



## Historic District Commission MEETING AGENDA

Monday, August 25, 2025 - 6:00 PM  
Council Chambers, Easton Town Office  
14 S Harrison Street

### Call to Order

- 1) Approval of the Agenda for August 25, 2025.

### Old Business

- 1) **Application Number:** 2024 - 1273 / HD 24 - 93  
**Applicant:** Laurence and Kelly Pezor  
**Location:** 407 Goldsborough Street  
Tax Map 0103, Grid 00EA, Parcel 0747  
**Zoning District:** R-7A  
**Historic Status:** Contributing  
**Request:** Amendment to a previously approved 6' wooden shadowbox fence.
- 2) **Application Number:** 2024 - 1365 / HD 24 - 144  
**Applicant:** Pamela Gardner AIA, LLC  
**Location:** 30 N. Harrison Street  
(Framptom Funeral Home)  
Tax Map 0103, Grid 00EA, Parcel 1145  
**Zoning District:** CB  
**Historic Status:** Non contributing  
**Request:** Amendment to the previously approved fencing and loading ramp installation.
- 3) **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 31 3/4" x 9" acrylic signage.

### New Business

- 1) **Application Number:** 2025 - 1524 / HD 25 - 70

|    |                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                             |
|----|------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|    | <b>Applicant:</b><br><b>Location:</b><br><br><b>Zoning District:</b><br><b>Historic Status:</b><br><b>Request:</b>                                   | James E. Knox & Son Inc.<br>29 Goldsborough Street<br>Tax Map 0103, Grid 00EA, Parcel 0638<br>CB<br>Non contributing<br>Installation of a wall mounted mini split heat pump.                                                                                                                                                                                |
| 2) | <b>Application Number:</b><br><b>Applicant:</b><br><b>Location:</b><br><br><b>Zoning District:</b><br><b>Historic Status:</b><br><b>Request:</b>     | 2025 - 1541 / HD 25 - 80<br>11 North LLC<br>11 N. Harrison Street<br>Tax Map 0103, Grid 00EA, Parcel 1198<br>CB<br>Non contributing<br>Installation of a 24" x 32" wooden sign.                                                                                                                                                                             |
| 3) | <b>Application Number:</b><br><b>Applicant:</b><br><b>Location:</b><br><br><b>Zoning District:</b><br><b>Historic Status:</b><br><b>Request:</b>     | 2025 - 1535 / HD 25 - 78<br>Bluepoint Hospitality<br>28 S. Harrison Street<br>Tax Map 0104, Grid 00EA, Parcel 1532<br>CB<br>Contributing<br>In kind repair of the upper roof and deck.                                                                                                                                                                      |
| 4) | <b>Application Number:</b><br><b>Applicant:</b><br><br><b>Location:</b><br><br><b>Zoning District:</b><br><b>Historic Status:</b><br><b>Request:</b> | 2025 - 1537 / HD 25 - 79<br>Zachary A. Smith, Esq. on behalf of Edward Simonoff<br>110 Talbot Street<br>Tax Map 0104, Grid 00EA, Parcel 1930<br>R-7A<br>Contributing<br>Relocation of the existing garage door.                                                                                                                                             |
| 5) | <b>Application Number:</b><br><br><b>Applicant:</b><br><b>Location:</b><br><br><b>Zoning District:</b><br><b>Historic Status:</b><br><b>Request:</b> | 2025 - 1528 / HD 25 - 72 , 2025 - 1529 / HD 25 - 73 ,<br>2025 - 1530 / HD 25 - 74 , 2025 - 1531/ HD 25 - 75 ,<br>2025 - 1532 / HD 25 - 76 , 2025 - 1533 / HD 25 - 77<br>Renewal By Andersen<br>117 E. Dover Street Units 101, 201, 206<br>301 & 304 (the Shireton)<br>Tax Map 0104, Grid 00EA, Parcel 1188<br>CB<br>Non contributing<br>Window replacement. |

## **Discussion Item**

### **Approval of Minutes**

- 1) Approval of the Draft Decision Summary from the August 11, 2025 meeting.

### **Administrative Approval**

- |    |                            |                                                                |
|----|----------------------------|----------------------------------------------------------------|
| 1) | <b>Application Number:</b> | 2025 - 1544 / HD 25 - 81                                       |
|    | <b>Applicant:</b>          | Marasun LLC                                                    |
|    | <b>Location:</b>           | 307 S. Harrison Street<br>Tax Map 0105, Grid 00EA, Parcel 2268 |
|    | <b>Zoning District:</b>    | R-10A                                                          |
|    | <b>Historic Status:</b>    | Contributing                                                   |
|    | <b>Request:</b>            | In kind asphalt shingle roof replacement.                      |

### **Consent Docket**

### **Adjournment**



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

**Meeting Date:** 8/26/2024  
**Application Number:** 2024-1273  
**Location:** 407 Goldsborough Street  
**Applicant:** Laurence and Kelly Pezor

**Request:** The applicant is proposing to replace the existing rear steps and railing with new brick steps and iron railing; to install environmental pavers around the newly constructed carriage garage for a 216 square foot patio; and to install a 6' privacy fence in the rear yard.

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

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

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

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

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

Nicholas Johnson  
Representative, Historic District Commission

9/10/2024  
Date





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

## Historic District Commission Staff Report

Meeting Date: 8/25/2025

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

**Property Address:** 407 Goldsborough Street

**Applicant:** Kelly and Laurence Pezor

**Application Number:** 2024-1273

**Code Enforcement Case:** Yes ☐ No ☒

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### Project Description:

The applicant is seeking a revised certificate of appropriateness for the after-the-fact installation of three trellis structures to a previously approved fence. The existing fence which was originally approved by the HDC on August 24, 2024 is 6' tall. The addition of the proposed trellises will bring the total height of the fence to 8.5'.

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### Historic District Guidelines:

#### Guideline 14. Perimeter Walls and Fences

- a. Retain existing historic perimeter walls and fences.
- b. Repair or restore damaged or deteriorated historic perimeter walls and fences. Where repair is not possible due to the severity of the deterioration, replace historic walls or fences in-kind using the same material as the original and matching in size, shape, height, profile, texture, and color. If use of the same material is not feasible, the substitute material should approximate the original as closely as possible.
- c. New walls and fences should be consistent with the setback of the subject building and adjacent properties.
- d. New walls and fences must adhere to the height, material, and replacement requirements outlined in Easton's zoning ordinances.**
- e. New fences and perimeter walls should be appropriate to the character of the district. Concrete block and stucco finishes are not likely to be approved, particularly in locations visible from the public right-of-way. Simple, unobtrusive fences in traditional designs in powder coated steel or aluminum or wood picket fences are most appropriate. Note: Vinyl fences will not be approved.

**Analysis** – Fences within rear and side yards are not permitted to exceed eight (8) feet in height above the elevation of the surface of the ground within all residential zoning districts. The



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

addition of trellises to the existing fence brings the total height of the fence to 8.5' in height. The Zoning Ordinance does permit for a non-solid feature not exceeding two feet in height to be added to any otherwise legal fence. Assuming the proposed lattice does not exceed two (2) feet in height, this modification to the previously permitted fence appears to be consistent with the Zoning Ordinance.

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**Recommended Conditions:**

1. The applicant shall obtain a revised fencing permit from the Building Inspection Department.

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**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:



|                                                                                                                                                                                                                                                      |                    |                           |                          |                       |                     |                     |                |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|---------------------------|--------------------------|-----------------------|---------------------|---------------------|----------------|
| <b>TAX ID</b>                                                                                                                                                                                                                                        |                    | <b>ADDRESS</b>            |                          | <b>OWNER NAME</b>     |                     |                     |                |
| 2101013777                                                                                                                                                                                                                                           |                    | 407 GOLDSBOROUGH ST       |                          | WENNESON, ROBERT C    |                     |                     |                |
| <b>YEAR BUILT</b>                                                                                                                                                                                                                                    |                    | <b>PHYSICAL CONDITION</b> |                          |                       |                     |                     |                |
| 1890                                                                                                                                                                                                                                                 |                    | VERY GOOD                 |                          |                       |                     |                     |                |
| <b>ARCHITECTURAL STYLE</b>                                                                                                                                                                                                                           |                    |                           |                          | <b>ADDITION(S)</b>    |                     |                     |                |
| 2ND EMPIRE                                                                                                                                                                                                                                           |                    |                           |                          | NONE APPARENT         |                     |                     |                |
| <b>NHL DISTRICT</b>                                                                                                                                                                                                                                  | <b>NR DISTRICT</b> | <b>NR LISTED</b>          | <b>MEETS NR CRITERIA</b> | <b>1980 NR RATING</b> | <b>MD INVENTORY</b> | <b>CONTRIBUTING</b> | <b>NC CODE</b> |
|                                                                                                                                                                                                                                                      |                    |                           |                          | A                     | T-292               | Y                   |                |
| <b>NOTES</b>                                                                                                                                                                                                                                         |                    |                           |                          |                       |                     |                     |                |
| UNUSUAL 1 1/2 STORY EXAMPLE OF 2ND EMPIRE STYLE. UNFORTUNATE PARTIAL ENCLOSED OF FRONT PORCH, UNCLEAR IF REST OF PORCH IS REBUILT OR JUST ATYPICAL. SUPPOSED TO HAVE A MATCHING CARRIAGE HOUSE BUT IF PRESENT COULD NOT SEE FROM PUBLIC RIGHT OF WAY |                    |                           |                          |                       |                     |                     |                |



RECEIVED

AUG 11 2025

HD 24 - 93

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

TOWN OF EASTON

|                       |             |
|-----------------------|-------------|
| Application #:        | 2024 - 1273 |
| Date Received:        | 08/11/2025  |
| Fee Paid:             | -           |
| HDC Meeting Date:     | 08/25/2025  |
| Date Property Posted: | 08/18/2025  |

## 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 407 GOLDSBOROUGH ST  
☒ Contributing    ☐ Non-Contributing    YEAR BUILT: 1871    NATIONAL REGISTAR # \_\_\_\_\_

### PROPERTY INFORMATION

OWNER NAME LAURENCE & KELLY PEZOR  
TELEPHONE NO. \_\_\_\_\_ EMAIL \_\_\_\_\_

### Applicant or Agent

NAME \_\_\_\_\_  
TELEPHONE NO. \_\_\_\_\_ EMAIL \_\_\_\_\_

Description of Proposal (include additional sheets, as necessary)

|              |
|--------------|
| SEE ATTACHED |
|              |
|              |
|              |
|              |

### Specific Requirements

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

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

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

Any modifications during review shall warrant an updated application.

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

Signature of Applicant or Agent

Date

Printed Name of Applicant or Agent

|                    |
|--------------------|
| <u>KELLY PEZOR</u> |
| <u>11 AUG 2025</u> |
| <u>KELLY PEZOR</u> |

Revised 4.4.2022

Historic District Commission Hearing Application Description for 407  
Goldsborough St; Kelly and Laurence Pezor:

This application is an addendum/addition to a previously approved HDC landscape and fence application dated 08/2024. The corresponding Building permit is dated 05/21/2025.

Trellises were added to all 3 gates and a separate trellis structure was added inside the fence on the east side of the property between the garage structure and the residence structure. It was my intention to return to the Commission for approval of these trellises prior to their initial construction, however, the order of construction was thrown off when all holes containing the concrete foundations for the posts had to be done at the last minute prior to the grading and patio installation previously approved. The posts for the trellises were installed at the same time as the posts for the previously approved fence and gates.

The north and east sides of the property are bordered by the alley and gravel parking lots containing many vehicles. It is my intention to soften the view from my residence by utilizing historically accurate trellises with climbing and flowering vegetation providing a vertical garden that can be enjoyed not only by my residence but also the neighbors abutting Scott's Alley.

The shadowbox style fence is 6' in height built with pressure treated pine wood. The three 6' high gates are constructed of pressure treated pine wood as well. All trellises are also constructed of pressure treated pine wood. The total height of the trellis structures from grade over the gates is 8'6". Because the gates and trellises are structures for people to walk through and under, I was mindful of the Ordinance and recommendations of keeping the height close to 8' between the bottom of the trellis and grade as required for signage over a sidewalk. Currently

there is approximately 18" of space between the top of the gate and the bottom of the trellis for comfortable passage. To keep the structures visually connected, the east side trellis structure inside of the fence is built to the same dimensions.

Lattice installation on both sides of the gates as well as between the posts of the east side trellis structure will wait until a decision from this Commission.

Approximately 18" of lattice will be viewable above the fence line.

**Please see the attached photos for more details:**

**Photo #1** inspiration photo for the lattice and the trellis structure surrounding the gates. There will be no lattice over my gates or on my fence structure.

**Photo #2** inspiration photo for the lattice structure on the east side of our property inside of the fence. The lattice will be a more open diamond pattern.

**Photo #3** East End Neighborhood Community Garden. This garden is located in the Easton Historic District on South St and Thorogood Ln. The trellis structure's total height is 8'10". Again, a trellis structure for passage through and under.

**Photo #4** My immediate neighbor on the west side of my property that utilized a "trellis" type roof with sliding canvases over a porch area. Obviously, this structure needed to be much higher to allow for a window below, but I believe our trellis structures are very complimentary.

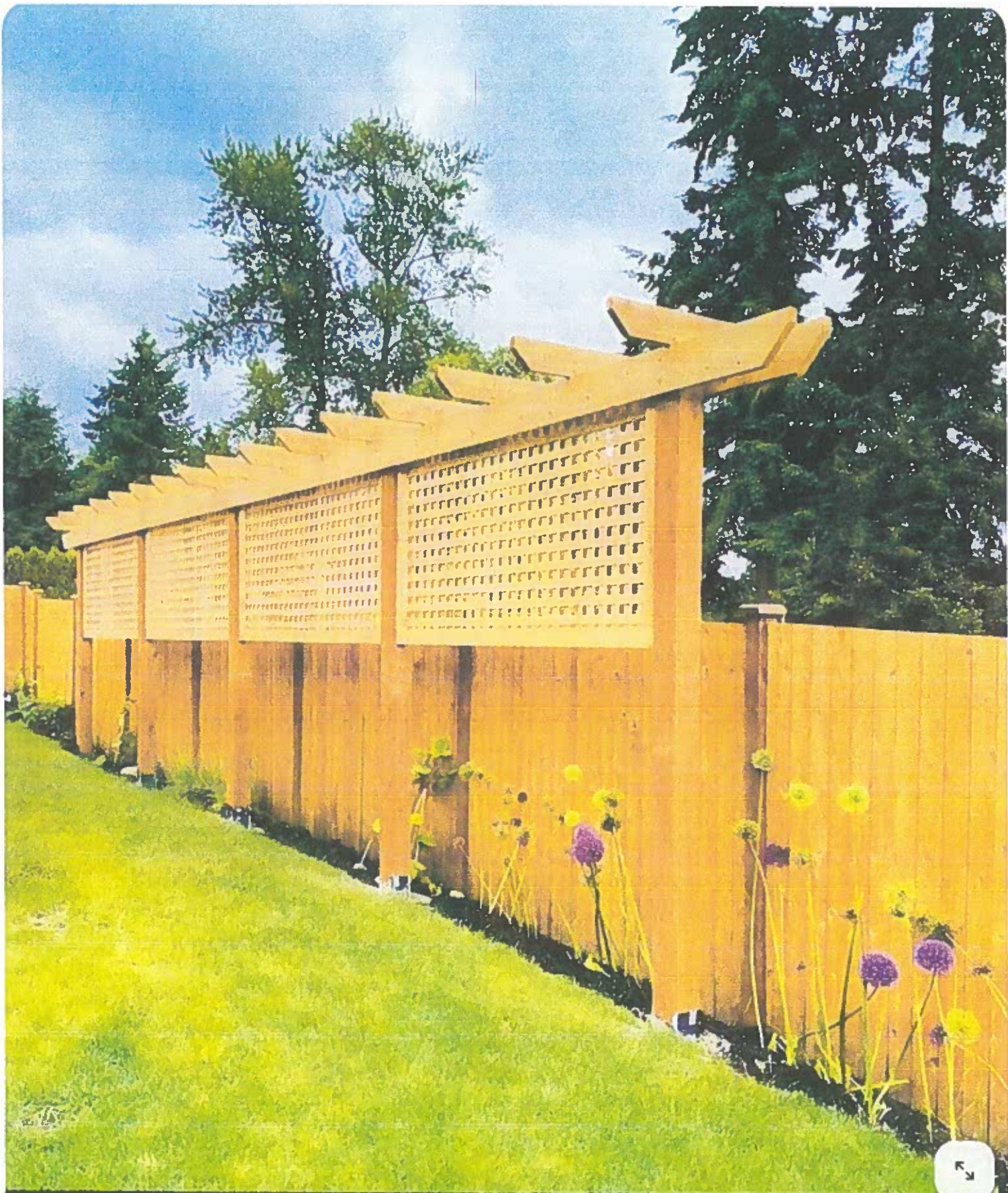
**Photo #5** Star Democrat article advertising the sale of 407 Railroad Ave. (Goldsborough St) "the grounds are beautifully ornamented with shrubbery roses, hedges, and extensive grapery." Also shows a picture from approximately 1930 with the prior carriage house and "vertical gardening" on trellis structures.

**Additional photos showing the recently built fence, gates and trellis structures.**









Posted in r/gardening



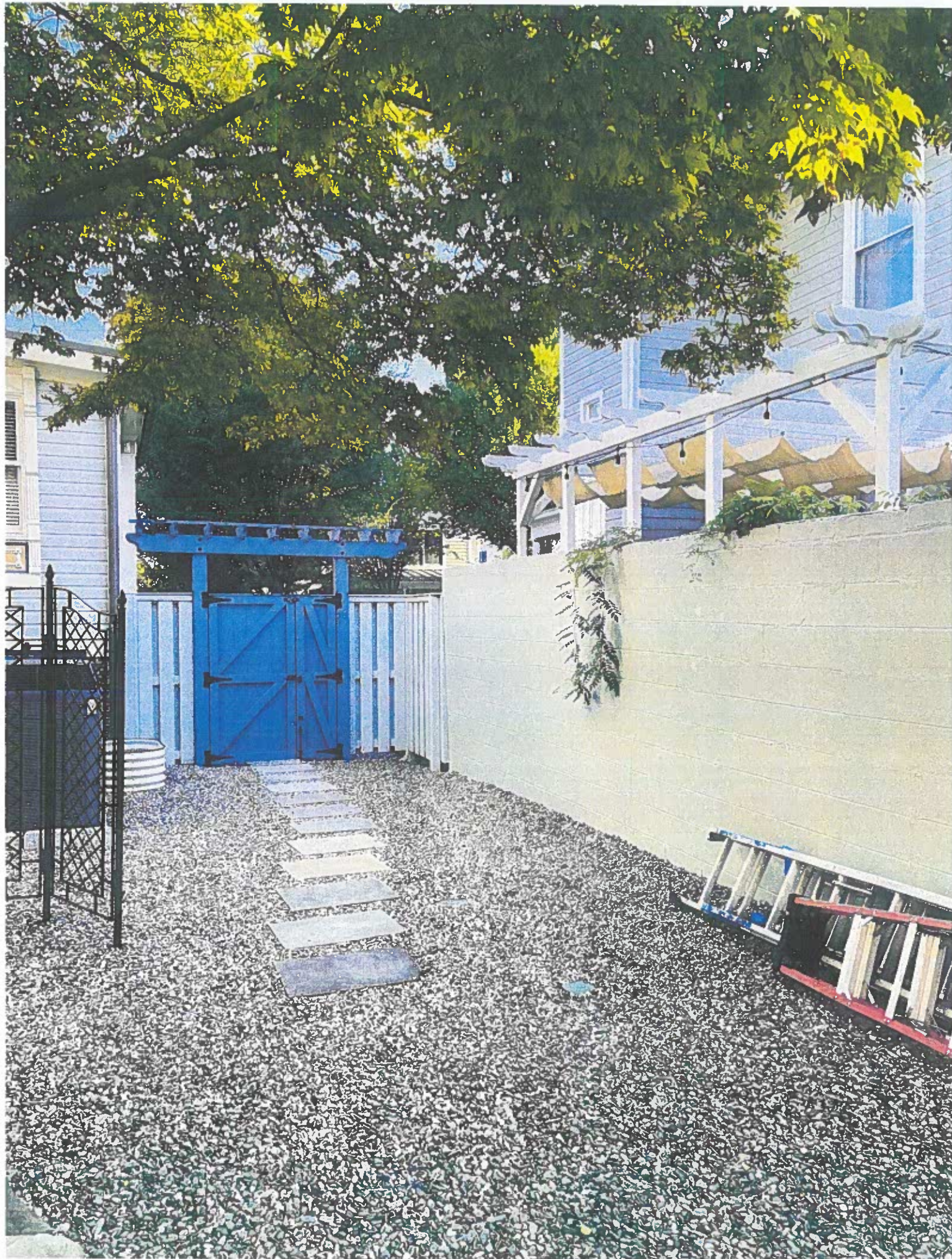
red













# ORNAMENTAL PROPERTY FOR SALE

The residence of Mr. John L. Caldwell, on Railroad Avenue, is offered for sale. The house is new, contains 10 rooms, and is in complete order. The grounds are beautifully ornamented with shrubbery, roses, hedges, and extensive graperies. Good water, and plenty of it, in both house and stable. Force pump as a protection against fire. Stable for 4 horses, and carriage house for 3 carriages. Basement under stable, and servants rooms plastered in the attic. The property is very desirable. Will be sold on easy terms. Apply to

OSWALD TILGHMAN,  
Sept. 23, 1879  
Easton, Md.

## Caldwell residence for sale...1879



Clipped B

kgpez

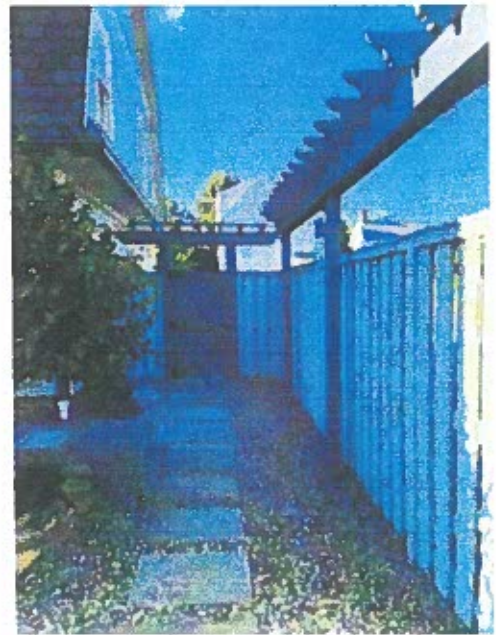
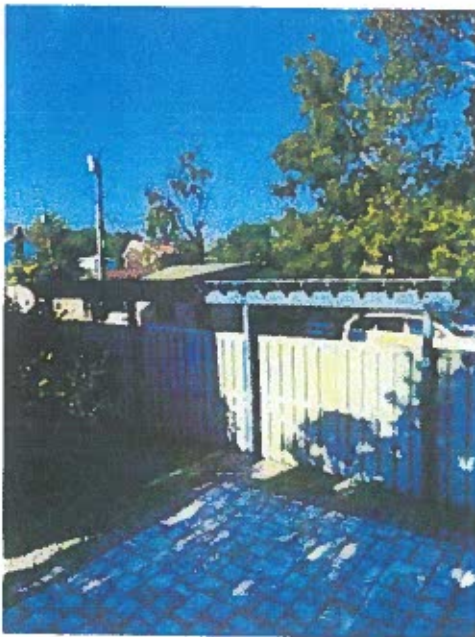
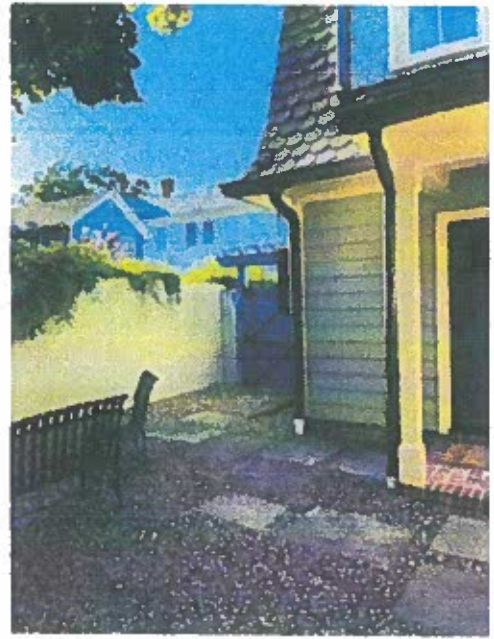
Sat, Sep 5, 20

Copyright



News







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

## Historic District Commission Staff Report

Meeting Date: 8/25/2025

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

**Property Address:** 30 N Harrison Street

**Applicant:** Michael J. Lynch on behalf of Roman Coale

**Application Number:** 2024-1365

**Code Enforcement Case:** Yes ☐ No ☒

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### Project Description:

The applicant is seeking a revised certificate of appropriateness to install an additional 28.5 linear feet of black aluminum fencing. The proposed fence is six feet in height and is located as to screen the loading ramp from view.

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### Background:

In July of 2024, the Historic District Commission granted a certificate of appropriateness (#24-1248) for alterations to this non-contributing structure. The scope of work of the project included removing the existing ATM from the western façade and installing a new window, removing an access ramp from the western façade, and installing a new door on the southern façade. This request was approved conditioned upon:

- 1) The new window installed on the west façade shall be the existing window from the south façade or a new window that matches in type, size, proportion, design, style and material; and
- 2) the applicant shall return to the Commission for any approvals regarding signage, lighting and modifications to the parking lot.

On January 13, 2025 the Commission issued a certificate of appropriateness (#24-1365) for additional site work including the construction of a decorative aluminum and brick fence surrounding the rear property, the installation of signage, and the installation of HVAC equipment. This request was approved conditioned upon:

- 1) The mini split system shall be screened by vegetation or fencing





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

- 2) The illumination of the freestanding sign shall meet the Town's standards for external illumination.

On February 24, 2025 the Commission issued a revised certificate of appropriateness (#24-1365) to remove and replace the existing concrete steps, landing, and a portion of sidewalk located on the east side of the building.

---

## **Historic District Guidelines:**

### **Guideline 14. Perimeter Walls and Fences**

- a. Retain existing historic perimeter walls and fences.
- b. Repair or restore damaged or deteriorated historic perimeter walls and fences. Where repair is not possible due to the severity of the deterioration, replace historic walls or fences in-kind using the same material as the original and matching in size, shape, height, profile, texture, and color. If use of the same material is not feasible, the substitute material should approximate the original as closely as possible.
- c. New walls and fences should be consistent with the setback of the subject building and adjacent properties.
- d. New walls and fences must adhere to the height, material, and replacement requirements outlined in Easton's zoning ordinances.
- e. New fences and perimeter walls should be appropriate to the character of the district. Concrete block and stucco finishes are not likely to be approved, particularly in locations visible from the public right-of-way. Simple, unobtrusive fences in traditional designs in powder coated steel or aluminum or wood picket fences are most appropriate. Note: Vinyl fences will not be approved.

---

## **Draft Motions:**

1. I move that the Historic District Commission **approve** the application as submitted
- OR
2. I move that the Historic District Commission deny the application based on the following findings
- OR
3. I move an alternate motion.



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

## Appendix A: 2012 Easton Historic District Survey Sheet

### EASTON HISTORIC DISTRICT SURVEY

PROPERTY #:

Picture:



|                                               |                    |                           |                          |                       |                     |                     |                |
|-----------------------------------------------|--------------------|---------------------------|--------------------------|-----------------------|---------------------|---------------------|----------------|
| <b>TAX ID</b>                                 |                    | <b>ADDRESS</b>            |                          | <b>OWNER NAME</b>     |                     |                     |                |
| 2101019716                                    |                    | 30 N HARRISON ST          |                          | SUNTRUST BANK         |                     |                     |                |
| <b>YEAR BUILT</b>                             |                    | <b>PHYSICAL CONDITION</b> |                          |                       |                     |                     |                |
| 1966                                          |                    | EXCELLENT                 |                          |                       |                     |                     |                |
| <b>ARCHITECTURAL STYLE</b>                    |                    |                           |                          | <b>ADDITION(S)</b>    |                     |                     |                |
| COLONIAL REVIVAL                              |                    |                           |                          |                       |                     |                     |                |
| <b>NHL DISTRICT</b>                           | <b>NR DISTRICT</b> | <b>NR LISTED</b>          | <b>MEETS NR CRITERIA</b> | <b>1980 NR RATING</b> | <b>MD INVENTORY</b> | <b>CONTRIBUTING</b> | <b>NC CODE</b> |
|                                               |                    |                           |                          | G                     |                     | N                   |                |
| <b>NOTES</b>                                  |                    |                           |                          |                       |                     |                     |                |
| BUILT AFTER DISTRICTS PERIOD OF SIGNIFICANCE. |                    |                           |                          |                       |                     |                     |                |





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

**Meeting Date:** 1/13/2025  
**Application Number:** 2024-1365  
**Location:** 30 N Harrison Street  
**Applicant:** Pamela Gardner AIA

**Request:** The Applicant is proposing to install two (2) 57.6 square foot wall signs and a freestanding monument sign. The Applicant is also proposing to install a four (4) foot tall decorative aluminum fence with brick pillars along the northern and southern property lines surrounding the rear parking lot. A HVAC system will also be installed at the rear, southeast corner of the structure.

Vice Chairperson Brophy moved to **approve the amended application subject to the following conditions:**

- 1. The mini split system shall be screened by vegetation or fencing.**
- 2. The illumination of the freestanding sign shall meet the Town's standards for external illumination.**

Commissioner Bateman seconded the motion.

FOR: 6 - Demby, Brophy, Bateman, Carey, Greer, Stuart

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

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

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

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

*Nicholas Johnson*  
\_\_\_\_\_  
Representative, Historic District Commission

1/28/2025  
\_\_\_\_\_  
Date



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

**Meeting Date:** 2/24/2025  
**Application Number:** 2024-1365  
**Location:** 30 N Harrison Street  
**Applicant:** Pamela Gardner AIA, LLC

**Request:** The Applicant is requesting an amendment to the previously approved scope of work to include the removal and replacement of the existing concrete steps, landing, and a portion of sidewalk located on the East side of the structure. The Applicant is also requesting to install a new handrail adjacent to the new concrete steps.

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

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

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

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

Nicholas Johnson  
Representative, Historic District Commission

2/28/2025  
Date





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

HD 24 - 144

|                                  |
|----------------------------------|
| Application #: 2024 - 1365       |
| Date Received: 08/04/2025        |
| Fee Paid: -                      |
| HDC Meeting Date: 08/25/2025     |
| Date Property Posted: 08/18/2025 |

## 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      30 N. Harrison St., Easton MD 21601  
☐ Contributing    ☒ Non-Contributing    YEAR BUILT: 1966    NATIONAL REGISTAR #

### PROPERTY INFORMATION

OWNER NAME      Roman Coale - Coale & Company, Inc.  
TELEPHONE NO.      EMAIL

### Applicant or Agent

NAME      Michael Lynch / Pamela Gardner, AIA, LLC  
TELEPHONE NO.      EMAIL

Description of Proposal (include additional sheets, as necessary)

|                                                                                                                                                                           |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Install 6 ft. tall aluminum privacy fence (black) approximately 28.5 feet long on South East corner of building to shield view of loading ramp from adjacent parking lot. |
|                                                                                                                                                                           |
|                                                                                                                                                                           |
|                                                                                                                                                                           |
|                                                                                                                                                                           |

### 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

|                 |  |
|-----------------|--|
| Michael J Lynch |  |
| 8-5-25          |  |
| Michael J Lynch |  |

Revised 4.4.2022

HARRISON STREET

GOLDSBOROUGH STREET

VIEW -1

VIEW -2

VIEW -3

SITE PLAN

SCALE : 1" = 10' - 0"

GRAPHIC SCALE



( IN FEET )  
1 inch = 10 ft.

EXISTING 2- STORY  
MASONRY BUILDING

6 - PARKING SPACES

9 - PARKING SPACES

6 - PARKING SPACES

DO NOT SCALE DRAWINGS: In the event that a dimension is inadvertently left off a drawing or the Contractor is unable to determine a dimension by a mathematical process, contact the Architect. Pamela P Gardner, AIA will not be held responsible for any assumptions arising from the scaling of a drawing by the Contractor.

ARCHITECT:

PAMELA P. GARDNER, AIA, LLC  
311 N. AURORA STREET  
PO BOX 971 EASTON, MARYLAND 21601  
410.820.7973

FRAMPTON FUNERAL HOME  
EASTON, MARYLAND

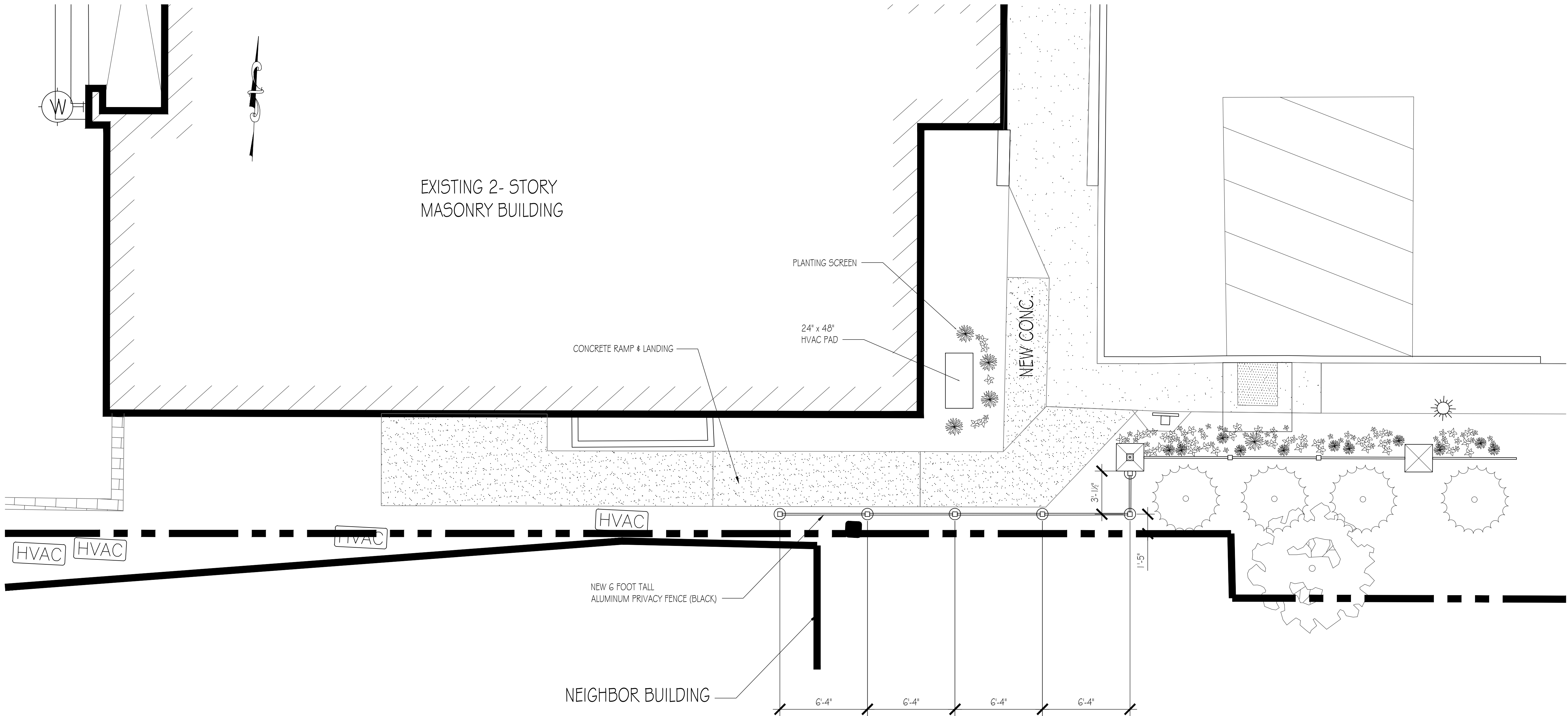
PROJECT: 2405  
SCALE: 1" = 20'

SITE PLAN

REV-DATE:  
DATE: 8-1-25  
DRAWN BY: MJL  
SHEET

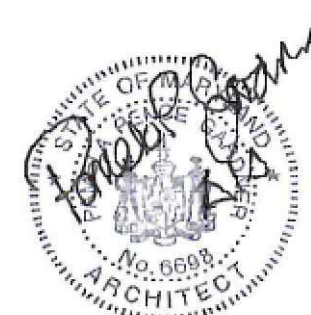
SP





FENCE LOCATION PLAN  
SCALE: 1/4" = 1'-0"

DO NOT SCALE DRAWINGS: In the event that a dimension is inadvertently left off a drawing or the Contractor is unable to determine a dimension by a mathematical process, contact the Architect. Pamela P Gardner, AIA will not be held responsible for any assumptions arising from the scaling of a drawing by the Contractor.



I certify that these documents were prepared or approved by me, and that I am a duly licensed architect under the laws of the State of Maryland, licensed number 6698-R, expiration date 8-15-2025.

ARCHITECT:  
PAMELA P. GARDNER, AIA, LLC  
3111 N. AURORA STREET  
PO BOX 9711 EASTON, MARYLAND 21601  
410.820.7973

FRAMPTON FUNERAL HOME  
EASTON, MARYLAND

PROJECT: 2405  
SCALE: 1/4" = 1'-0"

FENCE  
LOCATION  
PLAN

REV-DATE:

DATE: 8-1-25

DRAWN BY: MJL

SHEET

A-1



76 1/2"

## PANEL HEIGHT OPTIONS

- 46"
- 69"
- 92"
- CUSTOM

NOM. HEIGHT: 72"  
PANEL HEIGHT: 69"

GRADE LEVEL

36"  
MIN. FOOTING DEPTH

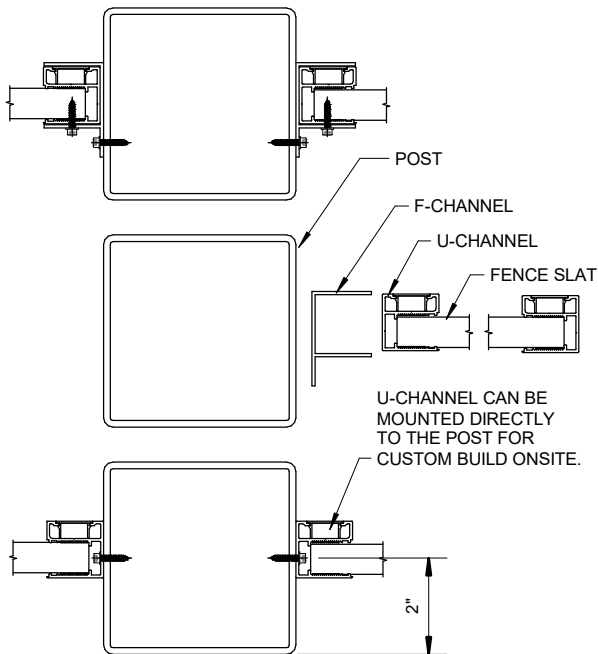
POST CAP

## POST HEIGHTS:

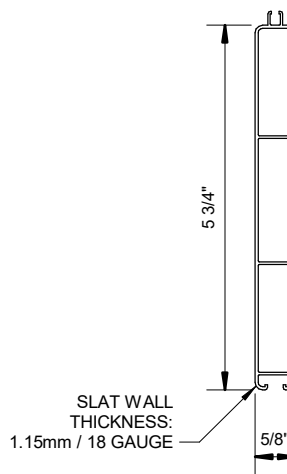
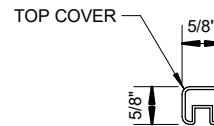
- 7'
- 9'
- 12'

WALL THICKNESS 0.138"

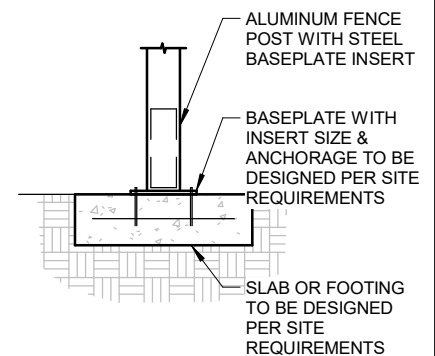
4"x4"x 0.138" (WALL  
THICKNESS) POST  
WITH OPTIONAL  
5"x8" BASEPLATE



TOP VIEW



HORIZONTAL SLAT VIEW

OPTIONAL  
CONCRETE MOUNT POSTADJUSTABLE MOUNTING CHANNEL  
FOR PANEL ATTACHMENT AT ANY ANGLE

STYLE: PRIVACY FENCE

ACTUAL PANEL DIMENSIONS:  
72" WIDE BY 69" HIGH

FASTENERS: STAINLESS STEEL

SCALE: NTS

ALUMINUM: 6063-T6  
HAS A HIGH RESISTANCE TO FRACTURE  
AND FATIGUE AND IS VERY STRONG

POWDER COATING: QUALICOAT  
LICENSED APPLICATOR



HIGH QUALITY PRE-ASSEMBLED PANEL FOR  
RESIDENTIAL, COMMERCIAL AND INDUSTRIAL USE

RATED FOR HURRICANE ZONES (HVHZ)  
WIND RATINGS AND RESOURCES:  
<https://www.sleekfence.com/learning-hub>

FIRE RATING: ASTM E84 Class A, NON-COMBUSTIBLE

SLEEKFENCE™

[www.sleekfence.com](http://www.sleekfence.com)

1 855-875-0855

support@sleekfence.com

















RESERVED 8

RESERV







# Framptom Funeral Home

- Legend**
- Easton
  - Eat Sprout - Easton
  - Feature 1
  - Framptom Funeral Home
  - The Trippe Gallery

Framptom Funeral Home

Framptom Funeral Home

Washington Home Mortgage

Eat Sprout - Easton





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

## Historic District Commission Staff Report

Meeting Date: 8/25/2025

**Staff Contact:** Nicholas Johnson, AICP - Town Planner, [njohnson@eastonmd.gov](mailto: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 a 31.75" by 9" (2 square foot) wall mounted sign consisting of individual acrylic letters and a logo. The sign will be mounted above the front entryway bellow the front porch roof overhang.

---

### Background:

This request first came before the HDC on July 28, 2025. The previously proposed sign was 96" by 26" and would be mounted on the front facing gable (Figure 1). This request was subsequently tabled as the Commission indicated that they would prefer to see the sign mounted in a location that was more traditionally used for signs. The Commission requested that the applicant consider alternative options for the placement of the sign.



Figure 1

### 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.

- 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 **approval** the application as submitted.  
OR
2. I move that the Historic District Commission deny the application based on the following findings...  
OR
3. I move an alternate motion.





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

## Appendix A: Historic District Survey Sheet

### EASTON HISTORIC DISTRICT SURVEY

PROPERTY #:

Picture:



|                                                                                                                                                                                       |                    |                           |                          |                       |                     |                     |                |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|---------------------------|--------------------------|-----------------------|---------------------|---------------------|----------------|
| <b>TAX ID</b>                                                                                                                                                                         |                    | <b>ADDRESS</b>            |                          | <b>OWNER NAME</b>     |                     |                     |                |
| 2101025481                                                                                                                                                                            |                    | 23 S HARRISON ST          |                          | 23-SH, LLC            |                     |                     |                |
| <b>YEAR BUILT</b>                                                                                                                                                                     |                    | <b>PHYSICAL CONDITION</b> |                          |                       |                     |                     |                |
| 1920                                                                                                                                                                                  |                    | VERY GOOD- ALTERED        |                          |                       |                     |                     |                |
| <b>ARCHITECTURAL STYLE</b>                                                                                                                                                            |                    |                           |                          | <b>ADDITION(S)</b>    |                     |                     |                |
| NATIONAL FOLK                                                                                                                                                                         |                    |                           |                          | FRONT PORCH SIDE WING |                     |                     |                |
| <b>NHL DISTRICT</b>                                                                                                                                                                   | <b>NR DISTRICT</b> | <b>NR LISTED</b>          | <b>MEETS NR CRITERIA</b> | <b>1980 NR RATING</b> | <b>MD INVENTORY</b> | <b>CONTRIBUTING</b> | <b>NC CODE</b> |
|                                                                                                                                                                                       |                    |                           |                          | B                     |                     | Y                   |                |
| <b>NOTES</b>                                                                                                                                                                          |                    |                           |                          |                       |                     |                     |                |
| 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 / Tom 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" Approx.                       |
| Will be stud mounted                                      |
| <b>*Amended measurements 31 3/4" x 9"</b>                 |

### 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  
Tom Callahan

Revised 4.4.2022





31 <sup>3</sup>/<sub>4</sub> x  
9"

25 <sup>1</sup>/<sub>2</sub>  
ft

frontage  
21 ft





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

## Historic District Commission Staff Report

Meeting Date: 8/25/2025

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

**Property Address:** 29 Goldsborough Street

**Applicant:** James E Knox and Son Inc. on behalf of Benson and Mangold

**Application Number:** 2025-1524

**Code Enforcement Case:** Yes ☐ No ☒

---

### Project Description:

The applicant is proposing to install a new wall mounted mini-split HVAC unit. The proposed unit will be mounted to the parking lot facing side elevation. There are two existing mini-split units already mounted to the wall on this façade. These two units were permitted by the Town in 2019 and replaced existing building mounted HVAC units (See Figure 1).



*Figure 1 May 2018 - Google Street View*

---

### Historic District Guidelines:

#### Guideline 48. HVAC

- a. Retain and maintain existing functional, efficient HVAC systems.





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

- b. Upgrade existing systems to increase efficiency when the existing system has reached the end of its useful life.
- c. Increase efficiency of HVAC systems by installing programmable thermostats, ceiling fans, and louvers and vents where appropriate.
- d. Place equipment on non-visible rooftop locations, in the rear of buildings, or in other locations that are not visible from the street.**

**Analysis** – While the proposed HVAC unit will be located on a side façade that is easily visible from Goldsborough Street, its placement is consistent with that of the existing units and the units that were replaced in 2019.

---

**Recommended Conditions:**

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

- 1. All exterior line sets shall be painted to match the surface to which they are attached.

---

**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:



|                                                                                                                    |                    |                           |                          |                          |                     |                     |                |
|--------------------------------------------------------------------------------------------------------------------|--------------------|---------------------------|--------------------------|--------------------------|---------------------|---------------------|----------------|
| <b>TAX ID</b>                                                                                                      |                    | <b>ADDRESS</b>            |                          | <b>OWNER NAME</b>        |                     |                     |                |
| 2101021729                                                                                                         |                    | 29 GOLDSBOROUGH ST        |                          | TRAPPE STATION LLC (THE) |                     |                     |                |
| <b>YEAR BUILT</b>                                                                                                  |                    | <b>PHYSICAL CONDITION</b> |                          |                          |                     |                     |                |
| 1954                                                                                                               |                    |                           |                          |                          |                     |                     |                |
| <b>ARCHITECTURAL STYLE</b>                                                                                         |                    |                           |                          | <b>ADDITION(S)</b>       |                     |                     |                |
| COLONIAL REVIVAL                                                                                                   |                    |                           |                          |                          |                     |                     |                |
| <b>NHL DISTRICT</b>                                                                                                | <b>NR DISTRICT</b> | <b>NR LISTED</b>          | <b>MEETS NR CRITERIA</b> | <b>1980 NR RATING</b>    | <b>MD INVENTORY</b> | <b>CONTRIBUTING</b> | <b>NC CODE</b> |
|                                                                                                                    |                    |                           |                          | C                        |                     | N                   |                |
| <b>NOTES</b>                                                                                                       |                    |                           |                          |                          |                     |                     |                |
| BUILT OUTSIDE OF DISTRICTS PERIOD OF SIGNIFICANCE AND DOES NOT MEET SPECIAL EXCEPTION FOR EARLY INCLUSION CRITERIA |                    |                           |                          |                          |                     |                     |                |



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AUG 01 2025

HD 25 - 70



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

|                                  |
|----------------------------------|
| Application #: 2025 - 1524       |
| Date Received: 08/01/2025        |
| Fee Paid: \$25.00                |
| HDC Meeting Date: 08/25/2025     |
| Date Property Posted: 08/18/2025 |

## 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 29 Goldsborough Street  
☐ Contributing   ☐ Non-Contributing   YEAR BUILT: \_\_\_\_\_ NATIONAL REGISTAR # \_\_\_\_\_

### PROPERTY INFORMATION

OWNER NAME Benson + Mangold  
 TELEPHONE NO. \_\_\_\_\_ EMAIL \_\_\_\_\_

### Applicant or Agent

NAME James E Knox + Son Inc. (Chad Knox)  
 TELEPHONE NO. \_\_\_\_\_ EMAIL \_\_\_\_\_

Description of Proposal (include additional sheets, as necessary)

|                                                       |
|-------------------------------------------------------|
| <u>Installation of one 20,000 BTU Mitsubishi mini</u> |
| <u>split heat pump with 2 indoor wall mount</u>       |
| <u>air handlers.</u>                                  |
|                                                       |
|                                                       |
|                                                       |

### Specific Requirements

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 Commercial - \$200      Residential - \$75      Signs - \$75      Staff Approval \$25
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I hereby certify that I have reviewed the Easton Historic District Guidelines as published

Signature of Applicant or Agent

Date

Printed Name of Applicant or Agent

|                  |
|------------------|
| <u>Chad Knox</u> |
| <u>7.14.25</u>   |
| <u>Chad Knox</u> |

Revised 4.4.2022



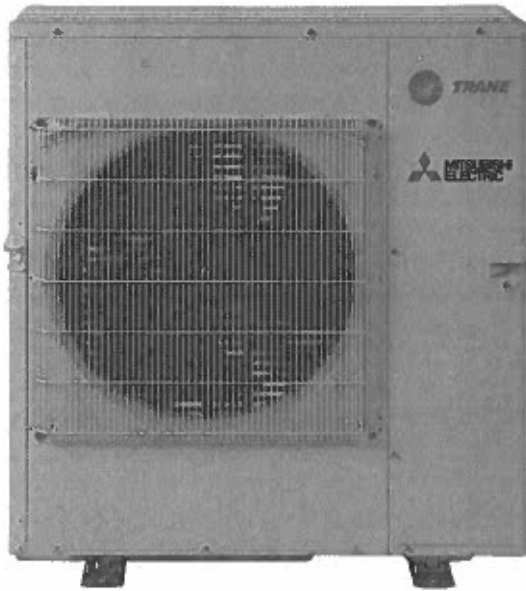
**NTXMPH20A122CA**  
**1.66-TON MULTI-ZONE INVERTER HEAT-PUMP SYSTEM**



Job Name:

System Reference:

Date:



**FEATURES**

- Variable speed INVERTER-driven compressor
- Built-in base pan heater
- Quiet outdoor unit operation as low as 54 dB(A)
- High-pressure protection
- Compressor thermal protection
- Compressor overcurrent detection
- Fan motor overheating/voltage protection
- Hyper-heating performance offers 100% heating capacity at 5°F and 93% heating capacity at -13°F
- Blue Fin anti-corrosion treatment applied to the outdoor unit heat exchanger for increased coil protection and longer life
  - Rated for 2,000 hours spraying time per ASTM B117 Standard

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

Specifications are subject to change without notice.

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Page 41 of 150



# SPECIFICATIONS: NTXMPH20A122CA

|                                                                                                                                            |                                                           |                           |                                                                   |
|--------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------|---------------------------|-------------------------------------------------------------------|
| Cooling <sup>1</sup><br>(Non-Ducted // Mix (Low-static) // Ducted<br>(Low-static) // Mix (High-static) // Ducted<br>(High-static))         | Maximum Capacity                                          | BTU/H                     | 20,000 // 20,000 // 20,000   20,000 // 20,000                     |
|                                                                                                                                            | Rated Capacity                                            | BTU/H                     | 18,000 // 19,000 // 20,000   19,000 // 20,000                     |
|                                                                                                                                            | Minimum Capacity                                          | BTU/H                     | 12,600 // 12,600 // 12,600   14,300 // 16,000                     |
|                                                                                                                                            | Maximum Power Input                                       | W                         | 2,680 // 2,680 // 2,680   2,750 // 2,820                          |
|                                                                                                                                            | Rated Power Input                                         | W                         | 1,334 // 1,577 // 1,819   1,577 // 1,819                          |
|                                                                                                                                            | Power Factor (208V, 230V)                                 | %                         | 99.0, 99.0 // 99.0, 99.0 // 99.0, 99.0   99.0, 99.0 // 99.0, 99.0 |
| Heating at 47°F <sup>2</sup><br>(Non-Ducted // Mix (Low-static) // Ducted<br>(Low-static) // Mix (High-static) // Ducted<br>(High-static)) | Maximum Capacity                                          | BTU/H                     | 25,500 // 25,500 // 25,500   25,500 // 25,500                     |
|                                                                                                                                            | Rated Capacity                                            | BTU/H                     | 22,000 // 22,000 // 22,000   22,000 // 22,000                     |
|                                                                                                                                            | Minimum Capacity                                          | BTU/H                     | 11,400 // 11,400 // 11,400   13,850 // 16,300                     |
|                                                                                                                                            | Maximum Power Input                                       | W                         | 3,650 // 3,650 // 3,650   3,808 // 3,965                          |
|                                                                                                                                            | Rated Power Input                                         | W                         | 1,612 // 1,681 // 1,750   1,681 // 1,750                          |
|                                                                                                                                            | Power Factor (208V, 230V)                                 | %                         | 99.0, 99.0 // 99.0, 99.0 // 99.0, 99.0   99.0, 99.0 // 99.0, 99.0 |
| Heating at 17°F <sup>3</sup><br>(Non-Ducted // Mix (Low-static) // Ducted<br>(Low-static) // Mix (High-static) // Ducted<br>(High-static)) | Maximum Capacity                                          | BTU/H                     | 22,000 // 22,000 // 22,000   22,000 // 22,000                     |
|                                                                                                                                            | Rated Capacity                                            | BTU/H                     | 13,700 // 13,700 // 13,700   13,700 // 13,700                     |
|                                                                                                                                            | Maximum Power Input                                       | W                         | 3,071 // 3,148 // 3,224   3,308 // 3,545                          |
|                                                                                                                                            | Rated Power Input                                         | W                         | 1,450 // 1,519 // 1,588   1,650 // 1,850                          |
|                                                                                                                                            | Maximum Capacity                                          | BTU/H                     | 22,000 // 22,000 // 22,000   22,000 // 22,000                     |
|                                                                                                                                            | Maximum Power Input                                       | W                         | 3,410 // 3,547 // 3,684   3,547 // 3,684                          |
| Efficiency<br>(Non-Ducted // Mix (Low-static) // Ducted<br>(Low-static) // Mix (High-static) // Ducted<br>(High-static))                   | SEER2                                                     |                           | 17.0 // 16.5 // 16.0   15.65 // 14.3                              |
|                                                                                                                                            | EER2 <sup>1</sup>                                         |                           | 13.5 // 12.25 // 11.0   12.25 // 11.0                             |
|                                                                                                                                            | HSPF2 (IV)                                                |                           | 10.0 // 9.35 // 8.7   8.95 // 7.9                                 |
|                                                                                                                                            | COP at 47°F <sup>2</sup>                                  |                           | 4.0 // 3.83 // 3.68   3.84 // 3.68                                |
|                                                                                                                                            | COP at 17°F at Maximum Capacity <sup>3</sup>              |                           | 2.1 // 2.04 // 2.0   1.96 // 1.82                                 |
|                                                                                                                                            | COP at 5°F at Maximum Capacity <sup>4</sup>               |                           | 1.89 // 1.77 // 1.75   1.82 // 1.75                               |
| Electrical                                                                                                                                 | ENERGY STAR® Certified                                    |                           | Yes // Yes // No   Yes // No                                      |
|                                                                                                                                            | Electrical Power Requirements                             | Voltage, Phase, Frequency | 208/230, 1, 60                                                    |
|                                                                                                                                            | Guaranteed Voltage Range                                  | V AC                      | 187-253                                                           |
|                                                                                                                                            | Voltage: Indoor - Outdoor, S1-S2                          | V AC                      | 208/230                                                           |
|                                                                                                                                            | Voltage: Indoor - Outdoor, S2-S3                          | V DC                      | 24                                                                |
|                                                                                                                                            | Short-circuit Current Rating (SCCR)                       | kA                        | 5                                                                 |
|                                                                                                                                            | Recommended Fuse/Breaker Size                             | A                         | 40                                                                |
|                                                                                                                                            | Recommended Wire Size (Indoor - Outdoor)                  | AWG                       | 14                                                                |
|                                                                                                                                            | Minimum Circuit Ampacity                                  | A                         | 26.9                                                              |
|                                                                                                                                            | Maximum Overcurrent Protection                            | A                         | 40                                                                |
| Outdoor unit                                                                                                                               | Fan Motor Full Load Amperage                              | A                         | 2.43                                                              |
|                                                                                                                                            | Airflow Rate (Cooling / Heating)                          | CFM                       | 2,150 / 2,550                                                     |
|                                                                                                                                            | Refrigerant Control                                       |                           | LEV                                                               |
|                                                                                                                                            | Defrost Method                                            |                           | Reverse Cycle                                                     |
|                                                                                                                                            | Heat Exchanger Type                                       |                           | Plate Fin Coil                                                    |
|                                                                                                                                            | Heat Exchanger Coating                                    |                           | Blue Fin Coating                                                  |
|                                                                                                                                            | Sound Pressure Level, Cooling <sup>1</sup>                | dB(A)                     | 54                                                                |
|                                                                                                                                            | Sound Pressure Level, Heating <sup>2</sup>                | dB(A)                     | 58                                                                |
|                                                                                                                                            | Compressor Type                                           |                           | DC INVERTER-driven Twin Rotary                                    |
|                                                                                                                                            | Compressor Model                                          |                           | MNB33FBTMC                                                        |
|                                                                                                                                            | Compressor Rated Load Amps                                | A                         | 17.1                                                              |
|                                                                                                                                            | Compressor Locked Rotor Amps                              | A                         | 28.8                                                              |
|                                                                                                                                            | Compressor Oil Type // Charge                             | oz.                       | FV50S // 37.2                                                     |
|                                                                                                                                            | Base Pan Heater                                           |                           | Optional                                                          |
|                                                                                                                                            | Unit Dimensions                                           | W: In. [mm]               | 37-13/32 [950]                                                    |
|                                                                                                                                            |                                                           | D: In. [mm]               | 13 [330]                                                          |
|                                                                                                                                            |                                                           | H: In. [mm]               | 41-17/64 [1,048]                                                  |
|                                                                                                                                            | Package Dimensions                                        | W: In. [mm]               | 41-3/8 [1,050]                                                    |
|                                                                                                                                            |                                                           | D: In. [mm]               | 17-3/8 [440]                                                      |
|                                                                                                                                            |                                                           | H: In. [mm]               | 48-7/16 [1,230]                                                   |
|                                                                                                                                            | Unit Weight                                               | Lbs.[kg]                  | 187 [85]                                                          |
|                                                                                                                                            | Package Weight                                            | Lbs.[kg]                  | 216 [98]                                                          |
| Outdoor unit operating temperature range                                                                                                   | Cooling Intake Air Temp (Maximum / Minimum <sup>4</sup> ) | *FDB                      | 115 / 14                                                          |
|                                                                                                                                            | Cooling Thermal Lock-out / Re-start Temperatures          | *FDB                      | 10.4 / 14                                                         |
|                                                                                                                                            | Heating Intake Air Temp (Maximum / Minimum)               | *FWB                      | 65 / -13                                                          |
|                                                                                                                                            | Heating Thermal Lock-out / Re-start Temperatures          | *FDB                      | -4 / 5                                                            |

## NOTES:

AHRI Rated Conditions <sup>1</sup>Cooling (Indoor // Outdoor) °F 80 DB, 67 WB // 95 DB, 75 WB  
(Rated data is determined at a fixed compressor speed) <sup>2</sup>Heating at 47°F (Indoor // Outdoor) °F 70 DB, 60 WB // 47 DB, 43 WB  
<sup>3</sup>Heating at 17°F (Indoor // Outdoor) °F 70 DB, 60 WB // 17 DB, 15 WB  
Conditions <sup>4</sup>Heating at 5°F (Indoor // Outdoor) °F 70 DB, 60 WB // 5 DB, 4 WB

\*Applications should be restricted to comfort cooling only; equipment cooling applications are not recommended for low ambient temperature conditions.  
<sup>4</sup> 5°F DB - 115°F DB when optional wind baffles are installed

For actual capacity performance based on indoor unit type and number of indoor units connected, please refer to MXZ Operational Performance.  
Although the maximum connectable capacity is 130%, the outdoor unit cannot provide more than 100% of the rated capacity. Please utilize this over capacity capability for load shedding or applications where it is known that all connected units will NOT be operating at the same time.

Low, mid and high external static pressure tests conducted at 0.1, 0.3 and 0.5 in.w.g. respectively, according to AHRI 210/240. The external static pressures utilized have no bearing on the capabilities of the indoor unit; please refer to the indoor unit manual to select the correct external static pressure setting for the application.



**SPECIFICATIONS: NTXMPH20A122CA**

|                        |                                                            |               |                      |
|------------------------|------------------------------------------------------------|---------------|----------------------|
| Refrigerant            | Type                                                       |               | R410A                |
|                        | Pre-Charged Refrigerant Amount                             | Lbs, oz       | 8.0, 13.0            |
|                        | Maximum Pre-Charged Piping Length                          | Ft. [m]       | 98.0 [30.0]          |
|                        | Additional Refrigerant Charge Per Additional Piping Length | oz /Ft. [g/m] | 0.216 [20]           |
| Indoor unit connection | Maximum Number of Connected IDU                            |               | 2                    |
|                        | Minimum Number of Connected IDU                            |               | 2                    |
|                        | Minimum connected capacity                                 | BTU/H         | 12,000               |
|                        | Maximum connected capacity                                 | BTU/H         | 24,000               |
| Piping                 | Liquid Pipe Size O.D. (Flared)                             | In. [mm]      | A.B: 1/4 [A.B: 6.35] |
|                        | Gas Pipe Size O.D. (Flared)                                | In. [mm]      | A.B: 3/8 [A.B: 9.52] |
|                        | Total Piping Length                                        | Ft. [m]       | 164 [50]             |
|                        | Maximum Height Difference, ODU above IDU                   | Ft. [m]       | 49 [15]              |
|                        | Maximum Height Difference, ODU below IDU                   | Ft. [m]       | 49 [15]              |
|                        | Farthest Piping Length from ODU to IDU                     | Ft. [m]       | 82 [25]              |
|                        | Maximum Number of Bends for IDU                            |               | 50                   |

NOTES:

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

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

For actual capacity performance based on indoor unit type and number of indoor units connected, please refer to MXZ Operational Performance. Although the maximum connectable capacity is 130%, the outdoor unit cannot provide more than 100% of the rated capacity. Please utilize this over capacity capability for load shedding or applications where it is known that all connected units will NOT be operating at the same time.

Low, mid and high external static pressure tests conducted at 0.1, 0.3 and 0.5 in.w.g. respectively, according to AHRI 210/240. The external static pressures utilized have no bearing on the capabilities of the indoor unit; please refer to the indoor unit manual to select the correct external static pressure setting for the application.



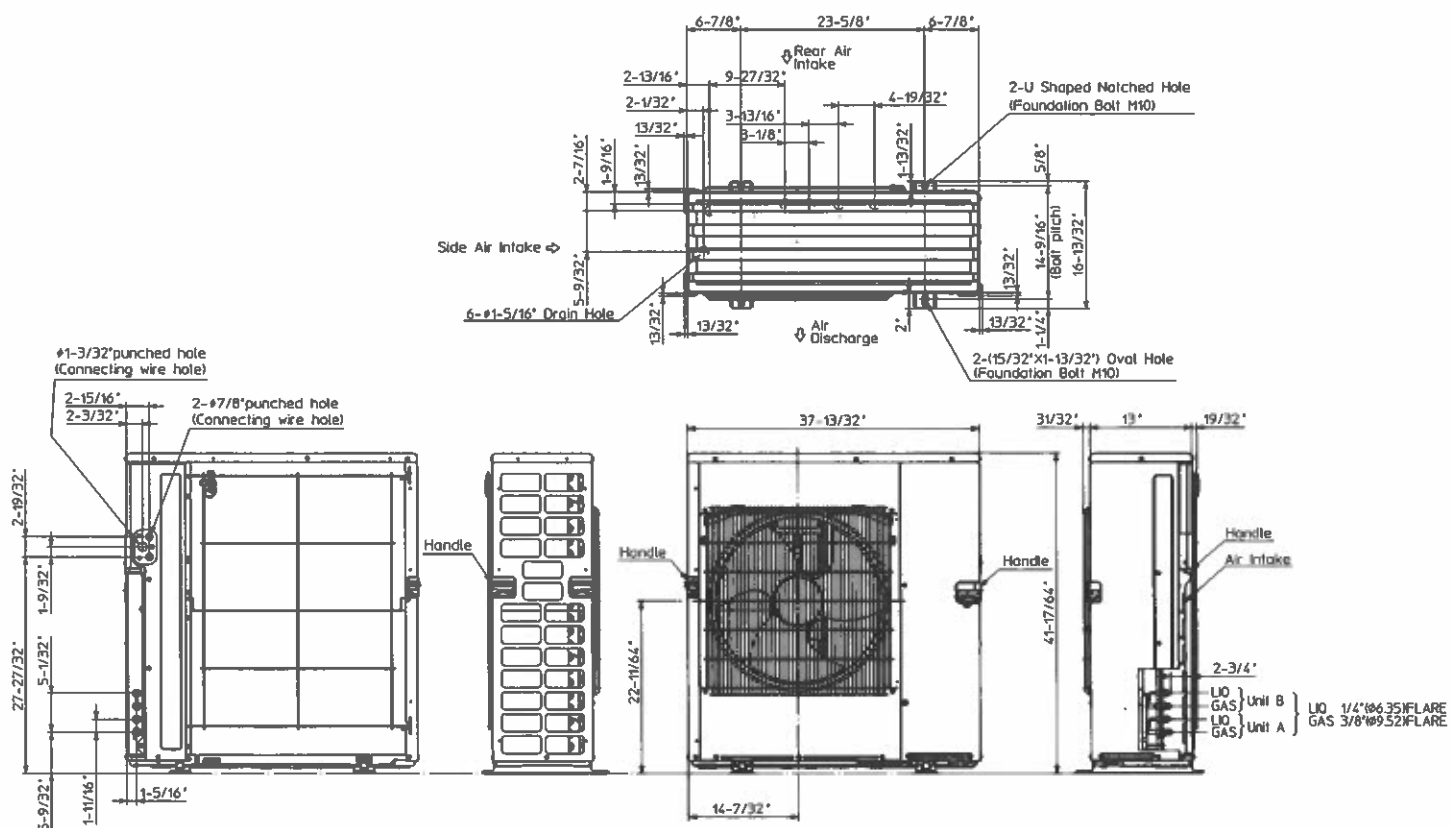
## OUTDOOR UNIT ACCESSORIES: NTXMPH20A122CA

|                  |                                                        |                                        |
|------------------|--------------------------------------------------------|----------------------------------------|
| Air Outlet Guide | Air Outlet Guide (1 Piece)                             | <input type="checkbox"/> PAC-SH96SG-E  |
| Ball Valve       | Refrigeration Ball Valve - 1/2"                        | <input type="checkbox"/> BV12FFSI2     |
|                  | Refrigeration Ball Valve - 1/4"                        | <input type="checkbox"/> BV14FFSI2     |
|                  | Refrigeration Ball Valve - 3/8"                        | <input type="checkbox"/> BV38FFSI2     |
|                  | Refrigeration Ball Valve - 5/8"                        | <input type="checkbox"/> BV58FFSI2     |
| Drain Socket     | Drain Socket                                           | <input type="checkbox"/> PAC-SG60DS-E  |
| Hail Guards      | Hail Guard                                             | <input type="checkbox"/> HG-A1         |
| M-NET Converter  | M-NET Converter                                        | <input type="checkbox"/> PAC-IF01MNT-E |
| Mini-Split Wire  | 14 Gauge, 4 wire MiniSplit Cable—250 ft. roll          | <input type="checkbox"/> S144-250      |
|                  | 14 Gauge, 4 wire MiniSplit Cable—250 ft. roll          | <input type="checkbox"/> SW144-250     |
|                  | 14 Gauge, 4 wire MiniSplit Cable—50 ft. roll           | <input type="checkbox"/> S144-50       |
|                  | 14 Gauge, 4 wire MiniSplit Cable—50 ft. roll           | <input type="checkbox"/> SW144-50      |
|                  | 16 Gauge, 4 wire MiniSplit Cable—250 ft. roll          | <input type="checkbox"/> S164-250      |
|                  | 16 Gauge, 4 wire MiniSplit Cable—250 ft. roll          | <input type="checkbox"/> SW164-250     |
|                  | 16 Gauge, 4 wire MiniSplit Cable—50 ft. roll           | <input type="checkbox"/> S164-50       |
| Mounting Pad     | 16 Gauge, 4 wire MiniSplit Cable—50 ft. roll           | <input type="checkbox"/> SW164-50      |
|                  | Condensing Unit Mounting Pad: 16" x 36" x 3"           | <input type="checkbox"/> ULTRILITE1    |
| Port Adaptor     | Outdoor Unit 3-1/4 inch Mounting Base (Pair) - Plastic | <input type="checkbox"/> DSD-400P      |
|                  | Adaptor: 1/2" x 3/8"                                   | <input type="checkbox"/> MAC-A455JP-E  |
|                  | Adaptor: 1/2" x 5/8"                                   | <input type="checkbox"/> MAC-A456JP-E  |
|                  | Adaptor: 3/8" x 1/2"                                   | <input type="checkbox"/> MAC-A454JP-E  |
| Stand            | Adaptor: 3/8" x 5/8"                                   | <input type="checkbox"/> PAC-SG76RJ-E  |
|                  | 18" Single Fan Stand                                   | <input type="checkbox"/> QSMS1801M     |
|                  | 24" Single Fan Stand                                   | <input type="checkbox"/> QSMS2401M     |
|                  | Condenser Wall Bracket                                 | <input type="checkbox"/> QSWB2000M-1   |
|                  | Condenser Wall Bracket - Stainless Steel Finish        | <input type="checkbox"/> QSWBSS        |
|                  | Outdoor Unit Stand — 12" High                          | <input type="checkbox"/> QSMS1201M     |

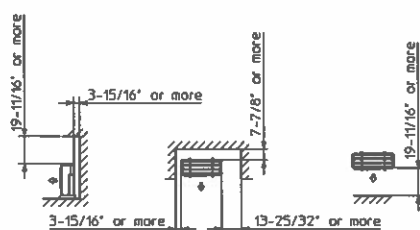


## OUTDOOR UNIT DIMENSIONS: NTXMPH20A122CA

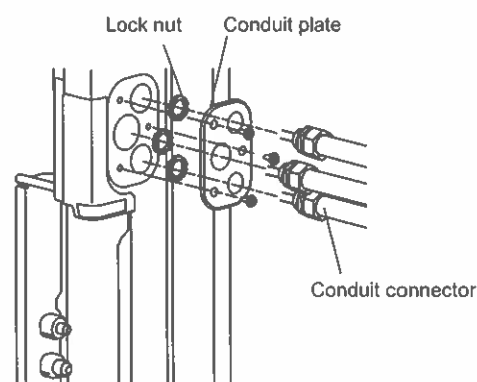
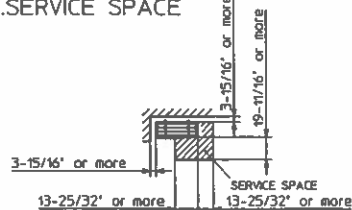
Unit: inch (mm)



1.FREE SPACE



## 2.SERVICE SPACE



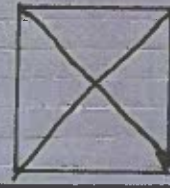
FORM# NTXMPH20A122CA - 202311







20,000 BTU  
mitsubishi outdoor  
unit







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

## Historic District Commission Staff Report

Meeting Date: 8/25/2025

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

**Property Address:** 11 N. Harrison Street

**Applicant:** Richard Marks on behalf of 11 North LLC

**Application Number:** 2025-1541

**Code Enforcement Case:** Yes ☐ No ☒

---

### Project Description:

The applicant is proposing to install a 24" by 32" hanging sign which will be mounted on the underside of the storefront roof overhang.

---

### 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 31. Hanging and Bracket Signs

Small hanging signs, located above the entry to ground or upper floor businesses, are an effective means of communicating to pedestrians. They may be constructed of wood, metal or other appropriate material. For legibility, hanging signs should be located at least 25 feet apart.

- a. Utilize existing sign brackets where possible.
- b. Mount hanging and projecting signs to a masonry building with connections through the mortar joints rather than through brick or stone units to the greatest extent possible.





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

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

---

**Recommended Condition:**

- 1. The sign shall have a minimum clearance of 8' above the surface of the sidewalk.

---

**Draft Motions:**

- 1. I move that the Historic District Commission **approval** 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.



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HD 25 - 80



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

**TOWN OF EASTON**

|                       |             |
|-----------------------|-------------|
| Application #:        | 2025 - 1541 |
| Date Received:        | 08/14/2025  |
| Fee Paid:             | \$75.00     |
| HDC Meeting Date:     | 08/25/2025  |
| Date Property Posted: | 08/18/2025  |

## 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 11 N. Harrison Street  
☐ Contributing ☒ Non-Contributing      YEAR BUILT:      NATIONAL REGISTAR #

### PROPERTY INFORMATION

OWNER NAME 11 North LLC  
TELEPHONE NO.      EMAIL

### Applicant or Agent

NAME Richard Mark  
TELEPHONE NO.      EMAIL

Description of Proposal (include additional sheets, as necessary)

|                   |           |
|-------------------|-----------|
| Put up sign       | 24" X 32" |
| wood construction |           |
| See photo         |           |
|                   |           |
|                   |           |
|                   |           |

### Specific Requirements

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

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

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

Signature of Applicant or Agent

Date

Printed Name of Applicant or Agent

|                     |
|---------------------|
| <u>Richard Mark</u> |
| <u>8-10-2025</u>    |
| <u>Richard Mark</u> |

Revised 4.4.2022









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

## Historic District Commission Staff Report

Meeting Date: 8/25/2025

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

**Property Address:** 28 S Harrison Street

**Applicant:** Bradley Hutchison on behalf of WR Country LLC

**Application Number:** 2025-1535

**Code Enforcement Case:** Yes ☐ No ☒

---

### Project Description:

The applicant is proposing to repairs to the existing two-story front porch to support the upper rood and deck. Damaged materials will be removed and will be replaced in-kind. The proposed scope of work includes removing one of the existing brick piers on the front corner of the porch and re-building it in-kind with salvaged bricks. This is considered a contributing structure to the Easton Historic District and is listed on the Maryland Inventory of Historic Places (T-14).

---

### Historic District Guidelines:

#### Guideline 55. Maintain Historic Masonry

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





- g. Avoid depositing rock salt where it may come into contact with historic masonry. Dissolved salts can penetrate porous masonry causing staining and accelerated deterioration.

#### **Guideline 58. Replacing Masonry Units**

**When the structural integrity of a wall has weakened from movement or the surface deterioration of masonry units is extremely severe, the replacement of masonry units may be necessary. Replacement masonry units should match the size, color, and texture of the damaged or missing units. Replacement mortar should be softer than the bricks, and no harder than the original mortar.**

- a. If a masonry feature, such as a window hood or brick corbel is missing, it should be replaced based on documentary or photographic evidence.
- b. If no evidence of the design of the feature exists, a new design compatible or consistent with the overall character of the building should be used.
- c. Where replacement of all or part of a brick or stone masonry wall is required, match the replacement units to the historic units. The new brick or stone should be the same size, type, and color as the original or should match as closely as possible.**
- d. Mortar should be appropriate to the historic walls. New mortar should match the historic mortar in terms of hardness, strength, color, and aggregate size.**

---

#### **Recommended Conditions:**

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

1. All new mortar shall match the historic mortar in terms of hardness, strength, color, and aggregate size.
2. The new masonry shall match the existing in terms of size, texture, color, and profile.

---

#### **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:



|                                                                                                                                                                                                     |                    |                           |                          |                          |                     |                     |                |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|---------------------------|--------------------------|--------------------------|---------------------|---------------------|----------------|
| <b>TAX ID</b>                                                                                                                                                                                       |                    | <b>ADDRESS</b>            |                          | <b>OWNER NAME</b>        |                     |                     |                |
| 2101010395                                                                                                                                                                                          |                    | 28 S HARRISON ST          |                          | 28 SOUTH HARRISON STREET |                     |                     |                |
| <b>YEAR BUILT</b>                                                                                                                                                                                   |                    | <b>PHYSICAL CONDITION</b> |                          |                          |                     |                     |                |
| 1790                                                                                                                                                                                                |                    | VERY GOOD                 |                          |                          |                     |                     |                |
| <b>ARCHITECTURAL STYLE</b>                                                                                                                                                                          |                    |                           |                          | <b>ADDITION(S)</b>       |                     |                     |                |
| GEORGIAN                                                                                                                                                                                            |                    |                           |                          | 2 STORY SHED SECTION     |                     |                     |                |
| <b>NHL DISTRICT</b>                                                                                                                                                                                 | <b>NR DISTRICT</b> | <b>NR LISTED</b>          | <b>MEETS NR CRITERIA</b> | <b>1980 NR RATING</b>    | <b>MD INVENTORY</b> | <b>CONTRIBUTING</b> | <b>NC CODE</b> |
|                                                                                                                                                                                                     |                    |                           |                          | B                        | T-14                | Y                   |                |
| <b>NOTES</b>                                                                                                                                                                                        |                    |                           |                          |                          |                     |                     |                |
| LARGE + NICELY DETAILED LATE 18TH CENTURY BUILDING WITH MID TO LATE 19TH CENTURY EMBELLISHMENTS. LATER ELEMENTS INCLUDE PORCH + SIDE BAY WINDOW. BRICK HAS BEEN REPAIRED AND NEEDS ADDITIONAL WORK. |                    |                           |                          |                          |                     |                     |                |



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HD 25 - 78



**TOWN OF EASTON**  
PLANNING AND ZONING

14 SOUTH HARRISON STREET, EASTON, MD 21601

TOWN OF EASTON

|                                  |
|----------------------------------|
| Application #: 2025 - 1535       |
| Date Received: 08/07/2025        |
| Fee Paid: \$200.00               |
| HDC Meeting Date: 08/25/2025     |
| Date Property Posted: 08/18/2025 |

## 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: 28 South Harrison St.  
☐ Contributing    ☐ Non-Contributing    YEAR BUILT: \_\_\_\_\_ NATIONAL REGISTAR # \_\_\_\_\_

### PROPERTY INFORMATION

OWNER NAME: WR Country LLC  
 TELEPHONE NO. \_\_\_\_\_ EMAIL \_\_\_\_\_

### Applicant or Agent

NAME: Bradley Hutchison  
 TELEPHONE NO. \_\_\_\_\_ EMAIL \_\_\_\_\_

Description of Proposal (include additional sheets, as necessary)

Our proposal is to support upper roof & Deck  
Remove damaged material and replace with same material  
and design. Replace bricks on chimneys with brick  
We saved from other building to ensure they match  
All work to match existing

### 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

Bradley S. Hutchison Sr.  
8-7-25  
Bradley S. Hutchison Sr.

Revised 4.4.2022













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

## Historic District Commission Staff Report

Meeting Date: 8/25/2025

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

**Property Address:** 110 Talbot Street

**Applicant:** Zachary A. Smith Esq. on behalf of Edward Simonoff

**Application Number:** 2025-1537

**Code Enforcement Case:** Yes ☐ No ☒

---

### Project Description:

The Applicant is requesting approval to relocate the existing garage door of a detached accessory structure from the north façade, which faces Talbot Street, to the south façade, which faces the rear alley. While the exact date of the garage's construction is unknown, the Historic District Survey notes that this property contains a historic concrete block outbuilding. The existing garage is equipped with a steel roll-up door oriented toward Talbot Street. To accommodate vehicular access from the alley the applicant proposes the following:

1. Remove the lean-to structure located on the south side of the garage.
2. Create a new opening on the south façade to accommodate the existing steel roll-up garage door.
3. Relocate the existing garage door from the north façade to the new south façade opening, with trim materials to match the existing door surround.
4. Trim and/or remove existing trees located between the alley and the garage's south façade.
5. Expand the existing gravel parking area between the alley and the south façade of the garage.
6. Infill the vacated opening on the north façade with block to match the existing masonry to the extent practicable, or alternatively, construct a bricked-in opening with parging to match existing conditions on the east wall of the garage.
7. Install a new 36-inch wide, six-panel solid wood entry door within the center of the infilled north façade opening. The proposed entry door is intended to match the existing front entry door of the principal dwelling.





---

## **Historic District Guidelines:**

### **Secretary of the Interior's Standards for the Rehabilitation of Historic Properties**

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

#### **Guideline 1. Preserve Significant Historic Features**

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

#### **Guideline 10. Preserve Historic Outbuildings**

- a. Original auxiliary buildings should be maintained and preserved in accordance with the appropriate sections of these guidelines (roofs, walls, masonry, etc.).
- b. When portions of a historic outbuilding require repair or replacement, those elements should be replaced in-kind or using substitute materials that replicate the historic appearance.
- c. Avoid replacing repairable historic outbuildings with new, prefabricated buildings.

#### **Guideline 44. Adding New Doors**

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

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

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





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

#### Guideline 55. Maintain Historic Masonry

b. If replacement of all or some masonry material is necessary, use materials that match the original in size, texture, color, and profile.

---

#### Recommended Conditions:

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

1. The existing block that is removed for the creation of the new garage door opening shall be salvaged and re-used (to the extent practical) for closing in the existing garage door opening on the north façade.
2. Any new block shall match the original in size, color, and texture to the extent practical.

---

#### Draft Motions:

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

OR

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

OR

3. I move an alternate motion.





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

## Appendix A: 2012 Easton Historic District Survey Sheet

### EASTON HISTORIC DISTRICT SURVEY

PROPERTY #:

Picture:



|                                                                                                                                                                                                                                                                                                                                                                                           |                    |                             |                          |                       |                     |                     |                |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|-----------------------------|--------------------------|-----------------------|---------------------|---------------------|----------------|
| <b>TAX ID</b>                                                                                                                                                                                                                                                                                                                                                                             |                    | <b>ADDRESS</b>              |                          | <b>OWNER NAME</b>     |                     |                     |                |
| 2101021400                                                                                                                                                                                                                                                                                                                                                                                |                    | 110 TALBOT ST               |                          | SIMONOFF, EDWARD C    |                     |                     |                |
| <b>YEAR BUILT</b>                                                                                                                                                                                                                                                                                                                                                                         |                    | <b>PHYSICAL CONDITION</b>   |                          |                       |                     |                     |                |
| 1890                                                                                                                                                                                                                                                                                                                                                                                      |                    | EXCELLENT-NEW CONSTRUCTION? |                          |                       |                     |                     |                |
| <b>ARCHITECTURAL STYLE</b>                                                                                                                                                                                                                                                                                                                                                                |                    |                             |                          | <b>ADDITION(S)</b>    |                     |                     |                |
| GABLE FRONT + WING                                                                                                                                                                                                                                                                                                                                                                        |                    |                             |                          |                       |                     |                     |                |
| <b>NHL DISTRICT</b>                                                                                                                                                                                                                                                                                                                                                                       | <b>NR DISTRICT</b> | <b>NR LISTED</b>            | <b>MEETS NR CRITERIA</b> | <b>1980 NR RATING</b> | <b>MD INVENTORY</b> | <b>CONTRIBUTING</b> | <b>NC CODE</b> |
|                                                                                                                                                                                                                                                                                                                                                                                           |                    |                             |                          | B                     |                     | Y                   |                |
| <b>NOTES</b>                                                                                                                                                                                                                                                                                                                                                                              |                    |                             |                          |                       |                     |                     |                |
| THE FORM OF THIS HOUSE IS CONSISTENT WITH AN 1890S BUILDING DATE BUT ALL FABRIC APPEARS TO BE NEW<br>CONTRIBUTING STATUS BASED ON ASSUMPTION THAT THIS DWELLING IS HISTORIC AND THEREFORE RETAINS INTEGRITY<br>OF LOCATION, SETTING ASSOCIATION + SOME FEELING AS<br><br>EXPRESSED IN ITS FORM. TOTALLY LACKS INTEGRITY OF MATERIAL +WORKMANSHIP. HISTORIC CONCRETE BLOCK<br>OUTBUILDING. |                    |                             |                          |                       |                     |                     |                |



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HD 25 - 79



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

|                       |             |
|-----------------------|-------------|
| Application #:        | 2025 - 1537 |
| Date Received:        | 08/11/2025  |
| Fee Paid:             | \$75.00     |
| HDC Meeting Date:     | 08/25/2025  |
| Date Property Posted: | 08/18/2025  |

## 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

110 Talbot Street

☒ Contributing

☐ Non-Contributing

YEAR BUILT:

NATIONAL REGISTAR #

### PROPERTY INFORMATION

OWNER NAME

Edward Simonoff

TELEPHONE NO.

EMAIL

### Applicant or Agent

NAME

Zachary A. Smith

TELEPHONE NO.

EMAIL

Description of Proposal (include additional sheets, as necessary)

See Attached

### Specific Requirements

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

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

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

Any modifications during review shall warrant an updated application.

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

Signature of Applicant or Agent

Date

Printed Name of Applicant or Agent

08/08/2025

Zachary A. Smith

Revised 4.4.2022



## **HDC Application**

### **110 Talbot Street**

Request is to relocate an existing garage door from the front (north) façade of an existing garage to the rear (south) façade. The property is improved by an existing detached garage. The Applicant is not certain when the garage was built, but assumes that it was constructed sometime after the dwelling and sometime before the property came into the Easton Historic District. The Applicant desires to use the garage to protect his car.

The garage has a steel rollup door that is oriented towards Talbot Street. The garage has not been accessed by a vehicle from Talbot Street for a very long time, evidenced by the large tree in the middle of what presumably was once the driveway. The Applicant does not want to remove the mature tree, and would instead prefer to use the alley at the rear of the property to access the garage. This solution is consistent with the vehicular loading of other properties in the area, and within the Historic District generally.

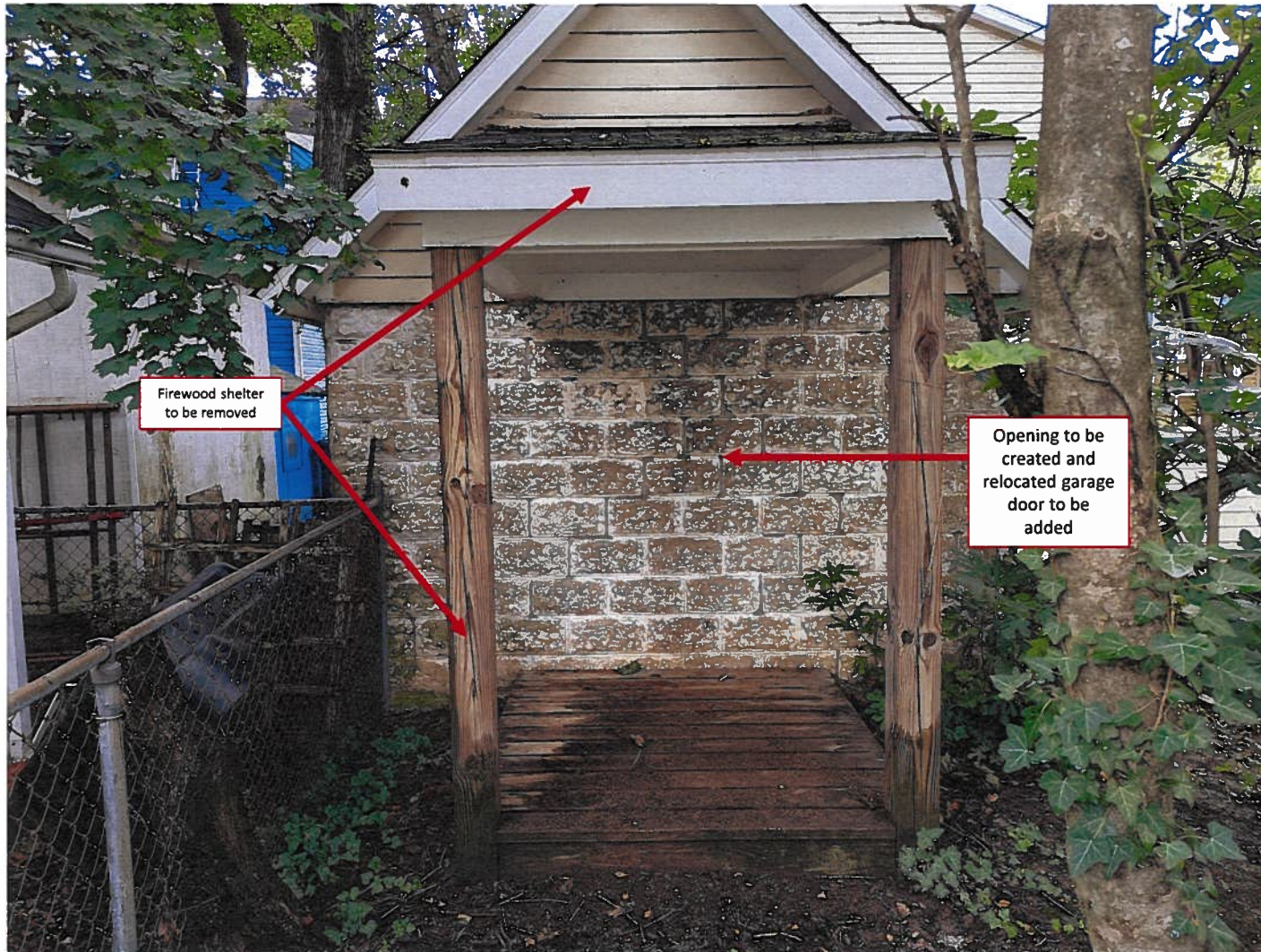
To allow for the utilization of the existing garage, the Applicant proposes the following:

1. Remove the lean-to structure on the south side of the existing garage (this was added to the garage at some point for the purpose of protecting firewood but is no longer utilized).
2. Create an opening on the south façade of the garage to accommodate the existing garage door currently located on the north façade.
3. Relocate existing garage door from the north façade to the south façade in the new opening that is created, and trim relocated door as needed using materials consistent with existing garage door trim.
4. Trim and/or remove existing trees between the alley and the south façade of the garage as needed to allow for vehicular passage.
5. Install stone material to match existing parking area between the alley and the south façade of the garage.
6. Fill opening left on north façade with block to match existing block (to the extent practicable), or if deemed more appropriate, fill opening with block to create a bricked in opening and parge to match closed in openings on the east wall of the garage.
7. Install a 36" wide entry door on the north façade of the garage, centered on the opening that is to be closed in. Entry door is proposed to be a 6 panel solid wood door to match the door on the front of the residence (without knocker or mail slot).









Firewood shelter  
to be removed

Opening to be  
created and  
relocated garage  
door to be  
added











New entry door to be added to the north façade of the garage will match the existing front door on residence pictured here. Note, door for garage will not include a knocker or mail slot.







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

## Historic District Commission Staff Report

Meeting Date: 8/25/2025

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

**Property Address:** 117 E Dover Street – Units 101, 201, 206, 301, and 304

**Applicant:** Renewal by Anderson c/o Nichole Hickman

**Application Number(s):** 2025 1528-1533

**Code Enforcement Case:** Yes ☐ No ☒

---

### Project Description:

The applicant is proposing to replace 40 windows spread across various units on the first, second, and third floors of the building. 39 of these windows are double hung and one is an awning window. The proposed replacement windows are constructed of composite materials and feature grilles between the glass in an eight over eight patterns. This is considered a non-contributing building to the Historic District.

---

### Historic District Guidelines:

#### Guideline 90. Make Sensitive Replacements

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

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

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

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

e. Where inappropriate replacements were previously installed, and the original window appearance is unknown, neighboring buildings may provide clues to appropriate configurations. In general, a style of window that is in keeping with the architectural style





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

of the building is most appropriate. Where the style of window cannot be determined, a one-over-one window configuration is usually most appropriate.

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

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

**Analysis** – The proposed double hung windows feature grilles between the glass which is contrary to Guideline 90b. Staff notes that this building currently features a mix of windows with most having grilles between the glass while a few first-floor units facing Hanson Street have windows with three-dimensional grilles.

### **Appendix B.2 Common Substitute Materials**

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

---

### **Draft Motions:**

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

OR

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

OR

3. I move an alternate motion.





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

## Appendix A: 2012 Easton Historic District Survey Sheet

### EASTON HISTORIC DISTRICT SURVEY

PROPERTY #:

Picture:



|                                             |                    |                           |                          |                                 |                     |                     |                |
|---------------------------------------------|--------------------|---------------------------|--------------------------|---------------------------------|---------------------|---------------------|----------------|
| <b>TAX ID</b>                               |                    | <b>ADDRESS</b>            |                          | <b>OWNER NAME</b>               |                     |                     |                |
| 2101064932                                  |                    | 117 E DOVER ST            |                          | REYNOLDS, HUGH WILLIAM, TRUSTEE |                     |                     |                |
| <b>YEAR BUILT</b>                           |                    | <b>PHYSICAL CONDITION</b> |                          |                                 |                     |                     |                |
| 1985                                        |                    | EXCELLENT                 |                          |                                 |                     |                     |                |
| <b>ARCHITECTURAL STYLE</b>                  |                    |                           |                          | <b>ADDITION(S)</b>              |                     |                     |                |
| COLONIAL REVIVAL                            |                    |                           |                          |                                 |                     |                     |                |
| <b>NHL DISTRICT</b>                         | <b>NR DISTRICT</b> | <b>NR LISTED</b>          | <b>MEETS NR CRITERIA</b> | <b>1980 NR RATING</b>           | <b>MD INVENTORY</b> | <b>CONTRIBUTING</b> | <b>NC CODE</b> |
|                                             |                    |                           |                          | G                               |                     | N                   | AGE            |
| <b>NOTES</b>                                |                    |                           |                          |                                 |                     |                     |                |
| LARGE COLONIAL REVIVAL CONDOMINIUM BUILDING |                    |                           |                          |                                 |                     |                     |                |



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

**TOWN OF EASTON**

|                       |             |
|-----------------------|-------------|
| Application #:        | 2025 - 1528 |
| Date Received:        | 08/06/2025  |
| Fee Paid:             | \$75.00     |
| HDC Meeting Date:     | 08/25/2025  |
| Date Property Posted: | 08/16/2025  |

## HISTORIC DISTRICT COMMISSION HEARING APPLICATION

### APPLICATION TYPE (PLEASE CIRCLE)

ROOFING      DEMOLITION      SIGNAGE      FENCING      ☒ OTHER

NEW CONSTRUCTION/ADDITION

EXTERIOR ALTERATIONS

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

### PROPERTY INFORMATION

ADDRESS: 117 E Dover St  
☐ Contributing    ☐ Non-Contributing    YEAR BUILT: 1985    NATIONAL REGISTAR #

### PROPERTY INFORMATION

OWNER NAME: Donna Parker  
 TELEPHONE NO.      EMAIL

### Applicant or Agent

NAME: Nichole Hickman  
 TELEPHONE NO.      EMAIL

Description of Proposal (include additional sheets, as necessary)

|                                         |
|-----------------------------------------|
| Remove and replace 4 windows, no struct |
|                                         |
|                                         |
|                                         |
|                                         |
|                                         |

### Specific Requirements

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

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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

|                 |
|-----------------|
| Nichole Hickman |
| 08/10/2025      |
| Nichole Hickman |

Revised 4.4.2022





## Proposed

**DBA: RENEWAL BY ANDERSEN OF MARYLAND**  
 Legal Name: Renewal by Andersen LLC  
 DC-420216000125, VA - 2705155684, MD-155474  
 8265 Patuxent Range Road Suite A | Jessup, MD 20794  
 Kevin Gorman (443)938-1311

**Donna Parker**  
 117 E. Dover St Unit A  
 Easton, MD 21601  
 Year Built: 1985  
 (410)829-5863

| ID#: | ROOM:  | SIZE:        | DETAILS:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|------|--------|--------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 003  | LR/Bed | 48 W<br>29 H | <b>Window:</b> Acclaim™ Awning , Base Frame, Exterior White, Interior White<br><b>Performance Calculator:</b> PG Rating: 40   DP Rating: + 40 / - 40<br><b>Glass:</b> All Sash: High Performance SmartSun Glass, No Pattern<br><b>Hardware:</b> White , Standard Color Recessed Hand Lift<br><b>Screen:</b> Fiberglass , Full Screen<br><b>Grille Style:</b> No Grille<br><b>Misc:</b> Full Frame with New Interior Trim , Trim will be primed white unless otherwise specified., R&R Window/Door Blinds, RbA cannot guarantee fit.                                                                                                                         |
| 004  | LR/Bed | 28 W<br>53 H | <b>Window:</b> Acclaim™ Double-Hung (DG) , 1:1, Flat Sill, Insert Frame, Traditional Checkrail, Exterior White, Interior White<br><b>Performance Calculator:</b> PG Rating: 40   DP Rating: + 40 / - 40<br><b>Glass:</b> All Sash: High Performance SmartSun Glass, No Pattern<br><b>Hardware:</b> White , Standard Color Recessed Hand Lift<br><b>Screen:</b> Fiberglass , Full Screen<br><b>Grille Style:</b> Grilles Between Glass (GBG)<br><b>Grille Pattern:</b> All Sash: Colonial 3w x 2h<br><b>Misc:</b> Insert Install Application - Omit Interior Trim , New Interior Trim not needed/desired., R&R Window/Door Blinds, RbA cannot guarantee fit. |
| 005  | LR/Bed | 28 W<br>53 H | <b>Window:</b> Acclaim™ Double-Hung (DG) , 1:1, Flat Sill, Insert Frame, Traditional Checkrail, Exterior White, Interior White<br><b>Performance Calculator:</b> PG Rating: 40   DP Rating: + 40 / - 40<br><b>Glass:</b> All Sash: High Performance SmartSun Glass, No Pattern<br><b>Hardware:</b> White , Standard Color Recessed Hand Lift<br><b>Screen:</b> Fiberglass , Full Screen<br><b>Grille Style:</b> Grilles Between Glass (GBG)<br><b>Grille Pattern:</b> All Sash: Colonial 3w x 2h<br><b>Misc:</b> Insert Install Application - Omit Interior Trim , New Interior Trim not needed/desired., R&R Window/Door Blinds, RbA cannot guarantee fit. |



006 LR/Bed 28 W  
53 H

Window: Acclaim™ Double-Hung (DG) , 1:1, Flat Sill, Insert  
Frame, Traditional Checkrail, Exterior White, Interior  
WhitePerformance Calculator: PG Rating: 40 | DP Rating: +  
40 / - 40 Glass: All Sash: High Performance SmartSun Glass,  
No Pattern Hardware: White , Standard Color Recessed Hand  
LiftScreen: Fiberglass , Full ScreenGrille Style: Grilles  
Between Glass (GBG) Grille Pattern: All Sash: Colonial 3w x  
2h Misc: Insert Install Application - Omit Interior Trim , New  
Interior Trim not needed/desired., R&R Window/Door Blinds,  
RbA cannot guarantee fit.

---

WINDOWS: 4 PATIO DOORS: 0 ENTRY DOORS: 0 SPECIALTY: 0 MISC: 0

---



*Renewal by Andersen is committed to our customers' safety by  
complying with the rules and lead-safe work practices specified by the EPA.*



003 LR/Bed  
Acclaim™ Awning - 43.00W x 29.00H



EXTERIOR

360°

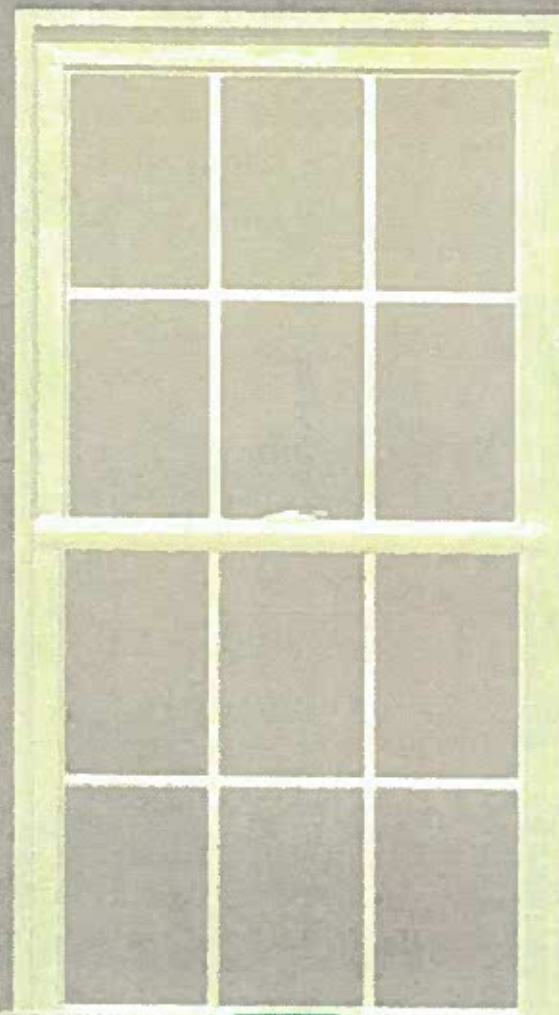
INTERIOR





004 LR/Bed

Acclaim™ Double-Hung (DG) - 28.00W x 53.00H



EXTERIOR

360°

INTERIOR

TILT  
TO CLEAN



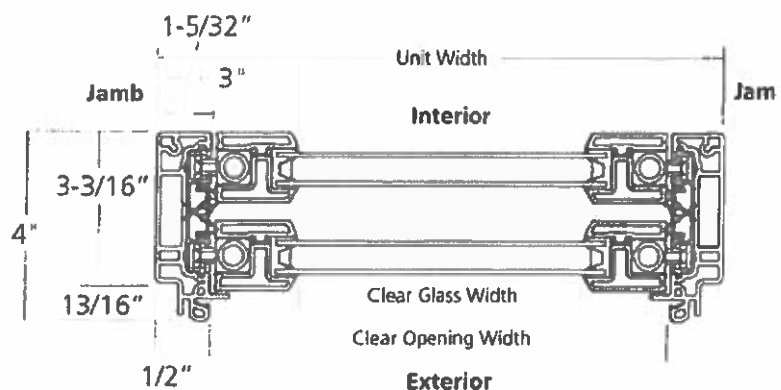
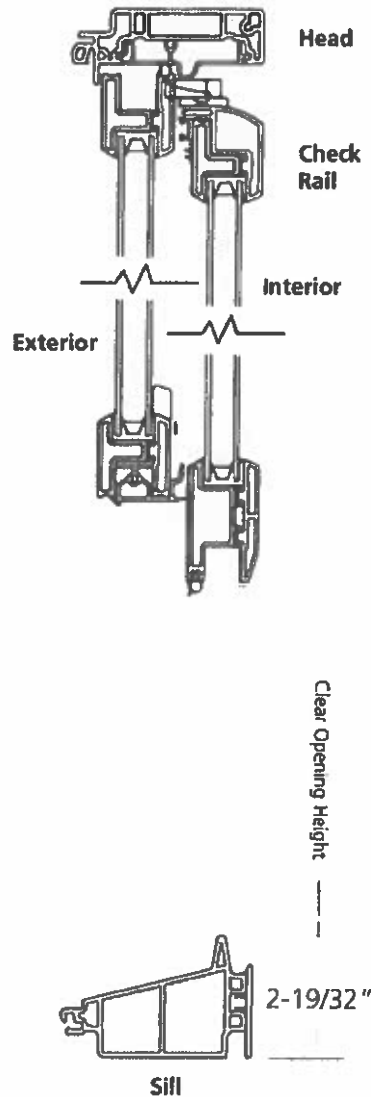
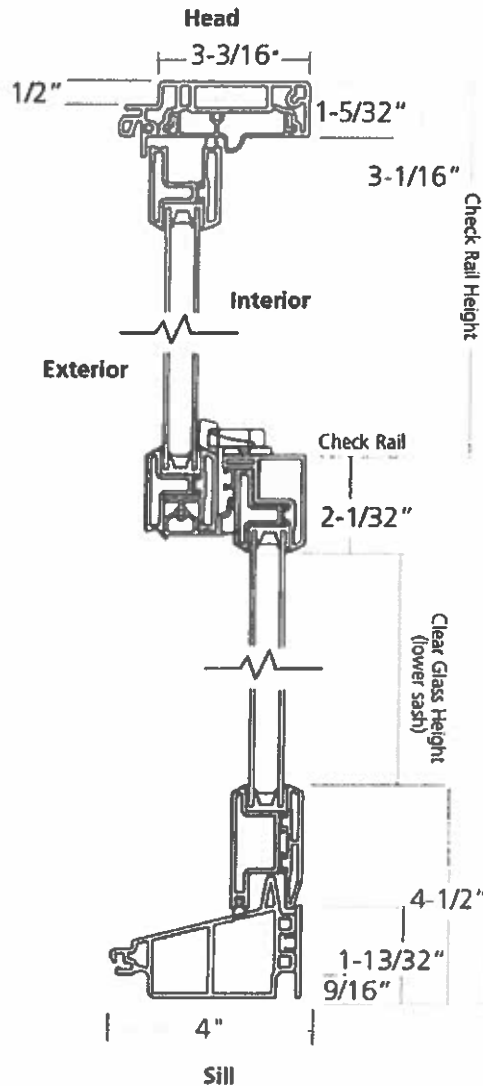


SPECIFICATIONS AND TECHNICAL MANUAL

CLEAR OPENING AND CLEAR GLASS DIMENSIONS, cont.

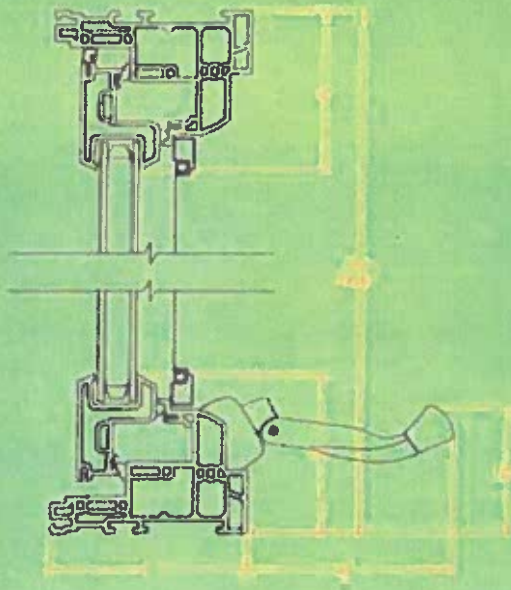
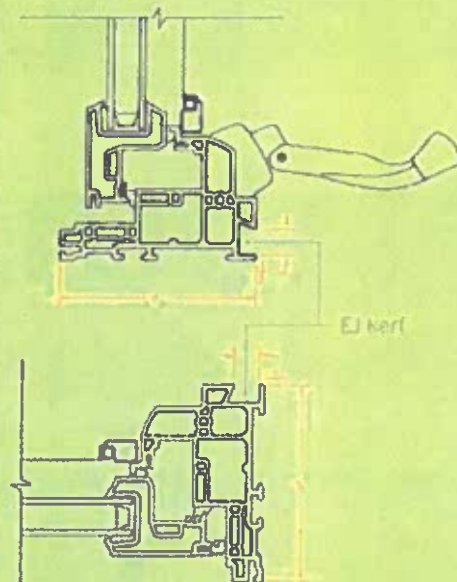
DOUBLE-HUNG WINDOW

FLAT SILL INSERT

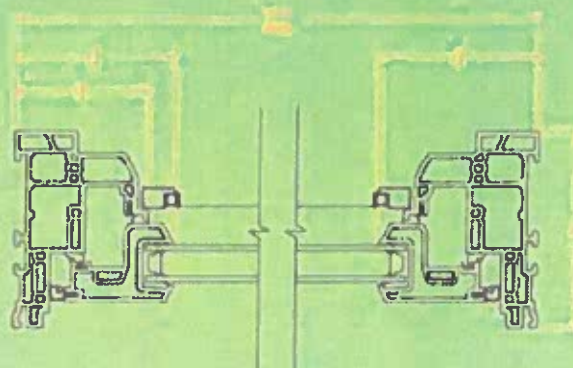


Window profiles shown for measurement purposes.



**PRODUCT DETAILS****Awning Units****Base Frame****Extension Jamb (EJ) Frame**

EJ frames are identical to Base frames with the exception of the EJ kerf.

**Base Frame - Single Unit**



## What are Renewal by Andersen® windows made of?

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

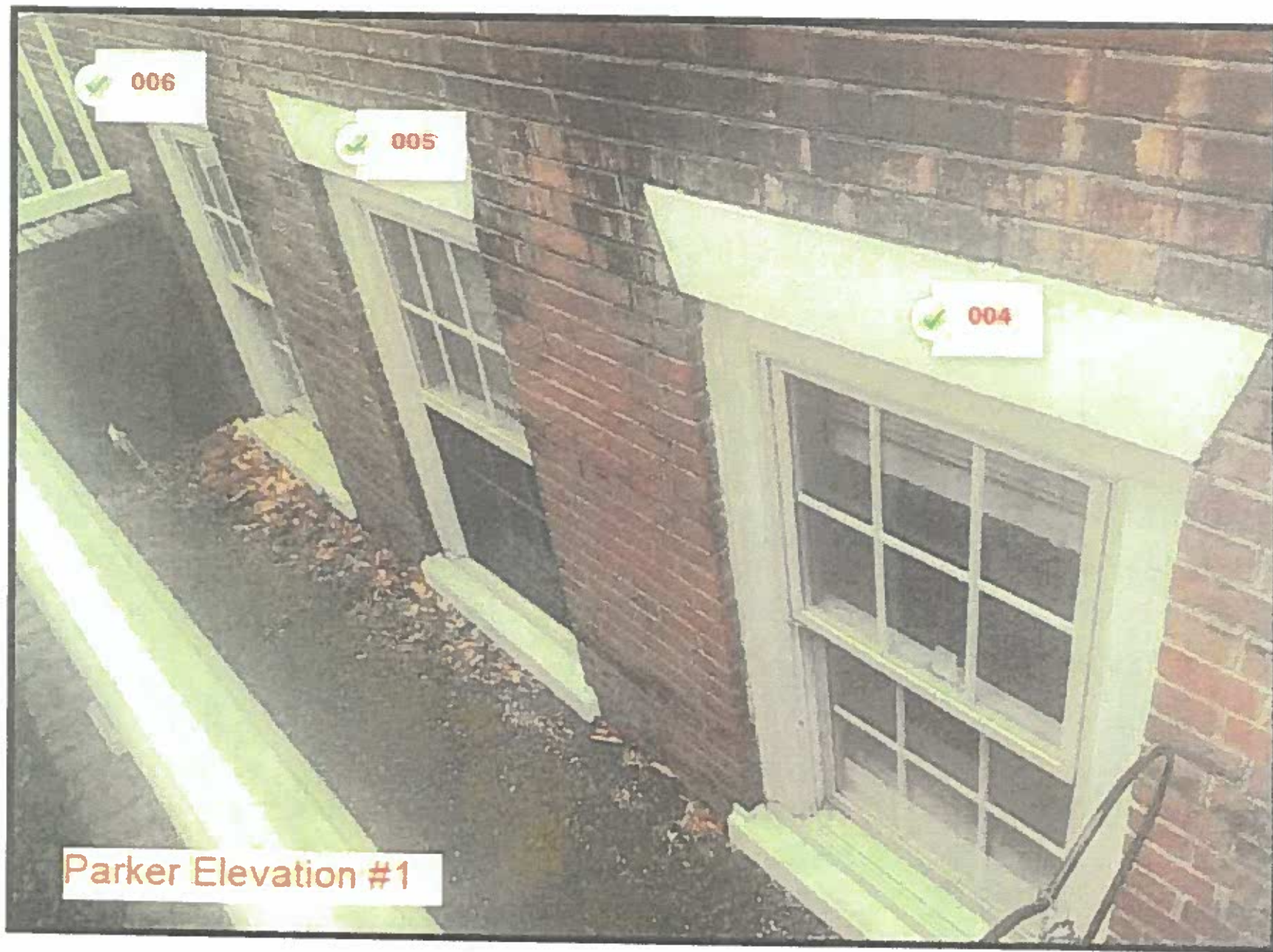
Unlike many other window materials, Fibrex composite material won't flake, rust, blister, peel, crack, pit, or corrode.<sup>1</sup> It is also two times stronger than vinyl and resists warping and bowing. Never worry about scraping or painting your windows again.

ENGINEERED WITH  
**FIBREX**  
MATERIAL

**Anderson**  
**EXCLUSIVE**  
PROPERTY

| KEY FEATURES                  |                         | SUPERIOR COMFORT               |                              | EXCEPTIONAL DURABILITY   |                                    |
|-------------------------------|-------------------------|--------------------------------|------------------------------|--------------------------|------------------------------------|
| • Superior thermal insulation | • Reduces energy costs  | • Superior thermal insulation  | • Reduces energy costs       | • Long-lasting materials | • Resistant to decay and corrosion |
| • Soundproofing               | • Minimal wear and tear | • Superior structural rigidity | • Durable and long-lasting   | • Minimal wear and tear  | • No rot or insect damage          |
| LOW MAINTENANCE               |                         | EXCEPTIONAL DURABILITY         |                              | LOW MAINTENANCE          |                                    |
| • No painting required        | • Easy cleaning         | • Superior structural rigidity | • Durable and long-lasting   | • No painting required   | • Easy cleaning                    |
| • No rot or insect damage     | • Minimal wear and tear | • Superior structural rigidity | • Durable and long-lasting   | • No painting required   | • Easy cleaning                    |
| • No rot or insect damage     | • Minimal wear and tear | • Superior structural rigidity | • Durable and long-lasting   | • No painting required   | • Easy cleaning                    |
| • No rot or insect damage     | • Minimal wear and tear | • Superior structural rigidity | • Durable and long-lasting   | • No painting required   | • Easy cleaning                    |
| • No rot or insect damage     | • Minimal wear and tear | • Superior structural rigidity | • Durable and long-lasting   | • No painting required   | • Easy cleaning                    |
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| • No rot or insect damage     | • Minimal wear and tear | • Superior structural rigidity | • Durable and long-lasting   | • No painting required   | • Easy cleaning                    |
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Parker Elevation #1







10/04/2023

6,146,104

**MARYLAND HOME IMPROVEMENT COMMISSION**

08 05 155474  
MESSAGE(S):

RENEWAL BY ANDERSEN OF MARYLAND

6095 10-03-2023



**LICENSE \* REGISTRATION \* CERTIFICATION \* PERMIT**  
**STATE OF MARYLAND**  
**MARYLAND DEPARTMENT OF LABOR**

Wes Moore  
Governor  
Arana Miller  
Lt. Governor  
Portia Wu  
Secretary

**MARYLAND HOME IMPROVEMENT COMMISSION**

**CERTIFIES THAT:**  
**RENEWAL BY ANDERSEN OF MARYLAND**

**RENEWAL BY ANDERSEN OF MARYLAND**  
**05-154834**  
**8265 PATUXENT RANGE ROAD**  
**JESSUP MD 20794**

**IS AN AUTHORIZED: 05 - CONTRACTOR/SALESMAN (CORP/PART)**

**LIC/REG/CERT**  
**155474**

**EXPIRATION**  
**10-03-2025**

**EFFECTIVE**  
**N/A**

**CONTROL NO.**  
**6146104**

**Signature of Bearer**

**Secretary**

**WHERE REQUIRED BY LAW THIS MUST BE CONSPICUOUSLY DISPLAYED IN OFFICE TO WHICH IT APPLIES**

08 05 155474

6,146,104

08 05 155474

**MARYLAND HOME IMPROVEMENT COMMISSION**  
**1100 N. EUTAW STREET**  
**BALTIMORE, MD 21201**

**RENEWAL BY ANDERSEN OF MARYLAND**  
**RENEWAL BY ANDERSEN OF MARYLAND**  
**05-154834**  
**8265 PATUXENT RANGE ROAD**  
**JESSUP MD 20794**

|                                                               |  |                                                        |  |                          |                  |                                     |  |                                                                                             |  |
|---------------------------------------------------------------|--|--------------------------------------------------------|--|--------------------------|------------------|-------------------------------------|--|---------------------------------------------------------------------------------------------|--|
|                                                               |  | <b>LICENSE * REGISTRATION * CERTIFICATION * PERMIT</b> |  | <b>STATE OF MARYLAND</b> |                  | <b>MARYLAND DEPARTMENT OF LABOR</b> |  | <b>Wes Moore<br/>Governor<br/>Arana Miller<br/>Lt. Governor<br/>Portia Wu<br/>Secretary</b> |  |
| <b>MARYLAND HOME IMPROVEMENT COMMISSION</b>                   |  |                                                        |  |                          |                  |                                     |  |                                                                                             |  |
| <b>CERTIFIES THAT:</b>                                        |  |                                                        |  |                          |                  |                                     |  |                                                                                             |  |
| <b>RENEWAL BY ANDERSEN OF MARYLAND</b>                        |  |                                                        |  |                          |                  |                                     |  |                                                                                             |  |
| <b>IS AN AUTHORIZED: 05 - CONTRACTOR/SALESMAN (CORP/PART)</b> |  |                                                        |  |                          |                  |                                     |  |                                                                                             |  |
| <b>LIC/REG/CERT</b>                                           |  | <b>EXPIRATION</b>                                      |  | <b>EFFECTIVE</b>         |                  | <b>CONTROL NO.</b>                  |  |                                                                                             |  |
| 155474                                                        |  | 10-03-2025                                             |  | N/A                      |                  | 6146104                             |  |                                                                                             |  |
|                                                               |  |                                                        |  |                          |                  |                                     |  |                                                                                             |  |
| <b>Signature of Bearer</b>                                    |  |                                                        |  |                          | <b>Secretary</b> |                                     |  |                                                                                             |  |



RECEIVED

AUG 06 2025

HD 25 - 73



TOWN OF EASTON

PLANNING AND ZONING

14 SOUTH HARRISON STREET, EASTON, MD 21601

TOWN OF EASTON

|                       |             |
|-----------------------|-------------|
| Application #:        | 2025 - 1529 |
| Date Received:        | 08/06/2025  |
| Fee Paid:             | \$75.00     |
| HDC Meeting Date:     | 08/25/2025  |
| Date Property Posted: | 08/18/2025  |

## 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      117 E Dover St, Unit 101  
☐ Contributing    ☐ Non-Contributing    YEAR BUILT: 1985    NATIONAL REGISTAR #

### PROPERTY INFORMATION

OWNER NAME      Howard Crothers  
 TELEPHONE NO.      EMAIL

### Applicant or Agent

NAME      Nichole Hickman  
 TELEPHONE NO.      EMAIL

Description of Proposal (include additional sheets, as necessary)

|                                                                              |
|------------------------------------------------------------------------------|
| Remove and replace 8 windows, no structural changes, no change in footprint. |
|                                                                              |
|                                                                              |
|                                                                              |
|                                                                              |
|                                                                              |

### 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

|                 |
|-----------------|
| Nichole Hickman |
| 07/10/2025      |
| Nichole Hickman |

Revised 4.4.2022





## Proposed

DBA: RENEWAL BY ANDERSEN OF MARYLAND  
Legal Name: Renewal by Andersen LLC  
DC-420215000125, VA - 2705185684, MD-155474  
8285 Patuxent Range Road Suite A | Jessup, MD 20794  
Kevin Gorman (443)938-1311

Howard Crethers II  
117 E. Dover St Unit 101  
Easton, MD 21601  
Year Built: 1985  
(202)290-8532

| ID#: | ROOM: | SIZE:        | DETAILS:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|------|-------|--------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 101  | bed 1 | 36 W<br>62 H | <b>Window:</b> Acclaim™ Double-Hung (DG) , 1:1, Flat Sill, Insert Frame, Traditional Checkrail, Exterior White, Interior<br><b>WhitePerformance Calculator:</b> PG Rating: 40   DP Rating: + 40 / - 40 <b>Glass:</b> All Sash: High Performance SmartSun Glass, No Pattern <b>Hardware:</b> White , Standard Color Recessed Hand <b>LiftScreen:</b> Fiberglass , Full Screen <b>Grille Style:</b> Grilles Between Glass (GBG) <b>Grille Pattern:</b> All Sash: Colonial 4w x 2h <b>Misc:</b> Trim- Omit Interior , New Interior Trim not needed/ desired., R&R Window/Door Blinds, RbA cannot guarantee fit. |
| 102  | bed 1 | 36 W<br>62 H | <b>Window:</b> Acclaim™ Double-Hung (DG) , 1:1, Flat Sill, Insert Frame, Traditional Checkrail, Exterior White, Interior<br><b>WhitePerformance Calculator:</b> PG Rating: 40   DP Rating: + 40 / - 40 <b>Glass:</b> All Sash: High Performance SmartSun Glass, No Pattern <b>Hardware:</b> White , Standard Color Recessed Hand <b>LiftScreen:</b> Fiberglass , Full Screen <b>Grille Style:</b> Grilles Between Glass (GBG) <b>Grille Pattern:</b> All Sash: Colonial 4w x 2h <b>Misc:</b> Trim- Omit Interior , New Interior Trim not needed/ desired., R&R Window/Door Blinds, RbA cannot guarantee fit. |
| 103  | bed 2 | 36 W<br>62 H | <b>Window:</b> Acclaim™ Double-Hung (DG) , 1:1, Flat Sill, Insert Frame, Traditional Checkrail, Exterior White, Interior<br><b>WhitePerformance Calculator:</b> PG Rating: 40   DP Rating: + 40 / - 40 <b>Glass:</b> All Sash: High Performance SmartSun Glass, No Pattern <b>Hardware:</b> White , Standard Color Recessed Hand <b>LiftScreen:</b> Fiberglass , Full Screen <b>Grille Style:</b> Grilles Between Glass (GBG) <b>Grille Pattern:</b> All Sash: Colonial 4w x 2h <b>Misc:</b> Trim- Omit Interior , New Interior Trim not needed/ desired., R&R Window/Door Blinds, RbA cannot guarantee fit. |



**104**   **bed 2**                      **36 W**  
                                             **62 H**

**Window:** Acclaim™ Double-Hung (DG) , 1:1, Flat Sill, Insert Frame, Traditional Checkrail, Exterior White, Interior  
**WhitePerformance Calculator:** PG Rating: 40 | DP Rating: + 40 / - 40 **Glass:** All Sash: High Performance SmartSun Glass, No Pattern **Hardware:** White , Standard Color Recessed Hand Lift**Screen:** Fiberglass , Full Screen**Grille Style:** Grilles  
**Between Glass (GBG) Grille Pattern:** All Sash: Colonial 4w x 2h **Misc:** Trim- Omit Interior , New Interior Trim not needed/ desired., R&R Window/Door Blinds, RbA cannot guarantee fit.

---

**105**   **LR**                              **36 W**  
                                             **62 H**

**Window:** Acclaim™ Double-Hung (DG) , 1:1, Flat Sill, Insert Frame, Traditional Checkrail, Exterior White, Interior  
**WhitePerformance Calculator:** PG Rating: 40 | DP Rating: + 40 / - 40 **Glass:** All Sash: High Performance SmartSun Glass, No Pattern **Hardware:** White , Standard Color Recessed Hand Lift**Screen:** Fiberglass , Full Screen**Grille Style:** Grilles  
**Between Glass (GBG) Grille Pattern:** All Sash: Colonial 4w x 2h **Misc:** Trim- Omit Interior , New Interior Trim not needed/ desired., R&R Window/Door Blinds, RbA cannot guarantee fit.

---

**106**   **LR**                              **36 W**  
                                             **62 H**

**Window:** Acclaim™ Double-Hung (DG) , 1:1, Flat Sill, Insert Frame, Traditional Checkrail, Exterior White, Interior  
**WhitePerformance Calculator:** PG Rating: 40 | DP Rating: + 40 / - 40 **Glass:** All Sash: High Performance SmartSun Glass, No Pattern **Hardware:** White , Standard Color Recessed Hand Lift**Screen:** Fiberglass , Full Screen**Grille Style:** Grilles  
**Between Glass (GBG) Grille Pattern:** All Sash: Colonial 4w x 2h **Misc:** Trim- Omit Interior , New Interior Trim not needed/ desired., R&R Window/Door Blinds, RbA cannot guarantee fit.

---

**107**   **LR**                              **36 W**  
                                             **62 H**

**Window:** Acclaim™ Double-Hung (DG) , 1:1, Flat Sill, Insert Frame, Traditional Checkrail, Exterior White, Interior  
**WhitePerformance Calculator:** PG Rating: 40 | DP Rating: + 40 / - 40 **Glass:** All Sash: High Performance SmartSun Glass, No Pattern **Hardware:** White , Standard Color Recessed Hand Lift**Screen:** Fiberglass , Full Screen**Grille Style:** Grilles  
**Between Glass (GBG) Grille Pattern:** All Sash: Colonial 4w x 2h **Misc:** Trim- Omit Interior , New Interior Trim not needed/ desired., R&R Window/Door Blinds, RbA cannot guarantee fit.



108 LR

36 W  
62 H

**Window:** Acclaim™ Double-Hung (DG) , 1:1, Flat Sill, Insert  
Frame, Traditional Checkrail, Exterior White, Interior  
White**Performance Calculator:** PG Rating: 40 | DP Rating: +  
40 / - 40 **Glass:** All Sash: High Performance SmartSun Glass,  
No Pattern **Hardware:** White , Standard Color Recessed Hand  
Lift**Screen:** Fiberglass , Full Screen**Grille Style:** Grilles  
Between Glass (GBG) **Grille Pattern:** All Sash: Colonial 4w x  
2h **Misc:** Trim- Omit Interior , New Interior Trim not needed/  
desired., R&R Window/Door Blinds, RbA cannot guarantee fit.

---

**WINDOWS: 8    PATIO DOORS: 0    ENTRY DOORS: 0    SPECIALTY: 0    MISC: 0**

---



*Renewal by Andersen is committed to our customers' safety by  
complying with the rules and lead-safe work practices specified by the EPA.*

05/28/25

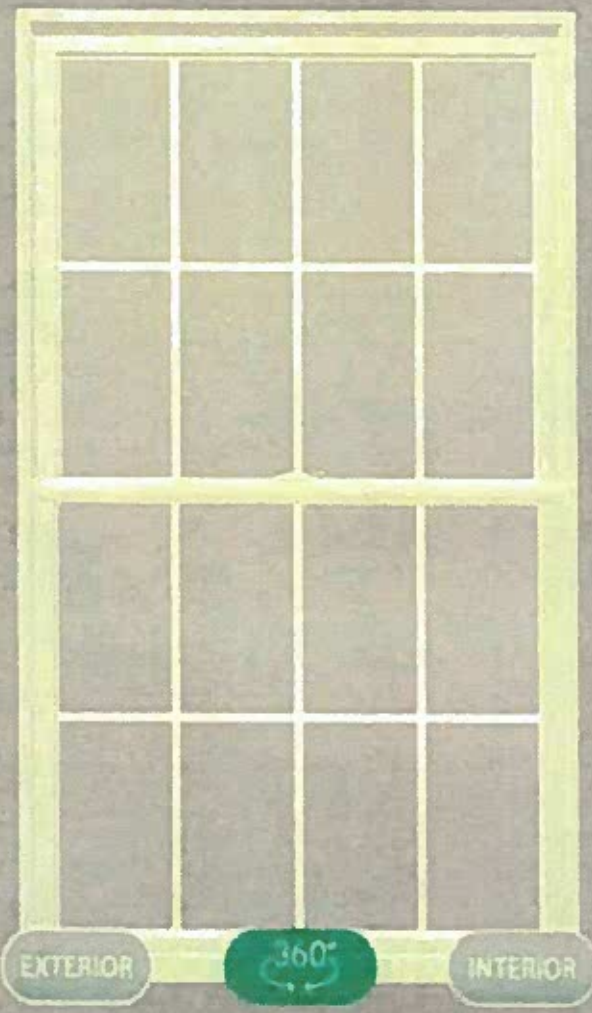
Page 3 / 3





### 101 bed 1

Acclaim™ Double-Hung (DG) - 36.00W x 62.00H



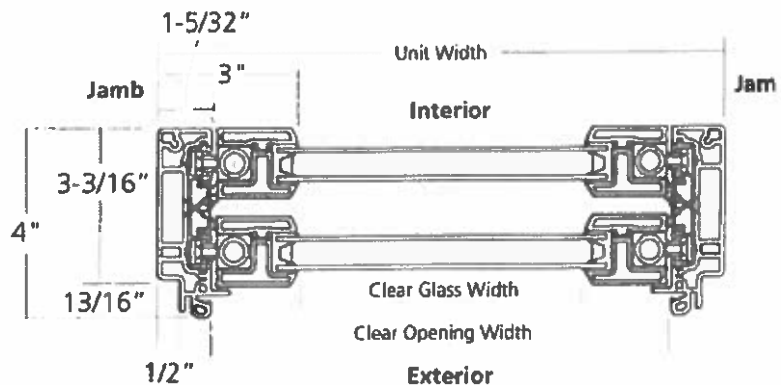
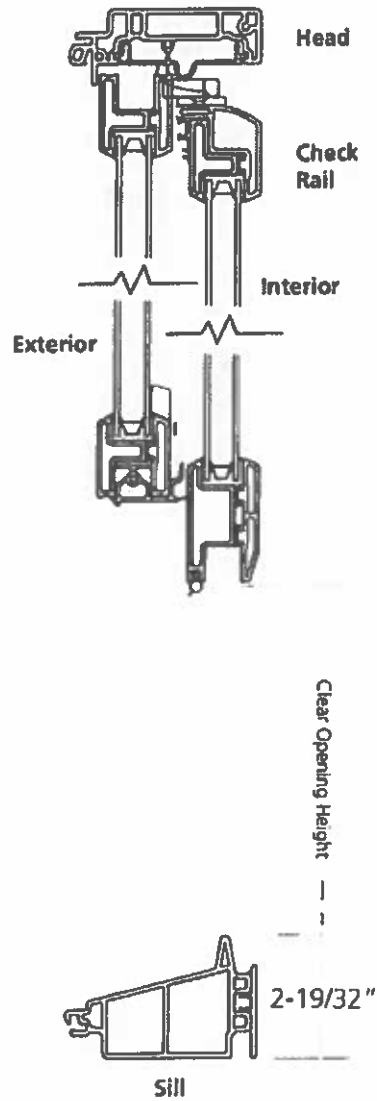
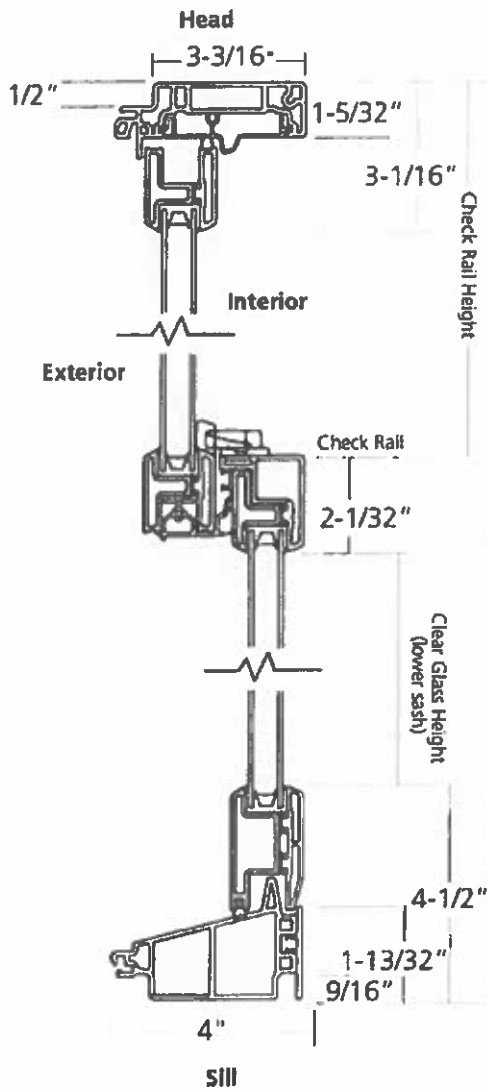


SPECIFICATIONS AND TECHNICAL MANUAL

CLEAR OPENING AND CLEAR GLASS DIMENSIONS, cont.

DOUBLE-HUNG WINDOW

FLAT SILL INSERT



Window profiles shown for measurement purposes.



# What are Renewal by Andersen® windows made of?

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

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

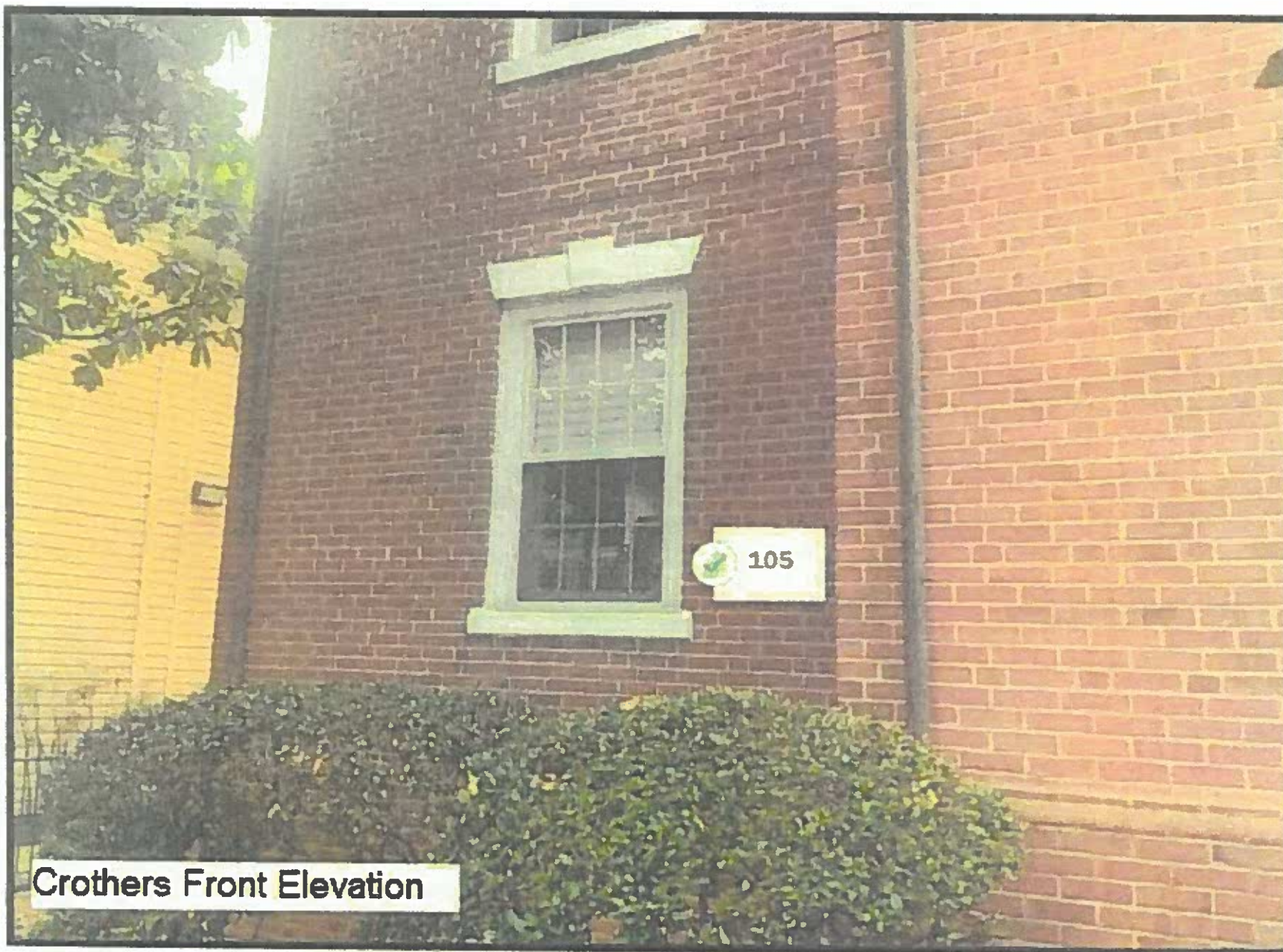
Andersen  
EXCLUSIVE  
REPAIR

ENGINEERED WITH

**FIBREX®**  
MATERIAL

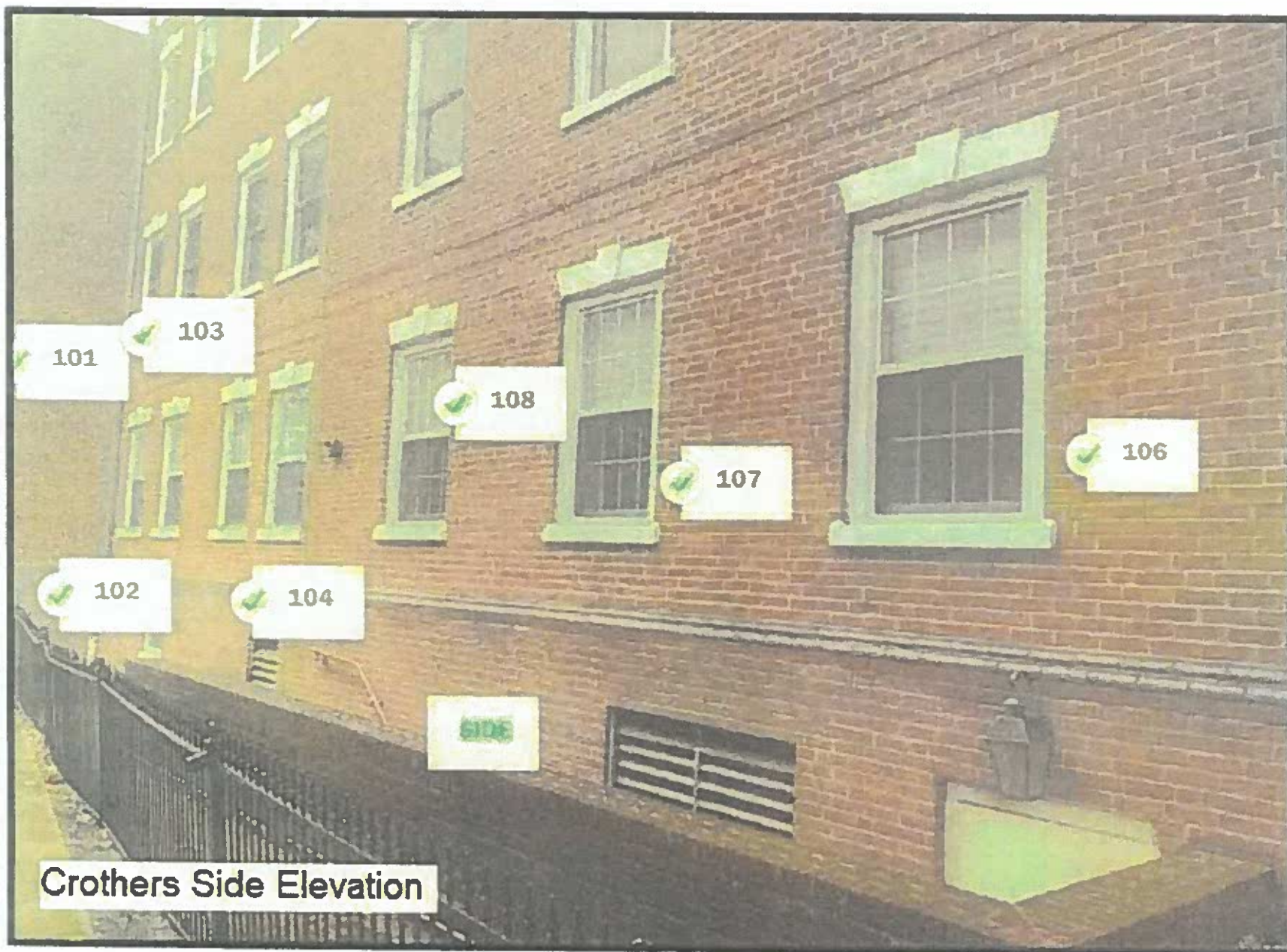
| SMART MATERIALS                       | EXCEPTIONAL COMFORT                |                               | ALUMINUM | VINYL | WOOD   |
|---------------------------------------|------------------------------------|-------------------------------|----------|-------|--------|
| • Superior strength and durability    | • Excellent thermal insulation     | Insulating Properties         | ✓        | ✓     | ✓      |
| • Resistant to decay and corrosion    | • Low maintenance                  | Low Maintenance               | ✓        | ✓     |        |
|                                       | • Resistant to warping and bowing  | Resistance to Decay/Corrosion | ✓        | ✓     |        |
|                                       | • Excellent color and finish       | Structural Rigidity           | ✓        |       | ✓      |
| <b>COLOR CHOICE</b>                   | <b>EXCEPTIONAL DURABILITY</b>      | Durability                    | ✓        |       | ✓      |
| • Available in a wide range of colors | • Excellent resistance to cracking | Color/Finish Choices          | ✓        |       | ✓      |
| • Resistant to fading and staining    | • Excellent resistance to peeling  | Maximum Glass Area            | ✓        |       | varies |
| • Excellent resistance to scratching  |                                    | Dark Color Performance        | ✓        |       | ✓      |





**Crothers Front Elevation**





Crothers Side Elevation



10/04/2023

6,146,104

MARYLAND HOME IMPROVEMENT COMMISSION

08 05 155474  
MESSAGE(S):

RENEWAL BY ANDERSEN OF MARYLAND

6095 10-03-2023



LICENSE \* REGISTRATION \* CERTIFICATION \* PERMIT

STATE OF MARYLAND

MARYLAND DEPARTMENT OF LABOR

Wes Moore  
Governor  
Aranis Miller  
Lt. Governor  
Portia Wu  
Secretary

MARYLAND HOME IMPROVEMENT COMMISSION

CERTIFIES THAT:

RENEWAL BY ANDERSEN OF MARYLAND

RENEWAL BY ANDERSEN OF MARYLAND

05-154834

8265 PATUXENT RANGE ROAD

JESSUP

MD 20794

IS AN AUTHORIZED: **05 - CONTRACTOR/SALESMAN (CORP/PART)**

LIC/REG/CERT  
155474

EXPIRATION  
10-03-2025

EFFECTIVE  
N/A

CONTROL NO.  
6146104

Secretary

Signature of Bearer

WHERE REQUIRED BY LAW THIS MUST BE CONSPICUOUSLY DISPLAYED IN OFFICE TO WHICH IT APPLIES

08 05 155474

6,146,104

08 05 155474

MARYLAND HOME IMPROVEMENT COMMISSION  
1100 N. EUTAW STREET  
BALTIMORE, MD 21201

RENEWAL BY ANDERSEN OF MARYLAND  
RENEWAL BY ANDERSEN OF MARYLAND  
05-154834  
8265 PATUXENT RANGE ROAD  
JESSUP MD 20794

|                                                        |            |                                                 |             |                   |  |                                                                                  |  |
|--------------------------------------------------------|------------|-------------------------------------------------|-------------|-------------------|--|----------------------------------------------------------------------------------|--|
|                                                        |            | LICENSE * REGISTRATION * CERTIFICATION * PERMIT |             | STATE OF MARYLAND |  | Wes Moore<br>Governor<br>Aranis Miller<br>Lt. Governor<br>Portia Wu<br>Secretary |  |
| MARYLAND HOME IMPROVEMENT COMMISSION                   |            |                                                 |             |                   |  |                                                                                  |  |
| <u>CERTIFIES THAT:</u>                                 |            |                                                 |             |                   |  |                                                                                  |  |
| RENEWAL BY ANDERSEN OF MARYLAND                        |            |                                                 |             |                   |  |                                                                                  |  |
| IS AN AUTHORIZED: 05 - CONTRACTOR/SALESMAN (CORP/PART) |            |                                                 |             |                   |  |                                                                                  |  |
| LIC/REG/CERT                                           | EXPIRATION | EFFECTIVE                                       | CONTROL NO. |                   |  |                                                                                  |  |
| 155474                                                 | 10-03-2025 | N/A                                             | 6146104     |                   |  |                                                                                  |  |
| Signature of Bearer                                    |            |                                                 |             | Secretary         |  |                                                                                  |  |



Real Property Data Search ( )  
Search Result for TALBOT COUNTY

[View Map](#)

No Ground Rent Redemption on File

No Ground Rent Registration on File

Special Tax Recapture: None

Account Number: District - 01 Account Identifier - 064711

**Owner Information**

Owner Name: CROTHERS HOWARD BECK II Use: RESIDENTIAL CONDOMINIUM  
Principal Residence: YES  
Mailing Address: 117 E DOVER ST #101 Deed Reference: /03105/ 00090  
EASTON MD 21601-

**Location & Structure Information**

Premises Address: 117 E DOVER ST Legal Description: UNIT 101 1,156 SF  
EASTON 21601-0000 SHIRETON CONDO  
UNIT: 101 EASTON  
Map: Grid: Parcel: Neighborhood: Subdivision: Section: Block: Lot: Assessment Year: Plat No:  
0104 00EA 1188 1510001.21 0000 101 2025 Plat Ref: 67/40  
Town: EASTON

Primary Structure Built: 1985 Above Grade Living Area: 1,225 SF Finished Basement Area: Property Land Area: County Use:

Stories: Basement: Type: CONDO GARDEN Exterior: Quality: Full/Half Bath: Garage: Last Notice of Major Improvements:

**Value Information**

|                    | Base Value | Value<br>As of<br>01/01/2025 | Phase-In Assessments<br>As of<br>07/01/2024 | As of<br>07/01/2025 |
|--------------------|------------|------------------------------|---------------------------------------------|---------------------|
| Land:              | 69,800     | 114,400                      |                                             |                     |
| Improvements       | 162,900    | 287,000                      |                                             |                     |
| Total:             | 232,700    | 381,400                      | 232,700                                     | 282,267             |
| Preferential Land: | 0          | 0                            |                                             |                     |

**Transfer Information**

|                                |                      |                  |
|--------------------------------|----------------------|------------------|
| Seller: LAVECK WILLIAM E       | Date: 03/28/2024     | Price: \$425,000 |
| Type: ARMS LENGTH IMPROVED     | Deed1: /03105/ 00090 | Deed2:           |
| Seller: LAVECK WILLIAM H       | Date: 10/04/2022     | Price: \$0       |
| Type: NON-ARMS LENGTH OTHER    | Deed1: /03009/ 00018 | Deed2:           |
| Seller: CYCLOPS SHIRETON L L C | Date: 03/07/2022     | Price: \$350,000 |
| Type: ARMS LENGTH IMPROVED     | Deed1: /02955/ 00039 | Deed2:           |

**Exemption Information**

|                             |       |            |            |
|-----------------------------|-------|------------|------------|
| Partial Exempt Assessments: | Class | 07/01/2024 | 07/01/2025 |
| County:                     | 000   | 0.00       |            |
| State:                      | 000   | 0.00       |            |
| Municipal:                  | 000   | 0.00 0.00  | 0.00 0.00  |

Special Tax Recapture: None

**Homestead Application Information**

Homestead Application Status: Approved 03/04/2025

**Homeowners' Tax Credit Application Information**

Homeowners' Tax Credit Application Status: No Application Date:

Give Feedback



RECEIVED

AUG 06 2025

HD 25 - 74



TOWN OF EASTON

TOWN OF EASTON

PLANNING AND ZONING

14 SOUTH HARRISON STREET, EASTON, MD 21601

|                       |             |
|-----------------------|-------------|
| Application #:        | 2025 - 1530 |
| Date Received:        | 08/06/2025  |
| Fee Paid:             | \$75.00     |
| HDC Meeting Date:     | 08/25/2025  |
| Date Property Posted: | 08/18/2025  |

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      117 E Dover St, Unit 201  
☐ Contributing      ☐ Non-Contributing      YEAR BUILT: 1985      NATIONAL REGISTAR #

PROPERTY INFORMATION

OWNER NAME      Mary Hopkins  
TELEPHONE NO.      EMAIL

Applicant or Agent

NAME      Nichole Hickman  
TELEPHONE NO.      EMAIL

Description of Proposal (include additional sheets, as necessary)

|                                                                              |
|------------------------------------------------------------------------------|
| Remove and replace 8 windows, no structural changes, no change in footprint. |
|                                                                              |
|                                                                              |
|                                                                              |
|                                                                              |
|                                                                              |

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

|                 |
|-----------------|
| Nichole Hickman |
| 08/10/2025      |
| Nichole Hickman |

Revised 4.4.2022





## Proposed

**DRA: RENEWAL BY ANDERSEN OF MARYLAND**  
Legal Name: Renewal by Andersen LLC  
DC-420215000125, VA - 2705155684, MD-155474  
8285 Patuxent Range Road Suite A | Jessup, MD 20794  
Kevin Gorman (443)938-1311

**Mary Hopkins**  
117 E. Dover St Unit 201  
Easton, MD 21601  
Year Built: 1985  
(410)253-1774

| ID#: | ROOM: | SIZE:        | DETAILS:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|------|-------|--------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 101  | bed 1 | 36 W<br>61 H | <b>Window:</b> Acclaim™ Double-Hung (DG) , 1:1, Flat Sill, Insert Frame, Traditional Checkrail, Exterior White, Interior<br><b>WhitePerformance Calculator:</b> PG Rating: 40   DP Rating: + 40 / - 40 <b>Glass:</b> All Sash: High Performance SmartSun Glass, No Pattern <b>Hardware:</b> White , Standard Color Recessed Hand <b>LiftScreen:</b> Fiberglass , Half Screen <b>Grille Style:</b> Grilles<br><b>Between Glass (GBG) Grille Pattern:</b> All Sash: Colonial 4w x 2h <b>Misc:</b> Trim- Omit Interior , New Interior Trim not needed/ desired., R&R Window/Door Blinds, RbA cannot guarantee fit. |
| 102  | bed 1 | 36 W<br>61 H | <b>Window:</b> Acclaim™ Double-Hung (DG) , 1:1, Flat Sill, Insert Frame, Traditional Checkrail, Exterior White, Interior<br><b>WhitePerformance Calculator:</b> PG Rating: 40   DP Rating: + 40 / - 40 <b>Glass:</b> All Sash: High Performance SmartSun Glass, No Pattern <b>Hardware:</b> White , Standard Color Recessed Hand <b>LiftScreen:</b> Fiberglass , Half Screen <b>Grille Style:</b> Grilles<br><b>Between Glass (GBG) Grille Pattern:</b> All Sash: Colonial 4w x 2h <b>Misc:</b> Trim- Omit Interior , New Interior Trim not needed/ desired., R&R Window/Door Blinds, RbA cannot guarantee fit. |
| 103  | bed 2 | 36 W<br>61 H | <b>Window:</b> Acclaim™ Double-Hung (DG) , 1:1, Flat Sill, Insert Frame, Traditional Checkrail, Exterior White, Interior<br><b>WhitePerformance Calculator:</b> PG Rating: 40   DP Rating: + 40 / - 40 <b>Glass:</b> All Sash: High Performance SmartSun Glass, No Pattern <b>Hardware:</b> White , Standard Color Recessed Hand <b>LiftScreen:</b> Fiberglass , Half Screen <b>Grille Style:</b> Grilles<br><b>Between Glass (GBG) Grille Pattern:</b> All Sash: Colonial 4w x 2h <b>Misc:</b> Trim- Omit Interior , New Interior Trim not needed/ desired., R&R Window/Door Blinds, RbA cannot guarantee fit. |



|            |              |                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|------------|--------------|----------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>104</b> | <b>bed 2</b> | <b>36 W<br/>61 H</b> | <b>Window:</b> Acclaim™ Double-Hung (DG) , 1:1, Flat Sill, Insert Frame, Traditional Checkrail, Exterior White, Interior White<br><b>Performance Calculator:</b> PG Rating: 40   DP Rating: + 40 / - 40<br><b>Glass:</b> All Sash: High Performance SmartSun Glass, No Pattern<br><b>Hardware:</b> White , Standard Color Recessed Hand Lift<br><b>Screen:</b> Fiberglass , Half Screen<br><b>Grille Style:</b> Grilles<br><b>Between Glass (GBG) Grille Pattern:</b> All Sash: Colonial 4w x 2h<br><b>Misc:</b> Trim- Omit Interior , New Interior Trim not needed/ desired., R&R Window/Door Blinds, RbA cannot guarantee fit. |
| <b>105</b> | <b>LR</b>    | <b>36 W<br/>61 H</b> | <b>Window:</b> Acclaim™ Double-Hung (DG) , 1:1, Flat Sill, Insert Frame, Traditional Checkrail, Exterior White, Interior White<br><b>Performance Calculator:</b> PG Rating: 40   DP Rating: + 40 / - 40<br><b>Glass:</b> All Sash: High Performance SmartSun Glass, No Pattern<br><b>Hardware:</b> White , Standard Color Recessed Hand Lift<br><b>Screen:</b> Fiberglass , Half Screen<br><b>Grille Style:</b> Grilles<br><b>Between Glass (GBG) Grille Pattern:</b> All Sash: Colonial 4w x 2h<br><b>Misc:</b> Trim- Omit Interior , New Interior Trim not needed/ desired., R&R Window/Door Blinds, RbA cannot guarantee fit. |
| <b>106</b> | <b>LR</b>    | <b>36 W<br/>61 H</b> | <b>Window:</b> Acclaim™ Double-Hung (DG) , 1:1, Flat Sill, Insert Frame, Traditional Checkrail, Exterior White, Interior White<br><b>Performance Calculator:</b> PG Rating: 40   DP Rating: + 40 / - 40<br><b>Glass:</b> All Sash: High Performance SmartSun Glass, No Pattern<br><b>Hardware:</b> White , Standard Color Recessed Hand Lift<br><b>Screen:</b> Fiberglass , Half Screen<br><b>Grille Style:</b> Grilles<br><b>Between Glass (GBG) Grille Pattern:</b> All Sash: Colonial 4w x 2h<br><b>Misc:</b> Trim- Omit Interior , New Interior Trim not needed/ desired., R&R Window/Door Blinds, RbA cannot guarantee fit. |
| <b>107</b> | <b>LR</b>    | <b>36 W<br/>61 H</b> | <b>Window:</b> Acclaim™ Double-Hung (DG) , 1:1, Flat Sill, Insert Frame, Traditional Checkrail, Exterior White, Interior White<br><b>Performance Calculator:</b> PG Rating: 40   DP Rating: + 40 / - 40<br><b>Glass:</b> All Sash: High Performance SmartSun Glass, No Pattern<br><b>Hardware:</b> White , Standard Color Recessed Hand Lift<br><b>Screen:</b> Fiberglass , Half Screen<br><b>Grille Style:</b> Grilles<br><b>Between Glass (GBG) Grille Pattern:</b> All Sash: Colonial 4w x 2h<br><b>Misc:</b> Trim- Omit Interior , New Interior Trim not needed/ desired., R&R Window/Door Blinds, RbA cannot guarantee fit. |



108 LR

36 W  
61 H

**Window:** Acclaim™ Double-Hung (DG) , 1:1, Flat Sill, Insert  
Frame, Traditional Checkrail, Exterior White, Interior  
White**Performance Calculator:** PG Rating: 40 | DP Rating: +  
40 / - 40 **Glass:** All Sash: High Performance SmartSun Glass,  
No Pattern **Hardware:** White , Standard Color Recessed Hand  
Lift**Screen:** Fiberglass , Half Screen**Grille Style:** Grilles  
Between Glass (GBG) **Grille Pattern:** All Sash: Colonial 4w x  
2h **Misc:** Trim- Omit Interior , New Interior Trim not needed/  
desired., R&R Window/Door Blinds, RbA cannot guarantee fit.

---

**WINDOWS: 8**

**PATIO DOORS: 0**

**ENTRY DOORS: 0**

**SPECIALTY: 0**

**MISC: 0**

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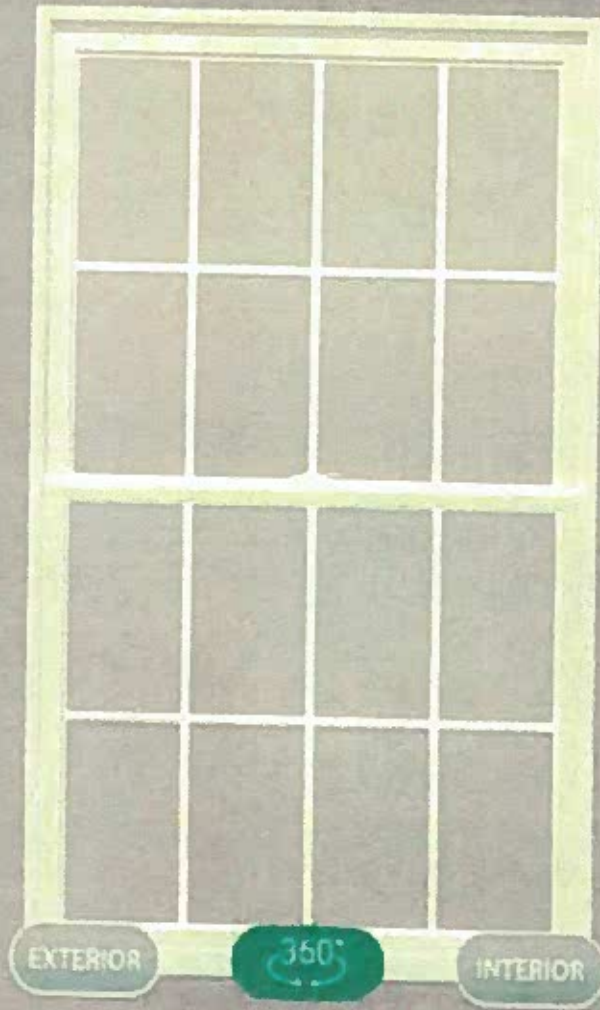
*Renewal by Andersen is committed to our customers' safety by  
complying with the rules and lead-safe work practices specified by the EPA.*





101 bed 1

Acclaim™ Double-Hung (DG) - 36.00W x 61.00H

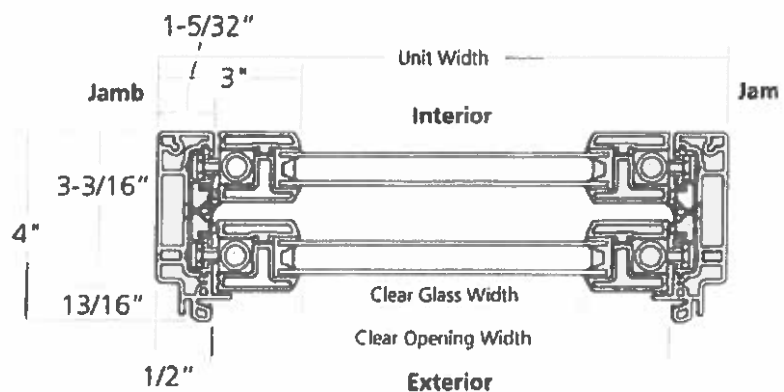
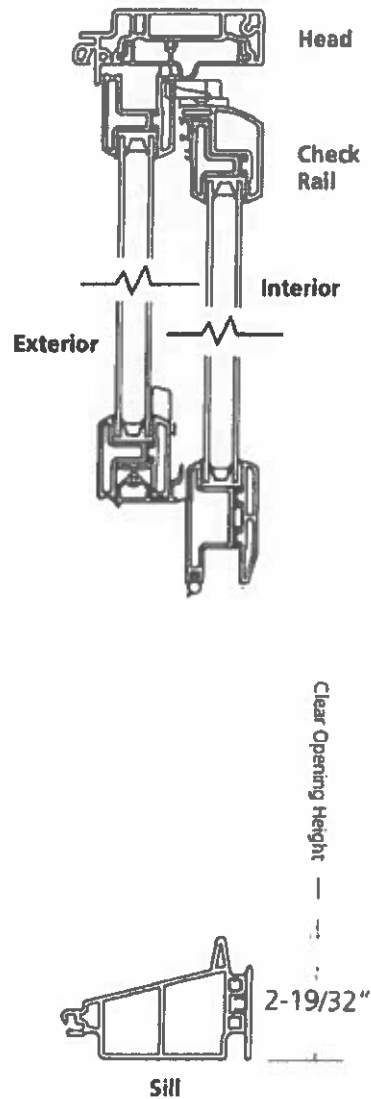
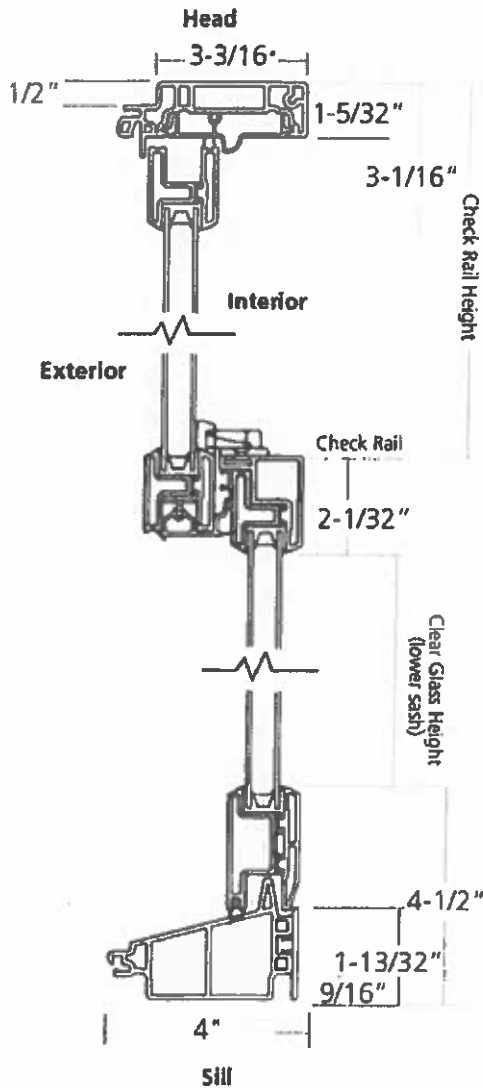




CLEAR OPENING AND CLEAR GLASS DIMENSIONS, cont.

DOUBLE-HUNG WINDOW

FLAT SILL INSERT



Window profiles shown for measurement purposes.



# What are Renewal by Andersen® windows made of?

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

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

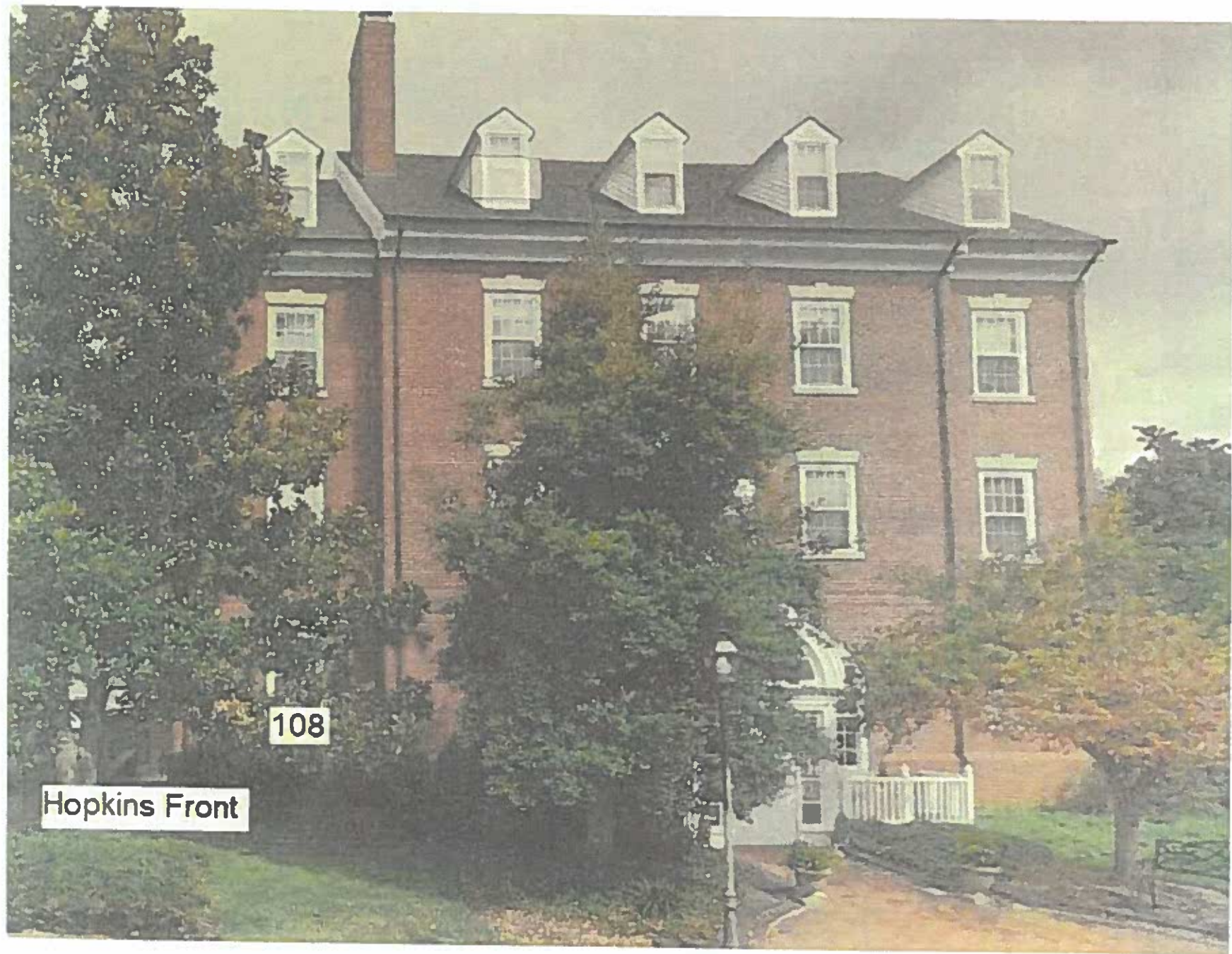
Andersen  
**EXCLUSIVE**  
F&B UNIT

ENGINEERED WITH

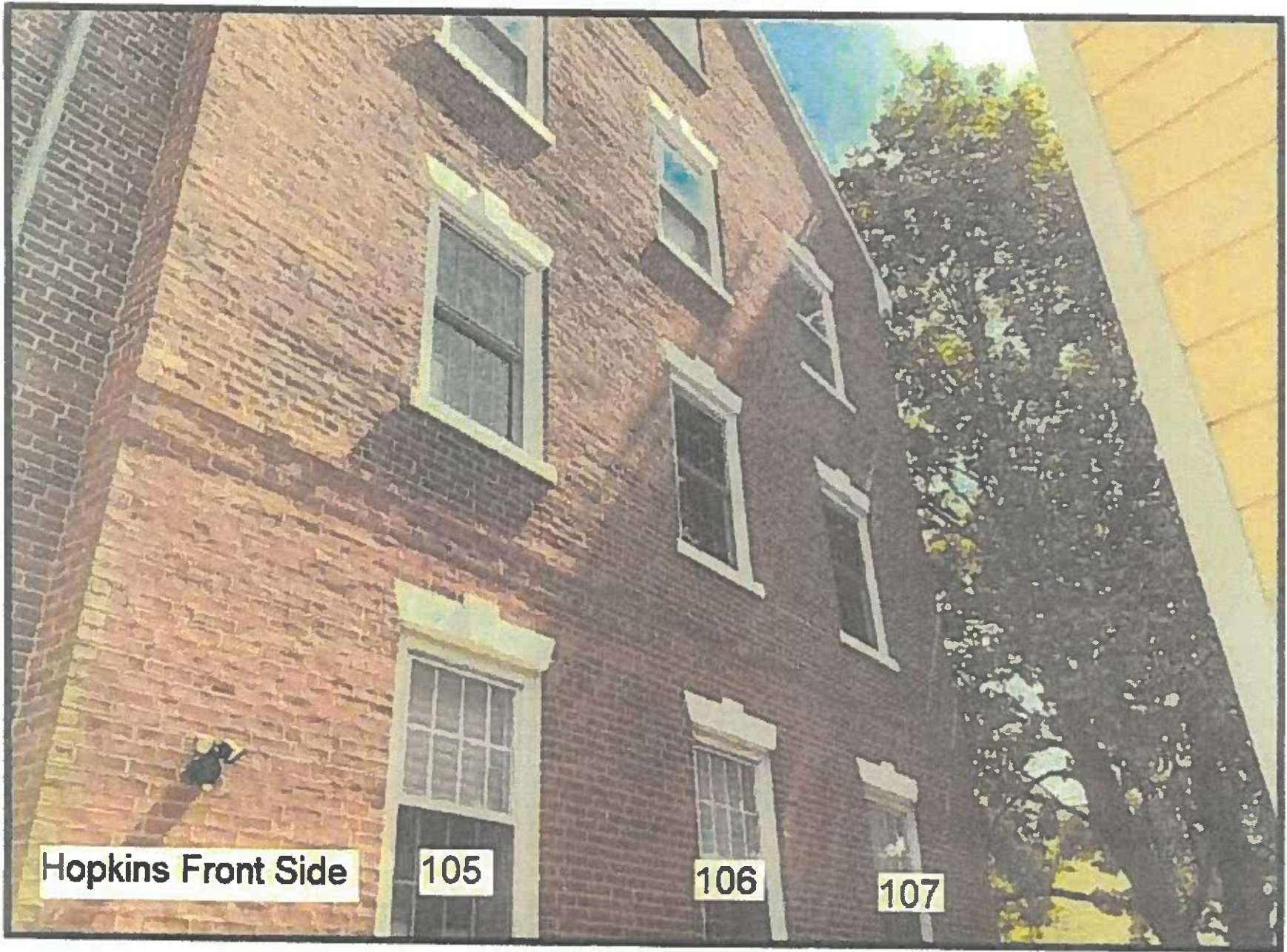
**FIBREX®**  
MATERIAL

| SMART MATERIALS                                                                                        | EXCEPTIONAL COMFORT                                                                                    |                               | Aluminum | Vinyl | Wood   |
|--------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------|-------------------------------|----------|-------|--------|
| • Fibrex® material is a revolutionary composite made from reclaimed wood fiber blended with a polymer. | • Fibrex® material is a revolutionary composite made from reclaimed wood fiber blended with a polymer. | Insulating Properties         | ✓        | ✓     | ✓      |
| • Fibrex® material is a revolutionary composite made from reclaimed wood fiber blended with a polymer. | • Fibrex® material is a revolutionary composite made from reclaimed wood fiber blended with a polymer. | Low Maintenance               | ✓        | ✓     | ✓      |
| • Fibrex® material is a revolutionary composite made from reclaimed wood fiber blended with a polymer. | • Fibrex® material is a revolutionary composite made from reclaimed wood fiber blended with a polymer. | Resistance to Decay/Corrosion | ✓        | ✓     | ✓      |
| • Fibrex® material is a revolutionary composite made from reclaimed wood fiber blended with a polymer. | • Fibrex® material is a revolutionary composite made from reclaimed wood fiber blended with a polymer. | Structural Rigidity           | ✓        | ✓     | ✓      |
| • Fibrex® material is a revolutionary composite made from reclaimed wood fiber blended with a polymer. | • Fibrex® material is a revolutionary composite made from reclaimed wood fiber blended with a polymer. | Durability                    | ✓        | ✓     | ✓      |
| • Fibrex® material is a revolutionary composite made from reclaimed wood fiber blended with a polymer. | • Fibrex® material is a revolutionary composite made from reclaimed wood fiber blended with a polymer. | Color/Finish Choices          | ✓        | ✓     | ✓      |
| • Fibrex® material is a revolutionary composite made from reclaimed wood fiber blended with a polymer. | • Fibrex® material is a revolutionary composite made from reclaimed wood fiber blended with a polymer. | Maximum Glass Area            | ✓        | ✓     | varies |
| • Fibrex® material is a revolutionary composite made from reclaimed wood fiber blended with a polymer. | • Fibrex® material is a revolutionary composite made from reclaimed wood fiber blended with a polymer. | Dark Color Performance        | ✓        | ✓     | ✓      |

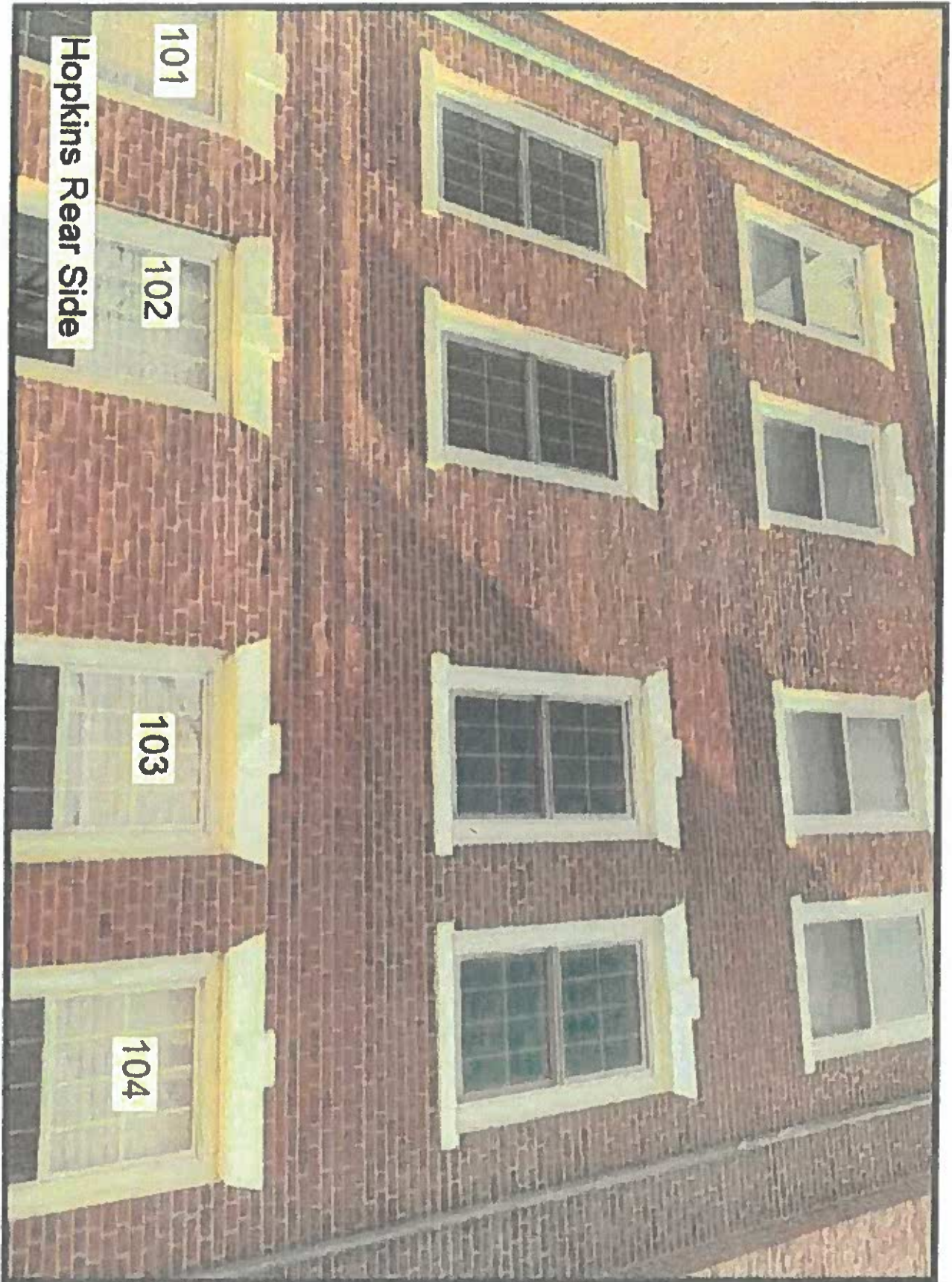














10/04/2023

6,146,104

**MARYLAND HOME IMPROVEMENT COMMISSION**

08 05 155474  
MESSAGE(S):

RENEWAL BY ANDERSEN OF MARYLAND

6095 10-03-2023



**LICENSE \* REGISTRATION \* CERTIFICATION \* PERMIT**  
**STATE OF MARYLAND**  
**MARYLAND DEPARTMENT OF LABOR**

Wes Moore  
Governor  
Anne Miller  
Lt. Governor  
Portia Wu  
Secretary

**MARYLAND HOME IMPROVEMENT COMMISSION**  
**CERTIFIES THAT:**

RENEWAL BY ANDERSEN OF MARYLAND

RENEWAL BY ANDERSEN OF MARYLAND  
05-154834  
8265 PATUXENT RANGE ROAD  
JESSUP MD 20794

IS AN AUTHORIZED: **05 - CONTRACTOR/SALESMAN (CORP/PART)**

**LIC/REG/CERT**  
155474

**EXPIRATION**  
10-03-2025

**EFFECTIVE**  
N/A

**CONTROL NO**  
6146104

Signature of Bearer

Secretary

WHERE REQUIRED BY LAW THIS MUST BE CONSPICUOUSLY DISPLAYED IN OFFICE TO WHICH IT APPLIES

08 05 155474

6,146,104

08 05 155474

MARYLAND HOME IMPROVEMENT COMMISSION  
1100 N. EUTAW STREET  
BALTIMORE, MD 21201

RENEWAL BY ANDERSEN OF MARYLAND  
RENEWAL BY ANDERSEN OF MARYLAND  
05-154834  
8265 PATUXENT RANGE ROAD  
JESSUP MD 20794

|                                                        |                   |                                                        |                   |                          |  |                                     |  |
|--------------------------------------------------------|-------------------|--------------------------------------------------------|-------------------|--------------------------|--|-------------------------------------|--|
|                                                        |                   | <b>LICENSE * REGISTRATION * CERTIFICATION * PERMIT</b> |                   | <b>STATE OF MARYLAND</b> |  | <b>MARYLAND DEPARTMENT OF LABOR</b> |  |
| <b>MARYLAND HOME IMPROVEMENT COMMISSION</b>            |                   |                                                        |                   |                          |  |                                     |  |
| <b>CERTIFIES THAT:</b>                                 |                   |                                                        |                   |                          |  |                                     |  |
| RENEWAL BY ANDERSEN OF MARYLAND                        |                   |                                                        |                   |                          |  |                                     |  |
| IS AN AUTHORIZED: 05 - CONTRACTOR/SALESMAN (CORP/PART) |                   |                                                        |                   |                          |  |                                     |  |
| <b>LIC/REG/CERT</b>                                    | <b>EXPIRATION</b> | <b>EFFECTIVE</b>                                       | <b>CONTROL NO</b> |                          |  |                                     |  |
| 155474                                                 | 10-03-2025        | N/A                                                    | 6146104           |                          |  |                                     |  |
| Signature of Bearer                                    |                   |                                                        |                   | Secretary                |  |                                     |  |



Real Property Data Search ( )  
Search Result for TALBOT COUNTY

[View Map](#)

No Ground Rent Redemption on File

No Ground Rent Registration on File

Special Tax Recapture: None

Account Number: District - 01 Account Identifier - 064797

**Owner Information**

Owner Name: GOODWIN MARY H Use: RESIDENTIAL CONDOMINIUM  
Principal Residence: YES  
Mailing Address: 117 E DOVER ST #201 Deed Reference: /02712/ 00088  
EASTON MD 21601-0000

**Location & Structure Information**

Premises Address: 117 E DOVER ST Legal Description: UNIT 201 - 1,137SF  
EASTON 21601-0000 SHIRETON CONDO  
UNIT: 201 EASTON

| Map:         | Grid: | Parcel: | Neighborhood: | Subdivision: | Section: | Block: | Lot: | Assessment Year: | Plat No: |
|--------------|-------|---------|---------------|--------------|----------|--------|------|------------------|----------|
| 0104         | 0000  | 1188    | 1510001.21    | 0000         |          |        | 201  | 2025             |          |
| Town: EASTON |       |         |               |              |          |        |      |                  |          |

| Primary Structure Built | Above Grade Living Area | Finished Basement Area | Property Land Area | County Use |
|-------------------------|-------------------------|------------------------|--------------------|------------|
| 1985                    | 1,215 SF                |                        |                    |            |

| Stories | Basement | Type         | Exterior | Quality | Full/Half Bath | Garage | Last Notice of Major Improvements |
|---------|----------|--------------|----------|---------|----------------|--------|-----------------------------------|
|         |          | CONDO GARDEN | /        |         |                |        |                                   |

**Value Information**

|                    | Base Value | Value<br>As of<br>01/01/2025 | Phase-In Assessments<br>As of<br>07/01/2024 | As of<br>07/01/2025 |
|--------------------|------------|------------------------------|---------------------------------------------|---------------------|
| Land:              | 69,200     | 109,100                      |                                             |                     |
| Improvements       | 161,600    | 254,700                      |                                             |                     |
| Total:             | 230,800    | 363,800                      | 230,800                                     | 275,133             |
| Preferential Land: | 0          | 0                            |                                             |                     |

**Transfer Information**

|                                    |                      |                  |
|------------------------------------|----------------------|------------------|
| Seller: GOODWIN MARY H             | Date: 06/05/2020     | Price: \$260,000 |
| Type: NON-ARMS LENGTH OTHER        | Deed1: /02712/ 00088 | Deed2:           |
| Seller: HENSINGER MARY ANN         | Date: 05/13/2020     | Price: \$260,000 |
| Type: ARMS LENGTH IMPROVED         | Deed1: /02705/ 00089 | Deed2:           |
| Seller: BENITEZ NANCY C AND JOHN R | Date: 07/13/2012     | Price: \$206,000 |
| Type: ARMS LENGTH IMPROVED         | Deed1: /02000/ 00277 | Deed2:           |

**Exemption Information**

|                             |       |            |            |
|-----------------------------|-------|------------|------------|
| Partial Exempt Assessments: | Class | 07/01/2024 | 07/01/2025 |
| County:                     | 000   | 0.00       |            |
| State:                      | 000   | 0.00       |            |
| Municipal:                  | 000   | 0.00/0.00  | 0.00/0.00  |

Special Tax Recapture: None

**Homestead Application Information**

Homestead Application Status: No Application

**Homeowners' Tax Credit Application Information**

Homeowners' Tax Credit Application Status: No Application

Date:

Give Feedback



RECEIVED

AUG 06 2025

HD 25 - 75



TOWN OF EASTON

PLANNING AND ZONING

14 SOUTH HARRISON STREET, EASTON, MD 21601

TOWN OF EASTON

|                       |             |
|-----------------------|-------------|
| Application #:        | 2025 - 1531 |
| Date Received:        | 08/06/2025  |
| Fee Paid:             | \$75.00     |
| HDC Meeting Date:     | 08/25/2025  |
| Date Property Posted: | 08/18/2025  |

## 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: 117 E Dover St, Unit 206  
☐ Contributing    ☐ Non-Contributing    YEAR BUILT: 1985    NATIONAL REGISTAR #

### PROPERTY INFORMATION

OWNER NAME: Daniel Watson  
 TELEPHONE NO.      EMAIL

### Applicant or Agent

NAME: Nichole Hickman  
 TELEPHONE NO.      EMAIL

Description of Proposal (include additional sheets, as necessary)

|                                         |
|-----------------------------------------|
| Remove and replace 5 windows, no struct |
|                                         |
|                                         |
|                                         |
|                                         |
|                                         |

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

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

Signature of Applicant or Agent

Date

Printed Name of Applicant or Agent

|                 |
|-----------------|
| Nichole Hickman |
| 07/10/2025      |
| Nichole Hickman |

Revised 4.4.2022





## Proposed

DBA: RENEWAL BY ANDERSEN OF MARYLAND  
Legal Name: Renewal by Andersen LLC  
DC-420215000125, VA - 2705155684, MD-155474  
8285 Patuxent Range Road Suite A | Jessup, MD 20794  
Kevin Gorman (443)938-1311

Daniel Watson  
117 E Dover St. Unit 208  
Easton, MD 21601  
Year Built: 1980  
(410)310-6613

| ID#: | ROOM: | SIZE:        | DETAILS:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|------|-------|--------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 101  | bed   | 36 W<br>62 H | <b>Window:</b> Acclaim™ Double-Hung (DG) , 1:1, Flat Sill, Insert<br>Frame, Traditional Checkrail, Exterior White, Interior<br><b>WhitePerformance Calculator:</b> PG Rating: 40   DP Rating: +<br>40 / - 40 <b>Glass:</b> All Sash: High Performance SmartSun Glass,<br>No Pattern <b>Hardware:</b> White , Standard Color Recessed Hand<br><b>LiftScreen:</b> Fiberglass , Half Screen <b>Grille Style:</b> Grilles<br><b>Between Glass (GBG) Grille Pattern:</b> All Sash: Colonial 4w x<br>2h <b>Misc:</b> Insert Install Application - Omit Interior Trim , New<br>Interior Trim not needed/desired., R&R Window/Door Blinds,<br>RbA cannot guarantee fit. |
| 102  | bed   | 36 W<br>62 H | <b>Window:</b> Acclaim™ Double-Hung (DG) , 1:1, Flat Sill, Insert<br>Frame, Traditional Checkrail, Exterior White, Interior<br><b>WhitePerformance Calculator:</b> PG Rating: 40   DP Rating: +<br>40 / - 40 <b>Glass:</b> All Sash: High Performance SmartSun Glass,<br>No Pattern <b>Hardware:</b> White , Standard Color Recessed Hand<br><b>LiftScreen:</b> Fiberglass , Half Screen <b>Grille Style:</b> Grilles<br><b>Between Glass (GBG) Grille Pattern:</b> All Sash: Colonial 4w x<br>2h <b>Misc:</b> Insert Install Application - Omit Interior Trim , New<br>Interior Trim not needed/desired., R&R Window/Door Blinds,<br>RbA cannot guarantee fit. |
| 103  | LR    | 36 W<br>62 H | <b>Window:</b> Acclaim™ Double-Hung (DG) , 1:1, Flat Sill, Insert<br>Frame, Traditional Checkrail, Exterior White, Interior<br><b>WhitePerformance Calculator:</b> PG Rating: 40   DP Rating: +<br>40 / - 40 <b>Glass:</b> All Sash: High Performance SmartSun Glass,<br>No Pattern <b>Hardware:</b> White , Standard Color Recessed Hand<br><b>LiftScreen:</b> Fiberglass , Half Screen <b>Grille Style:</b> Grilles<br><b>Between Glass (GBG) Grille Pattern:</b> All Sash: Colonial 4w x<br>2h <b>Misc:</b> Insert Install Application - Omit Interior Trim , New<br>Interior Trim not needed/desired., R&R Window/Door Blinds,<br>RbA cannot guarantee fit. |



|               |                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|---------------|----------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>104 LR</b> | <b>36 W</b><br><b>62 H</b> | <b>Window:</b> Acclaim™ Double-Hung (DG) , 1:1, Flat Sill, Insert Frame, Traditional Checkrail, Exterior White, Interior White<br><b>Performance Calculator:</b> PG Rating: 40   DP Rating: + 40 / - 40<br><b>Glass:</b> All Sash: High Performance SmartSun Glass, No Pattern<br><b>Hardware:</b> White , Standard Color Recessed Hand Lift<br><b>Screen:</b> Fiberglass , Half Screen<br><b>Grille Style:</b> Grilles Between Glass (GBG)<br><b>Grille Pattern:</b> All Sash: Colonial 4w x 2h<br><b>Misc:</b> Insert Install Application - Omit Interior Trim , New Interior Trim not needed/desired., R&R Window/Door Blinds, RbA cannot guarantee fit. |
|---------------|----------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

|               |                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|---------------|----------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>105 LR</b> | <b>36 W</b><br><b>62 H</b> | <b>Window:</b> Acclaim™ Double-Hung (DG) , 1:1, Flat Sill, Insert Frame, Traditional Checkrail, Exterior White, Interior White<br><b>Performance Calculator:</b> PG Rating: 40   DP Rating: + 40 / - 40<br><b>Glass:</b> All Sash: High Performance SmartSun Glass, No Pattern<br><b>Hardware:</b> White , Standard Color Recessed Hand Lift<br><b>Screen:</b> Fiberglass , Half Screen<br><b>Grille Style:</b> Grilles Between Glass (GBG)<br><b>Grille Pattern:</b> All Sash: Colonial 4w x 2h<br><b>Misc:</b> Insert Install Application - Omit Interior Trim , New Interior Trim not needed/desired., R&R Window/Door Blinds, RbA cannot guarantee fit. |
|---------------|----------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

|                   |                       |                       |                     |                |
|-------------------|-----------------------|-----------------------|---------------------|----------------|
| <b>WINDOWS: 5</b> | <b>PATIO DOORS: 0</b> | <b>ENTRY DOORS: 0</b> | <b>SPECIALTY: 0</b> | <b>MISC: 0</b> |
|-------------------|-----------------------|-----------------------|---------------------|----------------|



*Renewal by Andersen is committed to our customers' safety by complying with the rules and lead-safe work practices specified by the EPA.*





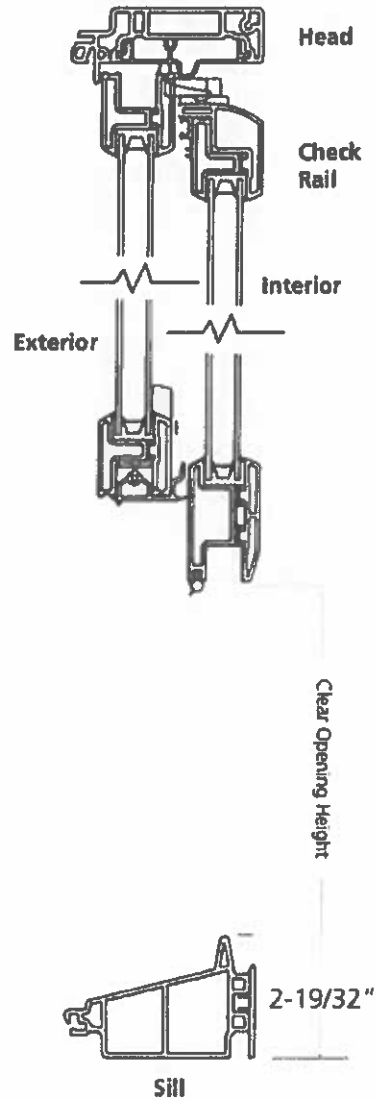
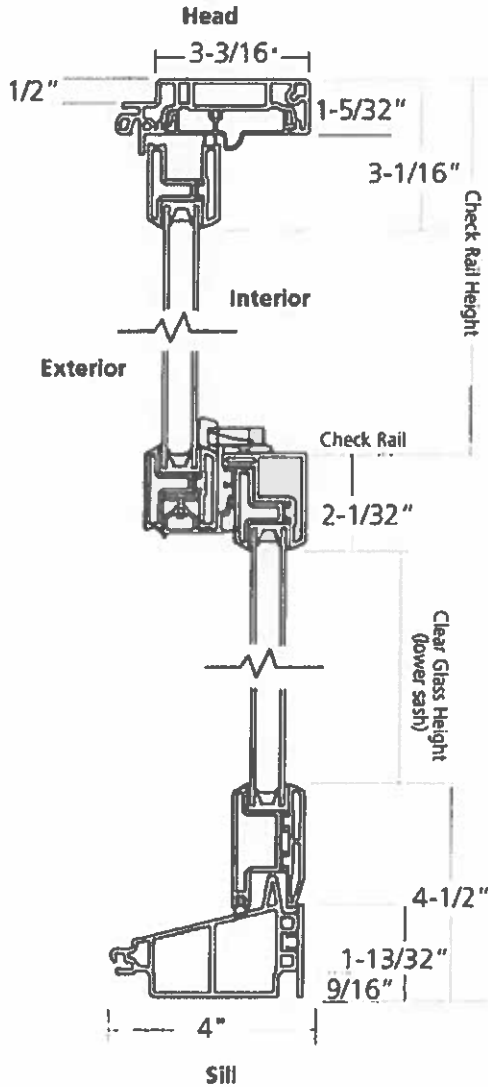


SPECIFICATIONS AND TECHNICAL MANUAL

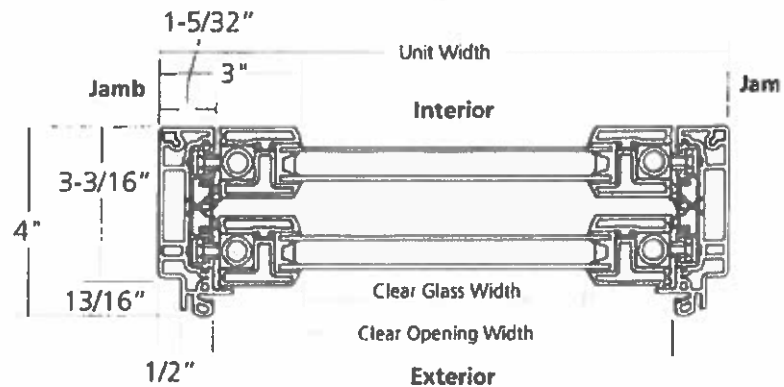
CLEAR OPENING AND CLEAR GLASS DIMENSIONS, cont.

DOUBLE-HUNG WINDOW

FLAT SILL INSERT



Window profiles shown for measurement purposes.





# What are Renewal by Andersen® windows made of?

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

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

Andersen  
**EXCLUSIVE**  
FEATURE

ENGINEERED WITH

**FIBREX®**  
MATERIAL

| SMART MATERIALS                                                                          |  | EXCEPTIONAL COMFORT                                                                                  |  | COMPARISON                    |   |   |
|------------------------------------------------------------------------------------------|--|------------------------------------------------------------------------------------------------------|--|-------------------------------|---|---|
| Fibrex® material blends the strength of wood with the low-maintenance features of vinyl. |  | Fibrex® material is a revolutionary composite made from reclaimed wood fiber blended with a polymer. |  | Insulating Properties         | ✓ | ✓ |
| Fibrex® material won't flake, rust, blister, peel, crack, pit, or corrode. <sup>1</sup>  |  | Fibrex® material is also two times stronger than vinyl and resists warping and bowing.               |  | Low Maintenance               | ✓ | ✓ |
| Fibrex® material greatly limits thermal transmittance.                                   |  | Fibrex® material is also two times stronger than vinyl and resists warping and bowing.               |  | Resistance to Decay/Corrosion | ✓ | ✓ |
| COLOR CHOICE                                                                             |  | EXCEPTIONAL DURABILITY                                                                               |  | Structural Rigidity           | ✓ | ✓ |
| Fibrex® material is available in a variety of colors and finishes.                       |  | Fibrex® material is also two times stronger than vinyl and resists warping and bowing.               |  | Durability                    | ✓ | ✓ |
| Fibrex® material is also two times stronger than vinyl and resists warping and bowing.   |  | Fibrex® material is also two times stronger than vinyl and resists warping and bowing.               |  | Color/Finish Choices          | ✓ | ✓ |
| Fibrex® material is also two times stronger than vinyl and resists warping and bowing.   |  | Fibrex® material is also two times stronger than vinyl and resists warping and bowing.               |  | Maximum Glass Area            | ✓ | ✓ |
| Fibrex® material is also two times stronger than vinyl and resists warping and bowing.   |  | Fibrex® material is also two times stronger than vinyl and resists warping and bowing.               |  | Dark Color Performance        | ✓ | ✓ |







10/04/2023

6,146,104

**MARYLAND HOME IMPROVEMENT COMMISSION**

08 05 155474  
MESSAGE(S):

RENEWAL BY ANDERSEN OF MARYLAND

6095 10-03-2023



**LICENSE \* REGISTRATION \* CERTIFICATION \* PERMIT**  
**STATE OF MARYLAND**  
**MARYLAND DEPARTMENT OF LABOR**

Wes Moore  
Governor  
Arana Miller  
Lt. Governor  
Pamela Wu  
Secretary

**MARYLAND HOME IMPROVEMENT COMMISSION**

**CERTIFIES THAT:**  
RENEWAL BY ANDERSEN OF MARYLAND

RENEWAL BY ANDERSEN OF MARYLAND  
05-154834  
8265 PATUXENT RANGE ROAD  
JESSUP MD 20794

IS AN AUTHORIZED: **05 - CONTRACTOR/SALESMAN (CORP/PART)**

**LIC/REG/CERT**  
155474

**EXPIRATION**  
10-03-2025

**EFFECTIVE**  
N/A

**CONTROL NO**  
6146104

Signature of Bearer

Secretary

WHERE REQUIRED BY LAW THIS MUST BE CONSPICUOUSLY DISPLAYED IN OFFICE TO WHICH IT APPLIES

08 05 155474

6,146,104

08 05 155474  
MARYLAND HOME IMPROVEMENT COMMISSION  
1100 N. EUTAW STREET  
BALTIMORE, MD 21201

RENEWAL BY ANDERSEN OF MARYLAND  
RENEWAL BY ANDERSEN OF MARYLAND  
05-154834  
8265 PATUXENT RANGE ROAD  
JESSUP MD 20794

|                                                           |                                                                                                                    |                                                                                 |
|-----------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------|
|                                                           | <b>LICENSE * REGISTRATION * CERTIFICATION * PERMIT</b><br><b>STATE OF MARYLAND</b><br>MARYLAND DEPARTMENT OF LABOR | Wes Moore<br>Governor<br>Arana Miller<br>Lt. Governor<br>Pamela Wu<br>Secretary |
| <b>MARYLAND HOME IMPROVEMENT COMMISSION</b>               |                                                                                                                    |                                                                                 |
| <b>CERTIFIES THAT:</b><br>RENEWAL BY ANDERSEN OF MARYLAND |                                                                                                                    |                                                                                 |
| IS AN AUTHORIZED: 05 - CONTRACTOR/SALESMAN (CORP/PART)    |                                                                                                                    |                                                                                 |
| <b>LIC/REG/CERT</b><br>155474                             | <b>EXPIRATION</b><br>10-03-2025                                                                                    | <b>EFFECTIVE</b><br>N/A                                                         |
|                                                           |                                                                                                                    | <b>CONTROL NO</b><br>6146104                                                    |
| Signature of Bearer                                       |                                                                                                                    | Secretary                                                                       |



Real Property Data Search ( )  
Search Result for TALBOT COUNTY

[View Map](#)

No Ground Rent Redemption on File

No Ground Rent Registration on File

Special Tax Recapture: None

Account Number:

District - 01 Account Identifier - 064843

**Owner Information**

|                  |                                          |                      |                         |
|------------------|------------------------------------------|----------------------|-------------------------|
| Owner Name:      | WATSON DANIEL<br>STONE BRENDA            | Use:                 | RESIDENTIAL CONDOMINIUM |
| Mailing Address: | 8404 AVELEY MANOR LN<br>EASTON MD 21601- | Principal Residence: | NO                      |
|                  |                                          | Deed Reference:      | /03181/ 00401           |

**Location & Structure Information**

|                   |                                                  |                    |                                                 |              |          |        |      |                  |          |
|-------------------|--------------------------------------------------|--------------------|-------------------------------------------------|--------------|----------|--------|------|------------------|----------|
| Premises Address: | 117 E DOVER ST<br>EASTON 21601-0000<br>UNIT: 206 | Legal Description: | UNIT 206 - 1,154 SF<br>SHIRETON CONDO<br>EASTON |              |          |        |      |                  |          |
| Map:              | Grid:                                            | Parcel:            | Neighborhood:                                   | Subdivision: | Section: | Block: | Lot: | Assessment Year: | Plat No: |
| 0104              | 00EA                                             | 1188               | 1510001.21                                      | 0000         |          |        | 206  | 2025             | 67/ 38   |
| Town: EASTON      |                                                  |                    |                                                 |              |          |        |      |                  |          |

|                         |                         |                        |                    |            |                |        |                                   |
|-------------------------|-------------------------|------------------------|--------------------|------------|----------------|--------|-----------------------------------|
| Primary Structure Built | Above Grade Living Area | Finished Basement Area | Property Land Area | County Use |                |        |                                   |
| 1985                    | 1,240 SF                |                        |                    |            |                |        |                                   |
| Stories                 | Basement                | Type                   | Exterior           | Quality    | Full/Half Bath | Garage | Last Notice of Major Improvements |
|                         |                         | CONDO GARDEN           | /                  |            |                |        |                                   |

**Value Information**

|                    | Base Value | Value<br>As of<br>01/01/2025 | Phase-In Assessments<br>As of<br>07/01/2024 | As of<br>07/01/2025 |
|--------------------|------------|------------------------------|---------------------------------------------|---------------------|
| Land:              | 70,600     | 110,700                      |                                             |                     |
| Improvements       | 165,000    | 258,500                      |                                             |                     |
| Total:             | 235,600    | 369,200                      | 235,600                                     | 280,133             |
| Preferential Land: | 0          | 0                            |                                             |                     |

**Transfer Information**

|                                  |                      |                  |
|----------------------------------|----------------------|------------------|
| Seller: DUVALL MICHAEL B JR ETAL | Date: 05/06/2025     | Price: \$430,000 |
| Type: ARMS LENGTH IMPROVED       | Deed1: /03181/ 00401 | Deed2:           |
| Seller: STACKUS ENID L/E         | Date: 04/24/2017     | Price: \$235,000 |
| Type: ARMS LENGTH IMPROVED       | Deed1: /02441/ 00376 | Deed2:           |
| Seller: STACKUS ENID             | Date: 12/16/2009     | Price: \$0       |
| Type: NON-ARMS LENGTH OTHER      | Deed1: /01757/ 00091 | Deed2:           |

**Exemption Information**

|                             |       |            |            |
|-----------------------------|-------|------------|------------|
| Partial Exempt Assessments: | Class | 07/01/2024 | 07/01/2025 |
| County:                     | 000   | 0.00       |            |
| State:                      | 000   | 0.00       |            |
| Municipal:                  | 000   | 0.00/0.00  | 0.00/0.00  |

Special Tax Recapture: None

**Homestead Application Information**

Homestead Application Status: No Application

**Homeowners' Tax Credit Application Information**

Homeowners' Tax Credit Application Status: No Application

Date:

Give Feedback



RECEIVED

AUG 06 2025

HD 25 - 76



**TOWN OF EASTON**  
PLANNING AND ZONING

14 SOUTH HARRISON STREET, EASTON, MD 21601

TOWN OF EASTON

|                       |             |
|-----------------------|-------------|
| Application #:        | 2025 - 1532 |
| Date Received:        | 08/06/2025  |
| Fee Paid:             | \$75.00     |
| HDC Meeting Date:     | 08/25/2025  |
| Date Property Posted: | 08/18/2025  |

## 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: 117 E Dover St, Unit 301  
☐ Contributing    ☐ Non-Contributing    YEAR BUILT: 1985    NATIONAL REGISTAR #

### PROPERTY INFORMATION

OWNER NAME: David Barker  
 TELEPHONE NO.      EMAIL

### Applicant or Agent

NAME: Nichole Hickman  
 TELEPHONE NO.      EMAIL

Description of Proposal (include additional sheets, as necessary)

|                                                                              |
|------------------------------------------------------------------------------|
| Remove and replace 8 windows, no structural changes, no change in footprint. |
|                                                                              |
|                                                                              |
|                                                                              |
|                                                                              |
|                                                                              |

### Specific Requirements

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

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

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

Signature of Applicant or Agent

Date

Printed Name of Applicant or Agent

|                        |
|------------------------|
| <i>Nichole Hickman</i> |
| 08/10/2025             |
| Nichole Hickman        |

Revised 4.4.2022





## Proposed

**OEA: RENEWAL BY ANDERSEN OF MARYLAND**  
Legal Name: Renewal by Andersen LLC  
DC-420215000125, VA - 2705155884, MD-155474  
8265 Patuxent Range Road Suite A | Jessup, MD 20794  
Kevin Gorman (443)938-1311

David Baker  
117 E. Dover St Unit 301  
Easton, MD 21601  
Year Built: 1985  
(443)798-6625

| ID#: | ROOM: | SIZE:        | DETAILS:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|------|-------|--------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 201  | bed 1 | 36 W<br>62 H | <b>Window:</b> Acclaim™ Double-Hung (DG) , 1:1, Flat Sill, Insert Frame, Traditional Checkrail, Exterior White, Interior White<br><b>Performance Calculator:</b> PG Rating: 40   DP Rating: + 40 / - 40<br><b>Glass:</b> All Sash: High Performance SmartSun Glass, No Pattern Hardware: White Screen: Fiberglass , Half Screen<br><b>Grille Style:</b> Grilles Between Glass (GBG) Grille<br><b>Pattern:</b> All Sash: Colonial 4w x 2h Misc: Trim- Omit Interior , New Interior Trim not needed/desired., R&R Window/Door Blinds, RbA cannot guarantee fit. |
| 202  | bed 1 | 36 W<br>62 H | <b>Window:</b> Acclaim™ Double-Hung (DG) , 1:1, Flat Sill, Insert Frame, Traditional Checkrail, Exterior White, Interior White<br><b>Performance Calculator:</b> PG Rating: 40   DP Rating: + 40 / - 40<br><b>Glass:</b> All Sash: High Performance SmartSun Glass, No Pattern Hardware: White Screen: Fiberglass , Half Screen<br><b>Grille Style:</b> Grilles Between Glass (GBG) Grille<br><b>Pattern:</b> All Sash: Colonial 4w x 2h Misc: Trim- Omit Interior , New Interior Trim not needed/desired., R&R Window/Door Blinds, RbA cannot guarantee fit. |
| 203  | bed 2 | 36 W<br>62 H | <b>Window:</b> Acclaim™ Double-Hung (DG) , 1:1, Flat Sill, Insert Frame, Traditional Checkrail, Exterior White, Interior White<br><b>Performance Calculator:</b> PG Rating: 40   DP Rating: + 40 / - 40<br><b>Glass:</b> All Sash: High Performance SmartSun Glass, No Pattern Hardware: White Screen: Fiberglass , Half Screen<br><b>Grille Style:</b> Grilles Between Glass (GBG) Grille<br><b>Pattern:</b> All Sash: Colonial 4w x 2h Misc: Trim- Omit Interior , New Interior Trim not needed/desired., R&R Window/Door Blinds, RbA cannot guarantee fit. |



**204**    **bed 2**                      **36 W**  
                                             **62 H**

**Window:** Acclaim™ Double-Hung (DG) , 1:1, Flat Sill, Insert Frame, Traditional Checkrail, Exterior White, Interior White  
**Performance Calculator:** PG Rating: 40 | DP Rating: + 40 / - 40  
**Glass:** All Sash: High Performance SmartSun Glass, No Pattern  
**Hardware:** White  
**Screen:** Fiberglass , Half  
**Grille Style:** Grilles Between Glass (GBG) **Grille**  
**Pattern:** All Sash: Colonial 4w x 2h  
**Misc:** Trim- Omit Interior , New Interior Trim not needed/desired., R&R Window/Door Blinds, RbA cannot guarantee fit.

---

**205**    **LR**                              **36 W**  
                                             **62 H**

**Window:** Acclaim™ Double-Hung (DG) , 1:1, Flat Sill, Insert Frame, Traditional Checkrail, Exterior White, Interior White  
**Performance Calculator:** PG Rating: 40 | DP Rating: + 40 / - 40  
**Glass:** All Sash: High Performance SmartSun Glass, No Pattern  
**Hardware:** White  
**Screen:** Fiberglass , Half  
**Grille Style:** Grilles Between Glass (GBG) **Grille**  
**Pattern:** All Sash: Colonial 4w x 2h  
**Misc:** Trim- Omit Interior , New Interior Trim not needed/desired., R&R Window/Door Blinds, RbA cannot guarantee fit.

---

**206**    **LR**                              **36 W**  
                                             **62 H**

**Window:** Acclaim™ Double-Hung (DG) , 1:1, Flat Sill, Insert Frame, Traditional Checkrail, Exterior White, Interior White  
**Performance Calculator:** PG Rating: 40 | DP Rating: + 40 / - 40  
**Glass:** All Sash: High Performance SmartSun Glass, No Pattern  
**Hardware:** White  
**Screen:** Fiberglass , Half  
**Grille Style:** Grilles Between Glass (GBG) **Grille**  
**Pattern:** All Sash: Colonial 4w x 2h  
**Misc:** Trim- Omit Interior , New Interior Trim not needed/desired., R&R Window/Door Blinds, RbA cannot guarantee fit.

---

**207**    **LR**                              **36 W**  
                                             **62 H**

**Window:** Acclaim™ Double-Hung (DG) , 1:1, Flat Sill, Insert Frame, Traditional Checkrail, Exterior White, Interior White  
**Performance Calculator:** PG Rating: 40 | DP Rating: + 40 / - 40  
**Glass:** All Sash: High Performance SmartSun Glass, No Pattern  
**Hardware:** White  
**Screen:** Fiberglass , Half  
**Grille Style:** Grilles Between Glass (GBG) **Grille**  
**Pattern:** All Sash: Colonial 4w x 2h  
**Misc:** Trim- Omit Interior , New Interior Trim not needed/desired., R&R Window/Door Blinds, RbA cannot guarantee fit.



208 LR

36 W  
62 H

**Window:** Acclaim™ Double-Hung (DG) , 1:1, Flat Sill, Insert  
Frame, Traditional Checkrail, Exterior White, Interior  
White**Performance Calculator:** PG Rating: 40 | DP Rating: +  
40 / - 40 **Glass:** All Sash: High Performance SmartSun Glass,  
No Pattern **Hardware:** White **Screen:** Fiberglass , Half  
**Grille Style:** Grilles Between Glass (GBG) **Grille**  
**Pattern:** All Sash: Colonial 4w x 2h **Misc:** Trim- Omit Interior ,  
New Interior Trim not needed/desired., R&R Window/Door  
Blinds, RbA cannot guarantee fit.

---

**WINDOWS: 8**

**PATIO DOORS: 0**

**ENTRY DOORS: 0**

**SPECIALTY: 0**

**MISC: 0**

---



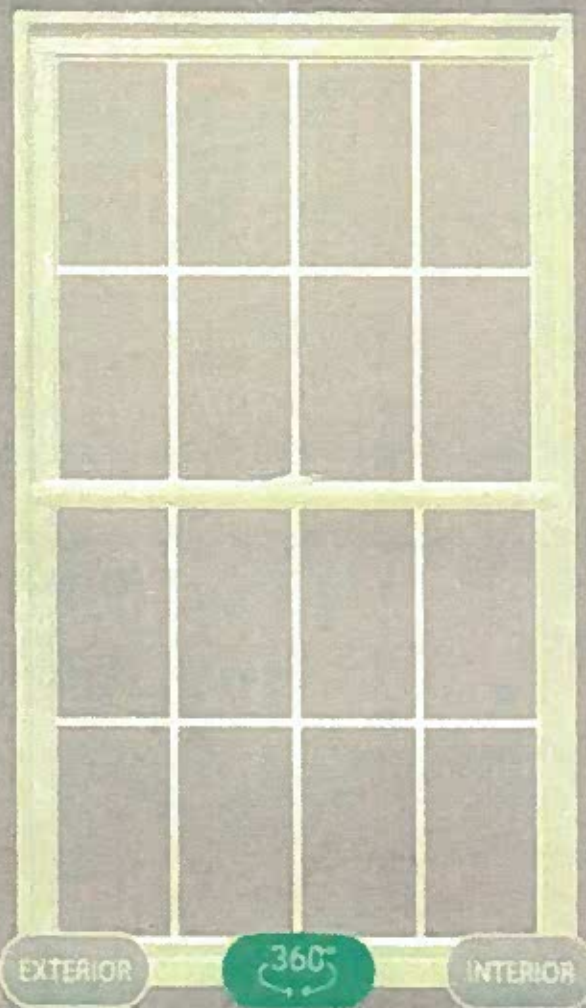
*Renewal by Andersen is committed to our customers' safety by  
complying with the rules and lead-safe work practices specified by the EPA.*





201 bed 1

Acciaim™ Double-Hung (DG) - 36.00W x 62.00H

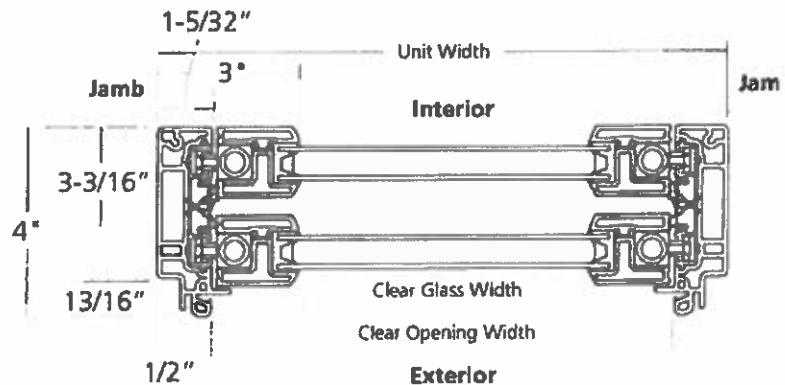
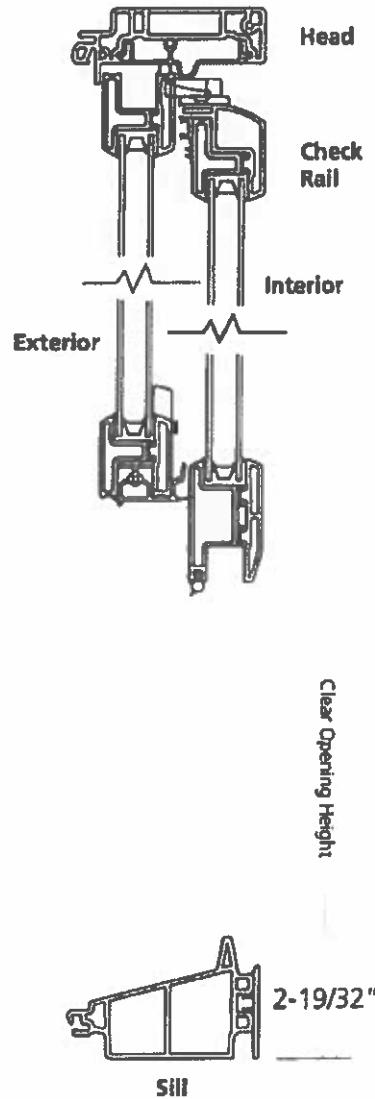
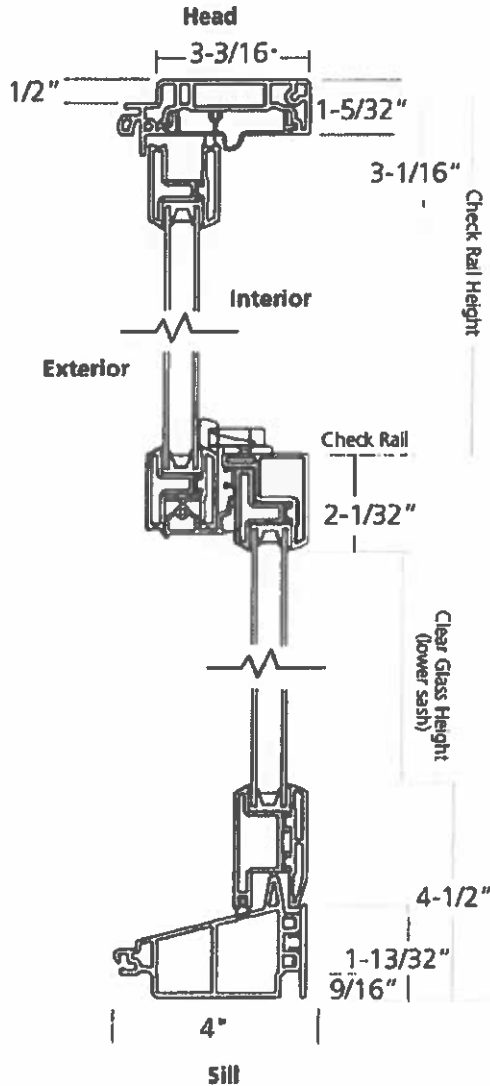




CLEAR OPENING AND CLEAR GLASS DIMENSIONS, cont.

DOUBLE-HUNG WINDOW

FLAT SILL INSERT



Window profiles shown for measurement purposes.



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

**EXCLUSIVE**

ENGINEERED WITH  
**FIBREX**  
MATERIAL

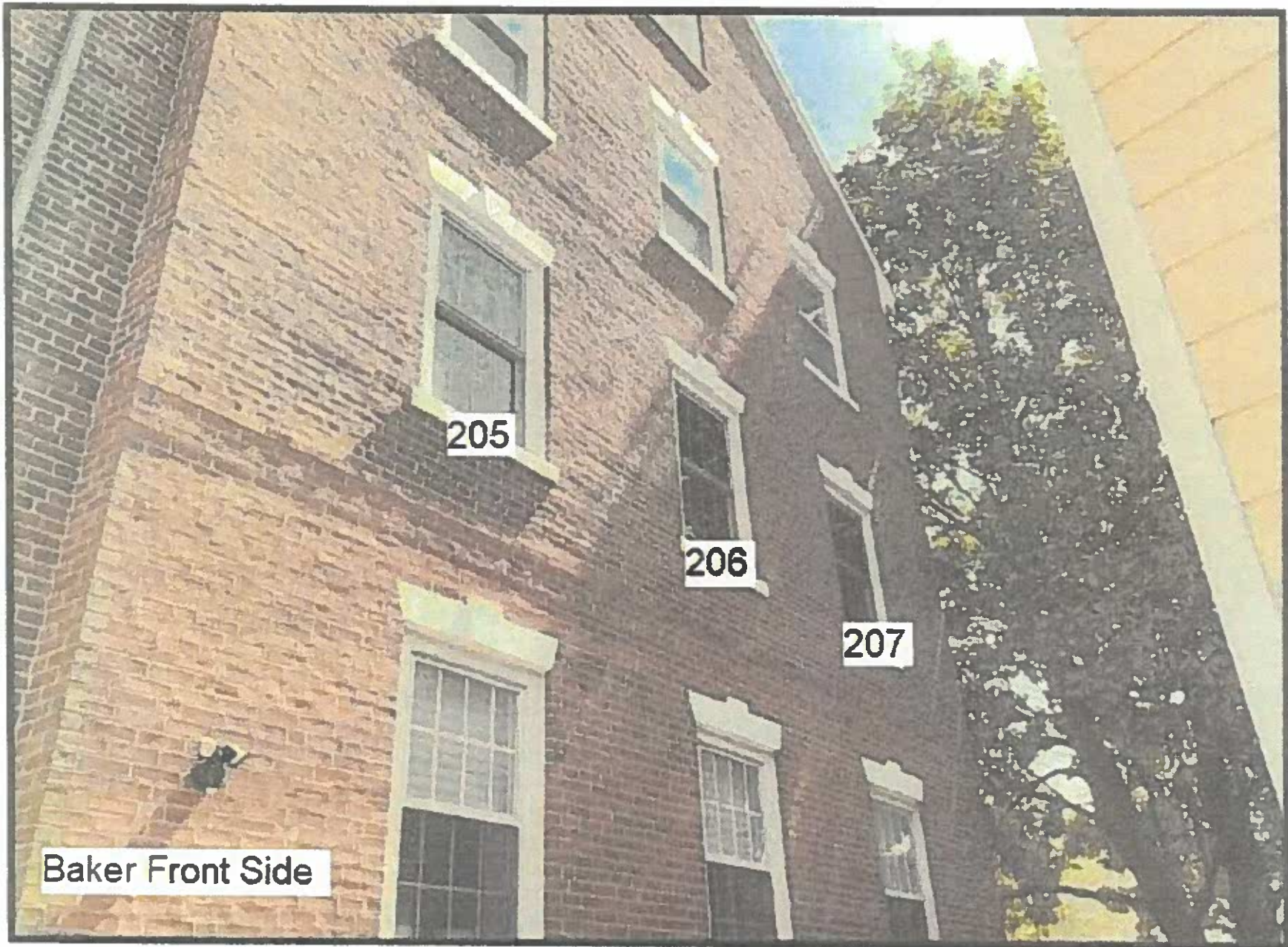
Page 120 of 150





Baker Front Elevation











10/04/2023

6,146,104

MARYLAND HOME IMPROVEMENT COMMISSION

08 05 155474  
MESSAGE(S):

RENEWAL BY ANDERSEN OF MARYLAND

6095 10-03-2023



LICENSE \* REGISTRATION \* CERTIFICATION \* PERMIT  
STATE OF MARYLAND  
MARYLAND DEPARTMENT OF LABOR

Wes Moore  
Governor  
Anne Miller  
Lt. Governor  
Pamela Wu  
Secretary

MARYLAND HOME IMPROVEMENT COMMISSION

CERTIFIES THAT:

RENEWAL BY ANDERSEN OF MARYLAND

RENEWAL BY ANDERSEN OF MARYLAND  
05-154834  
8265 PATUXENT RANGE ROAD  
JESSUP MD 20794

IS AN AUTHORIZED: 05 - CONTRACTOR/SALESMAN (CORP/PART)

LIC/REG/CERT  
155474

EXPIRATION  
10-03-2025

EFFECTIVE  
N/A

CONTROL NO  
6146104

Secretary

Signature of Bearer

WHERE REQUIRED BY LAW THIS MUST BE CONSPICUOUSLY DISPLAYED IN OFFICE TO WHICH IT APPLIES

08 05 155474

6,146,104

08 05 155474  
MARYLAND HOME IMPROVEMENT COMMISSION  
1100 N. EUTAW STREET  
BALTIMORE, MD 21201

RENEWAL BY ANDERSEN OF MARYLAND  
RENEWAL BY ANDERSEN OF MARYLAND  
05-154834  
8265 PATUXENT RANGE ROAD  
JESSUP MD 20794

|                                                        |            |                                                 |            |                             |  |
|--------------------------------------------------------|------------|-------------------------------------------------|------------|-----------------------------|--|
|                                                        |            | LICENSE * REGISTRATION * CERTIFICATION * PERMIT |            | Wes Moore<br>Governor       |  |
| STATE OF MARYLAND                                      |            | STATE OF MARYLAND                               |            | Anne Miller<br>Lt. Governor |  |
| MARYLAND DEPARTMENT OF LABOR                           |            | MARYLAND DEPARTMENT OF LABOR                    |            | Pamela Wu<br>Secretary      |  |
| MARYLAND HOME IMPROVEMENT COMMISSION                   |            |                                                 |            |                             |  |
| <u>CERTIFIES THAT:</u>                                 |            |                                                 |            |                             |  |
| RENEWAL BY ANDERSEN OF MARYLAND                        |            |                                                 |            |                             |  |
| IS AN AUTHORIZED: 05 - CONTRACTOR/SALESMAN (CORP/PART) |            |                                                 |            |                             |  |
| LIC/REG/CERT                                           | EXPIRATION | EFFECTIVE                                       | CONTROL NO |                             |  |
| 155474                                                 | 10-03-2025 | N/A                                             | 6146104    |                             |  |
| Signature of Bearer                                    |            |                                                 | Secretary  |                             |  |



Real Property Data Search ( )  
Search Result for TALBOT COUNTY

[View Map](#)

No Ground Rent Redemption on File

No Ground Rent Registration on File

Special Tax Recapture: None

Account Number:

District - 01 Account Identifier - 064886

#### Owner Information

|                         |                                                                |                             |                         |
|-------------------------|----------------------------------------------------------------|-----------------------------|-------------------------|
| <b>Owner Name:</b>      | DAVID B BAKER III REVOCABLE TRUST<br>BAKER DAVID B III TRUSTEE | <b>Use:</b>                 | RESIDENTIAL CONDOMINIUM |
| <b>Mailing Address:</b> | 212 STONY RUN LN<br>BALTIMORE MD 21210-                        | <b>Principal Residence:</b> | NO                      |
|                         |                                                                | <b>Deed Reference:</b>      | /03170/ 00085           |

#### Location & Structure Information

|                          |                                                  |                           |                                                |
|--------------------------|--------------------------------------------------|---------------------------|------------------------------------------------|
| <b>Premises Address:</b> | 117 E DOVER ST<br>EASTON 21601-0000<br>UNIT: 301 | <b>Legal Description:</b> | UNIT 301- 1,118 SF<br>SHIRETON CONDO<br>EASTON |
|--------------------------|--------------------------------------------------|---------------------------|------------------------------------------------|

|                     |              |                |                      |                     |                 |               |             |                         |                 |
|---------------------|--------------|----------------|----------------------|---------------------|-----------------|---------------|-------------|-------------------------|-----------------|
| <b>Map:</b>         | <b>Grid:</b> | <b>Parcel:</b> | <b>Neighborhood:</b> | <b>Subdivision:</b> | <b>Section:</b> | <b>Block:</b> | <b>Lot:</b> | <b>Assessment Year:</b> | <b>Plat No:</b> |
| 0104                | 00EA         | 1188           | 1510001.21           | 0000                |                 |               | 301         | 2025                    | 67/ 41          |
| <b>Town:</b> EASTON |              |                |                      |                     |                 |               |             |                         |                 |

|                                |                                |                               |                           |                   |
|--------------------------------|--------------------------------|-------------------------------|---------------------------|-------------------|
| <b>Primary Structure Built</b> | <b>Above Grade Living Area</b> | <b>Finished Basement Area</b> | <b>Property Land Area</b> | <b>County Use</b> |
| 1985                           | 1,215 SF                       |                               | 1,118 SF                  |                   |

|                |                 |              |                 |                |                       |               |                                          |
|----------------|-----------------|--------------|-----------------|----------------|-----------------------|---------------|------------------------------------------|
| <b>Stories</b> | <b>Basement</b> | <b>Type</b>  | <b>Exterior</b> | <b>Quality</b> | <b>Full/Half Bath</b> | <b>Garage</b> | <b>Last Notice of Major Improvements</b> |
|                |                 | CONDO GARDEN | /               |                |                       |               |                                          |

#### Value Information

|                           | Base Value | Value<br>As of<br>01/01/2025 | Phase-In Assessments<br>As of<br>07/01/2024 | As of<br>07/01/2025 |
|---------------------------|------------|------------------------------|---------------------------------------------|---------------------|
| <b>Land:</b>              | 69,200     | 88,900                       |                                             |                     |
| <b>Improvements</b>       | 161,600    | 230,900                      |                                             |                     |
| <b>Total:</b>             | 230,800    | 329,800                      | 230,800                                     | 263,800             |
| <b>Preferential Land:</b> | 0          | 0                            |                                             |                     |

#### Transfer Information

|                                      |                                 |                         |
|--------------------------------------|---------------------------------|-------------------------|
| <b>Seller:</b> 301 EAST DOVER LLC    | <b>Date:</b> 03/03/2025         | <b>Price:</b> \$415,000 |
| <b>Type:</b> ARMS LENGTH IMPROVED    | <b>Deed1:</b> /03170/ 00085     | <b>Deed2:</b>           |
| <b>Seller:</b> SEAT LLC              | <b>Date:</b> 04/29/2014         | <b>Price:</b> \$180,000 |
| <b>Type:</b> ARMS LENGTH IMPROVED    | <b>Deed1:</b> /02167/ 00442     | <b>Deed2:</b>           |
| <b>Seller:</b> SOHAM INVESTMENTS LLC | <b>Date:</b> 10/24/2007         | <b>Price:</b> \$317,500 |
| <b>Type:</b> ARMS LENGTH IMPROVED    | <b>Deed1:</b> MAS /01579/ 00675 | <b>Deed2:</b>           |

#### Exemption Information

|                                    |              |                   |                   |
|------------------------------------|--------------|-------------------|-------------------|
| <b>Partial Exempt Assessments:</b> | <b>Class</b> | <b>07/01/2024</b> | <b>07/01/2025</b> |
| <b>County:</b>                     | 000          | 0.00              |                   |
| <b>State:</b>                      | 000          | 0.00              |                   |
| <b>Municipal:</b>                  | 000          | 0.00/0.00         | 0.00/0.00         |

Special Tax Recapture: None

#### Homestead Application Information

Homestead Application Status: No Application

#### Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application

Date:

Give Feedback



RECEIVED

AUG 06 2025

HD 25 - 77



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

|                                  |
|----------------------------------|
| Application #: 2025 - 1533       |
| Date Received: 08/06/2025        |
| Fee Paid: \$75.00                |
| HDC Meeting Date: 08/25/2025     |
| Date Property Posted: 08/18/2025 |

## 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: 117 E Dover St, Unit 304  
☐ Contributing    ☐ Non-Contributing    YEAR BUILT: 1985    NATIONAL REGISTAR #

### PROPERTY INFORMATION

OWNER NAME: Smaro George  
TELEPHONE NO.      EMAIL

### Applicant or Agent

NAME: Nichole Hickman  
TELEPHONE NO.      EMAIL

Description of Proposal (include additional sheets, as necessary)

Remove and replace 7 windows, no structural changes, no change in footprint

### 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

Nichole Hickman  
07/10/2025  
Nichole Hickman

Revised 4.4.2022





## Proposed

**DBA: RENEWAL BY ANDERSEN OF MARYLAND**  
Legal Name: Renewal by Andersen LLC  
DC-420215000125, VA - 2705155684, MD-155474  
8285 Patuxent Range Road Suite A | Jessup, MD 20794  
Kevin Gorman (443)938-1311

**George Smare**  
117 E. Dover St Unit 304  
Easton, MD 21601  
Year Built: 1985  
(410)713-5994

| ID#: | ROOM:  | SIZE:        | DETAILS:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|------|--------|--------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 101  | Living | 36 W<br>62 H | <b>Window:</b> Acclaim™ Double-Hung (DG) , 1:1, Flat Sill, Insert<br>Frame, Traditional Checkrail, Exterior White, Interior<br><b>WhitePerformance Calculator:</b> PG Rating: 40   DP Rating: +<br>40 / - 40 <b>Glass:</b> All Sash: High Performance SmartSun Glass,<br><b>No Pattern Hardware:</b> White , Standard Color Recessed Hand<br><b>LiftScreen:</b> Fiberglass , Full Screen <b>Grille Style:</b> Grilles<br><b>Between Glass (GBG) Grille Pattern:</b> All Sash: Colonial 4w x<br>2h <b>Misc:</b> R&R Window/Door Blinds , RbA cannot guarantee<br>fit., Trim- Omit Interior, New Interior Trim not needed/desired. |
| 102  | Living | 36 W<br>62 H | <b>Window:</b> Acclaim™ Double-Hung (DG) , 1:1, Flat Sill, Insert<br>Frame, Traditional Checkrail, Exterior White, Interior<br><b>WhitePerformance Calculator:</b> PG Rating: 40   DP Rating: +<br>40 / - 40 <b>Glass:</b> All Sash: High Performance SmartSun Glass,<br><b>No Pattern Hardware:</b> White , Standard Color Recessed Hand<br><b>LiftScreen:</b> Fiberglass , Full Screen <b>Grille Style:</b> Grilles<br><b>Between Glass (GBG) Grille Pattern:</b> All Sash: Colonial 4w x<br>2h <b>Misc:</b> R&R Window/Door Blinds , RbA cannot guarantee<br>fit., Trim- Omit Interior, New Interior Trim not needed/desired. |
| 103  | Living | 36 W<br>62 H | <b>Window:</b> Acclaim™ Double-Hung (DG) , 1:1, Flat Sill, Insert<br>Frame, Traditional Checkrail, Exterior White, Interior<br><b>WhitePerformance Calculator:</b> PG Rating: 40   DP Rating: +<br>40 / - 40 <b>Glass:</b> All Sash: High Performance SmartSun Glass,<br><b>No Pattern Hardware:</b> White , Standard Color Recessed Hand<br><b>LiftScreen:</b> Fiberglass , Full Screen <b>Grille Style:</b> Grilles<br><b>Between Glass (GBG) Grille Pattern:</b> All Sash: Colonial 4w x<br>2h <b>Misc:</b> R&R Window/Door Blinds , RbA cannot guarantee<br>fit., Trim- Omit Interior, New Interior Trim not needed/desired. |

**104** Bedroom 1 36 W  
62 H

**Window:** Acclaim™ Double-Hung (DG) , 1:1, Flat Sill, Insert Frame, Traditional Checkrail, Exterior White, Interior White  
**Performance Calculator:** PG Rating: 40 | DP Rating: + 40 / - 40  
**Glass:** All Sash: High Performance SmartSun Glass, No Pattern  
**Hardware:** White , Standard Color Recessed Hand Lift  
**Screen:** Fiberglass , Full Screen  
**Grille Style:** Grilles  
**Between Glass (GBG) Grille Pattern:** All Sash: Colonial 4w x 2h  
**Misc:** R&R Window/Door Blinds , RbA cannot guarantee fit., Trim- Omit Interior, New Interior Trim not needed/desired.

**105** Bedroom 1 36 W  
62 H

**Window:** Acclaim™ Double-Hung (DG) , 1:1, Flat Sill, Insert Frame, Traditional Checkrail, Exterior White, Interior White  
**Performance Calculator:** PG Rating: 40 | DP Rating: + 40 / - 40  
**Glass:** All Sash: High Performance SmartSun Glass, No Pattern  
**Hardware:** White , Standard Color Recessed Hand Lift  
**Screen:** Fiberglass , Full Screen  
**Grille Style:** Grilles  
**Between Glass (GBG) Grille Pattern:** All Sash: Colonial 4w x 2h  
**Misc:** R&R Window/Door Blinds , RbA cannot guarantee fit., Trim- Omit Interior, New Interior Trim not needed/desired.

**106** Primary Bedroom 36 W  
62 H

**Window:** Acclaim™ Double-Hung (DG) , 1:1, Flat Sill, Insert Frame, Traditional Checkrail, Exterior White, Interior White  
**Performance Calculator:** PG Rating: 40 | DP Rating: + 40 / - 40  
**Glass:** All Sash: High Performance SmartSun Glass, No Pattern  
**Hardware:** White , Standard Color Recessed Hand Lift  
**Screen:** Fiberglass , Full Screen  
**Grille Style:** Grilles  
**Between Glass (GBG) Grille Pattern:** All Sash: Colonial 4w x 2h  
**Misc:** R&R Window/Door Blinds , RbA cannot guarantee fit., Trim- Omit Interior, New Interior Trim not needed/desired.

**107** Primary Bedroom 36 W  
62 H

**Window:** Acclaim™ Double-Hung (DG) , 1:1, Flat Sill, Insert Frame, Traditional Checkrail, Exterior White, Interior White  
**Performance Calculator:** PG Rating: 40 | DP Rating: + 40 / - 40  
**Glass:** All Sash: High Performance SmartSun Glass, No Pattern  
**Hardware:** White , Standard Color Recessed Hand Lift  
**Screen:** Fiberglass , Full Screen  
**Grille Style:** Grilles  
**Between Glass (GBG) Grille Pattern:** All Sash: Colonial 4w x 2h  
**Misc:** R&R Window/Door Blinds , RbA cannot guarantee fit., Trim- Omit Interior, New Interior Trim not needed/desired.



---

**WINDOWS: 7    PATIO DOORS: 0    ENTRY DOORS: 0    SPECIALTY: 0    MISC: 0**

---

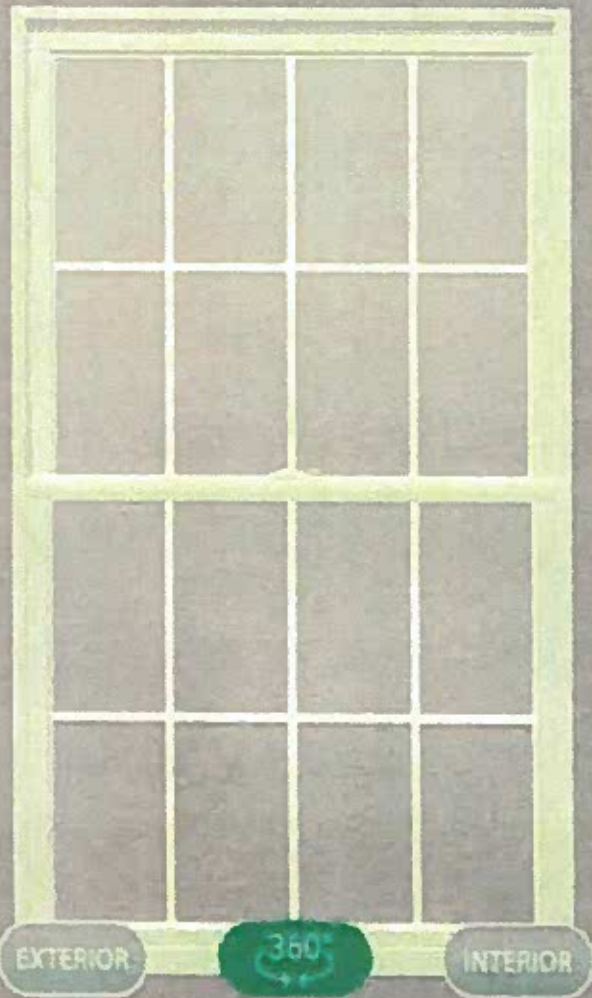


*Renewal by Andersen is committed to our customers' safety by  
complying with the rules and lead-safe work practices specified by the EPA.*



## 101 Living

Acclaim™ Double-Hung (DG) • 36.00W x 62.00H

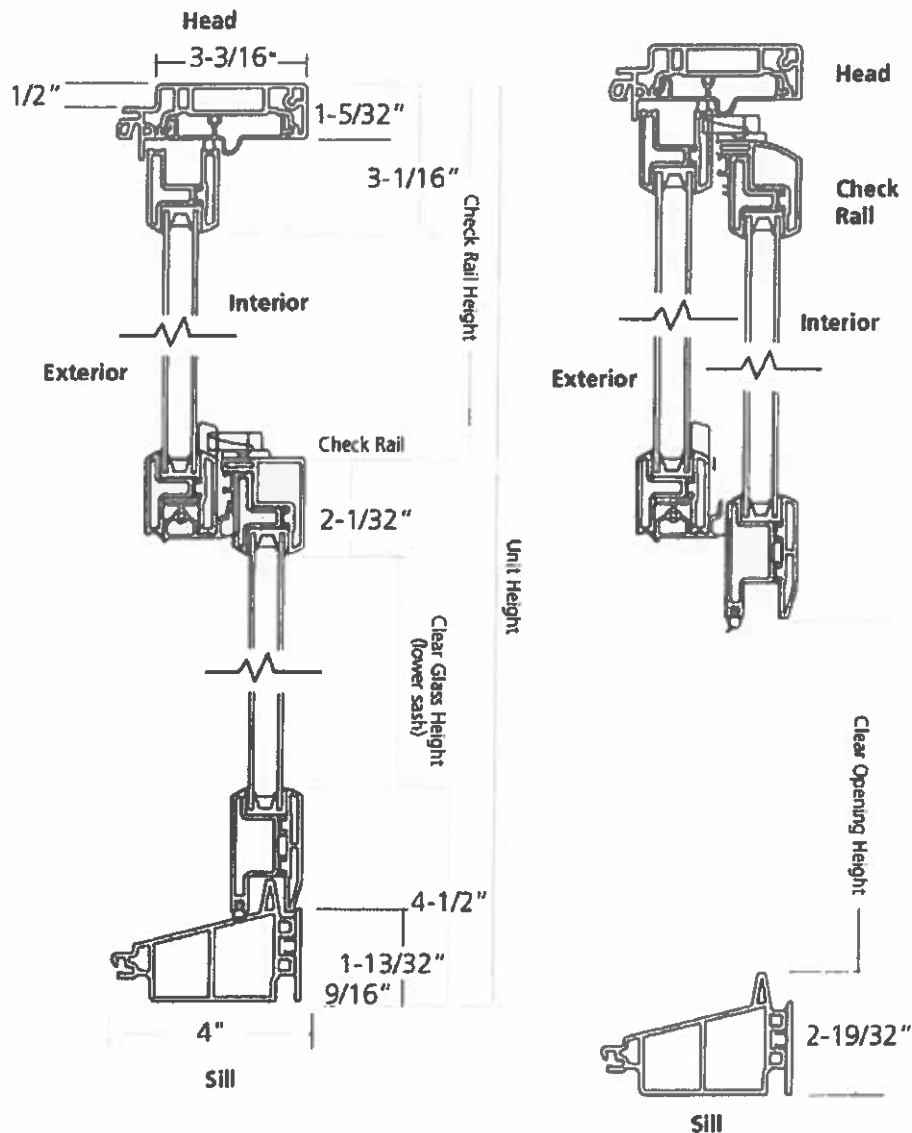




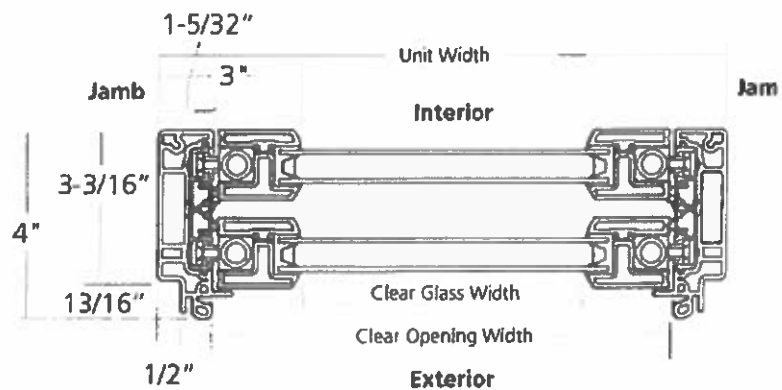
CLEAR OPENING AND CLEAR GLASS DIMENSIONS, cont.

DOUBLE-HUNG WINDOW

FLAT SILL INSERT



Window profiles shown for measurement purposes.



# What are Renewal by Andersen® windows made of?

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

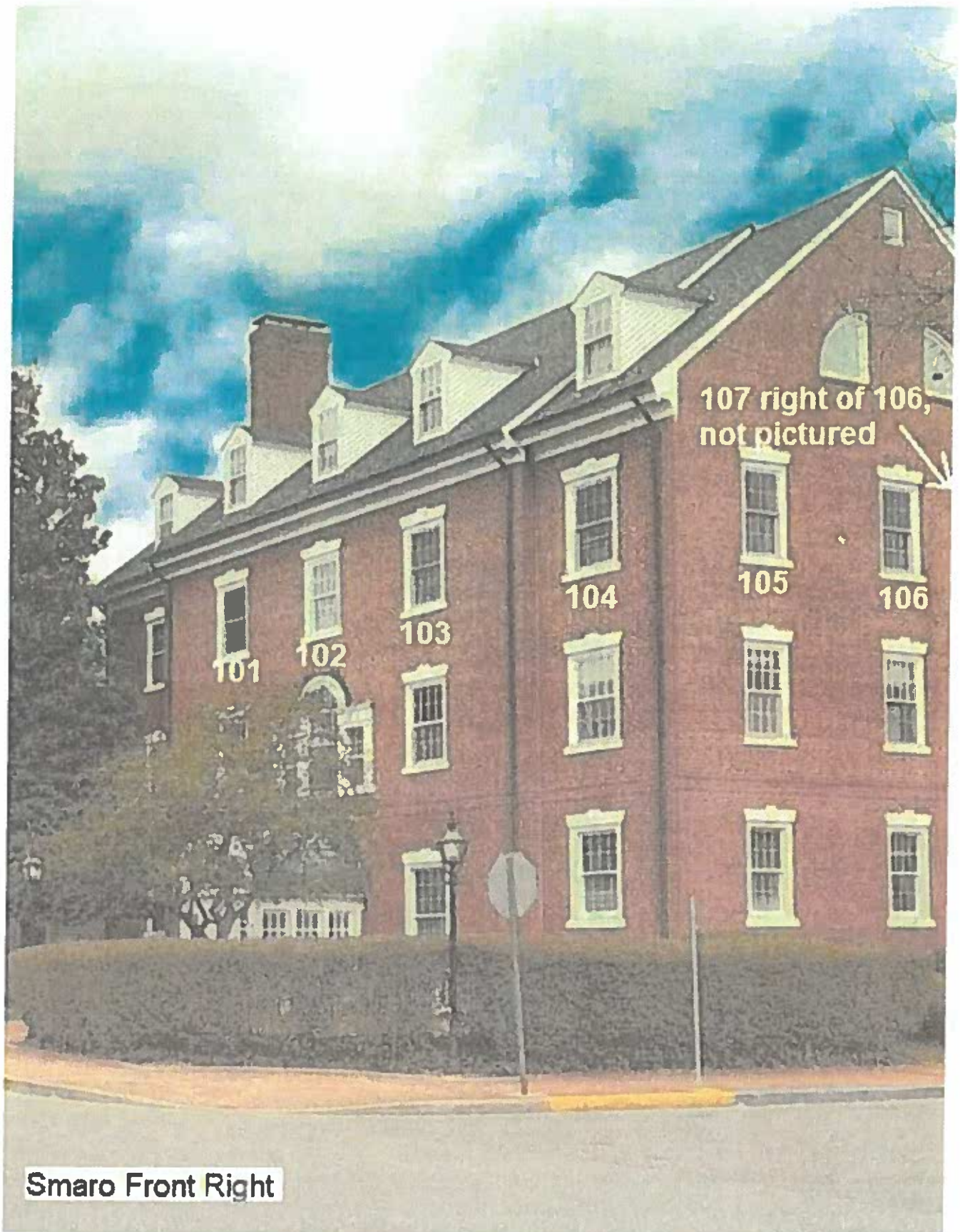
Unlike many other window materials, Fibrex composite material won't flake, rust, blister, peel, crack, pit, or corrode.<sup>1</sup> It is also two times stronger than vinyl and resists warping and bowing. Never worry about scraping or painting your windows again.

Andersen  
EXCLUSIVE  
FEATURE

ENGINEERED WITH  
**FIBREX®**  
MATERIAL

|                     |                                              | Fibrex | Aluminum | Vinyl | Steel  |
|---------------------|----------------------------------------------|--------|----------|-------|--------|
| SMART MATERIALS     | Engineered for long-lasting performance      | ✓      |          | ✓     | ✓      |
|                     | Engineered for low maintenance               | ✓      | ✓        | ✓     |        |
|                     | Engineered for resistance to decay/corrosion | ✓      |          | ✓     |        |
| EXCEPTIONAL COMFORT | Engineered for thermal insulation            | ✓      |          |       |        |
|                     | Engineered for structural rigidity           | ✓      | ✓        |       | ✓      |
|                     | Engineered for durability                    | ✓      | ✓        |       | ✓      |
| COLOR CHOICE        | Engineered for color/finish choices          | ✓      |          |       | ✓      |
|                     | Engineered for maximum glass area            | ✓      | ✓        |       | varies |
|                     | Engineered for dark color performance        | ✓      | ✓        |       |        |





**Smaro Front Right**

10/04/2023

6,146,104

MARYLAND HOME IMPROVEMENT COMMISSION

08 05 155474  
MESSAGE(S):

RENEWAL BY ANDERSEN OF MARYLAND

6095 10-03-2023



LICENSE \* REGISTRATION \* CERTIFICATION \* PERMIT  
STATE OF MARYLAND  
MARYLAND DEPARTMENT OF LABOR

Wes Moore  
Governor  
Aruna Miller  
Lt. Governor  
Portia Wu  
Secretary

MARYLAND HOME IMPROVEMENT COMMISSION  
CERTIFIES THAT:

RENEWAL BY ANDERSEN OF MARYLAND

RENEWAL BY ANDERSEN OF MARYLAND  
05-154834  
8265 PATUXENT RANGE ROAD  
JESSUP MD 20794

IS AN AUTHORIZED: 05 - CONTRACTOR/SALESMAN (CORP/PART)

LIC/REG/CERT  
155474

EXPIRATION  
10-03-2025

EFFECTIVE  
N/A

CONTROL NO  
6146104

Signature of Bearer

Secretary

WHERE REQUIRED BY LAW THIS MUST BE CONSPICUOUSLY DISPLAYED IN OFFICE TO WHICH IT APPLIES

08 05 155474

6,146,104

08 05 155474

MARYLAND HOME IMPROVEMENT COMMISSION  
1100 N. EUTAW STREET  
BALTIMORE, MD 21201

RENEWAL BY ANDERSEN OF MARYLAND  
RENEWAL BY ANDERSEN OF MARYLAND  
05-154834  
8265 PATUXENT RANGE ROAD  
JESSUP MD 20794

|                                                        |            |                                                 |            |                   |  |                                                                                 |  |
|--------------------------------------------------------|------------|-------------------------------------------------|------------|-------------------|--|---------------------------------------------------------------------------------|--|
|                                                        |            | LICENSE * REGISTRATION * CERTIFICATION * PERMIT |            | STATE OF MARYLAND |  | Wes Moore<br>Governor<br>Aruna Miller<br>Lt. Governor<br>Portia Wu<br>Secretary |  |
| MARYLAND HOME IMPROVEMENT COMMISSION                   |            |                                                 |            |                   |  |                                                                                 |  |
| CERTIFIES THAT:                                        |            |                                                 |            |                   |  |                                                                                 |  |
| RENEWAL BY ANDERSEN OF MARYLAND                        |            |                                                 |            |                   |  |                                                                                 |  |
| IS AN AUTHORIZED: 05 - CONTRACTOR/SALESMAN (CORP/PART) |            |                                                 |            |                   |  |                                                                                 |  |
| LIC/REG/CERT                                           | EXPIRATION | EFFECTIVE                                       | CONTROL NO |                   |  |                                                                                 |  |
| 155474                                                 | 10-03-2025 | N/A                                             | 6146104    |                   |  |                                                                                 |  |
| Signature of Bearer                                    |            |                                                 |            | Secretary         |  |                                                                                 |  |



Real Property Data Search ( )  
Search Result for TALBOT COUNTY

[View Map](#)

No Ground Rent Redemption on File

No Ground Rent Registration on File

Special Tax Recapture: None

Account Number: District - 01 Account Identifier - 064916

**Owner Information**

Owner Name: RANDOLPH OWEN GEORGE REVOCABLE TRUST ETAL  
SMARO GEORGE FAMILY TRUST  
Mailing Address: 6740 CHARLES CANNON RD  
MARION STATION MD 21838  
Use: RESIDENTIAL CONDOMINIUM  
Principal Residence: NO  
Deed Reference: /03161/ 00297

**Location & Structure Information**

Premises Address: 117 E DOVER ST  
EASTON 21801-0000  
UNIT: 304  
Legal Description: UNIT 304 - 1,330 SF  
SHIRETON CONDO  
EASTON  
Map: Grid: Parcel: Neighborhood: Subdivision: Section: Block: Lot: Assessment Year: Plat No:  
0104 00EA 1188 1510001.21 0000 304 2025 Plat Ref: 87/ 41  
Town: EASTON

| Primary Structure Built | Above Grade Living Area | Finished Basement Area | Property Land Area | County Use |                |        |                                   |
|-------------------------|-------------------------|------------------------|--------------------|------------|----------------|--------|-----------------------------------|
| 1985                    | 1,385 SF                |                        |                    |            |                |        |                                   |
| Stories                 | Basement                | Type                   | Exterior           | Quality    | Full/Half Bath | Garage | Last Notice of Major Improvements |
|                         |                         | CONDO GARDEN           | /                  |            |                |        |                                   |

**Value Information**

|                    | Base Value | Value<br>As of<br>01/01/2025 | Phase-In Assessments<br>As of<br>07/01/2024 | As of<br>07/01/2025 |
|--------------------|------------|------------------------------|---------------------------------------------|---------------------|
| Land:              | 78,900     | 117,600                      |                                             |                     |
| Improvements       | 184,200    | 274,700                      |                                             |                     |
| Total:             | 263,100    | 392,300                      | 263,100                                     | 306,167             |
| Preferential Land: | 0          | 0                            |                                             |                     |

**Transfer Information**

|                             |                      |                  |
|-----------------------------|----------------------|------------------|
| Seller: GEORGE RANDOLPH O   | Date: 01/17/2025     | Price: \$0       |
| Type: NON-ARMS LENGTH OTHER | Deed1: /03161/ 00297 | Deed2:           |
| Seller: THEISS JAMES        | Date: 09/19/2024     | Price: \$405,000 |
| Type: ARMS LENGTH IMPROVED  | Deed1: /03136/ 00479 | Deed2:           |
| Seller: FISHER CLAYTON V    | Date: 03/22/2024     | Price: \$405,000 |
| Type: ARMS LENGTH IMPROVED  | Deed1: /03104/ 00408 | Deed2:           |

**Exemption Information**

|                             |       |            |            |
|-----------------------------|-------|------------|------------|
| Partial Exempt Assessments: | Class | 07/01/2024 | 07/01/2025 |
| County:                     | 000   | 0.00       |            |
| State:                      | 000   | 0.00       |            |
| Municipal:                  | 000   | 0.00 0.00  | 0.00 0.00  |

Special Tax Recapture: None

Give Feedback

**Homestead Application Information**

Homestead Application Status: No Application

**Homeowners' Tax Credit Application Information**

Homeowners' Tax Credit Application Status: No Application

Date:



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

Monday, August 11, 2025 at 6:00 p.m.  
Town Hall Chamber 2  
14 S. Harrison Street, Easton, Maryland

**Archived video of the meeting is available at:**

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

**Attendance:**

Commission Members:

Ernest Demby, Chairperson  
Maria Brophy CFM, Vice Chairperson  
Kevin Bateman  
Emily Carey  
James “Jim” Carr  
Joshua Startt AIA  
Michael Stuart

Staff:

Miguel Salinas, Planning and Zoning Director  
Nicholas Johnson AICP, Town Planner (Current)  
Tom Diem, Building Code Official  
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 August 11, 2025 Agenda Summary.  
Commissioner Stuart seconded the motion.**

|             |                                                         |
|-------------|---------------------------------------------------------|
| <u>Vote</u> | <u>7 - 0</u>                                            |
| FOR:        | 7 - Demby, Brophy, Bateman, Carey, Carr, Startt, Stuart |
| AGAINST:    | 0                                                       |
| ABSTAIN:    | 0                                                       |
| ABSENT:     | 0                                                       |

**3. Old Business** —

**a. File No.:** 2025 - 1404 / HD 25 - 15  
**Applicant:** C&C Architecture  
**Location:** 107 & 109 S. Washington Street, Easton, MD 21601  
Tax Map 0104, Parcels 1985 & 1986, Lot 2B



**Zoning:** CB

**Request:** The Applicant is requesting an amendment to the previously approved scope of work for the siding. The Applicant is now proposing to change the fiber cement siding on the rear wall to a brick veneer wall, and adding a new first-floor window to the rear façade. This is a contributing structure to the Historic District.

**Background:** A request to demolish the rear addition of 109 S Washington Street and construct a new addition first appeared before the Commission on April 8, 2024 (application 2024 - 1173). At the conclusion of the meeting, the Commission found the rear addition to be a contributing structure, and requested for the Maryland Historic Trust (MHT) to review and comment on the application. The Maryland Historic Trust provided a review letter on May 20, 2024 which evaluated the historic significance of the rear addition, and the effect demolishing the addition would have on the building's contributing status. This application was approved by the Historic District Commission on June 10, 2024 via a 5 - 0 vote subject to the condition that the Applicant shall return with a plan showing the location of all mechanical equipment and a landscape plan. The Certificate of Appropriateness for this application expired on December 10, 2024 as no building permit was issued.

On March 10, 2025, the Commission granted a Certificate of Appropriateness for a smaller scope of work from the previously approved project (application 2025 - 1404). The new scope of work included the partial demolition of the 180 square foot contributing rear addition to 109 S Washington Street (The Plate House), and the subsequent construction of a 600 square foot, two-story rear addition. Renovations to the building included the installation of new windows on the southern and western facades, two (2) new wood doors on the western façade, the replacement of a failing brick wall on the western façade with smooth Hardi lap siding, and the installation of a new standing seam metal roof and architectural asphalt shingle roof.

Historic District Guideline references:

- i. *Chapter 5. Secretary of the Interior's Standards for the Rehabilitation of Historic Properties*
- ii. *Guideline 1. Preserve Significant Historic Features*
- iii. *Guideline 2. Repair Rather than Replace*
- iv. *Guideline 4. Restore Significant Historic Features*
- v. *Guideline 14. Perimeter Walls and Fences*
- vi. *Guideline 41. Maintain Original and Historic Doors*
- vii. *Guideline 42. Make Sensitive Replacements (Doors)*
- viii. *Guideline 44. Adding New Doors*
- ix. *Guideline 46. Maintain Historic Windows for Energy Efficiency*
- x. *Guideline 47. Weatherization and Insulation*
- xi. *Guideline 48. HVAC*

- xii. *Guideline 49. Site Features*
- xiii. *Guideline 50. Maximize Daylight*
- xiv. *Guideline 55. Maintain Historic Masonry*
- xv. *Guideline 58. Replacing Masonry Units*
- xvi. *Guideline 67. New Rear Decks and Patios*
- xvii. *Guideline 68. Maintain Historic Roof Shape*
- xviii. *Guideline 70. Roof Material*
- xix. *Guideline 79. Fiber Cement Siding*
- xx. *Guideline 82. General Guidelines for Utilities*
- xxi. *Guideline 83. Trash and Refuse Containers*
- xxii. *Guideline 84. Mechanical Equipment*
- xxiii. *Guideline 89. Maintain Historic Windows*
- xxiv. *Guideline 90. Make Sensitive Replacements (Windows)*
- xxv. *Guideline 128 Avoid Demolition*
- xxvi. *Guideline 129. Partial Demolition*

**Staff Presentation:**

Nicholas Johnson AICP, Town Planner - Current

**Applicant Presentation:**

Christian Chute AIA

**Public Comment** — None

**Public Comment Written** — None

**Commissioner Carey moved to approve the application subject to the condition that vertical brick lentils are added over the rear windows. Commissioner Startt seconded the motion.**

|             |                                                         |
|-------------|---------------------------------------------------------|
| <u>Vote</u> | <u>7 - 0</u>                                            |
| FOR:        | 7 - Demby, Brophy, Bateman, Carey, Carr, Startt, Stuart |
| AGAINST:    | 0                                                       |
| ABSTAIN:    | 0                                                       |
| ABSENT:     | 0                                                       |

**4. New Business —**

- a. File No.:** 2025 - 1515 / HD 25 - 66
- Applicant:** April Adams
- Location:** 119 S. Locust Lane, Easton, MD 21601  
Tax Map 0104, Grid 00EA, Parcel 1860
- Zoning:** R-7A



**Request:** The Applicant is requesting to install approximately 91 linear feet of a new 6 foot tall wooden fence in the rear yard. This is a non contributing structure to the Historic District.

Historic District Guideline references:  
*i. Guideline 14. Perimeter Walls and Fences*

**Staff Presentation:**  
Nicholas Johnson AICP, Town Planner - Current

**Applicant Presentation:**  
April Adams

**Public Comment** — None  
**Public Comment Written** — None

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

|          |                                                         |
|----------|---------------------------------------------------------|
| Vote     | 7 - 0                                                   |
| FOR:     | 7 - Demby, Brophy, Bateman, Carey, Carr, Startt, Stuart |
| AGAINST: | 0                                                       |
| ABSTAIN: | 0                                                       |
| ABSENT:  | 0                                                       |

- b. File No.:** 2025 - 1514 / HD 25 - 65
- Applicant:** Bluepoint Hospitality Group LLC
- Location:** 20 N. Washington Street, Easton, MD 21601  
Tax Map 0103, Grid 00EA, Parcel 1210
- Zoning:** CB

**Request:** The Applicant is proposing to install new powder-coated steel safety railings on the sides of the roof. This request is to comply with Code requirements for roof-mounted mechanical equipment. This is a contributing structure to the Historic District, and is listed on the Maryland Inventory of Historic Properties (T-407).

Historic District Guideline references:  
*i. Guideline 6. Comply with Health and Safety Codes*  
*ii. Guideline 71. Roof Appurtenances*

**Staff Presentation:**  
Nicholas Johnson AICP, Town Planner - Current

**Applicant Presentation:**  
Brad Hutchison, Bluepoint Hospitality Group LLC

**Public Comment** — None  
**Public Comment Written** — None

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

|          |                                                 |
|----------|-------------------------------------------------|
| Vote     | 6 - 0 - 1 - 0                                   |
| FOR:     | 6 - Demby, Brophy, Bateman, Carey, Carr, Stuart |
| AGAINST: | 0                                               |
| ABSTAIN: | 1 - Startt                                      |
| ABSENT:  | 0                                               |

- c. File No.:** 2025 - 1518 / HD 25 - 67  
**Applicant:** Bruce Harrington Construction Co., Inc.  
**Location:** 219 S. Harrison Street, Easton, MD 21601  
Tax Map 0105, Grid 00EA, Parcel 2104  
**Zoning:** R-10A

**Request:** The Applicant is seeking approval for the construction of a new 24" x 24" chimney to extend above the existing roof's ridge line. The proposed chimney will be constructed of brick, with gray mortar joints. The chimney's placement will be either directly over the roof's ridge or slightly behind it, depending on structural considerations. This is a contributing structure to the Historic District.

Historic District Guideline references:  
*i. Guideline 71. Roof Appurtenances*

**Staff Presentation:**  
Nicholas Johnson AICP, Town Planner - Current

**Applicant Presentation:**  
Bruce Harrington, Bruce Harrington Construction Co., Inc.

**Public Comment** — None  
**Public Comment Written** — None

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

|          |                                                         |
|----------|---------------------------------------------------------|
| Vote     | 7 - 0                                                   |
| FOR:     | 7 - Demby, Brophy, Bateman, Carey, Carr, Startt, Stuart |
| AGAINST: | 0                                                       |
| ABSTAIN: | 0                                                       |



ABSENT: 0

**d. File No.:** 2025 - 1519 / HD 25 - 68  
**Applicant:** Zachary A. Smith, Esq. on behalf of  
This is Water LLC  
**Location:** 216 E. Dover Street, Easton, MD 21601  
Tax Map 0104, Grid 00EA, Parcel 1177  
**Zoning:** CB

**Request:** The Applicant is proposing the replacement of a total of six (6) existing vinyl windows on the second floor façade with new black Fibrex® frame windows, and the replacement of a small gable end window facing Aurora Street. Two (2) 34” wide x 64” high double hung windows will be replaced on each façade, and the two (2) larger corner windows will be replaced with picture-style windows composed of eight (8) 46” wide x 46” high units. This is a non contributing structure to the Historic District.

**Background:** On May 22, 2023, the Commission granted a Certificate of Appropriateness (application 2023 - 0945) for the replacement of four (4) vinyl windows on the first floor with a combination of new “fold up” style aluminum clad windows and aluminum windows.

Historic District Guideline references:

- i. *Guideline 90. Make Sensitive Replacements (Windows)*
- ii. *Appendix B - Windows*

**Staff Presentation:**

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

**Applicant Presentation:**

Zachary A. Smith, Esq. on behalf of This is Water LLC

**Public Comment:**

Deborah Patterson, 45 Pennsylvania Avenue

**Public Comment Written** — None

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

|          |                                          |
|----------|------------------------------------------|
| Vote     | 5 - 2                                    |
| FOR:     | 5 - Demby, Bateman, Carr, Startt, Stuart |
| AGAINST: | 2 - Brophy, Carey                        |
| ABSTAIN: | 0                                        |

ABSENT: 0

**e. File No.:** 2025 - 1520 / HD 25 - 69  
**Applicant:** Rauch Inc. on behalf of  
Trinity Episcopal Church  
**Location:** 315 Goldsborough Street, Easton, MD 21601  
Tax Map 0103, Grid 00EA, Parcel 0744  
**Zoning:** R-7A

**Request:** The Applicant is proposing multiple site improvements including the partial demolition of the existing brick sidewalk, granite entry steps, curb, and the current access ramp. The project also involves reconfiguration to expand the parking area, and the construction of a new accessible side entrance with a 5-foot-wide sidewalk and an ADA-compliant access ramp. The proposed ramp will be 10-12" in height and the top 4" will be concrete with a 1" overhang. This is a contributing structure to the Historic District, and is listed on the Maryland Inventory of Historic Properties (T-239).

Historic District Guideline references:

- i. *Guideline 1. Preserve Significant Historic Features*
- ii. *Guideline 6. Comply with Health and Safety Codes*
- iii. *Guideline 12. Universal Guidance for Parking Lots*
- iv. *Guideline 13. New Parking Lots*
- v. *Guideline 15. Preserve Historic Sidewalk and Curb Materials*
- vi. *Guideline 37. ADA Ramps*

**Staff Presentation:**

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

**Applicant Presentation:**

Brian Fitzgerald, Rauch Inc.  
Paul Rodgers, Rauch Inc.

**Public Comment:**

Deborah Patterson, 45 Pennsylvania Avenue

**Public Comment Written** — None

**Commissioner Carey moved to approve the application as submitted. Commissioner Bateman seconded the motion. The Commission determined that the removal of the granite steps and the construction of a new ramp is consistent with Guidelines 1, 6, and 37. The Concept Plan for parking was also deemed as acceptable.**

Vote 7 - 0

FOR: 7 - Demby, Brophy, Bateman, Carey, Carr, Startt, Stuart



AGAINST: 0  
ABSTAIN: 0  
ABSENT: 0

- f. **File No.:** 2025 - 1525 / HD 25 - 71  
**Applicant:** Town of Easton  
**Location:** 46 Pennsylvania Avenue, Easton, MD 21601  
Tax Map 0103, Grid 00EA, Parcel 1086  
**Zoning:** CB

**Request:** The Town of Easton formally requests the in-kind replacement of the existing cedar shake roof of the historic P.B.&W Railroad Station. This replacement will also include the installation of new copper flashing and new fire-retardant treated red cedar shakes. This is a contributing structure to the Historic District, and is listed on the Maryland Inventory of Historic Properties (T-251).

**Background:** In 1994, the Maryland Historic Trust (MHT) placed a preservation easement on this structure. This easement mandates that all exterior alterations undergo MHT review and approval.

Historic District Guideline references:

- i. *Guideline 3. Make Sensitive Replacements*
- ii. *Guideline 68. Maintain Historic Roof Shape*
- iii. *Guideline 70. Roof Material*

**Staff Presentation:**

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

**Public Comment:**

Charles Freeman, 45 Pennsylvania Avenue

**Public Comment Written** — None

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

|          |                                                         |
|----------|---------------------------------------------------------|
| Vote     | 7 - 0                                                   |
| FOR:     | 7 - Demby, Brophy, Bateman, Carey, Carr, Startt, Stuart |
| AGAINST: | 0                                                       |
| ABSTAIN: | 0                                                       |
| ABSENT:  | 0                                                       |

**5. Discussion Item —**

a. Preliminary discussion for a porch expansion at 407 S. Harrison Street — *Commissioner Startt abstained from the discussion.* Mr. Dominic “Nick” Cappella P.A. of Christine M. Dayton Architect was present to request the Commission’s feedback for the proposed addition of a shed roof over an existing masonry patio located at 407 S. Harrison Street. Considering recent and substantial renovations, Mr. Cappella suggested that the structure's contributing status warranted reconsideration. Additionally, he asserted that the proposed shed roof would facilitate a more harmonious integration of the existing porch gable into the overall massing of the structure. The materials depicted in the exhibits include Fiberglass composition shingles, white vinyl siding with 4” panel exposure, board and batten siding to be placed under the proposed roof, aluminum K-style gutters, and stained posts and beams to match the existing. The Commission provided their general feedback on the style and proposed materials of the structure, indicating a preference to keep wooden shutters on the front porch.

b. Property Maintenance Enforcement Action for the Historic Outbuilding at 210 E. Dover Street — At their June 23, 2025 meeting, the Commission made a determination to pursue enforcement action on an accessory structure located at 210 E. Dover Street. Following a site visit on July 2, 2025, the Town of Easton Building Inspection Division condemned the outbuilding to be “unsafe”. The owner was formally requested to make an application before the Historic District Commission to discuss the restoration, repair and renovation of the structure.

Mr. Christian Chute AIA was present on behalf of Randall Walbridge LLC to discuss the demolition of the accessory structure at 210 E. Dover Street. Mr. Chute addressed the existing conditions of the structure, noting significant decay and deterioration to the exterior envelope and other supporting elements of the structure. Mr. Chute also indicated a financial hardship for the complete restoration of the accessory structure. The Commission held an in depth discussion regarding Demolition by Neglect procedures, expressing their concern for setting a precedent where property maintenance issues are addressed through Demolition by Neglect rather than a restorative action. The Commission offered suggestions for preserving the structure and repairing it with similar materials, indicating a willingness to consider substitute materials. The Commission requested a replacement plan which proposes an alternative use to the accessory structure that contributes to the historic character of the surrounding area.

## 6. Decision Summary Review —

**Commissioner Stuart moved to approve the July 28, 2025 Decision Summary.  
Commissioner Bateman seconded the motion.**

|      |                                           |
|------|-------------------------------------------|
| Vote | <u>5 - 0 - 2</u>                          |
| FOR: | 5 - Demby, Bateman, Carey, Startt, Stuart |



416                   AGAINST:    0  
417                   ABSTAIN:   2 - Brophy, Carr  
418                   ABSENT:     0

419  
420  
421

**7. Administrative Approval** — None

422  
423  
424

**8. Consent Docket** — None

425  
426  
427  
428

**9. Adjournment** — Commissioner Carr moved to adjourn. Commissioner Bateman seconded the motion. The meeting was adjourned at 7:32 p.m.

RECEIVED

AUG 19 2025

HD 25 - 81



**TOWN OF EASTON**  
PLANNING AND ZONING

TOWN OF EASTON

14 SOUTH HARRISON STREET, EASTON, MD 21601

|                       |             |
|-----------------------|-------------|
| Application #:        | 2025 - 1544 |
| Date Received:        | 08/19/2025  |
| Fee Paid:             | \$25.00     |
| HDC Meeting Date:     | 08/25/2025  |
| 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

307 S. Harrison Street

☐ Contributing☐ Non-Contributing

YEAR BUILT:

1920

NATIONAL REGISTAR #

### PROPERTY INFORMATION

OWNER NAME

Charles T &amp; Jean J Carlson

TELEPHONE NO.

EMAIL

### Applicant or Agent

NAME

MARASUN - Rebecca Wales

TELEPHONE NO.

EMAIL

Description of Proposal (include additional sheets, as necessary)

We are proposing to remove the current asphalt shingle roofing system that is showing signs of wear and replace with a new asphalt shingle roofing system in-kind.

### 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

Rebecca Wales

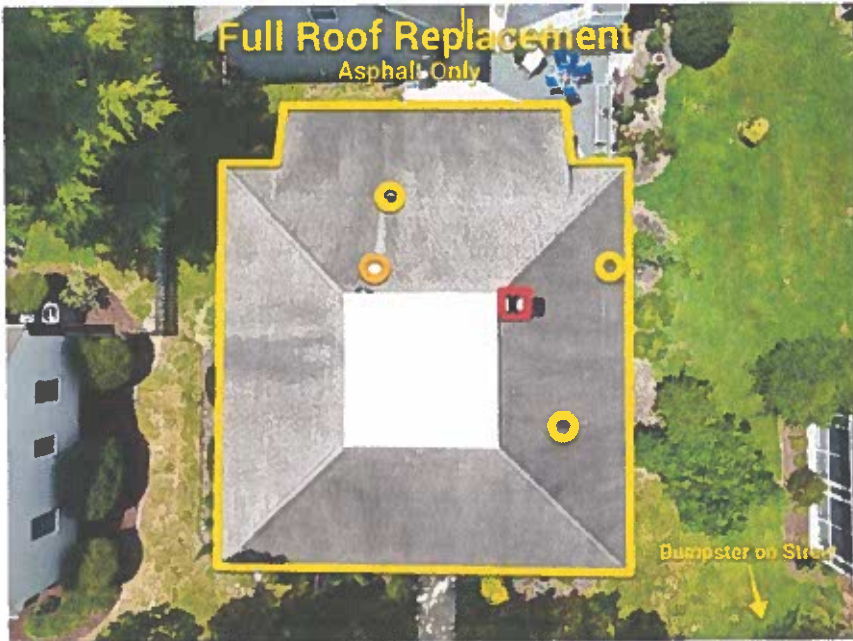
8/14/2025

Rebecca Wales

Revised 4.4.2022



# PROPOSED SOLUTION



**This is our proposed work area for your asphalt shingle roof replacement**

The area outlined in yellow is the entire roof area that we will be replacing.

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

The orange circle indicates an attic vent. This will remain in place and will be flashed properly during the time of the shingle installation.

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

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

TruDefinition®

# DURATION®

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



**Brownwood®**



**Chateau Green®**



**Colonial Slate®**



**Desert Rose®**



**Driftwood®**



**Estate Gray®**



**Harbor Blue®**



**Midnight Plum®**



**Onyx Black®**



**Peppercorn®**



**Sand Castle®**



**Sierra Gray®**



**Slatestone Gray®**



**Teak®**



**Terra Cotta®**



**Williamsburg Gray®**

## COLOR DISCLAIMER

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

## DESCARGO DE RESPONSABILIDAD SOBRE LOS COLORES

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



# ARCHITECTURAL ROOFING SYSTEM

| Description                                                                                                                                                                                                                                                                          | Qty |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|
| <b>OWENS CORNING TRUDEFINITION DURATION</b>                                                                                                                                                                                                                                          |     |
| OWENS CORNING TRUDEFINITION DURATION SHINGLES:                                                                                                                                                                                                                                       | 92  |
| Duration® series shingles are unrivaled by any other architectural shingles because they feature our patented surenail® technology                                                                                                                                                   |     |
| OWENS CORNING PROEDGE HIP AND RIDGE:                                                                                                                                                                                                                                                 | 4   |
| ProEdge® Hip & Ridge shingles provide a clean and consistent look.                                                                                                                                                                                                                   |     |
| OWENS CORNING STARTER STRIP:                                                                                                                                                                                                                                                         | 3   |
| Starter strip shingles provide increased wind resistance to the overall shingle system.                                                                                                                                                                                              |     |
| OWENS CORNING RHINOROOF GRANULATED ICE AND WATERSHIELD 1.95 SQ                                                                                                                                                                                                                       | 4   |
| Protects a roof from the damaging effects of water intrusion due to wind-driven rain and ice dams because fully adhered roofing underlayment sticks aggressively to the deck surface and forms a watertight seal around fasteners used to install shingles and other roof materials. |     |
| MARASUN COMPOUND OWENS CORNING RHINOROOF U20 SYNTHETIC UNDERLAYMENT                                                                                                                                                                                                                  | 3   |
| 10 sq 42" X 286' Long                                                                                                                                                                                                                                                                |     |
| A lightweight, synthetic polymer-based underlayment that outperforms felt and outclasses other synthetics. designed for use on roof decks as a water-resistant layer beneath asphalt roofing shingles.                                                                               |     |
| <b>ROOFING ACCESSORIES - FASTENERS, SEALANTS AND PAINT</b>                                                                                                                                                                                                                           |     |
| MARASUN COMPOUND: 1" STINGER RING SHANK ELECTRO-GALVANIZED NAILS:                                                                                                                                                                                                                    | 2   |
| Cap nails for underlayment installation. This is a warranty requirement for most shingle manufacturers.                                                                                                                                                                              |     |
| MARASUN COMPOUND: 1 1/4" COIL NAILS:                                                                                                                                                                                                                                                 | 2   |
| Electro galvanized nails used to fasten down the roofing system                                                                                                                                                                                                                      |     |
| TRI-BUILT ELASTOMERIC SEALANT                                                                                                                                                                                                                                                        | 1   |
| Clear                                                                                                                                                                                                                                                                                |     |
| MARASUN COMPOUND: ROOF ACCESSORY PAINT:                                                                                                                                                                                                                                              | 1   |
| is used to paint flashings and penetrations to match the roof.                                                                                                                                                                                                                       |     |
| <b>PIPE BOOTS</b>                                                                                                                                                                                                                                                                    |     |
| TRI BUILT 1 1/4" TO 3" ADJUSTABLE ROOF PIPE FLASHING BLACK: used to seal around plumbing vents that penetrate through the roof decking. These have a flange that is secured to the deck and the roofing material is installed to create a positive lap creating a proper seal.       | 2   |

**TRI BUILT 1 1/4" - 4" ADJUSTABLE ROOF PIPE FLASHING:** used to seal around plumbing vents that penetrate through the 1 roof decking. These have a flange that is secured to the deck and the roofing material is installed to create a positive lap creating a proper seal.

#### **TRIM & FLASHING MATERIALS**

**DRIP EDGE - TRI ODE 2":** 26

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

**TRI BUILT ALUMINUM TRIM COIL 24" X 50':** .3

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

**MARASUN COMPOUND: ALUMINUM STEP FLASHING** 1

Bundle of 50. Covers 20LF

#### **ASPHALT ROOF REPLACEMENT LABOR**

**ASPHALT ROOF REPLACEMENT 3/12 - 8/12:** 3

Tearing off a single layer of roofing materials and installing all-new asphalt roofing components.

**ASPHALT ROOF REPLACEMENT 9/12 - 12/12:** 26

Tearing off a single layer of roofing materials and installing all-new asphalt roofing components.

#### **CHIMNEY AND CUPOLA LABOR**

**CHIMNEY FLASHING MASONRY:** 1

A type of roof flashing that creates a waterproof seal to protect your chimney and roof from water damage and penetration.

#### **ROOFING SERVICES**

**WASTE DISPOSAL FEE:** 28

Dump fees for waste disposal.

**CATCH-ALL SYSTEM:** 1

To protect the home from roofing debris and property damage during roof replacement.

**EQUIPTER TRASH MANAGEMENT - DAY:** 1

Increases production speed and safety and helps our customers receive roofing services faster and more efficiently. self-propelled, raisable trailer takes the hassle out of debris management

**Town of Easton: Building Permit** 1

**Town of Easton: Historic District Building Permit** 1

#### **OWENS CORNING WARRANTIES**