate Double Hung Insert G2 window adds quality craftsmanship, beauty, and energy efficiency to your home without compromising architectural integrity. Its frame-in-frame design is built precisely to seamlessly fit into your unique window opening, so there's no need to remove the existing frame or disturb the exterior or interior trim of your house.



INTERIOR



EXTERIOR



SASH LOCK IN SATIN NICKEL



# ULTIMATE SINGLE HUNG G2



ULTIMATE SINGLE HUNG G2 WINDOW



SINGLE HUNG G2 WINDOW WITH CONTEMPORARY LIFT LOCK IN BRASS

## ULTIMATE SINGLE HUNG G2

A contemporary classic, the Ultimate Single Hung G2 window blends traditional beauty and state-of-the-art performance. With the top sash stationary and the bottom sash operable, a single hung style is often preferred in a cottage-style window with a small top sash that doesn't need to open. Reliable and energy efficient, the Ultimate Single Hung G2 window offers an auto-lock feature for convenient security, durable hardware for smooth operation, and Marvin's unique Wash Mode for easy cleaning. Customize your design with round top styles or optional Lift Lock, Marvin's exclusive bottom rail locking mechanism for easier operation in hard-to-reach areas.



INTERIOR WITH CONTEMPORARY LIFT LOCK



INTERIOR WITH TRADITIONAL LIFT LOCK



CONTEMPORARY AND TRADITIONAL LIFT LOCKS IN SATIN NICKEL



WOOD DOUBLE + SINGLE HUNG



ULTIMATE DOUBLE HUNG MAGNUM WINDOW



ULTIMATE DOUBLE HUNG MAGNUM ROUND TOP WINDOW

WOOD DOUBLE AND SINGLE HUNG WINDOWS

The Ultimate Wood Double/Single Hung and Ultimate Wood Double Hung Magnum are quintessentially traditional 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



## CASEMENT + AWNING WINDOWS

Ultimate Casements and Awnings are innovative, high-performing windows. Delivering exceptional versatility and clean profiles, these state-of-the-art windows are designed to suit virtually any application.



ULTIMATE CASEMENT PUSH OUT WINDOW WITH WOOD INSWING SCREENS



# ULTIMATE CASEMENT STYLES



ULTIMATE CASEMENT WINDOW

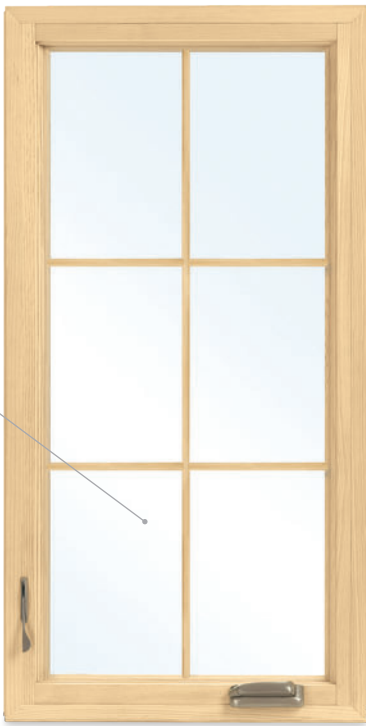
## FULL FRAME OR NARROW FRAME

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



ULTIMATE CASEMENT NARROW FRAME EXTERIOR WITH 2 1/8" NARROW 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 EASY WASH MODE

Ultimate Casement operates in a way so revolutionary that we've patented it, making Marvin the only place you'll find it. The hardware allows access to both sides of the glass from the inside of your home, making window washing stress- and ladder-free.

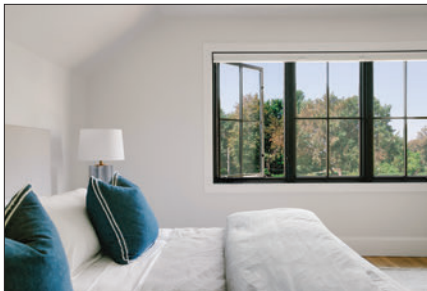


Marvin exclusive Wash Mode not available on Ultimate Casement windows in sizes less than 20 inches wide or Ultimate French Casement, Ultimate Awning, or Round Top windows.



ULTIMATE CASEMENT WINDOW

# ULTIMATE CASEMENT FEATURES + OPTIONS



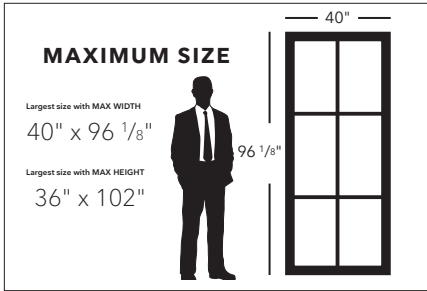
**MULTI-POINT LOCKING SYSTEM**  
Multi-point locking mechanisms enhance performance and make large casements easy to operate.



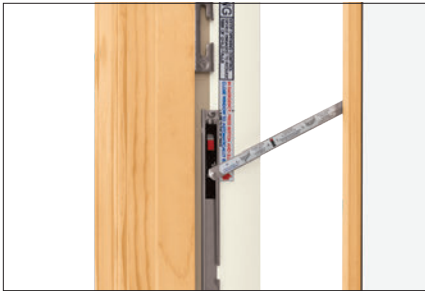
**ENDLESS DESIGN OPTIONS**  
A variety of divided lite patterns, including a double hung look make energy-efficient casements the perfect replacement window in older homes.



**LOCK STATUS SENSOR**  
Hidden Lock Status Sensor option connects with your smart home to indicate when windows are closed and locked.



**LARGE SIZES OPEN WITH EASE**  
We have developed the most durable hardware in the industry, which provides easy opening and smooth operation on even the largest casements.



**WINDOW OPENING CONTROL DEVICE**  
Limits the casement sash opening to less than 4 inches when engaged. The release mechanism allows for operation beyond 4 inches. This option meets the ASTM F2090-21 standard.



**FRICTION LIMITER**  
Flip a lever to lock the sash securely in place at multiple set angles, allowing you to open your window on windy days. Available for push out only.



# ULTIMATE CASEMENT



ULTIMATE CASEMENT WINDOW IN DESIGNER BLACK PAINTED INTERIOR FINISH WITH MATTE BLACK HARDWARE



Photographer: Sara Tramp

ULTIMATE CASEMENT WINDOW WITH MATTE BLACK HARDWARE

## ULTIMATE CASEMENT

The Ultimate Casement window is offered in some of the largest sizes in the industry, with a secure multi-point lock, durable hardware that ensures smooth operation, and Marvin’s exclusive Wash Mode for easy cleaning—even on upper floors. With many design options, including round top shapes, the Ultimate Casement window flexes to fit your vision and can be sized to complement the most expansive views.



CASEMENT INTERIOR WITH FOLDING HANDLE IN SATIN NICKEL



CASEMENT PUSH OUT INTERIOR WITH HANDLE IN MATTE BLACK





# ULTIMATE CASEMENT NARROW FRAME



ULTIMATE CASEMENT NARROW FRAME WINDOW WITH SATIN NICKEL HARDWARE



ULTIMATE CASEMENT NARROW FRAME WINDOW IN DESIGNER BLACK

## ULTIMATE CASEMENT NARROW FRAME

The Ultimate Casement Narrow Frame window is a contemporary option with a flush exterior and narrow jamb, ideal for frame-in-frame replacement and allowing quick and easy installation without disturbing the existing frame or interior wall. With its sleek design and square profiles, this window is a great fit for new construction or remodeling projects that call for slim lines and maximum views.



CASEMENT NARROW FRAME INTERIOR WITH FOLDING HANDLE IN SATIN NICKEL



CASEMENT PUSH OUT NARROW FRAME INTERIOR WITH HANDLE IN OIL RUBBED BRONZE





# ULTIMATE FRENCH CASEMENT



ULTIMATE FRENCH CASEMENT PUSH OUT WINDOW IN PINE WITH BRASS HARDWARE

## ULTIMATE FRENCH CASEMENT

The Ultimate French Casement window pairs expert engineering with thoughtful design to offer a beautiful architectural window that won't compromise on performance or energy efficiency. The Ultimate French Casement has no center vertical post and opens like a French door. Simply crank open each independent sash or push out each sash and enjoy an unobstructed view.



FRENCH CASEMENT INTERIOR  
WITH FOLDING HANDLES



FRENCH CASEMENT PUSH OUT  
INTERIOR



FRENCH CASEMENT PUSH OUT  
EXTERIOR



# ULTIMATE AWNING



ULTIMATE AWNING WINDOW IN STAINED MULTI-GRAIN DOUGLAS FIR WITH MATTE BLACK HARDWARE



ULTIMATE AWNING AND PICTURE WINDOWS WITH MATTE BLACK HARDWARE AND DESIGNER BLACK SASH/WHITE FRAME

## ULTIMATE AWNING

A top-hinged alternative or complement to a casement window, the Ultimate Awning window is designed for performance and quality. With industry-leading sizes, the Ultimate Awning can be used on its own as a convenient option for hard to reach areas like over a sink or counter, or as a complement to adjacent windows, allowing fresh air access.



AWNING WITH FOLDING HANDLE  
IN SATIN NICKEL



AWNING PUSH OUT WITH PUSH OUT HANDLE  
IN OIL RUBBED BRONZE



# ULTIMATE AWNING NARROW FRAME



ULTIMATE AWNING NARROW FRAME WINDOW WITH ESPRESSO STAIN



ULTIMATE AWNING NARROW FRAME WINDOW IN EBONY

## ULTIMATE AWNING NARROW FRAME

The Ultimate Awning Narrow Frame window is a sleek and versatile top-hinged window with a flush exterior profile and narrow frame—meaning it can be installed in replacement projects without removing the existing window frame or disrupting interior or exterior trim. The Ultimate Awning Narrow Frame window's contemporary aesthetic looks beautiful on its own or as a complement to narrow frame casement or picture windows. Hardware located at the bottom of the window means easy operation—even in hard to reach areas like over a kitchen sink.



AWNING NARROW FRAME WITH FOLDING HANDLE IN SATIN NICKEL



AWNING PUSH OUT NARROW FRAME WITH BLACK PUSH OUT HANDLE



# MORE WINDOW STYLES

Distinctive spaces demand distinctive windows. Ultimate offers a wide variety of shapes, sizes, and operating styles to exactly match the design requirements of any building project.



ULTIMATE DIRECT GLAZE, CASEMENT, POLYGON WINDOWS IN CLEAR COAT MULTI-GRAIN DOUGLAS FIR



# ULTIMATE GLIDER



ULTIMATE GLIDER WINDOW IN EBONY WITH MATTE BLACK HARDWARE

## ULTIMATE GLIDER

The clean look and contemporary styling of Ultimate Glider windows is complemented by innovative performance features and beautiful design options. Comfortable ergonomics make the windows effortless to operate with an easy, one-handed locking system. Choose from one or two operating sash or dual sash configurations.



INTERIOR



EXTERIOR



# ULTIMATE GLIDER BI-PARTING



ULTIMATE GLIDER BI-PARTING WINDOW IN WHITE OAK FINISH

## ULTIMATE GLIDER BI-PARTING

The Ultimate Glider Bi-parting is a stunning variation on the clean, contemporary look of a glider window. Two center panels slide to each side of the window, providing an unobstructed opening. Perfect for the indoor/outdoor lifestyle, the Ultimate Glider Bi-parting window makes a large and easy pass-through from kitchen to outdoor dining or living space.



INTERIOR



EXTERIOR



# ULTIMATE VENTING PICTURE



ULTIMATE CASEMENT VENTING PICTURE WINDOW IN DESIGNER BLACK

## ULTIMATE VENTING PICTURE

The Ultimate Venting Picture window-exclusive to Marvin-is a beautiful way to bring natural light and fresh air into a room. Designed with a patented hidden screen system, it opens evenly on all sides for passive air exchange, adding comfort and air flow to your home.



INTERIOR



EXTERIOR



VENTILATION SCREEN

ULTIMATE CASEMENT VENTING PICTURE WINDOW IN DESIGNER BLACK



# ULTIMATE PICTURE



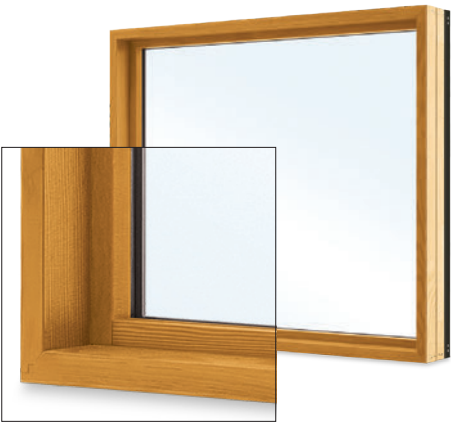
ULTIMATE CASEMENT PICTURE WINDOW IN DESIGNER BLACK



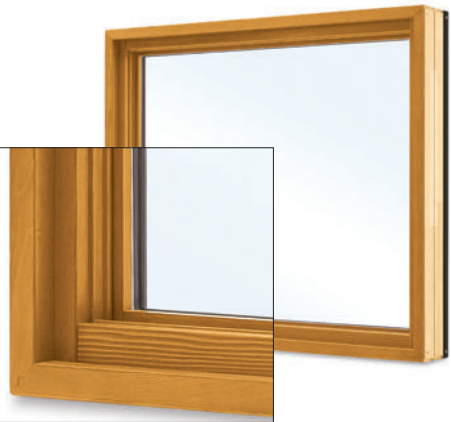
ULTIMATE PICTURE WINDOW IN WHITE

## ULTIMATE PICTURE

The non-operable Ultimate Picture window is a beautiful way to bring natural light into a room or highlight an unobstructed view. With consistent sizing and profiles, the Picture window makes a perfect complement to the Ultimate double hung, single hung, and casement windows. The non-operable Direct Glaze Picture window provides a clean, contemporary look with a larger daylight opening.



DIRECT GLAZE PICTURE WINDOW  
INTERIOR VIEW



IN-SASH PICTURE WINDOW  
INTERIOR VIEW

**DIRECT GLAZE**  
Direct glaze refers to a window with no sash. The glass is glazed directly into the frame and is stationary.

**IN-SASH**  
In-sash Picture windows are non-operable, and they can match the profiles of windows with operable sash.



# ULTIMATE PICTURE NARROW FRAME



ULTIMATE CASEMENT NARROW FRAME AND PICTURE NARROW FRAME WINDOW IN EBONY

## ULTIMATE PICTURE NARROW FRAME

Homes designed to express a unique vision need windows to match. The contemporary look of the Ultimate Picture Narrow Frame window blurs the line between inside and outside with clean lines, narrow frames, and an almost unlimited selection of shapes and sizes. Ideal for transforming multiple units into stunning window wall configurations, the Ultimate Picture Narrow Frame window is available in sizes up to 86 inches wide and 146 inches high.



DIRECT GLAZE PICTURE NARROW FRAME



IN-SASH PICTURE NARROW FRAME

**DIRECT GLAZE**  
Direct glaze refers to a window with no sash. The glass is glazed directly into the frame and is stationary.

**IN-SASH**  
In-sash Picture windows are non-operable, and they can match the profiles of windows with operable sash.

ULTIMATE CASEMENT NARROW FRAME AND PICTURE NARROW FRAME WINDOWS IN DESIGNER BLACK



# ULTIMATE CORNER



ULTIMATE DIRECT GLAZE NARROW FRAME CORNER AND PICTURE WINDOWS IN WHITE

## ULTIMATE CORNER

Make the most of your panoramic views by incorporating corner windows as a design focal point. Corner windows flood a room with natural light, and a stacked assembly can be a bold architectural statement for both the interior and exterior. Clear sightlines from multiple angles enhance the breathtaking view.



INTERIOR WITH DESIGNER BLACK  
PAINTED INTERIOR FINISH\*

EXTERIOR IN LIBERTY BRONZE\*

### CORNER DETAILS

The clad cap on the exterior and wood cap on the interior create a clean aesthetic and minimal visual disruption.



INTERIOR CLOSE UP  
SHOWN IN DESIGNER BLACK



EXTERIOR CLOSE UP  
SHOWN IN LIBERTY BRONZE

\* Pictured above: Direct Glaze Picture Corner Window  
In-Sash Picture Corner Window also available



# ULTIMATE CORNER NARROW FRAME



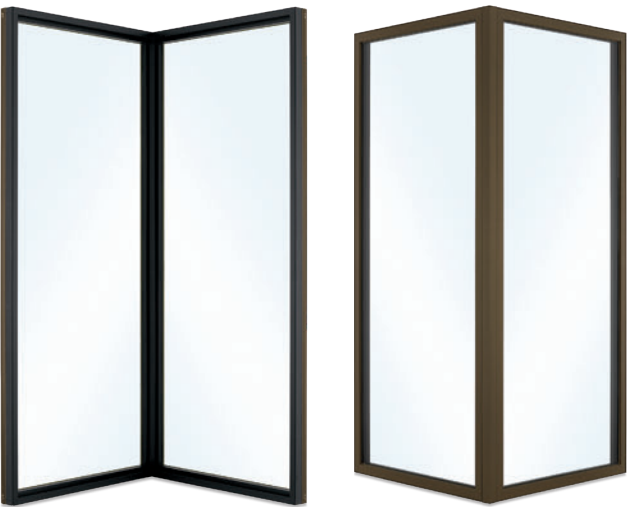
CORNER NARROW FRAME WINDOW IN LIBERTY BROWN



CORNER NARROW FRAME AND PICTURE NARROW FRAME WINDOWS IN DESIGNER BLACK

## ULTIMATE CORNER NARROW FRAME

The Ultimate Corner Narrow Frame window makes a strong architectural statement in expansive sizes, combining narrow profiles and clean lines with industry-leading performance. Pair this corner window with other Marvin narrow frame windows for consistent sightlines that maximize glass and views.



INTERIOR VIEW WITH DESIGNER BLACK PAINTED INTERIOR FINISH

EXTERIOR VIEW IN LIBERTY BRONZE

**CORNER DETAILS**  
The clad cap sits flush on the exterior, creating a clean-lined contemporary aesthetic. On the interior, the corner cap is stepped with a square profile.



INTERIOR CLOSE UP



EXTERIOR CLOSE UP

\* Pictured above: Direct Glaze Picture Narrow Frame Corner Window  
In-Sash Picture Narrow Frame Corner window not available



# ULTIMATE SPECIALTY SHAPES



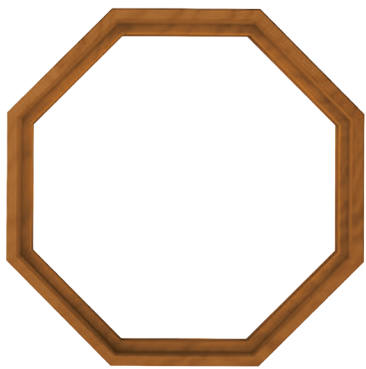
ULTIMATE SPECIALTY SHAPE DIRECT GLAZE WINDOWS WITH WHITE PAINTED INTERIOR FINISH



ULTIMATE SKYCOVE, DIRECT GLAZE SPECIALTY SHAPES WINDOWS, AND SLIDING FRENCH DOOR IN EBONY

## ULTIMATE SPECIALTY SHAPES

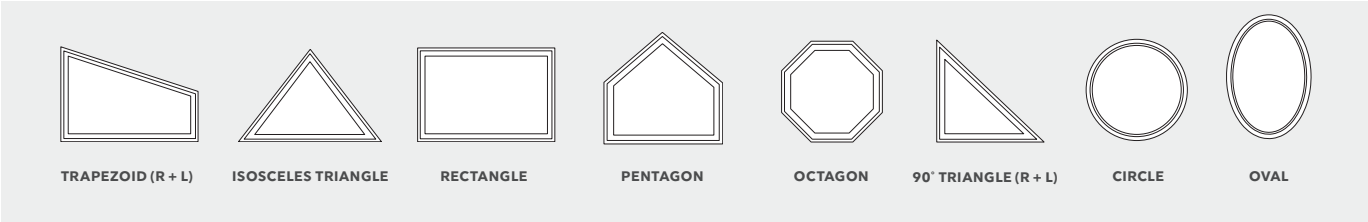
The Ultimate Specialty Shape windows are available in hundreds of geometric shapes customized to add special flair to a window design. Many are available as operating windows, providing access to fresh air in addition to unique aesthetics.



INTERIOR



EXTERIOR





# ULTIMATE BAY + BOW



ULTIMATE DOUBLE HUNG G2 BAY WINDOW



ULTIMATE CASEMENT BOW WINDOW IN WHITE

## ULTIMATE BAY

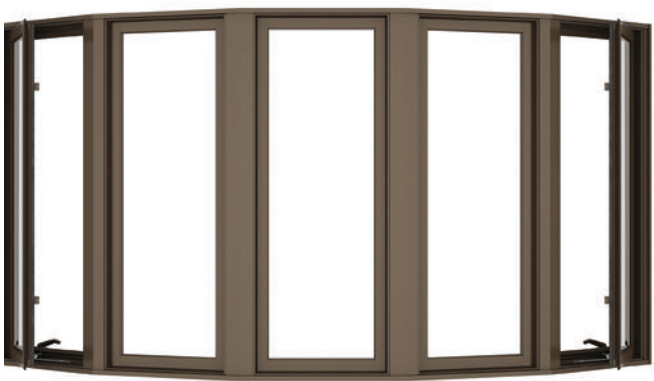
Ultimate Bay windows are a group of connected windows extending outward from a room at desired angles—allowing light and views from multiple directions. Some feature a larger operating or stationary window flanked by smaller windows. Ultimate Bay windows can create space indoors for a cozy nook or window seat or maximize a scenic view to serve as a room’s focal point. They can be created with combinations of 3 to 6 casement or double hung windows (fixed or operating).



BAY INTERIOR WITH CASEMENT AND PICTURE WINDOWS

## ULTIMATE BOW

Ultimate Bow windows are a series of windows connected to form a gentle outward curve. Typically made up of four or more windows, Ultimate Bow windows can create a small nook, open up a view, bring in more light, and boost visual appeal from inside and out. Bow windows are available with casement, double hung, or picture windows. They can be created with combinations of 3 to 6 casement or double hung windows (fixed or operating).



ULTIMATE CASEMENT BOW WINDOW IN BRONZE



# DOORS



ULTIMATE MULTI-SLIDE DOOR AND DIRECT GLAZE POLYGON WINDOW IN VERTICAL GRAIN DOUGLAS FIR



## DOOR TERMS + DEFINITIONS



### 1. FRAME

The door frame includes the head jamb across the top, side jambs, and the sill at the bottom. Marvin frames are built strong to stand up to heavy door usage year after year.

### 2. STILES + RAILS

The horizontal wood members of a door are called rails; the vertical components are called stiles. With a traditional French door design, the bottom rail is about 8 inches high with 4 ¾ inch stiles and top rail. Doors with a more contemporary style often feature more glass with stiles and rails as sleek as 3 inches.

### 3. SILL

Our door sills are made of Ultrex®, our proprietary pultruded fiberglass that is exceptionally strong and virtually impervious to time, weather, and pressure. Ultrex door sills provide excellent performance in hot or cold climates, plus durability over the long haul by being resistant to warping, denting, and fading.

### 4. PANELS

In a door, the panel is the main section, operating or stationary, that is installed into the frame. Marvin doors come in many sizes, some of the industry's largest, but they all share the tight tolerances for fit and quality finishes.

## DOOR OPERATING STYLES



### OUTSWING DOOR

Single or double swinging doors open to the exterior.



### INSWING DOOR

Single or double swinging doors open to the interior.



### SLIDING DOOR

Save space with a door panel that operates by sliding along a track.



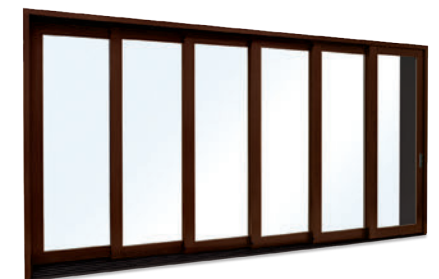
### BI-FOLD DOOR

This door folds open and closed like an accordion and can include up to 16 panels.



### LIFT AND SLIDE DOOR

For openings as large as 48 feet wide and 12 feet high, substantial door panels fully open into pocket or stacked configurations.



### MULTI-SLIDE DOOR

Another option to blend interior and outdoor living with a modular frame system.

## MAKE EVERY ENTRANCE GRAND

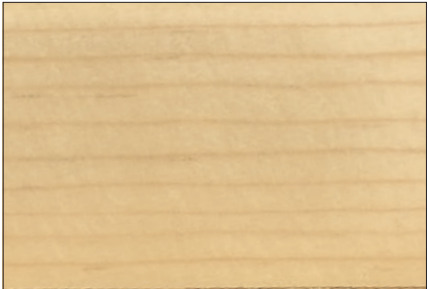
Marvin doors are designed to maximize the potential of any opening, view, and living space.



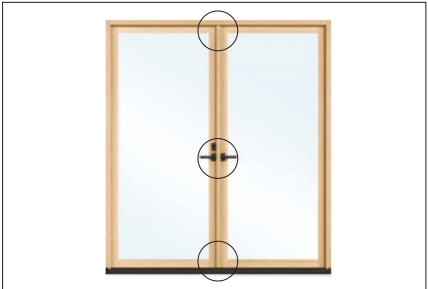
# DOOR FEATURES + OPTIONS



**BEAUTY WITH PERFORMANCE**  
Designed for durability and to minimize air and water infiltration. Many of our door products are certified to a light commercial rating of PG40.



**SOLID WOOD PANELS + FRAMES**  
The sound of a Marvin door closing is a quiet statement of quality. Wood in the panels and frames make for an elegant, crafted look and feel, and provides a weather-tight closure for outstanding energy efficiency.



**MULTI-POINT LOCKING SYSTEM**  
Concealed stainless steel head and foot bolts within the door secure it solidly at three points. Choose either a keyed or non-keyed lever handle. Multi-point lock comes standard.

**ADJUSTABLE HINGE**  
Standard on swinging doors, an adjustable hinge makes it easy to fine-tune the fit of a swinging door over the door's lifetime. Available in a variety of finishes, plus coastal options.

**SILLS**  
Our Performance and Accessibility Sills are made of durable Ultrex fiberglass and provide solutions for varying applications.

**RAISED AND FLAT PANELS**  
Raised and flat panels add depth and style to sliding and swinging French doors, including arch top swinging doors. This option changes the overall aesthetic of your door when less than a full lite of glass is desired.



ACCESSIBILITY SILL



PERFORMANCE SILL



ULTIMATE MULTI-SLIDE DOOR IN EBONY



# ULTIMATE SWINGING NARROW PROFILE DOOR



ULTIMATE INSWING DOOR IN HAZELNUT WITH UNEQUAL PANEL WIDTHS AND MINIMALIST HANDLE IN MATTE BLACK



ULTIMATE INSWING DOOR IN PINE WITH MATTE BLACK HARDWARE

## ULTIMATE SWINGING NARROW PROFILE DOOR

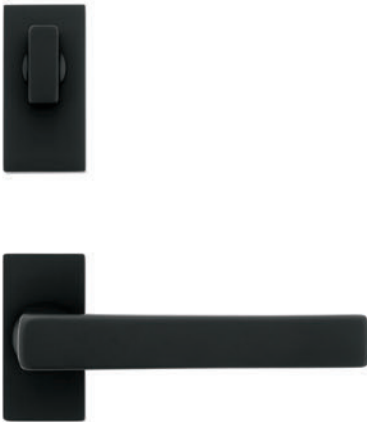
The Ultimate Swinging Narrow Profile door, available in both inswing and outswing, is expertly crafted to provide industry-leading performance with narrow sightlines and robust 2 ¼ inch standard panel thickness. Featuring contemporary 3 inch stiles and rails along with square interior and exterior glazing profiles. Choose from one or two operating panels in configurations up to 4 panels. Sizes up to 10 feet high and 14 feet wide.



INSWING  
INTERIOR



INSWING  
EXTERIOR



MINIMALIST HANDLE  
IN MATTE BLACK



# ULTIMATE SWINGING FRENCH DOOR G2



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 G2

The Ultimate Swinging French door G2, 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



Available with IZ3



# ULTIMATE SLIDING FRENCH DOOR G2



ULTIMATE SLIDING FRENCH DOOR G2 IN BRONZE



ULTIMATE SLIDING FRENCH DOOR G2 IN STAINED MULTI-GRAIN DOUGLAS FIR WITH MATTE BLACK HARDWARE

## ULTIMATE SLIDING FRENCH DOOR G2

For the classic elegance of the French door with smooth, space-saving operation, our Ultimate Sliding French door G2 is built to your specifications. With a rich, luxurious fit, feel, and finish, available in configurations up to 16 feet wide and standard heights up to 10 feet, this door G2 offers a view with a grand entrance while conserving space for traffic flow or furniture layout. Available transom and stationary panels further enhance the view, flooding the room with daylight.



INTERIOR



EXTERIOR



HARP HANDLE IN MATTE BLACK



# ULTIMATE SLIDING NARROW PROFILE DOOR



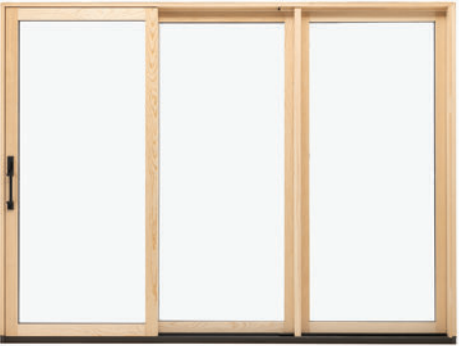
ULTIMATE SLIDING NARROW PROFILE DOOR IN BRONZE



ULTIMATE SLIDING NARROW PROFILE DOOR WITH VERTICAL PULL IN SATIN CHROME

## ULTIMATE SLIDING NARROW PROFILE DOOR

The Ultimate Sliding Narrow Profile doors are created for smooth operation, performance, and amazing durability. Our tough Performance Sill withstands traffic and seasonal changes, contributing to both the door's energy efficiency and incredibly smooth operation. The contemporary 3 inch stiles and rails maximize your view, while the multi-point lock system ensures a tight seal and security from top to bottom.



INTERIOR



EXTERIOR



INTERIOR AND EXTERIOR VIEWS OF VERTICAL PULL IN MATTE BLACK. AVAILABLE ON ULTIMATE SWINGING AND SLIDING DOORS.



# ULTIMATE MULTI-SLIDE DOOR



ULTIMATE MULTI-SLIDE DOOR IN PEBBLE GRAY



ULTIMATE MULTI-SLIDE DOOR AND SKYCOVE® IN WHITE

## ULTIMATE MULTI-SLIDE DOOR

The Ultimate Multi-Slide door is an ideal option to blend indoor and outdoor living, and the performance ratings of these doors match the exceptional views they frame. They're available in styles up to 6 panels uni-directional or 10 panels bi-parting. Both pocket and stacked designs are available with an optional scenic door sliding screen.



EXTERIOR



### HARDWARE AND SILL

Pull and latch hardware provides easy operation and squared-off corners for a clean, contemporary look.



### DESIGN FLEXIBILITY

Available in pocket or stacked configurations for openings up to 56 feet wide and 12 feet high. Pocketing configuration shown above.



Available with IZ3



# ULTIMATE BI-FOLD DOOR



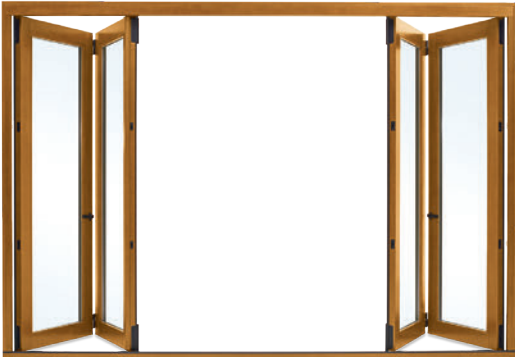
ULTIMATE BI-FOLD DOOR



ULTIMATE DOUBLE HUNG AND PICTURE WINDOWS WITH BI-FOLD AND INSWING FRENCH DOORS

## ULTIMATE BI-FOLD DOOR

The Ultimate Bi-Fold door provides big glass and clean design aesthetics to give homeowners more flexibility and a deep indoor-outdoor connection. Spanning 55 feet in width, the Ultimate Bi-Fold door is one of the widest panel doors in the industry. Without question, the Bi-Fold door is a simple, elegant solution for adjoining interior spaces or connecting to the outdoors. Available with a wood or clad exterior.



INTERIOR



### INTERIOR PANEL HANDLE

The interior panel handle features a minimalist design that smoothly operates folding panels with a 90-degree twist and latches at the head and sill.



Available with IZ3



# ULTIMATE LIFT AND SLIDE DOOR



ULTIMATE LIFT AND SLIDE DOOR IN HONDURAN MAHOGANY WITH SATIN NICKEL HARDWARE Photo Courtesy of Dwell, Turkel Design, and 22 Waves Creative



ULTIMATE LIFT AND SLIDE DOOR IN BRONZE

## ULTIMATE LIFT AND SLIDE DOOR

With openings up to 48 feet wide and 12 feet high, now you can add acres to your floor plan. Available with pocketing panels that slide into the wall, completely disappearing from view, or stacked panels that slide and stack perfectly within the door frame for a seamless transition from inside to out. Both are available with exclusive flush-mount handles and exterior finger pulls that virtually disappear when not in use.



INTERIOR



### HARDWARE OPTIONS

Available with exclusive flush-mount hardware, interior finger pull, and optional exterior finger pull.



### POCKET AND STACKED CONFIGURATION

When open, panels either slide into the wall cavity or stack neatly into the door frame. They glide on the inconspicuous 3/16 inch high exposed track.



# ULTIMATE COMMERCIAL DOOR



ULTIMATE COMMERCIAL DOOR

## ULTIMATE COMMERCIAL DOOR

The Ultimate Commercial door combines sophisticated design with the rugged durability to stand up to years of commercial use. Available in a wide variety of design and customization options, they're manufactured with different construction and assembly processes from our residential doors.



INTERIOR



EXTERIOR



PANIC RIM, CLOSER, REMOVABLE MULLION, AND SILL OPTIONS

ULTIMATE COMMERCIAL DOOR



# OPTIONS



ULTIMATE INSWING FRENCH DOOR G2 AND ULTIMATE CASEMENT PUSH OUT WINDOW



# INTERIOR FINISH OPTIONS

PINE

VERTICAL GRAIN  
DOUGLAS FIR

MIXED GRAIN  
DOUGLAS FIR

CHERRY

WHITE OAK

HONDURAN MAHOGANY

## WOOD SPECIES

Offering a rich, warm look, many custom options, and design versatility, wood is a premium choice. Wood can be used on both the interior and exterior of our Ultimate windows and doors and provides great insulation. Treatments such as stain and paint work well when applied. Marvin sources the best, highest quality raw wood and uses refined techniques to process it.

## STAIN + PAINT

Compared to painting or staining on the job site, our factory finishes provide consistent quality and performance. Our extensive knowledge about wood as a material and how it handles stains and paints, and the many years we've spent perfecting our finishing process, ensures your windows and doors arrive ready to install.



CLEAR

WHEAT

HONEY

HAZELNUT

LEATHER

CABERNET

ESPRESSO

Stain colors shown on Pine. To see more about finishes visit [Marvin.com](https://www.marvin.com).

DESIGNER BLACK

WHITE

PRIMED WHITE



# EXTERIOR FINISH OPTIONS

|                              |
|------------------------------|
| STONE WHITE                  |
| COCONUT CREAM                |
| SIERRA WHITE                 |
| CASHMERE                     |
| PEBBLE GRAY                  |
| HAMPTON SAGE                 |
| CADET GRAY                   |
| CLAY                         |
| CASCADE BLUE                 |
| SUEDE                        |
| GUNMETAL                     |
| WINEBERRY                    |
| BRONZE                       |
| BAHAMA BROWN                 |
| EVERGREEN                    |
| EBONY                        |
| BRIGHT SILVER (PEARLESCENT)  |
| COPPER (PEARLESCENT)         |
| LIBERTY BRONZE (PEARLESCENT) |

CUSTOM COLOR: ANY COLOR YOU WANT

## EXTRUDED ALUMINUM

Extruded aluminum is an extremely tough cladding that protects wood windows, mimics the profiles of wood, and provides superior durability. It is the most commonly ordered exterior material for our Ultimate products.

Select from our palette of 19 durable extruded aluminum colors, including a spectrum of rich hues and three pearlescent finishes. If you have more specialized needs, we can also work with you to create a custom color.

## WOOD

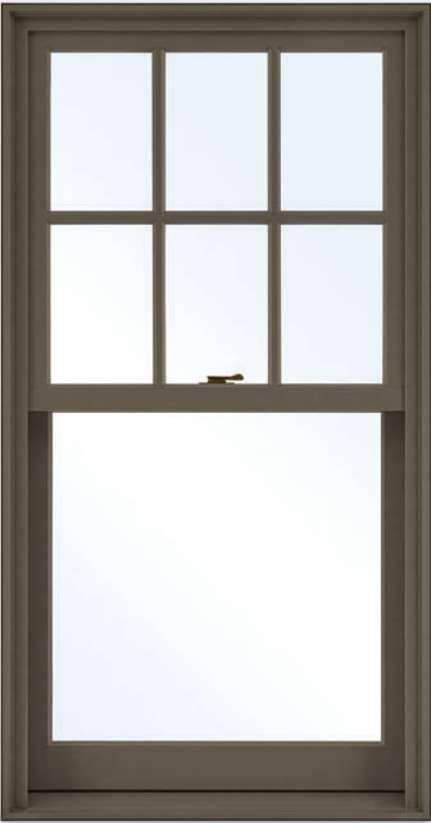
Wood is a premium material for windows and doors, offering classic aesthetic appeal, many options for customization, and design versatility.

We treat exposed millwork with a water repellent wood preservative to help it last longer. Choose from one of the four options below. Each is ready to be finished to match your project's exacting requirements.

|                                                 |
|-------------------------------------------------|
| PINE                                            |
| VERTICAL GRAIN<br>DOUGLAS FIR                   |
| MAHOGANY                                        |
| WESTERN RED CEDAR<br>Exterior trim package only |



Double Hung G2 window in Ebony



Double Hung G2 window in Suede



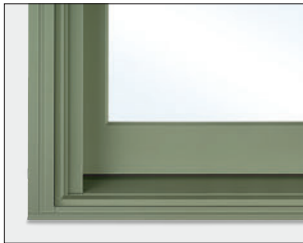
# EXTERIOR CASINGS + SUBSILLS



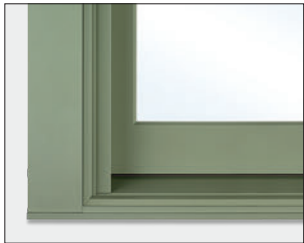
BRICK MOULD CASING AND SPECIAL SUBSILL WITH CUSTOM MULL COVER IN HAMPTON SAGE

## EXTERIOR CASINGS + SUBSILLS

Adding Marvin extruded aluminum or wood casings and subsills to your windows and doors provides great architectural detail to any home. Ultra-durable extruded aluminum casings feature a beautiful factory-applied finish that resists chalking, fading, pitting, corrosion, and marring. Casing profiles are consistent around the sides and top of a window or door, except for the Potter casing profile, which has a taller head. Custom casings and subsills are also available.



BRICK MOULD CASING  
WITH A246 SUBSILL



FLAT CASING  
WITH A246 SUBSILL



COLUMBUS CASING  
WITH A1450 SUBSILL



RIDGELAND CASING  
WITH A1453 SUBSILL



GRAYSON CASING  
WITH A1451 SUBSILL



THORTON CASING  
WITH A1450 SUBSILL



STRATTON CASING  
WITH A1453 SUBSILL



POTTER CASING  
WITH A217 SUBSILL



Grayson Casing in Bronze



Potter Casing with A1451 Subsill in Cascade Blue



# DIVIDED LITES



ULTIMATE INSWING FRENCH DOOR G2 AND ROUND TOP WINDOW WITH CUSTOM SIMULATED DIVIDED LITES



MARVIN SIGNATURE® COLLECTION

## DIVIDED LITES

Simulated divided lites, available in a number of different styles, mimic the look of individual panes of glass with the energy efficiency of dual pane insulated glass.

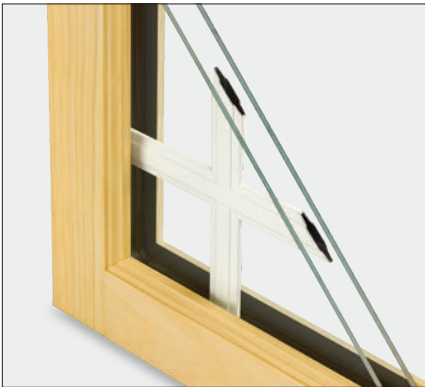
Our custom capabilities allow us to create almost any divided lite pattern to match your design style.



**SIMULATED DIVIDED LITE (SDL)**  
SDL bars are permanently adhered to both sides of the glass. Simulated Divided Lites with Spacer Bars (SDLs) are an energy-efficient way to create the look of authentic divided lites.

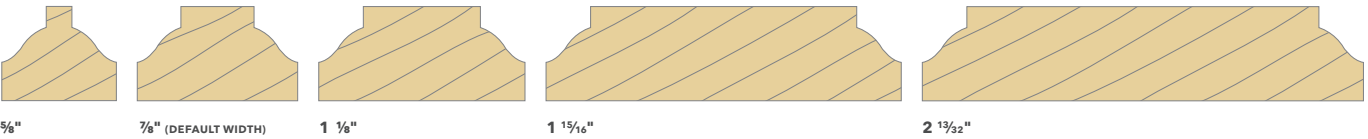


**AUTHENTIC DIVIDED LITE (ADL)**  
Separate panes of glass are glazed between muntin bars for historical accuracy. Available exclusively with wood exterior units.



**GRILLES-BETWEEN-THE-GLASS (GBG)**  
Grilles are permanently installed between the glass panes. This low-maintenance grille offers the look of a divided lite pattern with the ease of cleaning just one pane of glass. Available with different interior and exterior colors.

### OGEE DIVIDED LITE WIDTHS



### SQUARE DIVIDED LITE WIDTHS





# GLASS + GLAZING



### GLAZING PROFILES

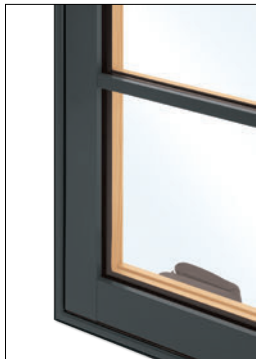
Interior and exterior glazing profiles are available in Ogee and Square. Choose Ogee for more traditional projects, and Square for a clean, contemporary look. Interior and exterior glazing profile options vary by product type.



OGEE



SQUARE



SQUARE EXTERIOR GLAZING PROFILE



### DUAL PANE GLAZING

Our standard glazing is dual pane: two panes of glass with Low E coatings and insulated with argon gas. Compared to a single glass pane, dual pane glass cuts energy costs significantly because of low emissivity coating and the gas-filled insulating space between the glass layers.



### TRIPLE PANE GLAZING

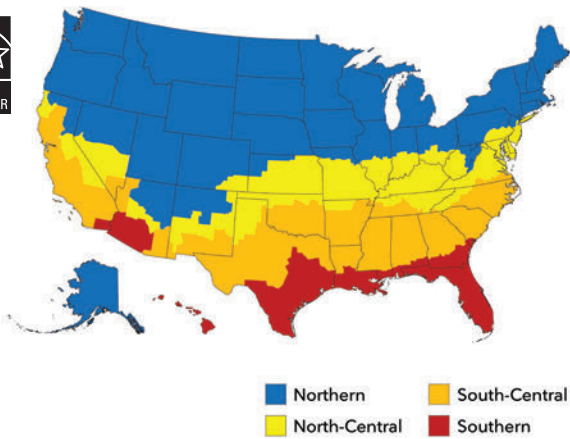
Triple pane glazing consists of three panes of glass with Low E coatings applied to the surface. Two glass spaces are insulated with argon gas between the panes. Available in products where glazing thickness can be greater than ¾ inch.

## GLASS + GLAZING

The thermal and structural properties of wood combined with the right glazing make Marvin wood and extruded aluminum clad products an optimal choice for energy efficiency. We offer thousands of window and door options with two or three panes of glass and a range of glazing options to meet the performance challenges of any climate.

## GLASS COATINGS

Low E coatings are microscopically thin, essentially invisible coatings on the glass surface that help manage the amount of light and heat conducted through a window pane or reflected away from it, reducing a home's dependence on heat and air conditioning. The national ENERGY STAR® program recognizes products that meet strict energy-efficiency guidelines to suit climates in different areas of the country, and Marvin offers products to meet climate and code requirements in every region.



### LOW E1

Low E1 coating is a good choice when you want maximum solar heat gain and radiant heating properties. This type of coating is generally used in Northern climates where heating is prioritized over cooling. You'll reap maximum benefits when windows with this type of coating are positioned to receive direct sun exposure.

### LOW E2

The most common Low E coating since it works well across most geographic regions and climates. Low E2 with two metallic coatings balances less solar heat gain and improved radiant heating properties.

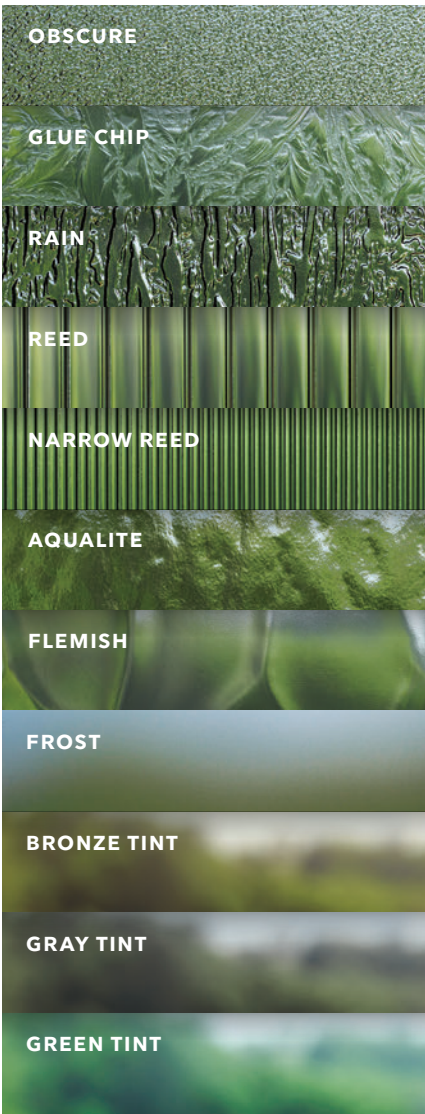
### LOW E3

Used in applications where solar heat gain may be a concern, low E3 coating uses multiple metallic layers for radiant properties similar to Low E2. This type of coating is most commonly used in Southern, sunny climates where cooling is prioritized over heating.

## SPECIALTY GLASS

Our specialty options include glass for unique project needs like sound abatement (STC/OITC), high altitudes, Sea Turtle Conservation Codes, and California fire zones. We also offer laminated glass on certain products that are designed specifically for hurricane zones.

A variety of decorative glass options, including those shown below and others, are available to meet the unique needs of each project. Laminated glass is also available in clear, bronze, gray, or green with tinted interlayers.





# HOME AUTOMATION



ULTIMATE CASEMENT WINDOW AND SLIDING FRENCH DOOR WITH CONCEALED LOCK STATUS SENSOR



ULTIMATE MULTI-SLIDE DOOR

## LOCK STATUS SENSOR

Our Lock Status Sensor brings smart home capabilities to Marvin windows and doors. This affordable solution is installed in the factory and fully concealed—meaning no unsightly sensors attached on the exterior or interior and no additional modification of your product once installed. The sensor can be wired or wirelessly connected, working in tandem with your smart home security system to indicate if windows and doors are closed and locked and providing peace of mind when security is a concern.





# SCREENS



ULTIMATE DOUBLE HUNG INSERT G2 WINDOW IN STONE WHITE WITH FULL SCREENS

## SCREENS

Choose from an aluminum surround in three finishes or a wood interior surround that complements warm wood interiors. Marvin screens come standard with Marvin Bright View™ – a fiberglass screen mesh that provides improved airflow and more natural light while keeping insects out. Bright View repels water and resists dirt and grime for a sharp, vivid view.

## CASEMENT SCREEN OPTIONS

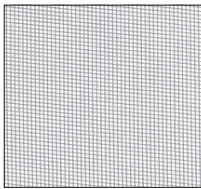


**WOOD SCREEN SURROUND**  
The patented wood screen surround with wood interior and aluminum exterior features Marvin Bright View™ screen mesh. Aluminum screen mesh options also available.

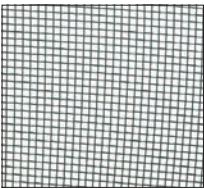


**INSWING CASEMENT SCREEN**  
The beautifully crafted inswing screen adds a classic touch and allows access to operate push-out casement and awning windows.

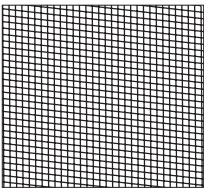
## SCREEN MESH OPTIONS



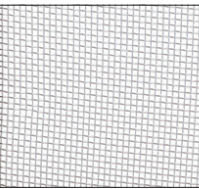
MARVIN BRIGHT VIEW™



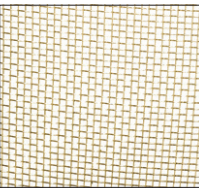
CHARCOAL ALUMINUM WIRE



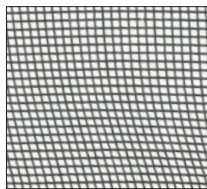
BLACK ALUMINUM WIRE



BRIGHT ALUMINUM WIRE



BRIGHT BRONZE WIRE



CHARCOAL FIBERGLASS



DOUBLE HUNG SCREEN OPTIONS



FULL OR HALF SCREEN

Exterior aluminum screen with an aluminum surround. The full screen covers both the top and bottom sash. The half screen only covers the bottom sash.



DOUBLE HUNG STORM OPTIONS



TWO-LITE WOOD STORM SASH OR SCREEN

A wood frame containing non-removable glass. The storm sash can be removed during the summer and replaced with a wood-framed screen. Available only for wood windows.



STORM AND SCREEN COMBINATIONS

A combination unit is composed of two glass panels and one screen panel that can be easily removed from the interior for cleaning. Available with a wood (bare or primed) or aluminum surround, panels can be configured multiple ways, glass above screen, screen above glass, or glass above glass.



ENERGY PANEL

Often confused with storm windows, an energy panel is technically a glazing option. It is a removable, exterior glass panel finished on the edges by a surround. Energy panels cover the exposed glass surface of each sash and offer added energy efficiency for wood windows with single glazing.

DOOR SCREEN OPTIONS



SCENIC DOOR SLIDING SCREEN

The Marvin Ultimate Sliding Screen operates with ease and conceals when not in use. The screen is unobtrusive even in large sizes measuring up to 15 feet wide and up to 10 feet high uni-directional or up to 29.5 feet wide bi-parting.



ULTIMATE SWINGING SCREEN DOOR

With profiles that complement the aesthetics of the door, swinging door screens feature robust, durable extruded aluminum surrounds and concealed hinges.



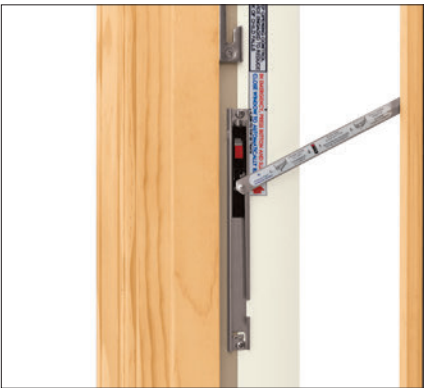
ULTIMATE SLIDING SCREEN DOOR

Aluminum top hung sliding screen with roller bar, adjustable rollers and unmatched sliding operation.

Marvin window and door screens come standard with Marvin Bright View™ – a fiberglass screen mesh that provides improved airflow and more natural light while keeping insects out. Bright View repels water and resists dirt and grime for a sharp, vivid view.

WINDOW OPENING CONTROL DEVICES

Marvin Window Opening Control Devices (WOCD) meet the ASTM F2090-21 standard, created to assist in the prevention of window falls. To meet the standard, our devices limit the window's net clear opening to less than 4 inches (when the sash is open) and have a release function allowing the window to open completely. In order to meet the safety standard, WOCD disengagement takes two independent actions, which helps prevent accidental release. Devices will then automatically reengage once the window is closed and again limit the window opening to less than 4 inches upon re-opening.



ULTIMATE CASEMENT



ULTIMATE DOUBLE HUNG G2



ULTIMATE GLIDER

# WINDOW HARDWARE



ULTIMATE DOUBLE HUNG G2 WINDOW WITH AUTO-LOCKING SASH LOCK IN SATIN NICKEL

## WINDOW HARDWARE

Ultimate’s durable and elegant hardware is engineered for reliability and to harmonize with any décor. Choose a finish to complement your architectural style. Durable painted finishes in Matte Black, Satin Taupe, Bronze, and White mimic the look of metal. Satin Nickel, Brass, Antique Brass, Polished Chrome, Oil Rubbed Bronze, and Satin Chrome offer the rich appearance and durability of authentic metal finishes.



### AUTO-LOCKING HARDWARE SYSTEM

**PRODUCTS:**  
Ultimate Double Hung G2  
Ultimate Single Hung G2

**AVAILABLE FINISHES:**  
Matte Black • Brass • Satin Taupe  
Satin Nickel • Bronze • White  
Antique Brass • Oil Rubbed Bronze  
Polished Chrome • Satin Chrome



### TRADITIONAL LIFT LOCK

**PRODUCTS:**  
Ultimate Single Hung G2

**AVAILABLE FINISHES:**  
Matte Black • Brass • Satin Taupe  
Satin Nickel • Bronze • White  
Antique Brass • Oil Rubbed Bronze  
Polished Chrome • Satin Chrome



### CONTEMPORARY LIFT LOCK

**PRODUCTS:**  
Ultimate Single Hung G2

**AVAILABLE FINISHES:**  
Matte Black • Brass • Satin Taupe  
Satin Nickel • Bronze • White  
Antique Brass • Oil Rubbed Bronze  
Polished Chrome • Satin Chrome



### FOLDING HANDLE

**PRODUCTS:**  
Ultimate Casement • Ultimate Awning  
Ultimate Casement Narrow Frame  
Ultimate Awning Narrow Frame

**AVAILABLE FINISHES:**  
Matte Black • Brass • Satin Taupe  
Satin Nickel • Bronze • White  
Antique Brass • Oil Rubbed Bronze  
Polished Chrome • Satin Chrome



### PUSH OUT HANDLE

**PRODUCTS:**  
Ultimate Casement • Ultimate Awning  
Ultimate Casement Narrow Frame  
Ultimate Awning Narrow Frame

**AVAILABLE FINISHES:**  
Matte Black • Brass • White  
Antique Brass • Oil Rubbed Bronze  
Satin Nickel



### FOLDING HANDLE

**PRODUCTS:**  
Ultimate Glider

**AVAILABLE FINISHES:**  
Matte Black • Brass • Satin Taupe  
Satin Nickel • Bronze • White  
Antique Brass • Oil Rubbed Bronze  
Polished Chrome • Satin Chrome

## FINISHES





# DOOR HARDWARE



ULTIMATE SWINGING DOOR WITH MINIMALIST HANDLE IN MATTE BLACK

## DOOR HARDWARE

Ultimate door hardware is engineered for durability, ergonomics, and to be a beautiful complement to your Marvin door. Satin Nickel, Brass, and Oil Rubbed Bronze finishes are available with a PVD finish. The Physical Vapor Deposition (PVD) process adds a layer of toughness to hardware exposed to environmental factors like direct sun and humidity. PVD finishes resist fading and discoloration, even in coastal areas.



### TRADITIONAL<sup>1</sup>

- AVAILABLE FINISHES:**  
Matte Black • Satin Taupe • Dark Bronze • White  
Antique Brass • Satin Chrome  
Oil Rubbed Bronze  
Polished Chrome
- PVD FINISHES:**  
Satin Nickel • Brass  
Oil Rubbed Bronze



### CONTEMPORARY<sup>1</sup>

- AVAILABLE FINISHES:**  
Matte Black • Dark Bronze
- PVD FINISHES:**  
Satin Nickel  
Oil Rubbed Bronze



### MINIMALIST<sup>2</sup>

- AVAILABLE FINISHES:**  
Matte Black • Dark Bronze
- PVD FINISHES:**  
Satin Nickel  
Oil Rubbed Bronze



### ADJUSTABLE HINGE

- AVAILABLE FINISHES:**  
Matte Black • Satin Taupe  
Dark Bronze • White  
Antique Brass • Satin Chrome  
Polished Chrome  
Oil Rubbed Bronze  
Goldtone • Silver Frost
- PVD FINISHES:**  
Satin Nickel • Brass  
Oil Rubbed Bronze



### NARROW CONTEMPORARY<sup>3</sup>

- AVAILABLE FINISHES:**  
Matte Black • Dark Bronze
- PVD FINISHES:**  
Satin Nickel  
Oil Rubbed Bronze



### HARP<sup>4</sup>

- AVAILABLE FINISHES:**  
Matte Black • Satin Taupe  
Dark Bronze • White  
Antique Brass • Satin Chrome  
Oil Rubbed Bronze  
Polished Chrome
- PVD FINISHES:**  
Satin Nickel • Brass  
Oil Rubbed Bronze



### VERTICAL PULL<sup>4</sup>

- AVAILABLE FINISHES:**  
Matte Black • Dark Bronze
- PVD FINISHES:**  
Satin Nickel • Brass  
Oil Rubbed Bronze



### EXTERIOR FLUSH PULL<sup>4</sup>

- AVAILABLE FINISHES:**  
Matte Black • Dark Bronze
- PVD FINISHES:**  
Satin Nickel  
Oil Rubbed Bronze

## FINISHES



(1) Available on Ultimate Swinging French door G2

(2) Available on Ultimate Swinging door and Ultimate Swinging French door G2

(3) Available on Ultimate Swinging door

(4) Available on Ultimate Sliding door and Ultimate Sliding French door G2



# GALLERY HARDWARE



ROCKY MOUNTAIN HARDWARE WITH EDGE ESCUTCHEON, SHIFT LEVER, AND WIRE TEXTURE IN SILICON BRONZE MEDIUM

## GALLERY HARDWARE

Marvin Gallery Hardware is a curation of door hardware from three renowned manufacturers. Each set chosen meets Marvin’s high standards for aesthetics, quality, and craftsmanship.

This hardware collection makes it easy for you to find the hardware choice that perfectly reflects your unique design sensibilities, vision, and personality. From contemporary to traditional, each beautiful piece heightens the aesthetics of any Marvin door.



### ASHLEY NORTON

Established in 1987, Ashley Norton is one of the leading designers of fine architectural hardware. With a broad range of designs to suit any architectural style and an abundance of finish options. Ashley Norton solid brass and bronze hardware is built by the most talented craftsman for the most discerning customers.



### BOUVET

Founded in 1884 in France by famed ironworker Gustave Bouvet. Metal Style Bouvet combines traditional French ironwork craftsmanship and materials with modern technology to create distinctive hardware for equally distinctive doors. Metal Style Bouvet represents the finest of decorative French-inspired hardware.



### ROCKY MOUNTAIN HARDWARE

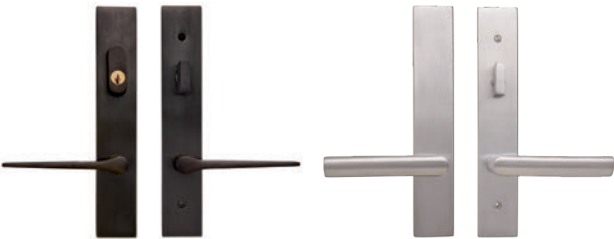
Rocky Mountain Hardware is expertly crafted in America using only the finest art-grade bronze and precision mechanisms. With over three decades of experience, Rocky Mountain Hardware continues to set itself apart with inimitable style, boundless capabilities, and exceptional quality guaranteed to stand the test of time.





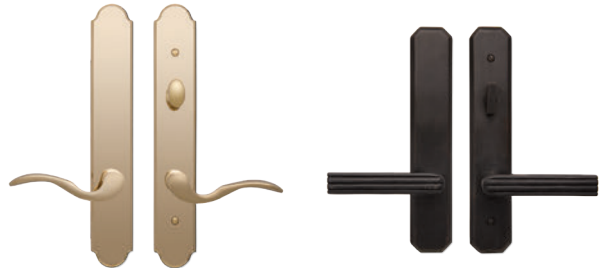
GALLERY HARDWARE

ASHLEY NORTON



URBAN ESCUTCHEON  
CLAROS LEVER  
DARK BRONZE FINISH

URBAN ESCUTCHEON  
ATLAS LEVER  
SATIN CHROME FINISH



ARCH ESCUTCHEON  
CHESTER LEVER  
POLISHED BRASS FINISH

ANGULAR ESCUTCHEON  
ADONIS LEVER  
DARK BONZE FINISH



URBAN ESCUTCHEON  
DUNN PULL  
DARK BRONZE FINISH

BOUVET



RECTANGULAR  
ESCUTCHEON  
BIRDCAGE 1054 LEVER  
BLACK FINISH

RECTANGULAR  
ESCUTCHEON  
TWISTED 1055 LEVER  
PEWTER FINISH



ARCH ESCUTCHEON  
CLASSIC 1052 LEVER  
PEWTER FINISH

RECTANGULAR  
ESCUTCHEON  
SQUARE 1051 LEVER  
BLACK FINISH



ARCH ESCUTCHEON  
ARRONDIE PULL 3352  
BLACK FINISH



ARCH ESCUTCHEON  
BIRDCAGE 3353 PULL  
PEWTER FINISH

ROCKY MOUNTAIN HARDWARE



CURVED E539 ESCUTCHEON  
HOOK L104 LEVER  
WHITE BRONZE  
MEDIUM FINISH

STEPPED ESCUTCHEON  
LEGACY L109 LEVER  
SILICON BRONZE  
DARK FINISH



STEPPED ESCUTCHEON  
SQUIRREL TAIL L102 LEVER  
SILICON BRONZE FINISH

CURVED ESCUTCHEON  
RIDGE L224 LEVER  
WHITE BRONZE  
BRUSHED FINISH



TROUSDALE ESCUTCHEON  
OFFSET TROUSDALE  
GRIP G30300  
SILICON BRONZE DARK  
LUSTRE FINISH



EDGE ESCUTCHEON  
OFFSET D GRIP SDP6  
SILICON BRONZE  
LIGHT FINISH  
BASIC TEXTURE





# COASTAL



ULTIMATE DOUBLE HUNG G2 AND ROUND TOP WINDOWS AND OUTSWING FRENCH DOOR G2 IN STONE WHITE



# COASTAL PRODUCTS

## COASTAL PRODUCTS

Coastal living is beautiful and serene until the storms hit. When you live by the water, you need to know that your windows and doors will stand up to the challenge of coastal conditions. We offer windows and doors specifically designed for the extreme conditions and construction requirements of coastal zones.

|                                                                                     |                                                                                                                                                                                                                                                                                                                        |
|-------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|    | <p><b>ULTIMATE CASEMENT + AWNING</b></p> <p>Offer a variety of customization, expert craftsmanship and superior value. Casement is also available in Round Top.</p>                                                                                                                                                    |
|   | <p><b>ULTIMATE DOUBLE HUNG G2</b></p> <p>Blends traditional beauty with state-of-the-art window performance. Also available in an operating Round Top.</p>                                                                                                                                                             |
|  | <p><b>ULTIMATE WOOD DOUBLE HUNG</b></p> <p>Incredibly durable, versatile and easy-to-use. An all-wood exterior and interior bring beautiful and classic style to your project. Also available in Round Top.</p>                                                                                                        |
|  | <p><b>PICTURE / DIRECT GLAZE / TRANSOM</b></p> <p>Picture (in-operable in-sash glazing - like Casement and Awning) and Direct Glaze (in-operable with direct to frame glazing) windows are available in a wide range of polygon and radius shapes. Transoms are in-sash glazed and can be stationary or operating.</p> |
|  | <p><b>ULTIMATE BI-FOLD DOOR</b></p> <p>Creates a wide-open transition to outdoor spaces. Spanning up to 55 feet in width, the Bi-Fold door offers more glass and a clean aesthetic.</p>                                                                                                                                |

|                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|---------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|    | <p><b>ULTIMATE MULTI-SLIDE DOOR</b></p> <p>Blends exceptional views and indoor/outdoor living with performance. Available in styles up to six panels uni-directional and ten panels bi-parting.</p>                                                                                                                                                                                                                             |
|   | <p><b>2 1/4" ULTIMATE SWINGING FRENCH DOOR G2</b></p> <p>Combines a traditional French style with expert craftsmanship, engineered for both quality and performance. Select from inswing or outswing operation in configurations up to 14 feet wide.</p>                                                                                                                                                                        |
|  | <p><b>2 1/4" ULTIMATE SWINGING NARROW PROFILE DOOR</b></p> <p>The narrow 3-inch stiles and rails increase the glass opening and help provide larger views. Choose between inswing or outswing operation and configurations of up to four panels.</p>                                                                                                                                                                            |
|  | <p><b>2 1/4" ULTIMATE SLIDING FRENCH DOOR G2</b></p> <p>The elegant look of a traditional French door with a space-saving sliding design. Available in 4 panels up to 16 feet wide x 10 feet high. Superior quality with nearly effortless operation.</p>                                                                                                                                                                       |
|  | <p><b>2 1/4" ULTIMATE SLIDING NARROW PROFILE DOOR</b></p> <p>Features 3-inch stiles and rails for a more contemporary look. Available in 4 panels up to 12 feet wide and 8 feet high.</p>                                                                                                                                                                                                                                       |
|  | <p><b>MULL OPTIONS</b></p> <p>Dramatic ocean views are often created by grouping IZ3 windows in an assembly, sometimes joining them both horizontally and vertically. The space between the windows where they are joined together is called a mull. Mulling options for Marvin IZ3 Ultimate Casement windows and Ultimate Double Hung windows with frame-to-frame mulling configurations are WDMA certified in most sizes.</p> |





ULTIMATE DIRECT GLAZE PICTURE AND CASEMENT WINDOWS





Since we opened as a family-owned and -operated lumber and cedar company in 1912, Marvin has designed products to help people live better. We remain committed to bringing beauty and simplicity into people's lives with windows and doors that stand the test of time.

**MARVIN.COM**

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ENERGY STAR® and the ENERGY STAR certification mark are registered US marks.

Cover image: Ultimate Casement and Direct Glaze in Bronze

Part #19980958. November 2024. [MUT]

Colors shown in printed materials are simulations and may not precisely duplicate product or finish colors. Contact your local Marvin dealer to view actual product and finish color samples.

# HISTORIC DISTRICT

## ROUTINE MAINTENANCE



Prior to the commencement of work, please contact the Planning and Zoning Department at (410) 822-1943 to verify your project does not require Historic District Commission review.

### MASONRY

- Cleaning masonry using low-pressure water and soft bristle brushes
- Painting brick that has historically been painted
- In-kind chimney flashing replacement
- Graffiti removal using gentle non-abrasive methods
- Repointing deteriorated mortar joints with mortar matching existing hardness, strength, color, and aggregate size

### WOODWORK

- Paint or re-paint
- Paint removal through scraping or hand sanding
- Repair minor deterioration to wood siding using wood consolidant or filler
- Replace individual deteriorated wood siding boards in-kind
- Reattach loose or fallen wooden siding, soffit, trim, or fascia
- Applying caulk at wood joints or seams

### WINDOWS

- Replace broken glass panes
- Repair or replace storm windows (must have clear untinted glass)
- Repair or replace window hardware (ie; locks, latches, or hinges)
- Replace weather stripping

### ROOFING

- Re-seal flat membrane roofs
- Paint metal roofs (except copper)
- Re-attach gutters and downspouts
- Seal cracks or gaps in gutters with a silicone sealant
- In-kind, minor asphalt shingle replacement (i.e. replacing an individual shingle that has blown off)
- In-kind replacement of flashing

### SIDING

- Re-attach loose siding
- Temporarily removing individual pieces of siding for investigative purposes
- Replace an individual damaged piece of siding in-kind

### DOORS

- Replace or apply weather stripping
- Replace existing stormdoor
- Replace hinges
- Replace broken glass panes

### PORCHES

- In-kind replacement of up to 25% of the existing decking (only applies to wood)
- In-kind replacement of up to 25% the existing ceiling (only applies to wood)
- In-kind replacement of up to 25% the existing guards, handrails, or balusters (only applies to wood).
- Replace screen
- In-kind replacement of individual stair treads (only applies to wood)

### LANDSCAPING

- Pruning and maintaining trees and shrubs to ensure their health and appearance.
- Removing trees that do not exceed 10" in diameter at breast height
- Planting of trees, shrubs, flowers, or grass

### FEATURES

- In-kind fence replacements of up to 25% of the total linear feet of existing fencing on the property (excludes vinyl fencing)
- Seal, repair, or overlay existing asphalt driveways
- Replacing an existing asphalt, or concrete residential driveway with brick
- Replacing an existing gravel residential driveway with concrete, asphalt, or brick
- Removing antennas, satellite dishes, utility meters, or cables
- In-kind replacement of an HVAC unit when the existing unit is located on a non-visible facade.



























March 9, 2006

Mr. Frank Saulsbury  
PO Box 2378  
Easton, Md. 21601

Re: Inspection of accessory structure at 210 Dover St.

Dear Mr. Saulsbury,

As you requested I performed an inspection of the above mentioned structure on March 9, 2006 at 9:30 am.

I found the bottom wooden sill plate and several of the vertical posts to be severely damaged by termites and rot. I also noticed that several of the vertical posts have started to slide off of the sill plate. The structure also has a significant lean or twist to it; and the slate roof also shows some damage, and is in need of repair.

If this structure was allowed to remain in this condition it could become a hazard to the community and the surrounding citizens.

In general the building is in need of significant and more than likely costly repairs or demolition should you decide to. The Town of Easton is asking that the work be preformed within a timely matter to avoid further damage or possible failure of the structure in the near future.

If you should have any further questions please contact me at 410-822-2525 ext.146

Sincerely,

John T. Garlick  
Code Enforcement Officer  
Town of Easton



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

Monday, June 9, 2025 at 6:00 p.m.  
Town Hall Chamber 2  
14 S. Harrison Street, Easton, Maryland

**Archived video of the meeting is available at:**

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

**Attendance:**

Commission Members:

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

Staff:

Lynn B. Thomas AICP, Town Planner (Long  
Range)  
Tom Diem, Building Code Official  
Samantha Smith, Administrative Specialist

**Absent:**

Commission Members:

Michael Stuart

Staff:

Miguel Salinas, Planning and Zoning Director  
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** —

**Vice Chairperson Brophy moved to approve the June 9, 2025 Agenda Summary.  
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                                |



52 **3. Old Business —**

53  
54 **a. File No.:** 2023 - 0905 / HD 23 - 42  
55 **Applicant:** Dover Station LLC  
56 **Location:** 500 Dover Road, Easton, MD 21601  
57 Tax Map 0104, Grid 00EA, Parcel 1055  
58 **Zoning:** CB  
59

60 **Request:** The Applicant is requesting an amendment to previously approved  
61 alterations to Building 2, a non-contributing structure. The Applicant is proposing  
62 to remove an existing garage door located on the parking lot façade of building 2,  
63 and to install a new commercial entry door. Additionally, the existing sidewalk  
64 will be extended to facilitate access to the new entry way.  
65

66 **Background:** On April 25, 2023 the Commission determined that the buildings  
67 labeled 2, 4, and 5 on the subject property to be non contributing structures, while  
68 the buildings labeled 1 and 3 were found as contributing structures. The  
69 Commission also granted the partial demolition of building 2, and the installation  
70 of a corrugated metal roof on buildings 3, 4, and 5. At their June 26, 2023  
71 meeting, the Commission approved additional alterations to building 4 including  
72 the replacement of two (2) garage doors, the installation of two (2) steel doors,  
73 and the replacement of metal siding. On March 11, 2024, the Commission granted  
74 approval for exterior alterations to both the contributing and noncontributing  
75 portions of the structure including the installation of new windows, the  
76 installation of board and batten siding on the second floor portion of the structure,  
77 the replacement of a door on the Dover Road facade, and the construction of new  
78 awnings. On May 13, 2024 the Commission approved the in-kind replacement of  
79 the flat roof on buildings 1 and 2, the removal of the courtyard facing gable roof,  
80 and the expansion of the brick steps facing Dover Road.  
81

82 Historic District Guideline references:

- 83 i. *Guideline 5. Adaptive Reuse*  
84 ii. *Guideline 6. Comply with Health and Safety Codes*  
85 iii. *Guideline 15. Preserve Historic Sidewalk and Curb Materials*  
86 iv. *Guideline 44. Adding New Doors*  
87

88 **Staff Presentation:**

89 Lynn B. Thomas AICP, Town Planner ( Long Range)  
90 Tom Diem, Building Code Official  
91

92 **Applicant Presentation:**

93 Sevan Topjin, Dover Station LLC  
94

95 **Public Comment —** None

96 **Public Comment Written —** None  
97

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

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

#### 4. New Business —

a. **File No.:** 2025 - 1469 / HD 25 - 40

**Applicant:** Callahan Signs

**Location:** 14 N. Washington Street, Easton, MD 21601  
Tax Map 0103, Grid 00EA, Parcel 1213, Lot 8

**Zoning:** CB

**Request:** The Applicant is proposing to install a 26” by 28” hanging PVC sign on the front facade of the structure. The sign will be mounted using an existing metal bracket. This is a contributing structure to the Historic District.

Historic District Guideline references:

- i. *Guideline 25. General Guidelines for Signage*
- ii. *Guideline 31. Hanging and Bracket Signs*

**Staff Presentation:**

Lynn B. Thomas AICP, Town Planner ( Long Range)  
Tom Diem, Building Code Official

**Applicant Presentation:**

John Callahan, Callahan Signs

**Public Comment** — None

**Public Comment Written** — None

Commissioner Carey moved to approve the application subject to the following conditions:

1. The hanging sign shall be mounted with connection through a mortar joint.
2. Trimwork shall be added to the hanging sign that is consistent with the character of the building's surrounding signage.

Commissioner Bateman seconded the motion.



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

**b. File No.:** 2025 - 1476 / HD 25 - 44  
**Applicant:** Aaron and Casey DeLashmutt  
**Location:** 300 S. Aurora Street, Easton, MD 21601  
Tax Map 0105, Grid 00EA, Parcel 2243  
**Zoning:** R-7A

**Request:** The Applicant is requesting to install a wooden fence along the front and side yards facing Needwood Avenue. The proposed fence will be four (4) feet in height, with the section along the interior lot line reaching six (6) feet. This is a contributing structure to the Historic District.

Historic District Guideline references:

*i. Guideline 14. Perimeter Walls and Fences*

**Staff Presentation:**

Lynn B. Thomas AICP, Town Planner ( Long Range)  
Tom Diem, Building Code Official

**Applicant Presentation:**

Aaron and Casey DeLashmutt

**Public Comment** — None

**Public Comment Written** — None

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

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

**c. File No.:** 2025 - 1475 / HD 25 -43  
**Applicant:** Marasun LLC on behalf of  
Aaron and Casey DeLashmutt  
**Location:** 300 S. Aurora Street, Easton, MD 21601  
Tax Map 0105, Grid 00EA, Parcel 2243  
**Zoning:** R-7A

**Request:** The Applicant is proposing to remove the existing cedar shake siding, and to install new composite (LP Smart Side) shake style siding and composite trim. This is a contributing structure to the Historic District.

Historic District Guideline references:

- i. *Guideline 3. Make Sensitive Replacements*
- ii. *Guideline 76. Preserve Historic Wood Siding*
- iii. *Guideline 77. Make Sensitive Replacements (Siding)*
- iv. *Guideline 78. Substitute Materials for Siding*

**Staff Presentation:**

Lynn B. Thomas AICP, Town Planner ( Long Range)  
Tom Diem, Building Code Official

**Applicant Presentation:**

John Marrah, Marasun LLC  
Mike Brock, Marasun LLC  
Aaron and Casey DeLashmutt

**Public Comment** — None

**Public Comment Written** — None

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

**The Commission found that the proposed composite siding and trim adequately match the historic feature’s size, shape, profile, texture and color.**

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

- d. File No.:** 2025 - 1465 / HD 25 - 39  
**Applicant:** Beaverdam Builders  
**Location:** 331 E. Dover Street, Easton, MD 21601  
Tax Map 0104, Grid 0000, Parcel 1102  
**Zoning:** CB

**Request:** The Applicant is requesting to demolish the existing exterior metal stairs with concrete treads. The Applicant has proposed alternative materials for the replacement of the existing staircase including primed steel, aluminum, or galvanized stairs. The stairs are located between a contributing structure located at 331 E. Dover Street, and a non contributing structure at 333 E. Dover Street.



Historic District Guideline references:  
*i. Guideline 54. Fire Escapes and Exterior Stairs*

**Staff Presentation:**

Lynn B. Thomas AICP, Town Planner ( Long Range)  
Tom Diem, Building Code Official

**Applicant Presentation:**

Brandon Barrow, Beaverdam Builders

**Public Comment** — None

**Public Comment Written** — None

**Commissioner Startt moved to approve the application subject to the condition that the stairs are black-painted, galvanized steel. Vice Chairperson Brophy seconded the motion.**

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

**e. File No.:** 2025 - 1474 / HD 25 -42

**Applicant:** W&L Rentals LLC

**Location:** 129 N. West Street, Easton, MD 21601  
Tax Map 0104, Grid 0000, Parcel 1271

**Zoning:** CB

**Request:** The Applicant is requesting the in-kind replacement of the existing 5” vinyl lap style siding. This is a non contributing structure to the Historic District.

**Background:** The Easton Historic District Survey notes that this is a modern building, and was built in 1995.

Historic District Guideline references:  
*i. Guideline 104. Vinyl Siding*

**Staff Presentation:**

Lynn B. Thomas AICP, Town Planner ( Long Range)  
Tom Diem, Building Code Official

**Applicant Presentation:**

Linda Schuman, W&L Rentals LLC

Public Comment — None  
Public Comment Written — None

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

1. The vinyl siding shall be smooth, and shall not have a faux wood grain.
2. All siding joints and seams shall 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.
4. Any new trim shall be solid PVC or composite lumber. A cutsheet for such trim shall be submitted to staff for review prior to installation.

Commissioner Bateman seconded the motion.

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

- f. **File No.:** 2025 - 1470 / HD 25 - 41  
**Applicant:** Wiedemann Architects, LLC  
**Location:** 127 S. Harrison Street, Easton, MD 21601  
Tax Map 0104, Grid 00EA, Parcel 1968  
**Zoning:** R-7A

**Request:** The Applicant is requesting the demolition of a small portion of the existing structure to construct a new two-story rear addition with a wrap-around porch. The Applicant is also proposing the construction of a 5' by 21' addition on the northern façade. The proposed scope of work also includes the construction of two (2) rear yard outbuildings to function as a two-car garage, and an outdoor kitchen. The proposed garage will also incorporate cedar shingle roofs, decorative cedar shingle gables, and wood siding to match the existing historic structure. Restoration to the existing structure will include the replacement of the asbestos siding with wood siding, a new cedar shake roof to be installed on the main portion of the roof, and a standing seam metal roof to be installed over the porches. This is a contributing structure to the Historic District.

**Background:** On November 11, 2024, the Commission granted a Certificate of Appropriateness for a similar scope of work (application 2024 - 1329) including the restoration of the contributing structure, the demolition of a modern addition, the construction of a new two-story addition, and the construction of three (3) outbuildings to function as a two-car garage, a pool house, and an outdoor



kitchen. This proposal was approved as submitted with the Commission indicating a preference for the elevations labeled “Option B”.

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 4. Restore Significant Historic Features*
- v. *Guideline 9. New Driveways*
- vi. *Guideline 11. Erect New Outbuildings Sensitively*
- vii. *Guideline 14. Perimeter Walls and Fences*
- viii. *Guideline 19. Trees and Street Plantings*
- ix. *Guideline 40. Details and Ornamentation*
- x. *Guideline 41. Maintain Original and Historic Doors*
- xi. *Guideline 42. Make Sensitive Replacements (Doors)*
- xii. *Guideline 45. Screen, Storm, and Garage Doors*
- xiii. *Guideline 48. HVAC*
- xiv. *Guideline 64. Preserve Historic Porches*
- xv. *Guideline 65. Make Sensitive Replacements (Porches)*
- xvi. *Guideline 67. New Rear Decks and Patios*
- xvii. *Guideline 68. Maintain Historic Roof Shape*
- xviii. *Guideline 70. Roof Material*
- xix. *Guideline 73. Replace Historic Gutters and Downspouts In-Kind*
- xx. *Guideline 76. Preserve Historic Wood Siding*
- xxi. *Guideline 77. Make Sensitive Replacements (Siding)*
- xxii. *Guideline 89. Maintain Historic Windows*
- xxiii. *Guideline 90. Make Sensitive Replacements (Windows)*
- xxiv. *Guideline 91. Shutters*
- xxv. *Guideline 100. Rear Additions*
- xxvi. *Guideline 101. Lateral Additions*
- xxvii. *Guideline 103. Materials*

**Staff Presentation:**

Lynn B. Thomas AICP, Town Planner ( Long Range)

Tom Diem, Building Code Official

**Applicant Presentation:**

Greg Wiedemann, Wiedemann Architects LLC

**Public Comment** — None

**Public Comment Written** — None

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

Vote                      4 - 1 - 1

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

**5. Discussion Item — None**

**6. Decision Summary Review —**

**Vice Chairperson Brophy moved to approve the May 12, 2025 Decision Summary. Commissioner Startt seconded the motion.**

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

**7. Administrative Approval**

**a. File No.:** 2025 - 1461 / HD 25 - 38  
**Applicant:** Third Haven Friends Meeting House  
**Location:** 405 S. Washington Street, Easton, MD 21601  
Tax Map 0106, Grid 0000, Parcel 2288  
**Zoning:** R-10A

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

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

This is a contributing structure to the Historic District.

Historic District Guideline references:  
*i. Guideline 48. HVAC*

**b. File No.:** 2025 - 1480 / HD 25 - 45



**Applicant:** Dean G. Webb Sr.

**Location:** 16 S. Locust Lane, Easton, MD 21601  
Tax Map 0104, Grid 00EA, Parcel 1599

**Zoning:** R-7A

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

Historic District Guideline references:

i. *Guideline 68. Maintain Historic Roof Shape*

ii. *Guideline 70. Roof Material*

c. **File No.:** 2025 - 1482 / HD 25 - 47

**Applicant:** C. Albert Matthews Inc.

**Location:** 40 S. Harrison Street, Easton, MD 21601  
Tax Map 0104, Grid 00EA, Parcel 1535

**Zoning:** CB

**Request:** The Applicant is requesting to install a ductless HVAC system on the second floor of the structure. 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. The Applicant shall receive written approval from the Maryland Historic Trust (MHT) for the placement of the system on any preservation easement.
2. Any exterior line sets shall be painted to match the surface to which they are attached.
3. The units shall be screened from view using plantings, fencing, or other lattice material.
4. The units shall be mounted in a way that does not damage the historic material.

This is a contributing structure to the Historic District.

Historic District Guideline references:

i. *Guideline 48. HVAC*

## 8. Consent Docket

466  
467  
468  
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472  
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476  
477  
478

- a. File No.:** 2025 - 1481 / HD 25 - 46  
**Applicant:** Peter Maloney  
**Location:** 301 S. Aurora Street, Easton, MD 21601  
Tax Map 0105, Grid 00EA, Parcel 2244  
**Zoning:** R-10A  
**Request:** Approval for an emergency porch deck 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 6:53 p.m.



RECEIVED

JUN 17 2025

HD 25 -52



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

|                              |
|------------------------------|
| Application #: 2025 - 1488   |
| Date Received: 06/17/2025    |
| Fee Paid: \$25.00            |
| HDC Meeting Date: 06/23/2025 |
| 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 412 AUGUST ST., Easton 21601  
☐ Contributing    ☐ Non-Contributing    YEAR BUILT: 1900    NATIONAL REGISTAR # \_\_\_\_\_

### PROPERTY INFORMATION

OWNER NAME Harlan M. Montgomery  
 TELEPHONE NO. \_\_\_\_\_ EMAIL \_\_\_\_\_

### Applicant or Agent

NAME Harlan Montgomery  
 TELEPHONE NO. \_\_\_\_\_ EMAIL \_\_\_\_\_

Description of Proposal (include additional sheets, as necessary)

|                                                              |
|--------------------------------------------------------------|
| <u>Installation of ductless Mitsubishi heat pump system.</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, the HDC may require the applicant to retain a licensed design consultant. If the applicant or their designee is not present for the scheduled meeting the Commission may elect to refrain from discussing and voting on the scheduled agenda item. Any modifications during review shall warrant an updated application.

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

Signature of Applicant or Agent

Date

Printed Name of Applicant or Agent

|                          |
|--------------------------|
| <u>Harlan Montgomery</u> |
| <u>6-16-25</u>           |
| <u>Harlan Montgomery</u> |

Revised 4.4.2022

June 23rd

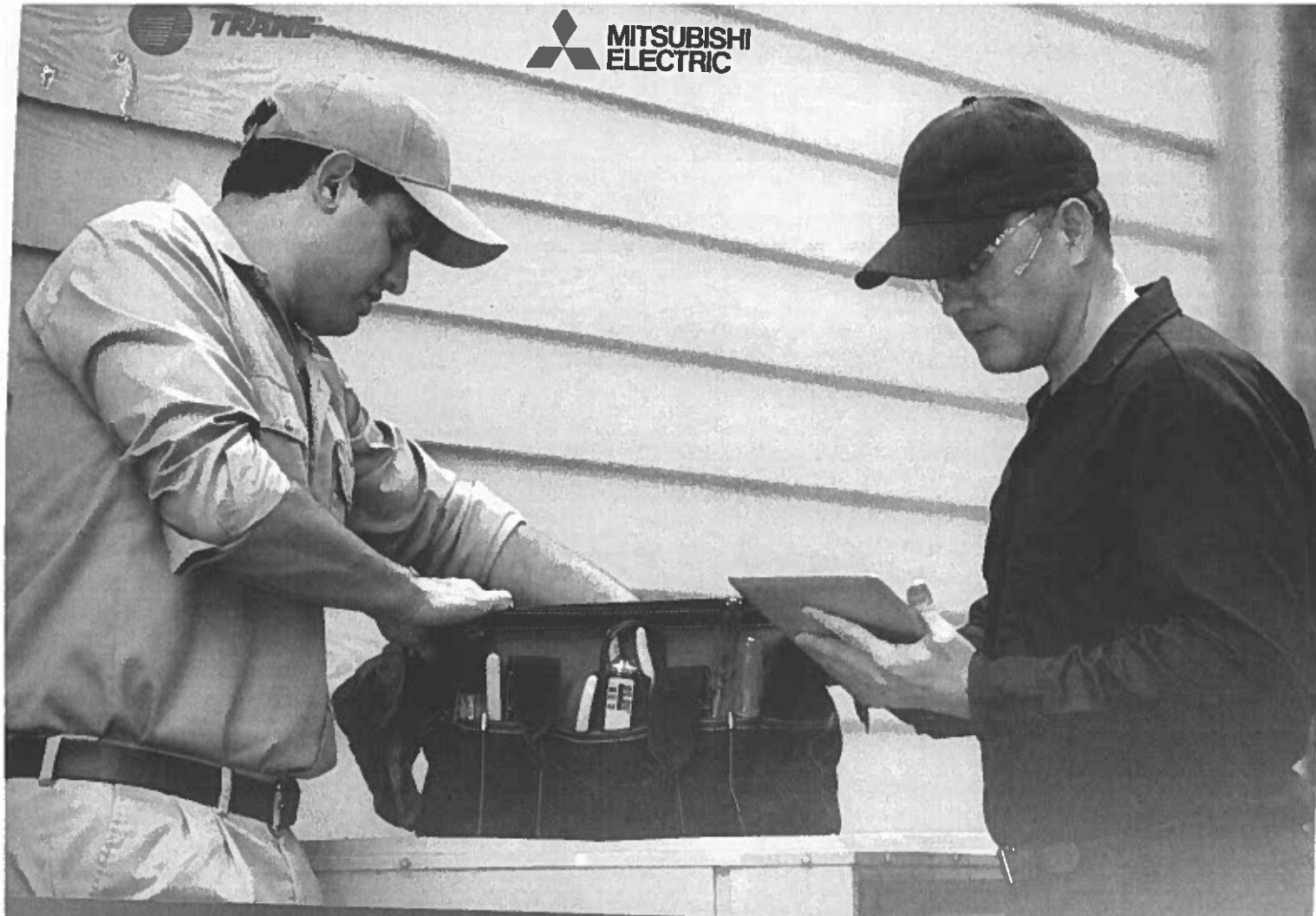


↑  
my house is on  
the right. HVAC  
unit will go on the  
right.









*CHOOSE A DUCTLESS PRO DEALER*

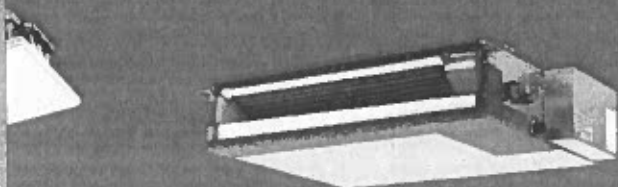
*... And increase your warranty to **12 years**  
(parts and compressor)*



*Call today to schedule  
your consultation!*



*ric solutions are perfect  
mily member happy*

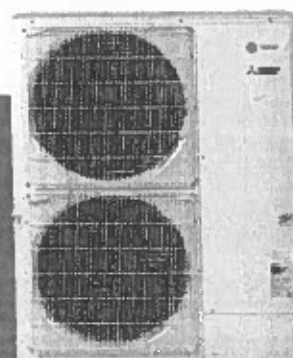


Unit

*Horizontal-Ducted Indoor Unit*



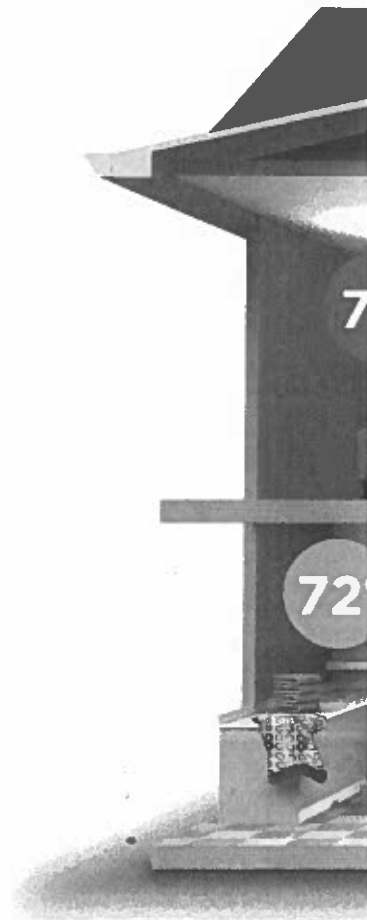
*Multi-Position Ducted  
Air Handler*



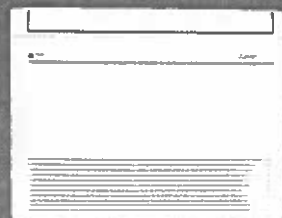
*Outdoor Unit*

# Trane®/Mitsubishi Electric for keeping every fa

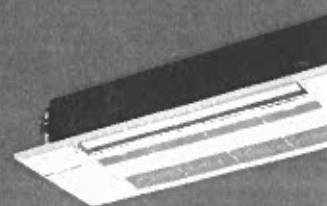
- ▶ Room by room temperature control
- ▶ Whisper-quiet operation
- ▶ Odor filtration
- ▶ Allergen filtration
- ▶ No more hot or cold rooms in your home
- ▶ Turn OFF unoccupied rooms
- ▶ Up to 40% more efficient than central air



Wall-Mounted Indoor Unit



Floor-Mounted Indoor Unit



Ceiling-Recessed Indoor Unit





RECEIVED

JUN 23 2025

HD 25-53

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

|                       |             |
|-----------------------|-------------|
| Application #:        | 2025 - 1492 |
| Date Received:        | 06/23/2025  |
| Fee Paid:             | \$25.00     |
| HDC Meeting Date:     | 06/23/2025  |
| 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

400 E Dover St, Easton, MD 21601

☒ Contributing☐ Non-Contributing

YEAR BUILT:

1995

NATIONAL REGISTAR #

### PROPERTY INFORMATION

OWNER NAME

TOWN OF EASTON

TELEPHONE NO.

EMAIL

### Applicant or Agent

NAME

MARASUN

TELEPHONE NO.

EMAIL

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

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

This is non-contributing and has an active leak. We are seeking administrative approval

### 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

06/23/25

John A Marrah

Revised 4.4.2022

# 400 E DOVER ROOF REPLACEMENT PROPOSAL

JUN 03, 2025

Project #21228757931

**MARASUN**  
roofing | siding | windows | gutters | solar



## HOUSING COMMISSION OF TALBOT COUNTY

443-786-4965

400 E. Dover  
Easton, MD  
21601



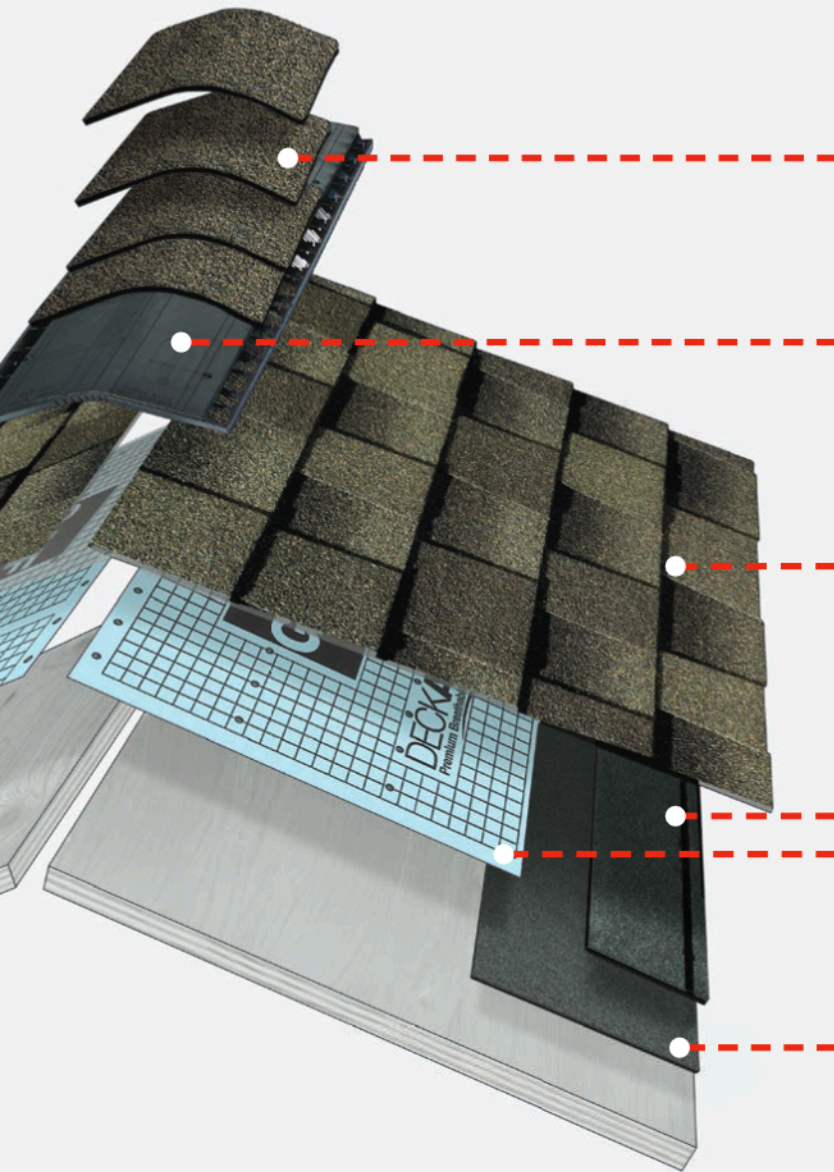
We can help you with

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

(410) 226-6212



## The GAF Lifetime<sup>1</sup> Roofing System



### Ridge Cap Shingles

The finishing touch that helps defend against leaks at the hips and ridges



### Cobra<sup>®</sup> Attic Ventilation

Helps reduce attic moisture and heat



### Lifetime Shingles<sup>1</sup>

Beautify and protect for years to come



### Starter Strip Shingles

Helps guard against shingle blow-offs



### Roof Deck Protection

Helps shield the roof deck from moisture infiltration



### Leak Barrier

Helps prevent leaks caused by wind-driven rain and ice dams

Install any GAF Lifetime<sup>1</sup> Shingle and at least 3 qualifying GAF Accessories and get a Lifetime<sup>1</sup> limited warranty on your qualifying GAF products plus

non-prorated coverage for the first 10 years. For even stronger coverage, ask your GAF factory-certified contractor<sup>2</sup> about enhanced GAF warranties.



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

<sup>2</sup> Contractors enrolled in GAF certification programs are not employees or agents of GAF, and GAF does not control or otherwise supervise these independent businesses. Contractors may receive benefits, such as loyalty rewards points and discounts on marketing tools from GAF for participating in the program and offering GAF enhanced warranties, which require the use of a minimum amount of GAF products.





## Slateline® Shingles

Bold shadow lines and tapered cut-outs create the look of slate at a fraction of the cost. Now with GAF Time-Release Algae-Fighting Technology for long-lasting algae-fighting power so strong it allows us to offer a 25-year StainGuard Plus™ Algae Protection Limited Warranty against blue-green algae discoloration.<sup>1</sup>



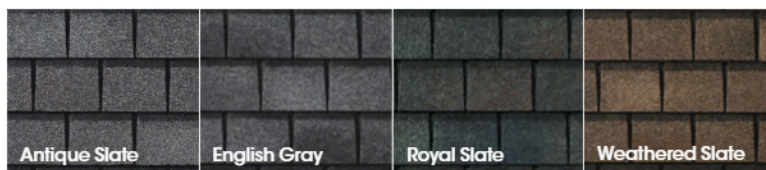


# Slateline® Shingles

## Benefits:

- **Affordable luxury** — Slateline® Shingles are only a fraction of the cost of traditional slate or wood shakes
- **Sophisticated design** — Artisan-crafted shapes combined with oversized tabs and a dimensional design result in a sophisticated beauty unmatched by typical shingles
- **Custom color palette** — Specially formulated color palette is designed to accentuate the shingle's natural appeal
- **Stays in place** — Dura Grip™ Adhesive seals each shingle tightly and reduces the risk of shingle blow-off. Shingles warranted to withstand winds up to 130 mph (209 km/h).<sup>2</sup>
- **StainGuard Plus™ Algae Protection Limited Warranty** — Specially engineered capsules release copper over time for long-lasting algae-fighting power. It's protection so strong, it allows us to offer a 25-year limited warranty against blue-green algae discoloration.<sup>1</sup>
- **High-performance** — Designed with Advanced Protection® Shingle Technology, which reduces the use of natural resources while providing excellent protection for your home
- **The ultimate peace of mind** — Lifetime† limited transferable warranty with Smart Choice® Protection (non-prorated material and installation labor coverage) for the first 10 years
- **Perfect finishing touch** — For the best look, use TimberTex® Premium Ridge Cap Shingles with a StainGuard Plus™ Algae Protection Limited Warranty<sup>1</sup>
- **Trusted** — Slateline® Shingles have earned the Good Housekeeping Seal

## Colors:



## Product details:

### Product/System Specifics

- Fiberglass asphalt construction
- **Dimensions** (approx.): 17" x 40" (432 mm x 1,016 mm)
- **Exposure:** 7 1/2" (190.5 mm)
- **Bundles/Square:** 3
- **Pieces/Square:** 48
- **Nails/Square:** 288<sup>4</sup>
- **Hip/Ridge:** TimberTex®<sup>3</sup>
- **Starter:** WeatherBlocker™
- **StainGuard Plus™ Algae Protection Limited Warranty<sup>1</sup>**

### Applicable Standards & Protocols

- UL Listed to ANSI/UL 790 Class A
- Classified by UL in accordance with ICC-ES AC438
- Meets ASTM D7158, Class H
- Meets ASTM D3161, Class F
- Meets ASTM D3018, Type 1
- Meets ASTM D3462<sup>5</sup>
- ICC-ES Evaluation Reports ESR-1475 and ESR-3267
- State of Florida approved
- Miami-Dade County Product Control approved
- Texas Department of Insurance listed
- CSA A123.5<sup>6</sup>

### Installation

Detailed installation instructions are provided on the inside of each bundle wrapper of Slateline® Shingles. Installation instructions may also be obtained at [gaf.com](http://gaf.com).

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

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

<sup>3</sup> 15-year 130 mph wind speed coverage requires special installation and use of GAF Starter Strip Shingles; see *GAF Shingle & Accessory Limited Warranty* for complete coverage and restrictions.

<sup>4</sup> Required by some local codes and required for enhanced wind coverage on certain products. These products are not available in all areas. See [gaf.com/RidgeCapAvailability](http://gaf.com/RidgeCapAvailability) for details.

<sup>5</sup> Periodically tested by independent and internal labs to ensure compliance with ASTM D3462 at time of manufacture.

<sup>6</sup> Refers to products sold in Canada only.

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



We protect what matters most™



# INSPECTION

Its time for a new roof.

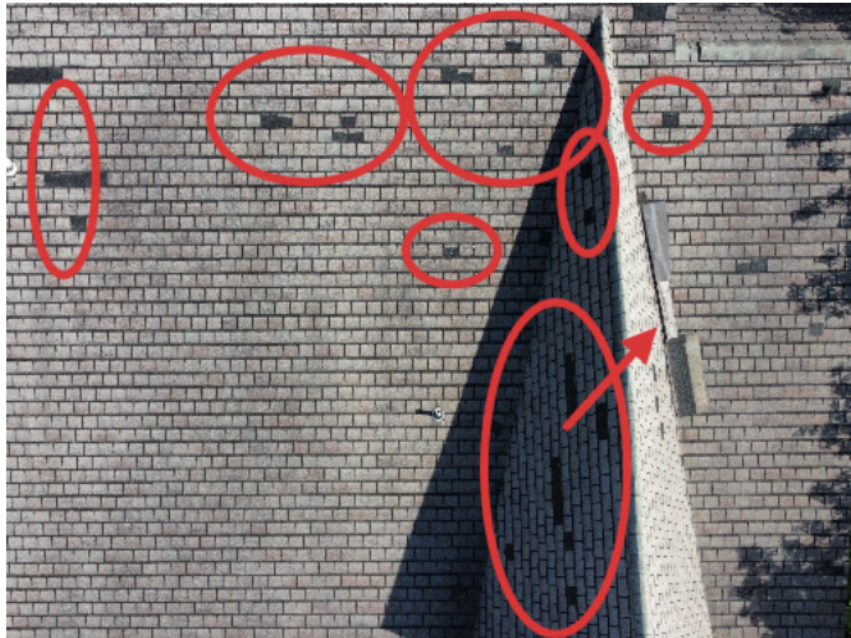
There are clear signs of wind damage, including:

- missing shingles
- broken shingle tabs
- granular loss

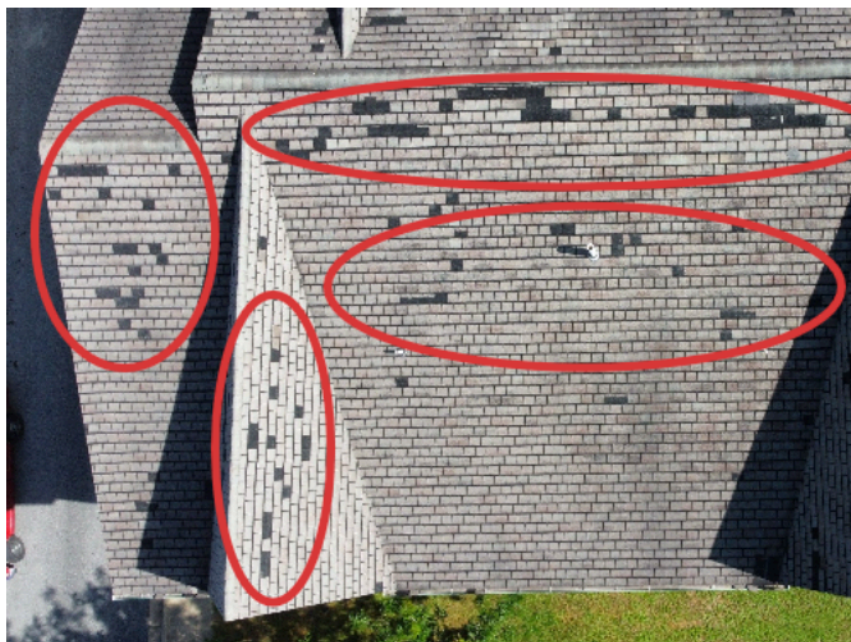


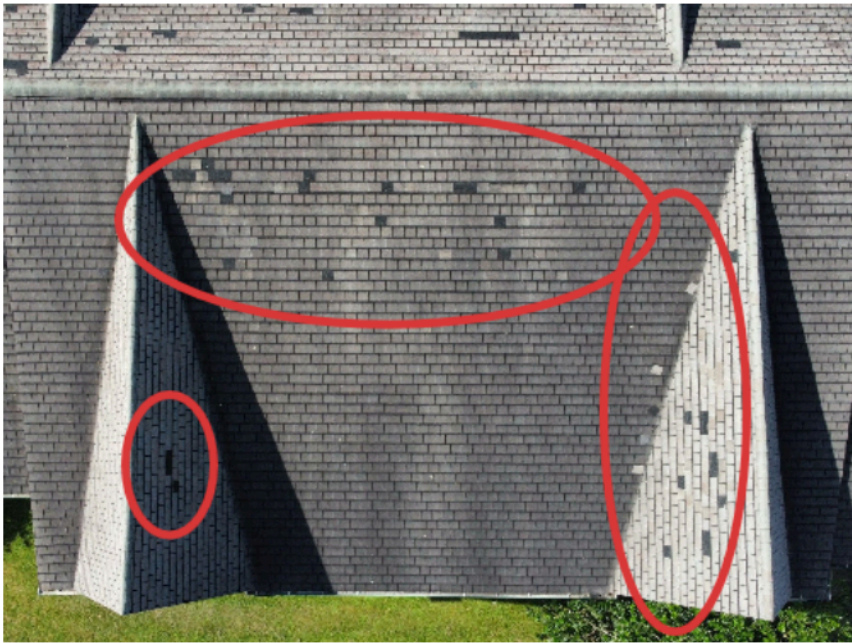
Circled here are the many instances of broken tabs and missing shingles





More instances of broken/missing shingles.









This is our proposed work area.

The area outlined in yellow is the entire roof area that we will be replacing.

The blue lines indicate your ridges. They provide continuous venting to allow air to pass up through the soffit vents and out of the ridge vents. They will be replaced during the time of the shingle installation.

The yellow circles are your pipe penetrations. The pipe boot flashings will be replaced during the time of the shingle installation.

The red outline indicates your chimney. The flashing will be removed and new flashing will be installed correctly during the time of the shingle installation.

The bold yellow outline with "DUMPSTER" is our intended area for the dumpster to be placed during the timeframe of your project. Our proposal is for the same shingles that are on the building, GAF Slateline offered in 4 colors - Weathered Slate, Royal Slate, English Gray, and Antique Slate (shown to the left).



# GAF SLATELINE ROOFING SYSTEM

| Description                                                                                                                                                                                                                             | Qty |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|
| <b>GAF TIMBERLINE HDZ ROOFING SYSTEM</b>                                                                                                                                                                                                |     |
| GAF SLATELINE SHINGLES:<br>Slateline® Shingles feature bold shadow lines and tapered cut-outs to create the appearance of slate at only a fraction of the cost of traditional slate.<br>3 BDL /SQ                                       | 357 |
| GAF SEAL-A-RIDGE HIP & RIDGE SHINGLES:<br>Seal-A-Ridge protective ridge cap shingles are designed to complement the color of your roof's shingles. there is also an exceptional strength against cracking with the micro weave core.    | 22  |
| GAF PROSTART STARTER:<br>Starter strips are made with a high-quality, properly positioned adhesive applied at the factory to help prevent shingle blow-off.                                                                             | 8   |
| GAF WEATHERWATCH ICE & WATER:<br>Self sealing and helps prevent leaks due to water backing up in your gutters, wind-driven rain, and damaging ice dams.                                                                                 | 13  |
| TAMKO SYNTHETIC UNDERLAYMENT:<br>A lightweight, synthetic polymer-based underlayment that outperforms felt and outclasses other synthetics. designed for use on roof decks as a water-resistant layer beneath asphalt roofing shingles. | 10  |
| <b>ROOFING ACCESSORIES</b>                                                                                                                                                                                                              |     |
| MARASUN COMPOUND: 1" STINGER RING SHANK ELECTRO-GALVANIZED NAILS:<br>Cap nails for underlayment installation. This is a warranty requirement for most shingle manufacturers.                                                            | 5   |
| MARASUN COMPOUND: 1 1/4" COIL NAILS:<br>Electro galvanized nails used to fasten down the roofing system                                                                                                                                 | 7   |
| TRI-BUILT ELASTOMERIC SEALANT<br>Clear                                                                                                                                                                                                  | 1   |
| MARASUN COMPOUND: ROOF ACCESSORY PAINT:<br>is used to paint flashings and penetrations to match the roof.                                                                                                                               | 1   |
| <b>PIPE BOOTS</b>                                                                                                                                                                                                                       |     |



|                                                                                                                                                                                                                                                                                |     |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|
| TRI BUILT 1 1/4" - 4" ADJUSTABLE ROOF PIPE FLASHING: used to seal around plumbing vents that penetrate through the roof decking. These have a flange that is secured to the deck and the roofing material is installed to create a positive lap creating a proper seal.        | 2   |
| TRI BUILT 1 1/4" TO 3" ADJUSTABLE ROOF PIPE FLASHING BLACK: used to seal around plumbing vents that penetrate through the roof decking. These have a flange that is secured to the deck and the roofing material is installed to create a positive lap creating a proper seal. | 6   |
| <b>TRIM &amp; FLASHING MATERIALS</b>                                                                                                                                                                                                                                           |     |
| DRIP EDGE - TRI ODE 2":<br>Metal flashing that protects the eaves of your home and prevents rain from going behind the gutters and/or fascia potentially causing damage.                                                                                                       | 87  |
| TRI BUILT ALUMINUM TRIM COIL 24" X 50':<br>Can be used to create decorative accents and other architectural design elements. It is also designed to cover and protect hard-to-maintain areas on a home's exterior.                                                             | .3  |
| MARASUN COMPOUND: ALUMINUM STEP FLASHING is a rectangular piece of flashing bent 90 degrees in the center. It is used for roof to wall flashing. Multiple pieces of the flashing will be installed in layers with shingles to ensure the water flows away from the wall.       | 2   |
| <b>RIDGE AND EAVE VENTILATION</b>                                                                                                                                                                                                                                              |     |
| TRI BUILT OMNI RIDGE VENT WITH FILTER AND NAILS:<br>Air exhaust vent installed on the peak of a roof. Air exhaust vent installed on the peak of a roof. 18 Square inches of Net Free Area Ventilation per linear foot of vent. Limited Lifetime Warranty.                      | 35  |
| <b>ASPHALT ROOF REPLACEMENT LABOR</b>                                                                                                                                                                                                                                          |     |
| ASPHALT ROOF REPLACEMENT 3/12 - 8/12:<br>Tearing off a single layer of roofing materials and installing all-new asphalt roofing components.                                                                                                                                    | 87  |
| ASPHALT ROOF REPLACEMENT 13/12 +:<br>Tearing off a single layer of roofing materials and installing all-new asphalt roofing components.                                                                                                                                        | 33  |
| High Roof Charge                                                                                                                                                                                                                                                               | 119 |
| <b>VENTILATION LABOR</b>                                                                                                                                                                                                                                                       |     |
| RIDGE VENT REPLACEMENT<br>Labor to replace existing ridge vents with new.                                                                                                                                                                                                      | 138 |
| <b>CHIMNEY &amp; CUPOLA LABOR</b>                                                                                                                                                                                                                                              |     |
| CHIMNEY FLASHING:<br>A type of roof flashing that creates a waterproof seal to protect your chimney and roof from water damage and penetration.                                                                                                                                | 1   |
| <b>ROOFING SERVICES</b>                                                                                                                                                                                                                                                        |     |
| WASTE DISPOSAL FEE:<br>Dump fees for waste disposal.                                                                                                                                                                                                                           | 100 |
| CATCH-ALL SYSTEM:<br>To protect the home from roofing debris and property damage during roof replacement.                                                                                                                                                                      | 1   |