



Historic District Commission MEETING AGENDA

Monday, July 28, 2025 - 6:00 PM
Council Chambers, Easton Town Office
14 S Harrison Street

Call to Order

- 1) Approval of the Agenda for July 28, 2025.

Old Business

- 1) **Application Number:** 2024 - 1342 / HD 24 - 133
Applicant: Michael Allen
Location: 605 Goldsborough Street
Tax Map 0103, Grid 00EA, Parcel 0767
Zoning District: R-7A
Historic Status: Contributing
Request: Amendment to previously approved porch replacement.

New Business

- 1) **Application Number:** 2025 - 1498 / HD 25 - 57
Applicant: Callahan Signs
Location: 23 S. Harrison Street
Tax Map 0104, Grid 00EA, Parcel 1523
Zoning District: CB
Historic Status: Contributing
Request: Installation of 96" x 26" acrylic signage.
- 2) **Application Number:** 2025 - 1501 / HD 25 - 59
Applicant: Builders National Cooperative
c/o Mike Muren
Location: 418 North Street (Lot 16)
Tax Map 0103, Grid 00EA, Parcel 0732, Lot 16
Zoning District: CB
Historic Status: Contributing
Request: New construction.
- 3) **Application Number:** 2025 - 1504 / HD 25 - 61
Applicant: Yuner Sanchez

Location: 108 N. Park Street
Zoning District: Tax Map 0103, Grid 00EA, Parcel 0800
Historic Status: R-10A
Request: Non Contributing
Siding replacement.

- 4) **Application Number:** 2025 - 1502 / HD 25 - 60
Applicant: Gant & Associates
Location: 318 Goldsborough Street
Tax Map 0103, Grid 00EA, Parcel 1093
Zoning District: R-7A
Historic Status: Contributing
Request: Construction of a 28' x 24' garage with a loft.

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

Discussion Item

Approval of Minutes

- 1) Approval of the Draft Decision Summary from the July 14, 2025 Meeting.

Administrative Approval

- 1) **Application Number:** 2025 - 1509 / HD 25 - 63
Applicant: Town and Country Roofing
Location: 113 N. Washington Street
Tax Map 0104, Grid 00EA, Parcel 0628, Lot 1
Zoning District: CB
Historic Status: Contributing
Request: In-kind asphalt shingle roof replacement.
- 2) **Application Number:** 2025 - 1505 / HD 25 - 62
Applicant: The FA Taylor Company

Location:

310 S. Aurora Street

Tax Map 0105, Grid 00EA, Parcel 2239

Zoning District:

R-7A

Historic Status:

Contributing

Request:

In-kind asphalt shingle roof
replacement.

Consent Docket

Adjournment



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

Historic District Commission Staff Report

Meeting Date: 7/28/2025

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

Property Address: 605 Goldsborough Street

Applicant: Michael Allen

Application Number: 2024-1342

Code Enforcement Case: Yes ☒ No ☐

Project Description:

The applicant is proposing amendments to a previously approved certificate of appropriateness (COA) for work on the front porch of this contributing structure. The new scope of work includes the pouring of new concrete footers for the porch that will have a brick veneer. The front porch steps will also be re-constructed using tongue-and-groove decking.

Background:

On November 25, 2024, the Historic District Commission (HDC) issued a Certificate of Appropriateness (COA) for a scope of work consisting of the in-kind replacement of the existing front porch decking and the installation of new wood skirting.

As construction progressed, it was discovered that the scope of work had exceeded the approved COA. Specifically, the original brick piers supporting the porch had been removed. A Building Department inspection conducted on July 7, 2025, resulted in a failed inspection due to work being performed beyond the authorized scope. The property owner was instructed to submit a revised building permit application and to obtain updated approval from the HDC.

In addition, staff observed that a significant portion of the decorative gingerbread trim on the front porch had been removed during construction, which was not approved as part of the original COA.



Figure 1 Front Porch Prior to Work Commencing

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 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.
- f. Avoid removing original masonry features.

Guideline 64. Preserve Historic Porches

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

Guideline 65. Make Sensitive Replacements (Porches)



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

Items of Clarification:

1. Will the historic gingerbread trim, columns, and railings be reinstalled?
2. Will the historic masonry units be used as the veneer for the concrete footings?

Staff Recommendation:

Staff supports Commission approval of this application provided it is demonstrated that all historic architectural features removed from the front porch—including the gingerbread trim, columns, and railing—will be reinstalled. Additionally, the brick piers should be reconstructed using either the original masonry units or new masonry that matches the historic material in size, texture, color, and profile.

Alternatively, staff supports Commission denial of the application based on the determination that the revised scope of work is inconsistent with Historic District Guidelines 1, 55, and 64. In the event of a denial, staff recommends the issuance of an order to restore, directing the property owner to return the site to its pre-intervention condition.

Draft Motions:

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

OR

2. I move that the Historic District Commission **deny** the application based on the following findings and request that staff issue an Order to Restore.

OR

3. I move an alternate motion.



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PLANNING & ZONING
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Appendix A: 2012 Easton Historic District Survey Sheet

EASTON HISTORIC DISTRICT SURVEY

PROPERTY #:

Picture:



TAX ID		ADDRESS		OWNER NAME			
2101011383		605 GOLDSBOROUGH ST		SADLER, DELLIE J III			
YEAR BUILT		PHYSICAL CONDITION					
1900		FAIR					
ARCHITECTURAL STYLE				ADDITION(S)			
NATIONAL FOLK				REAR ATTACHED CARPORT			
NHL DISTRICT	NR DISTRICT	NR LISTED	MEETS NR CRITERIA	1980 NR RATING	MD INVENTORY	CONTRIBUTING	NC CODE
				B		Y	
NOTES							
ONE IN A ROW OF 7 HOUSES. ORIGINAL FABRIC INCLUDES RAISED MOLDED FRONT DOOR; GINGER BREAD IN FRONT GABLE + PORCH WINDOWS ARE REPLACED. WALL SHINGLES ARE IN POOR CONDITION. NO OUTBUILDINGS VISIBLE.							



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

Meeting Date: 11/25/2024
Application Number: 2024-1342
Location: 605 Goldsborough Street
Applicant: Michael Allen

Request: The applicant is proposing to replace the existing front porch decking in-kind with new tongue-and-groove wood.

Vice Chairperson Brophy moved to **approve the application subject to the condition that the deck skirting shall be replaced with wood.**

Commissioner Greer seconded the motion.

5 - Demby, Brophy, Bateman, Carey, Greer

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

12/10/2024
Date



RECEIVED

JUL 11 2025

HD 24 - 133

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

Application #:	2024 - 1342
Date Received:	07/11/2025
Fee Paid:	-
HDC Meeting Date:	07/28/2025
Date Property Posted:	07/21/2025

HISTORIC DISTRICT COMMISSION HEARING APPLICATION

APPLICATION TYPE (PLEASE CIRCLE)

ROOFING

DEMOLITION

SIGNAGE

FENCING

OTHER

NEW CONSTRUCTION/ADDITION

EXTERIOR ALTERATIONS

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

PROPERTY INFORMATION

ADDRESS

605 Goldsborough st. Easton, MD 21601

☒ Contributing

☐ Non-Contributing

YEAR BUILT:

1900

NATIONAL REGISTAR #

N/A

PROPERTY INFORMATION

OWNER NAME

Michael Allen

TELEPHONE NO.

EMAIL

Applicant or Agent

NAME

" "

TELEPHONE NO.

" "

EMAIL

" "

Description of Proposal (include additional sheets, as necessary)

- Pour new footers and re-frame front porch
- Deck with 1x4 tongue and groove decking
- Use existing columns, gingerbread and guard rails
- Wooden 1x8 skirting
(See plans for additional details)

Specific Requirements

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

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

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

Signature of Applicant or Agent

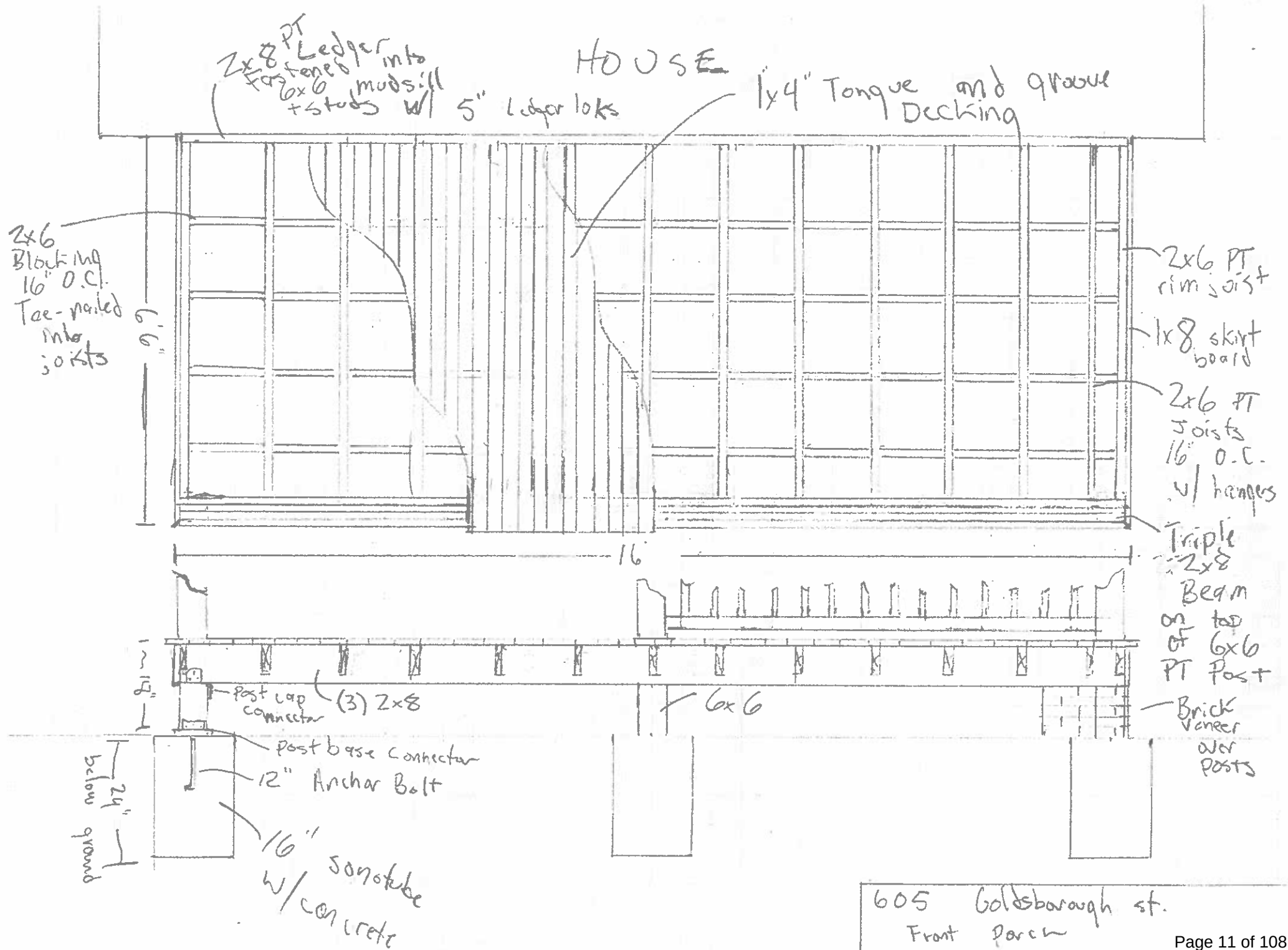
Date

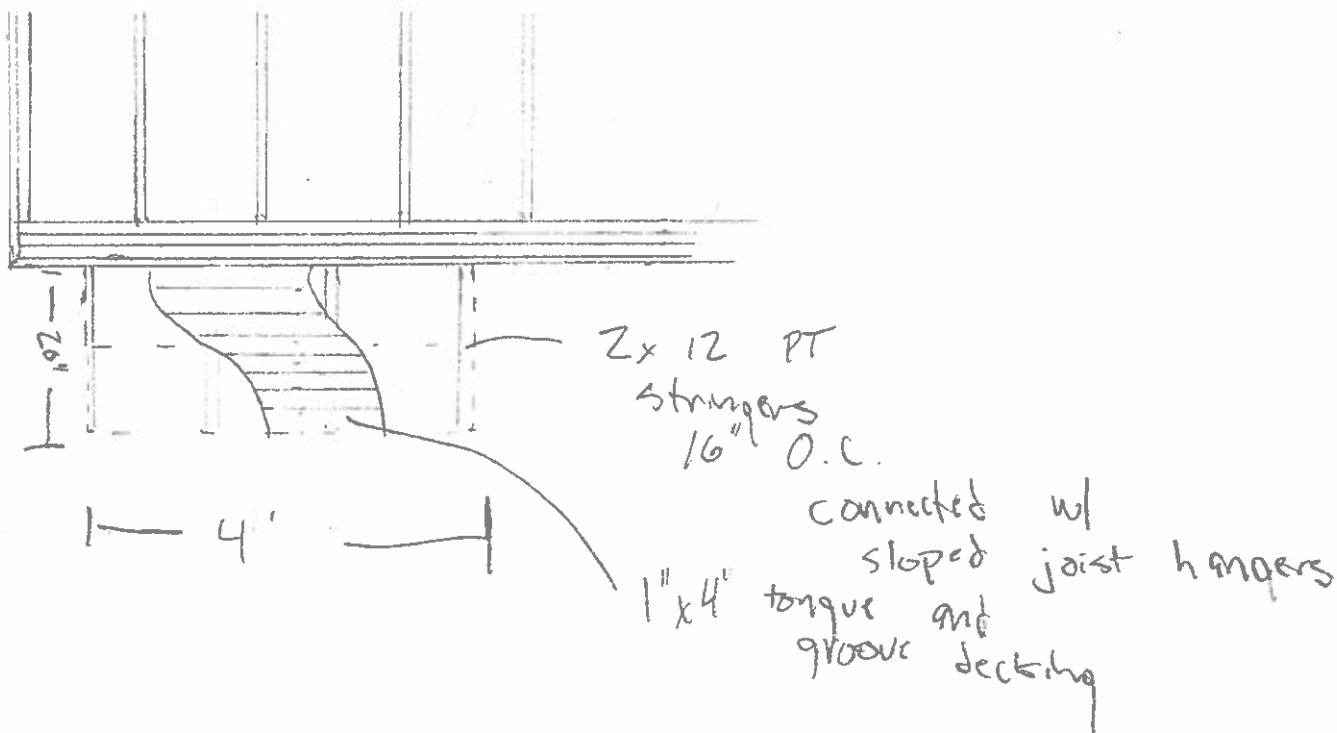
Printed Name of Applicant or Agent

7/11/25
Michael Allen

Revised 4.4.2022







* All lumber given in nominal dimensions

605 Goldsborough st
 Front Porch
 Stair Detail

Scale: 1/2" to 1"



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

Historic District Commission Staff Report

Meeting Date: 7/28/2025

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

Property Address: 23 S Harrison Street

Applicant: John Callahan on behalf of Shoregate of Harrison St LLC

Application Number: 2025-1498

Code Enforcement Case: Yes ☐ No ☒

Project Description:

The applicant is proposing to install an approximately 96" by 26" wall mounted sign consisting of individual acrylic letters and a logo. The sign will be mounted on the front facing gable above the second floor windows.

Historic District Guidelines:

Guideline 25. General Guidelines for Signage



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

Guideline 35. Wall Signs

Walls signs are located on the front, side or rear walls of a building. They may be made of metal, wood or other appropriate materials and attached to the wall.



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- a. Wall signs mounted above a storefront cornice or signboard area should not cover upper floor windows, window surrounds or decorative features of the front façade. On one-story buildings, signs should not cover the cornice or project above it.
- b. Wall signs should generally be mounted above the storefront, within a sign band or on the façade between the storefront cornice and the second story windowsills.**
- c. Wall signs should be an appropriate scale for the wall to which they are attached.**

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
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Appendix A: Historic District Survey Sheet

EASTON HISTORIC DISTRICT SURVEY

PROPERTY #:

Picture:



TAX ID		ADDRESS		OWNER NAME			
2101025481		23 S HARRISON ST		23-SH, LLC			
YEAR BUILT		PHYSICAL CONDITION					
1920		VERY GOOD- ALTERED					
ARCHITECTURAL STYLE				ADDITION(S)			
NATIONAL FOLK				FRONT PORCH SIDE WING			
NHL DISTRICT	NR DISTRICT	NR LISTED	MEETS NR CRITERIA	1980 NR RATING	MD INVENTORY	CONTRIBUTING	NC CODE
				B		Y	
NOTES							
2 1/2 STORY 3 BAY GABLE FRONT DWELLING ON BRICK FOUNDATION. REAR ELL MAY DATE TO CONSTRUCTION. 2/2 IN SECOND STORY FRONT ENTRANCE RECONFIGURED TO ACCOMMODATE 2 DOORS. ALUMIN. SIDING							



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

RECEIVED

JUL 02 2025

HD 25 - 57

Application #:	2025 - 1498
Date Received:	07/02/2025
Fee Paid:	\$75.00
HDC Meeting Date:	07/28/2025
Date Property Posted:	07/21/2025

HISTORIC DISTRICT COMMISSION HEARING APPLICATION

APPLICATION TYPE (PLEASE CIRCLE)

ROOFING

DEMOLITION

SIGNAGE

FENCING

OTHER

NEW CONSTRUCTION/ADDITION

EXTERIOR ALTERATIONS

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

PROPERTY INFORMATION

ADDRESS

23 S. Harrison st



Contributing



Non-Contributing

YEAR BUILT:

1920

NATIONAL REGISTAR #

PROPERTY INFORMATION

OWNER NAME

Shoregate of Harrison St LLC

TELEPHONE NO.

EMAIL

Applicant or Agent

NAME

Callahan Signs / John Callahan

TELEPHONE NO.

EMAIL

Description of Proposal (include additional sheets, as necessary)

1/2" individual acrylic letters (no illumination) to have
logo piece and name of business (ferretly)
Total measurement 96" x 26" <u>Approx.</u>
<u>Will be stud mounted</u>

Specific Requirements

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

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

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

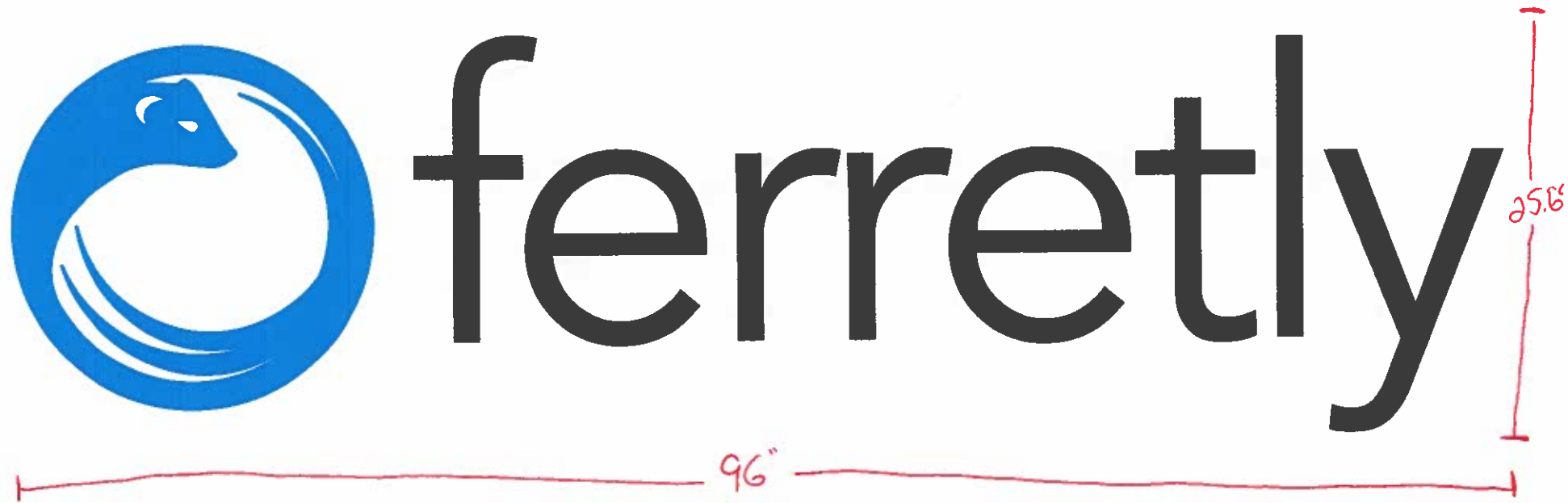
Signature of Applicant or Agent

Date

Printed Name of Applicant or Agent

[Signature]
7/2/25
John Callahan

Revised 4.4.2022



Total measurements 25.69" x 96"

Logo And letters will be ~~be~~ individual pieces



Letters will
be mounted
centered on
the building



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Historic District Commission Staff Report

Meeting Date: 7/28/2025

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

Property Address: 418 North Street

Applicant: Mike Muren c/o Builders National Cooperative on behalf of Midshorehomes LLC
c/o Michael Stuart

Application Number: 2025-1501

Code Enforcement Case: Yes ☐ No ☒

Project Description:

The applicant is seeking approval to construct a new single-family home on a vacant lot. The proposed home is 1^{1/2} stories and has approximately 2,100 square feet of floor area. A small two car garage will be constructed in the rear yard with access from Scotts Alley. Proposed materials include:

- Architectural asphalt shingle roof
- Fiber cement siding
- Anderson 100 Series windows (Composite)
- Wood front door
- Fiberglass rear door
- Stone veneer foundation

Background Information:

The Historic District Commission approved the construction of a new single family dwelling unit on this same lot in May of 2024. The home that was approved at that time occupied a significantly larger footprint than the proposed structure and was an entirely different architectural style. This approval was conditioned upon the incorporation of a brick front walkway and the submittal of a landscape plan to screen mechanical elements.

Historic District Guidelines:

Guideline 9. New Driveways

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



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- b. New driveways should be finished in a material that is compatible with the existing private walkways and the architectural character of the building and the fabric of the overall neighborhood.
- c. New or replacement driveway aprons throughout the historic districts may be constructed of concrete.

Guideline 15. Preserve Historic Sidewalk and Curb Materials

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

Guideline 23. Vacant Lots

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

Guideline 94. Style

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

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

Guideline 95. Siting

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

Guideline 96. Orientation, Alignment, and Setback

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



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

Guideline 97. Form, Massing, Height, and Scale

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

Guideline 98. Street Rhythm

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

Guideline 103. Materials

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

Guideline 105. Exterior Color



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

Guideline 106. Details and Ornamentation

- a. The details and ornamentation of a new building should be compatible with those of neighboring buildings.
- b. The details and ornamentation of an addition should be compatible with those of the building to which it is attached.
- c. Avoid introducing dramatically different details and ornamentation on a new building or addition.
- d. Avoid exactly copying details and ornamentation from existing buildings for a new building or addition.
- e. Simple and understated elements are preferred for new construction within the historic district.
- f. Minimize the amount or type of decoration on the façade. Instead, allow the building's lines and fenestration to dominate.

Guideline 107. Placement

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

Guideline 108. Design

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

Guideline 109. Energy and Sustainability

- a. Employ the use of shutters and awnings.
- b. Wherever possible, use durable, repairable, and recyclable building materials.



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

Guideline 110. Exterior Lighting

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

Guideline 112. Proportion

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

Guideline 113. Façade Rhythm

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

Guideline 114. Landscape Features



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

Guideline 115. Roof Form

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

Guideline 116 Roof Material

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

Guideline 117. Gutters and Downspouts

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

Guideline 121. General Guidelines for Utilities for New Construction

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

Guideline 122. Trash and Refuse Containers

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

Guideline 123. Mechanical Equipment

- a. Rooftop mechanical systems should be positioned so as not to be visible from the street.



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- b. Where rooftop location is not possible, mechanical systems should be located at a side or rear elevation and screened with fences or plantings.

Guideline 126. Arrangement

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

Guideline 127. Window Type

- a. Windows should match the character of the new building's façade. Traditionally styled buildings should have traditional windows, while contemporary or modern style buildings should have modern windows.
- b. Vinyl windows are generally not manufactured in historic proportions and are not appropriate for use in the historic district.
- c. Wood, aluminum, aluminum clad wood, and fiberglass may be appropriate materials.

Recommended Conditions:

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

- 1. An unpainted brick masonry veneer shall be used for the foundation facing North Street.
- 2. If gutters are to be installed, half-round gutters and downspouts shall be utilized.
- 3. The rear driveway shall be constructed of a material that is dust-free and resistant to erosion.

Draft Motions:

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

OR

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

OR

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

RECEIVED

JUL 14 2025

HD 25 - 59



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

Application #: 2025 - 1501
Date Received: 07/14/2025
Fee Paid: \$75.00
HDC Meeting Date: 07/28/2025
Date Property Posted: 07/21/2025

HISTORIC DISTRICT COMMISSION HEARING APPLICATION

APPLICATION TYPE (PLEASE CIRCLE)

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

PROPERTY INFORMATION

ADDRESS: North St (Lot 16) Easton, MD 21601
☐ Contributing ☒ Non-Contributing YEAR BUILT: N/A NATIONAL REGISTAR # N/A

PROPERTY INFORMATION

OWNER NAME: Mdshorehomes Llc Mike Stuart
 TELEPHONE NO.: EMAIL:

Applicant or Agent

NAME: Builders National Cooperative (C/O: Mike Muren)
 TELEPHONE NO.: EMAIL:

Description of Proposal (include additional sheets, as necessary)

One single family home approx. 2,100 sqft with detached ally load 2 car garage. Please and specs included.

Specific Requirements

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

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

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

Signature of Applicant or Agent

Date

Printed Name of Applicant or Agent

Authentic
 Mike Muren
 07/12/2025
 7/12/2025 6:08:54 PM EDT
 Mike Muren

Revised 4.4.2022



Historic District Commission Application Checklist

Revised December 2022

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

Requirements:

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

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

The application submitted shall include 2 copies plus 1 digital.

All Applications to Include:

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

New Construction / Addition

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

Renovations

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

Windows

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

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

Roofing

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

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

Signs

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

Landscaping & Trees

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

Fence

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

Demolition

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

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

Other

- ☐ Attach all documentation supporting request

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

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

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

Schedule - B0565 (Laine Street Homes) (Lot 16)



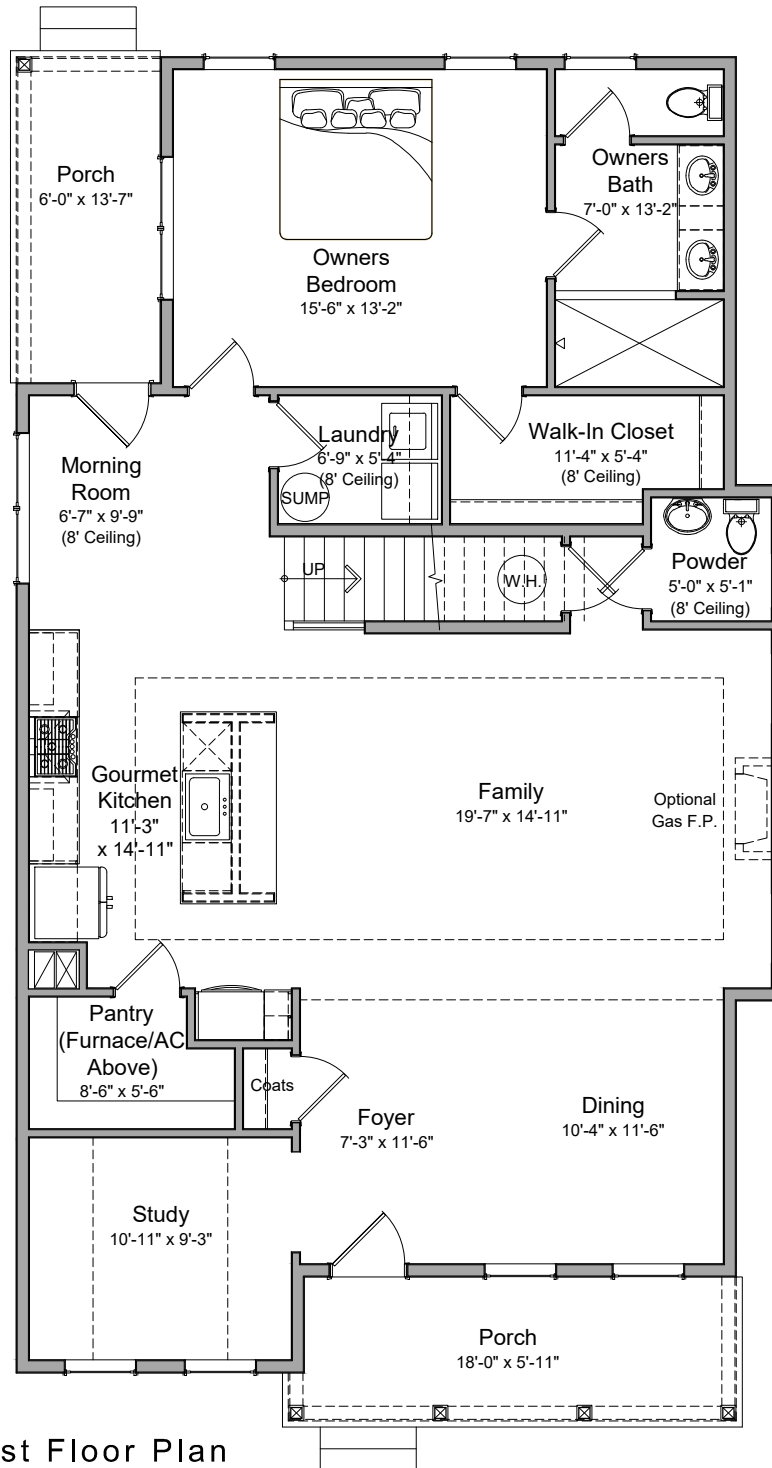
244 N Market St, Frederick, MD 2170:
301-524-4471

ID #	Title	Complete	Phase	Duration	Start	End	Assignees	Accepted	Pending	Declined	Files	Comments	RFIs	Show client	Predecessors
1	Land Purchase Agreement Signed	100 %	Contract Requirements	10 days	Jun 13, 2025	Jun 26, 2025	*** SALES ***	0	0	0		0	0	Yes	
2	Sales Contract / Start Approved	100 %	Pre Construction	1 day	Jun 13, 2025	Jun 13, 2025	*** SALES ***	0	0	0		0	0	No	
3	BNC Job Set up Produce BNC Purchase Order	100 %	Pre Construction	9 days	Jun 16, 2025	Jun 26, 2025	BNC - Matthew Trail	0	0	0		0	0	No	2
4	Welcome Letter to Home Owner	100 %	Pre Construction	1 day	Jun 18, 2025	Jun 18, 2025	*** SALES ***	0	0	0		0	0	Yes	2
5	Structural Selections Completed	100 %	Pre Construction	4 days	Jun 23, 2025	Jun 26, 2025	*** SALES ***	0	0	0		0	0	No	2
6	Feasibility Study	0 %	Contract Requirements	24 days	Jun 27, 2025	Jul 30, 2025	*** SALES ***	0	0	0		0	0	Yes	1
7	Land Purchase	0 %	Contract Requirements	46 days	Jun 27, 2025	Aug 29, 2025	*** SALES ***	0	0	0		0	0	Yes	1
8	Sales to Complete all Monetary Selections	100 %	Contract Requirements	10 days	Jun 27, 2025	Jul 10, 2025	*** SALES ***	0	0	0		0	0	Yes	1
9	BNC to Produce JSAP	100 %	Pre Construction	8 days	Jun 30, 2025	Jul 9, 2025	BNC - Andy Locke	0	0	0		0	0	No	5
10	Complete and Enter Site Cost Estimates	100 %	Contract Requirements	10 days	Jun 30, 2025	Jul 11, 2025	*** PROJECT MANAGER ***	0	0	0		0	0	Yes	1
11	Create Custom Lot Considerations in Schedule	100 %	Contract Requirements	10 days	Jun 30, 2025	Jul 11, 2025	*** PROJECT MANAGER ***	0	0	0		0	0	Yes	1
12	Release BNC Purchase Order	100 %	Pre Construction	1 day	Jun 30, 2025	Jun 30, 2025	*** PROJECT MANAGER ***	0	0	0		0	0	No	3
13	Builder to Approve JSAP Upload Mark Ups	100 %	Pre Construction	2 days	Jul 10, 2025	Jul 11, 2025	*** PROJECT MANAGER ***	0	0	0		0	0	No	9
14	All Selections Completed	0 %	Pre Construction	4 days	Jul 14, 2025	Jul 17, 2025	*** SALES ***	0	0	0		0	0	No	2
15	Architectural Plans Complete	0 %	Pre Construction	7 days	Jul 14, 2025	Jul 22, 2025	BNC - Brian Burdette	0	0	0		0	0	No	13
16	Builder to Send JSAP to Civil	0 %	Pre Construction	1 day	Jul 14, 2025	Jul 14, 2025	*** PROJECT MANAGER ***	0	0	0		0	0	Yes	13
17	Financing Package Complete	0 %	Contract Requirements	5 days	Jul 14, 2025	Jul 18, 2025	*** ADMINISTARTOR ***	0	0	0		0	0	Yes	8 10
18	Produce Civil Engineer Purchase Order	0 %	Pre Construction	2 days	Jul 14, 2025	Jul 15, 2025	*** PROJECT MANAGER ***	0	0	0		0	0	No	13
19	REScheck Completed	0 %	Pre Construction	8 days	Jul 14, 2025	Jul 23, 2025	BNC - Brian Burdette	0	0	0		0	0	No	13
20	Draft Site Plan From Civil	0 %	--	11 days	Jul 16, 2025	Jul 30, 2025	*** CIVIL *** + 1 more	0	0	0		0	0	Yes	22
21	Lock Estimates	0 %	Pre Construction	1 day	Jul 18, 2025	Jul 18, 2025	*** PROJECT MANAGER ***	0	0	0		0	0	Yes	14
22	Engineered Plans Completed	0 %	Pre Construction	9 days	Jul 23, 2025	Aug 4, 2025	BNC - Daniel Utrera	0	0	0		0	0	No	13 15

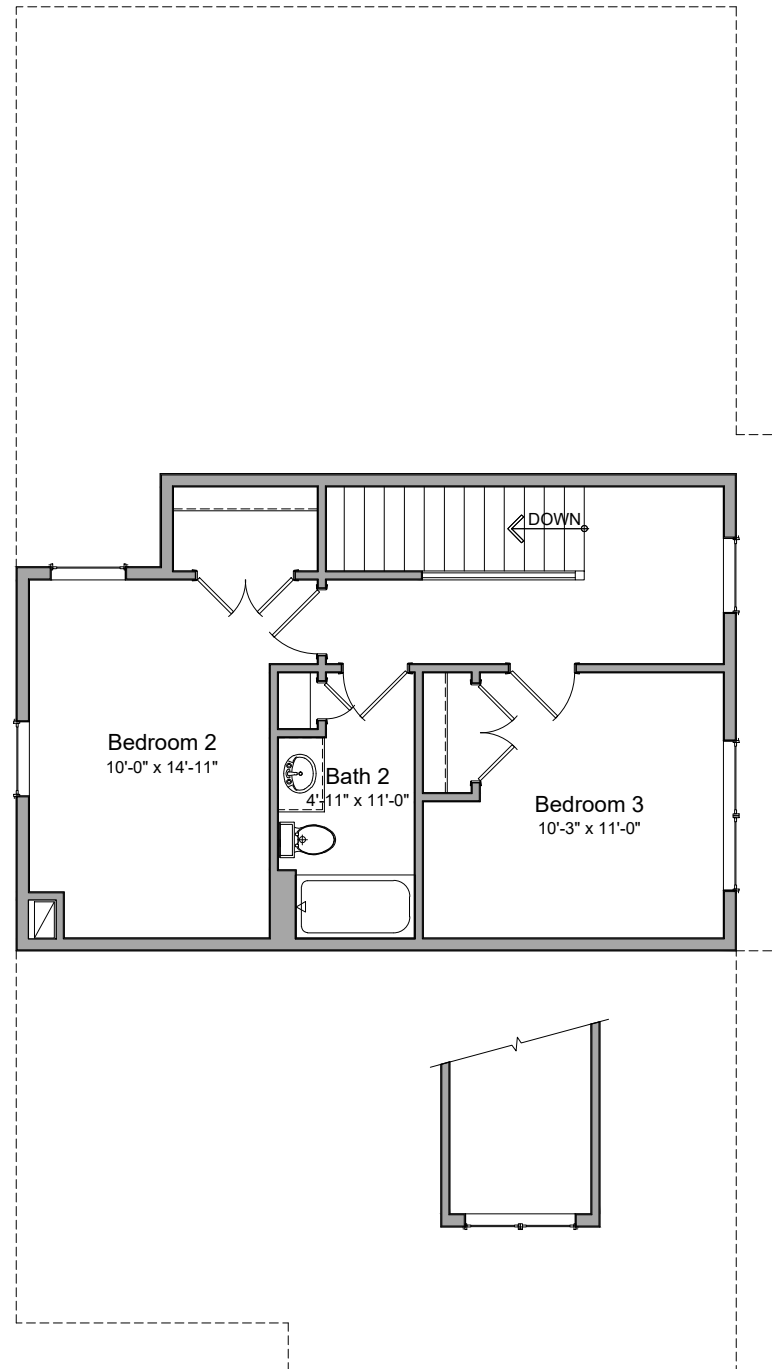
23	 Order Stakeout	 0%	Order Reminder	1 day	Jul 30, 2025	Jul 30, 2025	Lane Engineering, LLC (MD3)	0	0	0	0	0	No	15
24	 BNC to Produce House Specific Take Off	 0%	Permitting	3 days	Aug 5, 2025	Aug 7, 2025	BNC - Achala Pandey	0	0	0	0	0	Yes	22 14
25	 Builder to certify construction documents	 0%	Pre Construction	1 day	Aug 5, 2025	Aug 5, 2025	*** PROJECT MANAGER ***	0	0	0	0	0	Yes	22
26	 Final Plans Complete	 0%	--	2 days	Aug 5, 2025	Aug 6, 2025	BNC - Brian Burdette	0	0	0	0	0	Yes	22
27	 Order Reminder Windows	 0%	Order Reminder	1 day	Aug 6, 2025	Aug 6, 2025	*** PROJECT MANAGER *** + 1 mo	0	0	0	0	0	No	22
28	 Permit Application & Fees Posted	 0%	Permitting	3 days	Aug 7, 2025	Aug 11, 2025	*** PROJECT MANAGER ***	0	0	0	0	0	No	23 26
29	 SWM Plan Complete	 0%	Pre Construction	15 days	Aug 7, 2025	Aug 27, 2025	Lane Engineering, LLC (MD3)	0	0	0	0	0	No	13 16 20
30	 Pre Construction Meeting	 0%	Permitting	1 day	Aug 12, 2025	Aug 12, 2025	*** PROJECT MANAGER ***	0	0	0	0	0	No	28
31	 Builder to Request Changes from Pre Construction	 0%	Permitting	1 day	Aug 13, 2025	Aug 13, 2025	*** SALES ***	0	0	0	0	0	Yes	30
32	 Builder to Request Creation of POs	 0%	Permitting	1 day	Aug 13, 2025	Aug 13, 2025	*** PROJECT MANAGER ***	0	0	0	0	0	No	31
33	 Steak out Completed / Cut & Fill Received	 0%	Pre Construction	1 day	Aug 21, 2025	Aug 21, 2025	Lane Engineering, LLC (MD3)	0	0	0	0	0	No	23
34	 Utility Reminders (Power, Gas, Cable)	 0%	Permitting	1 day	Aug 22, 2025	Aug 22, 2025	*** PROJECT MANAGER ***	0	0	0	0	0	No	33
35	 BNC to Produce POs	 0%	Permitting	5 days	Aug 28, 2025	Sep 3, 2025	BNC - Matthew Trail	0	0	0	0	0	No	24 32
36	 Builder to certify site plan and setbacks	 0%	Pre Construction	1 day	Aug 28, 2025	Aug 28, 2025	*** PROJECT MANAGER ***	0	0	0	0	0	Yes	29
37	 Permit Processing	 0%	Permitting	47 days	Aug 28, 2025	Oct 31, 2025	*** PROJECT MANAGER ***	0	0	0	0	0	No	26 28 29
38	 Builder to review and release all POs	 0%	Permitting	2 days	Sep 4, 2025	Sep 5, 2025	*** PROJECT MANAGER ***	0	0	0	0	0	No	35
39	 Confirm Vendors (Area Specific)	 0%	Permitting	1 day	Sep 4, 2025	Sep 4, 2025	BNC - Matthew Trail	0	0	0	0	0	Yes	35
40	 Publish Schedule / Notify Vendors of Job Start	 0%	Permitting	1 day	Sep 9, 2025	Sep 9, 2025	*** PROJECT MANAGER ***	0	0	0	0	0	Yes	38
41	 Clearing Grubbing & Sediment Control	 0%	Permitting	2 days	Sep 10, 2025	Sep 11, 2025	Mid Maryland Excavating, Inc. (MD1)	0	0	0	0	0	No	38
42	 Order Reminder to Schedule Excavating	 0%	Order Reminder	1 day	Oct 24, 2025	Oct 24, 2025	*** PROJECT MANAGER ***	0	0	0	0	0	No	49
43	 Order Reminder to Schedule Foundation	 0%	Order Reminder	1 day	Oct 27, 2025	Oct 27, 2025	*** PROJECT MANAGER ***	0	0	0	0	0	No	50
44	 Order Reminder Doors (Exterior)	 0%	Framing	1 day	Oct 30, 2025	Oct 30, 2025	*** PROJECT MANAGER ***	0	0	0	0	0	No	

45	 Order Reminder Floor Systems	 0%	Order Reminder	1 day	Oct 30, 2025	Oct 30, 2025	*** PROJECT MANAGER *** + 1 mo	0	0	0	0	0	No	
46	 Permits Received	 0%	Permitting	1 day	Nov 3, 2025	Nov 3, 2025	*** PROJECT MANAGER ***	0	0	0	0	0	No	37 41
47	 Order Reminder Roof Trusses	 0%	Order Reminder	1 day	Nov 4, 2025	Nov 4, 2025	Structural, LLC (MD1, MD2, VA1)	0	0	0	0	0	No	
48	 Upload Permit to Builder Trend / Add Permit Num	 0%	Pre Construction	1 day	Nov 4, 2025	Nov 4, 2025	--	0	0	0	0	0	Yes	46
49	 Excavate	 0%	Foundation	2 days	Nov 5, 2025	Nov 6, 2025	Mid Maryland Excavating, Inc. (MD1)	0	0	0	0	0	No	46
50	 Form Footers	 0%	Foundation	1 day	Nov 7, 2025	Nov 7, 2025	JL City Concrete Inc	0	0	0	0	0	No	49

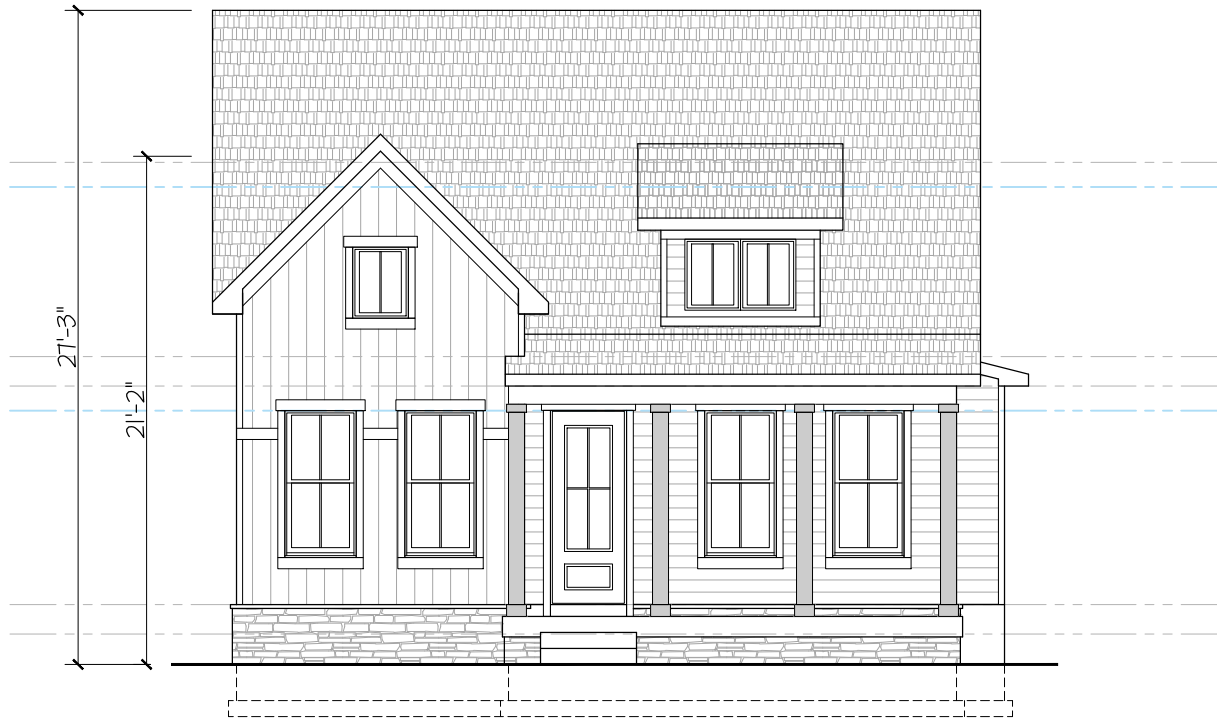




First Floor Plan
1/8" = 1'-0"



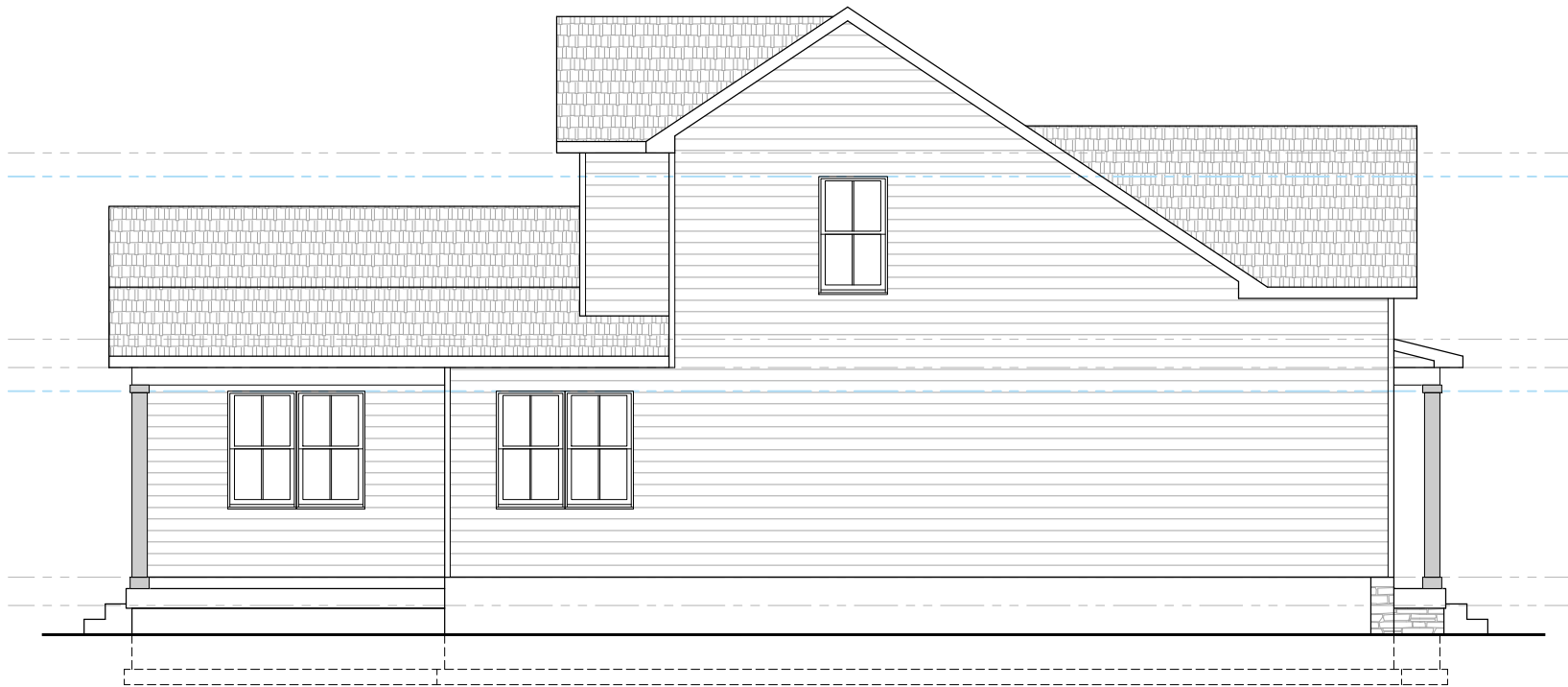
Second Floor Plan
 1/8" = 1'-0"



Front Elevation
 $1/8" = 1'-0"$

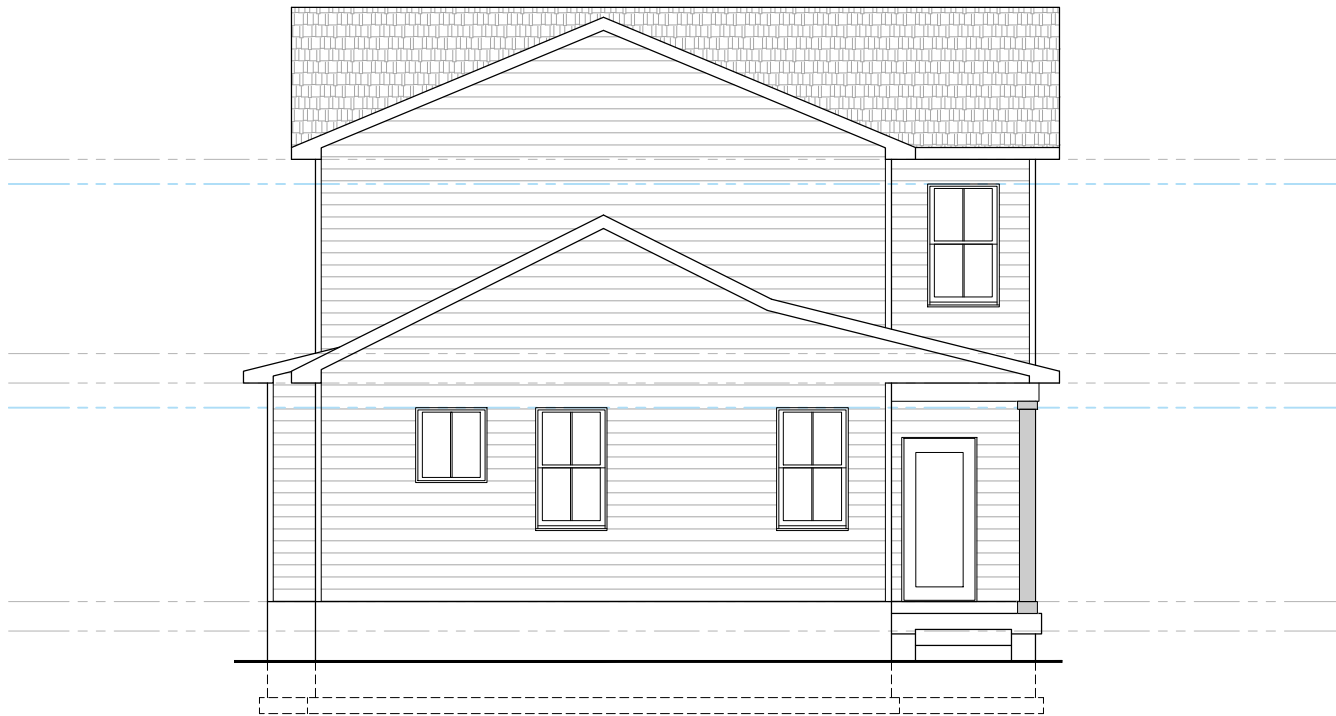


Right Side Elevation
1/8" = 1'-0"

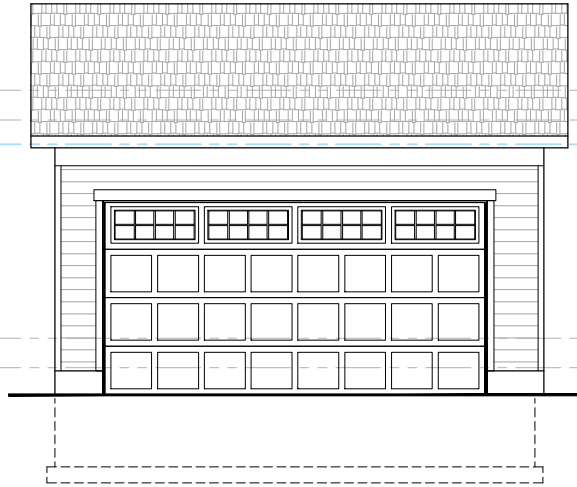


Left Side Elevation

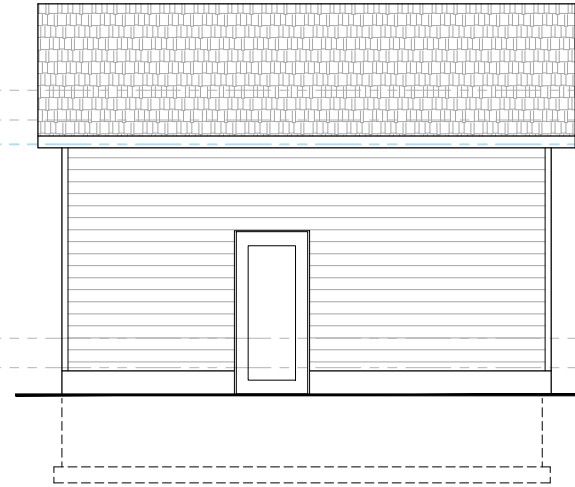
1/8" = 1'-0"



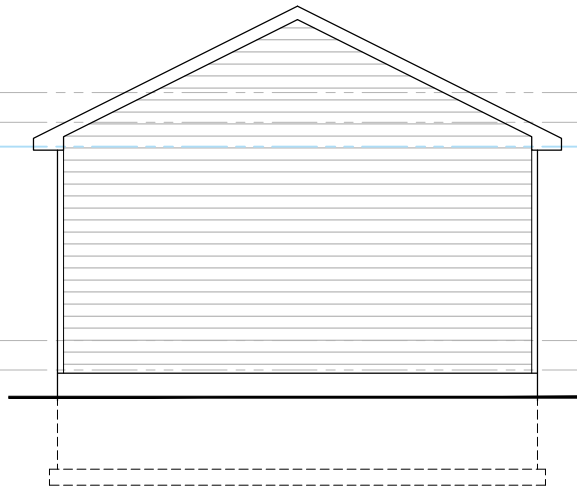
Rear Elevation
1/8" = 1'-0"



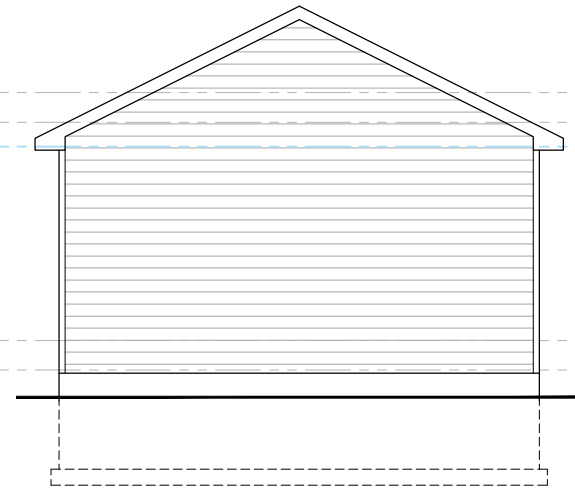
Front



Rear



Right

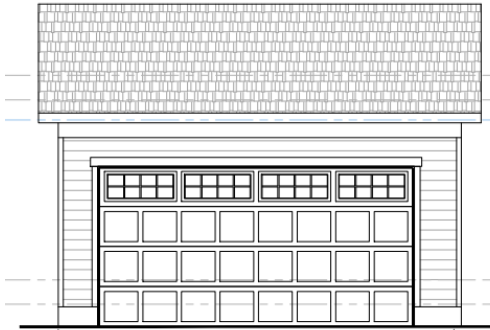


Left

Garage Elevation
1/8" = 1'-0"



Street Front



Ally Front



Make: James Hardie
Color: Pearl Gray
Spec: Clapboard, Bord & Baten (Smooth specified but not pictured)



Make: Tamko / Haritage
Color: Rustic Black
Spec: 30 Year Architectural Shingle



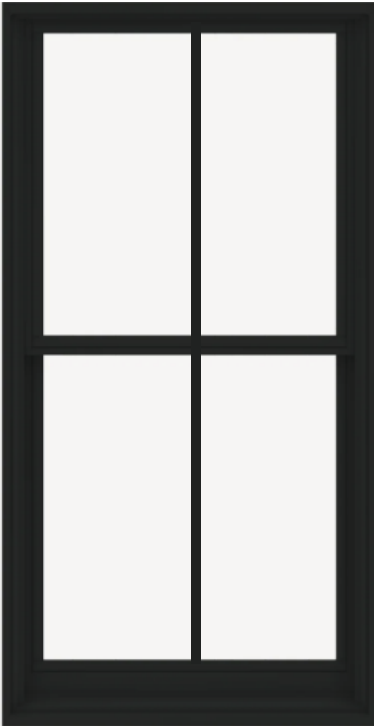
Make: Simpson (Front Door)
Color: Painted Color McCormack Paint Ocean Melody 0499
Spec: 3068 Half Lite with Transom



Make: Quality Stone Veneer
Color: Bull Run (Cobblestone)
Spec: Stone Water Table on Front of Home



Make: Clopay
Color: White
Spec: Clopay GD5SV R-6.3/ windows and hardware



Make: Anderson 100 Series
Color: Black
Spec: Double Pane w/vertical grill outside of pane



Make: Trermatru (Back & Basement Door)
Color: To Be Painted Black
Spec: Fiberglass 3068 full light



Make: Progress Lighting
Color: Black
Spec: District 11" Tall Single Light LED Energy Star Outdoor Wall Sconce



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

Historic District Commission Staff Report

Meeting Date: 7/28/2025

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

Property Address: 108 N Park Street

Applicant: Yuner Sanchez

Application Number: 2025-1504

Code Enforcement Case: Yes ☐ No ☒

Project Description:

The applicant is proposing to replace an existing sliding patio door with a new composite sliding door. The proposed scope of work also includes replacing the entirety of the existing vinyl siding with new 4" vinyl siding.

Background:

In September of 2024, the Historic District Commission granted a certificate of appropriateness (#24-1281) for alterations to this non-contributing structure. Alterations approved at that time included, the replacement of the existing wood trim, fascia, and soffit with metal, and the replacement of the existing wood deck boards with new composite decking. The Commission also approved the replacement of the existing wood privacy fence, the replacement of a small section of gutter, and the installation of new screen on the porch.

On February 24, 2025 the Commission approved the replacement of four (4) existing vinyl windows with new vinyl-clad casement style windows that have the appearance of a double hung window (#25-1406).

Historic District Guidelines:

Guideline 42. Make Sensitive Replacements (Doors)

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.**



Guideline 45. Screen, Storm, and Garage Doors

- a. Maintain historic screen doors. Painted surfaces to protect the underlying wood or metal.
- b. Screen doors are usually appropriate on residential buildings but are not typically found on commercial properties.
- c. Install new screen doors in a design that is compatible with the design of the door. Wood is the preferred material for screen doors on front façades.
- d. Metal screen and storm doors may be used. Full light storm doors are preferred when used on the front facade.

Guideline 78. Substitute Materials for Siding

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

Guideline 104. Vinyl Siding

- a. Vinyl siding will be at least 0.042 inches thick, with a smooth, matte surface. Siding with faux wood grain is not appropriate.
- b. Siding joints and seams are to be lapped toward the rear of the building, and joints must be staggered randomly to avoid a “stair step” appearance. Joints will be avoided in areas with spans of less than 12 feet in length.
- c. All trim will be done with solid PVC or plastic composite lumber trim, using counter sunk finishing nails. All inside and outside corners must be trimmed using hard, dimensional PVC or composite materials. Trim details will be such that the “J” channels are hidden behind the trim board.

Items of Clarification:

- 1. Is there original wood siding located behind the existing vinyl siding? If so, what is the condition of such siding?**

Recommended Conditions:



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

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

1. The vinyl siding shall be smooth with a matte surface.
2. The siding joints and seams must be lapped toward the rear of the building
3. Joints must be staggered randomly to avoid a “stair step” appearance
4. Joints will be avoided in areas with spans of less than 12 feet in length.
5. All trim will be done with solid PVC or plastic composite lumber trim, using counter sunk finishing nails. All inside and outside corners must be trimmed using hard, dimensional PVC or composite materials. Trim details will be such that the “J” channels are hidden behind the trim board.

Draft Motions:

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

OR

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

OR

3. I move an alternate motion.



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

Appendix A: 2012 Easton Historic District Survey Sheet

EASTON HISTORIC DISTRICT SURVEY

PROPERTY #:

Picture:



TAX ID		ADDRESS		OWNER NAME			
2101005065		108 N PARK ST		PHOENIX, SERUG A SR AND CARLENE T			
YEAR BUILT		PHYSICAL CONDITION					
1890		GOOD ALTERED					
ARCHITECTURAL STYLE			ADDITION(S)				
I-HOUSE			NONE- ENCLOSED PORCHES				
NHL DISTRICT	NR DISTRICT	NR LISTED	MEETS NR CRITERIA	1980 NR RATING	MD INVENTORY	CONTRIBUTING	NC CODE
				B		N	INTEGRITY
NOTES							
AS WITH ITS NEIGHBOR 112 N PARK, IN A LESS ALTERED SETTING THIS MARGINAL + MUCH ALTERED EXAMPLE OF A COMMON HOUSE TYPE WOULD WARRANT DESIGNATION AS A CONTRIBUTING RESOURCE, HOWEVER THE ENVIRONMENTAL SETTING HAS ALSO BEEN IMPACTED BY THE DEMOLITION OF BUILDINGS AND CONSTRUCTION OF A LARGE MODERN COMMERCIAL STRUCTURE							



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

RECEIVED

JUL 14 2025

HD 25 - 61

Application #:	2025 - 1504
Date Received:	07/14/2025
Fee Paid:	\$75.00
HDC Meeting Date:	07/28/2025
Date Property Posted:	07/21/2025

HISTORIC DISTRICT COMMISSION HEARING APPLICATION

APPLICATION TYPE (PLEASE CIRCLE)

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

PROPERTY INFORMATION

ADDRESS 108 N Park St Easton MD 21601
☐ Contributing ☐ Non Contributing YEAR BUILT: _____ NATIONAL REGISTAR # _____

PROPERTY INFORMATION

OWNER NAME Yuner Sanchez
TELEPHONE NO. _____ EMAIL _____

Applicant or Agent

NAME Yuner Sanchez
TELEPHONE NO. _____ EMAIL _____

Description of Proposal (include additional sheets, 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

Printed Name of Applicant or Agent

<u>Yuner Sanchez</u>
<u>7-14-25</u>
<u>Yuner Sanchez</u>

Revised 4.4.2022

Three things I want to replace, first is the patio door sliding door it's just old and hard to slide so I want to replace it with a composite material sliding door same size as the old one, second I want to replace the storm door reason being that the one it has currently is old and due to the storm it's broken so I found a similar one and want to replace it, third while to replace the siding of the entire house it's currently vinyl and would replace it with vinyl I had prior permission from the HD to change the ones that had chips but to the eye you can tell it needs the whole siding of the house done.

Exterior and Interior Right-Hand Composite Sliding Patio Door

★★★★★ (1256) ✓



\$698⁰⁰



Pay **\$648.00** after **\$50 OFF** your total qualifying purchase upon opening a new card. ⓘ
[Apply for a Home Depot Consumer Card](#)



Add to Cart

Color Family

White

Color/Finish	Smooth White Exterior and Interior
Core Type	Solid Composite Core
Door Configuration	Double Door
Door Glass Insulation	Double-Glazed, Flush Glazed, Low- E, Tempered
Door Handing	Right-Hand/Slide
Door Type	Sliding Patio Door
Features	Argon Filled Glass, Weatherstripping
Finish Type	Finished
Frame Material	Composite
Hinge Type	No Hinge
Included	Handle Set, Instructions, Lock
Material	Composite
Number of Lites	1 Lite
Product Weight (lb.)	240 lb
Returnable	90-Day

 Add to Cart

Reversible Hinge Storm Door Mid-view with Self-...

Item #5698180 | Model #59018032

[Shop LARSON](#)

★★★★☆ 4.4 560



1k+ bought last week

Now **\$128.00** ~~\$148.00~~

You save \$20.00 | Ends Jul 23

Manufacturer Color/Finish: White



\$128.00



\$214.10

Common Size (W x H): 36-in x 81-in

30-in x 81-in

32-in x 81-in

34-in x 81-in

36-in x 81-in



Add to Cart

Glass Style	Clear glass
Handing	Universal reversible
Handle(s) Included	Yes
High-view	No
Hinge Location (Exterior View)	Universal/Reversible
Interchangeable Screen	No
Lowe's Exclusive	No
Material	Wood core
Mid-view	Yes
Pet Door Included	No
Retractable Screen	No
Screen Type	Self-storing
Self-storing Screen	Yes
View Type	Mid-view
Weatherstripping Included	Yes

[Add to Cart](#)

11:05



5G 57

lowes.com

Georgia-Pacific Vision Pro Double 4-in Traditional White Vinyl Siding Panel 8-in x 150-in 8.33-sq ft...

Item #56639 | Model #531651

[Shop Georgia-Pacific](#)

★★★★★ 4.6



222



Actual item may vary in color from screen representation

10k+ bought last week

\$8.98

Manufacturer Color/Finish: White



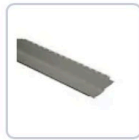
\$8.98



\$8.71



Out of Stock



\$8.98

Bulk Savings

Get up to 30% off when you buy in bulk.



Buy 24

Buy 576

Add to Cart

11:05



5G 57



lowes.com



Specifications



General

Color/Finish Family	White
Manufacturer Color/Finish	White
Series Name	Vision Pro
Type	Traditional



Dimensions

Coverage Area (Sq. Feet)	8.33
Length (Inches)	150
Thickness (Inches)	.04
Width (Inches)	8



Add to Cart









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

Historic District Commission Staff Report

Meeting Date: 7/28/2025

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

Property Address: 318 Goldsborough Street

Applicant: Kurt Gant on behalf of Brainard Warner

Application Number: 2025-1502

Code Enforcement Case: Yes ☐ No ☒

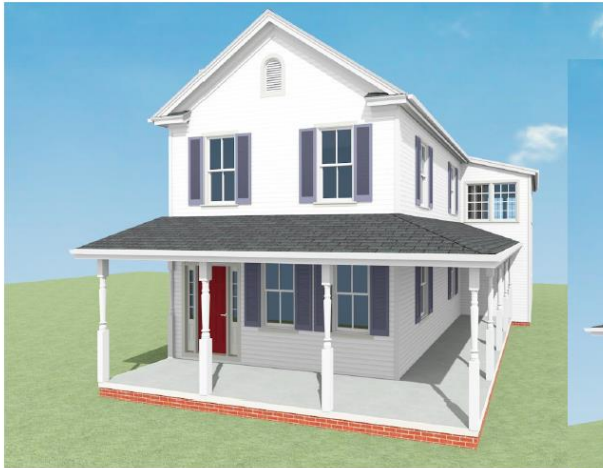
Project Description:

The applicant is proposing to construct a new two-story garage with a second-floor accessory dwelling unit (ADU). The new structure will have a footprint of 28' by 24' and a height of 22'. Proposed materials for the new structure include the following:

- **Siding:** Board and batten style siding (Material not specified)
- **Roofing:** Architectural asphalt shingles on main roof and standing seam metal roofing on dormers and canopy.
- **Windows:** Simulated divided light with grilles outside the glass (Material to match windows on primary structure)
- **Doors:** Material to match rear door on primary structure
- **Gutters:** Not Specified

Background:

Extensive renovations to the primary structure on this property were approved by the Historic District Commission in 2021 (#21-515). A new wrap around front porch was proposed and approved by the Commission but was never constructed. Other alterations included replacing windows, exterior doors, roofing, and re-constructing the roof above the sun room. Other alterations approved by the Commission include the installation of a new fence and the construction of a rear deck. (#23-844).



FRONT FACADE



WEST FACADE

Figure 1 2021 HDC Application Elevations

Historic District Guidelines:

Guideline 9. New Driveways

- a. Locate new driveways so that minimum alterations are required to character-defining landscape and features such as walls, fences and buildings, and should respect the predominant alignments and locations of driveways in the neighborhood.
- b. New driveways should be finished in a material that is compatible with the existing private walkways and the architectural character of the building and the fabric of the overall neighborhood.
- c. New or replacement driveway aprons throughout the historic districts may be constructed of concrete.

Guideline 11. Erect New Outbuildings Sensitive

- a. Locate new auxiliary buildings to limit visibility from public rights-of-way when possible.
- b. If it is not possible to locate new buildings so that they are not visible from the primary public right-of-way, use landscaping or appropriate fencing to screen these features from view.
- c. **New outbuildings should be designed to be compatible with the architectural style, scale, form, and materials of the main building on the property. (See Figure 2)**

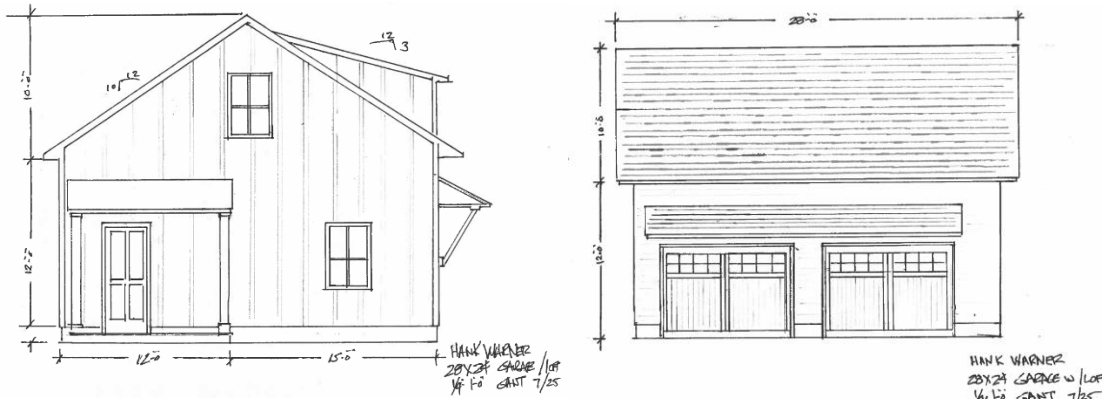


Figure 2: Primary Structure and Proposed Accessory Structure

Guideline 94. Style

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

Guideline 96. Orientation, Alignment, and Setback

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



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

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

Guideline 97. Form, Massing, Height, and Scale

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

Guideline 70. Roof Material

- 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.

Guideline 103. Materials

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



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

- e. Stone or pressed concrete block may be appropriate in some settings, or for some parts of façades.

Guideline 105. Exterior Color

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

Guideline 106. Details and Ornamentation

- a. The details and ornamentation of a new building should be compatible with those of neighboring buildings.
- c. Avoid introducing dramatically different details and ornamentation on a new building or addition.
- d. Avoid exactly copying details and ornamentation from existing buildings for a new building or addition.
- e. Simple and understated elements are preferred for new construction within the historic district.

Guideline 109. Energy and Sustainability

- d. Place energy efficient HVAC equipment on non-visible rooftop locations, in the rear of buildings, or in other locations that are not visible from the street.**
- h. Use permeable paving where appropriate to manage stormwater.

Guideline 110. Exterior Lighting

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

Guideline 115. Roof Form

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



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

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

Guideline 116 Roof Material

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

Guideline 117. Gutters and Downspouts

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

Guideline 126. Arrangement (Windows)

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

Guideline 127. Window Type

- a. Windows should match the character of the new building’s façade. Traditionally styled buildings should have traditional windows, while contemporary or modern style buildings should have modern windows.
- b. Vinyl windows are generally not manufactured in historic proportions and are not appropriate for use in the historic district.
- c. Wood, aluminum, aluminum clad wood, and fiberglass may be appropriate materials.

Recommended Condition:

Should the Commission move to approve the application, staff supports the following condition:



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

1. HVAC units shall be placed on a non-visible façade and screened from view using appropriate fencing or landscaped plantings.
2. Cut sheets shall be provided for the proposed doors, trim, windows, siding, lighting, and gutters to staff for review. These materials must be consistent with the guidelines for new construction.
3. Utility meters shall be located on a non-visible façade from N Higgins Street.

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.



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			
2101008560		318 GOLDSBOROUGH ST		HALLIDAY, DOUGLAS O			
YEAR BUILT		PHYSICAL CONDITION					
1880*		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							
ASBESTOS WALL SHINGLES ONLY OBVIOUS CHANGE. DWELLING PROBABLY HAD PORCH AT ONE TIME. ORIGINAL FABRIC INCLUDES NARROW DOOR TRANSOM + SURROUND, 2/2 WINDOWS + CORNICE. EXTERIOR STACK CHIMNEY ON LEFT SIDE. NO OUTBLDG							



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

RECEIVED
JUL 14 2025
TOWN OF EASTON

HD 25 - 60

Application #: 2025 - 1502
Date Received: 07/14/2025
Fee Paid: \$75.00
HDC Meeting Date: 07/28/2025
Date Property Posted: 07/21/2025

HISTORIC DISTRICT COMMISSION HEARING APPLICATION

APPLICATION TYPE (PLEASE CIRCLE)

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

PROPERTY INFORMATION

ADDRESS 310 GOLDSBOROUGH ST.
☐ Contributing ☐ Non-Contributing YEAR BUILT: _____ NATIONAL REGISTAR # _____

PROPERTY INFORMATION

OWNER NAME BRAINARD WARNER
TELEPHONE NO. _____ EMAIL _____

Applicant or Agent

NAME KURT GANT
TELEPHONE NO. _____ EMAIL _____

Description of Proposal (include additional sheets, as necessary)

<u>28x24 GARAGE WITH LOFT.</u>

Specific Requirements

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

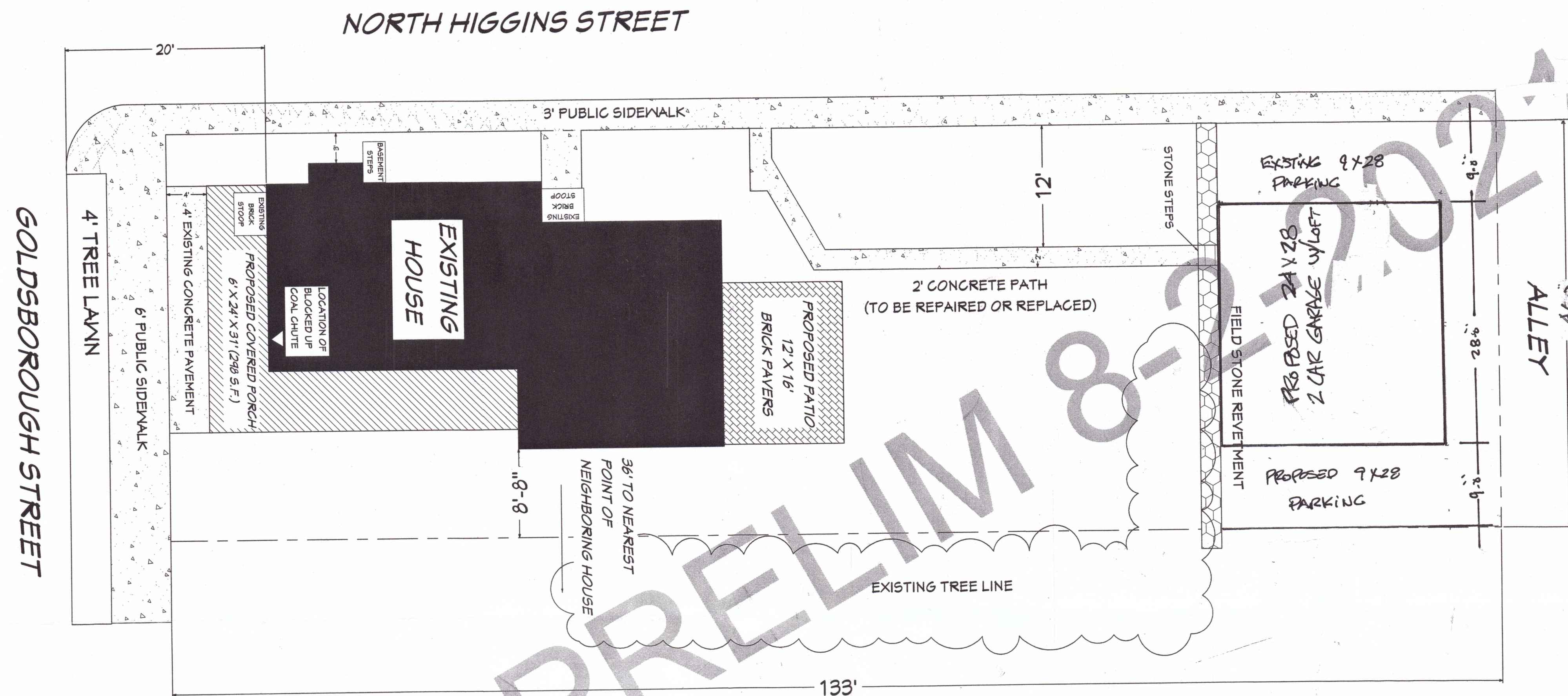
Signature of Applicant or Agent

Date

Printed Name of Applicant or Agent

<u>[Signature]</u>
<u>7/13/25</u>
<u>KURT GANT</u>

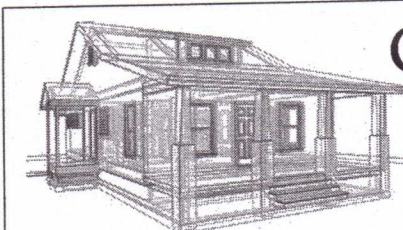
Revised 4.4.2022



SITE PLAN
SCALE 1" = 10'

GENERAL NOTE: FIELD VERIFY ALL DIMENSIONS
ALL DRAWINGS SCALE 1/4" = 1'0" UNLESS OTHERWISE NOTED
APPROVED PLANS FOR PERMITS AND CONSTRUCTION

Layout Page Table			
Label	Title	Description	Comments
CS	COVER SHEET		
SP1	SITE PLAN		
EC1	EXISTING CONDITIONS	DEMOLITION PLAN	
F1	FOUNDATION PLAN		
A1	FLOOR PLANS		
A2	SECOND FLOOR PLAN		
A3	ELEVATIONS		
A4	ELEVATIONS		
S1	CROSS SECTION	CONSTRUCTION DETAIL	
S2	CROSS SECTION	CONSTRUCTION DETAIL	



Chesapeake Green Building
and Design, Inc.
443-205-9104
www.chesapeakegreendesign.com

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BRAINARD H. WARNER Residence

INTERIOR REMODEL PLAN
318 GOLDSBOROUGH STREET
EASTON, MD 21601

SCALE:

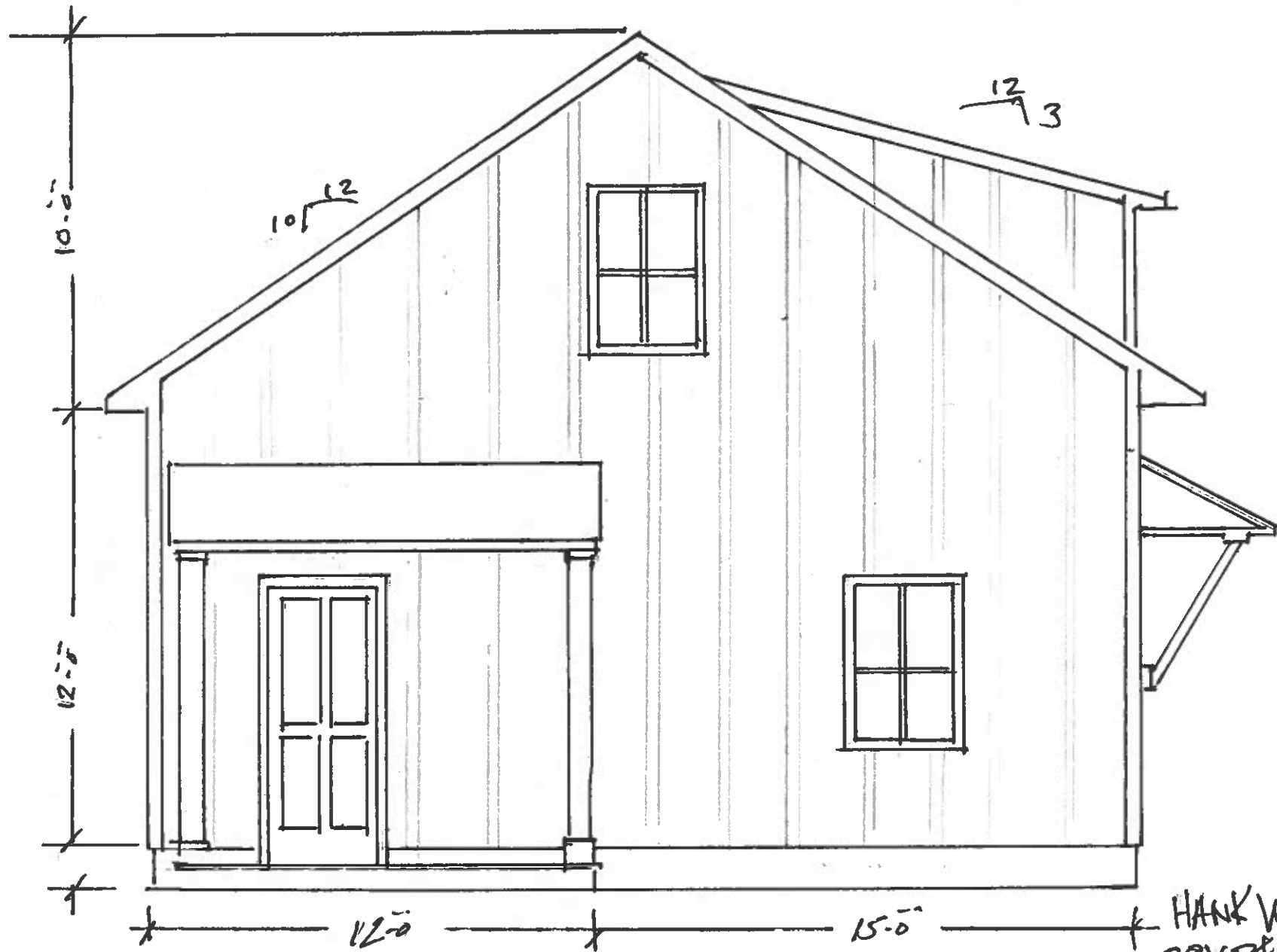
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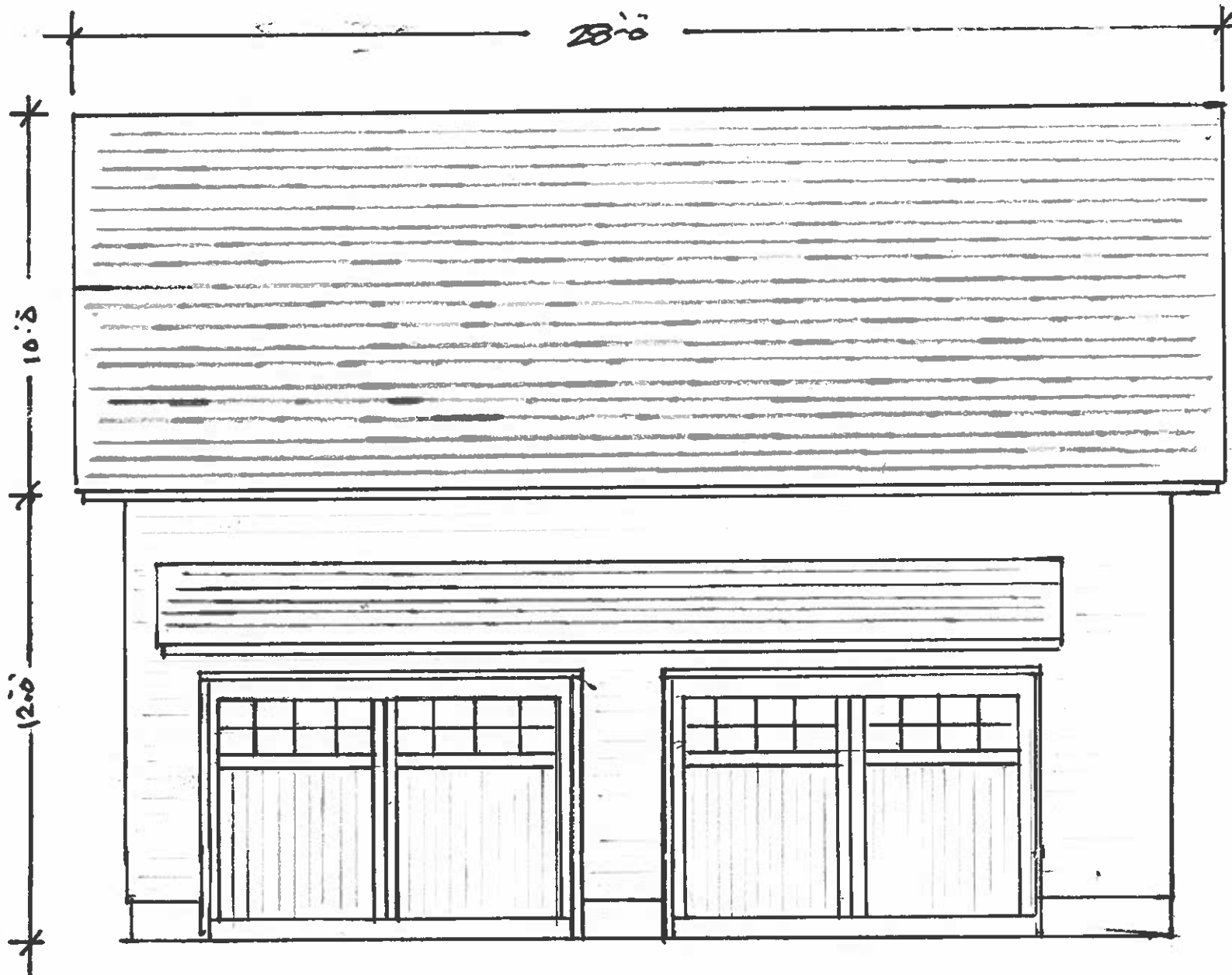
SHEET:

8/18/2021

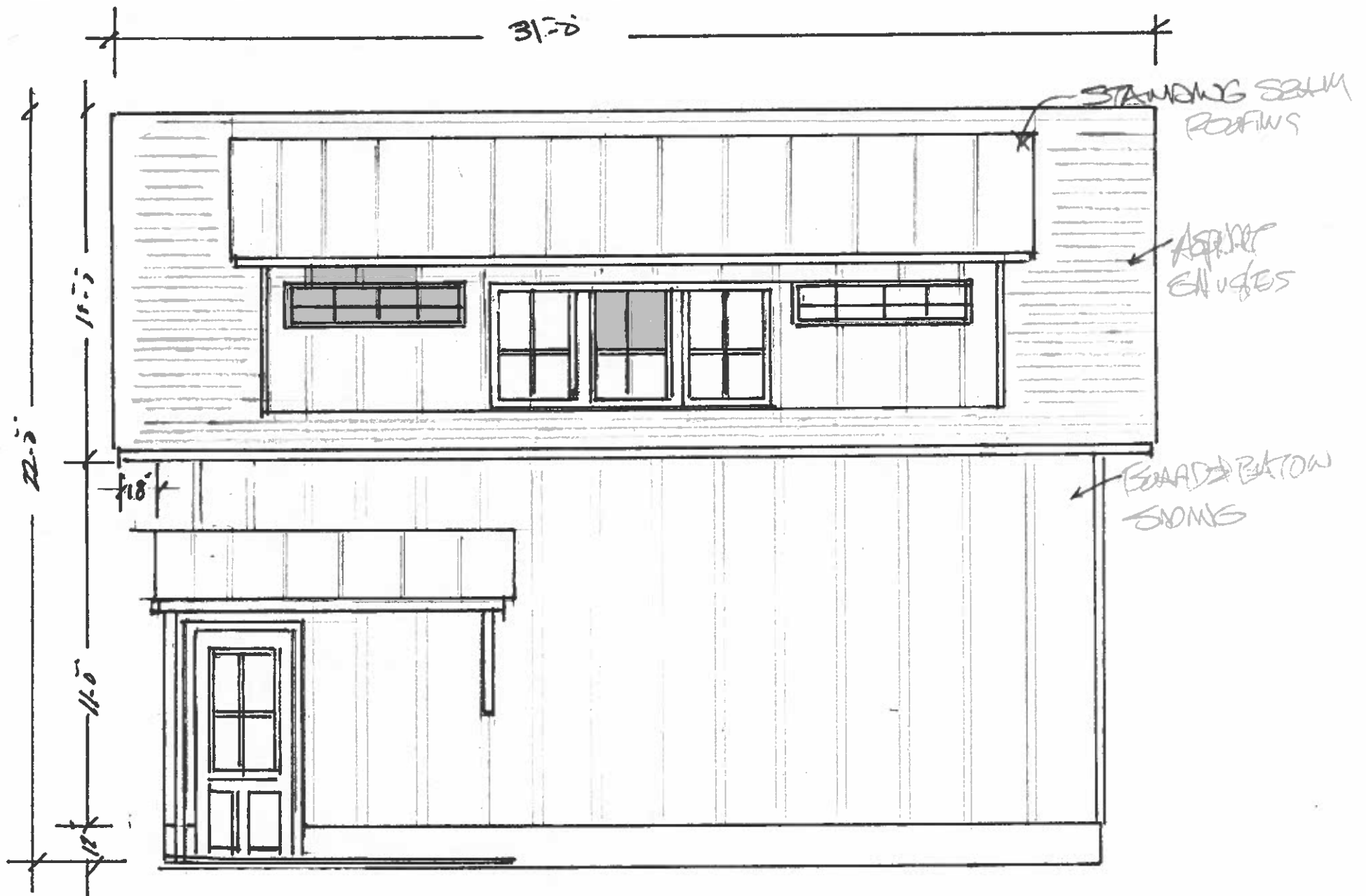
SP1



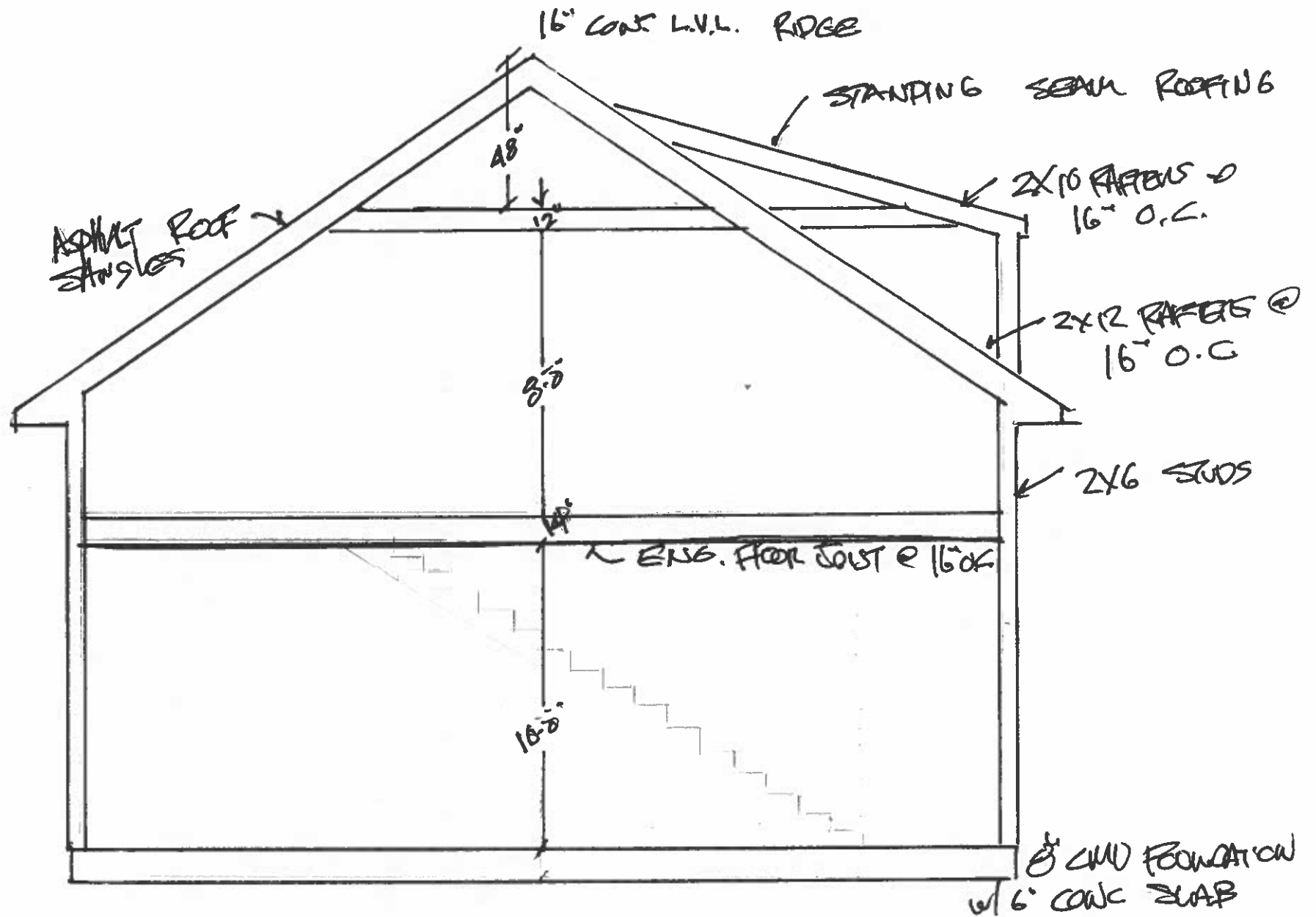
HANK WARNER
28X24 GARAGE / 109
1/4 10' GANT 7/25



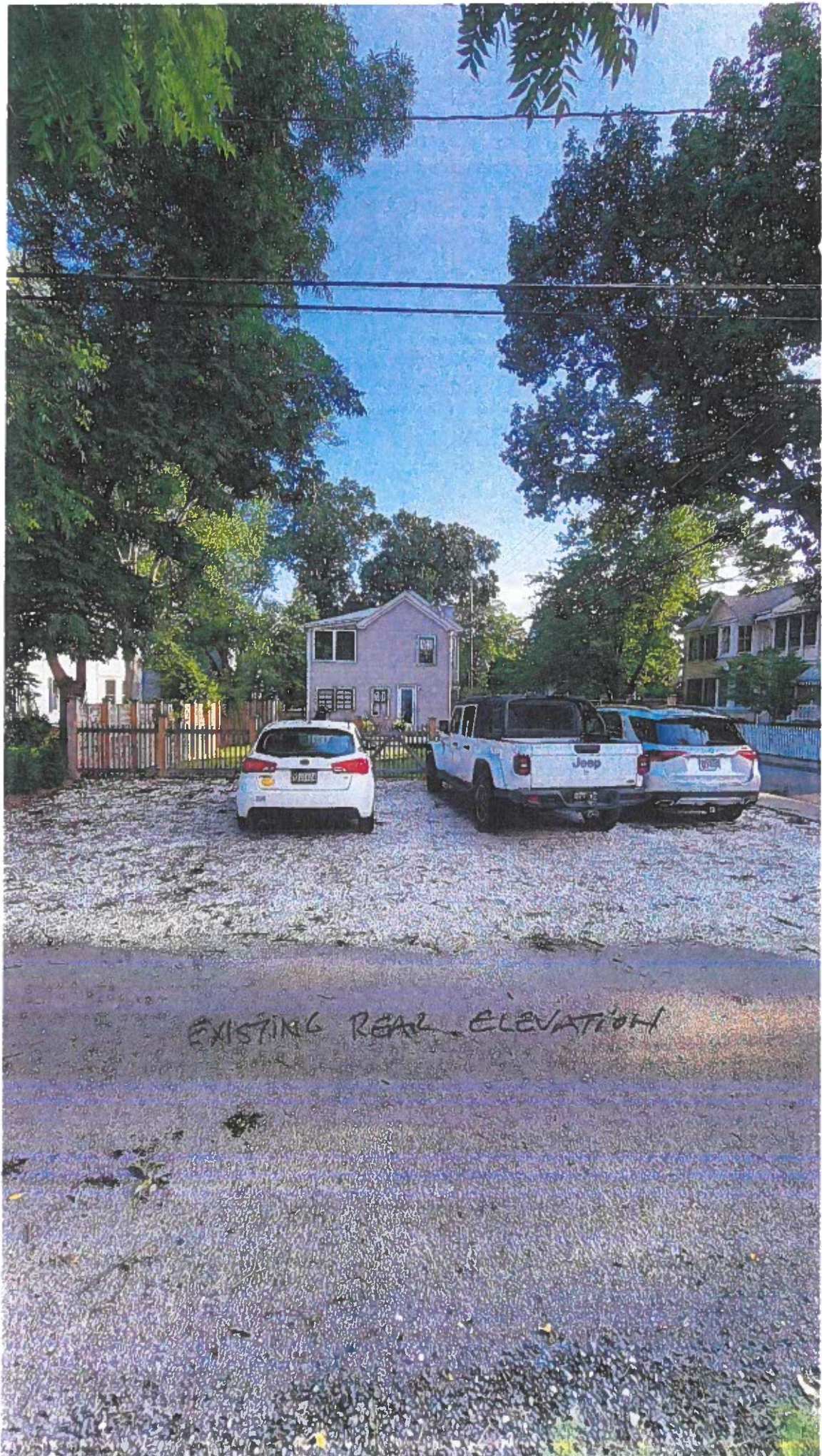
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28X24 GARAGE w/LOFT
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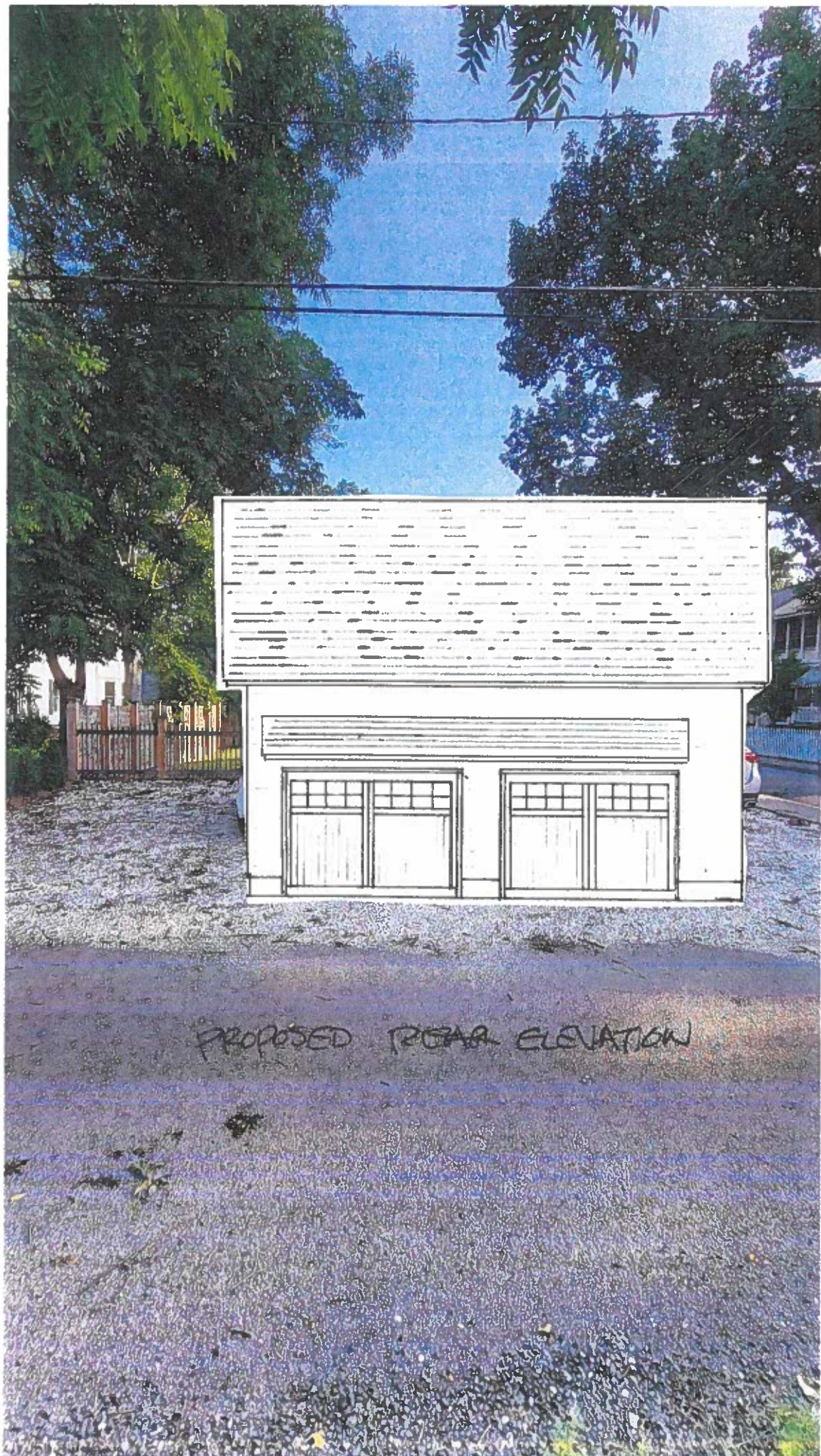


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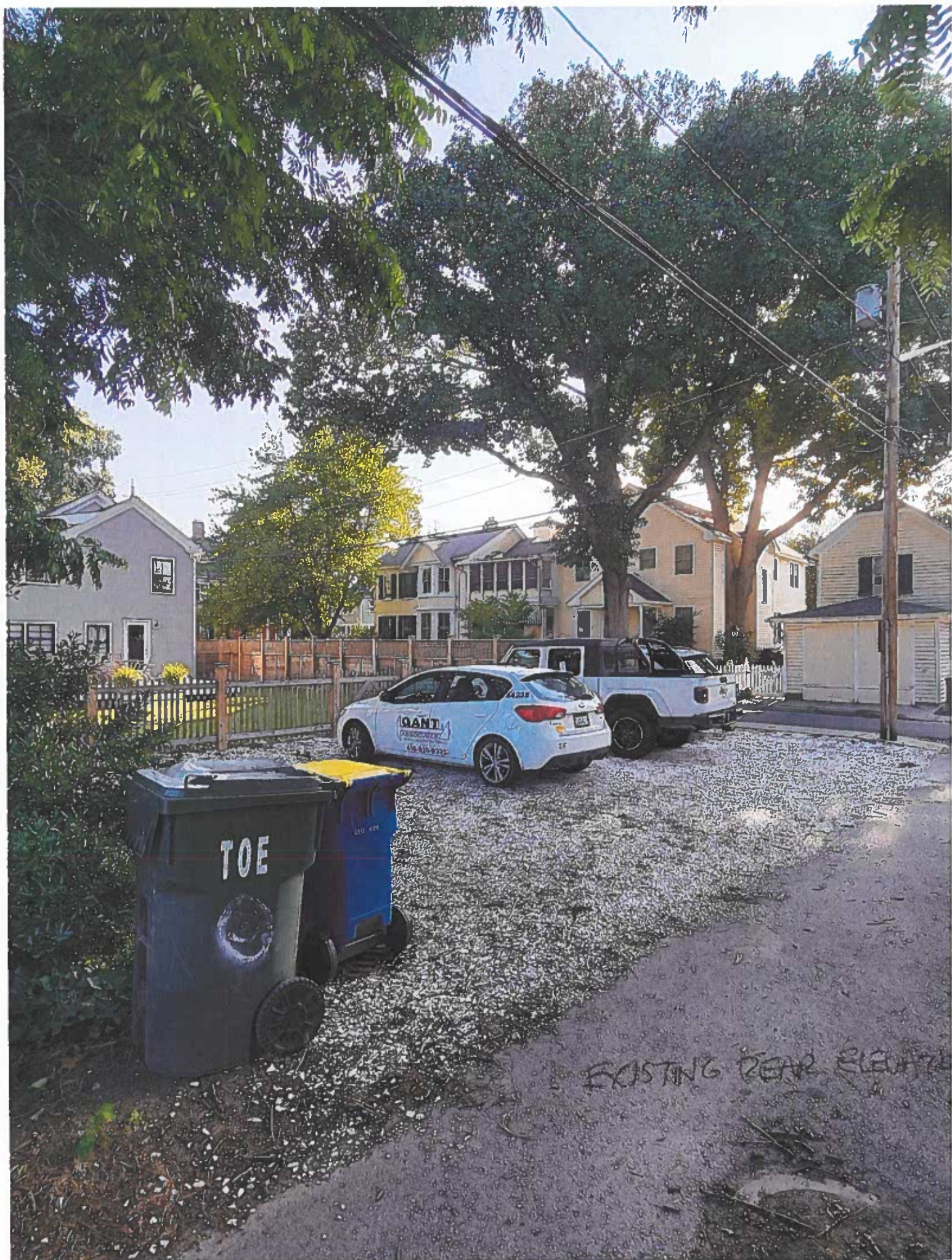


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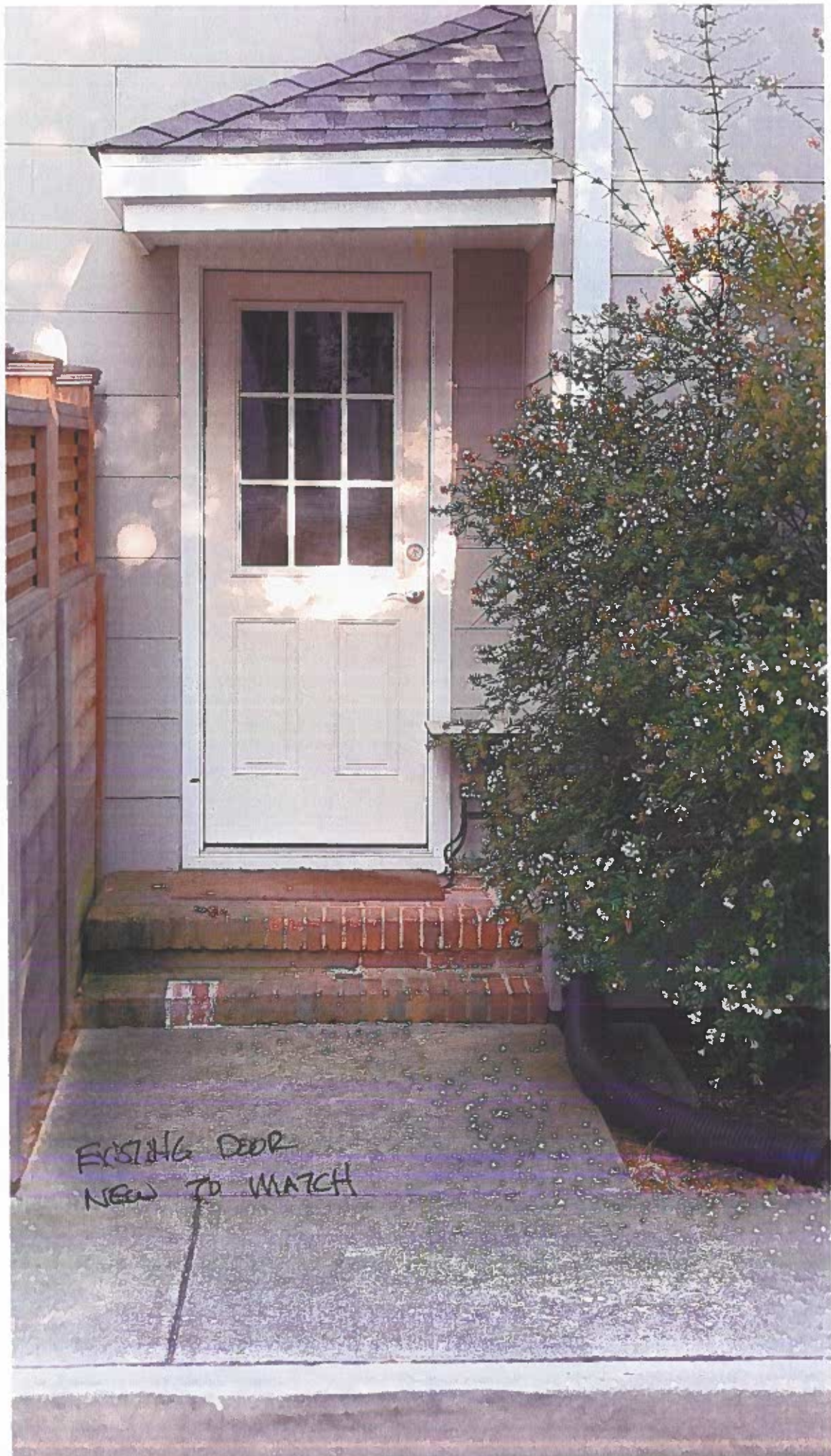














EXISTING WINDOW
NEW TO MATCH



Timberline HDZ[®]
High Definition Architecture



GAF

LAYERLOCK[®]

TECHNOLOGY

Waterproofing Technology

Prevents leaks and water damage

Prevents mold and mildew

Prevents rot and decay

Prevents insect damage

Prevents fire damage

Prevents theft

Prevents vandalism

Prevents terrorism

Prevents natural disasters

Prevents all other damage

Prevents everything

Prevents nothing

Prevents the impossible

Prevents the unthinkable

Prevents the unimaginable

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

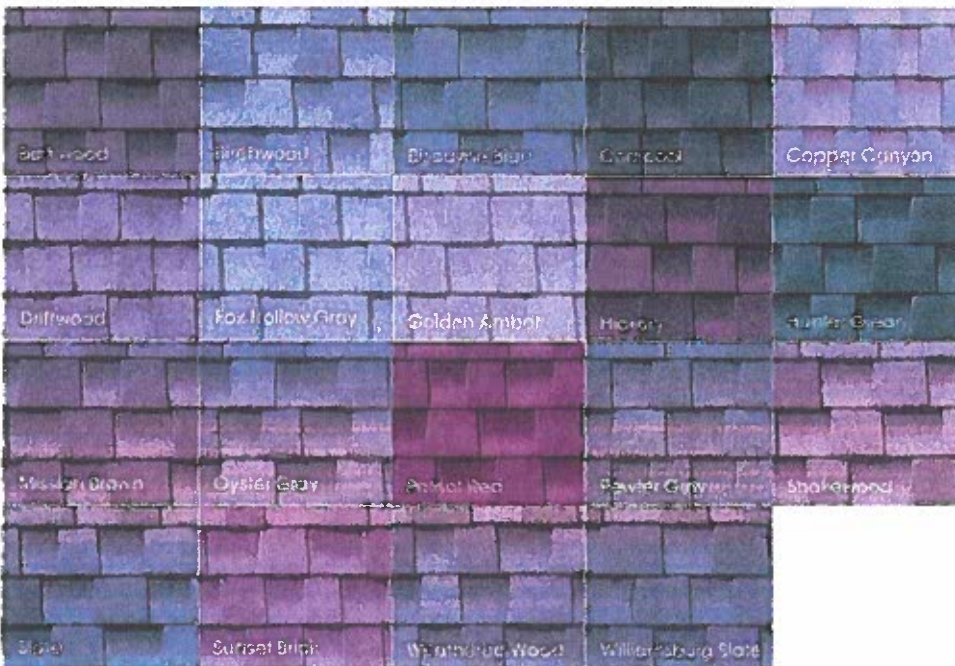
With GAF time-release algae-fighting technology and LayerLock[®] technology, Timberline HDZ[®] offers everything you can expect from an architectural shingle roof, and more.



Benefits:

- **LayerLock® technology** — mechanically fuses the common bond between overlapping shingle layers
- **Up to 99.9% nailing accuracy** — the StrikeZone® nailing area is so easy to hit that a roofer placed 999 out of 1,000 nails correctly in our test!
- **WindProven™ Limited Wind Warranty** — when installed with the required combination of GAF accessories, Timberline HDZ® shingles are eligible for a wind warranty with no maximum wind speed limitation²
- **Dura Grip™ sealant** pairs with the microgranule surface of the StrikeZone® nailing area, and an asphalt-to-asphalt monolithic bond cures for durability, strength, and exceptional wind-uplift performance
- **25-year StainGuard Plus™ Algae Protection Limited Warranty** against blue-green algae discoloration.³ Proprietary GAF time-release algae-fighting technology helps protect your shingles from unsightly stains.
- **For the best look** — use TimberTex® premium ridge cap shingles or TimberCrest® premium SBS-modified ridge cap shingles

Colors:



Harvest Blend Colors®



Product details:

Product/System Specifics

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

Applicable Standards & Protocols:

- Passes UL 2218 Impact-Resistance Test with Class 3 rating
- UL Listed to ANSI/UL 790 Class A
- State of Florida Approved
- Classified by UL in accordance with ICC-ES AC438
- Meets ASTM D7158, Class H
- Meets ASTM D3161, Class F
- Meets ASTM D3018 Type 1
- Meets ASTM D3462⁵
- Miami-Dade County Product Control Approved
- ICC-ES Evaluation Reports ESR-1475 and ESR-326
- Meets Texas Department of Insurance Requirements
- Rated by the CRRC; Can be used to comply with Title 24 Cool Roof Requirements (some colors)

¹ Lifetime refers to the length of warranty coverage provided and means as long as the original individual owner(s) of a single-family detached residence (or eligible second owner(s)) owns the property where the qualifying GAF products are installed. For other owners/structures, Lifetime coverage is not applicable. Lifetime coverage on shingles requires the use of GAF Lifetime shingles only. See the GAF Shingle & Accessory Limited Warranty for complete coverage and restrictions. Visit gaf.com/LRS for qualifying GAF product Lifetime coverage on shingles and accessories requires the use of any GAF Lifetime shingle and at least 3 qualifying GAF accessories. See the GAF Roofing System Limited Warranty for complete coverage and restrictions. For installations not eligible for the GAF Roofing System Limited Warranty, see the GAF Shingle & Accessory Limited Warranty. Visit gaf.com/LRS for qualifying GAF products. Results based on study conducted by Home Innovation Research Labs, an independent research lab, comparing installation of Timberline HDZ® Shingles to Timberline HDZ® Shingles on a 16-square-foot deck using standard 4-nail nailing pattern under controlled laboratory conditions. Actual results may vary.

² 15-year WindProven™ Limited Wind Warranty on GAF shingles with LayerLock® technology requires the use of GAF starter strips, roof deck protection, ridge cap shingles, and leak barrier or attic ventilation. See GAF Roofing System Limited Warranty for complete coverage and restrictions. Visit gaf.com/LRS for qualifying GAF products. For installations not eligible for the GAF WindProven™ Limited Warranty, see the GAF Shingle & Accessory Limited Warranty.

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

⁴ Harvest Blend colors are only available on TimberTex® Ridge Cap Shingles, Seal-A-Ridge® Ridge Cap Shingles, and TimberCrest® Premium SBS-Modified Ridge Cap Shingles.

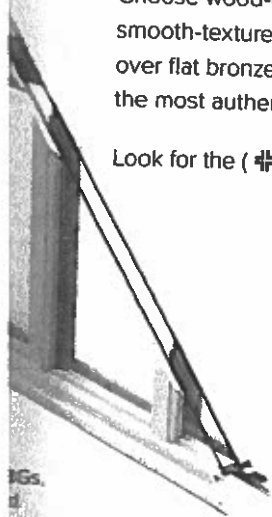
⁵ Periodically tested by independent and internal labs to ensure compliance with ASTM D3462 at time of manufacture.



Simulated Divided Lites (SDLs) with Grilles Between Glass (GBGs)

Choose wood-grained or smooth-textured SDL bars layered over flat bronze GBG bars to achieve the most authentic divided lite look.

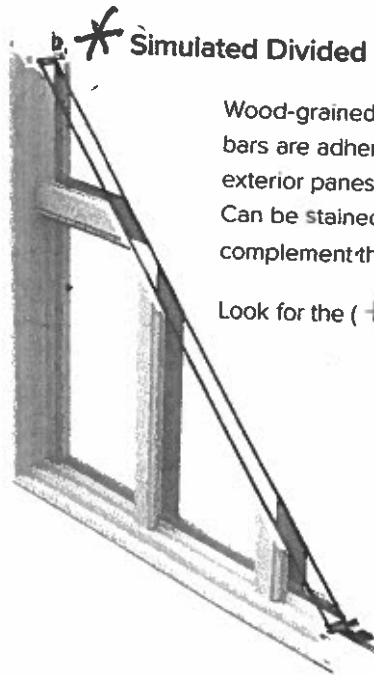
Look for the () icon.



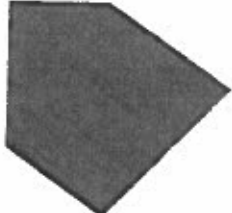
* Simulated Divided Lites (SDLs)

Wood-grained or smooth SDL bars are adhered to the interior and exterior panes of tempered glass. Can be stained or painted to complement the door and home.

Look for the (  ) icons.



Options

		
(1.5 in.) Look for the  (SDL) icon	(107.96 mm / 4.25 in.) Look for the  (SDF3) icon	(139.70 mm / 5.5 in.) Look for the  (SDF4) icon

**SDF5 is a mix of SDF3 and SDF4

Classic Craft® Canvas



(40.64 mm / 1.6 in.)
Look for the  (SDL) icon

Classic Craft® Mahogany



(40.64 mm / 1.6 in.)
Look for the  (SDF6) icon

Smooth-Star®



(1.5 mm / 1.125 in.)
Look for the  (SDL) icon

Fiber-Classic®



(28.6 mm / 1.125 in.)
Look for the  (SDF1) icon

Smooth-Star®



Fiber-Classic®



(88.9 mm / 3.5 in.)
Look for the  (SDF2) icon

Smooth-Star®



COLONIAL SEAM®

Private Residence
Amagansett, NY
Dore Grey



SKU:
HCS120, HCS160

Material:
.032 aluminum,
24 ga. metallic coated steel

Panel Coverage:
12 3/8", 16 3/8"
(plank ribs optional)

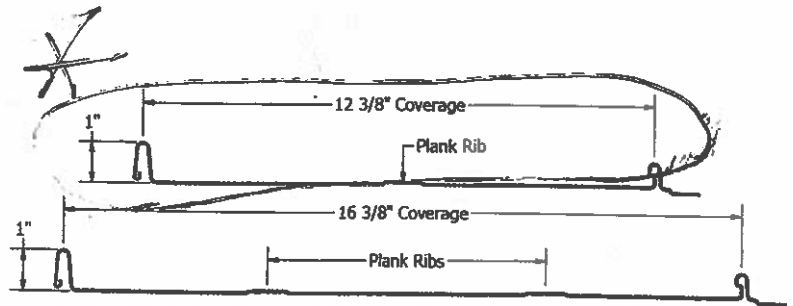
Minimum Panel Length:
2'-0"

Maximum Panel Length:
20'-0" for aluminum, 25'-0" for steel

Seam Height:
1"

Texture:
Smooth or Embossed

Minimum Slope:
3:12



MONARCH™ BATTEN SEAM

SKU:
MRB120, MRB160

Minimum Panel Length:
4'-0"

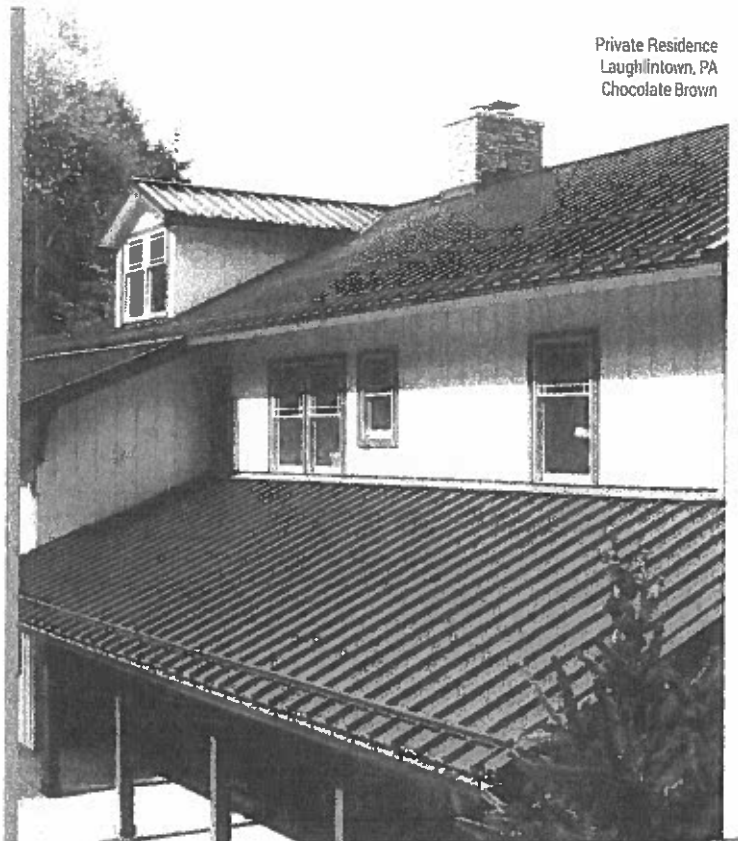
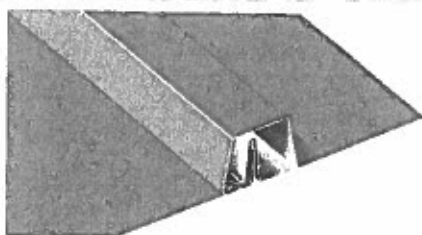
Material:
.032, .040, .050* aluminum,
24, 22* ga. metallic coated
steel,
24 ga. 55% Al-Zn alloy coated
steel with acrylic coating*

Seam Height:
2"

Texture:
Smooth or Embossed

Minimum Slope:
2:12

Panel Coverage:
12", 16"
(stiffening ribs standard,
specify without)



Private Residence
Laughlintown, PA
Chocolate Brown



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

Monday, July 14, 2025 at 6:00 p.m.

Town Hall Chamber 2

14 S. Harrison Street, Easton, Maryland

Archived video of the meeting is available at:

[Town of Easton Agenda and Minutes](#)
[\(eastonmd.gov\)](#)

Attendance:

Commission Members:

Ernest Demby, Chairperson
Maria Brophy CFM, Vice 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

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

2. Agenda Summary Review —

**Vice Chairperson Brophy moved to approve the July 14, 2025 Agenda Summary.
Commissioner Stuart seconded the motion.**

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

3. Old Business — None

4. New Business —

a. File No.: 2025 - 1496 / HD 25 - 55
Applicant: Marasun LLC

Location: 211 Davis Avenue, Easton, MD 21601
Tax Map 0105, Grid 00EA, Parcel 2198
Zoning: R-7A

Request: The Applicant is requesting to install new K-style gutters on the northern and southern sides of the house and front porch. In lieu of a traditional downspout, a rain chain will be installed on the front corner of the porch. This is a contributing structure to the Historic District.

Historic District Guideline references:

- i. *Guideline 73. Replace Historic Gutters and Downspouts In-Kind*
- ii. *Guideline 117. Gutters and Downspouts*

Staff Presentation:

Nicholas Johnson AICP, Town Planner - Current

Applicant Presentation:

John Marrah, Marasun LLC

Public Comment — None

Public Comment Written — None

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

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

5. Discussion Item

- a. Redevelopment at 521 August Street — On January 22, 2024, the Commission issued a Certificate of Appropriateness for the construction of a two-story mansion apartment on a vacant lot at the corner of Park Street, August Street, and Powells Alley (application 2024 - 007). This approval was granted subject to the condition that minor revisions to the proposed site and structure that are consistent with the Historic District Guidelines may be administratively approved by Staff after consultation with the Chair of the Commission.

The Commission addressed the approved sidewalk material for the project, noting a discrepancy between the Town Engineering Department's recent approval of concrete, and the Historic District application's specification of brick pavers. Members of the Commission found the concrete material to be inconsistent with

the neighborhood character and the Historic District Guidelines, and suggested that an amendment to the application was necessary. However, Staff clarified that the Town Engineer is authorized to approve sidewalk materials within the Town right-of-way. Staff will communicate with the developer to request a reversion of the material to the originally proposed specification.

6. Decision Summary Review —

Vice Chairperson Brophy moved to approve the June 23, 2025 Decision Summary. Commissioner Bateman seconded the motion.

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

7. Administrative Approval

- a. File No.:** 2025 - 1494 / HD 25 - 51
Applicant: Third Haven Friends Meeting House
Location: 405 S. Washington Street, Easton, MD 21601
Tax Map 0106, Grid 0000, Parcel 2288
Zoning: R-10A

Request: The Applicant is requesting 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 - 1499 / HD 25 - 58
Applicant: Bay-Care Heating & Air
Location: 229 S. Aurora Street, Easton, MD 21601
Tax Map 0105, Grid 00EA, Parcel 2151
Zoning: R-10A

Request: The Applicant is requesting to install a ductless HVAC system on the side façade of the structure. Given that the request complies with Section 28-601.E.4.d of the Town of Easton Zoning Ordinance and the Easton Historic District Design Guidelines, the application may be administratively approved subject to the following conditions:

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

This is a contributing structure to the Historic District.

Historic District Guideline references:

- i. *Guideline 48. HVAC*

8. Consent Docket

- a. File No.:** 2025 - 1497 / HD 25 - 56
Applicant: Marasun LLC
Location: 6 W. Glenwood Avenue, Easton, MD 21601
Tax Map 0104, Grid 00EA, Parcel 1449
Zoning: CB

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

- 9. Adjournment** — Chairperson Demby moved to adjourn. Commissioner Carey seconded the motion. The meeting was adjourned at 6:20 p.m.

PICTURES, CUT SAMPLE
RECEIVED

JUL 17 2025

HD 25 - 63



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

Application #:	2025 - 1509
Date Received:	07/17/2025
Fee Paid:	
HDC Meeting Date:	07/28/2025
Date Property Posted:	-

HISTORIC DISTRICT COMMISSION HEARING APPLICATION

APPLICATION TYPE (PLEASE CIRCLE)

ROOFING

DEMOLITION

SIGNAGE

FENCING

OTHER

NEW CONSTRUCTION/ADDITION

EXTERIOR ALTERATIONS

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

PROPERTY INFORMATION

ADDRESS

113 N WASHINGTON ST

☐ Contributing

☐ Non-Contributing

YEAR BUILT:

NATIONAL REGISTAR #

PROPERTY INFORMATION

OWNER NAME

PAUL PRAGER

TELEPHONE NO.

EMAIL

Applicant or Agent

NAME

Town - Center Roofing

TELEPHONE NO.

EMAIL

Description of Proposal (include additional sheets, as necessary)

TEAR OFF OLD ROOF
INSTALL NEW PLYWOOD
INSTALL ARCHITECTURAL SHINGLES IN SAME

Specific Requirements

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

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

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

Signature of Applicant or Agent

Date

Printed Name of Applicant or Agent

Paul Prager
7/17/25
Paul Prager

Revised 4.4.2022



TimberlineHDZ[®]

High Definition[®] Lifetime[†] Shingles



As featured on *This Old House*, the Timberline HDZ[®] Shingles installed here are Oyster Gray.

Millions of families have found shelter and peace of mind under a Timberline[®] roof.

And now, a good thing just got even better again.

GAF

We protect what matters most[™]

It's a shingle that helps your roofer do their best work.

LayerLock™ Technology strengthens the bond between layers of your Timberline HDZ® Shingles. To help your roofer give you the best possible installation. And to help you rest easy when the wind is howling outside.

Here's how it works:

The strength added by LayerLock™ Technology allowed GAF to create the StrikeZone™ nailing area — the industry's widest nail zone — which offered 99.9% nailing accuracy in our test.¹

LayerLock™ Technology also powers the industry's first wind warranty with no maximum wind speed limitation. Timberline HDZ® Shingles are eligible for the WindProven™ limited wind warranty when installed with the required combination of four qualifying GAF Accessories.²



¹ Results based on study conducted by Home Innovation Research Labs, an independent research lab, comparing installation of Timberline HD® Shingles to Timberline HDZ® Shingles on a 16-square roof deck using standard 4-nail nailing pattern under controlled laboratory conditions. Actual results may vary.

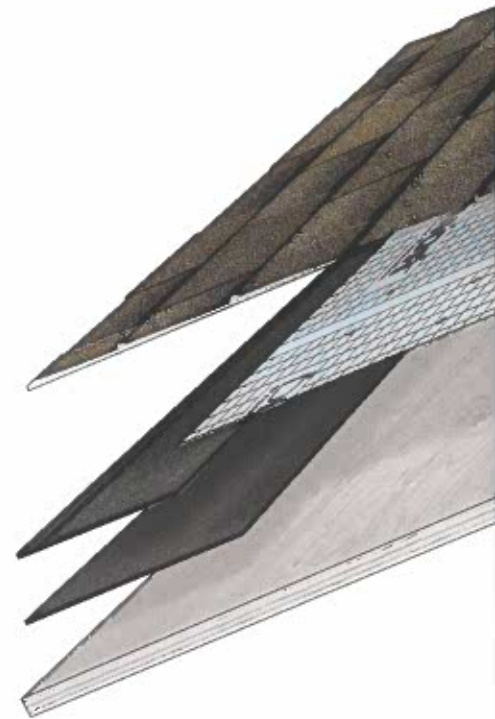
² 15-year WindProven™ limited wind warranty on GAF Shingles with LayerLock™ Technology requires the use of GAF Starter Strips, Roof Deck Protection, Ridge Cap Shingles, and Leak Barrier or Attic Ventilation. See GAF Roofing System Limited Warranty for complete coverage and restrictions. Visit gaf.com/LRS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

It's a system, built to protect

A Timberline HDZ® roof is so much more than shingles. It's layers of protection, working together to help keep your home safe from rain, snow, sun, and wind.

In fact, installing 4 qualifying GAF Accessories — GAF starter strips, roof deck protection, ridge cap shingles, and either leak barrier or attic ventilation — in one roof system makes Timberline HDZ® Shingles eligible for the WindProven™ limited wind warranty.¹

Timberline HDZ® Shingles also feature GAF Time-Release Algae-Fighting Technology, for long-lasting algae-fighting power, and come with a 25-year StainGuard Plus™ Algae Protection Limited Warranty against blue-green algae discoloration.²

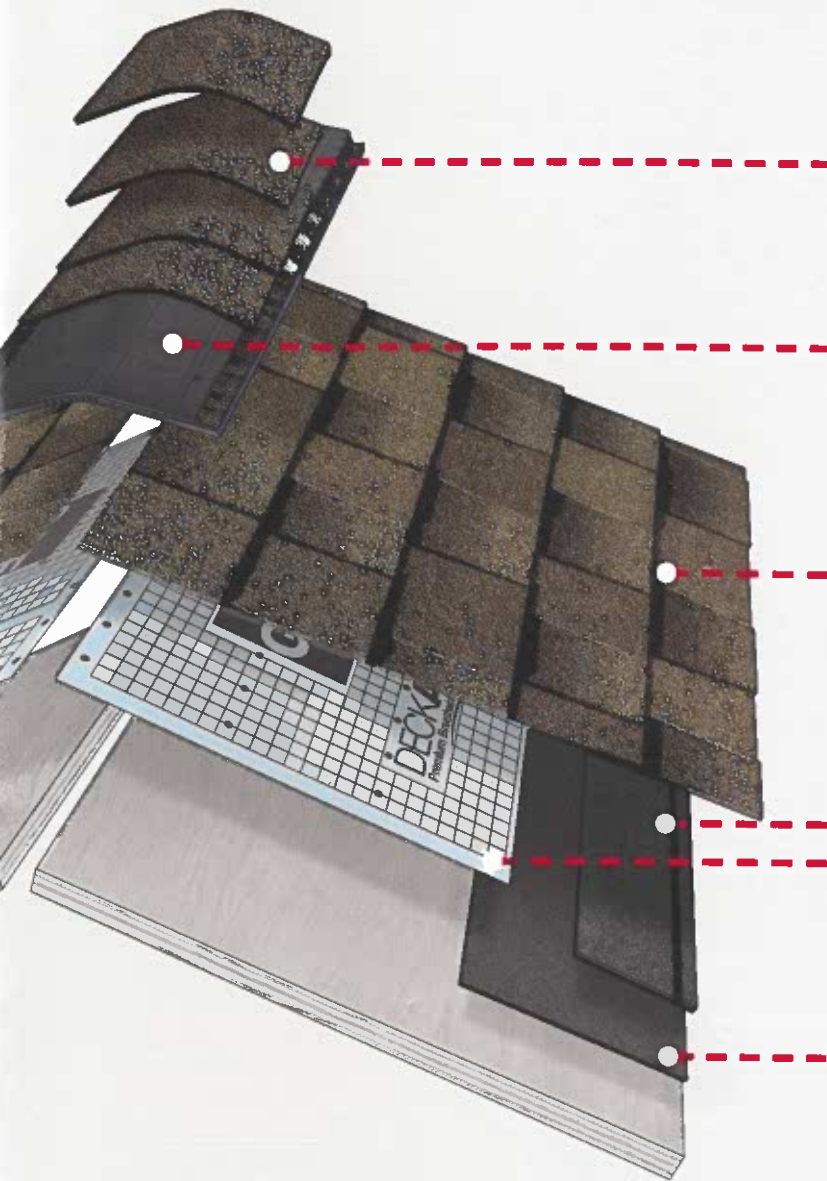


LayerLock™ Technology mechanically fuses the common bond between overlapping shingle layers. The added strength at the common bond powers the StrikeZone™ — the industry's widest nailing area.

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

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

The GAF Lifetime[†] Roofing System



Ridge Cap Shingles

The finishing touch that helps defend against leaks at the hips and ridges



Cobra® Attic Ventilation

Helps reduce attic moisture and heat



Lifetime[†] Shingles

Beautify and protect for years to come



Starter Strip Shingles

Helps guard against shingle blow-offs



Roof Deck Protection

Helps shield the roof deck from moisture infiltration



Leak Barrier

Helps prevent leaks caused by wind-driven rain and ice dams

Install any GAF Lifetime[†] Shingle and at least 3 qualifying GAF Accessories and get a Lifetime[†] limited warranty on your qualifying GAF products plus

non-prorated coverage for the first 10 years. For even stronger coverage, ask your GAF factory-certified contractor[‡] about enhanced GAF warranties.



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

[‡] Contractors enrolled in GAF certification programs are not employees or agents of GAF, and GAF does not control or otherwise supervise these independent businesses. Contractors may receive benefits, such as loyalty rewards points and discounts on marketing tools from GAF for participating in the program and offering GAF enhanced warranties, which require the use of a minimum amount of GAF products.

Color Availability



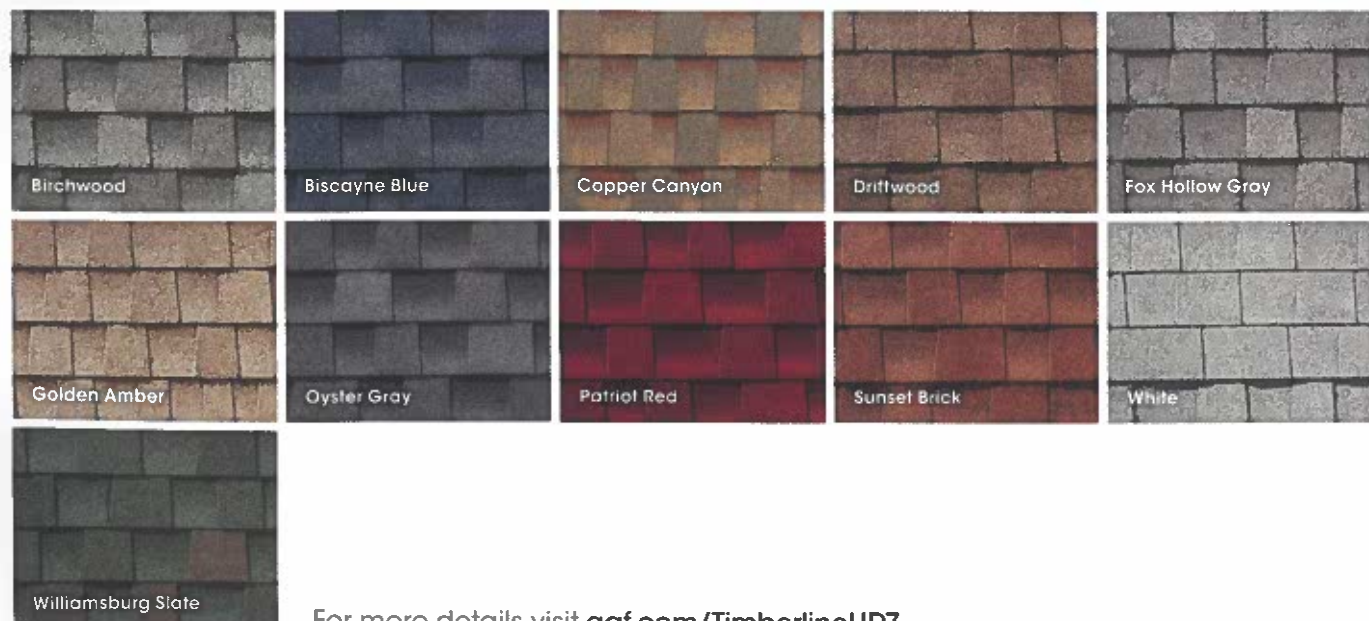
Nationally Available Colors



Harvest Blend Colors



Regionally Available Colors (See next page for details.)



For more details visit gaf.com/TimberlineHDZ

Timberline HDZ® Availability

Color Availability Chart



Most Popular Colors:

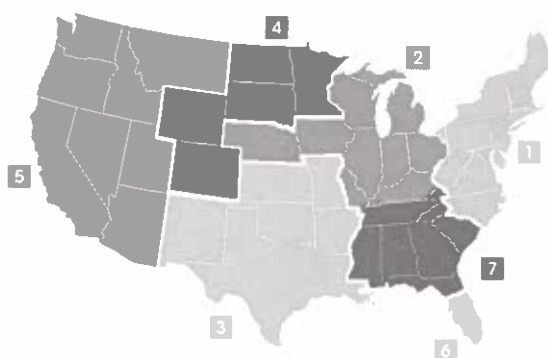
	1	2	3	4	5	6	7
Barkwood	•	•	•	•	•	•	•
Charcoal	•	•	•	•	•	•	•
Hickory	•	•	•	•	•	•	•
Hunter Green	•	•	•	•	•	•	•
Mission Brown	•	•	•	•	•	•	•
Pewter Gray	•	•	•	•	•	•	•
Shakewood	•	•	•	•	•	•	•
Slate	•	•	•	•	•	•	•
Weathered Wood	•	•	•	•	•	•	•

Harvest Blend Colors:

	1	2	3	4	5	6	7
Nantucket Morning	•	•	•	•	•	•	•
Appalachian Sky	•	•	•	•	•	•	•
Golden Harvest	•	•	•	•	•	•	•
Cedar Falls	•	•	•	•	•	•	•

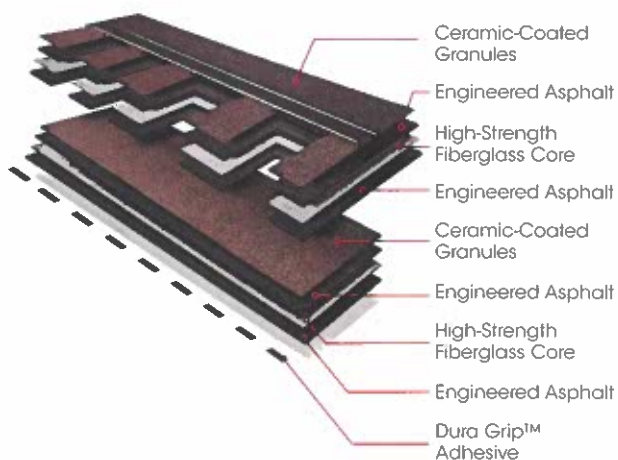
Regional Colors:

	1	2	3	4	5	6	7
Birchwood	•	•	•	•	•	•	•
Biscayne Blue	•	•	•	•	•	•	•
Copper Canyon ¹	•	•	•	•	•	•	•
Driftwood	•	•	•	•	•	•	•
Fox Hollow Gray	•	•	•	•	•	•	•
Golden Amber ¹	•	•	•	•	•	•	•
Oyster Gray	•	•	•	•	•	•	•
Patriot Red	•	•	•	•	•	•	•
Sunset Brick	•	•	•	•	•	•	•
White ¹	•	•	•	•	•	•	•
Williamsburg State	•	•	•	•	•	•	•



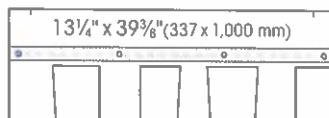
¹ Rated by the Cool Roof Rating Council (CRRC); can be used to comply with 2019 Title 24 Part 6 Cool Roof Requirements of the California Code of Regulations.

The protective layers of a Timberline HDZ® Shingle



Product/System Specifics

- Fiberglass asphalt construction
- Dimensions (approx.): 13 1/4" x 39 3/8" (337 mm x 1,000 mm)
- Exposure: 5 5/8" (143 mm)
- Bundles/Square: 3
- Pieces/Square: 64
- StainGuard Plus™ Algae Protection Limited Warranty¹
- Hip/Ridge: TimberTex®; TimberCrest®; Seal-A-Ridge®; Z®Ridge; Ridglass®
- Starter: Pro-Start®; QuickStart®; WeatherBlocker™



Applicable Standards & Protocols:

- UL Listed to ANSI/UL 790 Class A
- State of Florida approved
- Classified by UL in accordance with ICC-ES AC438
- Meets ASTM D7158, Class H
- Meets ASTM D3161, Class F
- Meets ASTM D3018, Type 1
- Meets ASTM D3462²
- Miami-Dade County Product Control approved
- ICC-ES Evaluation Reports ESR-1475 and ESR-3267
- Meets Texas Department of Insurance Requirements
- Rated by the CRRC; Can be used to comply with 2019 Title 24 Part 6 Cool Roof Requirements of the California Code of Regulations.

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

² Periodically tested by independent and internal labs to ensure compliance with ASTM D3462 at time of manufacture.

³ Harvest Blend colors are only available on TimberTex® and Seal-A-Ridge®.

TimberTex® and TimberCrest® Premium Ridge Cap Shingles



Hip & Ridge Cap Shingles accentuate the natural beauty of your architectural shingle roof. They're the perfect finishing touch that helps defend against leaks at the hips and ridges. gaf.com/ridgecaps



TimberTex® Premium Ridge Cap Shingles



TimberCrest® Premium SBS-Modified Ridge Cap Shingles

TimberTex® and TimberCrest® Premium Ridge Cap Shingles are designed to complement the color of your Timberline® Shingles. To ensure the closest color consistency for your roof, ask your contractor to use genuine TimberTex® or TimberCrest® Premium Ridge Cap Shingles.¹

- Accentuate the beauty of your newly installed shingle roof
- Protect against leaks and blow-offs at the hip and ridge areas of your roof
- Complement the color of your GAF Shingles with hip and ridge cap shingles manufactured by GAF
- 25-year StainGuard Plus™ Algae Protection Limited Warranty² against blue-green algae discoloration uses GAF Time-Release Algae-Fighting Technology to help protect your ridge cap shingles from unsightly stains.

Also available¹



¹ These products are not available in all areas. See gaf.com/ridgecapavailability for details.

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







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

RECEIVED

JUL 14 2025

HD 25 - 62

Application #:	2025 - 1505
Date Received:	07/14/2025
Fee Paid:	\$25.00
HDC Meeting Date:	07/28/2025
Date Property Posted:	-

HISTORIC DISTRICT COMMISSION HEARING APPLICATION

APPLICATION TYPE (PLEASE CIRCLE)

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

PROPERTY INFORMATION

ADDRESS 310 S. Aurora St Easton MD 21601
☐ Contributing ☐ Non-Contributing YEAR BUILT: _____ NATIONAL REGISTAR # _____

PROPERTY INFORMATION

OWNER NAME Shawn Nuthall
TELEPHONE NO. _____ EMAIL _____

Applicant or Agent

NAME The FA Taylor Company
TELEPHONE NO. _____ EMAIL _____

Description of Proposal (include additional sheets, as necessary)

<u>Please see attached scope of work.</u>

Specific Requirements

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

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

HDC may require the applicant to retain a licensed design consultant.

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

Any modifications during review shall warrant an updated application.

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

Signature of Applicant or Agent

Date

Printed Name of Applicant or Agent

<u>[Signature]</u>
<u>7/14/25</u>
<u>Jimmy Bartley</u>

Revised 4.4.2022

Renovations

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

Windows

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

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

Roofing

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

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

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

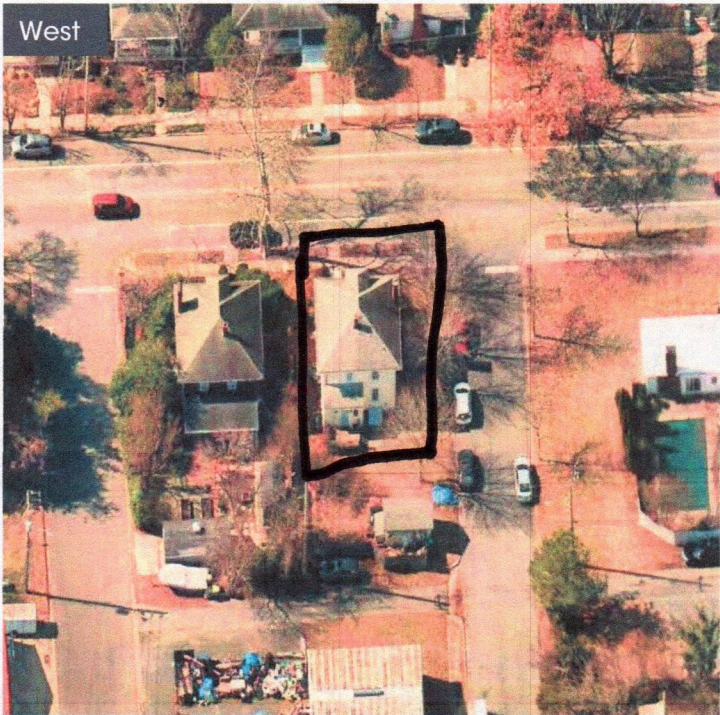
Nuthall Residence Scope Of Work

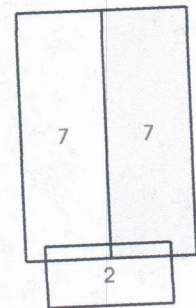
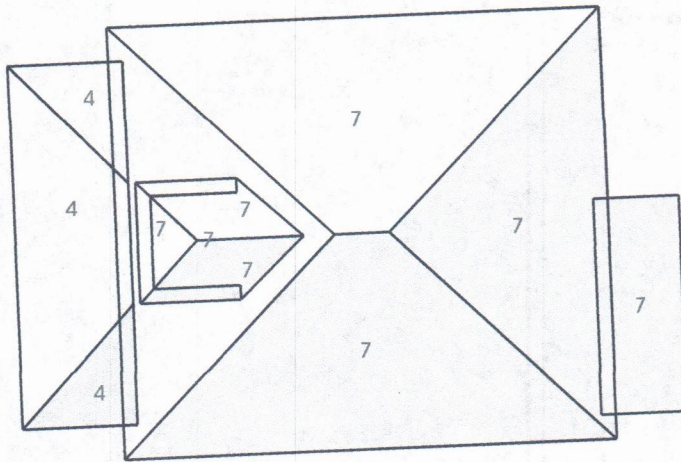
1. Mobilize and comply with all current OSHA regulations.
2. Clean the plywood roof decks of all debris and inspect the plywood for defects.
3. Install GAF Weather Watch Ice and water shield in a 3'-0" wide area along the roof's eaves, at all roof penetrations, crickets, and changes in roof elevation (jump walls).
4. Install GAF TigerPaw synthetic underlayment to the remaining areas of the roof deck.
5. Install .032 Kynar finish aluminum drip edge to the eaves and rake edges of the roof.
6. Install GAF Starter shingles at all eaves and rakes of the roof.
7. Install GAF HDZ Architectural shingles using six (6) nails per shingle in accordance with 130 mph wind warranty guidelines.
8. Install the GAF Snow Country hip vents to all the hips.
9. Install GAF TimberTex cap shingles.
10. Install new lifetime warranty vent pipe flashing.
11. Fabricate and install .032 aluminum apron flashing to both chimneys.
12. Magnet sweeps the grounds daily.
13. Upon completing our work, we will provide the owner with a **GAF Golden Pledge Warranty. (The Manufacturer offers a 100% non-prorated 40-year material and labor guarantee against manufacturing defects and a 25-year workmanship warranty.**



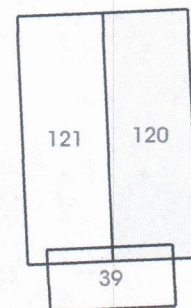
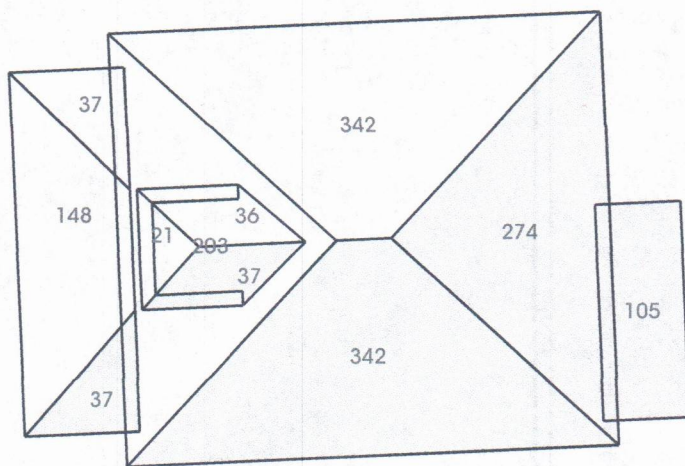
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Pitches in inches per foot



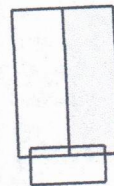
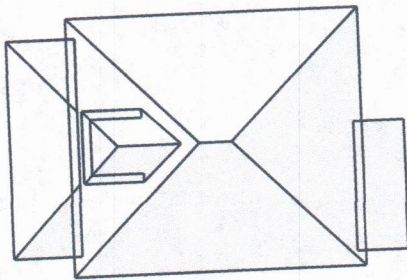
Areas in square feet



Pitch	2	4	7
Area	39	222	1,601
Percent	2%	12%	86%

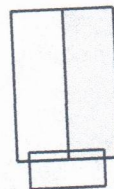
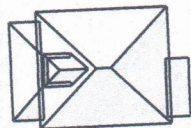
Suggested

Waste	0%	8%	11%	13%	15%	18%	23%
Area	1,863	2,012	2,067	2,105	2,142	2,198	2,291
Squares	19	21	21	22	22	22	23



Roof Area	1,863 sq ft
Roof Facets	14
Pitch	7 / 12
Eaves	254 ft
Hips	131 ft
Rakes	50 ft
Ridges	29 ft
Valleys	14 ft
Flash	41 ft
Step	32 ft
Drip Edge	305 ft
Leak Barrier	523 ft
Ridge Cap	160 ft
Starter	305 ft
Penetrations	1
Pen. Area	69 sq ft
Pen. Perimeter	36 ft

Notes: 1) Measurements are rounded to the nearest whole number. 2) Rakes are defined as sloped roof edges. 3) Eaves are defined as level roof edges. 4) Flashing pertains to level roof edges and excludes valleys. 5) Step flashing pertains to sloped roof edges and excludes areas around penetrations. 6) Drip edge = eaves + rakes. 7) Waste table excludes additional materials needed for ridges, hips, valleys, etc. 8) Suggested waste factor is based on the roof complexity and is provided for guidance purposes only. You should confirm the appropriate waste factor prior to ordering.



Roof Area	1,582 sq ft	280 sq ft
Roof Facets	11	3
Pitch	7 / 12	7 / 12
Eaves	210 ft	44 ft
Hips	131 ft	0 ft
Rakes	14 ft	36 ft
Ridges	11 ft	18 ft
Valleys	14 ft	0 ft
Flash	32 ft	9 ft
Step	32 ft	0 ft
Drip Edge	224 ft	80 ft
Leak Barrier	434 ft	89 ft
Ridge Cap	143 ft	18 ft
Starter	224 ft	80 ft
Penetrations	1	0
Pen. Area	69 sq ft	0 sq ft
Pen. Perimeter	36 ft	0 ft



	Waste	0%	8%	Suggested 13%	18%
Shingle Products					
Timberline: HDZ, UHDZ, NS, ASII, HDZ RS	bundle	57	62	65	68
Royal Sovereign					
Low-Slope Roofing System					
Liberty Base/Ply Sheet	roll	0	0	0	0
Liberty Cap Sheet	roll	0	0	0	0
Liberty Asphalt Primer	gallon	0	0	0	0
Liberty Flashing Cement	gallon	0	0	0	0
Starter					
WeatherBlocker	bundle	4	4	4	4
Pro-Start	bundle	3	3	3	3
Quick-Start	roll	10	10	11	11
Roof Deck Protection					
Deck-Armor, Tiger Paw, FeltBuster 10 sq	roll	2	3	3	3
Shingle-Mate	roll	5	6	6	6
VersaShield	roll	6	6	7	7
Leak Barrier					
StormGuard, WeatherWatch 2 sq	roll	8	9	9	10
WeatherWatch 1.5 sq	roll	11	12	12	13
Ridge Cap					
Seal-A-Ridge, Seal-A-Ridge AS	bundle	7	7	8	8
TimberTex	bundle	9	9	10	10
Z-Ridge	bundle	5	6	6	6
TimberCrest	box	9	9	10	10
Nails					
Cap Nails	box	1	2	2	2
Coil Nails 1.25 in	box	1	2	2	2
Step Flashing					
Step Flashing 10 ft	piece	4	4	4	4
Step Flashing 8 ft	piece	5	5	5	5
Drip Edge					
Drip Edge 10 ft	piece	31	33	35	36
Drip Edge 8 ft	piece	39	42	44	45

Notes: 1) These approximate quantities are based on estimated measurements and are for guidance purposes only. You should always confirm quantities prior to ordering and ensure you are following local building code requirements. 2) For Timberline, 3 bundles = 0.984 squares. 3) Starter = eaves + rakes. 4) Leak barrier = bends + eaves + flashing + hips + rakes + step + valleys. 5) Ridge cap = hips + ridges. 6) Low-slope products applied to 1/12 pitch areas. 7) Timberline products applied to 2/12 pitch areas and above. 8) Installed coverage will be less and depend on quantity and width of side and end laps. 9) Liberty low slope roofing system should be installed as a system. For more information, see gaf.com/liberty.



Static

	Quantity	Units
Cobra® Rigid Vent 3™, SnowCountry® & SnowCountry® Advanced	25	ft
Cobra® Exhaust Vent Roll - Nail Gunnable	32	ft
Cobra® Exhaust Vent Roll - Hand Nailable	27	ft
Cobra® RidgeRunner®	36	ft
Cobra® Hip Vent	50	ft
Master Flow® SSB960 Metal Super Slant-Back Roof Vents	8	vent
Master Flow® RV50/R50 Square-Top Roof Vents	9	vent
Master Flow® IR65 Plastic Slant-Back Roof Vents	7	vent
Master Flow® High-Capacity Dome Vents	4	vent
Master Flow® 10' Aluminum Ridge Vent	21	ft
Cobra IntakePro® Rooftop Intake Vent	50	ft
Master Flow® Undereave Intake Vents - 16" x 8"	9	vent

Powered - Roof Mount

	Exhaust (vent)	Cobra IntakePro (ft)	Master Flow 16x8 Intake (vent)
Master Flow® ERV4 Power Attic Vents	2	107	20
Master Flow® ERV5 Power & Wi-Fi Attic Vents	1	67	12
Master Flow® ERV6 Power Attic Vents	1	80	15
Master Flow EZ Cool™ Plug-in Power Attic Vents	1	56	11
Master Flow® GreenMachine™ Solar/Dual-Powered Vents	3	84	16
Master Flow® GreenMachine™ High-Power Solar/Dual-Powered Vents	2	80	15
Master Flow® 12" Wind Turbines	3	79	15
Master Flow® 14" Wind Turbines	2	75	14

Note: The estimated quantity of attic ventilation products in this report is based solely on the total exterior square footage of all roof planes and is meant for estimating purposes only. It is the responsibility of the installer to verify the correct quantity and type of attic ventilation products prior to commencement of work. Installer must always review job-specific attic ventilation needs such as local code requirements, attic floor square footage, roof design, and conditioned spaces under the roof. GAF recommends a minimum of 1 square foot of attic ventilation (evenly split between intake and exhaust) for every 300 square feet of attic floor space. The amount of exhaust ventilation at or near the ridge must never exceed the amount of intake ventilation at or near the soffit. See gaf.com/ventcalculator for details.



FORTIFIED™ Materials

GAF and IBHS have formed an alliance to make resilient roofing more accessible to homeowners across the country. Below are the components of a FORTIFIED Roof™ and qualifying products for this property. For more information about the FORTIFIED Roof Program and GAF products, warranty, and training, visit gaf.com/fortified

* Even if the qualifying products are used, each roof must be evaluated and designated by FORTIFIED™.

	Waste	0%	8%	Suggested 13%	18%
Shingle Products for High Wind and Hurricane Designation					
Timberline HDZ, UHDZ, NS, HDZ RS	bundle	57	62	65	68
Camelot II, Woodland	bundle	75	81	85	88
Grand Sequoia, Grand Sequoia AS/RS	bundle	94	101	106	110
Shingle Products for Hail Designation					
Timberline AS II	bundle	57	62	65	68
Fully Adhered Starter					
Quick-Start	roll	10	10	11	11
Sealed Roof Deck					
<i>Option A: Seam tape and underlayment</i>					
Deck Seam Tape	roll	12	13	13	14
Deck-Armor, Tiger Paw, FeltBuster 10 sq	roll	2	3	3	3
<i>Option B: Two-ply underlayment</i>					
Deck-Armor, Tiger Paw, FeltBuster 10 sq	roll	4	5	5	5
Ridge Cap for High Wind and Hurricane Designation					
Seal-A-Ridge	bundle	7	7	8	8
TimberTex	bundle	9	9	10	10
Z-Ridge	bundle	5	6	6	6
Ridge Cap for Hail Designation					
Seal-A-Ridge AS	bundle	7	7	8	8
TimberCrest	box	9	9	10	10
Enhanced Roof Deck Attachment					
Framing Nails 2 3/8 in 8d ring shank	box	2	2	2	2
Nails					
Cap Nails 1 in x .083 ring shank	box	1	2	2	2
Coil Nails 1.25 in	box	1	2	2	2
Drip Edge (minimum 26-gauge for steel)					
Drip Edge 10 ft	piece	31	33	35	36
Drip Edge 8 ft	piece	39	42	44	45

Notes: 1) These approximate quantities are based on estimated measurements and are for guidance purposes only. You should always confirm quantities prior to ordering and ensure you are following local building code requirements. 2) For Timberline, 3 bundles = 0.984 squares. 3) Starter = eaves + rakes. 4) Leak barrier = bends + eaves + flashing + hips + rakes + step + valleys. 5) Ridge cap = hips + ridges. 6) Timberline products applied to 2/12 pitch areas and above. 7) Installed coverage will be less and depend on quantity and width of side and end laps. 8) Seam tape calculation assumes 12LF for every 32SF of sheathing. 9) These products can be used to comply with certain FORTIFIED Roof™ requirements. Visit gaf.com/fortified and current FORTIFIED Home™ Standard at fortifiedhome.org for details. US only.