Historic District Commission
MEETING AGENDA

Monday, August 11, 2025 - 6:00 PM
Council Chambers, Easton Town Office
14 S Harrison Street

Call to Order

1) Approval of the Agenda for August 11, 2025.

Old Business

1)

Application Number:	2025 - 1404 / HD 25 - 15
Applicant:	C&C Architecture
Location:	107 & 109 S. Washington Street Tax Map 0104, Parcels 1985 & 1986, Lot 2B
Zoning District:	CB
Historic Status:	Contributing
Request:	Revision to a previously approved request (*application 2024 - 1173*) for the addition of a brick masonry veneer wall, and an additional double hung window on the first floor.

New Business

1)

Application Number:	2025 - 1515 / HD 25 - 66
Applicant:	April Adams
Location:	119 S. Locust Lane Tax Map 0104, Grid 00EA, Parcel 1860
Zoning District:	R-7A
Historic Status:	Non contributing
Request:	Installation of a fence.

2)

Application Number:	2025 - 1514 / HD 25 - 65
Applicant:	Bluepoint Hospitality Group LLC
Location:	20 N. Washington Street (Washington Street Pub) Tax Map 0103, Grid 00EA, Parcel 1210
Zoning District:	CB
Historic Status:	Contributing
Request:	Installation of steel safety railings to the roof.

3) **Application Number:** 2025 - 1518 / HD 25 - 67
Applicant: Bruce Harrington Construction Co., Inc.
Location: 219 S. Harrison Street
Tax Map 0105, Grid 00EA, Parcel 2104
Zoning District: R-10A
Historic Status: Contributing
Request: Installation of 24" of brick chimney above the existing ridge line.

4) **Application Number:** 2025 - 1519 / HD 25 - 68
Applicant: Zachary A. Smith, Esq. on behalf of This is Water LLC
Location: 216 E. Dover Street (La Bodega)
Tax Map 0104, Grid 00EA, Parcel 1177
Zoning District: CB
Historic Status: Non contributing
Request: Window replacement.

5) **Application Number:** 2025 - 1520 / HD 25 - 69
Applicant: Rauch Inc.
Location: 315 Goldsborough Street (Trinity Episcopal Church)
Tax Map 0103, Grid 00EA, Parcel 0744
Zoning District: R-7A
Historic Status: Contributing
Request: Installation of an ADA accessible ramp and additional parking and sidewalk improvements.

6) **Application Number:** 2025 - 1525 / HD 25 - 71
Applicant: Town of Easton
Location: 46 Pennsylvania Avenue (P.B.&W Railroad Station)
Tax Map 0103, Grid 00EA, Parcel 1086
Zoning District: CB
Zoning Status: Contributing
Request: In-kind replacement of the roof, flashing and decking.

Discussion Item

1) Preliminary discussion for the proposed porch expansion at 407 S. Harrison Street.

2) Property maintenance enforcement action for the historic outbuilding at 210 E. Dover Street.

Approval of Minutes

1) Approval of the Draft Decision Summary from the July 28, 2025 meeting.

Administrative Approval

Consent Docket

Adjournment

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

Historic District Commission Staff Report

Meeting Date: 8/11/2025

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

Property Address: 107 and 109 S Washington Street

Applicant: Christian Chute, AIA on behalf of Carstairs Row LLC

Application Number: 2025-1404

Code Enforcement Case: Yes ☐ No ☒

Project Description:

The applicant is proposing revisions to a previously issued certificate of appropriateness (#25-1404). The proposed revisions include changing the fiber cement siding rear wall to a brick veneer wall and the addition of a new first floor window on the rear façade.

Background:

A request to demolish the rear addition of 109 S Washington Street and construct a new addition first appeared before the HDC on April 8, 2024. At that time, the Commission found the rear addition to be a contributing structure and requested the Maryland Historic Trust (MHT) review and comment on the application.

On May 20, 2024, the MHT provided a review letter which evaluated the historic significance of the rear addition and the effect demolishing the addition would have on the building's contributing status. The letter also commented on the proposed new construction and found that the proposed construction did not meet Standard #9 of the Secretary of the Interior's *Standards for Rehabilitation* which states "new additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment."

The HDC held it's second hearing on the application on June 10th 2024 after receiving the MHT's review letter. The Commission issued a certificate of appropriateness, approving the request subject to the condition that the applicant return with a plan showing the location of any

mechanical equipment and a landscape plan. No such plan was ever submitted and the Certificate of Appropriateness expired on December 10, 2024 as no building permit was ever issued.

Figure 1 Previously Approved Addition

On March 10th, 2025 the HDC issued a certificate of appropriateness for a scaled back version of the previously approved project (*Figure 2*). Proposed site work included constructing a new brick knee wall, new brick entry steps, new bicycle storage, and the installation of new Bilco doors. Renovations to the building included the installation of new windows on the southern and western facades, two new wood doors on the western façade, replacement of a failing brick wall on the western façade with smooth Hardi lap siding, and the installation of a new standing seam metal roof/architectural asphalt shingle roof.

Figure 2 Current Approved Addition

Historic District Guidelines:

Chapter 5. Secretary of the Interior's Standards for the Rehabilitation of Historic Properties

2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

5. Distinctive features, finishes and construction techniques or examples or craftsmanship that characterize a historic building shall be preserved.

6. Deteriorated historic features shall be repaired rather than replaced. When the severity of deterioration requires replacement of a distinctive feature, the new features shall match the old in design, color, texture and other visual qualities and, where possible, materials.

Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

9. New additions, exterior alterations or related new construction shall not destroy historic materials that characterize a property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale and architectural features to protect the historic integrity of the property and its environment.

10. New additions or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Guideline 1. Preserve Significant Historic Features

a. Avoid the removal of historic architectural features and materials. Historic architectural features include large scale characteristics including the building's overall shape, roof form, and fenestration patterns, as well as small-scale features like moldings, brackets, ornaments, and other examples of skilled craftsmanship.

b. Retain existing historic building materials, including brick and stone masonry, wood shingles and siding, stucco, etc., to the greatest extent possible. Avoid removing historic materials that are in serviceable condition.

c. Materials or additions which were added after the building's initial construction – for example a porch, or a kitchen addition – may have since achieved historic significance in their own right and should be preserved.

Guideline 2. Repair Rather than Replace

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

a. Repair rather than replace historic features wherever possible.

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

Guideline 4. Restore Significant Historic Features

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 14. Perimeter Walls and Fences

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

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

e. New fences and perimeter walls should be appropriate to the character of the district. Concrete block and stucco finishes are not likely to be approved, particularly in locations visible from the public right-of-way. Simple, unobtrusive fences in traditional designs in powder coated steel or aluminum or wood picket fences are most appropriate. Note: Vinyl fences will not be approved.

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 (Doors)

a. Replace historic doors and surrounds in-kind, where repair is not possible. The replacement door should duplicate the original as closely as possible.

b. Replacement doors should be compatible with the overall character of the façade in which they are located.

c. Doors located on the front façade of historic properties are typically solid wood. Replacement doors for front façades should be wood. Alternative materials, provided they are smooth and painted, may be used for doors located on the sides or rear of the property. See Appendix B for additional information on Substitute Materials.

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

Guideline 44. Adding New Doors

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

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

Guideline 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.

d. For industrial buildings, retrofit historic steel windows and curtain-wall system to improve thermal performance. Maintain the historic character. Exterior or interior storm windows may be used.

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.

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 49. Site Features

a. 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.

b. 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.

c. Avoid removing existing shade trees or vegetation.

d. Use permeable paving where appropriate to manage stormwater.

e. Items such as solar panels, batteries, electric vehicle charging equipment, etc., shall not be located in front yards and/or shall be screened from view.

Guideline 50. Maximize Daylight

a. Retain historic features that provide natural light to the building interior, such as glass doors and transom, clearstories, and roof monitors.

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

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

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 58. Replacing Masonry Units

a. If a masonry feature, such as a window hood or brick corbel is missing, it should be replaced based on documentary or photographic evidence.

b. If no evidence of the design of the feature exists, a new design compatible or consistent with the overall character of the building should be used.

c. Where replacement of all or part of a brick or stone masonry wall is required, match the replacement units to the historic units. The new brick or stone should be the same size, type, and color as the original or should match as closely as possible.

d. Mortar should be appropriate to the historic walls. New mortar should match the historic mortar in terms of hardness, strength, color, and aggregate size.

Guideline 67. New Rear Decks and Patios

a. New decks and patios should be located so they are not visible from the primary right-of-way. Avoid locating decks and patios so they are visible from a primary right-of-way, employ landscaping and other screening measures as necessary.

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

c. Alternate materials may be used on side or rear construction.

Guideline 68. Maintain Historic Roof Shape

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

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

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

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

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

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

Guideline 70. Roof Material

Like roof shape, roof material, when visible, is often a character defining feature. Historic roofing materials include wood shingles, slate shingles, clay tiles, metal, and several types of membranes for flat roofs.

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).

Guideline 79. Fiber Cement Siding

Cementitious or fiber cement siding can be an appropriate alternative to vinyl or aluminum siding.

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

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

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

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

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

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

Guideline 82. General Guidelines for Utilities

a. Locate electric, telephone, and cable services underground whenever possible.

b. Where underground placement is not possible, utilize the rear or other non-visible façade.

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

Guideline 83. 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 84. Mechanical Equipment

a. Rooftop mechanical systems should be positions 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.

c. Avoid placing window or air conditioning units in first-story windows or through storefront walls or transoms.

Guideline 89. Maintain Historic Windows

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

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

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

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

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

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

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

Guideline 90. Make Sensitive Replacements (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 128. Avoid Demolition

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

b. Explore the possibility of selling historic buildings.

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

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

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

Guideline 129. Partial Demolition

a. In some cases, it may be appropriate to demolish a non-historic, non-contributing, or structurally unsound portion of a contributing property.

b. The HDC will decide the appropriateness of partial demolition on a case-by-case basis, taking into account the significance of the building, the portion to be demolished, and the context of the surrounding area.

Draft Motions:

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

OR

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

OR

3. I move an alternate motion.

Appendix A: 2012 Easton Historic District Survey Sheet

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

EASTON HISTORIC DISTRICT SURVEY

PROPERTY #: _____

Picture:

TAX ID	ADDRESS	OWNER NAME
2101017470	107 S WASHINGTON ST	SHOEMAKER, PAUL GEORGE

YEAR BUILT	PHYSICAL CONDITION
1800s*	FAIR-DETERIORATED BRICK, NEEDS REPAINTED

ARCHITECTURAL STYLE	ADDITION(S)
FEDERAL	3 STORY BRICK + 2 STORY FRAME

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

NOTES

2 1/2 STORY 2 BAY FLEMISH BOND BRICK DWELLING, ENTRANCE HAS BEEN MOVED BUT RETAINS DENTILATED + TREFOIL CAP. STONE KEY STONE ARCHES. FRETWORK IN CORNICE MATCHES THAT OF #109. THIS UNIT WAS BUILT AT SAME TIME AS #109 (NO BREAK IN FAÇADE BRICK) BUT IS MORE

ALTERED THAN ITS NEIGHBOR. #109 HAS EXCELLENTLY CRAFTED FEDERAL DOOR SURROUND.

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

Meeting Date:	**3/10/2025**
Application Number:	**2025-1404**
Location:	**107 and 109 S Washington Street**
Applicant:	**Christian Chute AIA**

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

The Applicant amended the application to withdraw the fence installation request.
Commissioner Carey moved to **approve** the amended application subject to the following conditions:

1. **The Applicant shall salvage historic materials including the brick, beams, fireplace surrounds, and any other applicable material. These materials shall be donated to a reputable architectural salvage organization.**
2. **All HVAC units shall be located on the side or rear façade and screened from view.**
3. **Fiber cement siding joints and seams are to be lapped toward the rear of the building, and joints must be staggered randomly to avoid a "stair step" appearance. Joints will be avoided in areas with spans of less than 12 feet in length.**
4. **Any new brick should be the same size, type, and color as the original or should match as closely as possible.**
5. **New standing seam metal roofing must meet the dimensional requirements of Guideline 70e.**

Commissioner Bateman seconded the motion.
FOR: 4 - Demby, Bateman, Carey, Stuart

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

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

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

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

Nicholas Johnson
Representative, Historic District Commission

3/25/2025
Date

RECEIVED
JUL 23 2025
TOWN OF EASTON

HD 25 - 15

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

Application #:	2025-1404
Date Received:	07/23/2025
Fee Paid:	-
HDC Meeting Date:	08/11/2025
Date Property Posted:	08/04/2025

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: 107 & 109 South Washington Street

☑ Contributing ☐ Non-Contributing YEAR BUILT: 1890 NATIONAL REGISTAR #: NA

PROPERTY INFORMATION

OWNER NAME: Richard Marks
TELEPHONE NO.: EMAIL:

Applicant or Agent

NAME: Christian Chute, AIA
TELEPHONE NO.: EMAIL:

Description of Proposal (include additional sheets, as necessary)

1.Revision of previously accepted proposal. Demolition of rear portion of structure., New exterior, brick masonry veneer wall and additional first floor double hung window per attached drawing HD2.1, revision 1, dated (07.18.25)

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

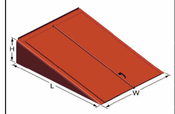
Signature of Applicant or Agent
Date (07.18.25)
Printed Name of Applicant or Agent Christian Chute

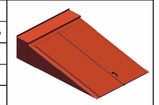
APPLICATION REVISION (07.18.25)

Revised 4.4.2022

Basement Door Standard Sizes and Dimensions

Classic Series Steel Sided Doors



Size	Door Dimensions (inches)					Extension Panels*
	Outside			Door Opening		
	Width	Length	Height	Length	Width	
B	51	64	22	60	44	
C	55	72	19.5	67	48	
O	47	58	30	58	40	
SL	51	43.25	52	60	44	Extention panel lengths: 6", 12", 18", 24", 30"

* Extension Panels are available to increase the basement door length (Size C Doors only). Two or more can be used back to back for longer areaway lengths.

Classic Series Sloped Wall Doors (BR)

Size	Door Dimensions (inches)				Extension Panels*
	Outside		Door Opening		
	Width	Length	Width	Length	
BR-1	43.1875	65.125	36	58	
BR-2	47.1875	67.625	40	60.25	
BR-3	51.1875	74.5313	44	67.375	Extention panel lengths: 6", 12", 18"

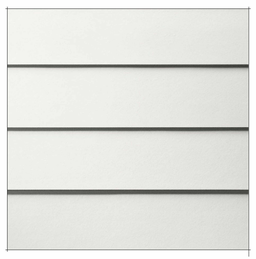
* Extension Panels are available to increase the basement door length. Two or more can be used back to back for longer areaway lengths.

5 / HD1.1 — BILCO DOOR SPECIFICATION
3/16" = 1'-0"

5 / HD1.1 — PRIVACY FENCE
1 1/2" = 1'-0"

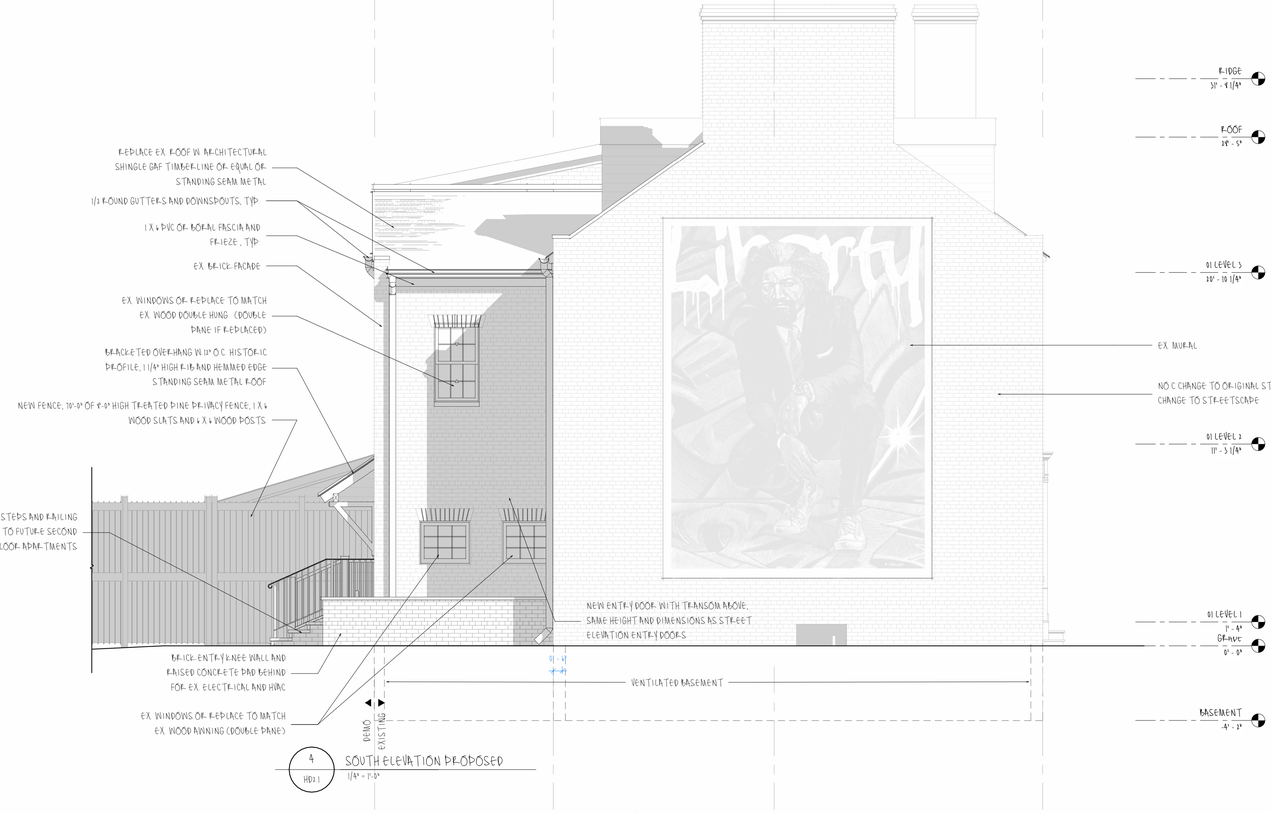
TRU EXTERIOR BOREAL 1 X TRIM

SIMPSON 3150 FIRE DOOR



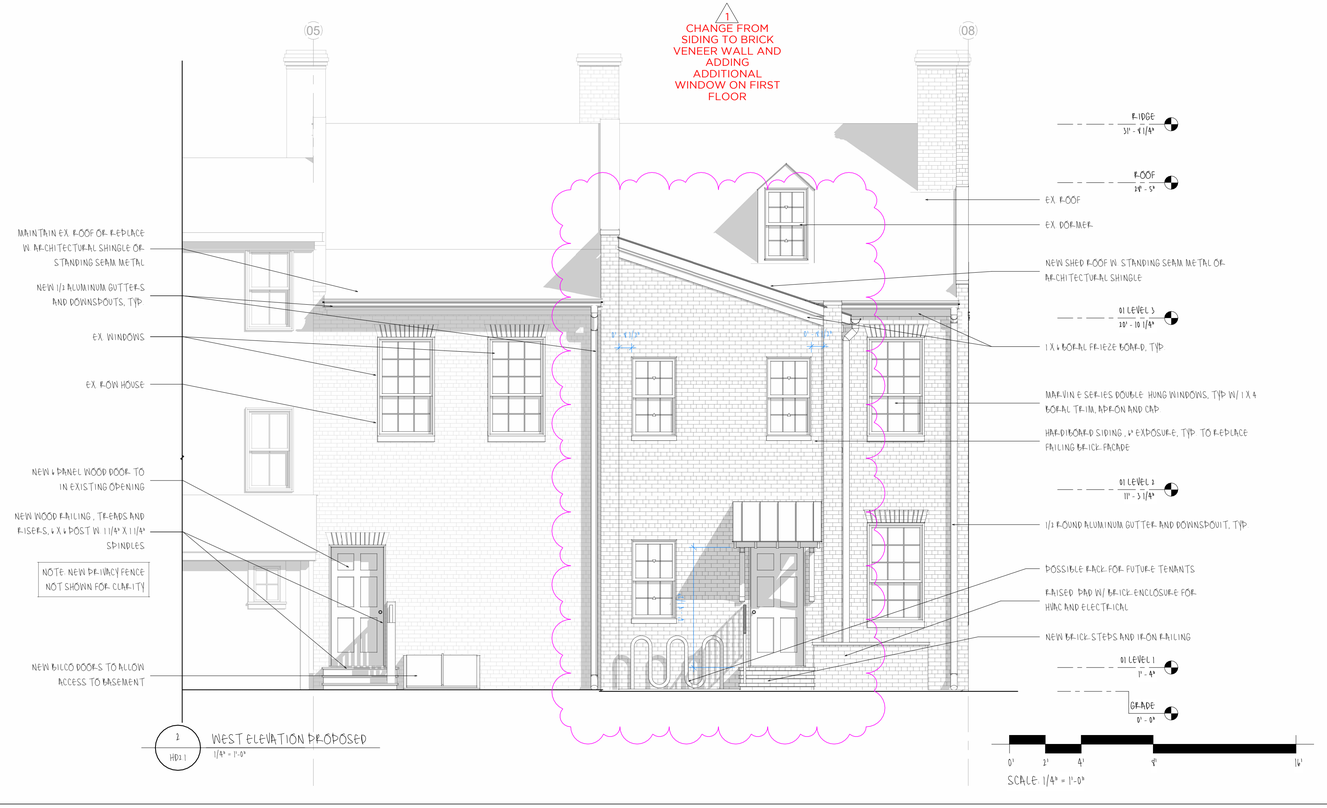
HARDIE SMOOTH LAP SIDING, 4" EXPOSURE

EMTEK CHAMPLESTON MORTISE LATCH



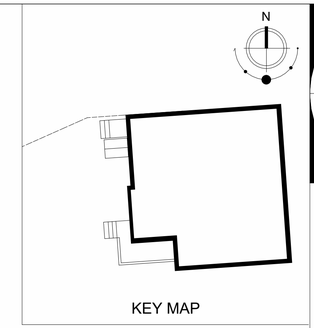
4 / HD1.1 — SOUTH ELEVATION PROPOSED
1/4" = 1'-0"

1
CHANGE FROM SIDING TO BRICK VENEER WALL AND ADDING ADDITIONAL WINDOW ON FIRST FLOOR



2 / HD1.1 — WEST ELEVATION PROPOSED
1/4" = 1'-0"

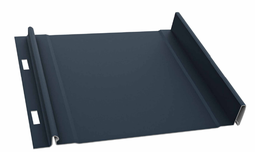
SCALE: 1/4" = 1'-0"



KEY MAP

TYPICAL EXTERIOR MATERIALS	
1	HARDI BOARD LAP SIDING OR BOREAL TRU EXTERIOR LAP SIDING
2	ANDERSEN 'E' SERIES WINDOWS
3	GAF TIMBERLINE ARCHITECTURAL SHINGLE, COLOR: TBD
4	AZEK FACIA AND CORNER BOARDS OR APPROVED EQUAL
5	WESTERN STATES STANDING SEAM ALUMINUM METAL ROOFING

ROYAL CORINTHIAN BR-TSX5X5X5



WESTERN STATES, 1 1/2" NAIL STRIP, 24 GAUGE STANDING SEAM METAL ROOF

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

Architect's Seal

These drawings, design, and construction features disclosed are proprietary to C and C Architecture and shall not be reused in whole or in part without the express permission of of C and C Architecture.

COPYRIGHT © BY C AND C ARCHITECTURE

ELEVATIONS

HDC DRAWINGS

Richard Marx

107 & 109 S. Washington St.
EASTON, MD 21601

REVISIONS	
1	(07.18.25)

Project number	2402
Date	(02.19.25)
Drawn by	CC
Scale	As indicated

HD2.1

Subject property posting pursuant to Section 28-901.2.H.2 of the Town of Easton Zoning Code and Section 2.9 of the Town of Easton Historic District Demolition Review Procedures

August 4, 2025

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

Historic District Commission Staff Report

Meeting Date: 8/11/2025

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

Property Address: 119 S Locust Lane

Applicant: April Adams

Application Number: 2025-1515

Code Enforcement Case: Yes ☐ No ☒

Project Description:

The applicant is proposing to install approximately 91 linear feet of new 6-foot-tall wood fencing in the rear yard. The primary structure on this property is considered non-contributing to the Easton Historic District as it was permitted for construction in 2022.

Historic District Guidelines:

Guideline 14. Perimeter Walls and Fences

a. Retain existing historic perimeter walls and fences.

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

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

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

e. New fences and perimeter walls should be appropriate to the character of the district. Concrete block and stucco finishes are not likely to be approved, particularly in locations visible from the public right-of-way. Simple, unobtrusive fences in traditional designs in powder coated steel or aluminum or wood picket fences are most appropriate. Note: Vinyl fences will not be approved.

Staff Recommendation:

Staff supports a Commission **approval** of this application as submitted. The proposed fence is a simple, unobtrusive style and is consistent with other fences approved by the Commission throughout the Historic District. The placement and height of the proposed fence appear to conform to the requirements of the Zoning Ordinance.

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.

RECEIVED
JUL 24 2025
TOWN OF EASTON

HD 25 - 66

Application #:	2025 - 1515
Date Received:	07/24/2025
Fee Paid:	$75.00
HDC Meeting Date:	08/11/2025
Date Property Posted:	08/04/2025

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

HISTORIC DISTRICT COMMISSION HEARING APPLICATION

APPLICATION TYPE (PLEASE CIRCLE)

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

PROPERTY INFORMATION

ADDRESS 119 S Locust Ln
☐ Contributing ☐ Non-Contributing YEAR BUILT: 2024 NATIONAL REGISTAR # _____

PROPERTY INFORMATION

OWNER NAME April Adams
TELEPHONE NO. _____ EMAIL _____

Applicant or Agent

NAME April Adams
TELEPHONE NO. _____ EMAIL _____

Description of Proposal (include additional sheets, as necessary)

Install Approx 91 of 6'tall Pressure treated Vertical Board fence 1x6 Boards 4x4 Posts pressure treated cedar Pyramid Style Post caps
(1) Single Gate 3 wide x 6'H Vertical Board Style Arched
w/shaped Pickets 1x6, Support Runners 2x4, Posts 4x4, Supports on Gate 2x6 Cedar

Specific Requirements Post caps cedar. Hinges Black 10" tee Hinges / Latch Black thumb latch Style

- The payment of fees is due at the time of application submittal.
  As of December 27, 2022, the fees are as follows: Install in August 2025
  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 April L Adams
Date 7-24-25
Printed Name of Applicant or Agent April L. Adams

Revised 4.4.2022

(800) 486-4283

MHIC # 9615 #9615-01 #9615-02
D.C. # 2116

LONG FENCE

Job No. _____
Order No. _____
Customer No. _____
Date 7/19/21

Long Fence Company, Inc.
1910 Betson Court • Odenton, Maryland 21113
Ph: (301) 261-3444 • Ph: (410) 793-0600 • Fax: (301) 261-0643
www.longfence.com

BUYER'S NAME: Apt Addr

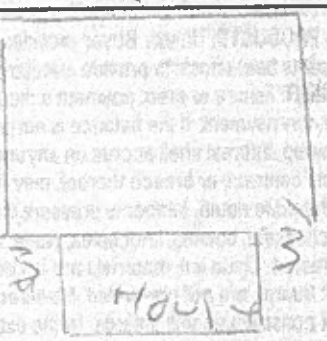
STREET: 119 S [illegible]

CITY: Easton ST: MD ZIP: 2160

COUNTY: Talbot MAP Page/Grid

HM PH: WK PH. MR.
CELL: MS.

E-MAIL: LEAD #



Long Fence Company, Inc. (herein called Seller) proposes to furnish materials, labor and equipment to install a

Build Two Gate Structure

Two Approx 96 wide 6' tall Pressure treated

Vertical board w/ cap Board All Two gate structures

Have Pyramid Post cap Cedar

[illegible] 6' [illegible]

4x4 Corbels w/ Cedar Pyramid Post Caps

PLEASE PAY OUR FOREMAN

Estimated Monthly Investment
_____ Per Month
With Approved Credit

Additional Information or Remarks:		
[illegible] Add's cap's [illegible] Sale	Total Contract Price	4250
	Deposit With Order	1419
	Due on Day Materials are Delivered	1419
Customer to obtain own Permit	Due on Day of Substantial Completion And/or Balance Financed	1412

Work to begin approximately Year. Work to be completed approximately Year.
This projection is contingent upon obtaining approved financing, permits, H.O.A., and other conditions beyond Seller's control.

Estimate valid for 30 days for purpose of acceptance by the buyer.

Buyer agrees to pay for the goods, services and installation referred to above in accordance with the terms of this Agreement.

Buyer acknowledges that before Buyer signed this Agreement, Seller submitted the Agreement to Buyer with all blank spaces filled in and that buyer had a reasonable opportunity to examine it and that thereafter a legible executed and completed copy thereof was delivered to Buyer. Buyer has read and understands both the front and reverse side of this Agreement, and agrees to the terms and conditions as set forth herein.

Long Fence Company, Inc.

(Sales Representative's Signature)

Sales Representative's Printed Name License No.

Buyer(s)

(Signature) Date 7.18.21

(Signature) Date

BUYER'S RIGHT TO CANCEL: You, the buyer, may cancel this transaction at any time prior to midnight of the 5th business day after the date of this transaction, or midnight of the 7th business day after the date of this transaction if you are 65 years of age or older. If you cancel within the time period noted above, the seller may not keep any of your cash down payment.

Application for Fences, Swimming Pools & Spas

APPLICANT INSTRUCTIONS: COMPLETE ALL PARTS OF THIS APPLICATION. The Building Inspection Division can answer questions regarding the completion of this application. Additional applications for pools and spas are required for Plumbing, Mechanical and Electrical work. This application must be accompanied by three sets of site plans and details for the fence, pool and/or spa, and a description of the proposed work. All applications for the installation of fencing within a forest conservation area must be accompanied by a summary of the proposed construction techniques and measures being taken to reduce impacts to existing vegetation. Fence styles currently permitted within these easements are a 4-foot high wooden, 3-rail split-rail fence or in some limited cases a 4-foot high paddock style fence.

Revised Dec. 2023

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

Office Use Only
Received Date 7 / 24 / 25
Building Permit Number 25-20768
Total Permit Fees $ TS-

Part 1: Project Information

7/22/25 — Project Application Date

119 S Locust Lane — Project's Address
Project's Subdivision (if any)
Easton, MD 21601 — Project's City, State and Zip Code

104 — Tax Map
00 — Grid EA
1860 — Parcel
Lot
Zoning

Confirm the Project Work Area in Square Footage

☒ Fence — Approx 91 Linier feet
☐ In-Ground Swimming Pool
☐ Above-Ground Swimming Pool
☐ Spa or Hot Tub

Part 2: Owner - Tenant Information

Owner

April Adams — Name
119 S. Locust Ln — Address
Easton MD 21601 — City, State and Zip Code
Email Address and Phone Number

Tenant Information

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

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

Part 3: Certification

The applicant hereby certifies by completing this application as follows: (1) "I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I am the contractor in charge of the project and have been authorized by the owner to make this application as their agent." (2) "That the information contained in the application and construction documents is a full disclosure of the project." (3) "That the information contained in the application and construction documents is in compliance with all applicable covenants and or deed restrictions."
The applicant further certifies if a permit is issued as follows; (1) "That I will comply with all codes of the Town of Easton and the State of Maryland which are applicable thereto.", (2) "That I will perform no work on the above property not specifically in this application and construction documents." and (3) "That the Town Officials shall have the authority to enter areas covered by such permit to enforce the codes applicable to such permit.".

Signature of Applicant

April L. Adams — Printed Name of Applicant

Telephone Number

Email Address

gmail.com Self — Connection with Application

119 S Locust Ln — Mailing Address of Applicant

Part 4: Contractor Information

Fencing Contractor

For Multiple Contractors, provide information by attaching additional sheets

Long Fence	Name
1910 Retson ct	Address
Odenton, MD 21113	City, State and Zip Code
	Email Address and Phone Number
9615	Contractor's or MHIC License Numbers

Pool / Spa Contractor

For Multiple Contractors, provide information by attaching additional sheets

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

Plumbing / Gas Fitter Contractor

For Multiple Contractors, provide information by attaching additional sheets

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

Electrical Contractor

For Multiple Contractors, provide information by attaching additional sheets

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

Part 5: Permit Information

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

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

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

Part 6: Description of Proposed Work

Install Approx. 91' of 6' tall pressure treated vertical Board w/ cap Board (fence)
1x6 Pickets, 4x4 Posts with cedar Post caps

(1) Single Gate 3'W x 6'H vertical Board Arched
4x4 Gate Posts Cedar Post caps

Part 7: Total Project Information

Estimated Start Date	Estimated Finish Date	Estimated Project Value	FEMA Flood Plain
8/1/25	8/30/25	$ 4340	Y or (N)

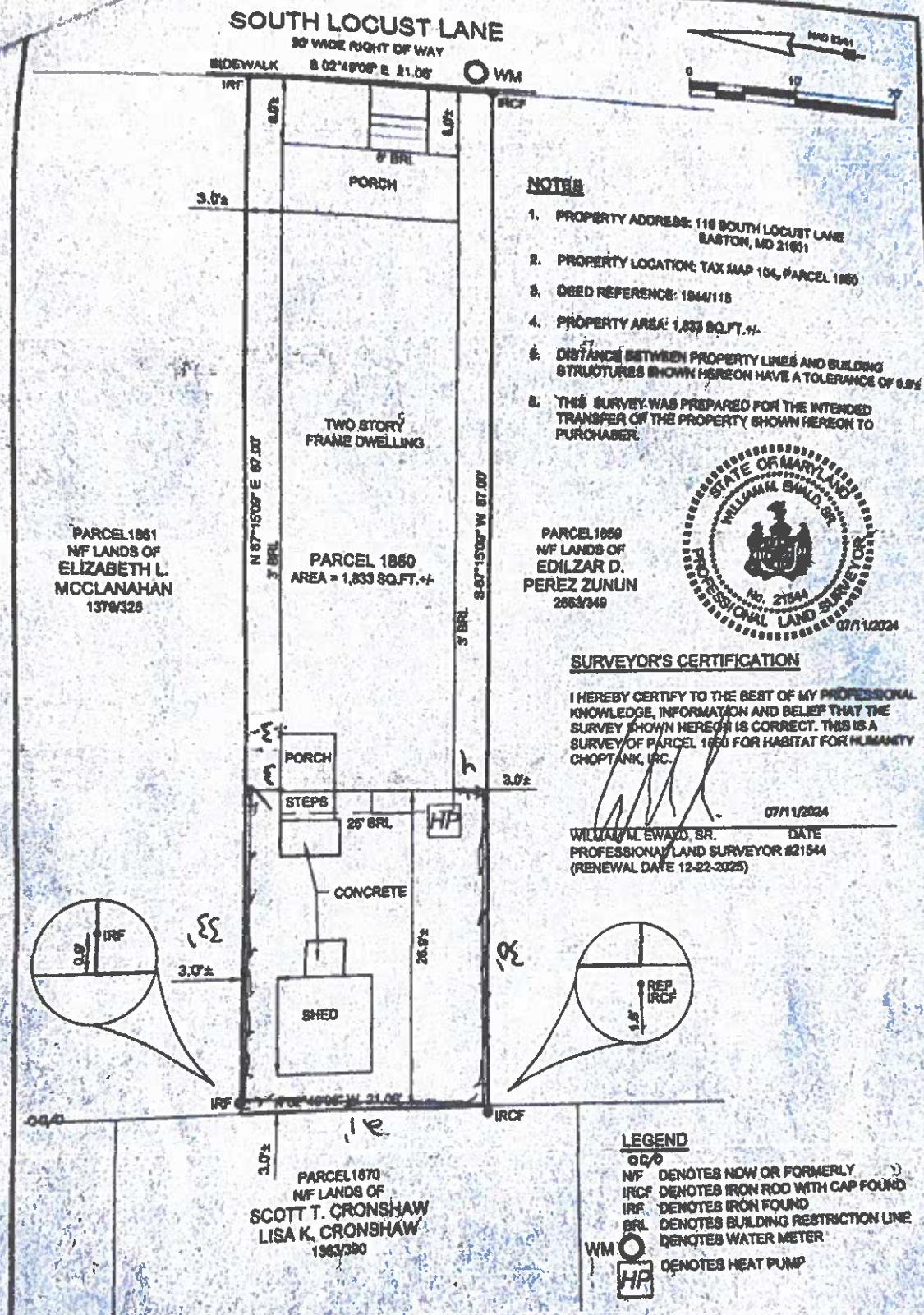
Office Use Only

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

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

Revised Dec. 2023

Δ 921135



NOTES

1. PROPERTY ADDRESS: 119 SOUTH LOCUST LANE EASTON, MD 21601
2. PROPERTY LOCATION: TAX MAP 104, PARCEL 1660
3. DEED REFERENCE: 1844/115
4. PROPERTY AREA: 1,833 SQ.FT.+/-
5. DISTANCE BETWEEN PROPERTY LINES AND BUILDING STRUCTURES SHOWN HEREON HAVE A TOLERANCE OF 0.5'±
6. THIS SURVEY WAS PREPARED FOR THE INTENDED TRANSFER OF THE PROPERTY SHOWN HEREON TO PURCHASER.

STATE OF MARYLAND
WILLIAM M. EWALD, SR.
No. 21544
PROFESSIONAL LAND SURVEYOR
07/11/2024

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF THAT THE SURVEY SHOWN HEREON IS CORRECT. THIS IS A SURVEY OF PARCEL 1660 FOR HABITAT FOR HUMANITY CHOPTANK, INC.

07/11/2024
WILLIAM M. EWALD, SR. DATE
PROFESSIONAL LAND SURVEYOR #21544
(RENEWAL DATE 12-22-2025)

LEGEND

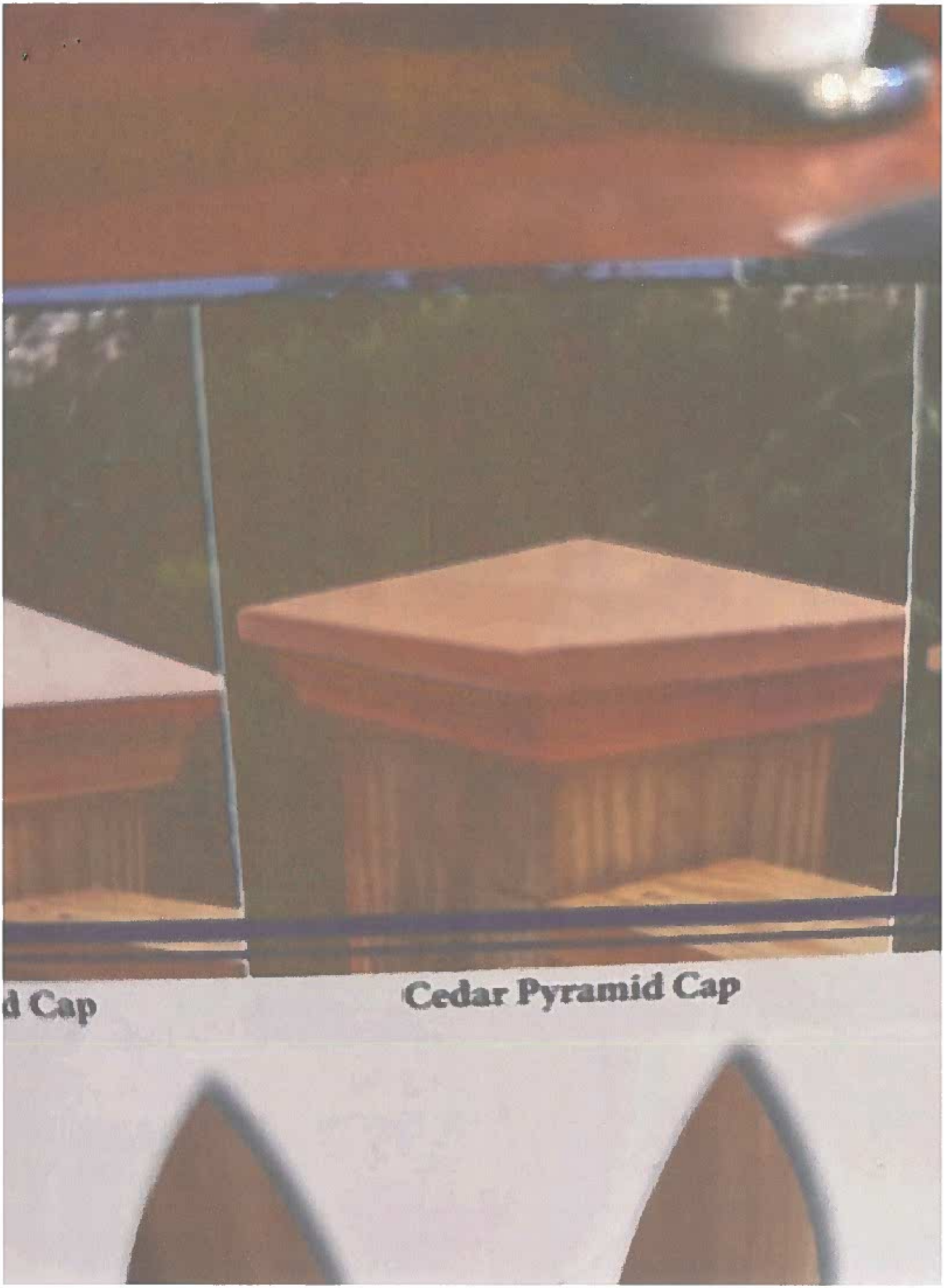
O/O	
N/F	DENOTES NOW OR FORMERLY
IRCF	DENOTES IRON ROD WITH CAP FOUND
IRF	DENOTES IRON FOUND
BRL	DENOTES BUILDING RESTRICTION LINE
WM	DENOTES WATER METER
HP	DENOTES HEAT PUMP

BOUNDARY SURVEY
TAX MAP 104: GRID 6A: PARCEL 1660
HABITAT FOR HUMANITY CHOPTANK, INC.
TOWN OF EASTON, TALBOT COUNTY, MARYLAND
HABITAT FOR HUMANITY

DRAWN BY: T.COCHRUN
SCALE: 1" = 10'
DATE: 7/11/2024
JOB NO.:

RAUCH
Engineering | Survey | Architecture | Environmental
Main Office: 108 N. Harrison St. - Easton, MD 21601
Phone: 410.770.5151 | Fax: 410.770.5157

LONG FENCE



d Cap

Cedar Pyramid Cap

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

Historic District Commission Staff Report

Meeting Date: 8/11/2025

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

Property Address: 20 N Washington Street

Applicant: ROT Ventures LLC

Application Number: 2025-1519

Code Enforcement Case: Yes ☐ No ☒

Project Description:

The applicant is proposing to install new powder coated steel safety railings on the sides of the roof in order to meet Code requirements related to the roof mounted mechanical equipment. This is considered a contributing structure to the Easton Historic District and is listed on the Maryland Inventory of Historic Properties (T-407).

Historic District Guidelines:

Guideline 6. Comply with Health and Safety Codes

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

Guideline 71. Roof Appurtenances

a. New skylights, vents, chimneys, or other projections should be located so that they are not visible from a primary public right-of-way. If this is not possible, they should be designed to be in character with the overall appearance of the roof.

Draft Motions:

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

OR

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

OR

3. I move an alternate motion.

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

Appendix A: 2012 Easton Historic District Survey Sheet

EASTON HISTORIC DISTRICT SURVEY

PROPERTY #: _____

Picture:

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

YEAR BUILT	PHYSICAL CONDITION
1889*	VERY GOOD

ARCHITECTURAL STYLE	ADDITION(S)
ITALIANATE INFLUENCE	NONE APPARENT

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

NOTES

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

RECEIVED

JUL 23 2025

TOWN OF EASTON

HD 25 - 65

Application #:	2025 - 1514
Date Received:	07/23/2025
Fee Paid:	$200.00
HDC Meeting Date:	08/11/2025
Date Property Posted:	08/04/2025

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

HISTORIC DISTRICT COMMISSION HEARING APPLICATION

APPLICATION TYPE
(PLEASE CIRCLE)

ROOFING DEMOLITION SIGNAGE FENCING OTHER

NEW CONSTRUCTION/ADDITION EXTERIOR ALTERATIONS

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

PROPERTY INFORMATION

ADDRESS 20 N. Washington St.

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

PROPERTY INFORMATION

OWNER NAME ROT Ventures LLC

TELEPHONE NO. _____ EMAIL _____

Applicant or Agent

NAME ROT Ventures LLC

TELEPHONE NO. _____ EMAIL _____

Description of Proposal (include additional sheets, as necessary)

To install safety rails on the roof. as a result of Code Requirement. These rails will not be visable from the right of way and we be installed so that it does not damage the historical materials. Please see attached drawing for Details. and locations of railings. The material is powder Coated Black Steel

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

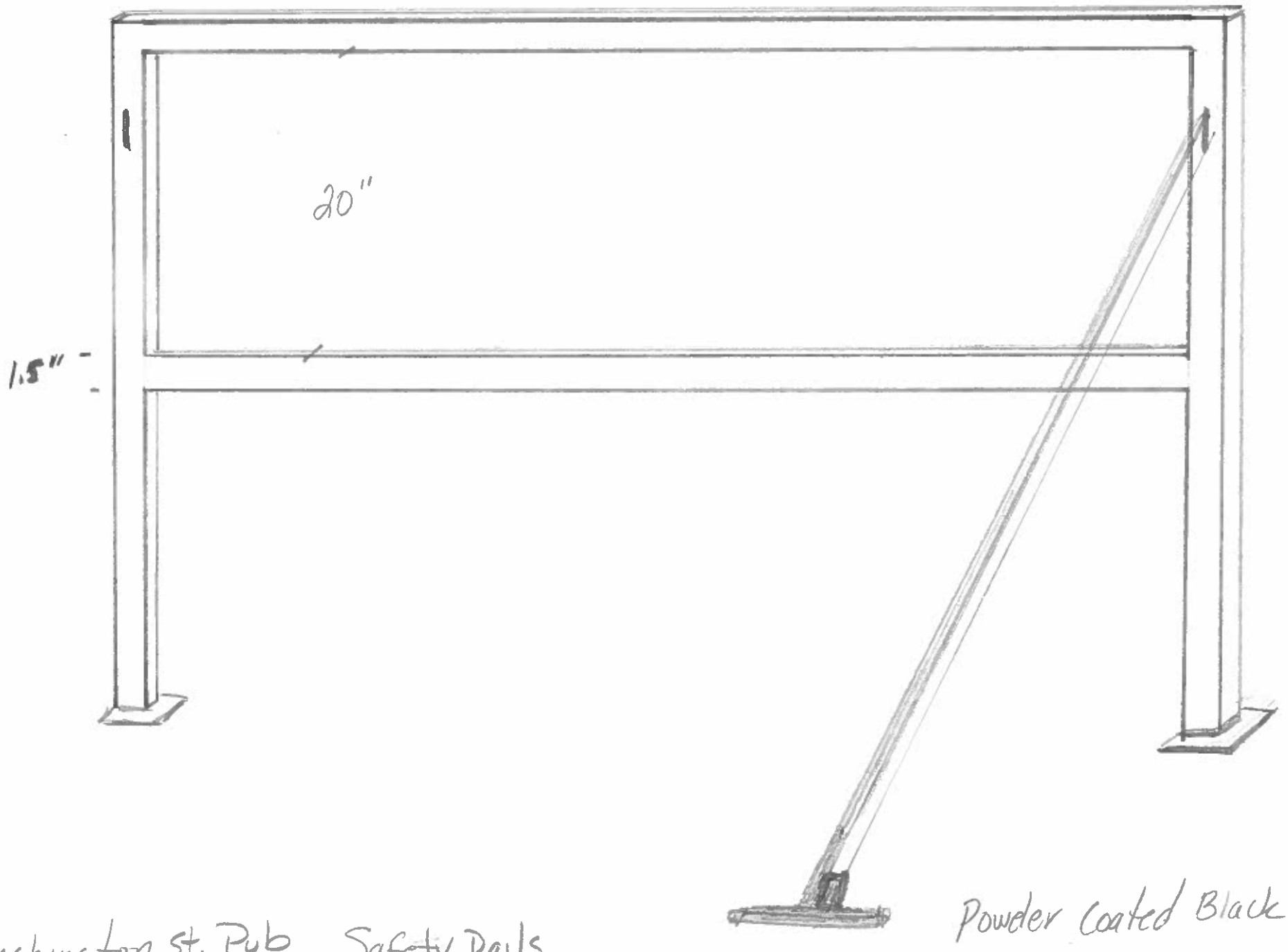
Signature of Applicant or Agent Rot Ventures LLC

Date 7/18/25

Printed Name of Applicant or Agent Steve Cahall

Revised 4.4.2022

Locations of Railings



Washington St. Pub Safety Rails

Powder Coated Black STEEL

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

Historic District Commission Staff Report

Meeting Date: 8/11/2025

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

Property Address: 219 S Harrison Street

Applicant: Bruce Harrington on behalf of Eric and Lindsey Delmonico

Application Number: 2025-1518

Code Enforcement Case: Yes ☐ No ☒

Project Description:

The applicant is proposing to construct a new 24" by 24" chimney above the existing roof's ridge line. The chimney will be constructed of brick with gray mortar joints. This is considered a contributing structure to the Easton Historic District.

Historic District Guidelines:

Guideline 71. Roof Appurtenances

a. New skylights, vents**, chimneys,** or other projections **should be located so that they are not visible from a primary public right-of-way. If this is not possible, they should be designed to be in character with the overall appearance of the roof.**

Figures 1-4: Chimneys on surrounding structures

Draft Motions:

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

OR

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

OR

3. I move an alternate motion.

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

Appendix A: 2012 Easton Historic District Survey Sheet

EASTON HISTORIC DISTRICT SURVEY

PROPERTY #: _____

Picture:

TAX ID	ADDRESS	OWNER NAME
2101010239	219 S HARRISON ST	HOPWOOD, DAVID J AND ANN M

YEAR BUILT	PHYSICAL CONDITION
1900	EXCELLENT

ARCHITECTURAL STYLE	ADDITION(S)
NONE	REAR SHED ADDITION

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

NOTES

GABLE FRONT AND WING FRAME DWELLING. 6/1 WINDOWS 2ND STORY 8/1 1ST STORY. VINYL SIDING. METAL PORCH ROOF. MODERN GARAGE.

RECEIVED
JUL 28 2025
TOWN OF EASTON

HD 25 - 67

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

Application #:	2025 - 1518
Date Received:	07/28/2025
Fee Paid:	$75.00
HDC Meeting Date:	08/11/2025
Date Property Posted:	08/04/2025

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: 219 South Harrison Str

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

PROPERTY INFORMATION

OWNER NAME: Eric & Lindsey DeLMonico
TELEPHONE NO.: EMAIL:

Applicant or Agent

NAME: Bruce Harrington Con. Co. Inc
TELEPHONE NO.: EMAIL:

Description of Proposal (include additional sheets, as necessary)

Install Approx 24" of Brick Chimney above the existing Ridge line
Approximately 24" x 24" in size
Bricks to be ~~Eastwood~~ Glen-Gery - 52-DD Modular
w/ concave gray Mortar joints

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.

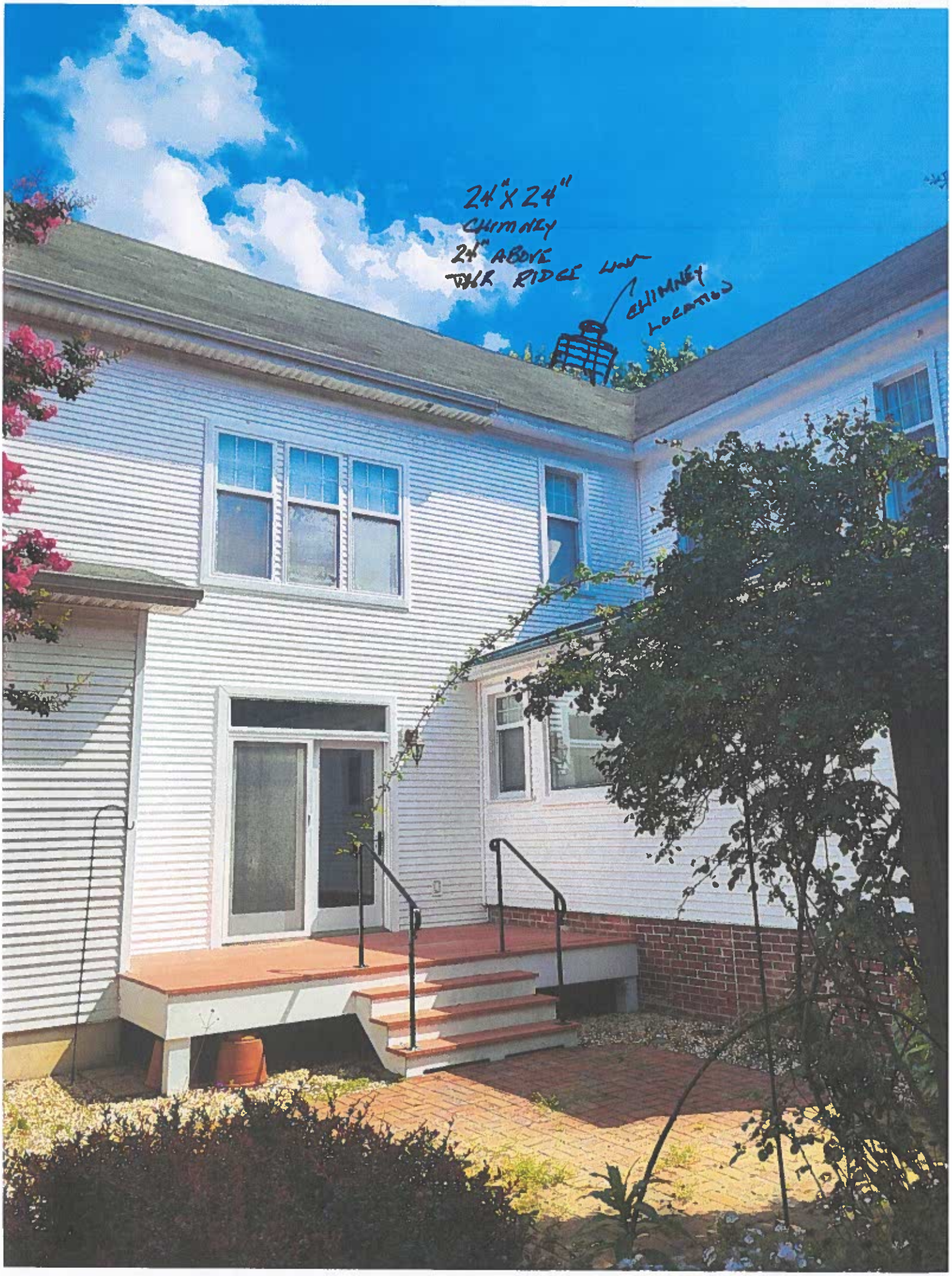
The Historic District Commission (HDC) reserves the right to request reasonable additional information or design drawings that further clarify proposals. In cases where professional design services are warranted, HDC may require the applicant to retain a licensed design consultant.
If the applicant or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

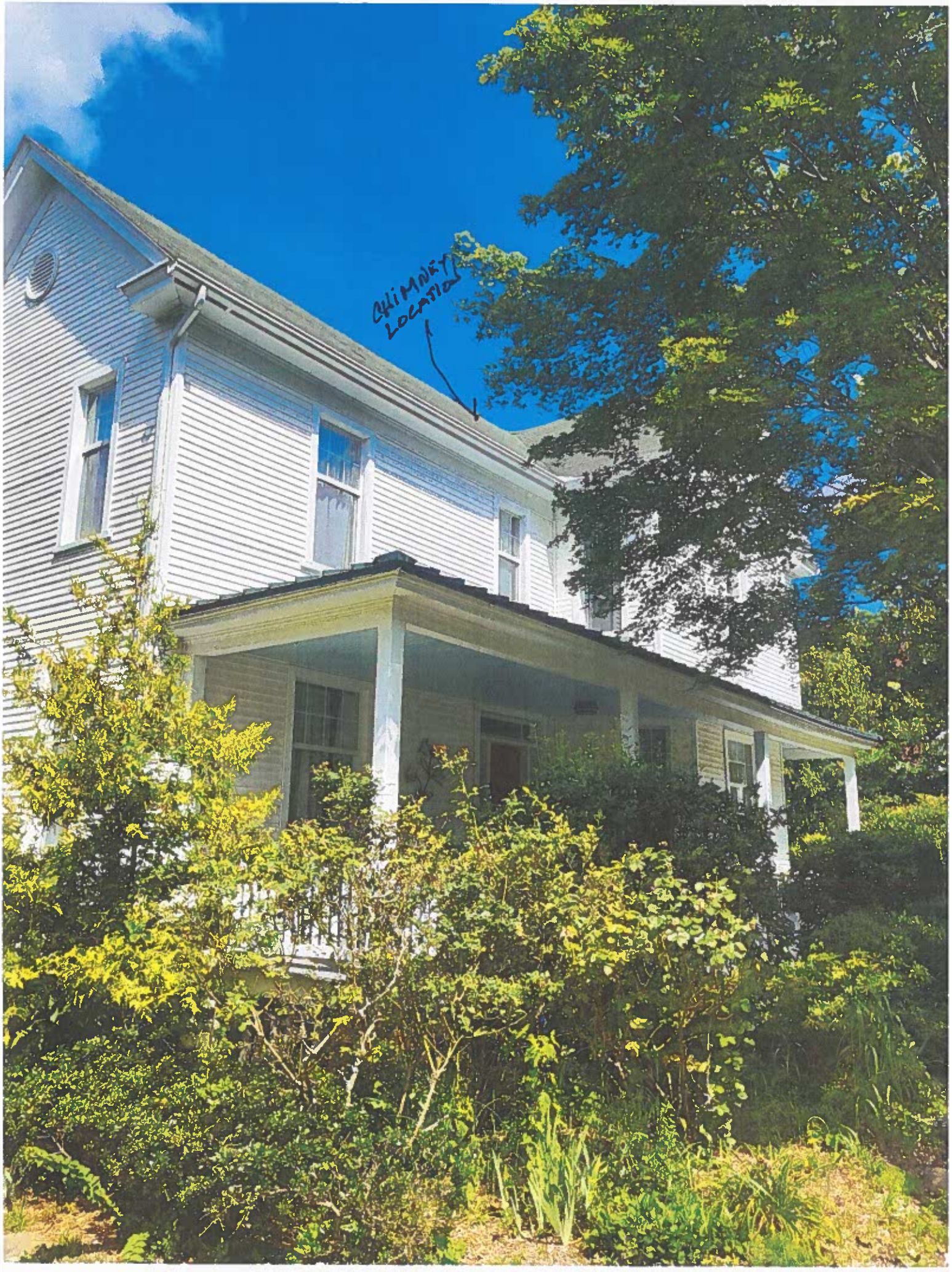
I hereby certify that I have reviewed the Easton Historic District Guidelines as published

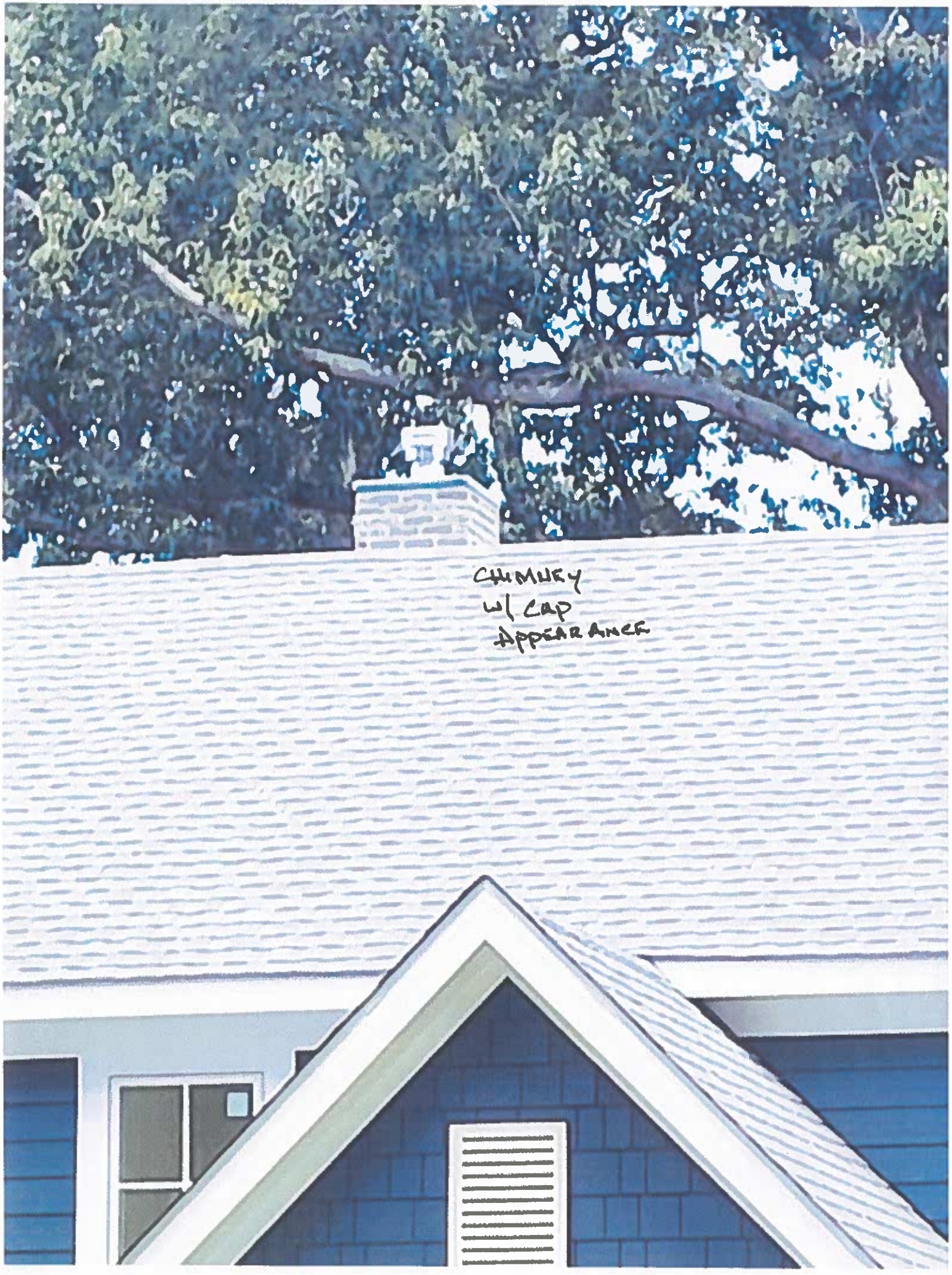
Signature of Applicant or Agent
Date 7-25-2025
Printed Name of Applicant or Agent Bruce Harrington

Revised 4.4.2022

Glen-Gery
52-DD
Modular
Cushwa


24"X24"
CHIMNEY
24" ABOVE
RIDGE LINE
CHIMNEY
LOCATION


SKIMMER
LOCATION


CHIMNEY
W/ CAP
APPEARANCE

LOCATION OF CHIMNEY

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

Historic District Commission Staff Report

Meeting Date: 8/11/2025

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

Property Address: 216 E Dover Street

Applicant: Zachary Smith Esq on behalf of This is Water LLC.

Application Number: 2025-1519

Code Enforcement Case: Yes ☐ No ☒

Project Description:

The applicant is proposing to replace the existing vinyl windows on the second floor with new composite (Fibrex®) windows. The small gable end window facing Aurora Street will also be replaced. This is considered a non-contributing structure to the Easton Historic District.

Background:

The Commission previously approved the replacement of four (4) vinyl windows on the first floor with a combination of new "fold up" style aluminum clad windows and aluminum windows (#23-0945). At that time, the Commission also approved the installation of new signage and the placement of a walk-in cooler.

Historic District Guidelines:

Guideline 90. Make Sensitive Replacements (Windows)

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

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

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

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

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 – Windows

Composite/Fiberglass and Fiberglass-Clad

Composite windows are made of a mix of materials, typically fiberglass and wood fibers. Fiberglass windows have a matte finish as compared to vinyl windows and are available with details (including proportions and profiles) that mimic those of historic windows. Many composite windows are paintable and are a good, lower-cost option for residences in historic districts.

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.

RECEIVED
JUL 28 2025
TOWN OF EASTON

HD 25 - 68

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

Application #:	2025 - 1519
Date Received:	07/28/2025
Fee Paid:	$200.00
HDC Meeting Date:	08/11/2025
Date Property Posted:	08/04/2025

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: 216 E. Dover Street

☐ Contributing ☒ Non-Contributing YEAR BUILT: 2007 NATIONAL REGISTAR #

PROPERTY INFORMATION

OWNER NAME: This Is Water LLC
TELEPHONE NO. EMAIL

Applicant or Agent

NAME: Zachary A. Smith
TELEPHONE NO. EMAIL

Description of Proposal (include additional sheets, as necessary)

Replace upper story 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.

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

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

Signature of Applicant or Agent
Date 07-28-25
Printed Name of Applicant or Agent Zachary A. Smith, Agent

Revised 4.4.2022

HDC Application for La Bodega

216 E. Dover Street

Window Replacement: Propose to replace the existing upper story windows at La Bodega. The building is noncontributing, and was constructed in 2007. The existing windows are all vinyl with a flat SDL pattern. The replacement windows will be black Fibrex frame windows, to match the windows on first floor that were approved by the HDC and replaced in 2023. The replacement windows are of a much higher quality, and will enhance the aesthetics of the front facades.

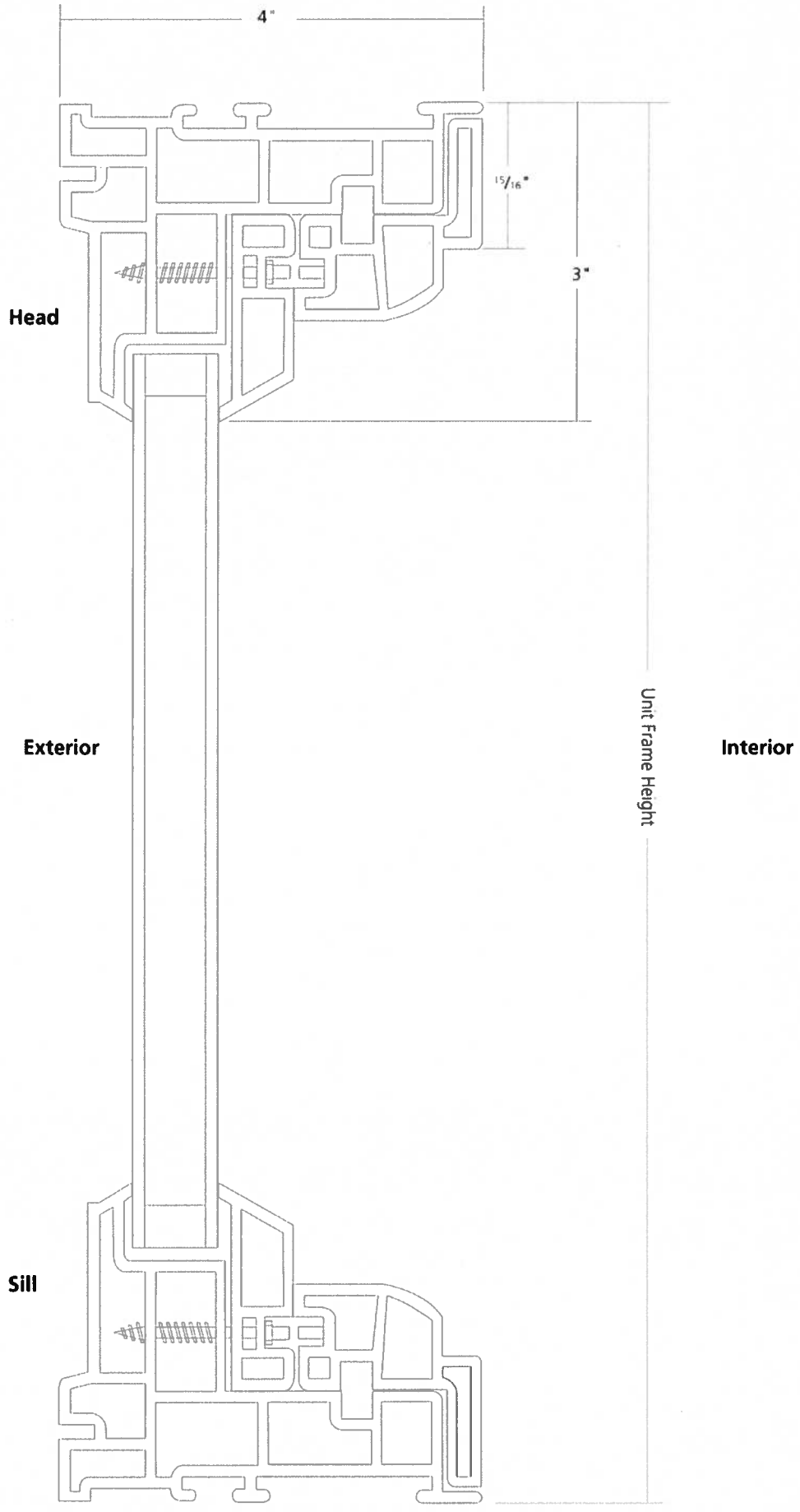
There are four (4) 34" wide x 64" high double hung windows being replaced. The larger windows at the corner are also being replaced, these will be picture style windows, comprised of eight (8) 46" wide x 46" high units (four (4) units for each façade). The small window in the gable end along Aurora Street will also be replaced to match the other upper story windows.

BEFORE

AFTER

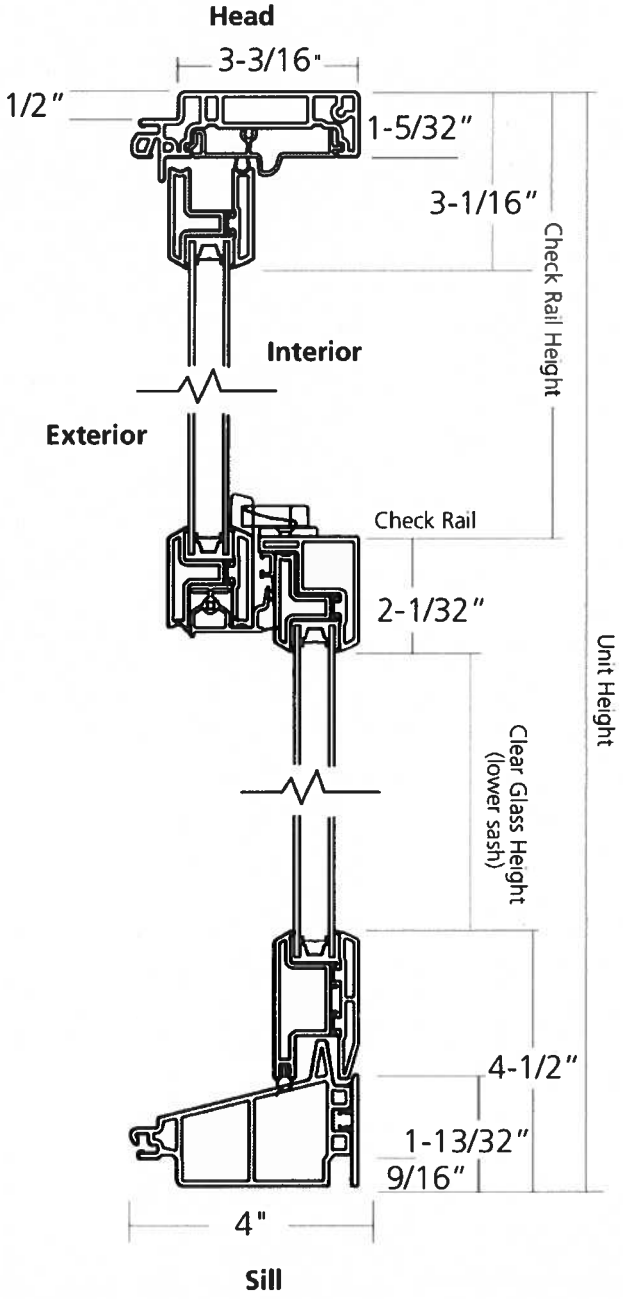
NOTICE!

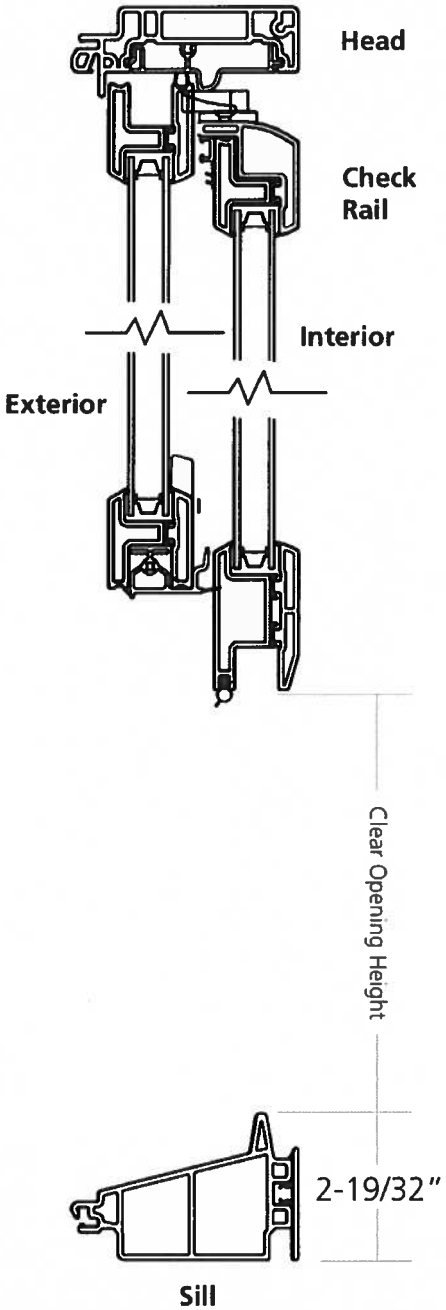
Window profiles shown for measurement purposes.

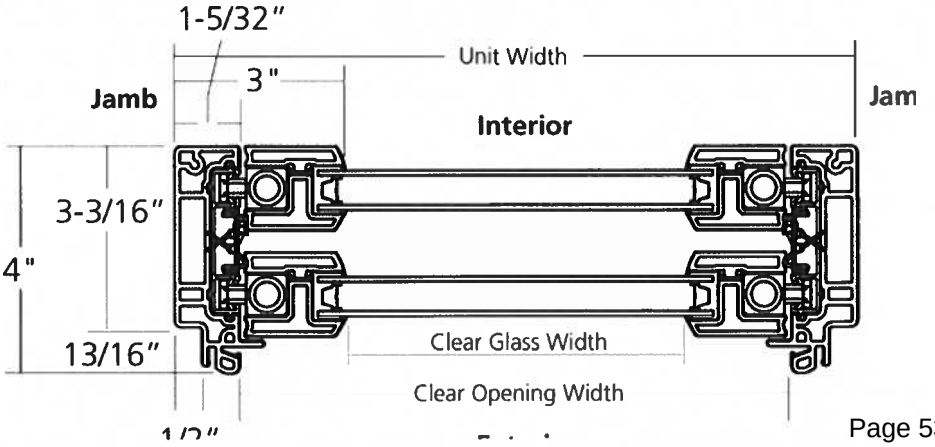


CLEAR OPENING AND CLEAR GLASS DIMENSIONS, cont.

DOUBLE-HUNG WINDOW | FLAT SILL INSERT







Window profiles shown for measurement purposes.

What are Renewal by Andersen® windows made of?

All of our windows are made of Fibrex® material, a revolutionary composite made from reclaimed wood fiber blended with a polymer. This gives our windows the strength and durability of wood and the low-maintenance features of vinyl, while greatly limiting thermal transmittance found in other window materials such as metal.

Unlike many other window materials, Fibrex composite material won't flake, rust, blister, peel, crack, pit, or corrode.[1] It is also two times stronger than vinyl and resists warping and bowing. Never worry about scraping or painting your windows again.

ENGINEERED WITH
FIBREX®
MATERIAL

SMART MATERIALS

Fibrex® material is twice as strong as vinyl, so weathertight seals stay weathertight.

COLOR CHOICE

Our unique process fuses color to Fibrex® material for long-lasting beauty as well as offering dark exterior colors not available on most other replacement windows.

EXCEPTIONAL COMFORT

Fibrex® material blocks thermal transfer nearly 200 times better than aluminum to help reduce heating and cooling bills.

EXCEPTIONAL DURABILITY

Fibrex® material retains its stability and rigidity in all climates.

	Fibrex®	Aluminum	Vinyl	Wood
Insulating Properties	✓		✓	✓
Low Maintenance	✓	✓	✓	
Resistance to Decay/Corrosion	✓		✓	
Structural Rigidity	✓	✓		✓
Durability	✓	✓		✓
Color/Finish Choices	✓			✓
Maximum Glass Area	✓	✓		varies
Dark Color Performance	✓	✓		✓

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

Historic District Commission Staff Report

Meeting Date: 8/11/2025

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

Property Address: 315 Goldsborough Street

Applicant: Rauch Inc. on behalf of Convention of the Protestant Episcopal Church

Application Number: 2025-1520

Code Enforcement Case: Yes ☐ No ☒

Project Description:

The applicant is proposing site improvements that include the demolition of portions of the existing brick sidewalk, granite entry steps, curb, and the current access ramp. The parking area will be reconfigured and expanded (see Outstanding Issues), and a new accessible entrance to the side door will be constructed. This will involve installing a new 5-foot-wide sidewalk and an ADA-compliant access ramp. This is considered a contributing structure to the Easton Historic District and is listed on the Maryland Inventory of Historic Properties (T-239).

Outstanding Issue(s):

1. **Parking Lot Expansion** - As part of the proposed scope of work, the applicant intends to extend the existing parking area toward Goldsborough Street to create additional parking spaces. However, the Zoning Ordinance prohibits the construction of parking spaces that require vehicles to back directly into a public way, with exceptions only for single-family homes and duplexes. The existing parking area is considered legally non-conforming, as vehicles must back directly into N. Locust Lane and North Street. Pursuant to §28-1204 of the Zoning Ordinance, such non-conforming structures may not be expanded or enlarged. Therefore, while the existing parking spaces may remain, the proposed extension is not permitted.

Historic District Guidelines:

Guideline 1. Preserve Significant Historic Features

a. Avoid the removal of historic architectural features and materials. Historic architectural features include large scale characteristics including the building's overall

shape, roof form, and fenestration patterns, as well as small-scale features like moldings, brackets, ornaments, and other examples of skilled craftsmanship.

b. Retain existing historic building materials, including brick and stone masonry, wood shingles and siding, stucco, etc., to the greatest extent possible. Avoid removing historic materials that are in serviceable condition.

Guideline 6. Comply with Health and Safety Codes

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

c. Provide barrier-free access that promotes independence for the disabled to the highest degree practicable, while preserving significant historic features.

d. Construction of ramps, lifts, fire escapes, and similar accessibility features should be constructed in an area that is hidden from public view, such as on a rear or side elevation, when possible.

e. Ramps should have little to no visual impact or should be designed to be as unobtrusive as possible.

f. Install ramps and other accessibility features in a manner that is reversible where practical, and does not permanently impact the historic building.

g. Access ramps shall be in scale and visually compatible in design and materials with the building.

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

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 15. Preserve Historic Sidewalk and Curb Materials

a. Preserve and maintain historic sidewalk surface materials in both the residential and commercial areas. Removing historic sidewalk and walkway materials in good condition is not recommended.

b. New sidewalk surface materials in the commercial areas should be compatible with the historic character of the surrounding area and compatible with surrounding sidewalk materials.

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

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

e. Provide accessible curb cuts at appropriate locations throughout the districts for ADA accessibility. New or replacement curb cuts and ramps may be constructed of concrete.

Guideline 37. ADA Ramps

a. Ramps should be constructed of materials that blend in with the surrounding built environment. Ramp structures can be faced with brick, stone, or other materials as appropriate.

b. Access ramps should be fabricated to avoid damaging or altering the contributing structure. Ramp design should be compatible with the style and materials of the existing porch and structure.

c. Where possible, ramps should be installed on the side or rear elevation of a building.

d. Avoid removing historic features in doorways, including stairs, porches, and railings to accommodate ramps. Consider building over or next to these features.

Staff Recommendation:

Staff supports either a continuation of this application pending resolution of the identified outstanding issue or a partial approval of the application. The Commission will need to determine if the proposed removal of the granite steps and the construction of a new ramp is consistent with Guidelines 1, 6, and 37. The US Department of the Interior's Preservation Brief

#32 titled *Making Historic Properties Accessible* advocates for a three-step approach to implementing accessibility modifications. These three steps are:

1) Review the historical significance of the property and identify character-defining features;

2) Assess the property's existing and required level of accessibility; and

3) Evaluate accessibility options within a preservation context.

Part of step three involves evaluating whether the proposed accessibility improvement is visually compatible with the historic structure and reversible if possible. Specific to ramp construction, this brief advocates for locating ramps at primary public entrances and facing the ramp with a quality material that is compatible with the historic property. The use of pressure treated lumber is discouraged as it appears temporary and is often not compatible with the historic structure. The Commission should evaluate this request based upon these three criteria as well as the Easton Historic District Design Guidelines.

Draft Motions:

1. I move that the Historic District Commission **continue** the application pending a revised plan that addresses the outstanding issue.

OR

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

OR

3. I move an alternate motion.

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

Appendix A: 2012 Easton Historic District Survey Sheet

EASTON HISTORIC DISTRICT SURVEY

PROPERTY #: _____

Picture:

TAX ID	ADDRESS	OWNER NAME
2101026550	313 GOLDSBOROUGH ST	CONVENTION OF THE PROTESTANT

YEAR BUILT	PHYSICAL CONDITION
1876*	EXCELLENT

ARCHITECTURAL STYLE	ADDITION(S)
GOTHIC REVIVAL	NONE APPARENT

NHL DISTRICT	NR DISTRICT	NR LISTED	MEETS NR CRITERIA	1980 NR RATING	MD INVENTORY	CONTRIBUTING	NC CODE
				A	T-239	Y	

NOTES

GOOD ROBUST EXAMPLE OF TURN OF THE 20TH CENTURY ECCLESIASTICAL ARCHITECTURE. PROBABLY BUILT ACCORDING TO STANDARDIZED PLAN. RETAINS SLATE ROOF + STAINED GLASS

RECEIVED
JUL 29 2025
TOWN OF EASTON

HD 25 - 69

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

Application #:	2025 - 1520
Date Received:	07/29/2025
Fee Paid:	$200.00
HDC Meeting Date:	08/11/2025
Date Property Posted:	08/04/2025

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 315 Goldsborough St, Easton, MD 21601

☐ Contributing ☐ Non-Contributing YEAR BUILT: 1894 NATIONAL REGISTAR # T-410

PROPERTY INFORMATION

OWNER NAME Convention of the Protestant Episcopal Church

TELEPHONE NO. EMAIL

Applicant or Agent

NAME Rauch INC.

TELEPHONE NO. EMAIL

Description of Proposal (include additional sheets, as necessary)

Provide exterior accessible ramp, constructed of concrete stone to match existing building and black metal handrail. Addition site work is increase asphalt parking and concrete sidewalks.

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
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Any modifications during review shall warrant an updated application.

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

Signature of Applicant or Agent
Date 07/28/2025
Printed Name of Applicant or Agent Virginia Richardson, AIA

Revised 4.4.2022

TRINITY EPISCOPAL CHURCH

PARKING LOT REHABILITATION PLAN

FOR

TRINITY EPISCOPAL CHURCH

EASTON, TALBOT COUNTY, MARYLAND 21601

SITE DATA:

PROPERTY ADDRESS:	313 GOLDSBOROUGH STREET EASTON, MD 21601
LATITUDE:	38° 46' 34.32" N
LONGITUDE:	-76° 04' 14.38" W
PRESENT ZONING CLASSIFICATION:	R7A
PRESENT USE:	EXEMPT COMMERCIAL
FUTURE USE:	EXEMPT COMMERCIAL
TAX MAPS:	0103
GRIDS:	000EA
PARCELS:	0744
DEED REFERENCE:	00378/00383
PROPERTY AREA:	0.99 ACRES
LIMITS OF DISTURBANCE:	0.06 ACRES
CUT:	40 CY
FILL:	30 CY
NET CUT/FILL:	10 CY (CUT)
EXISTING IMPERVIOUS:	37%
PROPOSED IMPERVIOUS:	39%
FEMA FLOOD MAP:	PANEL 24041C0189D
WATERSHED:	LOWER CHOPTANK

NO PORTION OF THIS PROJECT SITE IS LOCATED WITHIN THE 100-YR FLOOD PLAIN

NO PORTION OF THIS PROJECT SITE IS LOCATED WITHIN THE CHESAPEAKE BAY CRITICAL AREA

LOT SIZE: N/A - NO INTENT TO SUBDIVIDE

FOREST CONSERVATION: EXEMPT PER SECTION 31-3.2 FROM THE TOWN OF EASTON FOREST CONSERVATION ORDINANCE #718 "THE PROPOSED ACTIVITY IS ON A PREVIOUSLY DEVELOPED AREA COVERED BY IMPERVIOUS SURVACE AND IS LOCATED WITHIN THE PRIORITY FUNDING AREA"

PARKING SPACES REQUIRED:	1 PER 8 SEATS (125 SEATS) = 16 SPACES
EXISTING OFFSTREET PARKING:	26 SPACES
PROPOSED OFFSTREET PARKING:	28 PARKING SPACES

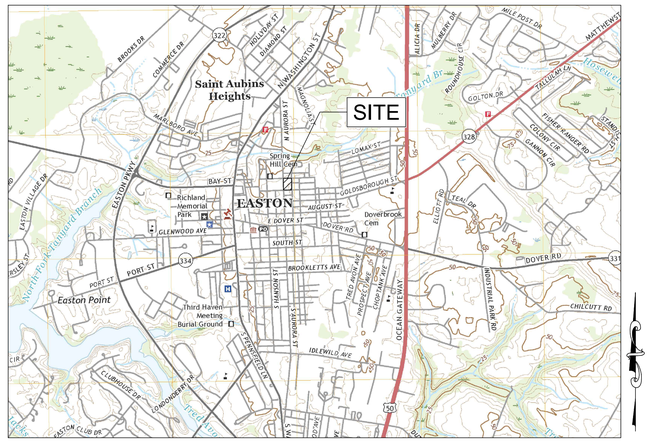
SURVEY DATUM

HORIZONTAL:	NAD83
VERTICAL:	NAVD88
DATE OF SURVEY:	12/17/2024

CONTACT INFORMATION

OWNER/DEVELOPER: CONVENTION OF THE PROTESTANT EPISCOPAL CHURCH
314 NORTH STREET
EASTON, MD 21601
(410) 822-1931

ENGINEER: RAUCH Inc.
106 N HARRISON ST
EASTON, MARYLAND 21301
(410)770-9081


SITE
Saint Aubins Heights
EASTON
Richland Memorial Park
Third Haven Meeting Burial Ground
Dover Rock Cem
Easton Point
North Prong Tuckahoe Branch
Tuckahoe Creek
Harrison Branch
Tributary
Tributary
Tributary

DEMOLITION FEATURES

1. DEMOLISH EXISTING CURB
2. DEMOLISH EXISTING RAMP
3. DEMOLISH EXISTING GRANITE STEPS
4. DEMOLISH EXISTING BRICK SIDEWALK, RETAIN BRICKS FOR REUSE
5. DEMOLISH EXISTING BRICK PAD

EXISTING FEATURES

10. FACE OF BUILDING
11. BRICK SIDEWALK
12. CURB AND GUTTER
13. ELECTRICAL POLE WITH GUY WIRE
14. SIGNAGE

NAD 83

0 10' 20'

PROPERTY DATA

AA CONVENTION OF THE PROTESTANT EPISCOPAL CHURCH
M/G/P: 0103/00EA/0744 - B/P: 00378/00383

BB OLSON ERIC C, OLSON LAURA L
M/G/P: 0103/00EA/0736 - B/P: 01097/00932

CC BARNEY KATHERINE LUCILE
M/G/P: 0103/00EA/0743 - B/P: 02471/00279

EXISTING CONDITIONS AND DEMO PLAN

OF THE LANDS OF

TRINITY EPISCOPAL CHURCH

TAX MAP 0103, GRID 000EA, PARCEL 0744

ELECTION DISTRICT 01-003, TALBOT COUNTY, MARYLAND

PREPARED FOR TRINITY EPISCOPAL CHURCH

RAUCH inc.
Engineering | Survey | Architecture | Environmental
Main Office: 106 N Harrison St - Easton, MD 21601
Web: www.rauch-inc.com | Email: design@raucheng.com
Phone 410 770 9081 | Fax: 410 770 3887

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

License No. 11024
Expiration Date: July 24, 2026

07/15/2025

REVISIONS

REV. #	DATE	DESCRIPTION
1		

MISS UTILITY OF DELMARVA — IT'S THE RIGHT THING TO DO — IT'S THE LAW — 811

DATE:	7/15/2025
SCALE:	1" = 10'
DRAWN BY:	AF
DESIGNED BY:	BBF
APPROVED BY:	

SHEET NO.: V-101

FOR REVIEW

PROPOSED FEATURES

1. INSTALL STANDARD CURB TO TIE INTO EXISTING STANDARD CURB TO THE NORTH AND EXISTING STANDARD CURB TO THE SOUTH
2. INSTALL 5' SIDEWALK
3. INSTALL 5' CONCRETE ADA COMPLIANT RAMP WITH HANDRAILS
4. TIE PROPOSED CONCRETE LANDING WITH HANDRAILS INTO EXISTING BRICK SIDEWALK
5. INSTALL ADA COMPLIANT STEPS
6. INSTALL 7" PRECAST CONCRETE WHEEL STOPS PER TOWN STANDARD DETAIL TOE-SI-6.01 - TYPICAL
7. MILL EXISTING ASPHALT PAVEMENT, OVERLAY WITH NEW HOT-MIX ASPHALT TO PROVIDE ADEQUATE DRAINAGE TOWARD EXISTING DEPRESSED GUTTER ALONG LOCUST STREET
8. INSTALL ADA PARKING SPACE SINAGE
9. INSTALL STANDARD DEPRESSED CURB AND GUTTER TO TIE INTO EXISTING STANDARD DEPRESSED CURB AND GUTTER
10. INSTALL 2' TRANSITION FROM DEPRESSED CURB AND GUTTER INTO STANDARD CURB AND GUTTER

OVERALL SITE PLAN

OF THE LANDS OF

TRINITY EPISCOPAL CHURCH

TAX MAP 0103, GRID 000EA, PARCEL 0744

ELECTION DISTRICT 01-003, TALBOT COUNTY, MARYLAND

PREPARED FOR TRINITY EPISCOPAL CHURCH

RAUCH inc.
Engineering | Survey | Architecture | Environmental
Main Office: 106 N Harrison St - Easton, MD 21601
Web: www.rauch-inc.com | Email: design@raucheng.com
Phone 410 770 9081 | Fax: 410 770 3887

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

License No. 11024
Expiration Date: July 24, 2026

07/15/2025

REVISIONS

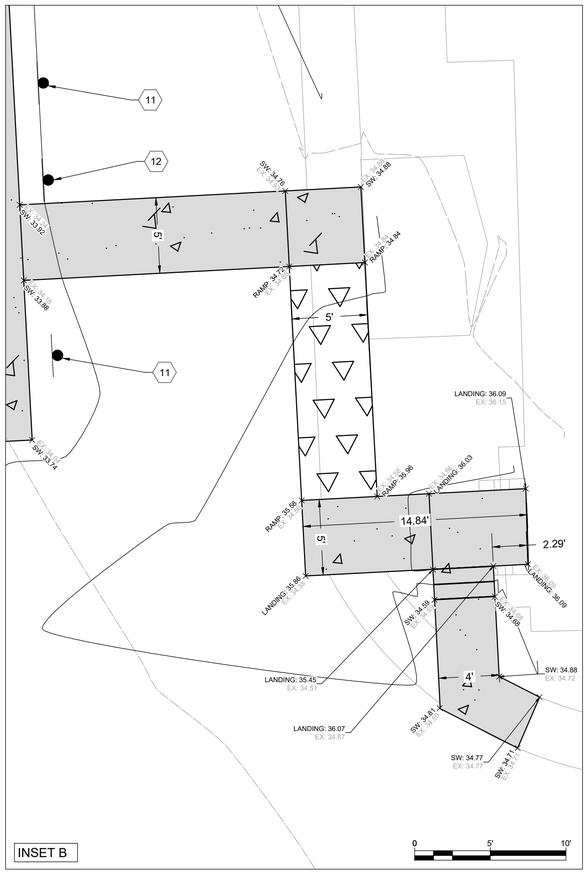
REV. #	DATE	DESCRIPTION
1		

MISS UTILITY OF DELMARVA — CALL BEFORE YOU DIG — 811

DATE:	7/15/2025
SCALE:	1" = 10'
DRAWN BY:	AF
DESIGNED BY:	BBF
APPROVED BY:	

SHEET NO.: C-101

FOR REVIEW



PROPOSED FEATURES

1. STANDARD CURB TO TIE INTO EXISTING DEPRESSED CURB TO THE NORTH AND EXISTING STANDARD CURB TO THE SOUTH
2. 5' SIDEWALK
3. CONCRETE ADA COMPLIANT RAMP WITH HANDRAILS
4. STAIRS WITH IBC COMPLIANT HANDRAILS ON BOTH SIDES AS REQUIRED TO REACH EXISTING WALKWAY
5. STAIRS WITH IBC COMPLIANT HANDRAILS ON BOTH SIDES AS REQUIRED TO REACH LANDING FOR PEDESTRIAN ACCESS TO DOOR
6. TIE PROPOSED CONCRETE SIDEWALK INTO EXISTING BRICK SIDEWALK
7. 7" PRECAST CONCRETE WHEEL STOPS PER TOWN STANDARD DETAIL TOE-SI-6.01 - TYPICAL
8. MILL EXISTING ASPHALT PAVEMENT, OVERLAY WITH NEW HOT-MIX ASPHALT TO PROVIDE ADEQUATE DRAINAGE TOWARD EXISTING DEPRESSED GUTTER ALONG LOCUST STREET
9. STANDARD DEPRESSED CURB AND GUTTER TO TIE INTO EXISTING STANDARD DEPRESSED CURB AND GUTTER
10. 2' TRANSITION FROM DEPRESSED CURB AND GUTTER INTO STANDARD CURB AND GUTTER
11. HANDICAP PARKING SIGN
12. NO PARKING IN AISLE SIGN

SITE AND GRADING PLAN

OF THE LANDS OF

TRINITY EPISCOPAL CHURCH

TAX MAP 0103, GRID 000EA, PARCEL 0744

ELECTION DISTRICT 01-003, TALBOT COUNTY, MARYLAND

PREPARED FOR TRINITY EPISCOPAL CHURCH

RAUCH INC.
Engineering | Survey | Architecture | Environmental
Main Office: 106 N Harrison St - Easton, MD 21601
Web: www.rauch-inc.com | Email: design@raucheng.com
Phone 410 770 9081 | Fax: 410 770 3887

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License No. 11024
Expiration Date: July 24, 2026

07/15/2025

REVISIONS

REV. #	DATE	DESCRIPTION
1		

MISS UTILITY OF DELMARVA — IT'S THE LAW! — 811

DATE:	7/15/2025
SCALE:	AS SHOWN
DRAWN BY:	AF
DESIGNED BY:	BBF
APPROVED BY:	

SHEET NO.: C-201

FOR REVIEW

ASPHALT PAVEMENT FOR ROADS

SURFACE COURSE:	2" HMA SUPERPAVE, 9.5 MM
BASE COURSE:	4" HMA SUPERPAVE, 19.0 MM
SUB BASE:	9" GRADED AGGREGATE BASE (GAB)

ASPHALT PAVEMENT FOR ALLEYS

SURFACE COURSE:	2" HMA SUPERPAVE, 9.5 MM
BASE COURSE:	2.5" HMA SUPERPAVE, 19.0 MM
SUB BASE:	6" GRADED AGGREGATE BASE (GAB)

WEDGE/LEVEL

9.5 MM: 0" - 1.50"

CONCRETE PAVEMENT

SURFACE COURSE:	8" PORTLAND CEMENT CONCRETE MIX #7
SUB BASE:	9" GRADED AGGREGATE BASE (GAB)

LIFT THICKNESS

9.5 MM:	0" - 1.50" (WEDGE/LEVEL ONLY)
9.5 MM:	1.50" - 2.50"
12.5 MM:	2.00" - 3.00"
19.0 MM:	2.50" - 4.00"
GAB	2.00" - 6.00"
COLD PATCH	1.00" - 3.00"

NOTES

1. ALL DEPTHS ARE FINISHED/COMPACTED DEPTHS.
2. CR-6 OR CR-6 MAY BE USED IN LIEU OF GRADED AGGREGATE BASE (GAB).
3. GAB MUST BE COMPACTED TO A MINIMUM OF 95% MODIFIED PROCTOR.
4. BASE COURSE MUST BE COMPACTED TO 92% MODIFIED PROCTOR.
5. SURFACE COURSE MUST BE COMPACTED TO 92% MODIFIED PROCTOR.
6. MODIFIED PROCTOR TEST RESULTS MUST BE PROVIDED.

APPROVED	TOWN OF EASTON STANDARD DETAILS
RICK VAN EMBURGH, TOWN ENGINEER	**PAVING SPECIFICATIONS**
ISSUED: **JANUARY, 2025**	STANDARD NO: **TOE-R-1.01**

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SUB-BASE

1. SUB-GRADE SHALL BE PLACED ON PREPARED AND COMPACTED REFILLED EXCAVATIONS. MATERIALS AND METHODS OF CONSTRUCTION SHALL MEET THE PROVISIONS OF MD SHA STANDARDS, SECTION 208.
2. GRADED AGGREGATE BASE COURSE:
   a. GRADED AGGREGATE BASE SHALL BE PLACED ON PREPARED AND COMPACTED REFILLED EXCAVATIONS TO THE COMPACTED DEPTH AS SHOWN ON THE DRAWING DETAILS.
   b. GRADED AGGREGATE SHALL BE PER MD SHA STANDARD, SECTION 901.
   c. RECYCLED CRUSHED CONCRETE IS AN ACCEPTABLE ALTERNATIVE PROVIDED THICKNESS ADJUSTMENTS ARE MADE BASED ON SUPPLEMENTAL TESTING TO BE SUBMITTED BY A QUALIFIED TESTING LABORATORY AND APPROVED BY THE TOWN ENGINEER.

TACK COAT

1. COATING SHALL BE RESIDUAL ASPHALT UNIFORMLY SPREAD BY AN ASPHALT DISTRIBUTOR AT A RATE OF 0.05 GAL/SY (1 GAL/SY).
2. CONTRACTOR SHALL TAKE CARE NOT TO TRACK COAT ON SURFACE COURSES.

HOT MIX ASPHALT PAVEMENT

1. HOT MIX ASPHALT PAVEMENT SHALL CONSIST OF A NUMBER OF COURSES OF HMA SUPERPAVE MATERIAL AND AGGREGATE ON A PREPARED SUB-BASE AS SHOWN WITHIN THE TOWN STANDARDS.
2. MATERIALS AND METHODS OF CONSTURCTION SHALL MEET THE PROVISIONS OF SECTION 504 AND SECTION 904 OF THE MD SHA STANDARDS AND DETAILS.
3. SURFACE COURSES OF BITUMINOUS CONCRETE MIXES SHALL HAVE LESS THAN 15% RECYCLED ASPHALT PAVEMENT (RAP), UNLESS OTHERWISE APPROVED BY THE TOWN ENGINEER.
4. BASE COURSES SHALL HAVE NOT MORE THAN 20% RAP.
5. WEATHER RESTRICTIONS:
   a. SURFACE COURSE - MINIMUM SURFACE TEMPERATURE 40° AND RISING.
   b. BASE COURSE - MINIMUM SURFACE TEMPERATURE 32° AND RISING.

CONCRETE PAVEMENT

1. CONCRETE USED IN THE RECONSTRUCTION OF STREETS AND ROADS SHALL BE PLACED TO THE MINIMUM THICKNESS THAT SHALL BE APPROVED BY THE TOWN. CONCRETE MAY BE A BASE COURSE WITH A BITUMINOUS OVERLAY AS A FINISHED SURFACE COURSE.
2. CONCRETE PAVEMENT SHALL MEET THE PROVISIONS OF MD SHA STANDARDS, SECTION 522.
3. CONCRETE SIDEWALK AND CURB AND GUTTER RESTORATION SHALL BE AS INDICATED WITHIN THE TOWN STANDARDS.

SOIL CEMENT

1. WHERE THE CBR VALUES ARE FOUND TO BE LOW WITHIN THE PAVED AREA, THE TOWN WILL ALLOW THE SUB-GRADE TO BE REINFORCED BY A CEMENTIOUS MATERIAL BEING MIXED IN THE SUBGRADE. APPLICATION SHALL BE SUBJECT TO THE GEOTECHNICAL INVESTIGATION.
2. A MINIMUM OF 2' OF GRADED AGGREGATE SHALL BE INSTALLED BETWEEN THE AMEND-ED SOIL AND BITUMINOUS PAVEMENT.
3. MINIMUM MIX DEPTH OF THE SOIL CEMENT MIXTURE SHALL BE 8" WITH A 5-5.5% MIN. CEMENT CONTENT.

TOLERANCES

1. SURFACE PAVEMENT SHALL NOT DEVIATE MORE THAN 0.25' OVER 10', WHEN MEASURED PARALLEL AND PERPENDICULAR TO THE DIRECTION OF TRAVEL.

APPROVED	TOWN OF EASTON STANDARD DETAILS
RICK VAN EMBURGH, TOWN ENGINEER	**PAVING NOTES**
ISSUED: **JANUARY, 2025**	STANDARD NO: **TOE-R-1.02**

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SUBMITTALS

1. SUBMIT MIX DESIGN FOR APPROVAL PRIOR TO PLACING CONCRETE (MD SHA MIX #3 FOR ALL CONCRETE SIDEWALKS, AIR ENTRAINED, MINIMUM 3,500 PSI MIX). FOR CURB AND GUTTER, UTILIZE MD SHA MIX #3, EXCEPT MAXIMUM WATER CEMENTITIOUS RATIO OF 0.45 AND 611 POUNDS MINIMUM CEMENTITIOUS MATERIALS, AIR ENTRAINED, MINIMUM 4,200 PSI MIX.
2. SUBMIT CONCRETE TESTING AGENCY FOR APPROVAL, WHICH CONTRACTOR OR PROJECT OWNER SHALL EMPLOY FOR INFIELD AND LABORATORY TESTING.

CONCRETE PLACEMENT

1. NOTIFY TOWN OF INTENTION TO POUR CONCRETE 24 HOURS PRIOR TO PERFORMING WORK. (PHONE: 410-820-8822).
2. DRIVER SHALL PRESENT COMPUTER GENERATED MIX DELIVERY TICKET UPON ARRIVAL TO SITE.
3. DO NOT ADD WATER TO MIX AT JOB SITE UNLESS APPROVED BY ENGINEER. DO NOT POUR CONCRETE DURING RAIN EVENTS.
4. TESTING AGENCY SHALL TEST FOR SLUMP, TEMPERATURE AND AIR ENTRAINMENT AT THE JOB SITE. PRIOR TO POURING EACH TRUCK LOAD DELIVERED TO SITE. THE MAXIMUM TIME FROM ADDING WATER AT PLANT TO DISCHARGE AT SITE SHALL BE WITHIN 1.5 HOURS. TESTING AGENCY SHALL VERIFY THAT SUB-GRADE IS PROPERLY COMPACTED.
5. TESTING AGENCY SHALL COLLECT CYLINDERS FOR COMPRESSION TESTING ON EACH TRUCK LOAD OF CONCRETE DELIVERED TO SITE PER ACI REQUIREMENTS.TEST RESULTS SHALL BE PROVIDED TO THE ENGINEER WITHIN 48 HOURS OR 7 AND 28 DAY BREAKS, REPORT SHALL INCLUDE LOCATION OF POUR PER PLAN STATIONING.
6. ENGINEER OF HIS/HER REPRESENTATIVE SHALL VERIFY THAT AREA OF CONCRETE WORK IS PROPERLY PREPARED, FREE OF WATER, FREE OF UNSTABLE MATERIALS AND THAT ALL REINFORCEMENT REQUIRED AT DRIVEWAYS, RAMPS, VALLEY GUTTERS, ETC. IS IN PLACE AND PROPERLY SUPPORTED.
7. COLD WEATHER CONCRETE PLACEMENT SHALL BE PROTECTED FROM DAMAGE AND FROST. FREEZING ACTION OR LOW TEMPERATURES. NO UNAPPROVED ADMIXTURES ARE PERMITTED.
8. CONCRETE CURB AND SIDEWALKS SHALL HAVE PROPER CONTROL JOINTS INSTALLED AT 10' INTERVAL FOR CURB AND 5' INTERVALS FOR SIDEWALK. EXPANSION JOINTS FOR CURSING SHALL BE AT EACH 100' INTERVAL PLUS AT EACH POINT OF TANGENT OR CURVE. SIDEWALKS SHALL HAVE EXPANSION JOINTS AT 20' INTERVALS OR AT CHANGE OF DIRECTION.

APPROVED	TOWN OF EASTON STANDARD DETAILS
RICK VAN EMBURGH, TOWN ENGINEER	**CONCRETE QUICK REFERENCE LIST**
ISSUED: **JANUARY, 2025**	STANDARD NO: **TOE-R-1.03**

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GENERAL NOTES

1. THIS SPECIFICATION SHALL APPLY TO ANY AND ALL UTILITY WORK OR STREET MODIFICATIONS, SUCH AS DRAINAGE IMPROVEMENTS, OR OTHER CONSTRUCTION DEEMED APPROPRIATE BY THE TOWN ENGINEER. THE CONTRACTOR SHALL RESTORE ALL SURFACES DAMAGED BY THEIR OPERATIONS TO THE WIDTHS AND EXTENT DETAILED OR SPECIFIED WITH
2. SURFACE RESTORATION IN TOWN STREETS AND ROADS SHALL BE IN ACCORDANCE WITH THE MD STATE HIGHWAY ADMINISTRATION STANDARD SPECIFICATIONS AND THESE TOWN STANDARDS.
3. EXISTING PAVEMENT SHALL BE TRIMMED TO SECURE A STRAIGHT, CLEAN EDGE FOR REMOVING. SAW CUT PAVEMENT AS SHOWN ON TOE-R-3.03 OR AS DIRECTED TO OBTAIN A CLEAN PAVEMENT EDGE. ALL TRENCHES SHALL BE CUT BACK BY ONE (1) FOOT TO EITHER SIDE OF THE TRENCH.
4. NO STAGGERED OR IRREGULAR LONGITUDINAL TRENCH REPAIRS WIDTHS SHALL BE ALLOWED. REPAIRS SHALL BE A UNIFORM WIDTH AND IN A STRAIGHT LINE.
5. MINIMUM TEMPORARY TRENCH RESTORATION WIDTH IS FIVE (5) FEET. ACTUAL WIDTH SHALL VARY BASED ON FIELD CONDITIONS AS DETERMINED BY TOWN ENGINEER.
6. ALL STREET REPAIR AREAS SHALL INCLUDE RESTORATION WHERE APPLICABLE, PLUS MILL AND OVERLAY. MILL AND OVERLAY SHALL INCLUDE THE FULL LANE WIDTH OF ANY STREET DISTURBED. ON HORIZONTAL CROSSINGS, THE MINIMUM RUN OF THE STREET TO BE MILLED AND OVERLAID SHALL BE THIRTY (307) FEET, CENTERED ON THE DISTURBANCE. WHERE MULTIPLE CROSS ROAD REPAIRS ARE CREATED, MILL AND OVERLAY SHALL CONTINUE THE FULL LANE WIDTH TO INCLUDE ALL TRENCHES WHERE CROSS ROAD REPAIRS ARE LESS THAN FIFTY (50) FEET APART. LONGITUDINAL TRENCHES SHALL INCLUDE MILL AND OVERLAY FOR ONE (1) FULL LANE FOR FIFTEEN (15) FEET BEYOND EXCAVATION FOR EACH LANE DISTURBED.
7. UNDERMINED AREAS SHALL BE GROUT FILLED OR CUT BACK.
8. A TEMPORARY TWO (2) INCH LAYER OF COLD PATCH SHALL BE PLACED ON UTILITY TRENCHES WHERE WEATHER CONDITIONS, OR OTHER DELAYS DO NOT PERMIT FINAL REPAIRS WITHIN SEVEN (7) CALENDAR DAYS.
9. METAL PLATING MAY BE USED AT THE END POINT OF THE UTILITY LAYING OPERATION AND MUST BE USED TO PROTECT THE INTEGRITY OF CONCRETE PATCHES. CONTRACTOR SHALL POST WARNING SIGNS.
10. ALL ADJUSTMENTS TO EXISTING UTILITIES MUST BE PRIOR TO PAVING OPERATIONS AND REPEATED IF THERE IS ANY DAMAGE DUE TO COMPACTING AND ROLLING OPERATIONS. MANHOLE OR CATCH BASIN ADJUSTMENTS SHALL BE DONE WITH ADJUSTMENT RINGS, BRICK COURSES, OR MORTAR LAYERS, SUBJECT TO TOWN OF EASTON AND/ OR EASTON UTILITIES AS REQUIRED.
11. PAVING OPERATIONS SHALL BE PERFORMED WHEN THE FOLLOWING MINIMUM TEMPERATURES ARE MET:
    a. 32° AND RISING FOR HOT MIX BASE COURSE.
    b. 40° AND RISING FOR HOT MIX SURFACE COURSE.
12. COMPACTED LIFT THICKNESS SHALL BE LIMITED TO
    a. 2" FOR 9.5MM SUPERPAVE
    b. 3" FOR 12.5MM SUPERPAVE
    c. 4" FOR 19MM SUPERPAVE
    d. 6" FOR GRADED AGGREGATE
    e. 8"FOR BANK RUN GRAVEL.
13. CATCH BASIN, INLETS, CURBS AND ALL OTHER APPURTENANCES SHALL BE ADEQUATELY COVERED AND PROTECTED PRIOR TO THE APPLICATION OF ANY BITUMINOUS MATERIALS. NO EARTH OR BITUMINOUS SHALL BE ALLOWED TO ENTER STORM DRAINAGE SYSTEM. SUITABLE CONTAINMENT PROVISIONS SHALL BE EMPLOYED TO PREVENT SURFACE RUNOFF OF BITUMINOUS MATERIALS.
14. THE FINAL SURFACE SHALL PROVIDE A SMOOTH TRANSITION, FREE OF ABRUPT CHANGES IN GRADE, IS MADE WITH WITH ADJACENT PAVEMENTS AND/OR SIDEWALK. NO DEPRESSING OR OTHER MISALIGNMENT SHALL OBSTRUCT, TRAP OR OTHERWISE MISDIRECT THE FLOW OF SURFACE WATER DRAINAGE.

MAINTENANCE OF TRENCH REPAIRS

1. ALL DEPRESSIONS APPEARING IN THE TRENCH REPAIR, STABILIZED BASE AND TEMPORARY PAVING SHALL BE PROPERLY BE REUFTED. IF THE CONTRACTOR FAILS TO MAKE REPAIRS WITHIN 48 HOURS AFTER RECEIPT OF WRITTEN NOTICE FROM THE TOWN ENGINEER, THE TOWN MAY REFILL SAID DEPRESSIONS, AND THE COST SHALL BE BILLED TO THE CONTRACTOR. IN CASE OF EMERGENCY, THE TOWN MAY REFILL ANY DEPRESSIONS, OR PROTECT WITH BARRICADES, WITHOUT GIVING PREVIOUS NOTICE TO THE CONTRACTOR, AND THE COST WILL BE BILLED TO THE CONTRACTOR.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY INJURY OR DAMAGE THAT MAY RESULT FROM LACK OF MAINTENANCE OF ANY TRENCH REPAIR AT ANY TIME.

APPROVED	TOWN OF EASTON STANDARD DETAILS
RICK VAN EMBURGH, TOWN ENGINEER	**SURFACE RESTORATION & PAVING NOTES**
ISSUED: **JANUARY, 2025**	STANDARD NO: **TOE-R-3.04**

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TOPSOIL AND SEEDING

1. TOPSOIL SHALL BE PLACED IN AREAS WHERE GRASS HAS BEEN DISTURBED BY THE CONTRACTOR'S OPERATIONS. DEPTH OF TOPSOIL SHALL BE FOUR (4) INCHES MINIMUM. TOPSOIL SALVAGED AND STOCKPILED DURING TRENCH AND STRUCTURE EXCAVATION MAY BE USED FOR THIS PURPOSE. WHEN TOPSOILING, ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL MEET THE PROVISIONS OF MD SHA STANDARDS, SECTIONS 701-705, AND 920. IF DIRECTED, THE CONTRACTOR SHALL HAVE THE TOPSOIL TESTED BY A STATE CERTIFIED LABORATORY AND SHALL SUBMIT CERTIFICATION THAT TOPSOIL MEETS THE SPECIFIED STANDARD. TOPSOIL SHALL BE CLEAN, FREE OF ROOTS, STONES, AND OTHER DEBRIS.
2. SEEDING SHALL CONSIST OF FURNISHING AND PLACING SEED AND SOIL SUPPLEMENTS ON TOPSOILED AREAS AND AT ANY LOCATIONS, AS DIRECTED BY THE TOWN ENGINEER. WHEN SEEDING, ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL MEET THE PROVISIONS OF MD SHA STANDARDS, SECTIONS 705 AND 920.
3. FERTILIZER SHALL BE A RECOGNIZED COMMERCIAL FERTILIZER CONFORMING TO MD SHA STANDARDS, SECTION 920.
4. MULCH SHALL BE APPLIED TO DISTURBED AREAS WITH SLOPES <3:1. MULCH FOR THESES AREAS SHALL CONSIST OF STRAW MULCH. AS SPECIFIED IN MD SHA STANDARDS SECTION 70, MULCHING OF AREAS WHERE SLOPES ARE >= 3:, SHALL UTILIZE CURLEX OR EQUAL.

APPROVED	TOWN OF EASTON STANDARD DETAILS
RICK VAN EMBURGH, TOWN ENGINEER	**UNPAVED AREA RESTORATION NOTES**
ISSUED: **JANUARY, 2025**	STANDARD NO: **TOE-R-3.05**

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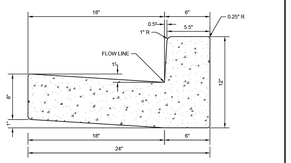

NOTES:

1. ALL CONCRETE USED FOR CURB AND GUTTER SHALL BE SHA MIX #3.
2. CURB AND GUTTER SHALL HAVE CONTRACTION JOINTS EVERY 10'-0", AND EXPANSION JOINTS EVERY 40'-0". EXTRUDED CURB AND GUTTER SHALL CONTRACTION JOINTS EVERY 10'-0", AND EXPANSION JOINTS EVERY 100'-0".
3. DEPRESSED CURB AND GUTTER SHALL BE UTILIZED AT HANDICAPPED RAMPS WHEN TRANSITIONING FROM STANDARD CURB AND GUTTER.
4. MAXIMUM GUTTER SLOPE ON CURB RETURNS SHALL BE 2% WHERE HANDICAPPED RAMPS ARE REQUIRED.
5. SUBGRADE SHALL BE 2' MIN. #57 STONE, BRG, GAB, CR6, CR8, OR MILLINGS.

APPROVED	TOWN OF EASTON STANDARD DETAILS
RICK VAN EMBURGH, TOWN ENGINEER	**STANDARD CURB & GUTTER**
ISSUED: **JANUARY, 2025**	STANDARD NO: **TOE-R-4.01**

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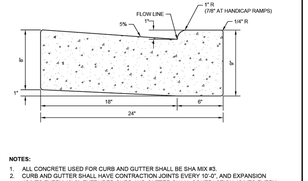

NOTES:

1. ALL CONCRETE USED FOR CURB AND GUTTER SHALL BE SHA MIX #3.
2. CURB AND GUTTER SHALL HAVE CONTRACTION JOINTS EVERY 10'-0", AND EXPANSION JOINTS EVERY 40'-0". EXTRUDED CURB AND GUTTER SHALL CONTRACTION JOINTS EVERY 10'-0", AND EXPANSION JOINTS EVERY 100'-0".
3. MAXIMUM GUTTER SLOPE ON CURB RETURNS SHALL BE 2% WHERE HANDICAPPED RAMPS ARE REQUIRED.
4. SUBGRADE SHALL BE 2' MIN. #57 STONE, BRG, GAB, CR6, CR8, OR MILLINGS.

APPROVED	TOWN OF EASTON STANDARD DETAILS
RICK VAN EMBURGH, TOWN ENGINEER	**STANDARD DEPRESSED CURB & GUTTER FOR SIDEWALK RAMPS**
ISSUED: **JANUARY, 2025**	STANDARD NO: **TOE-R-4.03**

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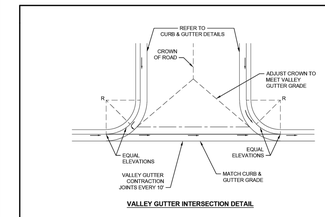

VALLEY GUTTER INTERSECTION DETAIL

VALLEY GUTTER DETAIL

NOTES:

1. ALL CONCRETE USED FOR CURB AND GUTTER SHALL BE SHA MIX #3.
2. SUBGRADE SHALL BE 2' MIN. #57 STONE, BRG, GAB, CR6, CR8, OR MILLINGS.

APPROVED	TOWN OF EASTON STANDARD DETAILS
RICK VAN EMBURGH, TOWN ENGINEER	**VALLEY GUTTER & INTERSECTION**
ISSUED: **JANUARY, 2025**	STANDARD NO: **TOE-R-4.05**

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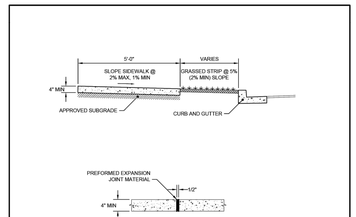

EXPANSION JOINT DETAIL

NOTES:

1. CONCRETE SHALL BE SHA MIX #3.
2. CONTRACTION JOINTS SHALL BE TOOLED AT 5'-0" INTERVALS (4' INTERVALS FOR 4' WIDE SIDEWALK).
3. EXPANSION JOINTS AT INTERVALS NOT GREATER THAN 20'-0".
4. ALL UNPAVED AREAS WITHIN STREET SIDELINES SHALL BE SEEDED OR SODDED PER SPECIFICATIONS.
5. SIDEWALKS AT DRIVEWAY LOCATIONS TO BE 8" THICK.
6. WHERE CONTINUOUS WIDTH OF TRAVEL IS LESS THAN 5'-0", PROVIDE PASSING ZONES AT AN INTERVAL NOT TO EXCEED 200' CENTER TO CENTER. ENTRANCES SHALL BE ACCEPTABLE PASSING ZONES PROVIDED PAVING WIDTH OF 5'-0" IS MAINTAINED AT 2% SLOPE.
7. GRASS STRIPS SHALL BE SLOPED TO PROVIDE POSITIVE DRAINAGE TOWARD STORMWATER FEATURES.
8. WHERE REVERSE SLOPES OF GRASS STRIPS AND SIDEWALKS ARE REQUIRED TO PROVIDE POSITIVE DRAINAGE TOWARDS A STORMWATER FEATURE, SPOT ELEVATIONS SHALL BE PROVIDED ON FRONT AND BACK OF SIDEWALK. (REVERSE SLOPES MUST BE APPROVED BY THE TOWN ENGINEER PRIOR TO CONSTRUCTION).
9. MAXIMUM SLOPE IN THE DIRECTION OF TRAVEL SHALL BE 5% IN LOCATIONS WITHOUT HANDICAPPED RAMPS.
10. SIDEWALKS SHALL COMPLY WITH ADA REQUIREMENTS PER THE MOST UP TO DATE DEPARTMENT OF JUSTICE REGULATION 28CFR PART 36.

APPROVED	TOWN OF EASTON STANDARD DETAILS
RICK VAN EMBURGH, TOWN ENGINEER	**CONCRETE SIDEWALK**
ISSUED: **JANUARY, 2025**	STANDARD NO: **TOE-R-5.01**

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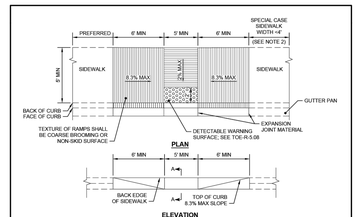

NOTES:

1. CONCRETE SHALL BE SHA MIX #3.
2. TO BE USED ON WIDE SIDEWALKS OR SIDEWALKS WITH SIGNIFICANT SEPARATION FROM THE ROADWAY. WHERE THE GEOMETRY SPECIFIED IN THE DETAILS ABOVE CAN BE SATISFIED. MAY BE MODIFIED TO SUIT A PARTICULAR LOCATION.
3. WHERE 60' SIDEWALK CAN NOT BE PROVIDED. A DESIGN WAIVER MUST BE REQUESTED.
4. NO TRANSVERSABLE SLOPE ON THE RAMP OR SIDEWALK SHALL EXCEED 8.3% IN THE DIRECTION OF PEDESTRIAN TRAVEL OR 2% PERPENDICULAR TO PEDESTRIAN TRAVEL.
5. EXPANSION JOINT MATERIAL SHALL BE INSTALLED IN ACCORDANCE WITH TOE-R-1.03.
6. SIDEWALK RAMPS TO BE SHOWN ON PLANS SYMBOLICALLY AND REFERENCED WITH THE CENTER OF THE RAMP ALIGNED TO A STATION OF CONSTRUCTION CENTERLINE. SEPARATE DETAILS SHALL BE SHOWN WHERE THE PROPOSED RAMP VARIES FROM STANDARD CASES.
7. TRANSITION PANELS TO TIE INTO EXISTING SIDEWALK MUST BE A MINIMUM OF 5' IN LENGTH.

APPROVED	TOWN OF EASTON STANDARD DETAILS
RICK VAN EMBURGH, TOWN ENGINEER	**SIDEWALK RAMPS (SIDEWALK ADJACENT TO CURB)**
ISSUED: **JANUARY, 2025**	STANDARD NO: **TOE-R-5.04**

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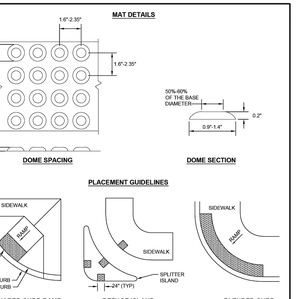

NOTES:

1. THE DETECTABLE WARNING SURFACE SHALL BE LOCATED SO THAT THE EDGE NEAREST THE CURB LINE IS 6'-8" FROM THE FACE OF THE CURB.
2. FOR SKEWED APPLICATIONS, DETECTABLE WARNING SHALL BE PLACED SUCH THAT THE DOMES CLOSEST TO THE BACK OF THE CURB ARE NO LESS THAN 0.5" AND NO MORE THAN 3.0" FROM THE BACK OF THE CURB.
3. TRUNCATED DOME SURFACES SHALL BE FABRICATED TO PROVIDE FULL DOMES ONLY.
4. DETECTABLE WARNING SURFACES ARE REQUIRED AT STREET CROSSINGS AND SIGNALIZED INTERSECTIONS.
5. WHERE ISLANDS OR MEDIANS ARE LESS THAN 6' WIDE, THE DETECTABLE WARNING SHOULD EXTEND ACROSS THE FULL LENGTH OF THE CUT THROUGH THE ISLAND OR MEDIAN.

APPROVED	TOWN OF EASTON STANDARD DETAILS
RICK VAN EMBURGH, TOWN ENGINEER	**DETECTABLE WARNING SURFACES**
ISSUED: **JANUARY, 2025**	STANDARD NO: **TOE-R-5.08**

© Shared Award Agreement 09 - TOE - CAD Standard Details\ACAD\R1015 Road.dwg

CAST-IN-PLACE CONCRETE SIDEWALK AND CURBING

A. SUBMITTALS

1. SUBMIT MIX DESIGN FOR APPROVAL PRIOR TO PLACING CONCRETE. FOR ALL CONCRETE 1 SIDEWALKS, UTILIZE MD SHA MIX #3, AIR ENTRAINED, MINIMUM 3,500 PSI MIX. FOR CURB AND GUTTER, UTILIZE MD SHA MIX #3, EXCEPT MAXIMUM WATER CEMENTITIOUS RATIO OF 0.45 AND 611 POUNDS MINIMUM CEMENTITIOUS MATERIALS, AIR ENTRAINED, MINIMUM 4,200 PSI MIX.
2. SUBMIT CONCRETE TESTING AGENCY FOR APPROVAL, WHICH CONTRACTOR OR PROJECT OWNER SHALL EMPLOY FOR INFIELD AND LABORATORY TESTING.

B. CONCRETE PLACEMENT

1. NOTIFY THE TOWN ENGINEERING DEPARTMENT OF INTENTION TO POUR CONCRETE 24 HOURS PRIOR TO PERFORMING WORK AT 410.820-8822.
2. ENGINEER, OR THEIR REPRESENTATIVE SHALL VERIFY THAT AREA OF CONCRETE WORK IS PROPERLY PREPARED, FREE OF WATER, FREE OF UNSTABLE MATERIALS AND THAT ALL REINFORCEMENT REQUIRED AT DRIVEWAYS, RAMPS, VALLEY GUTTERS, ETC. IS IN PLACE AND PROPERLY SUPPORTED.
3. TESTING AGENCY SHALL VERIFY THAT SUBGRADE IS PROPERLY COMPACTED.
4. DRIVER SHALL PRESENT COMPUTER GENERATED MIX DELIVERY TICKET UPON ARRIVAL TO SITE.
5. DO NOT ADD WATER TO MIX AT JOB SITE UNLESS APPROVED BY TOWN ENGINEER. DO NOT POUR CONCRETE DURING RAIN EVENTS.
6. TESTING AGENCY SHALL TEST FOR SLUMP, TEMPERATURE, AIR ENTRAINMENT AT THE JOB SITE, 6. PRIOR TO POURING EACH TRUCK LOAD DELIVERED TO SITE. THE MAXIMUM TIME FROM ADDING WATER TO THE BATCH AT PLANT TO DISCHARGE AT SITE SHALL BE 1.5 HOURS.
7. TESTING AGENCY SHALL COLLECT CYLINDERS FOR COMPRESSION TESTING ON EACH TRUCK LOAD OF CONCRETE DELIVERED TO SITE PER AMERICAN CONCRETE INSTITUTE (ACI) REQUIREMENTS.TEST RESULTS SHALL BE PROVIDED TO ENGINEER WITHIN 48 HOURS OF 7 AND 28 DAY BREAKS. REPORT SHALL INCLUDE LOCATION OF POUR PER PLAN STATIONING.
8. COLD WEATHER CONCRETE PLACEMENT SHALL BE PROTECTED FROM DAMAGE AND FROST.
9. CONCRETE CURB AND SIDEWALKS SHALL HAVE PROPER CONTROL JOINTS INSTALLED AT 10' INTERVALS FOR CURB AND 5' INTERVALS FOR SIDEWALK. CURB AND GUTTER SHALL HAVE CONTRACTION JOINTS EVERY 10', AND EXPANSION JOINTS EVERY 40'. EXTRUDED CURB AND GUTTER SHALL HAVE CONTRACTION JOINTS EVERY 10', AND EXPANSION JOINTS EVERY 100' AND AT A POINT OF TANGENT OR CURVE. SIDEWALKS SHALL HAVE EXPANSION JOINTS AT 20' INTERVALS OR AT A CHANGE OF DIRECTION.

APPROVED	TOWN OF EASTON STANDARD DETAILS
RICK VAN EMBURGH, TOWN ENGINEER	**CONCRETE QUICK REFERENCE LIST**
ISSUED: **JANUARY, 2025**	STANDARD NO: **TOE-R-5.09**

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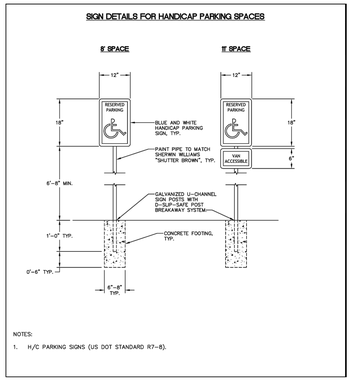
SIGN DETAILS FOR HANDICAP PARKING SPACES



NOTES:

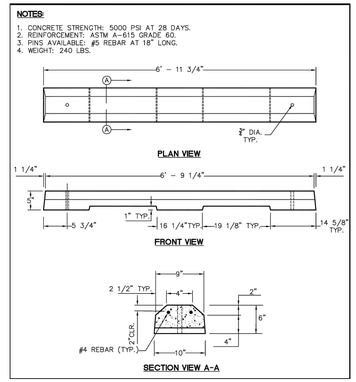
1. H/C PARKING SIGNS (US DOT STANDARD R7-8).

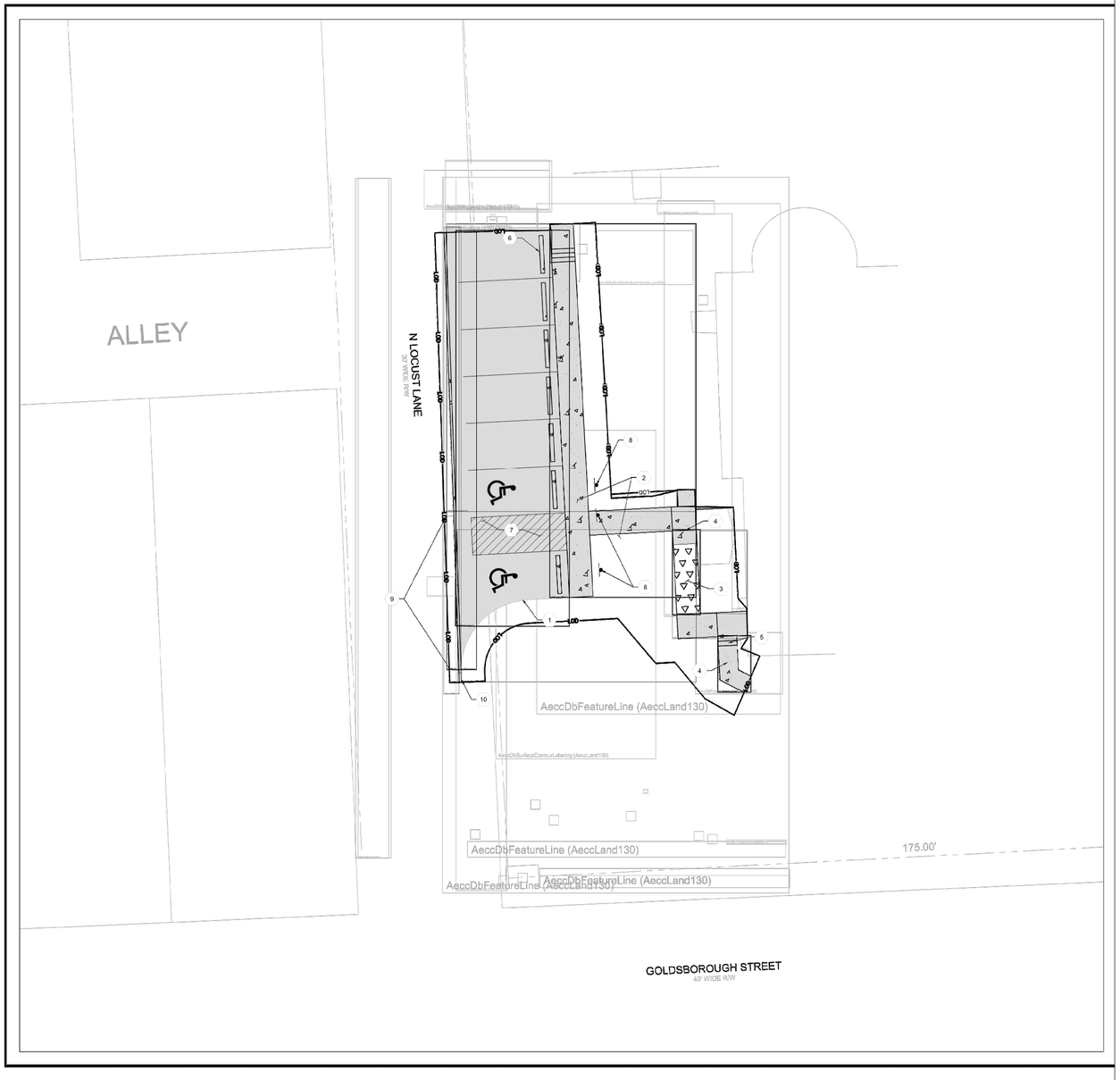
SIGN DETAILS FOR HANDICAP PARKING SPACES

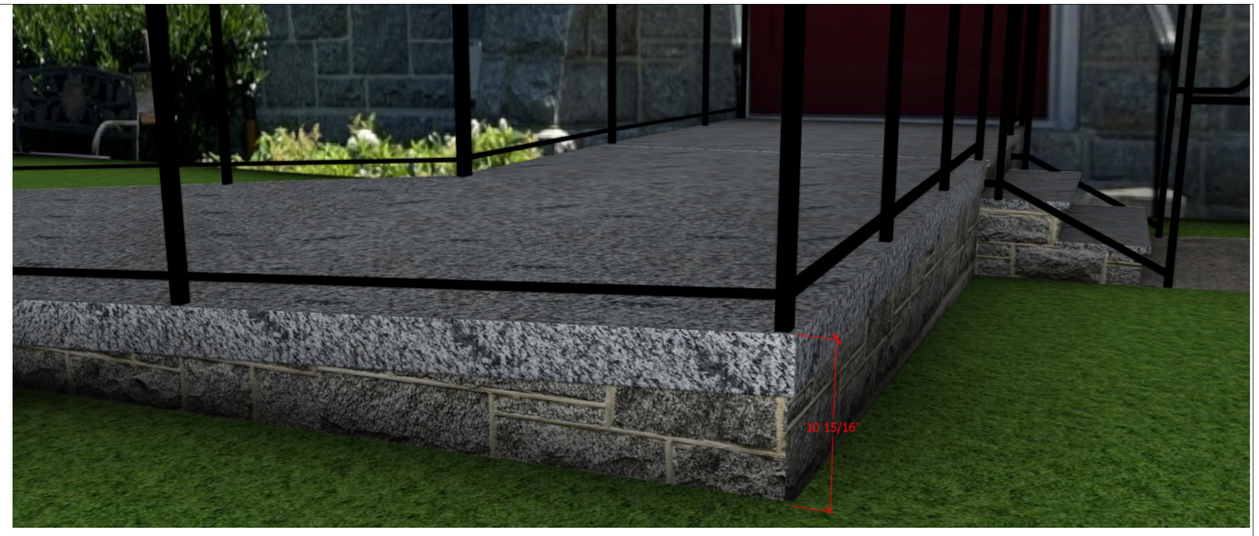
NO SCALE

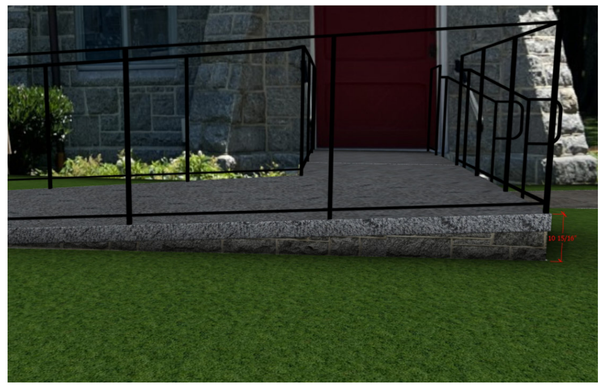
NOTES:

1. CONCRETE STRENGTH: 5000 PSI AT 28 DAYS.
2. REINFORCEMENT: ASTM A-615 GRADE 60.
3. PINS AVAILABLE: #5 REBAR AT 18" LONG.
4. WEIGHT: 240 LBS.


6" – 11 3/4"
A
A
2" DIA. TYP.
PLAN VIEW
1 1/4"
6" – 9 1/4"
1 1/4"
5"
1" TYP.
5







RAUCH inc.
Engineering | Survey | Architecture | Environmental

office: 410.770.9081 | fax: 410.770.3667
email: design@raucheng.com | web: www.raucheng.com
Maryland Office: 106 N. Harrison St - Easton, MD 21601
Virginia Office: 8229 Boone Blvd, Suite 625 - Vienna, VA 22182

Trinity Episcopal Parking Lot Rehabilitation - Ramp & Stair Addition

PROJECT LOCATION: 315 Goldsborough St, Easton, MD 21601

DATE: 7/24/2025

NOTES: N/A

SCALE:

Existing Materials:
Brick sidewalk
Granite Steps
Brick pad
Asphalt Pavement

Proposed Materials:
Asphalt Pavement
Black metal railings
Concrete slab
Concrete sidewalk
Stone to match existing

RESERVED
PARKING
10/08/2019 01:27

RESERVED
PARKING
RESERVED
PARKING
10/08/2019 01:28

STOP
10/08/2019 01:28

10/08/2019 01:28

STOP
RAUCH
(410) 770-9081
RAUCH-INC.COM
4x4
10/08/2019 01:28

10/08/2019 01:29

Talbot Hospice
Child Loss
Memorial Tree
10/08/2019 01:29

ACCESSIBLE
ENTRANCE
10/08/2019 01:30

10/08/2019 01:31

STOP
10/08/2019 01:31

10/08/2019 01:31

RAUCH
10/08/2019 01:32

10/08/2019 01:29

10/08/2019 01:30

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

Historic District Commission Staff Report

Meeting Date: 8/11/2025

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

Property Address: 46 Pennsylvania Avenue (Easton Railroad Station)

Applicant: Town of Easton c/o Trevor Newcomb

Application Number: 2025-1525

Code Enforcement Case: Yes ☐ No ☒

Project Description:

The applicant is proposing the in-kind replacement of the existing cedar shake roof. Once the existing cedar shakes have been removed, new copper flashing will be installed as well as new fire-retardant treated, red cedar shakes. This structure is considered a contributing structure to the Easton Historic District and is listed on the Maryland Inventory of Historic Properties (T-251). A preservation easement was placed on this structure by the Maryland Historic Trust (MHT) in 1994 which requires all exterior alterations to be reviewed and approved by the MHT.

Historic District Guidelines:

Guideline 3. Make Sensitive Replacements

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

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

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

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

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 68. Maintain Historic Roof Shape

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

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

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

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

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

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

Guideline 70. Roof Material

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

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

Recommended Condition(s):

1. The applicant shall obtain approval from the Maryland Historic Trust for the proposed scope of work prior to the issuance of a building permit.

Draft Motions:

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

OR

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

OR

3. I move an alternate motion.

Appendix A: 2012 Easton Historic District Survey Sheet

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

EASTON HISTORIC DISTRICT SURVEY

PROPERTY #: _____

Picture:

TAX ID	ADDRESS	OWNER NAME
2101054686		TOWN OF EASTON

YEAR BUILT	PHYSICAL CONDITION
1920	VERY GOOD

ARCHITECTURAL STYLE	ADDITION(S)
SHINGLE INFLUENCE	NONE APPARENT

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

NOTES

NICELY PRESERVED/RESTORED RAILROAD STATION BUILDING. IMPORTANT ARCHITECTURALLY AND FOR RELATIONSHIP TO EASTON'S DEVELOPMENT. LOCATED SOUTH SIDE OF GOLDSBOROUGH ST BETWEEN PENNSYLVANIA AVE AND EAST AVE

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

Application #:	HD 25 - 71 2025-1525
Date Received:	08/05/2025
Fee Paid:	-
HDC Meeting Date:	08/11/2025
Date Property Posted	08/05/2025

HISTORIC DISTRICT COMMISSION HEARING APPLICATION

APPLICATION TYPE
(PLEASE CIRCLE)

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

Roof

PROPERTY INFORMATION

ADDRESS 14 S. HARRISON ST. EASTON, MD 21601

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

PROPERTY INFORMATION

OWNER NAME Town of Easton
TELEPHONE NO. 410-924-3276 EMAIL tnewcomb@eastonmd.gov

Applicant or Agent

NAME Trevor Newcomb
TELEPHONE NO. 410-924-3276 EMAIL tnewcomb@eastonMD.Gov

Description of Proposal (include additional sheets, as necessary)

Replacement of entire roof w/ Cedar Shakes.
Copper Flashing
Decking replaced as necessary.

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 08-04-25
Printed Name of Applicant or Agent Trevor Newcomb

Application Detail

Application ID	1649467
Submitted	Mar 7, 2025
Status	In progress
Applicant(s)	Trevor Newcomb (tnewcomb@eastonmd.gov)
Organization	Town of Easton 30001284 14 South Harrison Street, Easton, MD, 21601, US
Program and cycle	Historic Preservation Capital Grant FY2025 Historic Preservation Capital Grant
Tags	No tags
Forms	Project Summary Sheet - Requirement

Project Summary Sheet

Please review the following information. If any of the information is incorrect, please make the changes necessary in the corresponding text box, or in the Notes field at the bottom of the page. The information provided in this document will form the basis of your grant agreement. Please be sure to submit the form, even if there are no changes. Any proposed changes to the project scope must be approved by MHT Project Monitors.

Grantee Organization

Town of Easton

Primary Address

14 South Harrison Street Easton, MD 21601

Grantee Project Contact

Records: 2

Is primary:	false
Prefix:	Ms.
First name:	Megan
Last name:	Cook
Contact Role:	Support Contact
Contact title:	

Is primary:	true
Prefix:	Mr.
First name:	Trevor
Last name:	Newcomb
Contact Role:	Primary Contact
Contact title:	

Project Title

Easton Railroad Station

Your MHT Project Monitor

Bill Hersch

Scope of Work

1. Planning and Permitting
Obtain necessary permits and approvals from Easton's Historic District Commission.

2. Site Preparation and Safety Measures
Emplace scaffolding and fall protection systems.
Locate roll-off dumpsters.
Protect surrounding structures, landscaping, and historical elements from debris and damage.
Secure work zones to prevent public access and ensure worker safety.

3. Removal of Existing Roof
Carefully remove the old cedar shingles, minimizing damage to underlying structure.
Dispose of old materials in accordance with environmental regulations.
Inspect the roof decking for rot, insect damage, or structural issues.

4. Repairs and Reinforcements
Replace damaged or deteriorated sections of the roof decking.
Strengthen rafters if structural integrity is compromised.

5. Flashing and Ventilation
Installation of 16 ounce copper step and valley flashing at dormers.
Installation of 16 ounce copper drip edge.
Apply ice/water shield and "cedar breather" underlayment for added ventilation and moisture protection.

6. Installation of New Cedar Roofing
Installation of 5/8" butt tapersawn red cedar shingles.
Install pressure-impregnated and fire-retardant treated cedar shingles to protect from decay and fire exposure and spacing for expansion.
Affix cedar using stainless steel or hot-dipped galvanized ring-shank nails to prevent corrosion and to ensure longevity.
Maintain traditional installation techniques, including layered exposure and staggered seams for proper water runoff.

7. Finishing Touches
Conduct a final inspection to ensure quality and historical accuracy.
Clean the worksite and properly dispose of debris.

8. Documentation and Maintenance Plan
Provide documentation of materials and methods used for future reference.
Establish a maintenance plan to preserve the cedar roof’s longevity, including periodic inspections and treatments.

Project Updates

No answer

Grant Award	**Required Total Match:**
$40,000.00	$40,000.00
Project Start Date:	**Project End Date:**
May 19, 2025	May 18, 2027

Easement and Preservation Requirements / Special Conditions

The Property is subject to an existing Easement/Preservation Agreement satisfactory to MHT. Pursuant to Section 2 of the Terms & Conditions, Grantee must obtain all necessary approvals required under the Easement/Preservation Agreement prior to the commencement of Work. The application for such approval must be submitted to the MHT Easement Program Administrator, Carolyn Nosacek at mht.easements@maryland.gov.

Please list the name, title, and email of the authorized individual from the grantee organization who will be signing the grant agreement.

Authority to Sign:
The individual identified in the "Grant Agreement Signer Name" field must be a representative of the Grantee. The representative warrants, underpenalty of perjury, that they possess the legal authority to sign the grant agreement on behalf of the Grantee. For Grantees that are corporations or organizations, if the undersigned is not the director of the Grantee's board, an elected officer of the Grantee, or an executive director, president, or equivalent position appointed pursuant to the Grantee's bylaws, additional documentation is required to confirm that the representative has authority to bind the Grantee.

**If you are unsure who is legally authorized to sign the grant agreement on behalf of your organization, please reach out to your project monitor (contact information listed above).*

Grant Agreement Signer Name

Trevor Newcomb

Grant Agreement Signer Title

Primary Contact and Project Manager

Grant Agreement Signer Email

tnewcomb@eastonmd.gov

Notes:

No answer

Attachments

Upload

No file uploaded

Town of Easton

14 S. Harrison Street, Easton, Maryland 21601

Megan JM Cook
Mayor

410-822-2525
mcook@eastonmd.gov

February 26, 2025

Mr. Bill Hersch
Capital Grants and Loans Administrator
Maryland Historical Trust
100 Community Place, 3rd Floor Crownsville, MD 21032

Re: Letter of Support for Easton's Historic Train Station Roof Replacement

Dear Mr. Hersch:

I am writing to express my strong support for the Town of Easton's application for funding through the Maryland Historical Trust to assist with the roof replacement of the historic train station located along the *Rails-to-Trails* pathway. This project is of great significance to our community, as it seeks to preserve an essential piece of Easton's history while ensuring the long-term structural integrity of this cherished landmark.

The Easton Historic Train Station is a treasured piece of our town's heritage, reflecting its rich transportation and economic past. The replacement of its aging roof is a critical step in protecting the building from deterioration and ensuring its continued use as a community resource. This project aligns with ongoing efforts to maintain Easton's historic character while promoting sustainable preservation of key sites for public benefit.

The Town of Easton has demonstrated a long-standing commitment to historic preservation and responsible property stewardship, successfully managing past grant-funded projects to revitalize and protect important community assets. This project will ensure that the train station remains a valuable resource for residents and visitors alike.

I wholeheartedly support this grant request and urge your favorable consideration of Easton's application. If you require additional information, please do not hesitate to contact me.

Sincerely,

Megan JM Cook
Mayor

BID PACKAGE

FOR THE

ROOF REPLACEMENT

FOR THE

Town of Easton Railroad Station

46 Pennsylvania Avenue

PROJECT NUMBER 26-24

TOWN OF EASTON
14 SOUTH HARRISON STREET
EASTON, MARYLAND 21601

TOWN OF EASTON PUBLIC NOTICE

INVITATION TO BIDDERS

TITLE: Roof Replacement – 46 Pennsylvania Avenue - The Railroad Station

BID NUMBERS: CF 26-24

DATE: July 29, 2025

Sealed Bids for this project will be accepted by the Town of Easton, 14 S. Harrison St. Easton, Maryland, 21601 until **10:00 a.m. local time on Monday, September 1, 2025** at which time they will be opened and read aloud in the Town's council room.

The Town of Easton is inviting bidders to bid on providing contracting services to include work summarized as the following: Roof replacement and all associated work.

Bid Packages are available upon request at the Town Office at 14 South Harrison Street or via email request to tnewcomb@eastonMD.gov.

Minority business enterprises are encouraged to bid.

The Town of Easton reserves the right to reject any or all bids or to accept any bid, or portions thereof, when in their judgment, the public will be best served.

TOWN OF EASTON PUBLIC NOTICE
BID FORM

TITLE: Roof Replacement – 46 Pennsylvania Avenue - The Railroad Station

BID NUMBERS: CF 26-24

DATE: July 29, 2025

OPENING: 10:00 am local time on Monday, September 1, 2025

BID FORM

Proposal made by: _____

Address: _____

Bidder hereby submits proposal for the above titled project and agrees to enter into a contract within five (5) days following the Town's acceptance of this proposal. Having carefully examined the building, specifications and drawings for the named project and having received clarification on all items of question, the undersigned hereby agrees to furnish all labor, equipment, material, finishes and appliances required for completion of work *generally* described below.

BID ITEM	DESCRIPTION	PRICE
1	**Cedar Roof and Flashing Installation**	
2	**Misc. Contingency**	

If at the time this contracting work is to be awarded the selected bid does not exceed the amount of funds estimated by the Town as available to finance the contracting work, the contracting work shall be awarded. If such bid(s) exceeds such amount, the Town may elect to reject bid(s). The Town reserves the right to select the proposal and any alternates, which in its judgment will best serve the public interest. It is understood that the bid price will be firm for a time period of ninety (90) calendar days from the bid opening date. If the undersigned is notified of the acceptance of this proposal within this time period, they agree to execute a contract for the above stated compensation and to **guarantee the delivery of this contracting work no later than eight weeks from the date of Notice to Proceed** and to commence work within twenty (20) calendar days from the date of contract execution.

Affidavits **I** and **II** are to be submitted by all bidders with this Bid Form.

_____
Contractor Name, Address, Telephone Number

_____
Bidder Name, Address, Telephone Number

_____
Signature

(Federal Employer I.D. Number)	(Date Issued)	(Place Issued)

TOWN OF EASTON PUBLIC NOTICE
AFFIDAVIT I

TITLE: Roof Replacement – 46 Pennsylvania Avenue - The Railroad Station

BID NUMBERS: CF 26-24

DATE: July 29, 2025

NON-COLLUSION CERTIFICATE

COUNTY OF: TALBOT

STATE OF: MARYLAND

Before me, the undersigned, a Notary Public, in and for the County and State aforesaid, personally appeared on this _____ day of _____, 20____ and made oath in due form of law that the Respondent herein, their Agents, servants and/or employees, to the best of their knowledge and belief, have not in any way colluded with anyone for and on behalf of the Respondent, or themselves to obtain information that would give the Respondent an unfair advantage over others, nor have they colluded with anyone for and on behalf of the Respondent, or themselves to gain any favoritism in the award of the Contract herein.

_____
(Notary Public)

_____
(My Commission Expires)

TOWN OF EASTON PUBLIC NOTICE
AFFIDAVIT II

TITLE: Roof Replacement – 46 Pennsylvania Avenue - The Railroad Station

BID NUMBERS: CF 26-24

DATE: July 29, 2025

DISCLOSURE OF INTEREST BY PERSONS DOING BUSINESS WITH THE TOWN OF EASTON

The undersigned does hereby declare that no officer or employee of the Town of Easton, whether elected or appointed has in any manner whatsoever any interest in or has received prior to hereto or will receive subsequent hereto any benefit, monetary or material consideration from the profits or emoluments of this contract, job, work or service for the Town, and that no officer or employee has accepted or received or will receive, directly or indirectly, any part of any fee, commission or other compensation paid or payable by the Town in connection with the contract, job, work, or service for the Town.

I, we, do solemnly declare and affirm under the penalties of perjury that the contents of the foregoing affidavit are true and correct to the best of my, our knowledge, information and belief.

_____
DATE

_____
SIGNATURE

_____
PRINTED NAME AND TITLE

FIRM NAME & ADDRESS _____

_____

_____

TELEPHONE NUMBER _____

EMAIL ADDRESS _____

TOWN OF EASTON PUBLIC NOTICE
CONTRACTOR AND SUBCONTRACTOR LISTING

TITLE: Roof Replacement – 46 Pennsylvania Avenue - The Railroad Station

BID NUMBERS: CF 26-24

DATE: July 29, 2025

CONTRACTOR AND SUBCONTRACTOR LISTING

The following Contractors and Subcontractors will be employed by this contract:

No.	Type of Work	Address/Phone/Fax/Email	MD License	Percentage of Work

List all Contractors and Subcontractors whose percent of work is 2% or greater. Types of work not listed indicate that the Bidder intends to perform the work with their own force. For additional Contractor and Subcontractors, please provide copies of this page, as required.

TOWN OF EASTON PUBLIC NOTICE
BID PACKAGE

TITLE: Roof Replacement – 46 Pennsylvania Avenue - The Railroad Station

BID NUMBERS: CF 26-24

DATE: July 29, 2025

OPENING: 10:00 am local time on Monday, September 1, 2025

BID PACKAGE

1. **SCOPE OF WORK**

Planning and Permitting
- Conduct a historical assessment to determine the original roofing materials and design.
- Obtain necessary permits.

Site Preparation and Safety Measures
- Emplace scaffolding and fall protection systems.
- Protect surrounding structures, landscaping, and historical elements from debris and damage.
- Secure work zones to prevent public access and ensure worker safety.

Removal of Existing Roof
- Carefully remove the old cedar shingles, minimizing damage to the underlying structure.
- Dispose of old materials in accordance with environmental regulations.
- Inspect the roof decking for rot, insect damage, or structural issues.

Repairs and Reinforcements
- Replace damaged or deteriorated sections of the roof decking.
- Strengthen rafters if structural integrity is compromised.

Flashing and Ventilation
- Installation of 16-ounce copper step and valley flashing at dormers.
- Installation of 16-ounce copper drip edge.
- Apply ice/water shield and "cedar breather" underlayment for added ventilation and moisture protection.

Installation of New Cedar Roofing
- Installation of 5/8" butt taper sawn red cedar shingles.
- Install pressure-impregnated and fire-retardant treated cedar shingles to protect from decay and fire exposure and spacing for expansion.
- Affix cedar using stainless steel or hot-dipped galvanized ring-shank nails to prevent corrosion and to ensure longevity.
- Maintain traditional installation techniques, including layered exposure and staggered seams for proper water runoff.

Finishing Touches
- Conduct a final inspection to ensure quality and historical accuracy.
- Clean the worksite and properly dispose of debris.
- Prices to include all permits (no-charge), staging, material removal and disposal, new

materials and hardware, labor, project cleanup, warrantee inspection and certification.

2. INSTRUCTIONS, FORMS AND SPECIFICATIONS

Instructions, forms and specifications may be obtained in person or by mail from the Director of Buildings and Facilities for the Town of Easton, 14 S. Harrison St. Easton, Md. 21601

2.1. All proposals are to be submitted on and in accordance with bid forms for this purpose, which are attached hereto. Proposals shall be addressed to the Director of Buildings and Facilities, 14 S. Harrison St. Easton, Maryland 21601 and shall be mailed or hand delivered at any time before the scheduled opening. Hand delivery of proposals, prior to the scheduled opening, shall be labeled C/O Director of Buildings and Facilities and be received by the Administrative Receptionists at the stated address during normal business hours (8:30 a.m. to 4:00 p.m.).

2.2. All proposals shall be submitted in sealed, plainly-marked envelopes supplied by respondent. Envelopes shall clearly state Project Title, Bid Date and Time and Name of Respondent.

2.3. Each proposal shall be accompanied by a notarized Non-collusion Oath (Affidavit I) executed by the respondent, or in case the respondent is a corporation, by a duly authorized representative of said corporation.

2.4. Each proposal shall be accompanied by a Disclosure of Interest by Persons Doing Business with the Town of Easton (Affidavit II) executed by the respondent, or in case the respondent is a corporation, by a duly authorized representative of said corporation.

2.5. Additional information or clarifications of any of the instructions or information contained herein may be obtained from the Town of Easton's Director of Buildings and Facilities.

2.6. Any respondent finding any discrepancy in, or omission from the specifications, in doubt as to their meaning, or feeling that the specifications are discriminatory, shall notify the Director of Buildings and Facilities in writing immediately, but not later than five (5) days prior to the scheduled opening of proposals. Exceptions, as taken, in no way obligate the Town to change the specifications. The Town of Easton Director of Buildings and Facilities shall notify all respondents in writing by addendum duly issued, or any interpretations made of specifications or instructions.

2.7. The Town assumes no responsibility for oral instructions or suggestion. All official correspondence in regard to the specifications shall be directed to and shall be issued by the Town of Easton Director of Buildings and Facilities or their assignee.

2.8. Any changes deemed necessary for the completion of the project shall be outlined within a *Change Order* submitted by the General Contractor for review and approval by the Town of Easton Director of Buildings and Facilities. No changes shall be deemed approved until such time a written approval/response are received form the Town of Easton Director of Buildings and Faculties.

3. TOWN OF EASTON CONTRACTOR EVALUATION AND SELECTION PROCESS

The Town of Easton shall review the qualifications of respondents and shall uniformly evaluate them. An objective process shall evaluate qualifications. Said process may include the appointment of a review committee, which, to the extent practicable, should include persons with appropriate skills. Criteria to be considered in the evaluation of respondents for submission of proposals should include:

2.1 Specialized experience and professional competence.

3.1.1. Past record of performance on contracts with the Town of Easton or with other entities.

3.1.2. Capacity of the respondent to perform the work.

3.1.3. Avoidance of personal and organizational conflicts of interests prohibited under State and local law.

3.2. Information obtained in these evaluations shall be treated as confidential except when Federal, State or local law requires disclosure.

3.3. At no time during the entire procurement process shall information, which would provide an unfair competitive advantage, be conveyed to any candidate.

3.4. The Town's evaluation must be made solely on the basis of the technical and other evaluation criteria stated in the solicitation. These evaluating factors should include, as appropriate, the following factors:

3.4.1. Presentation of a Bid Bond, Letter of Credit or Certified Check in an amount equal to ten percent (10%) of the bid / proposal.

3.4.2. Alternatively, an Agreement to Bond, (Surety's Consent or Consent of Surety) may be submitted with the bid.

3.4.3. The quality of the work (or items) to satisfy minimum project needs;

3.4.4. Prices quoted, and consideration of other prices for the same or similar items or work;

3.4.5. The business reputations, capabilities, responsibilities and past performance of the respective persons or firms who submitted proposals;

3.4.6. Delivery requirements;

3.4.7. Capacity to perform work within required time limits;

3.4.8. Requirements for the avoidance of personal and organizational conflicts of interest.

4. AWARD OF CONTRACTS

4.1. The Town of Easton shall award all contracts in accordance with recommendations of the Director of Buildings and Facilities and the review committee (if deemed necessary) pursuant to the review process described above.

4.2. Any other considerations for the award will be stated on the specifications and proposal.

4.3. The Town of Easton intends, but is not limited to, awarding contract to the lowest responsible bidder. The Town reserves the right to reject any and all bids or portions thereof, when in their reasoned judgment the general public will be better served thereby.

5. RESERVATIONS

5.1. The Town of Easton reserves the right to reject any or all Proposals or portions thereof, when in their reasoned judgment, the public interest will be served thereby.

5.2. The Director of Buildings and Facilities may waive formalities or technicalities in proposals as the interest of the Town of Easton may require.

5.3. The Director of Buildings and Facilities may waive differences in specifications, provided these differences do not violate the specification intent nor materially affect the operation for which the item or items are being purchased, nor increase maintenance and repair cost to the Town.

6. **DISPUTES**

In cases of disputes as to whether or not an item or service quoted or delivered meets specifications, the decision of the Director of Buildings and Facilities or authorized representatives, shall be final and binding to both parties.

7. **AUTHORITY**

Instructions, specifications, and proposals are issued, and all bids, quotations, orders and purchases are made pursuant and subject to the authority of the Town of Easton.

8. **EXCEPTION**

The submission of a proposal shall be considered an agreement to all the terms, conditions, and specifications provided herein and in the various proposal documents unless specifically noted otherwise in the proposal.

9. **PRICING**

Prices quoted on the Bid Form shall remain firm for the duration of contract period and shall not be subject to escalation.

10. **PROPOSAL GUARANTY: BID BOND or AGREEMENT TO BOND**

Concurrent with submission of all project bid / proposals in excess of $50,000, the potential contractor shall submit to the Town a Bid Bond, Letter of Credit or Certified Check in an amount equal to ten percent (10%) of the bid / proposal as security for the guarantee that the bidder will perform the work, if selected.

Alternatively, an Agreement to Bond, (Surety's Consent or Consent of Surety) may be submitted with the bid.

11. **CONTRACT SECURITY (PERFORMANCE AND PAYMENT BOND)**

Concurrent with execution of all contracts in excess of $100,000, the selected bidder shall submit to the Town a Performance and Payment Bond, Letter of Credit or Certified Check in an amount at least equal to one hundred percent (100%) of the accepted bid as security for the faithful performance of the contract.

11.1. The sureties of all bonds, letters of credit or certified checks shall be from such surety company or companies approved by the Town of Easton and authorized to transact business in the State of Maryland. The Town of Easton shall approve the security prior to execution of the contract.

12. **INDEMNIFICATION**

The Contractor shall indemnify and hold harmless the Town of Easton and its officials, employees and agents from and against any and all liabilities, judgments, settlements, losses, costs or charges (including attorney's fees) incurred by the Town or any of its officials, employees or agents as a result of any claim, demand, action or suit relating to any bodily injury (including death), loss or property damage caused by, arising out of, related to or associated with any act, omission or default of the Contractor, its employees or subcontractors, in the performance of or in connection with, any work required, contemplated or performed under the contract.

13. **CONTRACTOR'S LIABILITY**

The Contractor shall obtain and continue in force, during the term of the contract, all insurance specified below. Each insurance policy shall not be canceled or changed without sixty (60) days prior written notice by registered mail, given by the insurance carrier to the Town of Easton.

13.1. The Contractor shall deposit with the Town of Easton certificates evidencing the insurance it is to provide as follows:

13.1.1. Worker's Compensation and Occupational Disease Disability Insurance as required by the laws of the State of Maryland.

13.1.2. Employer's liability insurance in the amount of $1,000,000 for each accident.

13.1.3. Comprehensive automobile liability insurance for vehicles furnished by the Contractor with a combined single limit of $1,000,000 for each occurrence.

13.1.4. Comprehensive general liability insurance with a limit of $2,000,000 annual aggregate and $1,000,000 per occurrence.

13.2. The Contractor shall cause the aforesaid insurance policies to be duly and properly endorsed by insurance underwriters as follows:

13.3. To provide that Town of Easton is endorsed as an additional insured to the Contractor on liability coverage for work performed by the Contractor.

13.4. To provide that said insurance shall be primary in all instances with respect to work performed by the Contractor for the Town of Easton.

13.5. To provide contractual liability coverage for liability assumed under the terms of the contract.

13.6. To provide sixty (60) days' prior written notice of cancellation or change in coverage.

14. **NOTICE OF AWARD**

A *Notice of Award* shall be given to the selected Contractor by the Town of Easton upon selection of the contractor to be awarded the project(s).

15. **NOTICE TO PROCEED**

A *Notice to Proceed* shall be given to the selected Contractor by the Town of Easton upon execution of a contract and the filing of proper insurance certificates and performance bonding with the Town of Easton.

16. **GUARANTEE**

Construction shall be guaranteed from defects in construction for twenty-four (24) months and Materials shall be guaranteed from defects in construction for thirty-six (36) months from the date the building project is complete and Certificate of Occupancy delivered.

17. **TIME FOR COMPLETION**

17.1. **The Contractor shall guarantee the delivery of this contracting work no later than six weeks from the date of Notice to Proceed.**

17.2. Contract enforcement shall commence immediately upon execution of a written Work Performance Agreement and Notice to Proceed and shall cover a maximum period of one

hundred eighty (180) calendar days.

17.3. The Contractor will proceed with the work at such rate of progress to insure full completion within the contract time. It is expressly understood and agreed, by and between the Contractor and the Town of Easton, that the contract time for the completion of the work described herein is a reasonable time, taking into consideration the average climatic and economic conditions and other factors prevailing in the locality of the work.

17.4. The Town reserves the right to terminate the contract upon seven (7) days' notice in writing, if in the opinion of the Town, the work performed under the contract is not satisfactory and/or Town funds become unavailable. The Contractor shall be paid for their services for the amount of work done to this point according to the Bid Schedule.

18. **INCOMPLETE WORK**

If the Contractor fails to meet any portion of these specifications, or fails to complete any portion of the work required herein, the completed work shall become sole property of the Town of Easton and the Contractor shall not receive compensation until the work is completed or repaired and accepted by the Town. The Town of Easton shall utilize funds available through the Performance Bond to complete any incomplete or unacceptable work.

19. **METHOD OF PAYMENT**

19.1. Payments to the Contractor shall be made on a monthly basis. The Contractor shall submit to the Town of Easton a partial payment estimates (not more often than once a month) completed and signed by the Contractor covering the work performed during the period covered by the partial payment estimate and supported by such data. The Town of Easton will pay the Contractor within thirty (30) days of presentation of the approved partial payment estimate. In approving such partial payments, the Town reserves the right to retain up to ten percent (10%) of the amount due until the Contractor delivers to the Town of Easton a complete release of all liens arising out of this contract.

19.2. All work required for a complete and functional facility is to be paid for under the unit price items listed in the proposal. The absence for the proposal of bid items for any specific category of work shall be interpreted as meaning that the cost of such work, accomplished as defined by the plans and specifications, shall be included in the prices bid for related items, which are listed in the proposal.

19.3. Unit price(s) indicated on the proposal (if any) shall be applied in computing the value of changes, additions, deletions and substitutions that may be made in the work following the Award of Contract. Each unit price shall include all work, materials and incidentals necessary to complete the item(s).

20. **SCHEDULING NOTIFICATION**

The Contractor shall notify the Town of Easton at least forty-eight (48) hours prior to start of construction. They shall also provide the Town with an estimated schedule for the project.

21. **PERMITS**

Permits are the responsibility of the Contractor and the Contractor shall adhere to the terms of the various permits issued to them for this project. It shall be the responsibility of the Contractor to obtain the necessary permits. **There will be no fees associated with the permits for this Town-sponsored project.**

22. **INSPECTION**

22.1. All work, which is the responsibility of the Contractor, shall be subject to inspection during and upon completion by the Town of Easton.

22.2. Failure of the Town to note faulty workmanship or discrepancies during installation shall not relieve the contractor of the responsibility for proper correction.

22.3. Any and all changes or repairs, which are required as result of inspection, shall be accomplished at no additional cost to the Town.

23. **PUBLIC CONVENIENCE AND SAFETY**

The Contractor shall at all times conduct the work in such a manner as to insure the least practicable obstruction to normal activities at the work site. The convenience and service of the general public and of the improvements shall be provided for in an adequate and satisfactory manner. Material stored along the improvements shall be placed so as to cause as little obstruction to the general public as possible. Additionally, Contractor shall maintain an orderly work environment and safeguard the public against hazards.

24. **DUST AND NOISE CONTROL**

The Contractor shall be required, at their own expense, to control dust and noise and provide protection measures during the entire duration of the Contract**.**

25. **PROTECTION OF PROPERTY**

24.1. The Contractor shall provide adequate protection of the work and adjoining areas at all times.

24.2. Any damage outside the limits of work shall be repaired or replaced to a condition of equal or better than existing, by the Contractor, subject to approval by the Town of Easton Director of Buildings and Facilities.

24.3. The contractor shall, at their own expense, sustain in their places and protect from direct or indirect injury, all pipes, poles, utilities, walls, buildings, and other structures or property in the vicinity of their work, whether above or below ground, or that may appear in the excavation. They shall at all times have a sufficient quantity of timber and planks, chains, ropes, etc., at the work site and shall use them as necessary for sheeting excavations and for sustaining or supporting any structures that are uncovered, undermined, endangered, threatened or weakened. The Contractor shall take all risks attending the presence or proximity of pipes, poles, walls, buildings and other structures and property of every kind and description in the vicinity of the work, whether above or below the surface of the ground and they shall be responsible for all damage and assume all expense for direct or indirect injury, caused by their work, to any of them or to any person or property by reason of injury to them, whether such structures are or are not shown on the drawings.

25. **DISPOSAL OF DEBRIS**

25.1. All debris created during the Contractor's work shall be removed from the premises by the Contractor and shall become the property of the Contractor unless otherwise shown. The Town of Easton assumes no responsibility for reuse of materials. The off-site disposal of demolition debris shall be performed by the Contractor and shall be transported only to the Mid-shore Regional Landfill, Dependable Recycling or a regulated recycling facility. Documentation of disposal and or recycling may be requested by the Town of Easton for verification of disposal of debris. Failure by the Contractor to properly dispose of material may result in non-payment by

the Town of Easton for all services performed by the Contractor under this contract.

26. GENERAL SPECIFICATIONS

26.1. The work to be done under this contract includes, but is not limited to, furnishing all labor, materials, tools, equipment, superintendence, transportation and performing all work in strict accordance with the specifications and drawings provided.

26.2. The work shall be done under contract with the Town of Easton Council and supervision by the Town of Easton Director of Buildings and Facilities. The contractor shall assume all responsibility for the project and construction site until final acceptance by the Director of Buildings and Facilities or their assignee.

26.3. The work shall be complete in all its parts and ready for use in the time specified and in strict accordance with the terms and conditions of the contract. Any deviation shall be subject to the approval of the Town of Easton Director of Buildings and Facilities or their assignee.

26.4. The contractor, before submitting a proposal for this project, shall visit the construction site and thoroughly familiarize himself/herself with all existing conditions above and below ground. The contractor shall be prepared to execute a finished project in every way without any extra charge, unless specifically provided for within the contract or otherwise mutually negotiated.

26.5. The contractor shall satisfy them self as to the accuracy and completeness of these specifications and drawings regarding the nature and extent of all work described. Should there be any discrepancies between drawings, and/or field conditions after bidding and prior to the beginning of work, the contractor shall bring such discrepancies to the attention of the Town of Easton Director of Buildings and Facilities.

26.6. The contractor shall take all necessary precautions and measures to protect all properties from damage. They shall repair all damages caused by their operations to all public and private property including but not limited to roads, aprons, walks, curbs, utilities, trees, shrubs, plantings, etc., and leave property in good condition and/or at least equivalent to the condition found.

26.7. The work under this contract shall include all necessary temporary items required for good, safe, and sanitary construction practice and administration of the project. These requirements are subject to the approval of the Town of Easton Director of Buildings and Facilities or their assignee.

26.8. The contractor shall provide and maintain in a neat and sanitary condition such accommodations for the use of their employees as may be necessary to comply with the requirements and regulations of the State of Maryland, Town of Easton, and Talbot County Health Department or other authorities having jurisdictions.

26.9. The contractor shall notify "Miss Utility or Delmarva" (1-800-441-8355) at least forty-eight hours prior to any excavation and shall also notify any other utility owner which is suspected of having underground lines in the work area and which utility owner does not participate in the "Miss Utility" organization. Any damage to underground utility and related cost of repair is the responsibility of the contractor.

26.10. The Contractor shall determine the specific locations of all utilities, above and below ground, and shall take whatever precautions are necessary to prevent damage to them during construction. If any area is damaged due to construction activities, the Contractor shall make all necessary repairs at their own expense.

26.11. The Contractor will be required to restore any area and/or utilities disturbed during construction, prior to the completion of the project, to a condition equal to or better than existing at the time of award of contract.

26.12. The Contractor shall be fully and solely responsible for the protection of the public from any construction activities or unfinished work areas. The Contractor shall erect barricades and post warning signs, as necessary, indicating that the construction area is restricted to construction personnel only.

26.13. The Contractor shall perform all construction work during daylight hours. Additionally, the Contractor shall make every effort reasonably possible to minimize interference with the use and enjoyment of the adjacent residential properties.

Town of Easton
P.B.&W Railroad Station
Roof Replacement

Historic Preservation Capital Grant Application Photographs

Town of Easton's P.B.&W. Railroad Station
Northern Façade

Town of Easton’s P.B.&W. Railroad Station
Southern Façade

Town of Easton’s P.B.&W. Railroad Station
Eastern Façade

Town of Easton’s P.B.&W. Railroad Station
Western Façade

Example of Roof Support and Rafters of the Southwest Corner of the Station

Example of Hip Ridge Condition of the Southwest Corner of the Station

Example of Hip Rafters, Jack Rafters, and Tongue and Groove Roof Decking, Northwest Corner

Jack Rafters and Overhang Beam Projections and Support

Dormer Located on Eastern Roof Face

Dormer Located on Western Roof Face, Exposed Copper Valley Flashing and Chimney with Exposed Flashing

PRR STATION, EASTON, MD.
NORTHWEST ELEVATION
28 OCTOBER 1993

PRR STATION, EASTON, MD.
SOUTHEAST ELEVATION
28 OCTOBER 1993

PRR STATION, EASTON, MD.
SOUTH ELEVATION
28 OCTOBER 1993

PRR STATION, EASTON, MD.
EAST ELEVATION
3 OCTOBER 1994

EASTON
THIS
RESTORATION
PROJECT
HAS BEEN
SUPPORTED BY
PRESERVATION
MARYLAND

EASTON

PRR STATION, EASTON, MD.
NORTH ELEVATION
3 OCTOBER 1994

PRR STATION, EASTON, MD.
SOUTH ELEVATION,
3 OCTOBER 1994

PRR STATION, EASTON, MD.

WEST ELEVATION

3 OCTOBER 1994

ARCHITECTURAL GUIDE SPECIFICATIONS

The following are parts of a guide specification for incorporation into architectural specifications. Complete details, specifications and descriptive text for the installation of copper roofs, gutters, flashings, etc., are contained in the Revere manual *Copper & Common Sense*.

General

QUALITY ASSURANCE

Unless otherwise shown or specified, comply with applicable recommendations and details in *Copper & Common* Sense by Revere Copper Products, Inc.

Products

Material Data

Physical Properties

Atomic wt.	63.54
Specific gravity	8.89 to 8.94
Density	.0322lb./cu.in.
Coefficient of thermal expansion	0.0000098

Thickness	Theoretical	Minimum	Wt/Sq. Ft
16 oz.	0.0216"	0.0204"	1.00 lb.
20 oz.	0.0270"	0.0258"	1.25 lb.
24 oz.	0.0323"	0.0308"	1.50 lb.
32 oz.	0.0431"	0.0411"	2.00 lb.

Mechanical properties	Temper designation			
	Soft	Cold-rolled		
	060	H00	H01	H02
Tensile strength	30-38	32-40	34-42	37-46
Yield strength	-	20	28	30
Elongation	45%	30%	25%	10%
Rockwell F Scale	65	54-82	60-84	77-89

MATERIALS

A. Copper- Select copper or coppers as required for aesthetics.

1. **Standard sheet copper**: cold rolled ounce weight (12-ounce, 16-ounce, 20-ounce, and/ or 32-ounce as noted on drawings) copper sheet complying with ASTM B370. Unless otherwise noted, temper shall be H00.

2. **ContinentalBronze**: Our pre-aged copper is shipped with a natural brown/ bronze copper oxide finish. This material has no chemicals on the surface and will patina over time, in most environments the copper surface will eventually weather to a green patina.

3. Tin-zinc alloy coated copper: cold rolled ounce weight (12-ounce, 16-ounce, and 20-ounce as noted on drawings) copper coated both sides with tin-zinc alloy. Base copper sheet or coil shall comply with ASTM B370. Finish and appearance shall be that of Revere **FreedomGray™**.

4. Pan-forming copper: cold rolled ounce weight (12-ounce, 16-ounce and/ or 20-ounce as noted on drawings) copper in coil complying with ASTM B370 and manufactured in accordance with specifications for Revere **Ultrapan™.**

5. Textured copper: Solid copper having a designated minimum copper content of 99.5% or higher, in thickness ranging from .008" to .135", as specified on drawings. Finish and appearance shall be that of **Liberty Collection™ Rigidized©** textured copper.

6. Copper composite panel: Thermoplastic core coated both sides with lightweight copper sheet, with a protective film on exterior skin. Total thickness shall be 4mm or 6mm as specified on drawings. Finish and appearance shall be that of Revere **Alpolic Composite Panel™.**

B. Solder- shall conform to ASTM B32. For **FreedomGray** tin/zinc alloy coated copper- Pure tin or lead-free, high-tin solders such as Number 497 by Johnson Manufacturing.

C. Fasteners- for plain copper, **Continental Bronze** and **FreedomGray** tin/zinc alloy coated copper shall be copper, copper alloy or non-magnetic, series 300 stainless steel.

Execution

STORAGE AND COORDINATION

A. Store all architectural copper sheet and coils (plain/bare, Continental Bronze, and /or FreedomGray) off the ground in an enclosed structure so as to maintain dry conditions and exclude condensation. Do not store on bare ground under tarp.

B. Handle sheets and formed shapes in a manner to reduce scratches.

Note: The use of gloves may minimize fingerprints during initial weathering. Fingerprints fade and disappear with addition weathering. However, in arid locations they may persist for an extended period.

INSTALLATION

A. Except as otherwise shown or specified, comply with Revere Copper Products, Inc. recommendations and instructions as published in *Copper & Common Sense* and published Revere literature.

B. Separate and protect dissimilar metals as recommended by manufacturers of dissimilar metals (other than copper).

C. Solder plain/bare copper or FreedomGray in accordance with instructions published by Revere Copper Products, Inc.

Note: *Prior to soldering plain/bare copper, ContinentalBronze or FreedomGray, areas to be soldered must be mechanically cleaned to produce a bright, unoxidized surface. Plain/bare copper and* ***ContinentalBronze*** *should be pre-tinned before soldering. It is not necessary to remove the tin-zinc alloy coating from the* ***FreedomGray****.*

CLEANING

Do **not** chemically or abrasively clean plain/bare copper, **ContinentalBronze** and/or **FreedomGray**. If necessary, construction dirt may be washed from copper with clean, fresh water only. Do **not** use soaps, detergents or other cleaning agents.

PROTECTION

Protect plain/bare copper, **ContinentalBronze** and/or **FreedomGray** from oils, greases, masonry cleaning compounds, iron and steel fines and fasteners, and other construction materials that may stain or discolor copper surface. To minimize condensation or water stains, at the end of each workday, remove tarps or other protections placed on copper. Manufacturing representatives are available for assistance or on-site meetings.

Refer to current manufacturer's SDS for safety and handling information.

Revere Copper Products, Inc.
One Revere Park, Rome, NY 13440-5561
For technical assistance:
1-800-448-1776 ext. 2554
www.reverecopper.com
email:archcopper@reverecopper.com

Revere Liberty Collection, FreedomGray, ContinentalBronze, Ultrapan and Revere Classic Copper are trademarks of Revere Copper Products, Inc.

Alpolic Composite Panel is a trademark of Mitsubishi Chemical America. Rigidized is a registered trademark of Rigidized Metals Corporation. ZT/TZ alloy is a trademark of Revere Copper Products, Inc.

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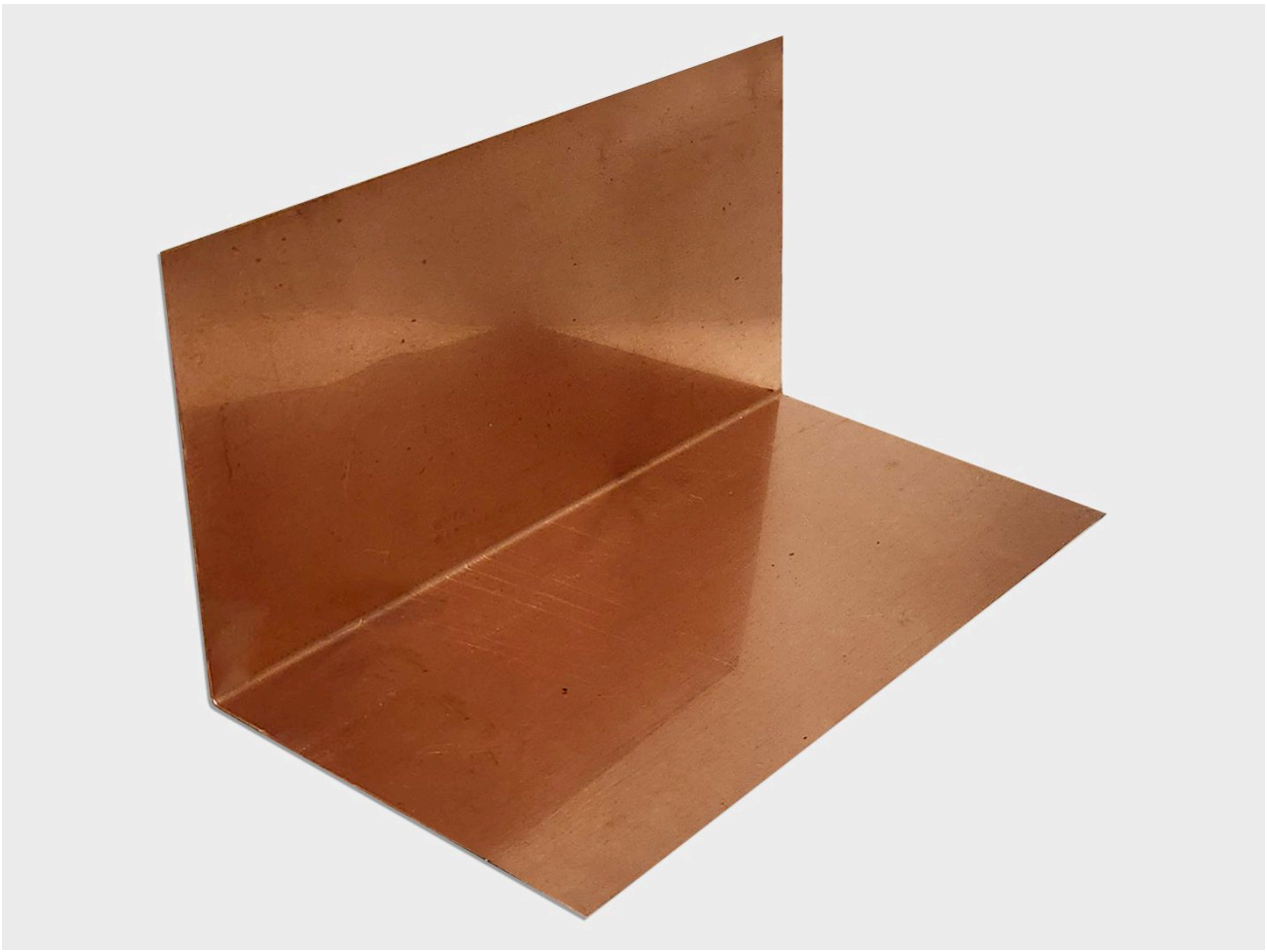


Copper Step Flashing (100 pcs.)

☆☆☆☆☆ Write review

Store / Edge Metal & Flashings / Sheet and Coil

SKU SFBC057

$245.75

* Discounted pricing available for quantities of 10 or more

PayPal Buy now, pay later. Learn mc

1 - Size

12 oz. PRE BENT 5" x 7" (2.5" x 2.5" ⌄

Quantity: 1

Add to Cart

Save more! Prices are updated in the cart		
Quantity	Price per item	Discount
~~10~~	~~$210.00~~	~~15% off~~
20	$205.00	17% off
30	$200.00	19% off

Save this product for later

Favorite

Share this product with your friends

Share Share Pin it

Product Details

Copper Step Flashing

Available in 12 oz. and 16 oz. Copper (made to order).

K&M's step flashing for roof and chimney is offered in a few standard sizes ion both 12 oz. and 16 oz. copper. The 16 oz. variant is made to order.
For quotes on different sizes, please send us an email.

Specifications - 12 oz. copper pre made

- Flat: 5" x 7"
- Pre Bent: 5" x 7" (2.5" x 2.5" x 7")
- Flat: 6" x 8"
- Flat: 7" x 10"
- Flat: 8" x 10"

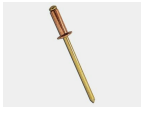
Specifications - 16 oz. made to order (email for pricing)

- Flat: 6" x 8"
- Flat: 8" x 10"
- Pre Bent: 6" x 8" (3" x 3" x 8")
- Pre Bent: 8" x 10" (4" x 4" x 10")

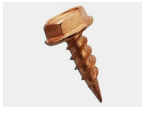
You may also like

Malco Economy Riveter

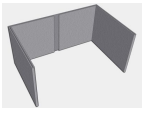
3 reviews



1/8" Copper Blind Pop Rivets with Brass Mandrel



Copper Plated 1/2" Stainless Steel Zip Screws



Hidden Mount Lead Coated Copper Downspout Strap

CERTI-SAWN - TAPERSAWN CEDAR SHAKES

- STANDARD GRADE - Thickness cannot be less than 3/4 inch at the butt and not less than 3/8 inch at the exposure line.

  - *No. 3 Grade Tapersawn shake (Non UBC Conforming)*
  - *Thickness cannot be less than 1/2 inch.*

Width

No. 1 Grade and Premium Grade Tapersawn shakes

- The minimum width shall be 4 inches with a minus tolerance down to 3-1/2 inches in up to 5% of the bundle.
- Edges must be parallel. The width measured at the tip must not differ from the width measured at the butt by more than 5/8 inch.
- STANDARD GRADE - The maximum width for Standard Grade Tapersawn shakes is 8 inches

No. 2 Grade and (*No. 3 Grade*) Tapersawn shakes.

- The minimum width shall be 4 inches with a minus tolerance down to 3 inches in up to 10% of the bundle.

Part Five - Tapersawn Shake Packing

- Total inches of "on-grade" shakes per bundle must be greater than 268 inches if packing 5 bundles.
- Normal pack for 24-inch Tapersawn shakes is 9/9 pack in an 18-inch frame - for 18-inch Tapersawn, 12/12 pack in an 18-inch frame.
- No excessive wide openings in packed rows.
- Joints or spaces between shakes, in adjoining rows; should be broken by placing a shake completely over them.
- No overlapping of shakes in the same course or row.
- Shakes are to be packed to the outside edges of the packing frame.
- Each bundle must be identified with a Certi-Sawn or mill grade label according to the proper grade of the shakes.
- The label must be placed under the bandstick or band on the width of the bundle.
- Each pallet must have a packer identification mark. (Pallet Tag)

The CSSB-97 Grading Rules are the grading rules accepted by the International Code Council ("ICC") which publishes the IBC and IRC building codes. These codes are applicable to all cedar shake and shingle products sold in the United States.

Cedar shake and shingle products sold in Canada must meet the CSA 0118.1 Standard.

The Cedar Shake & Shingle Bureau requires that its members' products meet the applicable standards. Do yours?

Contact the Cedar Shake & Shingle Bureau for application instructions.

REVISED:11/2/2006

GUIDE TO CSSB-97 GRADING RULES

CONFORMS TO UBC 15-3, CSA 0118.1-97, CSSB-97

CERTI-SAWN™ - Tapersawn cedar shakes

TAPERSAWN SHAKE CHART		24 INCH			18 INCH		
		No. 1	No. 2	No. 3	No. 1	No. 2	No. 3
WOOD	Clear area	All	12"		All	9"	
	Sapwood	1/8"	1"	Yes	1/8"	1"	Yes
	Flat Grain-No. 1	20%	Yes	Yes	20%	Yes	Yes
	PREMIUM	No	-	-	No	-	-
	STANDARD	Yes			Yes		
	Checks & Feathers	down to 22"	down to 22"	down to 22"	down to 17"		
	Defects - Size	No	1-1/2"		No	1-1/2"	
	Total	No	1/2" width		No	1/2" width	
LENGTHS:	Maximum	27"	none	none	20"	none	none
	Minimum	22"	22"	22"	17"	16"	15"
	Off Parallel	5/8"	5/8"	5/8"	5/8"	5/8"	5/8"
WIDTH:	No. 1 Maximum	none	none	none	none	none	none
	Standard Maximum	8"	none	none	8"	none	none
	Minimum	4"	4"	4"	4"	4"	4"
	Under Size %	5%	10%	None	5%	10%	None
	Minimum	3-1/2"	3"	3"	3-1/2"	3"	3"
	Off Parallel	5/8"	5/8"	5/8"	5/8"	5/8"	5/8"
THICKNESS:	3/4" Minimum	3/4"	3/4"	1/2"	3/4"	3/4"	1/2"
	Under Size %	10%	10%	No	10%	10%	No
	Minimum	1/16"	1/16"	No	1/16"	1/16"	No
	5/8" Minimum	5/8"	5/8"	1/2"	5/8"	5/8"	1/2"
	Under Size %	10%	10%	No	10%	10%	No
	Minimum	1/16"	1/16"	No	1/16"	1/16"	No
COVERAGE 100 sq. ft.	24" shake, 9/9 pack, 18" frame, 5 bundles /sq. - 268 inches 18" shake, 12/12 pack, 18" frame, 5 bundles/sq. - 357 inches						

Cedar Shake & Shingle Bureau

Canadian Address:
#2-7101 Horne Street
Mission, BC V2V 7A2

US Mailing Address:
PO Box 1178
Sumas, WA 98295-1178

Phone: 604-820-7700 Fax: 604-820-0266
www.cedarbureau.org

Part One - Tapersawn Shake Description
Tapersawn shakes are tapered pieces with faces on both sides and are produced by sawing blocks in a shingle machine and then trimming the edges.

Part Two - Tapersawn Shake Definitions

- Butt - the thick end of the shake.
- Check - any split or separation of the wood. For 24-inch shakes, checks are allowed down to 22 inches. For 18-inch shakes, checks are allowed down to 17 inches. Sun/Butt checks are permitted, in from the butt, up to 3/8 inch.
- Course - the horizontal layers or rows of shakes in a bundle.
- Crimps - the collapse of the wood cells giving a caved-in appearance.
- Decay - rot, decomposing wood.
- Exposure - the portion of the shake that when on a roof is exposed to the weather.
- Exposure line - the line created by the next row of shakes when properly laid on a roof. 10 inches from the butt for 24-inch shakes and 7-1/2 inches from the butt for 18 inch shakes.
- Feather Tip, Shim - An uneven feather like tip where the saw has come out the side of the shake blank before cutting all the way to the end. For 24-inch shakes feather tips are allowed down to 22 inches and for 18-inch shakes feather tips are allowed down to 17 inches.
- Grain - is the direction of the fibers in the wood.
- Cross Grain - the grain runs from the front of the shake to the back - within 3 inches of the length of the shake, in the area 6 inches up from the butt.
- Diagonal Grain - the grain does not run parallel to the edges of the shake. It is a defect if it slants off more than 2 inches side ways in 12 inches of length.
- Edge Grain - the wood is split or Sawn at right angles to the annual rings or growth rings.
- Flat Grain - the wood is cut with the growth rings - up to 20% Flat grain shakes may be included in any bundle except for Premium Grade bundles must be all edge grain.
- Torn Grain - the fuzzy or whiskered appearance in the face of the shake usually caused by a dull saw.
- Knot - a piece of a branch or limb embedded in the shake. Knots are not allowed in #1 shakes.
- Pack - refers to the number of courses or rows of shakes packed at each end of a bundle. Normally 9/9 pack for 5 bundle per square shakes packed in an 18-inch frame.
- Sapwood - the light colored wood between the bark and the heartwood. 1/8 inch of sapwood is permitted on one edge of the shake.
- Square of Shakes - usually five bundles of shakes providing enough shakes to cover 100 square feet on a roof.
- Tip - the thin end of the shake.
- Worm/Toredo hole - a hole or passage burrowed in the shake by a worm or insect. None are allowed.

Part Three - Tapersawn Shakes Quality Standards
Premium Grade and No. 1 Grade Tapersawn

- 100% Clear Wood - No knots, wormholes, decay or crimp is permitted.
- Graded from the best face.
- All heartwood - No bark.
- 1/8 Inch of sapwood permitted on one edge. Additional sapwood shall be permitted above the exposure line providing the sapwood is contained within a diagonally drawn line from the outside edge at the butt to a point 5/8 inch inward from the tip edge.
- Excessive grain sweep is not permitted. More than 2 inches of sweep in 12 inches of shake length.
- 20% Flat-Grain allowed per bundle.
- PREMIUM GRADE - is all 100% edge grain - No flat-grain permitted.

UBC 15-4 does not have provisions for this grade

- No.1 Grade -
- STANDARD GRADE -

No. 2 Grade Tapersawn

- 18-inch shakes must be made of good material and must have 9 inches up from the butt of clear heartwood with no bark.
- 24-inch shakes must be made of good material and must have 12 inches up from the butt of clear heartwood with no bark.
- Defects such as knots, wormholes, decay or crimp are permitted above the 9-inch clear line on 18-inch shakes or above the 12-inch clear line on 24-inch shakes.
- Defects may be up to 1-1/2 inches in diameter.
- Total defects must not exceed 1/2 the width of the shake.
- Tapersawn shakes are graded from the best face.
- Sapwood is allowed, in the first 10 inches up from the butt only 1 inch is allowed on one edge.
- Cross grain is not permitted in the first 9 inches up from the butt.

    - *No. 3 Grade Tapersawn - Mill Grade*
    - *This grade is not allowed by UBC and must have a "non conforming" label.*
    - *18-inch shakes must have no holes or bark in the bottom half of the shake, 9 inches up from the butt.*
    - *24-inch shakes must have no holes or bark in the bottom half of the shake, 12 inches up from the butt.*
    - *Worm and Toredo holes less than 1/2 inch in diameter are permitted through out.*
    - *Sapwood is allowed.*

Part Four - Tapersawn Shake Size
Lengths: 18 inch and 24 inch Tapersawn shakes

No. 1, Premium Grade and Standard Grade Tapersawn shakes

- 18 inch can be 17 inches to 20 inches in length.
- 24-inch shakes can be 22 inches to 27 inches.

No. 2 Grade Tapersawn shakes

- 18-inch shakes can be 16 inches in length.
- 24-inch shakes can be 22 inches to 27 inches.

    - *No. 3 Grade (Non UBC Conforming)*
    - *18-inch shakes can be 15 inches in length.*
    - *24-inch shakes can be 20 inches.*

Thickness
No. 1 and No. 2 Grade Tapersawn shakes

- 5/8-inch shakes shall be a minimum of 5/8 inches thick at the butt.
- 3/4-inch shakes shall be a minimum of 3/4 inch thick at the butt.
- 10% of the shakes in any bundle may be 1/16 of an inch undersize.
- Butt size must be uniform in thickness, no thick and thin.

Western Red Cedar 18″ Tapersawn Shakes

These shakes are sawn both sides. **Premium** and **Number 1 Grades** are the most common. **Number 2** and **Number 3** Grades are also available.

Enhance your roofing project with the natural beauty and durability of our 18″ Western Red Cedar Tapersawn Shakes from Direct Cedar Supplies. These premium shakes are expertly crafted to offer a unique blend of traditional charm and modern performance. Each shake features a smooth sawn face and a thick, tapered profile, providing a sleek, uniform appearance that complements any architectural style.

Our Western Red Cedar Tapersawn Shakes are available in various grades, ensuring you find the perfect match for your aesthetic and functional needs. The rich, warm tones of Western Red Cedar naturally resist decay and insects, making these shakes a long-lasting and eco-friendly choice for your roof.

Perfect for both residential and commercial applications, these 18″ Tapersawn Shakes provide exceptional insulation and weather resistance, ensuring your structure stays protected in all seasons. Whether you're restoring a historic home or building a new structure, Direct Cedar Supplies offers the highest quality cedar shakes to elevate your project.

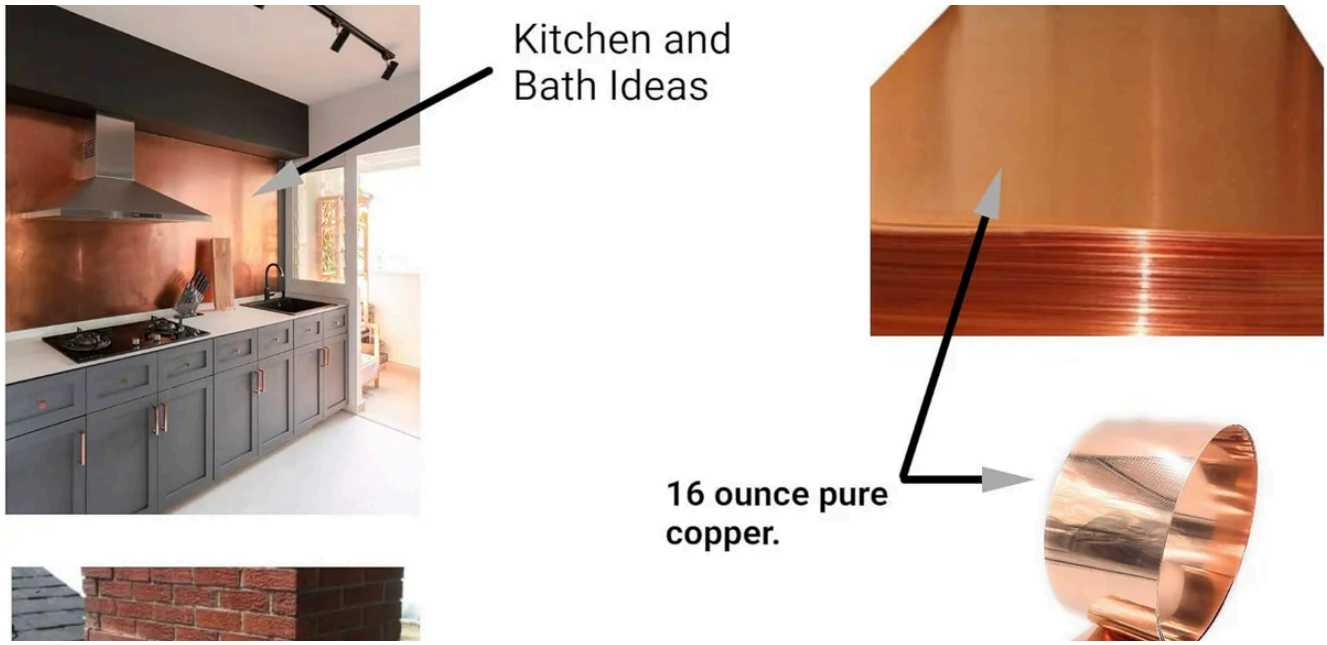
Choose our **18″ Western Red Cedar Tapersawn Shakes** for a roofing solution that combines timeless beauty with superior performance. Contact Direct Cedar Supplies today to place your order and experienc
the unmatched quality and service we provide.

Stay up-to-date on New Products and Promotions!

Your email

Subscribe

Subscribe to our Newsletter



Roll over image to zoom in Click on image to zoom

16 & 20 Ounce Copper Flashing Rolls

EAGLE 1 PRODUCTS

Flashing Material : 16 Ounce Copper

16 Ounce Copper | 20 Ounce Copper

Width: 12 IN

2 IN | 4 IN | 6 IN | 8 IN | 10 IN | 12 IN | 14 IN | 16 IN | 18 IN | 20 IN | 22 IN | 24 IN | 30 IN | 36 IN

Length : 10 FT

10 FT

Price: $179.95

Quantity: − 1 +

Ships in 1-2 Business Days!

Add to cart

Buy with

More payment options

*All orders over $300 may require a **direct signature upon delivery**. For more information, please view our Shipping Policy*

Description

{Premium Quality}

- 99.99% PURE soft Copper.
- 16-ounce (24 gauge) or 20-ounce (22 gauge)

{Versatile Utility}

- Our 16-ounce Copper is perfect for residential projects, and we offer heavy-duty 20-ounce Copper for commercial projects and jobs that need a little more muscle.

{Multiple Sizes}

All rolls are 10 FT long.

2" - 36" widths available.

We can custom-cut your widths! For example, (1) 12" x 10' roll can be sheared into (2) 6" x 10' rolls at no additional charge.

{The Perfect Finishing Touch}

- Easy to work with. Bendable to form any type of flashing, and can be bent easily with hand seamers. Can also be cut easily with tin snips.
- Removable Plastic Film on the finished side to prevent fingerprints and scratches during transit and installation.
- Each order comes with 10 free Copper Nails and a 1/8" drill bit for drilling pilot holes.

All product prices include free Standard Shipping in the Lower 48 States.

Have a Question? We know our products and are happy to help!

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

Application #:
Date Received:
Fee Paid:
HDC Meeting Date:
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: 407 S Harrison St., Easton

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

PROPERTY INFORMATION

OWNER NAME: Kelly Uphoff
TELEPHONE NO.: 202-507-3537 EMAIL: kuphoff@gmail.com

Applicant or Agent

NAME: Dominic Cappella Christine M Dayton Architect, P.A.
TELEPHONE NO.: 410-822-3130 EMAIL: nick@cdaytonarchitect.com

Description of Proposal (include additional sheets, as necessary)

This is for a discussion item. The owner would like to add a shed roof over an existing masonry patio to align with the existing front porch gable. Extend the board and batten siding at the front door across the proposed front porch under the new roof.

We feel that due to the previous renovations this structure is no longer contributing and the introduction of a shed roof at the patio better integrates the existing porch gable into the mass of the structure.

Stained posts and beams, vinyl siding, board and batten, 'K' gutter, F.G. comp. shingles, all to match ex.

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 Dominic Cappella
Date 7/16/2025
Printed Name of Applicant or Agent Dominic F. Cappella - Christine M. Dayton Architect, P.A.

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.
ALL MATERIALS TO MATCH THE EXISTING.

☑ 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 <u>may</u> 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.

EASTON HISTORIC DISTRICT SURVEY

PROPERTY #: _____

Picture:

TAX ID	ADDRESS	OWNER NAME
2101002821	407 S HARRISON ST	HARDY, JUANITA C

YEAR BUILT	PHYSICAL CONDITION
1900	GOOD

ARCHITECTURAL STYLE	ADDITION(S)
NATIONAL FOLK	NONE APPARENT

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

NOTES

HEAVILY MODERNIZED 2 1/2 STORY GABLE-FRONT-AND WING DWELLING. ENTRY PORTICO NOT ORIGINAL. VINYL SIDING + REPLACEMENT WINDOWS.

Photos for 407 S. Harrison Street

East (street) and South Side

East (Street) and North Side

Front Porch Detail

405 S. Harrison St.

409 S. Harrison St.

404 & 406 S. Harrison St.

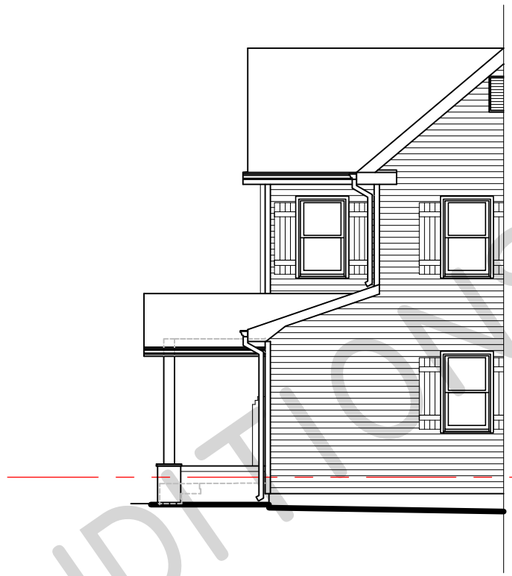
Materials for 407 S. Harrison St.

All materials and finishes shall match existing.

- F.G. Composition shingles
- Vinyl Siding – white 4” Exposure
- Board and batten siding - white - under proposed roof
- Alum. “K” gutter - white
- Stained posts and beams – size to match existing

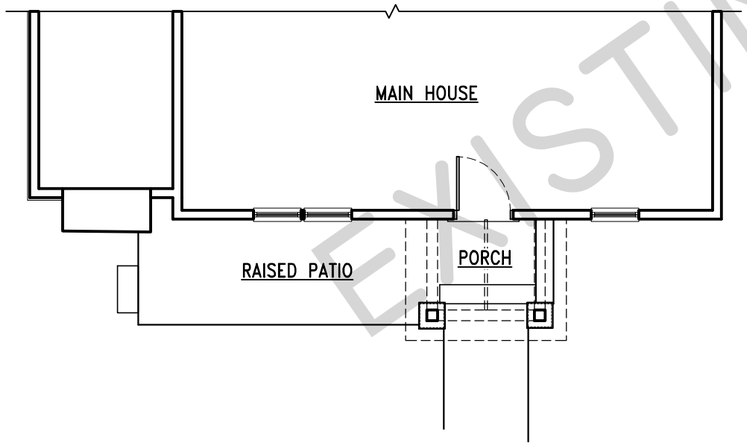
2 EXISTING FRONT (EAST) ELEVATION

1/8"=1'-0"



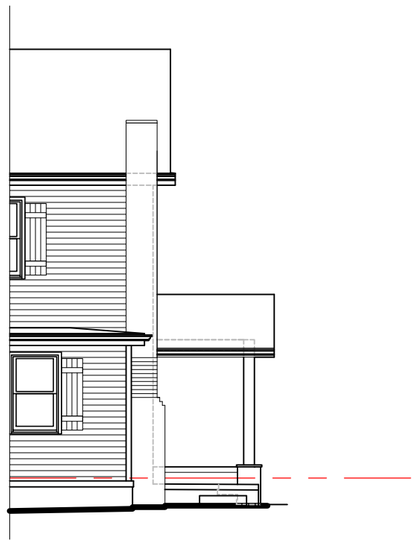
3 EXISTING RIGHT SIDE (NORTH) ELEVATION

1/8"=1'-0"



1 EXISTING FLOOR PLAN

1/8"=1'-0"



4 EXISTING LEFT SIDE (SOUTH) ELEVATION

1/8"=1'-0"

EXISTING CONDITIONS

EXISTING CONDITION HDC DOCUMENTS

NOTICE OF COPYRIGHT THESE PLANS ARE COPYRIGHTED AND ARE SUBJECT TO COPYRIGHT PROTECTION. THE PROTECTION INCLUDES BUT IS NOT LIMITED TO, THE OVERALL FORM AS WELL AS THE ARRANGEMENT AND COMPOSITION OF SPACES AND ELEMENTS OF THE DESIGN. UNDER SUCH PROTECTION, UNAUTHORIZED USE OF THESE PLANS WORK FORMS REPRESENTED CAN LEGALLY RESULT IN THE CESSATION OF SUCH CONSTRUCTION OR BUILDINGS BEING SEIZED OR RAZED.

CHRISTINE M. DAYTON
ARCHITECT P.A.
P.O. BOX 1659, EASTON MD. 21601 · 410-822-3130

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 #9566
EXPIRATION DATE 6/21/27

UPHOFF EXTERIOR RENOVATION
407 S. HARRISON ST.

EXISTING PLAN AND ELEVATIONS

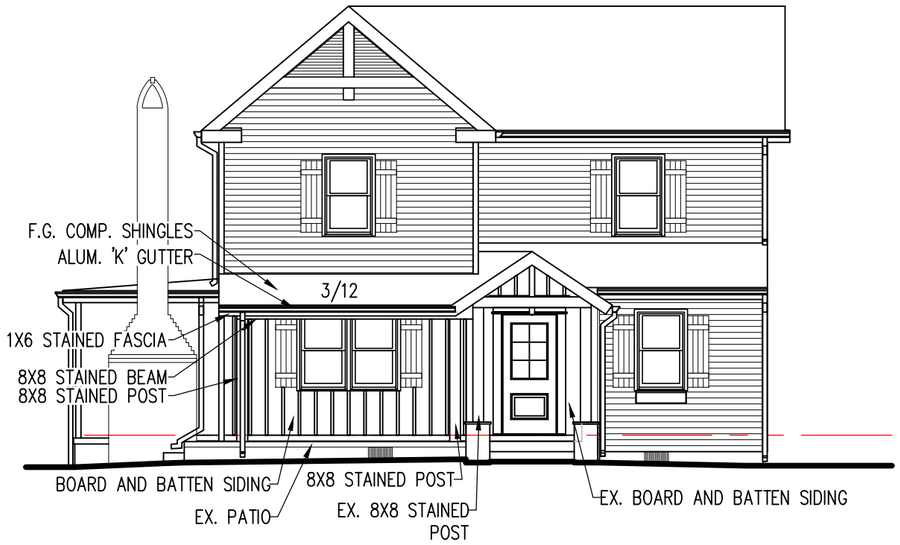
SCALE:
1/8"=1'-0"

DATE:
11 JULY 2025

SHEET 1 OF 1

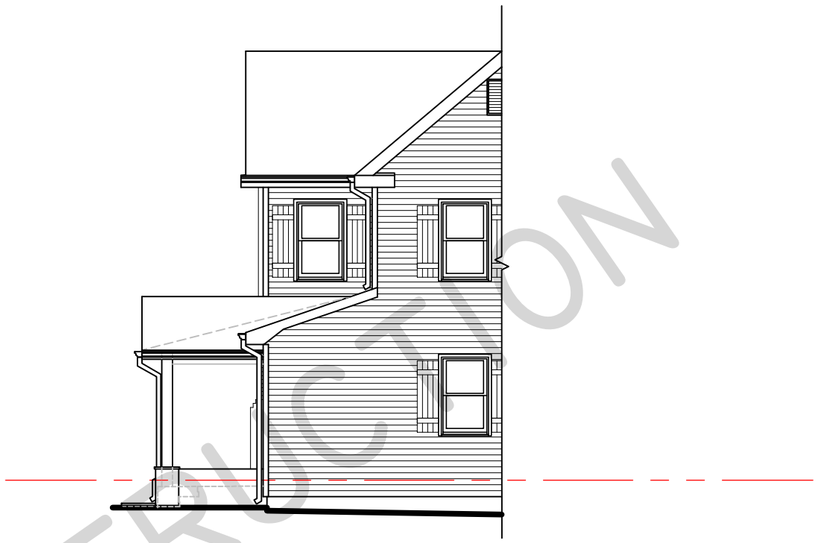
EXI

C:\Users\NickCappella\OneDrive - Christine Dayton Architect\Projects\Uphoff_407 S Harrison\DWG\2_Preliminary-Schematic\Uphoff_PRELIMINARY_07July09_2025.dwg, 7/16/2025 1:32:24 PM, DWG To PDF.pc3, ARCH full bleed B (12.00 x 18.00 Inches), 0.125:12



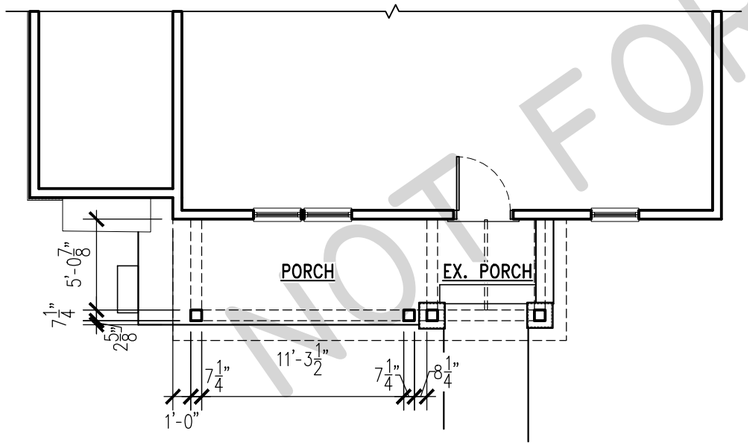
2 FRONT ELEVATION (EAST) - PROPOSED

1/8"=1'-0"



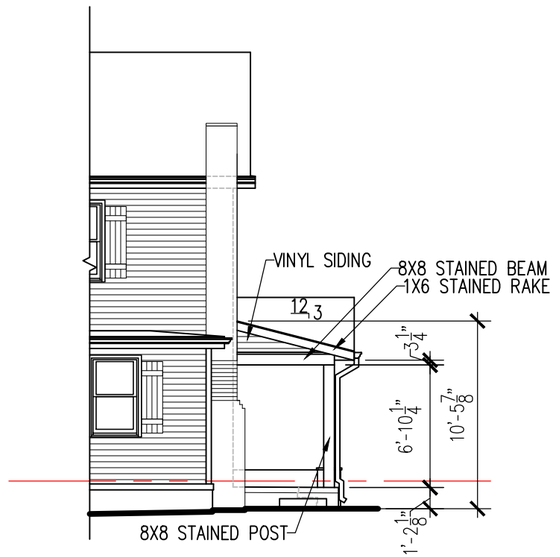
3 RIGHT SIDE (NORTH) ELEVATION - PROPOSED

1/8"=1'-0"



1 FLOOR PLAN - PROPOSED

1/8"=1'-0"



4 LEFT SIDE (SOUTH) ELEVATION - PROPOSED

1/8"=1'-0"

NOT FOR CONSTRUCTION

CHRISTINE M. DAYTON
ARCHITECT P.A.
P.O. BOX 1659, EASTON MD. 21601 · 410-822-3130

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 #9566 EXPIRATION DATE 6/21/27

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UPHOFF EXTERIOR RENOVATION
407 S. HARRISON ST.

PLAN AND ELEVATIONS - PROPOSED

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

DATE:
16 JULY 2025

SHEET 1 OF 1

PI

HDC DOCUMENTS

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ARCH full bleed B (12.00 x 18.00 Inches), 0.125:12

C + C Architecture
7760 Bloomfield Road, Easton, MD 21601
410-253-0022

Project Site: 210 East Dover Street
Easton, MD 21601

Memo Re: Narrative regarding Outbuilding that is posted by town as “unsafe”

DATE: (07.28.25)
ATTACHMENTS: Sheets HD1.1-HD1.5, (5 pgs.)
Attachment A - Conceptual Budget

Proposal for demolition of existing garage structure that is located at 210 East Dover Street. Please see attached drawing sheets that document the existing conditions. As evidenced by the existing photos, the structure is significantly compromised due to extensive decay of the exterior envelope and supporting members including sill plates, wall studs, roof rafters, roofing boards and slate shingles. Sheet HD1.1 exhibits deterioration of the exterior envelope including decayed trim boards, soffit and facia, and voids in the roof and siding. The structure is leaning to the south and to the east significantly. Sheet HD1.2 exhibits rotted and termite infested sill plates, decay and voids in soffit, crown, and siding. Photo 11 shows evidence of rodent infestation. Sheet HD1.3 exhibits rotted and termite infested sill plates on all sides of the building and mold on the majority of the siding. HD1.4 exhibits rodent nests, voids in the roofing, temporary bracing, undersized ceiling joists and concrete slab that is cracking in multiple areas.

The property is located in the “Old Easton” historical district. According to the Easton Historic District Survey, The house is a “heavily modernized multi-family dwelling. Original cornice material and shingles in gables. Historic dilapidated garage.” The garage was added to the property decades after the original structure had been built as evidenced by the 1919 and 1927 Sanborn maps per sheet HD1.5.

The request for demolition of the structure is based on the following:

1. Economic hardship to restore the structure to its original condition using in kind materials, i.e., wood shiplap siding, all wood trim details, slate roof. See attachment A, Conceptual Budget.
2. The building is an accessory structure to the property at 210 Dover. The structure is located behind the main structure and does not contribute to the Dover Street streetscape.
3. The structure is located in a gravel parking lot that serves 210 and 212 East Dover. Both buildings are described as “heavily modernized” in the Easton Historic District Survey. The demolition of the building would allow for five additional parking spaces to serve the multi family dwelling units. The Additional off street parking would allow for more on street parking.
4. Using the Guidelines found in the rules of procedure
    a. Consideration that the structure does not reflect an outstanding attention to architectural design, detail, materials or craftsmanship
    b. Consideration that the structure does not establish a familiar feature or the Historic District due to its unique location or singular physical characteristics.
    c. Consideration that the structure is not essential to the integrity of the Historic District.
5. The owner is working with the refuse company to install 2 dumpsters that would replace the multiple individual garbage bins that line Thoroughgood Lane. The dumpsters would require a 16’ x 8’ slab and be enclosed by fencing per HDC guidelines and additional landscaping as needed.

Christian Chute, AIA

C and C Architecture
(410) 253-0022
candcarchitecture@gmail.com

NOT FOR CONSTRUCTION + NOT FOR CONSTRUCTION + NOT FOR CONSTRUCTION

210 SOUTH DOVER ST.
EASTON, MD 21601
PARCEL 1182

1 SITE PLAN EXISTING
1/32" = 1'-0"

PROPOSED PARKING FOR ADDITIONAL CARS AND ENCLOSED 16 X 8 CONCRETE SLAB FOR 2 DUMPSTERS

EX. 1 STORY GARAGE

2 SITE PLAN EXISTING
3/32" = 1'-0"

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410.253.0022

Date	(07.18.25)
Project number	2512
Drawn by	CC

SITE PLAN

HISTORIC DISTRICT COMMISSION

Walbridge Investments LLC
25973 Marengo Road
Easton, MD 21601

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HD1.0

Sheet No. 1 of 6
Scale As indicated

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SOUTH ELEVATION

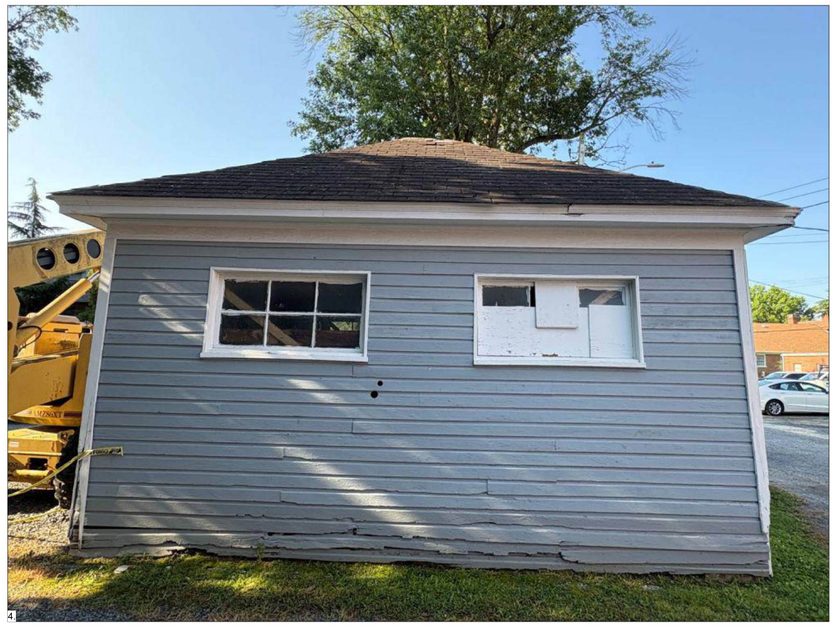
ROOF NEEDS TO BE REPLACED, BUILDING IS LEANING TO THE EAST, DAMAGE TO WINDOWS, SOFFIT, FACIA AND SILL PLATE.

SOUTHEAST CORNER

DAMAGE TO SIDING, CORNER BOARDS AND SOFFIT, SILL PLATE SHOWS ROT AND TERMITE DAMAGE.

NORTHEAST CORNER

ROOFING SLATE IS COMPROMISED AND ROOFING BOARDS HAVE LARGE OPENINGS DUE TO DECAY AND MOLD.

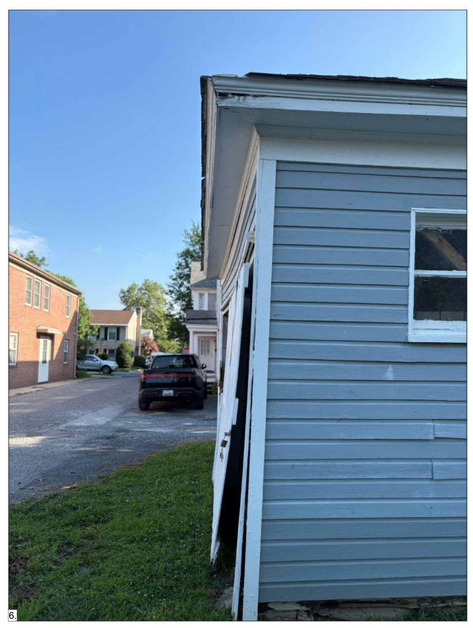


NORTH ELEVATION

ROT AND TERMITE DAMAGE AT SILL, HOLES IN SIDING, WINDOW NEEDS REPLACEMENT. SOME WINDOWS ARE SALVAGEABLE BUT WILL REQUIRE NEW GLAZING AND MUNTIN WORK. ROOF SLATE NEEDS TO BE REPLACED.

WEST ELEVATION

EXTREME TILTING OF THE BUILDING DUE TO ROTTED SILL PLATES AND OVERALL DECAY TO WOOD STRUCTURAL MEMBERS.



SOUTHWEST CORNER

EXTEREME BUIDLING TILT, ROTTED SILLS AND TRIM. EVIDENCE OF SIDING BUCKLING DUE TO COMPROMISED STRUCTURE.

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Date	(07.18.25)
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EXISTING PHOTOS

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Sheet No. 2 of 6

Scale

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7.

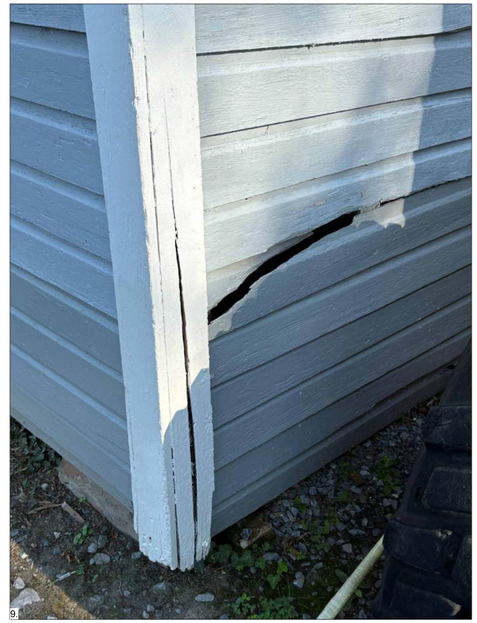
SOUTH SILL PLATE

SEVERE TERMITE DAMAGE AND ROT CAUSING THE BUILDING TO LEAN, UNCLEAR ABOUT INTEGRITY OF FOUNDATION BUT INTERIOR SLAB HAS CRACKING

8.

SOFFIT DETAIL

SOFFIT IS NEEDS REPLACEMENT, EXTENSIVE MOLD AND DECAY



9.

SOUTHEAST CORNER

DAMAGE AT CORNER BOARDS AND SIDING, SIDING IS RESTING ON THE GROUND IN SOME AREAS

10.

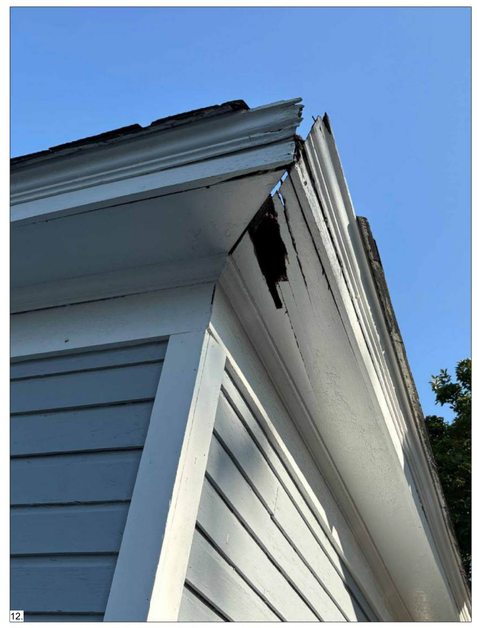
SOUTH SILL PLATE

SEVERE TERMITE DAMAGE AND ROT CAUSING THE BUILDING TO LEAN, UNCLEAR ABOUT INTEGRITY OF FOUNDATION BUT INTERIOR SLAB HAS CRACKING

11.

CROWN MOLDING DETAIL

FACIA AND CROWN MOLDING NEED REPLACEMENT DUE TO EXTENSIVE ROT AND RODENTS



12.

SOFFIT AND CROWN MOLDING DETAIL

ROOFING SLATE IS MISSING AT THIS CORNER, SOFFIT, CROWN AND FACIA NEED REPLACMENT

NOT FOR CONSTRUCTION + NOT FOR CONSTRUCTION + NOT FOR CONSTRUCTION

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EXISTING PHOTOS

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13.

INTERIOR NORTHEAST CORNER

TERMITE DAMAGE AT CORNER COLUMN AND STUDS, INTERIOR SIDING SHOWS MOLD AND WATER DAMAGE

14.

INTERIOR SOUTHWEST CORNER

EXTENSIVE TERMITE DAMAGE AND ROT AT SILL PLATE, STUDS ARE LEANING

15.

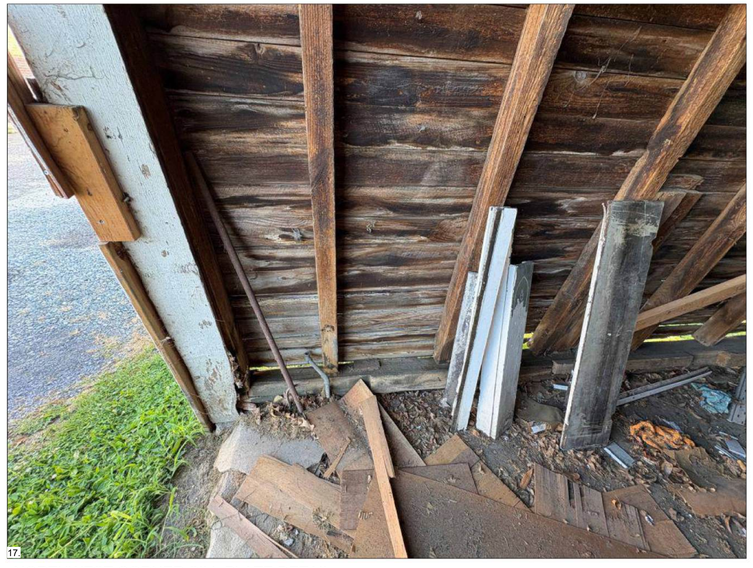
INTERIOR SOUTHEAST CORNER

SIDING NEEDS REPLACEMENT

16.

SILL PLATE DETAIL

SEVERE TERMITE DAMAGE AND ROT CAUSING THE BUILDING TO LEAN



17.

NORTHWEST CORNER SILL PLATE DETAIL

STUDS ARE NOT BEARING FULLY ON SILL LPLATE AND LEANING

18.

SILL PLATE DETAIL

VOIDS IN SILL PLATE THAT HAVE BEEN PATCHED WITH WOOD BLOCKING, CONCRETE SLAB NEEDS TO BE REPLACED

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19.

INTERIOR EAST WALL

STUDS ARE LEANING, EXISTING DOOR NEEDS REPLACEMENT, NEW LEDGER BOARD HAS BEEN INSTALLED TO STABILIZE STRUCTURE

20.

INTERIOR NORTH WALL

ROOF RAFTERS/JOISTS SHOW MOLD AND DECAY. WALL HAS BEEN BRACED WITH 2 X 4'S TO STABILIZE STRUCTURE

21.

RAFTER TRUSS DETAIL AT BEARING

ANIMALS NESTING

22.

INTERIOR SOUTH WALL

COMPROMISED SILL PLATE, AND SLAB SHOWS EXTENSIVE CRACKING

23.

ROOF STRUCTURE

UNDERSIZED 2 X 4 JOISTS, ROOF HAS EXTENSIVE ROT AND MOLD. VALLEY RAFTERS AND ROOF RAFTERS SHOW DECAY AND NEED TO BE REPLACED.

24.

ROOF STRUCTURE

JOISTS ARE 2 X 4 CONSTRUCTION, ROOFING BOARDS AND ROOFING SLATE SHOWS EXTENSIVE DAMAGE.

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410.253.0022

Date	(07.18.25)
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EXISTING PHOTOS

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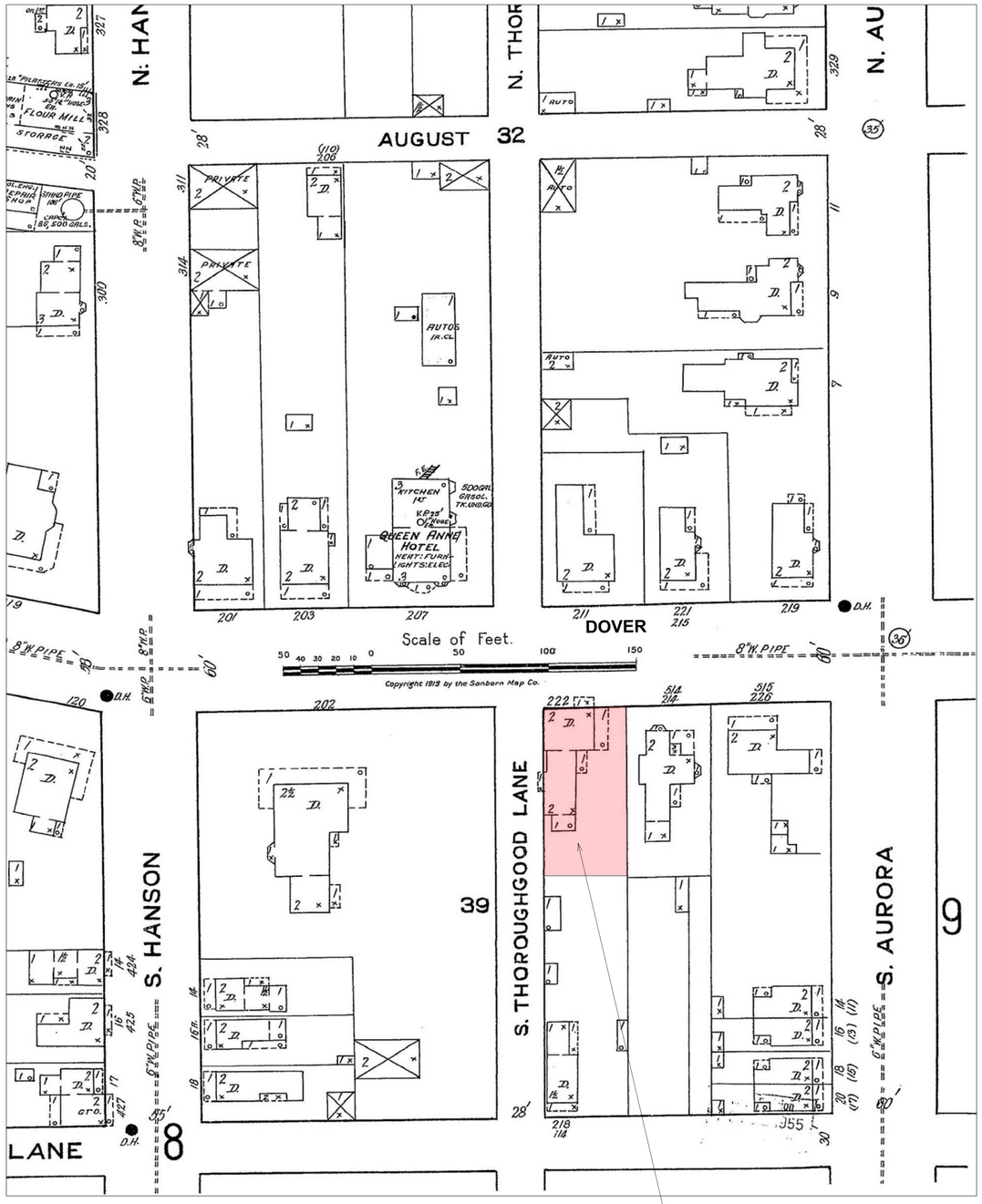
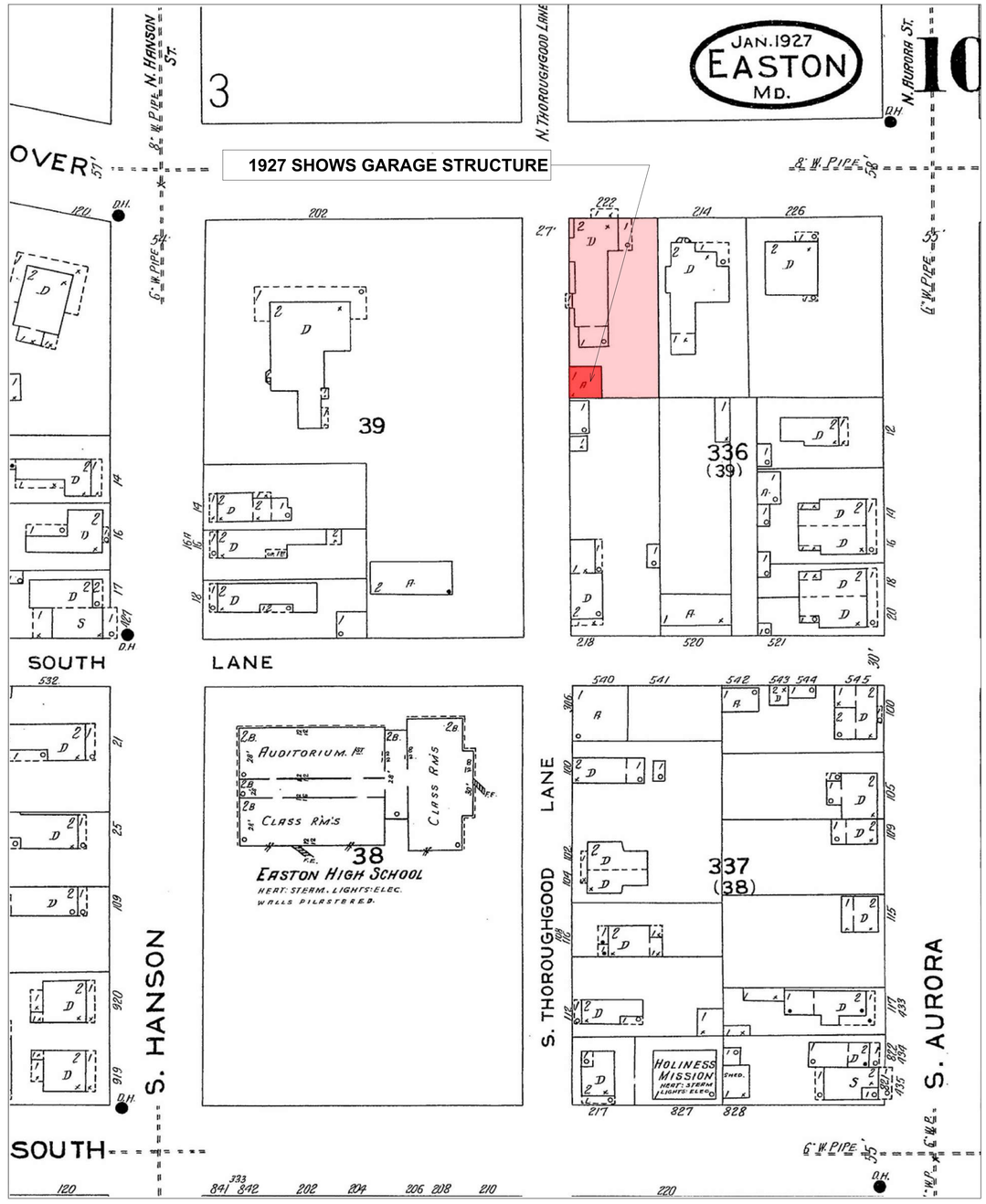


1 SANBORN MAP 1919

1919 MAP SHOWS NO EVIDENCE OF GARAGE STRUCTURE



2 SANBORN MAP 1927

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Date	(07.18.25)
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SANBORN MAPS

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Sheet No.	5 of 6
Scale	1 1/2" = 1'-0"

CONCEPTUAL BUDGET REVIEW

210 SOUTH DOVER STREET, GARAGE STRUCTURE

ITEM NO.	DESCRIPTION	ESTIMATED COST
OPTION A: DEMOLITION		
1.	DEMOLITION AND DISPOSAL OF EXISTING STRUCTURE	$6,500.00
2.	NEW TRASH CONTAINER WITH FENCING	$2,500.00
3.	NATIVE PLANTINGS	$1,000.00
4.	DEMOLITION PERMIT AND MEETINGS	$1,000.00
	TOTAL	**$11,000.00**
OPTION B: REPLACE IN KIND		
4.	NEW CMU FOUNDATION (BRICK WHERE EXPOSED)	$8,990.00
5.	NEW CONCRETE SLAB	$3,700.00
6.	BUILDING MATERIALS (EXCLUDING NEW WINDOWS AND DOOR)	$15,500.00
7.	LABOR	$30,000.00
8.	PRIMING AND PAINTING ALL EXTERIOR SURFACES (3 COATS)	$8,000.00
9.	NEW SLATE ROOF	$45,000.00
10.	FIVE WINDOWS PER HDC STANDARDS	$7,296.00
11.	ONE EXTERIOR ENTRANCE DOOR PER HDC STANDARDS	$1,739.00
12.	15% CONTRACTOR OVERHEAD AND PROFIT	$19,009.00
13.	BUILDING PERMIT AND MEETINGS	$10,000.00
	TOTAL	**$149,234.00**

TOWN OF EASTON

Office of Building Inspection
14 S. Harrison Street
Easton, Maryland 21601
(410) 822-2526

Case No. _____

INSPECTION NOTICE

Permit No. NA

Location of Building	Number and Street: 210 EAST DOVER STREET	Zone	Date: 2025-07-02	Time: PM
	Subdivision	Map	Parcel	Lot
Property or Permit Holder	Name	Tel. No.		
	Address	Email		

Remarks:

SITE VISIT FOLLOWING HDC DISCUSSION } "OUTBUILDING"

BUILDING POSTED AS UN-SAFE
OWNER WILL NEED TO ATTEND HDC MEETING
TO DISCUSS RESTORATION, REPAIR, RENOVATION

FAILURE TO ATTEND MAY RESULT IN
THE "DEMOLITION BY NEGLECT PROCESS"

PLEASE BEGIN THE HDC PROCESS ASAP

☐ APPROVED ☐ APPROVED W/ EXCEPTION ☐ DISAPPROVED ☐ DISAPPROVED W/ PENALTY

☐ WAIVED ☐ CANCELLED ☐ PARTIAL _____

When applicable, please call for inspection when corrections have been completed. Acceptance and approval by an inspector of this office is required and must be corrected before _____.

THANK YOU FOR YOUR COOPERATION IN THIS MATTER

Signature NO COPY LEFT ON SITE

Printed Name _____

I hereby acknowledge receipt of this notice by my signature, which does not imply agreement or disagreement with its contents

By: _____ Inspector TOM DIGIM RYAN HECKLER

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Town of Easton Historic District Commission
Draft Decision Summary
Monday, July 28, 2025 at 6:00 p.m.
Town Hall Chamber 2
14 S. Harrison Street, Easton, Maryland

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

Attendance:

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

Staff:
Miguel Salinas, Planning and Zoning Director
Nicholas Johnson AICP, Town Planner (Current)
Samantha Smith, Administrative Specialist

Absent:
Commission Members:
Maria Brophy CFM, Vice Chairperson

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

2. **Agenda Summary Review** —

   Commissioner Stuart moved to approve the July 28, 2025 Agenda Summary. Commissioner Carey seconded the motion.

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

3. **Old Business —**

   a. **File No.: 2024 - 1342 / HD 24 - 133**
      Applicant: Michael Allen

Location: 605 Goldsborough Street, Easton, MD 21601
Tax Map 0103, Grid 00EA, Parcel 0767
Zoning: R-7A

Request: The Applicant is requesting an amendment to the previously approved scope of work to the front porch. The revised scope of work includes the reconstruction of the front porch steps using tongue-and-groove decking, and pouring of new concrete footers for the porch. This is a contributing structure to the Historic District.

Background: On November 25, 2024, the Historic District Commission granted a Certificate of Appropriateness (COA) for the in-kind replacement of the existing front porch decking, and the installation of new wood skirting. A Building Department inspection conducted on January 27, 2025 concluded that the scope of work had exceeded the authorized scope of the COA. Staff observed that the original brick piers supporting the porch had been removed, and a significant portion of the decorative gingerbread trim on the front porch had been removed during construction. The property owner was instructed to submit a revised building permit application and to obtain a revised approval from the Commission.

Historic District Guideline references:

i. *Guideline 1. Preserve Significant Historic Features*
ii. *Guideline 55. Maintain Historic Masonry*
iii. *Guideline 64. Preserve Historic Porches*
iv. *Guideline 65. Make Sensitive Replacements (Porches)*

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

Applicant Presentation:
Michael Allen

Public Comment — None
Public Comment Written — None

Commissioner Bateman moved to approve the application subject to the condition that lattice shall be installed to screen the new concrete piers. Commissioner Carey seconded the motion.

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

ABSENT: 1- Brophy

4. New Business —

a. File No.: 2025 - 1498 / HD 25 - 57
Applicant: Callahan Signs
Location: 23 S. Harrison Street, Easton, MD 21601
Tax Map 0104, Grid 00EA, Parcel 1523
Zoning: CB

Request: The Applicant is proposing to install a 96" x 26" wall mounted sign. The sign is composed of individual acrylic letters and a logo, and will be mounted on the front facing gable above the second floor windows. The structure to which the sign will be mounted is a contributing structure to the Historic District.

Historic District Guideline references:
i. Guideline 25. General Guidelines for Signage
ii. Guideline 35. Wall Signs

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

Applicant Presentation:
John Callahan, Callahan Signs

Public Comment — None
Public Comment Written — None

Commissioner Stuart moved to table the application. The Commission has requested for the Applicant to consider alternative options for the placement of the signage. Commissioner Bateman seconded the motion.

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

b. File No.: 2025 - 1501 / HD 25 - 59
Applicant: Builders National Cooperative
% Mike Muren
Location: 418 North Street, Easton, MD 21601
Tax Map 0103, Grid 00EA, Parcel 0732, Lot 16

Zoning: CB

Request: The Applicant is seeking to construct a new 2,100 square foot single family home and a 20’ x 20’ detached garage on the vacant lot located at 418 North Street. The principal structure is proposed to be constructed with an architectural asphalt shingle roof, fiber cement siding, Anderson 100 Series composite windows, a wooden front door with a half-light and transom, and a fiberglass rear door with full light. The detached garage will feature an architectural asphalt shingle roof, fiber cement siding, a steel overhead garage door, and LED outdoor wall sconces. The property upon which the structure is to be constructed is a contributing property to the Historic District.

Background: On May 28, 2024, the Commission granted a Certificate of Appropriateness (application 2024 - 1219) for the construction of a new single family dwelling unit under a significantly larger footprint, and in a Greek Revival architectural style. This approval was conditioned upon the installation of a brick front walkway, and the submittal of a landscape plan to screen mechanical elements.

Historic District Guideline references:

i. *Guideline 9. New Driveways*
ii. *Guideline 15. Preserve Historic Sidewalk and Curb Materials*
iii. *Guideline 23. Vacant Lots*
iv. *Guideline 94. Style*
v. *Guideline 95. Siting*
vi. *Guideline 96. Orientation, Alignment, and Setback*
vii. *Guideline 97. Form, Massing, Height, and Scale*
viii. *Guideline 98. Street Rhythm*
ix. *Guideline 103. Materials*
x. *Guideline 105. Exterior Color*
xi. *Guideline 106. Details and Ornamentation*
xii. *Guideline 107. Placement*
xiii. *Guideline 108. Design*
xiv. *Guideline 109. Energy and Sustainability*
xv. *Guideline 110. Exterior Lighting*
xvi. *Guideline 112. Proportion*
xvii. *Guideline 113. Façade Rhythm*
xviii. *Guideline 114. Landscape Features*
xix. *Guideline 115. Roof Form*
xx. *Guideline 116. Roof Material*
xxi. *Guideline 117. Gutters and Downsports*
xxii. *Guideline 121. General Guidelines for Utilities for New Construction*
xxiii. *Guideline 122. Trash and Refuse Containers*
xxiv. *Guideline 123. Mechanical Equipment*
xxv. *Guideline 126. Arrangement*
xxvi. *Guideline 127. Window Type*

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

Applicant Presentation:
Mike Muren, Builders National Cooperative

Public Comment — None
Public Comment Written — None

Commissioner Carey moved to approve the application subject to the following conditions:

1. **An unpainted brick masonry veneer shall be used for the foundation facing North Street.**

2. **The rear driveway shall be constructed of concrete or asphalt.**

3. **Any gutters to be installed may be K-style.**

Commissioner Bateman seconded the motion.

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

c. File No.: 2025 - 1504 / HD 25 - 61
Applicant: Yuner Sanchez
Location: 108 N. Park Street, Easton, MD 21601
Tax Map 0103, Grid 00EA, Parcel 0800
Zoning: R-10A

Request: The Applicant is proposing to replace the existing sliding patio door with a new composite sliding door, and to replace the existing vinyl siding with new 4" vinyl siding. This is a non contributing structure to the Historic District.

Background: On September 9, 2024, the Commission granted a Certificate of Appropriateness (application 2024 - 1281) for various exterior alterations including the replacement of the existing wood trim, facia, and soffit with metal, the replacement of the existing wooden deck board with new composite decking, the replacement of the existing wood privacy fence, the replacement of a small section of gutter, and the installation of a new porch screen. On March 10, 2025,

the Commission approved the replacement of four existing vinyl windows with new vinyl-clad casement style windows that emulate the appearance of a double-hung window (application 2025-1406).

Historic District Guideline references:

i. *Guideline 42. Make Sensitive Replacements (Doors)*
ii. *Guideline 45. Screen, Storm, and Garage Doors*
iii. *Guideline 78. Substitute Materials for Siding*
iv. *Guideline 104. Vinyl Siding*

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

Applicant Presentation:
Yuner Sanchez

Public Comment:
Kurt Gant, 27040 Bunny Lane

Public Comment Written — None

Commissioner Startt moved to approve the application subject to the submission of a cutsheet for a vinyl siding product that is consistent with the Historic District Guidelines. The material may be administratively approved by staff after consultation with the Chair of the Commission. Commissioner Carey seconded the motion.

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

d. File No.: 2025 - 1502 / HD 25 - 60
Applicant: Gant & Associates
Location: 318 Goldsborough Street, Easton, MD 21601
Tax Map 0103, Grid 00EA, Parcel 1093
Zoning: R-7A

Request: The Applicant is proposing to construct a 28’ x 24’ x 22’ two-story garage with a second floor accessory dwelling unit (ADU). The proposed materials for the garage will consist of Hardie Plank vertical board and batten style siding, architectural asphalt shingles on the main roof, standing seam metal roofing on the dormers and canopy, two-over-two wooden windows with simulated divided light, a door that is consistent with the primary structure's rear

door, and gutters of an unspecified material. This is a contributing structure to the Historic District.

Background: On July 12, 2021 the Commission granted a Certificate of Appropriateness (application 2024 - 0515) for the replacement of windows, exterior doors, and roofing including the reconstruction of a portion of the roof above the sunroom. The approval also included the construction of a wrap-around front porch, which the Applicant ultimately did not pursue. In 2023, the Commission issued a certificate (application 2023 - 0844) for additional exterior alterations including the construction of a privacy fence and a rear deck made of composite wood.

This project is scheduled to appear on the August 19, 2025 Board of Zoning Appeals agenda (SE - 1506 / SE 25 - 09) pursuant to a Special Exception for the use of an Accessory Dwelling Unit* in the R-7A zoning district.

Historic District Guideline references:

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

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

Applicant Presentation:
Kurt Gant, Gant & Associates

Public Comment — None
Public Comment Written — None

Commissioner Bateman moved to approve the application as submitted. The Applicant shall return to the Commission for approval of the garage doors and lighting material. Commissioner Stuart seconded the motion.

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

5. **Discussion Item —** None

6. Decision Summary Review —

Commissioner Stuart moved to approve the July 14, 2025 Decision Summary. Commissioner Startt seconded the motion.

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

7. Administrative Approval

a. File No.: 2025 - 1509 / HD 25 - 63
Applicant: Town and Country Roofing
Location: 113 N. Washington Street, Easton, MD 21601
Tax Map 0104, Grid 00EA, Parcel 0628, Lot 1
Zoning: CB

Request: The Applicant is requesting administrative approval for an in-kind asphalt shingle roof replacement. Given that the request complies with §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 condition:

1. Any existing trim, fascia, soffit and gutters shall remain.

This is a contributing structure to the Historic District.

Historic District Guideline references:
i. Guideline 68. Maintain Historic Roof Shape
ii. Guideline 70. Roof Material

b. File No.: 2025 - 1505 / HD 25 - 62
Applicant: The FA Taylor Company
Location: 310 S. Aurora Street, Easton, MD 21601
Tax Map 0105, Grid 00EA, Parcel 2239
Zoning: R-7A

Request: The Applicant is requesting administrative approval for an in-kind asphalt shingle roof replacement. Given that the request complies with §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 condition:

1. Any existing trim, fascia, soffit and gutters shall remain.

This is a contributing structure to the Historic District.

Historic District Guideline references:

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

8. Consent Docket — None

9. Adjournment — Commissioner Carey moved to adjourn. Commissioner Bateman seconded the motion. The meeting was adjourned at 7:16 p.m.