Historic District Commission
MEETING AGENDA

Monday, September 8, 2025 - 6:00 PM
Council Chambers, Easton Town Office
14 S Harrison Street

Call to Order

1) Approval of the Agenda for September 8, 2025.

Old Business

New Business

1)

Application Number:	2025 - 1548 / HD 25 - 83
Applicant:	Angela Lynn Adams
Location:	206 Davis Avenue Tax Map 0105, Grid 00EA, Parcel 2193
Zoning District:	R-7A
Historic Status:	Contributing
Request:	Demolition and replacement of the existing outdoor structure.

2)

Application Number:	2025 - 1549 / HD 25 - 84
Applicant:	Bluepoint Hospitality Group
Location:	103 N. Washington Street (the Stewart Building) Tax Map 0104, Grid 00EA, Parcel 1261
Zoning District:	CB
Historic Status:	Contributing
Request:	**The request for the installation of new signage has been withdrawn from the September 8, 2025 Historic District Commission Agenda.**

Discussion Item

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

Approval of Minutes

1) Approval of the Draft Decision Summary from the August 25, 2025 meeting.

Administrative Approval

1) **Application Number:** 2025 - 1556 / HD 25 - 86
Applicant: Town and Country Roofing & Siding Inc.
Location: 107 E. Earle Avenue
Tax Map 0105, Grid 00EA, Parcel 2126
Zoning District: R-10A
Historic Status: Contributing
Request: In-kind asphalt shingle roof replacement.

2) **Application Number:** 2025 - 1557 / HD 25 - 87
Applicant: Town and Country Roofing & Siding Inc.
Location: 225 S. Aurora Street
Tax Map 0105, Grid 00EA, Parcel 2149
Zoning District: R-10A
Historic Status: Contributing
Request: In-kind asphalt shingle roof replacement.

3) **Application Number:** 2025 - 1558 / HD 25 - 88
Applicant: Town and Country Roofing & Siding Inc.
Location: 309 S. Aurora Street
Tax Map 0105, Grid 00EA, Parcel 2248
Zoning District: R-10A
Historic Status: Contributing
Request: In-kind asphalt shingle roof replacement.

Consent Docket

Adjournment

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

Historic District Commission Staff Report

Meeting Date: 9/8/2025

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

Property Address: 206 Davis Avenue

Applicant: Angela Lynn Adams

Application Number: 2025-1548

Code Enforcement Case: Yes ☐ No ☒

Project Description:

The Applicant is requesting approval to demolish an existing shed and install a new pre-fabricated shed in the rear yard. The new shed will be 12' wide by 28' long and will be located within the rear yard. While the historic district survey notes the possibility of a historic outbuilding on this property, building permit records indicated that in 1996 the Town issued a permit for the demolition of a one car garage and the installation of what is presumably the existing shed (#96-11813).

Historic District Guidelines:

Guideline 1. Preserve Significant Historic Features

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 reparable historic outbuildings with new, prefabricated buildings.

Guideline 11. Erect New Outbuildings Sensitively

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

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

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

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.

Appendix A: 2012 Easton Historic District Survey Sheet

EASTON HISTORIC DISTRICT SURVEY

PROPERTY #: _____

Picture:

TAX ID	ADDRESS	OWNER NAME
2101006452	206 DAVIS AVE	DULIN, WENDELL S

YEAR BUILT	PHYSICAL CONDITION
1910	FAIR

ARCHITECTURAL STYLE	ADDITION(S)
	1 STORY REAR LOOKS LATER

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

NOTES

SURVIVING ORIGINAL MATERIAL INCLUDES SOME 2/2 WINDOWS AND PART OF THE FRONT PORCH. VERY SIMILAR IN FORM TO 204 DAVIS. OUTBUILDING POSSIBLY HISTORIC.

RECEIVED
AUG 25 2025
TOWN OF EASTON

HD 25 - 83

Application #:	2025 - 1548
Date Received:	08/25/2025
Fee Paid:	$75.00
HDC Meeting Date:	09/08/2025
Date Property Posted:	09/01/2025

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

HISTORIC DISTRICT COMMISSION HEARING APPLICATION

APPLICATION TYPE
(PLEASE CIRCLE)

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

PROPERTY INFORMATION

ADDRESS 206 DAVIS AVENUE EASTON MD 21601
☐ Contributing ☑ Non-Contributing YEAR BUILT: 1996 NATIONAL REGISTAR #

PROPERTY INFORMATION

OWNER NAME Angela Lynn Adams
TELEPHONE NO. EMAIL

Applicant or Agent

NAME Angela Lynn Adams
TELEPHONE NO. EMAIL

Description of Proposal (include additional sheets, as necessary)

Demolish outside structure AND Replace With A BRAND New Storage SHED LP SmartSide 12 X 28 7/12 roof pitch 7' Walls 11'2" TOTAL HEIGHT A-FRAME
Siding: LP SmartSide DOORS + Shutters:
Trim: GREEN Options: CREAM COLOR
ROOF: BLACK

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 Angela Lynn Adams
Date August 25 2025
Printed Name of Applicant or Agent Angela Lynn Adams

Revised 4.4.2022

Distinguished Historic Committee,

Please see the information and application to demolish and replace my outdoor storage structure.

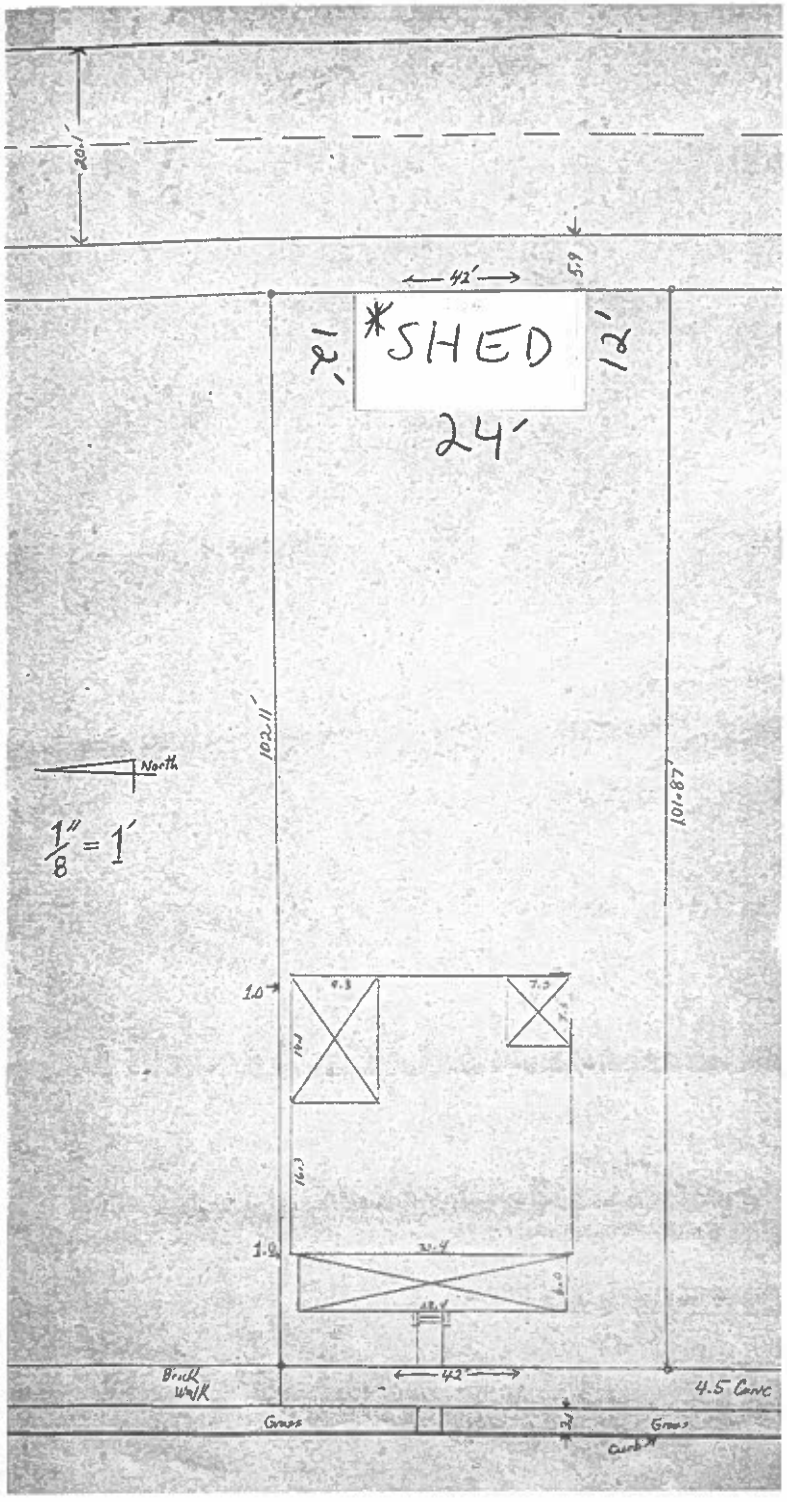
There are two different ideas and plats provided. One is to replace the damaged structure and place new structure in the same area of the side back yard. The second is to move the new structure along the back of the yard parallel to South Higgins Street. The estimate from Felix Renovations L.L.C. is also enclosed. There will be a shed pad in place. Please see the descriptions of the new structure listed on the application.

Thank you in advance for your kind consideration.

Sincerely,

Angela Lynn Adams

Angela Lynn Adams
206 Davis Avenue
Easton, MD 21601



*planned 2025

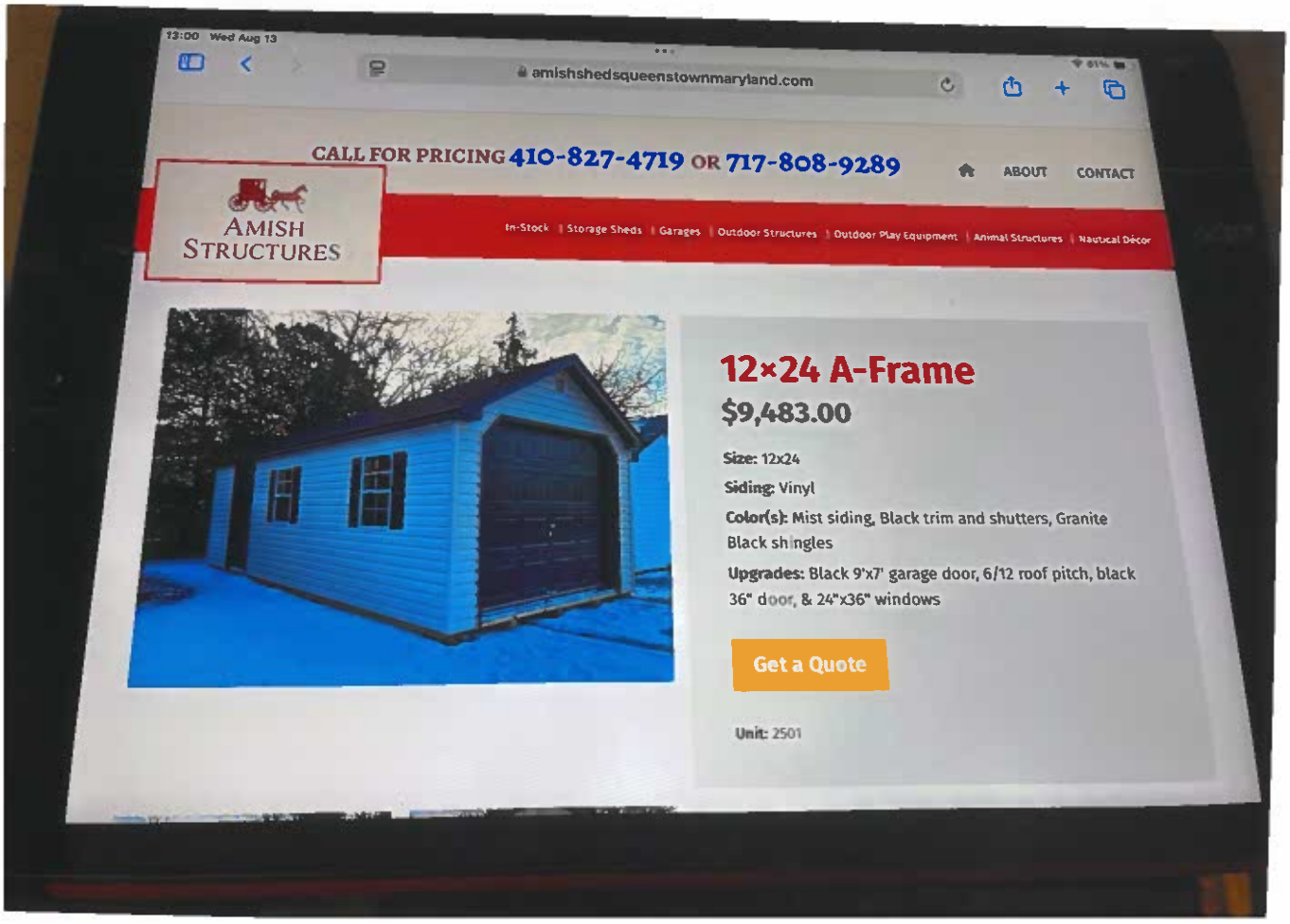
Classic Series Vinyl

LP Smartside
12×28: $10,137.00

7/12 Roof Pitch
7' walls
11'2" Total Height

10x16' - 7' A-Frame • Vinyl

Siding: Pewter with White Corners
Trim: White
Roof: Black
Doors and Shutters: Black
Options: Pewter Siding Up-charge



FELIX RENOVATIONS
L.L.C
BUILD YOUR DREAM TODAY

ESTIMATE

Felix Renovations LLC
7216 Frances Street
Easton, Maryland 21601
United States

4434774534

Bill to
Adams
Angela Adams

Estimate Number:	69
Customer Ref:	PROJECT PROPOSAL & AGREEMENT
Estimate Date:	April 6, 2025
Valid Until:	May 6, 2025
Grand Total (USD):	$16,750.00

Items	Quantity	Price	Amount
Shed Demo, Site Prep, & Installation Support Scope of Work: 1. Demolition & Removal • Full demolition of the existing garage shed. • Haul away and dispose of all debris from the property. 2. Ground Grading & Foundation Setup • Grade and level the ground to create a stable surface. • Install new concrete building blocks to support and stabilize the new shed. 3. Shed Setup Support • After the new shed is delivered and placed, perform final leveling and adjustments to ensure maximum stability and secure installation. This price is agreed upon as the estimated final cost for the project. Note: This is a flat estimate for the described scope of work. However, unforeseen conditions or job inconsistencies may require adjustments. The final cost may be slightly more or less depending on conditions discovered during the course of the work.	1	$16,750.00	$16,750.00

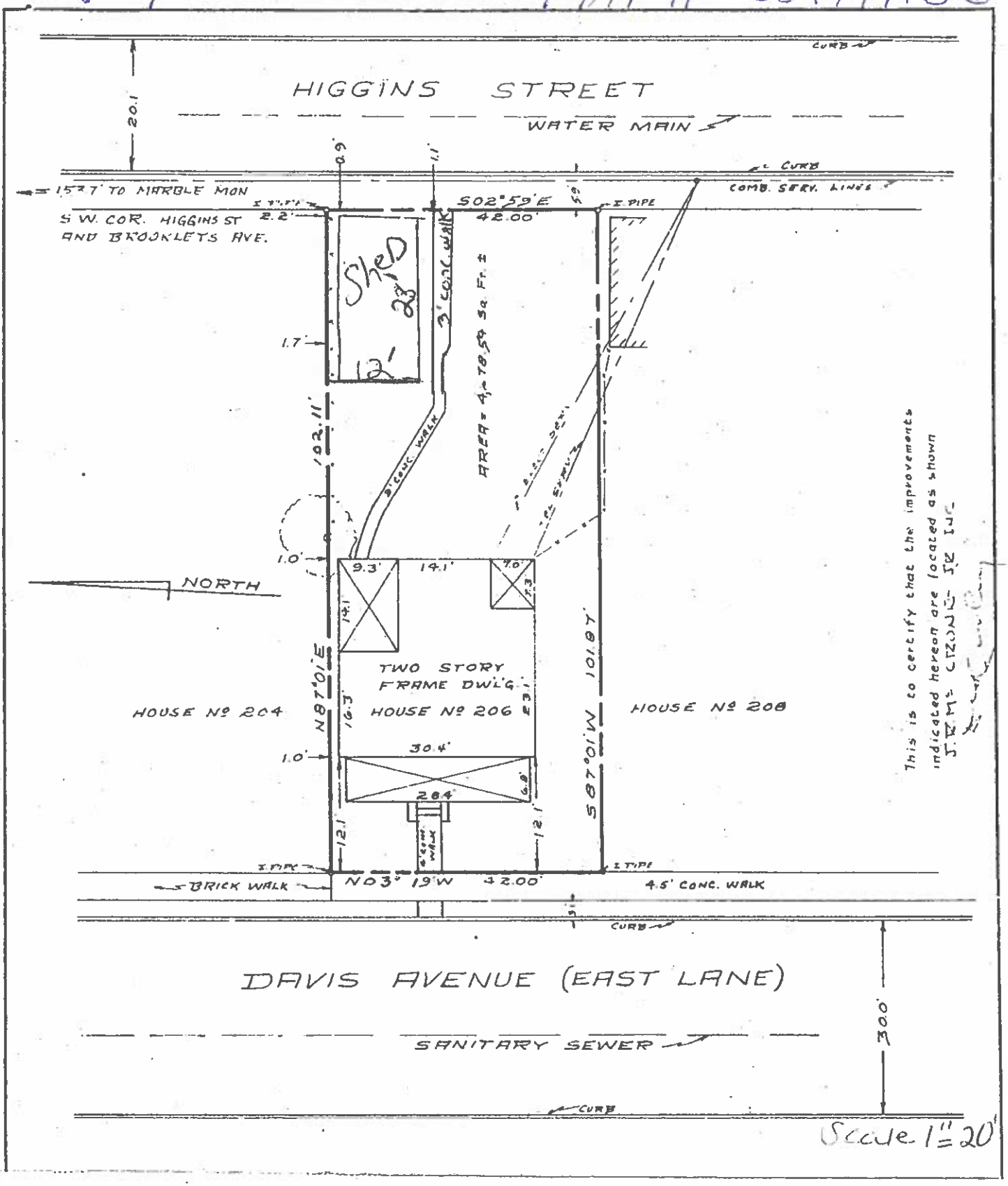
Grand Total (USD): $16,750.00

Notes / Terms

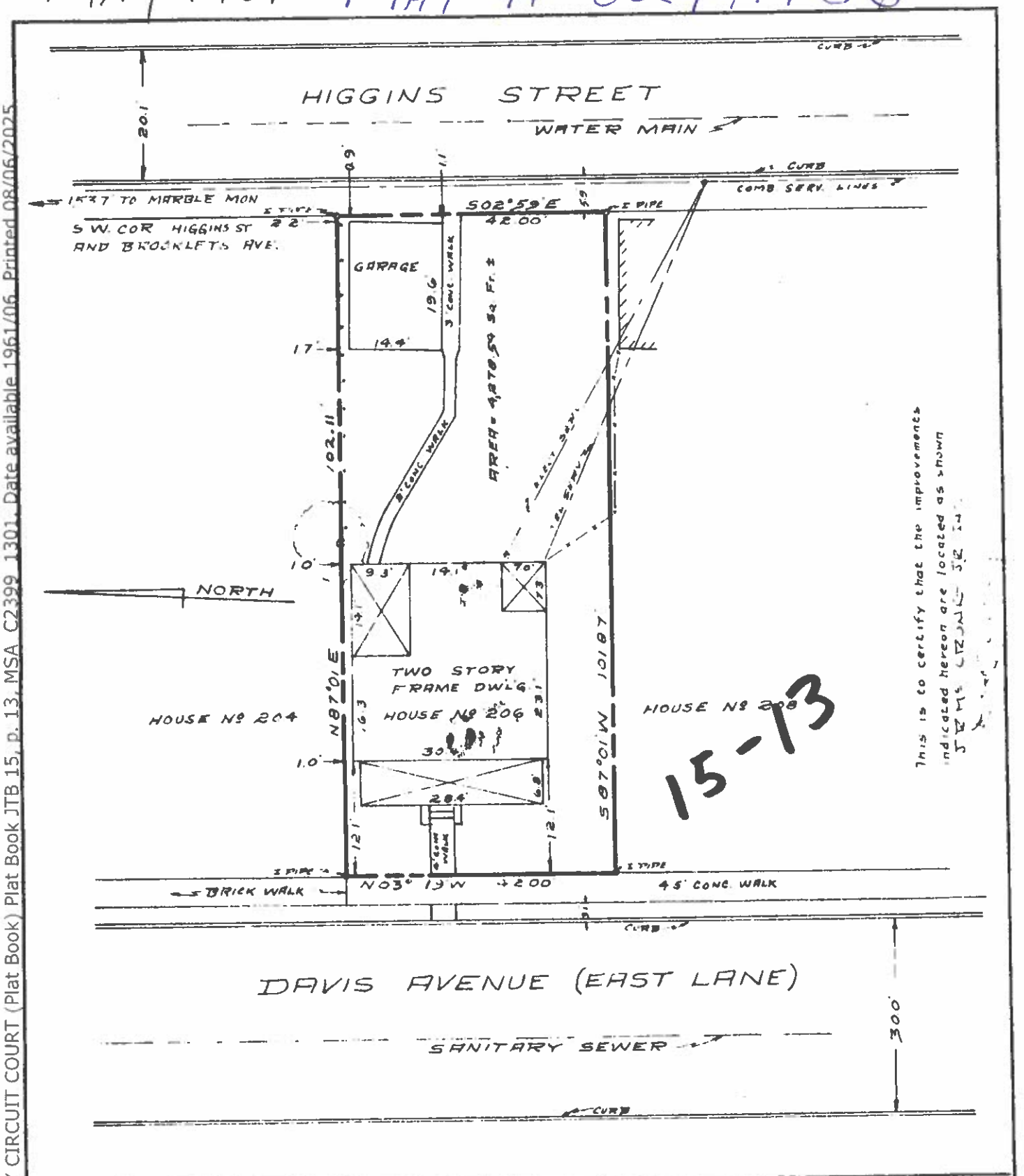
To proceed with the work outlined in this estimate, a deposit of one third (1/3) of the total estimated cost is required. This deposit will secure your project and allow us to begin preparations.
The remaining balance is due upon completion of the work.

Terms and Conditions:
• This estimate is valid for 30 days from the date provided.

August 2025 Plat # C2471136



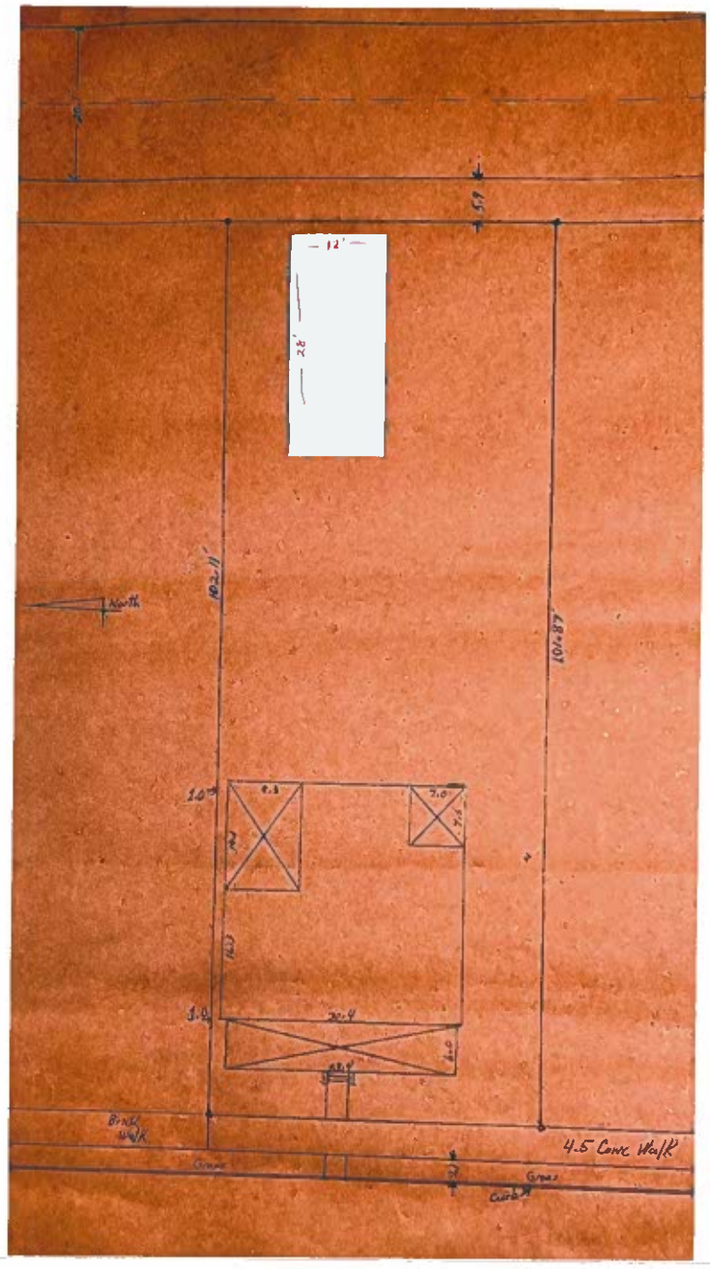
MAY 1961 Plat # 02471136



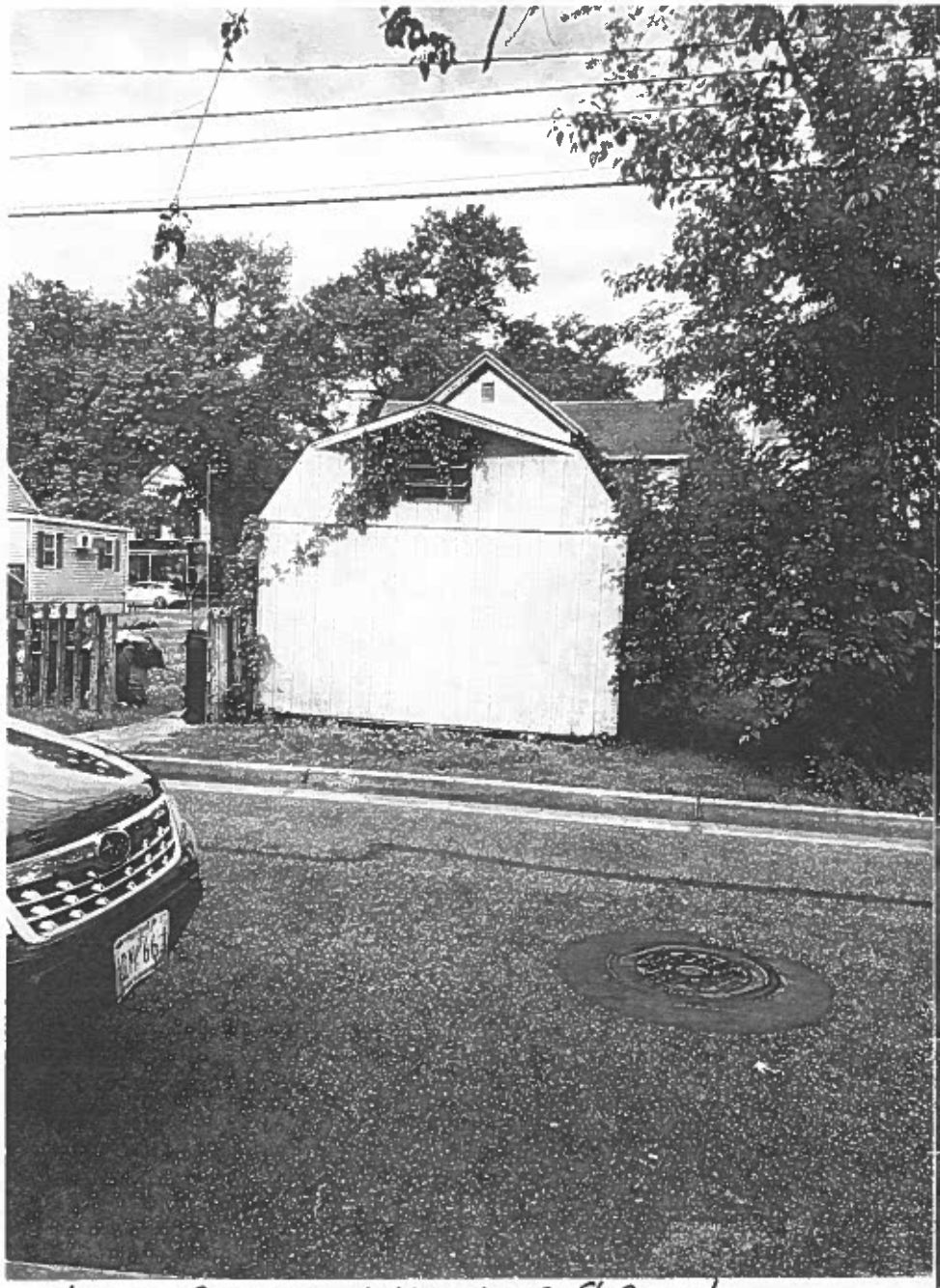
PLAT OF A SURVEY OF THE LAND AT No 206 DAVIS AVE IN EASTON, TALBOT CO, MARYLAND SURVEYED FOR JOHN L DERMER	J. R. McCRONE, JR., INC. REGISTERED PROFESSIONAL ENGINEERS AND SURVEYORS ANNAPOLIS, MARYLAND PRINCE FREDERICK CENTERVILLE TRAPPE LEONARDTOWN	SCALE 1" = 20' DATE MAY. 1961 JOB No. E1345 FOLDER

SUBDIVISION PLAT RECORDED IN PLAT BOOK PAGE

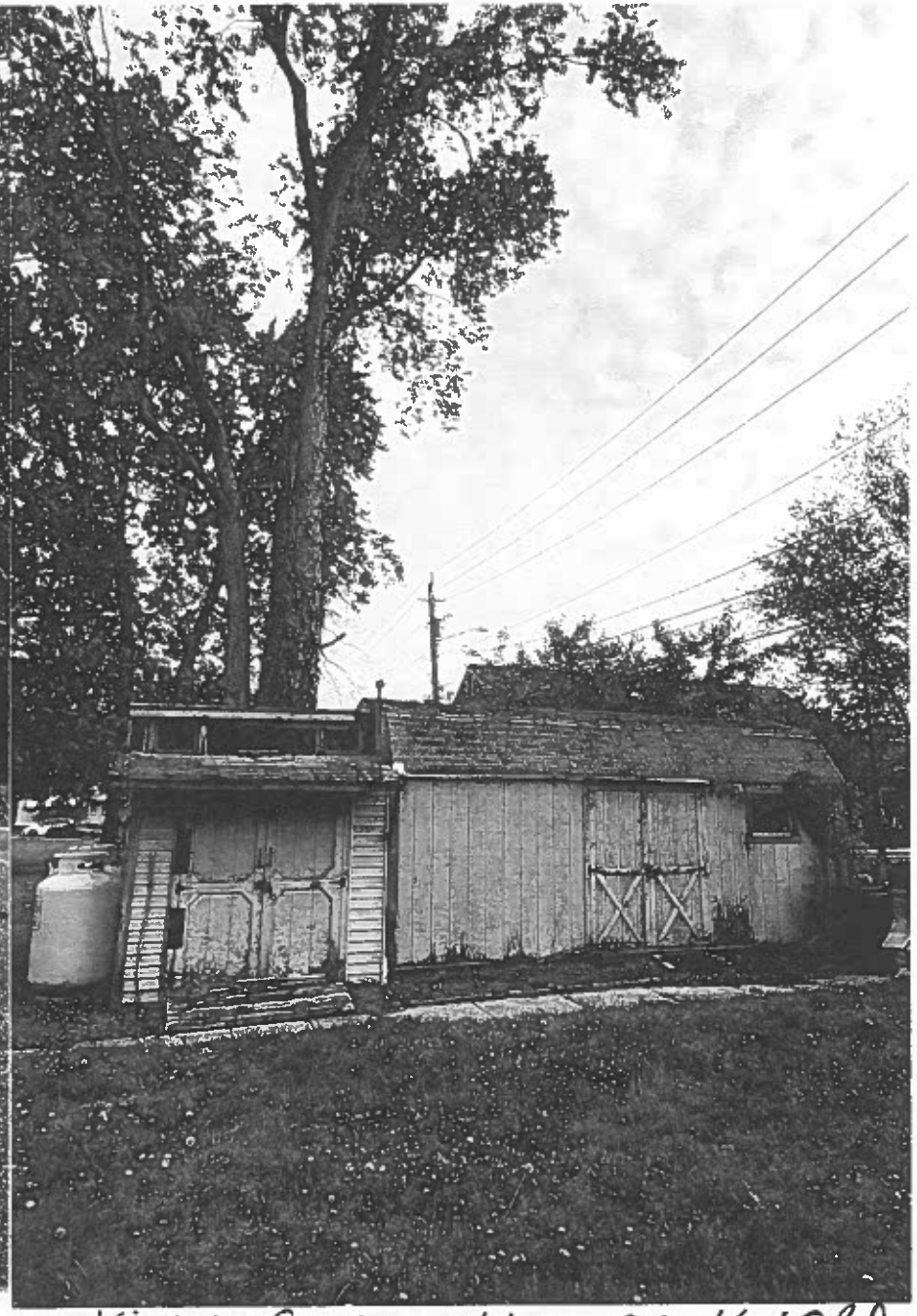
TALBOT COUNTY CIRCUIT COURT (Plat Book) Plat Book JTB 15, p. 13, MSA C2399 1301. Date available 1961/06. Printed 08/06/2025



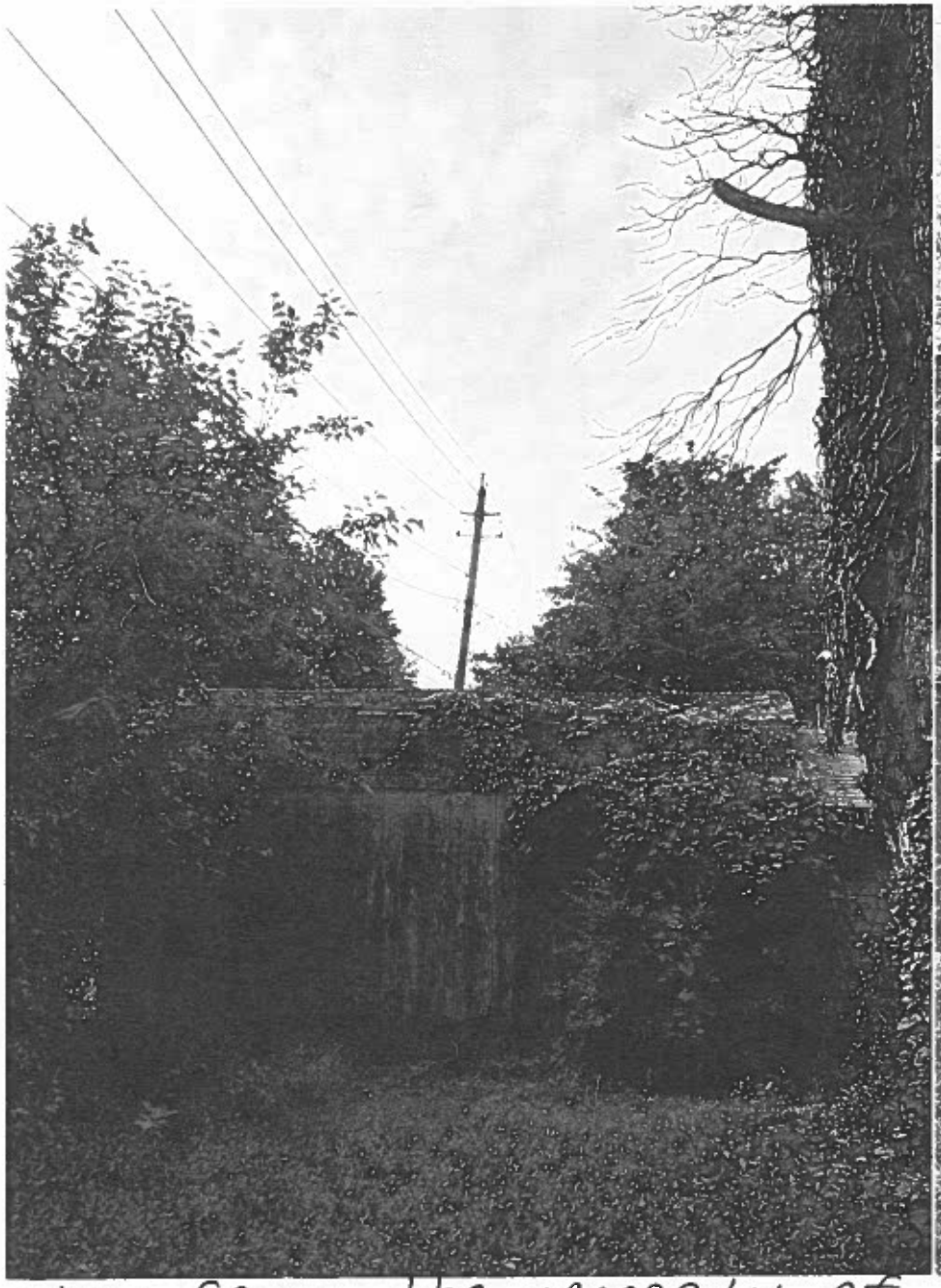
Plat 2025



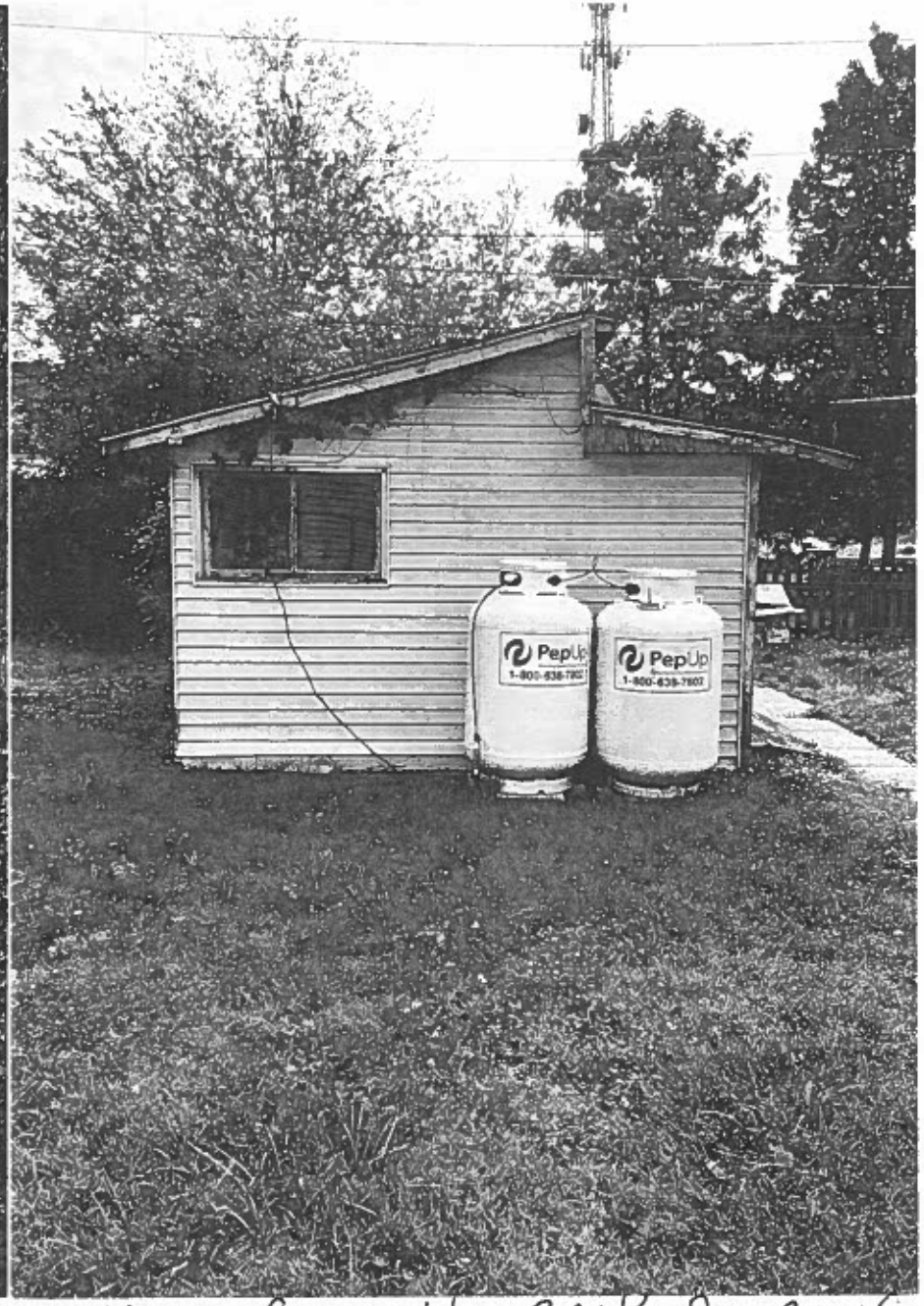
View from Higgins Street



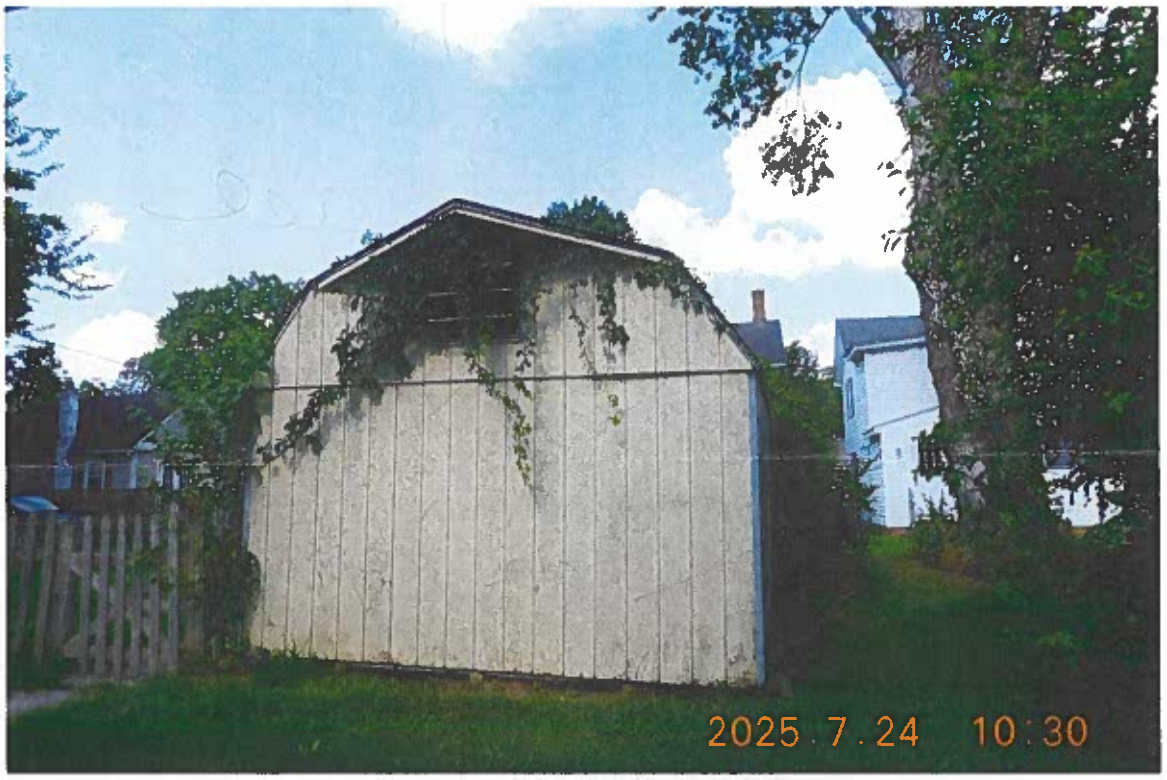
View from the BACKYARD of 206 DAVIS AVE. EASTON, MD



view from the property of the neighbor



view from the BACK DOOR of the house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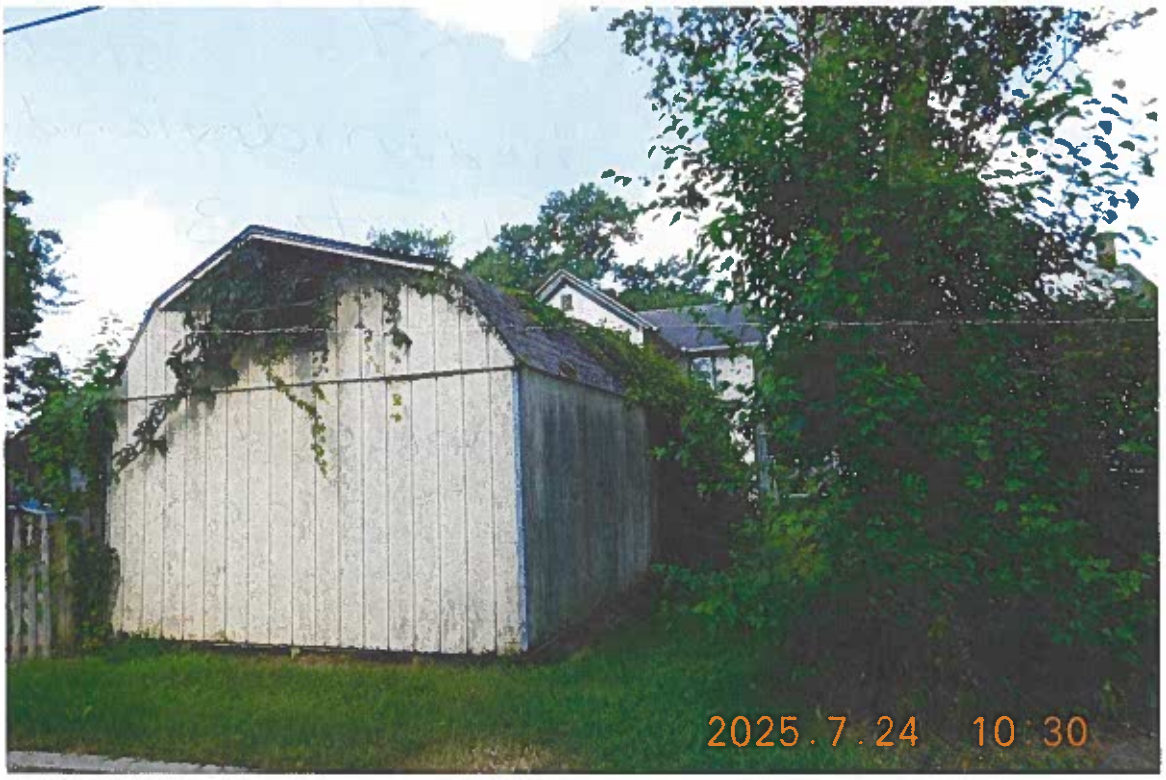

2025.7.24 10:30

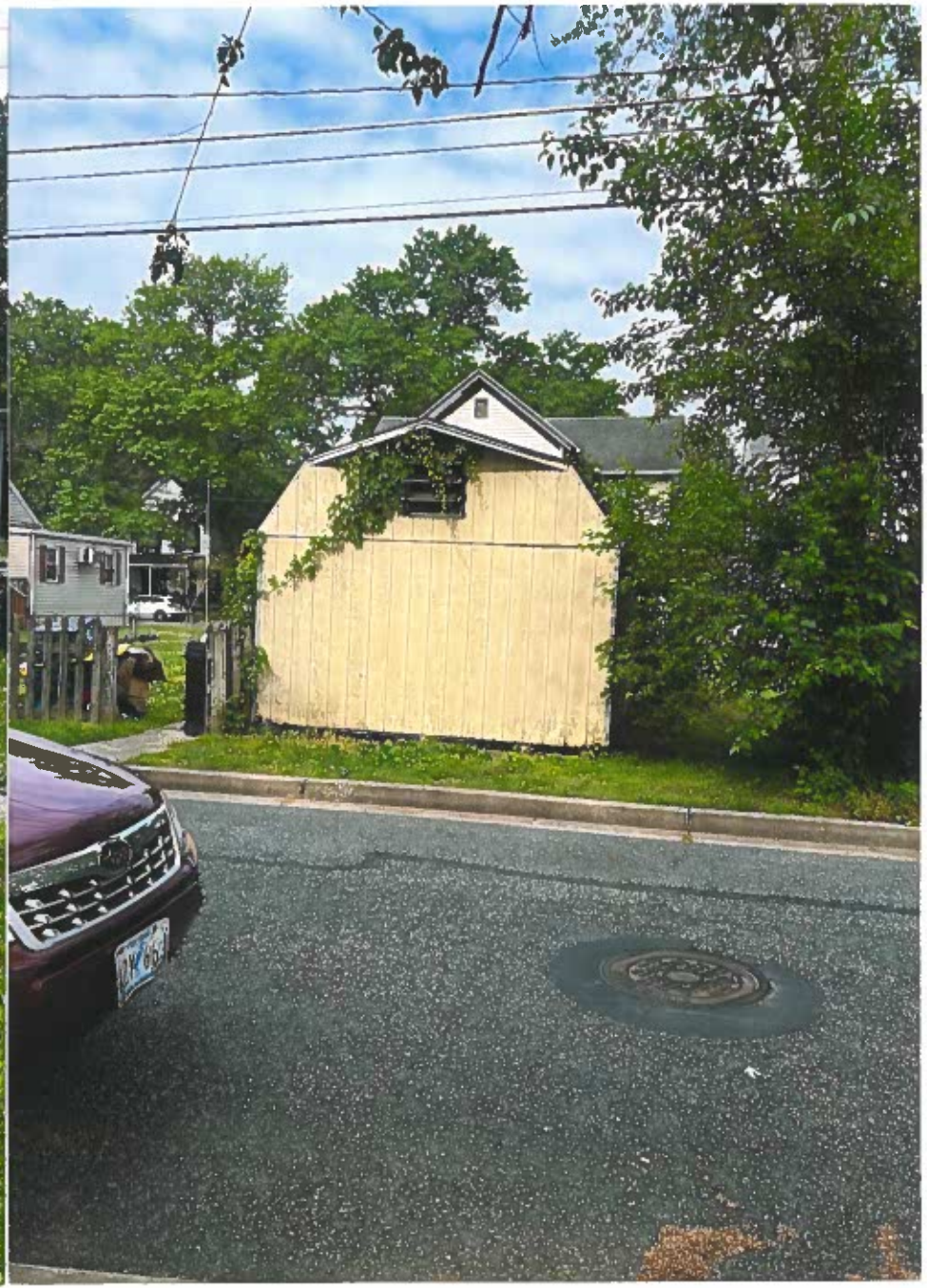
View from Higgins Street

206 Davis Ave.
Easton, MD

BACKYARD 206 DAVIS AVE. EASTON

View from S. Higgins St. EASTON

PepUp
PepUp



view of the hole in the shed Roof

TOWN OF EASTON

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

Case No. _____

INSPECTION NOTICE

Permit No. NA

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

Remarks:

SITE VISIT FOLLOWING HDC DISCUSSION } "OUTBUILDING"

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

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

PLEASE BEGIN THE HDC PROCESS ASAP.

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

☐ WAIVED ☐ CANCELLED ☐ PARTIAL _____

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

THANK YOU FOR YOUR COOPERATION IN THIS MATTER

Signature NO COPY LEFT ON SITE

Printed Name _____

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

By: _____ Inspector

TOM DIGIM
RYAN HECKLER

NO
PARKING

NO PARKING
TOE
TOE

STOP

NO
PARKING

TOE

Town of Easton Historic District Commission
Draft Decision Summary
Monday, August 25, 2025 at 6:00 p.m.
Town Hall Chamber 2
14 S. Harrison Street, Easton, Maryland

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

Attendance:

Commission Members:
Ernest Demby, Chairperson
Maria Brophy CFM, Vice Chairperson
Kevin Bateman
James "Jim" Carr
Joshua Startt AIA
Michael Stuart

Absent:

Commission Members:
Emily Carey

Staff:
Nicholas Johnson AICP, Town Planner (Current)
Tom Diem, Building Code Official

Staff:
Miguel Salinas, Planning and Zoning Director
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 25, 2025 Agenda Summary. Commissioner Bateman seconded the motion.

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

3. Old Business —

a. File No.: **2024 - 1273 / HD 24 - 93**
Applicant: **Laurence and Kelly Pezor**
Location: 407 Goldsborough Street, Easton, MD 21601
Tax Map 0103, Grid 00EA, Parcel 0747
Zoning: R-7A

Request: The Applicant is seeking an amendment to a previously approved six (6) foot wooden shadowbox fence for the after-the-fact installation of three (3) trellis structures. The addition of the proposed trellises will raise the overall height of the fence to eight and half (8.5) feet. The primary structure on this property is considered a contributing structure to the Historic District, and is listed on the Maryland Inventory of Historic Places.

Background: On August 26, 2024, the Commission granted a Certificate of Appropriateness for multiple exterior modifications including the replacement of the rear steps and railing with new brick steps and iron railing, the installation of environmental pavers around the newly constructed carriage garage for a 216 square foot patio, and the installation of a six (6) foot tall privacy fence in the rear yard.

Historic District Guideline references:

i. Guideline 14. Perimeter Walls and Fences

Staff Presentation:
Nicholas Johnson AICP, Town Planner - Current

Applicant Presentation:
Kelly Pezor

Public Comment — None
Public Comment Written — None

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

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

b. File No.: **2024 - 1365 / HD 24 - 144**
Applicant: **Pamela Gardner AIA, LLC**
on behalf of Framptom Funeral Home
Location: 30 N. Harrison Street, Easton, MD 21601
Tax Map 0103, Grid 00EA, Parcel 1145
Zoning: CB

Request: The Applicant is seeking an amendment to the previously approved scope of work for the installation of an additional 28.5 linear feet of black aluminum fencing. The proposed fence is six (6) feet in height, and is positioned to screen the loading ramp from view. This is a non contributing structure to the Historic District.

Background: On January 13, 2025, the Commission granted a Certificate of Appropriateness for the installation of two (2) 57.6 square foot wall signs and a freestanding monument sign, a four (4) foot tall decorative aluminum and brick fence along the rear northern and southern property lines, and the installation of HVAC equipment. On February 24, 2025, this scope of work was amended 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, and the installation of a new handrail adjacent to the new concrete steps.

Historic District Guideline references:

i. Guideline 14. Perimeter Walls and Fences

Staff Presentation:
Nicholas Johnson AICP, Town Planner - Current

Applicant Presentation:
Pamela Gardner AIA

Public Comment — None
Public Comment Written — None

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

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

c. File No.: **2025 - 1498 / HD 25 - 57**
Applicant: **Callahan Signs**
Location: 23 S. Harrison Street, Easton, MD 21601

Tax Map 0104, Grid 00EA, Parcel 1523

Zoning: CB

Request: The Applicant is proposing to install a 31.75" by 9" (2 square foot) wall-mounted sign. The sign will consist of individual acrylic letters and a logo, and will be mounted above the front entryway beneath the front porch roof overhang. This is a contributing structure to the Historic District.

Background: This application was first seen by the Commission on July 28, 2025 for the installation of a 96" by 26" sign to be mounted to the front facing gable. The Commission unanimously voted to table the request, indicating a preference for the sign's placement in a more traditional location.

Historic District Guideline references:

i. Guideline 25. General Guidelines for Signage

ii. Guideline 35. Wall Signs

Staff Presentation:
Nicholas Johnson AICP, Town Planner - Current

Applicant Presentation:
John Callahan, Callahan Signs

Public Comment — None
Public Comment Written — None

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

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

4. New Business —

a. File No.: **2025 - 1524 / HD 25 - 70**
Applicant: **James E. Knox & Son Inc.**
on behalf of Benson & Mangold
Location: 29 Goldsborough Street, Easton, MD 21601
Tax Map 0103, Grid 00EA, Parcel 0638
Zoning: CB

Request: The Applicant is requesting the installation of a new wall-mounted mini-split HVAC unit on the side elevation facing the parking lot. This façade currently features two (2) mini-split units, which the Town authorized in 2019 as replacements for existing building-mounted HVAC units. This is a non contributing structure to the Historic District.

Historic District Guideline references:

i. Guideline 48. HVAC

Staff Presentation:
Nicholas Johnson AICP, Town Planner - Current

Applicant Presentation:
Chad Knox, James E. Knox & Son Inc.

Public Comment — None
Public Comment Written — None

Commissioner Bateman moved to approve the application subject to the condition that all exterior line sets shall be painted to match the surface to which they are attached. Vice Chairperson Brophy seconded the motion.

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

b. File No.: 2025 - 1541 / HD 25 - 80
Applicant: 11 North LLC
Location: 11 N. Harrison Street, Easton, MD 21601
Tax Map 0103, Grid 00EA, Parcel 1198
Zoning: CB

Request: The Applicant is requesting to mount a 24" by 32" wooden hanging sign to the overhang of the storefront roof. This is a non contributing structure to the Historic District.

Historic District Guideline references:

i. Guideline 25. General Guidelines for Signage
ii. Guideline 31. Hanging and Bracket Signs

Staff Presentation:
Nicholas Johnson AICP, Town Planner - Current

Applicant Presentation:

Richard Marks, 11 North LLC

Public Comment — None
Public Comment Written — None

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

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

c. File No.: 2025 - 1535 / HD 25 - 78
Applicant: Bluepoint Hospitality Group
Location: 28 S. Harrison Street, Easton, MD 21601
Tax Map 0104, Grid 00EA, Parcel 1532
Zoning: CB

Request: The Applicant is requesting the in-kind replacement and repair of the existing two-story front porch in order to support the upper roof and deck. The scope of work involves removing an existing brick pier on the front corner of the porch and rebuilding it in kind with salvaged bricks. This is a contributing structure to the Historic District, and is listed on the Maryland Inventory of Historic Places (T-14).

Historic District Guideline references:

i. Guideline 55. Maintain Historic Masonry
ii. Guideline 58. Replacing Masonry Units

Staff Presentation:
Nicholas Johnson AICP, Town Planner - Current

Applicant Presentation:
Brad Hutchison

Public Comment — None
Public Comment Written — None

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

Vote	6 - 0 - 0 - 1
FOR:	6 - Demby, Brophy, Bateman, Carr, Startt, Stuart
AGAINST:	0

ABSTAIN: 0
ABSENT: 1 - Carey

d. File No.: 2025 - 1537 / HD 25 - 79
Applicant: Zachary A. Smith, Esq.
on behalf of Edward Simonoff
Location: 110 Talbot Street, Easton, MD 21601
Tax Map 0104, Grid 00EA, Parcel 1930
Zoning: R-7A

Request: The Applicant is seeking approval for the relocation of the existing garage door of a detached accessory structure from the north façade (facing Talbot Street) to the south façade (facing the rear alley). To allow alley access, the lean-to on the south side of the garage will be removed, and the existing steel roll-up garage door will be relocated from the north to the new south façade opening. Trees between the alley and the garage's south façade will be trimmed or removed, and the gravel parking area expanded. The vacated north façade opening will be infilled with matching block or bricked-in with parging. A new 36”, six-panel solid wood entry door matching the principal dwelling's front door will be installed in the center of the infilled north façade. This is a contributing structure to the Historic District.

Background: While the exact year of the construction of the accessory structure is undetermined, the Historic District Survey notes that this property contains a historic concrete block outbuilding.

Historic District Guideline references:

i. *Secretary of the Interior’s Standards for the Rehabilitation of Historic Properties*
ii. *Guideline 1. Preserve Significant Historic Features*
iii. *Guideline 10. Preserve Historic Outbuildings*
iv. *Guideline 44. Adding New Doors*
v. *Guideline 45. Screen, Storm, and Garage Doors*
vi. *Guideline 55. Maintain Historic Masonry*

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

Applicant Presentation:
Zachary A. Smith, Esq.
Edward Simonoff

Public Comment — None
Public Comment Written — None

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

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.**

Commissioner Stuart seconded the motion.

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

e. File No.: **2025 - 1528 / HD 25 - 72 , 2025 - 1529 / HD 25 - 73**
2025 - 1530 / HD 25 - 74 , 2025 - 1531/ HD 25 - 75
2025 - 1532 / HD 25 - 76 , 2025 - 1533 / HD 25 - 77

Applicant: **Renewal By Andersen**
% Nichole Hickman

Location: 117 E. Dover Street Units 101, 201, 206, 301 & 304, Easton, MD 21601
Tax Map 0104, Grid 00EA, Parcel 1188

Zoning: CB

Request: The Applicant is requesting to replace a total of forty (40) windows across multiple units on the first, second, and third floors of the structure. The new windows will be made of composite materials, and feature grilles between the glass in an eight-over-eight pattern. Thirty nine (39) of these windows are double hung, and one (1) is an awning window. This is a non contributing structure to the Historic District.

Background: A request to replace three (3) existing second floor windows with composite material was most recently approved by the Commission on November 12, 2024 (application 2024 - 1327). Fibrex® replacement windows have been previously approved by the Commission for this structure in 2018, 2019, and in April and May of 2024.

Historic District Guideline references:

i. Guideline 90. Make Sensitive Replacements
ii. Appendix B.2 Common Substitute Materials

Staff Presentation:
Nicholas Johnson AICP, Town Planner - Current

Applicant Presentation:
Donna Parker, Shireton Apartments Manager
Howard "HB" Crothers, Shireton Apartments HOA Board Member

Public Comment — None
Public Comment Written — None

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

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

5. **Discussion Item —** None

6. **Decision Summary Review —**

Vice Chairperson Brophy moved to approve the August 11, 2025 Decision Summary. Commissioner Stuart seconded the motion.

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

7. **Administrative Approval**

a. **File No.:** **2025 - 1544 / HD 25 - 81**
Applicant: **Marasun LLC**
Location: 307 S. Harrison Street, Easton, MD 21601
Tax Map 0105, Grid 00EA, Parcel 2268
Zoning: R-10A

Request: The Applicant is requesting administrative approval for an in-kind asphalt shingle roof replacement. Given that the request complies with §28-601.E.4.d of the Town of Easton Zoning Ordinance and the Easton Historic District Design Guidelines, the application may be administratively approved subject to the following condition:

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

This is a contributing structure to the Historic District.

Historic District Guideline references:

i. Guideline 68. Maintain Historic Roof Shape

ii. Guideline 70. Roof Material

8. Consent Docket — None

9. Adjournment — Vice Chairperson Brophy moved to adjourn. Commissioner Bateman seconded the motion. The meeting was adjourned at 6:26 p.m.

RECEIVED

SEP 08 2025

TOWN OF EASTON

HD 25 - 86

Application #:	2025 - 1556
Date Received:	09/08/2025
Fee Paid:	$25.00
HDC Meeting Date:	09/08/2025
Date Property Posted:	-

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

HISTORIC DISTRICT COMMISSION HEARING APPLICATION

APPLICATION TYPE
(PLEASE CIRCLE) ROOFING ONLY

ROOFING DEMOLITION SIGNAGE FENCING OTHER

NEW CONSTRUCTION/ADDITION EXTERIOR ALTERATIONS

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

PROPERTY INFORMATION

ADDRESS 107 EAHLE

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

PROPERTY INFORMATION

OWNER NAME JODY WITTEDLETON

TELEPHONE NO. EMAIL

Applicant or Agent TOWN & COUNTRY ROOFING & SIDING INC. PO BOX 2378 EASTON, MD 21601

NAME

TELEPHONE NO. EMAIL

Description of Proposal (include additional sheets, as necessary)

Tear off Existing Roofs to wood
Install ice & water / underlayment / HDZ
Roofing Shingle System & all components
To strict mfr. specs

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 FRANK SALISBURY

Revised 4.4.2022

SUPER DUTY
5662

GAF Timberline HDZ®

High Definition® Lifetime† Shingles

4

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

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

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

GAF

We protect what matters most™

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

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

Here's how it works:

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

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

GAF LAYERLOCK™ TECHNOLOGY

GAF WINDPROVEN™ INFINITE WIND SPEED PROTECTION ROOFING SYSTEM LIMITED WARRANTY

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

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

It's a system, built to protect

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

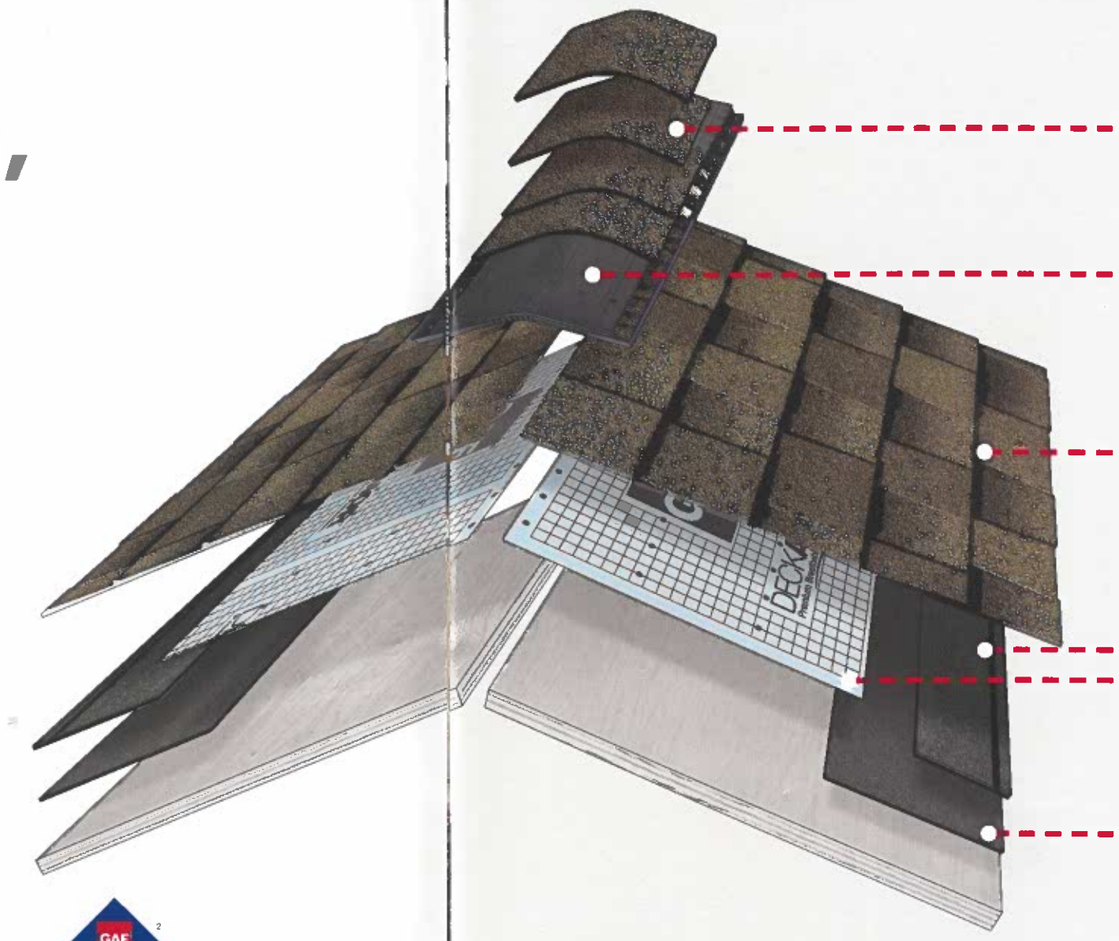
In fact, installing 4 qualifying GAF Accessories — GAF starter strips, roof deck protection, ridge cap shingles, and either leak barrier or attic ventilation — in one roof system makes Timberline HDZ® Shingles eligible for the WindProven™ limited wind warranty.[1]

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

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

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

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



The GAF Lifetime† Roofing System

6 — Ridge Cap Shingles
The finishing touch that helps defend against leaks at the hips and ridges

5 — Cobra® Attic Ventilation
Helps reduce attic moisture and heat

4 — Lifetime† Shingles
Beautify and protect for years to come

3 — Starter Strip Shingles
Helps guard against shingle blow-offs

2 — Roof Deck Protection
Helps shield the roof deck from moisture infiltration

1 — Leak Barrier
Helps prevent leaks caused by wind-driven rain and ice dams

Install any GAF Lifetime† Shingle and at least 3 qualifying GAF Accessories and get a Lifetime† limited warranty on your qualifying GAF products plus non-prorated coverage for the first 10 years. For even stronger coverage, ask your GAF factory-certified contractor‡ about enhanced GAF warranties.

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

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

Color Availability

GAF TimberlineHDZ®
High Definition® Lifetime® Shingles

Nationally Available Colors

Harvest Blend Colors

Regionally Available Colors (See next page for details.)

For more details visit **gaf.com/TimberlineHDZ**

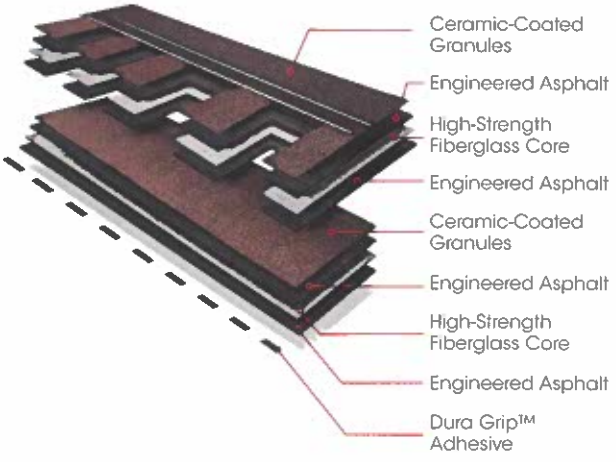
Note: It is difficult to reproduce the color clarity and actual color blends of these products. Before selecting your color, please ask to see several full-size shingles.

Timberline HDZ® Availability

Color Availability Chart	1	2	3	4	5	6	7
Most Popular Colors:							
Barkwood	•	•	•	•	•	•	•
Charcoal	•	•	•	•	•	•	•
Hickory	•	•	•	•	•	•	•
Hunter Green	•	•	•	•	•	•	•
Mission Brown	•	•	•	•	•	•	•
Pewter Gray	•	•	•	•	•	•	•
Shakewood	•	•	•	•	•	•	•
Slate	•	•	•	•	•	•	•
Weathered Wood	•	•	•	•	•	•	•
Harvest Blend Colors:							
Nantucket Morning	•	•	•	•		•	•
Appalachian Sky	•	•	•	•		•	•
Golden Harvest	•	•	•	•	•	•	•
Cedar Falls	•	•	•	•	•	•	•
Regional Colors:							
Birchwood		•		•	•	•	•
Biscayne Blue	•						
Copper Canyon[1]					•		
Driftwood						•	•
Fox Hollow Gray	•	•					
Golden Amber[1]					•		
Oyster Gray	•					•	•
Patriot Red	•						
Sunset Brick						•	
White[1]						•	
Williamsburg Slate	•	•					

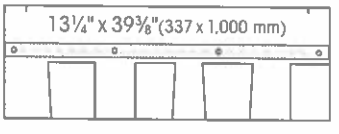
[1] Rated by the Cool Roof Rating Council (CRRC); can be used to comply with 2019 Title 24 Part 6 Cool Roof Requirements of the California Code of Regulations.

The protective layers of a Timberline HDZ® Shingle



Product/System Specifics

- Fiberglass asphalt construction
- Dimensions (approx.): 13 ¼" x 39 ⅜" (337 mm x 1,000 mm)
- Exposure: 5 ⅝" (143 mm)
- Bundles/Square: 3
- Pieces/Square: 64
- StainGuard Plus™ Algae Protection Limited Warranty[1]
- Hip/Ridge: TimberTex®[3]; TimberCrest®; Seal-A-Ridge®[3]; Z®Ridge; Ridglass®
- Starter: Pro-Start®; QuickStart®; WeatherBlocker™



Applicable Standards & Protocols:

- UL Listed to ANSI/UL 790 Class A
- State of Florida approved
- Classified by UL in accordance with ICC-ES AC438
- Meets ASTM D7158, Class H
- Meets ASTM D3161, Class F
- Meets ASTM D3018, Type 1
- Meets ASTM D3462[2]
- Miami-Dade County Product Control approved
- ICC-ES Evaluation Reports ESR-1475 and ESR-3267
- Meets Texas Department of Insurance Requirements
- Rated by the CRRC; Can be used to comply with 2019 Title 24 Part 6 Cool Roof Requirements of the California Code of Regulations.

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

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

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

TimberTex® and TimberCrest® Premium Ridge Cap Shingles

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

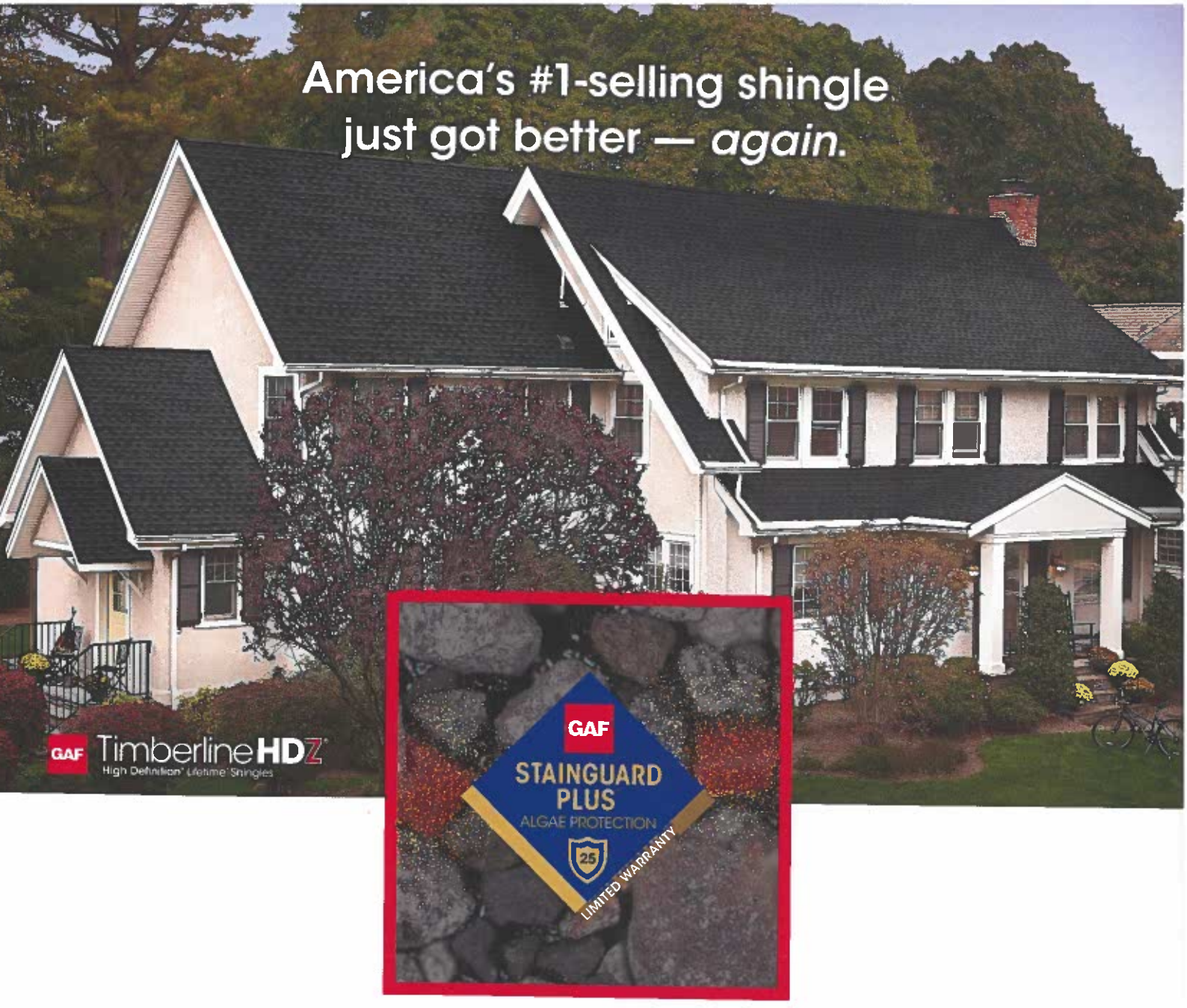
TimberTex® and TimberCrest® Premium Ridge Cap Shingles are designed to complement the color of your Timberline® Shingles. To ensure the closest color consistency for your roof, ask your contractor to use genuine TimberTex® or TimberCrest® Premium Ridge Cap Shingles.[1]

- Accentuate the beauty of your newly installed shingle roof
- Protect against leaks and blow-offs at the hip and ridge areas of your roof
- Complement the color of your GAF Shingles with hip and ridge cap shingles manufactured by GAF
- 25-year StainGuard Plus™ Algae Protection Limited Warranty[2] against blue-green algae discoloration uses GAF Time-Release Algae-Fighting Technology to help protect your ridge cap shingles from unsightly stains.

Also available[1]

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

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



It seems like yesterday. In 2020, GAF introduced Timberline HDZ® Shingles with LayerLock™ Technology, which are eligible for the WindProven Limited Wind Warranty with no maximum wind speed limitation when installed with the required combination of GAF accessories.[1]

Now we're making our most popular shingle even better, with the addition of a 25-year StainGuard Plus™ Algae Protection Limited Warranty[2] against blue-green algae discoloration. Add GAF Hip and Ridge Cap Shingles and starter strips with the StainGuard Plus™ Algae Protection Limited Warranty[2] for protection from eave to ridge.

Offer your customers Timberline HDZ® — the shingle that just keeps getting better. Only from GAF.

Find out more at gaf.com/StainGuardPlus

A standard INDUSTRIES COMPANY

We protect what matters most™

GAF

[1] 15-year WindProven™ limited wind warranty on Timberline HDZ Shingles requires the use of GAF starter strips, roof deck protection, ridge cap shingles, and leak barrier or attic ventilation. See *GAF Roofing System Limited Warranty* for complete coverage and restrictions. Visit gaf.com/LRS for qualifying GAF products. For installations not eligible for the WindProven limited wind warranty, see *GAF Shingle & Accessory Limited Warranty* for complete coverage and restrictions.

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421671-0723

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SEP 08 2025

TOWN OF EASTON

HD 25 - 87

Application #:	2025 - 1557
Date Received:	09/08/2025
Fee Paid:	$25.00
HDC Meeting Date:	09/08/2025
Date Property Posted:	-

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

HISTORIC DISTRICT COMMISSION HEARING APPLICATION

APPLICATION TYPE (PLEASE CIRCLE) ROOFING ONLY

ROOFING DEMOLITION SIGNAGE FENCING OTHER

NEW CONSTRUCTION/ADDITION EXTERIOR ALTERATIONS

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

PROPERTY INFORMATION

ADDRESS 225 S AURORA ST

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

PROPERTY INFORMATION

OWNER NAME GLEN KLARKING

TELEPHONE NO. _____ EMAIL _____

Applicant or Agent

NAME Town & Country Roofing

TELEPHONE NO. _____ EMAIL _____

Description of Proposal (include additional sheets, as necessary)

Removal of Existing Roof
Install GAF Timberline HDZ Roofing
System in Same Kind
House & Garage

Specific Requirements

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

Date 9/8/25

Printed Name of Applicant or Agent FRANK SALISBURY

Revised 4.4.2022

TOWN & COUNTRY
ROOFING & SIDING INC.
PO BOX 2378
EASTON, MD 21601

GAF Timberline HDZ®

High Definition® Lifetime† Shingles

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

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

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

GAF

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GAF WINDPROVEN™ INFINITE WIND SPEED PROTECTION ROOFING SYSTEM LIMITED WARRANTY

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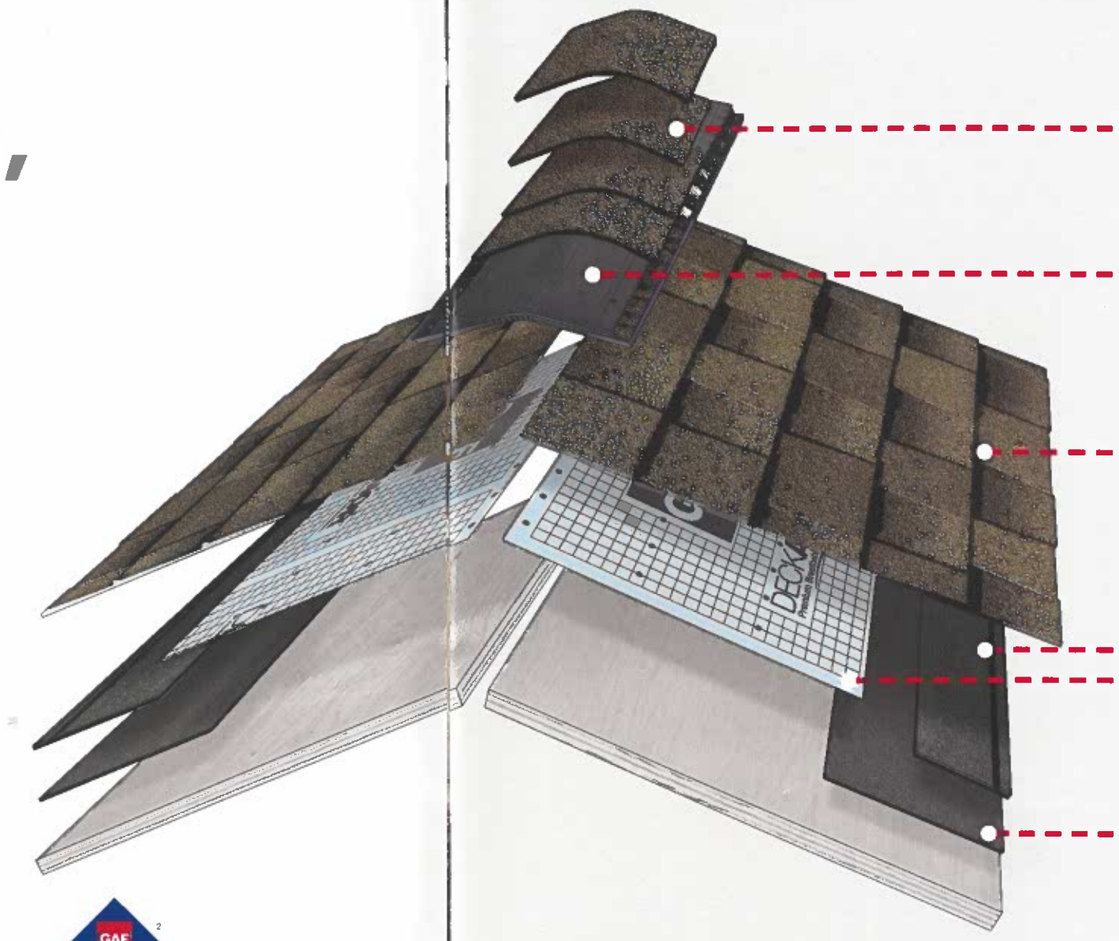

The GAF Lifetime† Roofing System

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

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Harvest Blend Colors

Regionally Available Colors (See next page for details.)

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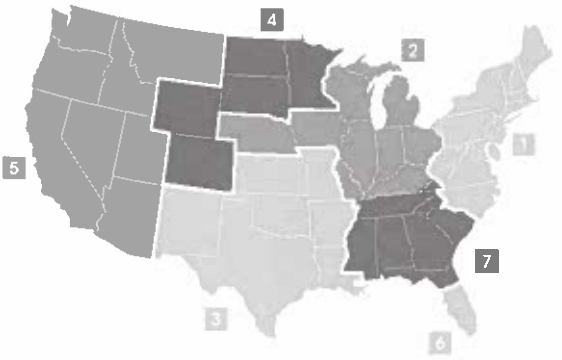
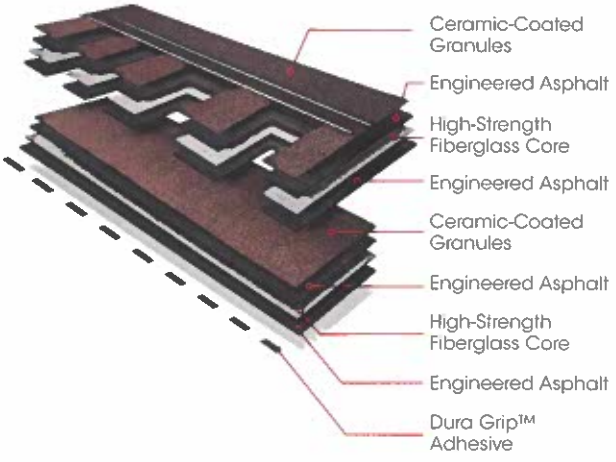
Hickory	•	•	•	•	•	•	•
Hunter Green	•	•	•	•	•	•	•
Mission Brown	•	•	•	•	•	•	•
Pewter Gray	•	•	•	•	•	•	•
Shakewood	•	•	•	•	•	•	•
Slate	•	•	•	•	•	•	•
Weathered Wood	•	•	•	•	•	•	•
Harvest Blend Colors:							
Nantucket Morning	•	•	•	•		•	•
Appalachian Sky	•	•	•	•		•	•
Golden Harvest	•	•	•	•	•	•	•
Cedar Falls	•	•	•	•	•	•	•
Regional Colors:							
Birchwood		•		•	•	•	•
Biscayne Blue	•						
Copper Canyon[1]					•		
Driftwood						•	•
Fox Hollow Gray	•	•					
Golden Amber[1]					•		
Oyster Gray	•					•	•
Patriot Red	•						
Sunset Brick						•	
White[1]						•	
Williamsburg Slate	•	•					



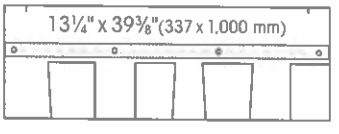
[1] Rated by the Cool Roof Rating Council (CRRC); can be used to comply with 2019 Title 24 Part 6 Cool Roof Requirements of the California Code of Regulations.

The protective layers of a Timberline HDZ® Shingle



Product/System Specifics

- Fiberglass asphalt construction
- Dimensions (approx.): 13 ¼" x 39 ⅜" (337 mm x 1,000 mm)
- Exposure: 5 ⅝" (143 mm)
- Bundles/Square: 3
- Pieces/Square: 64
- StainGuard Plus™ Algae Protection Limited Warranty[1]
- Hip/Ridge: TimberTex®[3]; TimberCrest®; Seal-A-Ridge®[3]; Z®Ridge; Ridglass®
- Starter: Pro-Start®; QuickStart®; WeatherBlocker™



Applicable Standards & Protocols:

- UL Listed to ANSI/UL 790 Class A
- State of Florida approved
- Classified by UL in accordance with ICC-ES AC438
- Meets ASTM D7158, Class H
- Meets ASTM D3161, Class F
- Meets ASTM D3018, Type 1
- Meets ASTM D3462[2]
- Miami-Dade County Product Control approved
- ICC-ES Evaluation Reports ESR-1475 and ESR-3267
- Meets Texas Department of Insurance Requirements
- Rated by the CRRC; Can be used to comply with 2019 Title 24 Part 6 Cool Roof Requirements of the California Code of Regulations.

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

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

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

TimberTex® and TimberCrest® Premium Ridge Cap Shingles

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

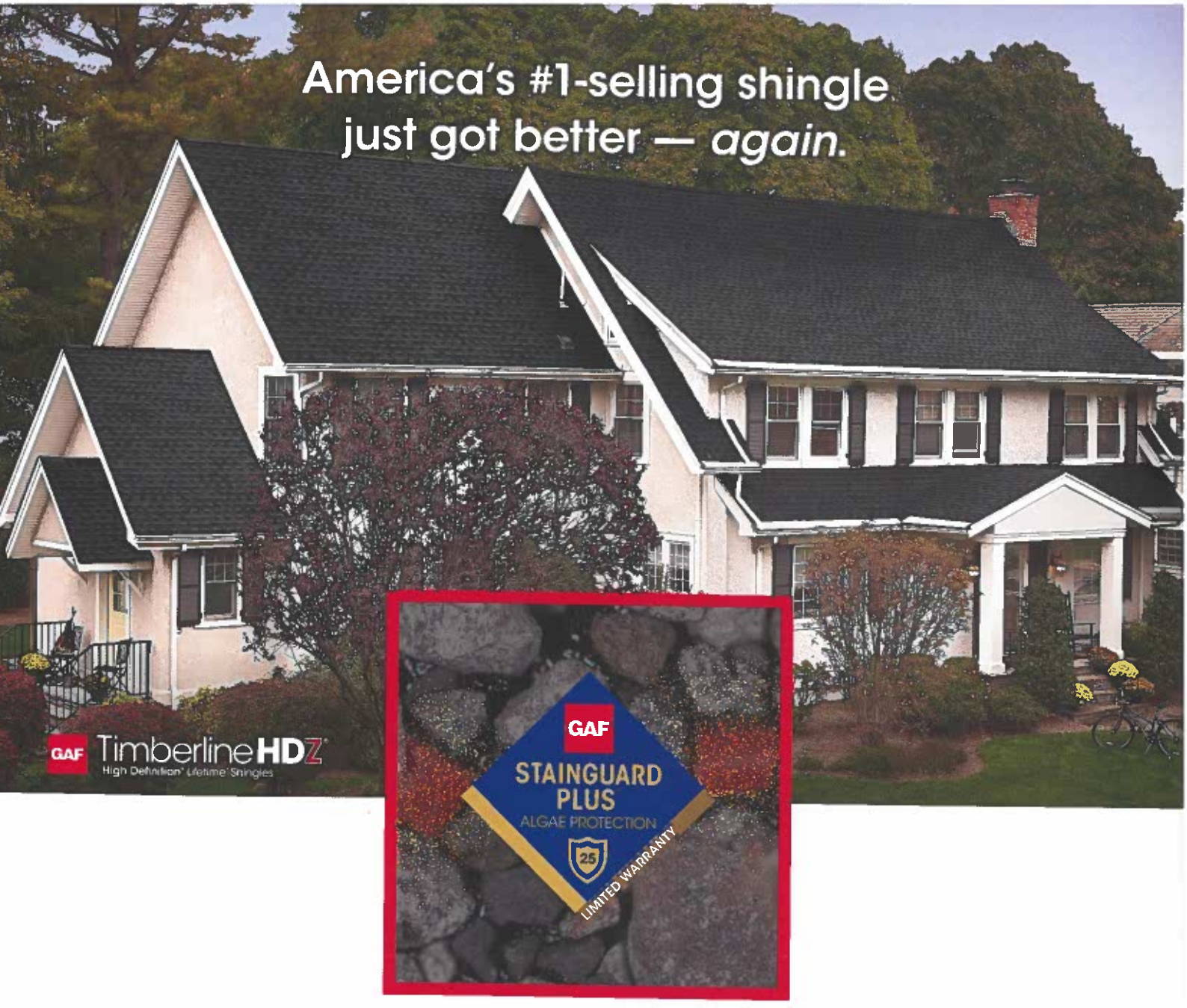
TimberTex® and TimberCrest® Premium Ridge Cap Shingles are designed to complement the color of your Timberline® Shingles. To ensure the closest color consistency for your roof, ask your contractor to use genuine TimberTex® or TimberCrest® Premium Ridge Cap Shingles.[1]

- Accentuate the beauty of your newly installed shingle roof
- Protect against leaks and blow-offs at the hip and ridge areas of your roof
- Complement the color of your GAF Shingles with hip and ridge cap shingles manufactured by GAF
- 25-year StainGuard Plus™ Algae Protection Limited Warranty[2] against blue-green algae discoloration uses GAF Time-Release Algae-Fighting Technology to help protect your ridge cap shingles from unsightly stains.

Also available[1]

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

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



It seems like yesterday. In 2020, GAF introduced Timberline HDZ® Shingles with LayerLock™ Technology, which are eligible for the WindProven Limited Wind Warranty with no maximum wind speed limitation when installed with the required combination of GAF accessories.[1]

Now we're making our most popular shingle even better, with the addition of a 25-year StainGuard Plus™ Algae Protection Limited Warranty[2] against blue-green algae discoloration. Add GAF Hip and Ridge Cap Shingles and starter strips with the StainGuard Plus™ Algae Protection Limited Warranty[2] for protection from eave to ridge.

Offer your customers Timberline HDZ® — the shingle that just keeps getting better. Only from GAF.

Find out more at gaf.com/StainGuardPlus

A standard INDUSTRIES COMPANY

We protect what matters most™

GAF

[1] 15-year WindProven™ limited wind warranty on Timberline HDZ Shingles requires the use of GAF starter strips, roof deck protection, ridge cap shingles, and leak barrier or attic ventilation. See *GAF Roofing System Limited Warranty* for complete coverage and restrictions. Visit gaf.com/LRS for qualifying GAF products. For installations not eligible for the WindProven limited wind warranty, see *GAF Shingle & Accessory Limited Warranty* for complete coverage and restrictions.

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

421671-0723

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Rev.

RECEIVED
SEP 08 2025
TOWN OF EASTON

HD 25 - 88

Application #:	2025 - 1558
Date Received:	09/08/2025
Fee Paid:	$25.00
HDC Meeting Date:	09/08/2025
Date Property Posted:	-

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

HISTORIC DISTRICT COMMISSION HEARING APPLICATION

APPLICATION TYPE
(PLEASE CIRCLE) ROOFING ONLY

ROOFING DEMOLITION SIGNAGE FENCING OTHER

NEW CONSTRUCTION/ADDITION EXTERIOR ALTERATIONS

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

PROPERTY INFORMATION

ADDRESS 309 S ALMONA ST

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

PROPERTY INFORMATION

OWNER NAME KEN CUNNINGHAM

TELEPHONE NO. EMAIL

Applicant or Agent

NAME TOM CURRY ROOFING

TELEPHONE NO. EMAIL

Description of Proposal (include additional sheets, as necessary)

FRONT ROOFT ONLY
TEAR OFF DOWN TO FRAMING, INSTALL Ryvinol
INSTALL TIMBERLINE SHINGLES (TOP TO DO LATER)

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.

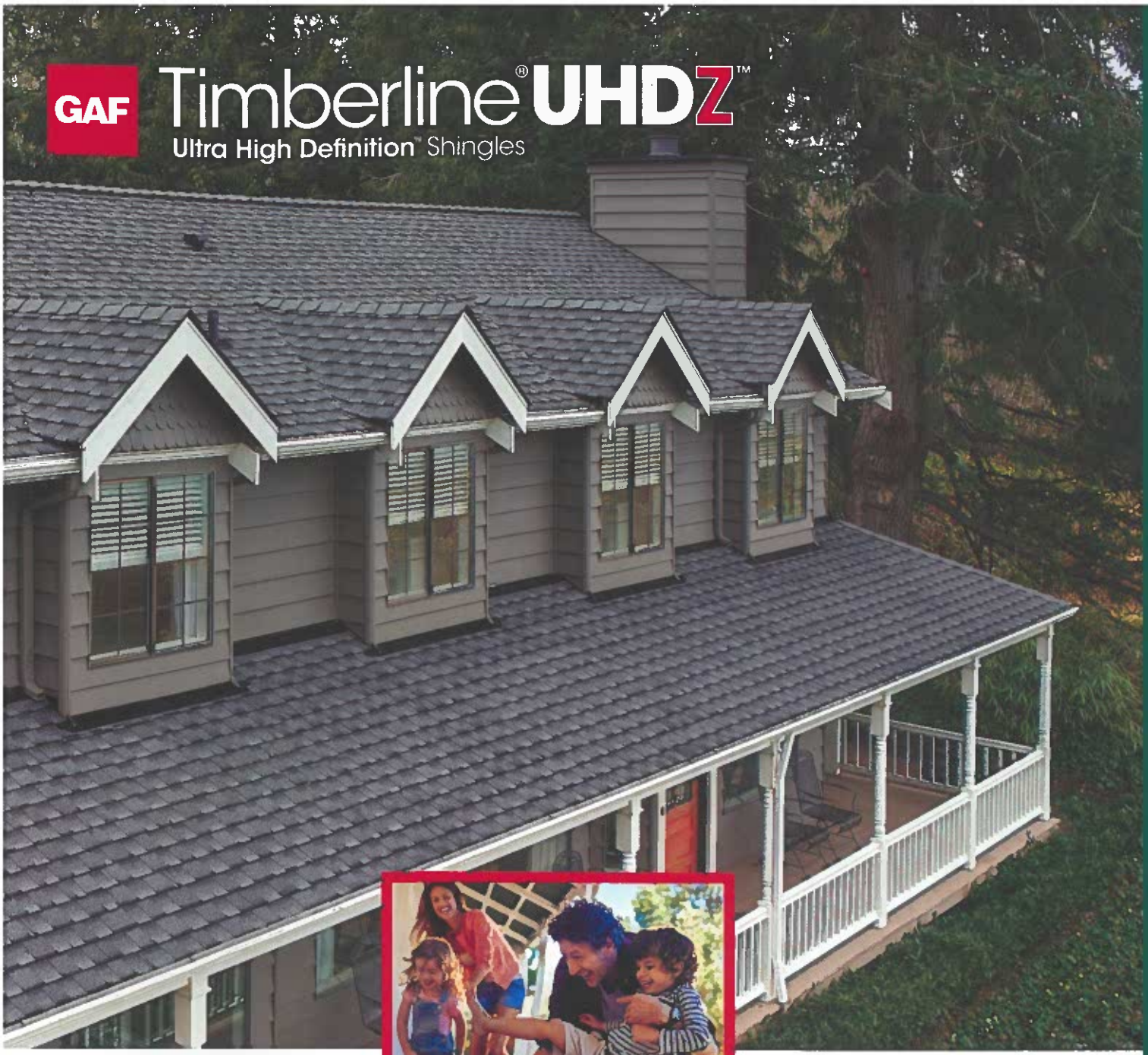
I hereby certify that I have reviewed the Easton Historic District Guidelines as published

Signature of Applicant or Agent
Date 9/8/25
Printed Name of Applicant or Agent FRANK SARGENT

Revised 4.4.2022

Timberline® UHDZ™

Ultra High Definition™ Shingles



Millions of families have found shelter under a beautiful, durable, Timberline® roof. Now, Timberline® UHDZ™ shingles offer a combination of beauty and benefits that goes beyond any Timberline® shingles available before.

We protect what matters most™

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

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

Here's how it works:

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

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

GAF LAYERLOCK® TECHNOLOGY

GAF WINDPROVEN™ INFINITE WIND SPEED PROTECTION ROOFING SYSTEM LIMITED WARRANTY

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

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

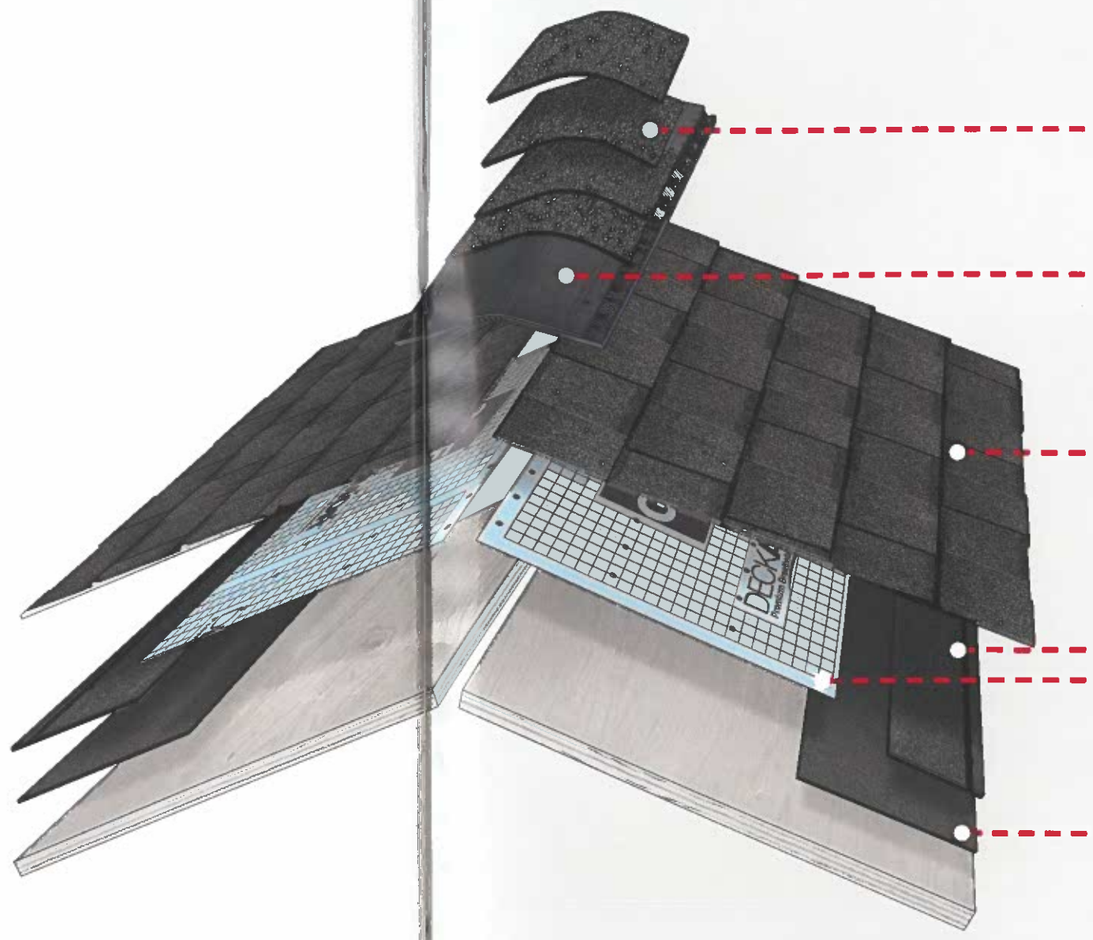
It's a system, built to protect

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

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

Visit **gaf.com/LRS** for qualifying GAF products.

[1] 15-year WindProven™ limited wind warranty on Timberline® UHDZ™ Shingles requires the use of GAF starter strips, roof deck protection, ridge cap shingles, and leak barrier or attic ventilation. See *GAF Roofing System Limited Warranty* for complete coverage and restrictions. Visit gaf.com/LRS for qualifying GAF products. For installations not eligible for the WindProven™ limited wind warranty, see *GAF Shingle & Accessory Limited Warranty* for complete coverage and restrictions.



The GAF Lifetime† Roofing System

6 — Ridge Cap Shingles
The finishing touch that helps defend against leaks at the hips and ridges

5 — Cobra® Attic Ventilation
Helps reduce attic moisture and heat

4 — Lifetime Shingles†
Beautify and protect for years to come

3 — Starter Strip Shingles
Helps guard against shingle blow-offs

2 — Roof Deck Protection
Helps shield the roof deck from moisture infiltration

1 — Leak Barrier
Helps prevent leaks caused by wind-driven rain and ice dams

Install any GAF Lifetime† Shingle and at least 3 qualifying GAF Accessories and get a Lifetime† limited warranty on your qualifying GAF products plus non-prorated coverage for the first 10 years. For even stronger coverage, ask your GAF factory-certified contractor[2] about enhanced GAF warranties.

GAF LIFETIME LIMITED WARRANTY TERM

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

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

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