Historic District Commission
MEETING AGENDA

Tuesday, October 14, 2025 - 6:00 PM
Council Chambers, Easton Town Office
14 S Harrison Street

Call to Order

1) Approval of the Agenda for October 14, 2025.

Old Business

New Business

1)
Application Number: 2025 - 1549 / HD 25 - 84
Applicant: Bluepoint Hospitality Group
Location: 103 N. Washington Street (the Wardroom)
Tax Map 0104, Grid 00EA, Parcel 1261
Zoning District: CB
Historic Status: Contributing
Request: Installation of 48" x 36" carved wooden signage.

2)
Application Number: 2025 - 1578 / HD 25 - 102
Applicant: 4 Sisters Kabob and Curry
Location: 37 S. West Street
Tax Map 0104, Grid 00EA, Parcel 1428, Lot 14
Zoning District: CB
Historic Status: Non contributing
Request: Installation of a 6' x 4' vinyl sign.

3)
Application Number: 2025 - 1562 / HD 25 - 92
Applicant: Natural Concepts Landscaping & Fencing LLC
on behalf of Kathryn Schrader
Location: 130 S. Aurora Street
Tax Map 0104, Grid 00EA, Parcel 1879
Zoning District: R-7A
Historic Status: Contributing
Request: Installation of a 4' wooden fence.

4)

Application Number: 2025 - 1569 / HD 25 - 95
Applicant: Brinsfield Fence Co.
on behalf of Kim Schatzel and Trevor Iles
Location: 10 Brookletts Avenue
Tax Map 0105, Grid 00EA, Parcel 2096
Zoning District: R-10A
Historic Status: Contributing
Request: Installation of a 6' pine treated fence with 1' lattice.

5)

Application Number: 2025 - 1567 / HD 25 - 94
Applicant: Joyce DeLaurentis
Location: 215 Talbot Street
Tax Map 0104, Grid 00EA, Parcel 1904
Zoning District: R-7A
Historic Status: Contributing
Request: Installation of storm windows and PVC trim to the rear addition.

6)

Application Number: 2025 - 1565 / HD 25 - 93
Applicant: Richard Marks
Location: 107 & 109 S. Washington Street
Tax Map 0104, Grid 00EA, Parcels 1985 & 1986
Zoning District: CB
Historic Status: Contributing
Request: Removal of the existing concrete steps and the addition of brick steps to the front entrance.

7)

Application Number: 2025 - 1570 / HD 25 - 96
Applicant: Robert and Sarah Wheedleton
Location: 410A Goldsborough Street
Tax Map 0103, Grid 00EA, Parcel 1090
Zoning District: R-7A
Historic Status: Contributing
Request: Removal and replacement of wooden side porch decking with composite material.

8)

Application Number: 2025 - 1576 / HD 25 - 100
Applicant: Hallmark Dixon Construction LLC
on behalf of Kenneth S. Dederick and Rosa E. Sanchez

Location: 303 Goldsborough Street
Tax Map 0103, Grid 00EA, Parcel 0741

Zoning District: R-7A

Historic Status: Contributing

Request: Various exterior alterations including the renovation of the existing outdoor structure to a single car garage, the addition of a side entrance, the addition of a wooden trellis to the side porch, and the removal of the existing vinyl siding and replacement with wooden siding.

9) **Application Number:** 2025 - 1577 / HD 25 - 101

Applicant: Anne Decker Architects
on behalf of Caroline Dalton

Location: 7 Brookletts Avenue
Tax Map 0104, Grid 00EA, Parcel 1972

Zoning District: R-10A

Historic Status: Contributing

Request: Various exterior alterations including the replacement of all windows and shutters, the replacement of the front door, the replacement of the exterior access stairs, and the replacement of all asphalt shingle roofs with slate shingles.

Discussion Item

1) Sidewalk Material Selection and the Preservation of Historic Sidewalks: a discussion with the Town Engineer.

Approval of Minutes

1) Approval of the Draft Decision Summary from the September 22, 2025 meeting.

Administrative Approval

1) **Application Number:** 2025 - 1571 / HD 25 - 97

Applicant: Jonathan Ryan

Location: 24 N. Aurora Street
Tax Map 0103, Grid 00EA, Parcel 1131

Zoning District: R-7A

Historic Status: Contributing

Request: Partial in kind gutter replacement.

2) **Application Number:** 2025 - 1585 / HD 25 - 107
Applicant: Town and Country Roofing & Siding Inc.
Location: 129 N. West Street
Tax Map 0104, Grid 00EA, Parcel 1271
Zoning District: CB
Historic Status: Non contributing
Request: In-kind asphalt shingle roof replacement.

3) **Application Number:** 2025 - 1586 / HD 25 - 108
Applicant: Town and Country Roofing & Siding Inc.
Location: 111 N. West Street
Tax Map 0104, Grid 00EA, Parcel 1263, Lot 6
Zoning District: CB
Historic Status: Non contributing
Request: In-kind asphalt shingle roof replacement.

4) **Application Number:** 2025 - 1587 / HD 25 - 109
Applicant: Town and Country Roofing & Siding Inc.
Location: 127 N. West Street
Tax Map 0104, Grid 00EA, Parcel 1270
Zoning District: CB
Historic Status: Non 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: 10/14/2025

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

Property Address: 103 N Washington Street

Applicant: Allison Gamble on behalf of The Stewart Building LLC

Application Number: 2025-1549

Code Enforcement Case: Yes ☐ No ☒

Project Description:

The applicant is proposing to install a 48" wide by 36" high wall sign on the Federal Street facing façade. The building to which these signs will be mounted is considered a contributing structure to the Easton Historic District.

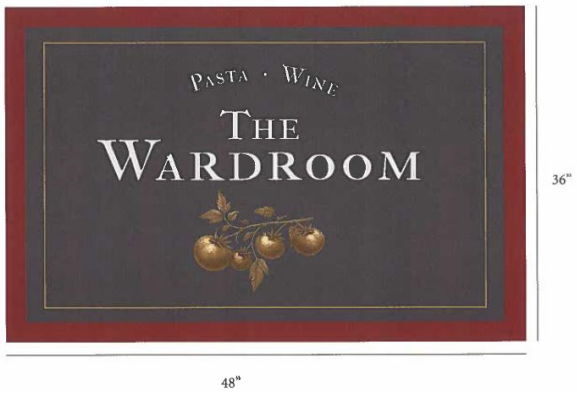


Figure 1: Proposed Sign

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.

Recommended Conditions:

1. Connections for the new wall mounted sign shall be through a mortar joint rather than a masonry unit.

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.

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

Appendix A: Historic District Survey Sheet

EASTON HISTORIC DISTRICT SURVEY

PROPERTY #: _____

Picture:

TAX ID	ADDRESS	OWNER NAME
2101013386	103 N WASHINGTON ST	STEWART BUILDING, LLC, THE

YEAR BUILT	PHYSICAL CONDITION
1770	GOOD

ARCHITECTURAL STYLE	ADDITION(S)
ECLECTIC W/ 2ND EMPIRE INFLUENCE	

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

NOTES

MHT DATA SAYS CORE OF THIS LARGE BUILDING DATES TO 1810. CHARACTER IS NOW DEFINED BY LATIN CENTURY MANSARD ROOF. 1ST STORY OPENINGS HAVE 20TH C CHARACTER. MANY CHANGES HAVE OCCURRED BY ALL ARE > 50 YEARS OF AGE AND REFLECT BUILDINGS EVOLUTION

RECEIVED
SEP 29 2025
TOWN OF EASTON

HD 25 - 84

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

Application #:	2025 - 1549
Date Received:	09/29/2025
Fee Paid:	-
HDC Meeting Date:	10/14/2025
Date Property Posted:	10/07/2025

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 103 N. Washington St, Easton

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

PROPERTY INFORMATION

OWNER NAME The Stewart Building LLC

TELEPHONE NO. _____ EMAIL _____

Applicant or Agent

NAME ALLISON GAMBLE

TELEPHONE NO. _____ EMAIL _____

Description of Proposal (include additional sheets, as necessary)

48" x 36" carved wooden sign to match existing black signage

Specific Requirements

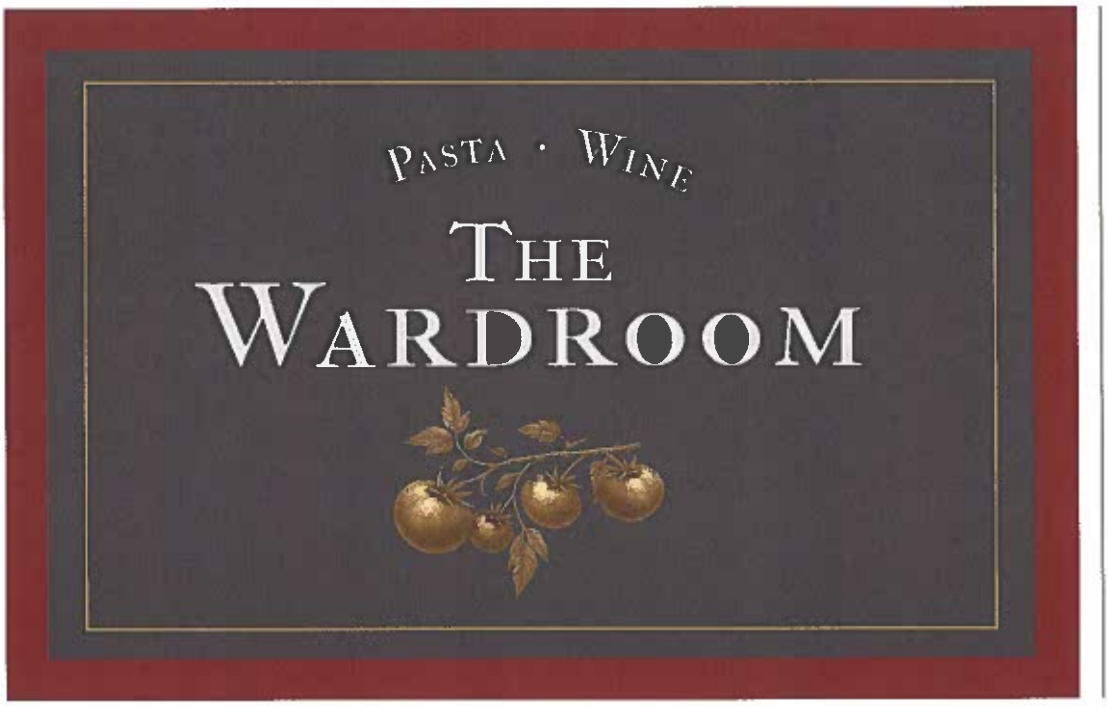
- The payment of fees is due at the time of application submittal.
  As of December 27, 2022, the fees are as follows:
  Commercial - $200 Residential - $75 Signs - $75 Staff Approval $25
- Provide 2 hard copies plus 1 digital copy of the application and all supplemental information.
- Disclose any easements 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 9/29/25
Printed Name of Applicant or Agent ALLISON GAMBLE

Revised 4.4.2022



36"

48"

Single-sided wall mount sign

Off white v-carved lettering

3/4" black painted plywood

Carved frame border in Fine Paints of Europe FPOE 9346

23k gold leaf hand-painted heirloom tomato design

Engraved 23k gilded pin stripe border

THE
WARDROOM

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

Historic District Commission Staff Report

Meeting Date: 10/14/2025

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

Property Address: 37 S West Street

Applicant: Andleeb Ihhurshid

Application Number: 2025-1578

Code Enforcement Case: Yes ☐ No ☒

Project Description:

The applicant is proposing to install a wall mounted sign on the West Street facing façade. The proposed sign will replace an existing wall sign approved by the HDC on July 8th, 2024. The building to which the sign will be mounted is considered a non-contributing structure to the Easton Historic District.

Figures 1 &2: Existing and Proposed Signage

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 30. Lighting for Signs

a. Internally illuminated signs, particularly box or cabinet signs in which the entire surface is illuminated, and neon signs, are generally not appropriate for the character of the district.

b. Halo lighting, in which individual letters contain lighting to illuminate the wall behind them, are appropriate for wall signs.

c. Indirect lighting should be utilized. Gooseneck lamps or similar fixtures which direct light at a signboard are generally appropriate.

d. Lighting sources and associated conduit for signs should generally be concealed from view.

e. Excessively bright or flashing lights and animated signs are not appropriate for residential or commercial portions of the district.

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.

Recommended Conditions:

1. The sign shall not be internally illuminated.

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.

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

Appendix A: Historic District Survey Sheet

EASTON HISTORIC DISTRICT SURVEY

PROPERTY #: _____

Picture:

TAX ID	ADDRESS	OWNER NAME
2101017276	37 S WEST ST	HIGGINS, MARK P AND LORI E

YEAR BUILT	PHYSICAL CONDITION
1960	

ARCHITECTURAL STYLE	ADDITION(S)
NONE	NONE

NHL DISTRICT	NR DISTRICT	NR LISTED	MEETS NR CRITERIA	1980 NR RATING	MD INVENTORY	CONTRIBUTING	NC CODE
				E		N	AGE

NOTES

BRICK AND CONCRETE BLOCK COMMERCIAL BUILDING RESOURCE IS OUTSIDE OF N.R. DISTRICTS PERIOD OF SIGNIFICANCE BUT COULD BE CONTRIBUTING IF PERIOD WERE EXTENDED.

RECEIVED
SEP 15 2025
TOWN OF EASTON

HD 25 - 102

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

Application #:	2025 - 1578
Date Received:	09/29/2025
Fee Paid:	$75.00
HDC Meeting Date:	10/14/2025
Date Property Posted:	10/07/2025

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 375 west Street Easton MD 21601

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

PROPERTY INFORMATION

OWNER NAME Naveed Ihhan

TELEPHONE NO. 443-225-2822 EMAIL

Applicant or Agent

NAME Andleeb Ihhurshid

TELEPHONE NO. EMAIL

Description of Proposal (include additional sheets, as necessary)

We will be adding a business sign on the front of the building.

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 Andleeb Ihhurshid
Date 9/15/25
Printed Name of Applicant or Agent Andleeb Ihhurshid

Revised 4.4.2022

4 SISTERS

KABOB & CURRY

Indian & Pakistani Cuisine (Halal)

Tasty Trolly Grill
Halal Food
410 690 8824
OPEN
NO LOITERING
WITHIN 30 FEET OF THESE PREMISES
BY ORDER OF THE EASTON POLICE DEPARTMENT
OPEN
Tasty Trolly Grill
Halal Food
410 690 8824
Tasty T
TOGETHER TASTES BETTER
TASTY TROLLEY GRILL
FRESH
OPEN
PICK
11.99
AMC
ONE
2.99

Samantha Smith <ssmith@eastonmd.gov>

Fwd: 37 S West street

1 message

Nicholas Johnson <njohnson@eastonmd.gov> Tue, Sep 30, 2025 at 12:40 PM
To: Samantha Smith <ssmith@eastonmd.gov>

FYR

Nicholas Johnson, AICP
Town Planner - Current
Town of Easton
410-822-1943 - njohnson@eastonmd.gov

---------- Forwarded message ---------
From: **Naveed Khan**
Date: Tue, Sep 30, 2025 at 11:38 AM
Subject: 37 S West street
To: <njohnson@eastonmd.gov>

Good morning Mr Johnson, This is Naveed Khan owner of the property located at 37 S West Street Easton MD. I am renting out this restaurant building to Four sisters Kubab on October 1st. We will have an official lease agreement signed today at some point since they are my cousin we handled everything verbally but we are going to sign agreement today for all legal purposes. So please approve their application for business outside sing. Thank you.
Naveed khan
Sent from my iPhone

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

Historic District Commission Staff Report

Meeting Date: 10/14/2025

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

Property Address: 130 S Aurora Street

Applicant: Natural Concepts Landscaping and Fencing LLC on behalf of Kate Schrader

Application Number: 2025-1561

Code Enforcement Case: Yes ☐ No ☒

Project Description:

The applicant is proposing to install approximately 89 linear feet of new 4-foot-tall, scalloped wood fencing in the front and side yards.

Historic District Guidelines:

Guideline 14. Perimeter Walls and Fences

a. Retain existing historic perimeter walls and fences.

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

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

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

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

Staff Recommendation:

Staff supports a Commission **approval** of this application as submitted. The proposed fence is a simple, unobtrusive style and is consistent with other fences approved by the

Commission throughout the Historic District. The placement and height of the proposed fence appear to conform to the requirements of the Zoning Ordinance.

Draft Motions:

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

OR

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

OR

3. I move an alternate motion.

Appendix A: 2012 Easton Historic District Survey Sheet

EASTON HISTORIC DISTRICT SURVEY

PROPERTY #: _____

Picture:

TAX ID	ADDRESS	OWNER NAME
2101005324	130 S AURORA ST	COLLINS, JOHN I

YEAR BUILT	PHYSICAL CONDITION
1890	GOOD

ARCHITECTURAL STYLE	ADDITION(S)
QUEEN ANNE/COLONIAL REVIVAL	NONE

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

NOTES

RETAINS ORIGINAL MASSING, CHIMNEYS + FRONT DOOR + WINDOW + DOOR SURROUNDS. ALTERATIONS INCLUDE ALUM SIDING AND PARTIAL ENCLOSURE OF FRONT PORCH. NICE CONTRIBUTING GARAGE.

RECEIVED
SEP 12 2025
TOWN OF EASTON

HD 25 - 92

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

Application #:	2025 - 1562
Date Received:	09/12/2025
Fee Paid:	$75.00
HDC Meeting Date:	10/14/2025
Date Property Posted:	10/07/2025

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 130 S. Aurora St Easton, MD 21601

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

PROPERTY INFORMATION

OWNER NAME Kate Schradee

TELEPHONE NO. _____ EMAIL _____

Applicant or Agent

NAME Natural Concepts Landscaping + Fencing LLC

TELEPHONE NO. _____ EMAIL _____

Description of Proposal (include additional sheets, as necessary)

installation of 4' tall wooden scalloped fence along property line along sidewalk and rear yard.

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 9/11/25

Printed Name of Applicant or Agent Steven Windsor

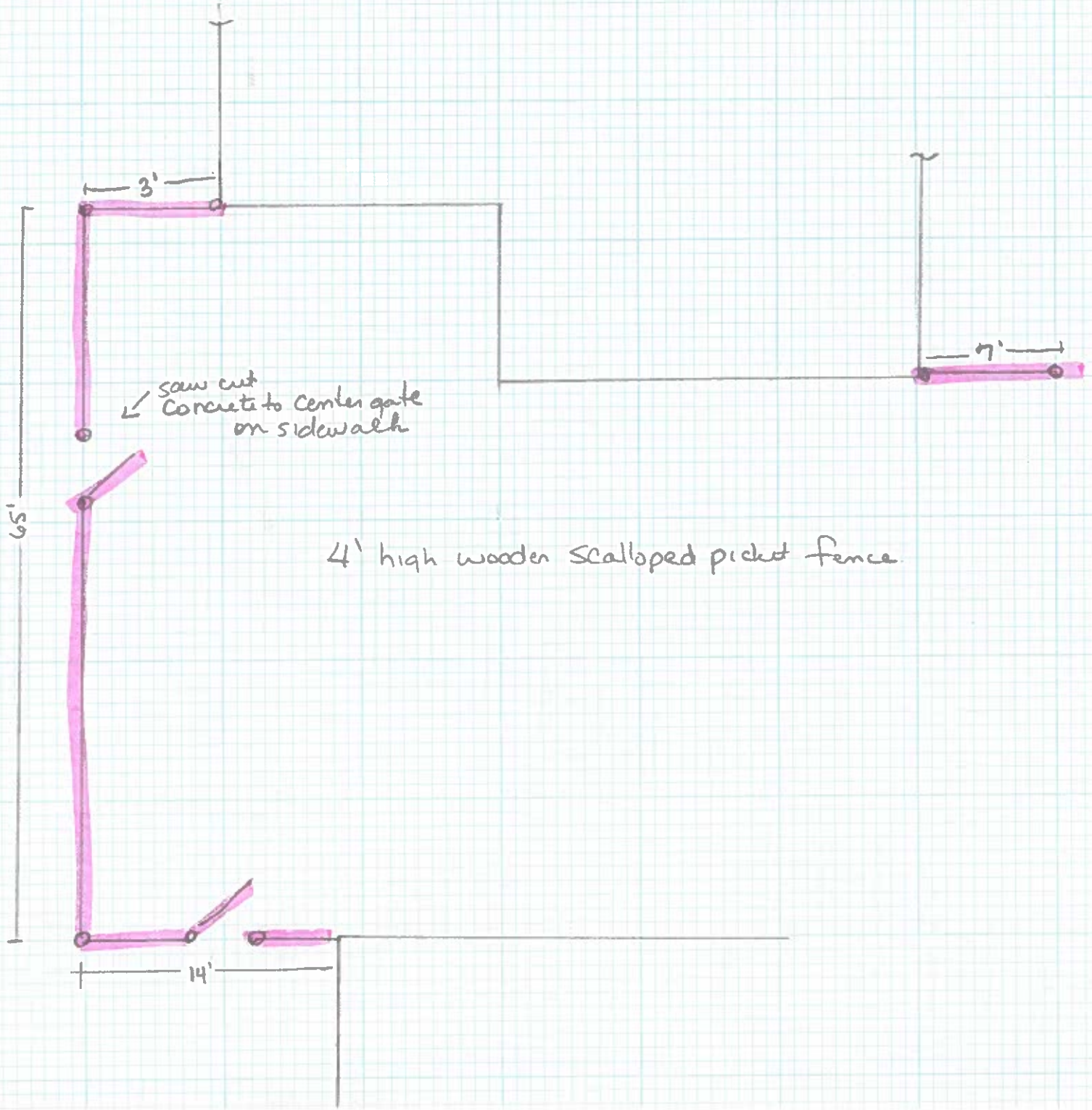
Revised 4.4.2022

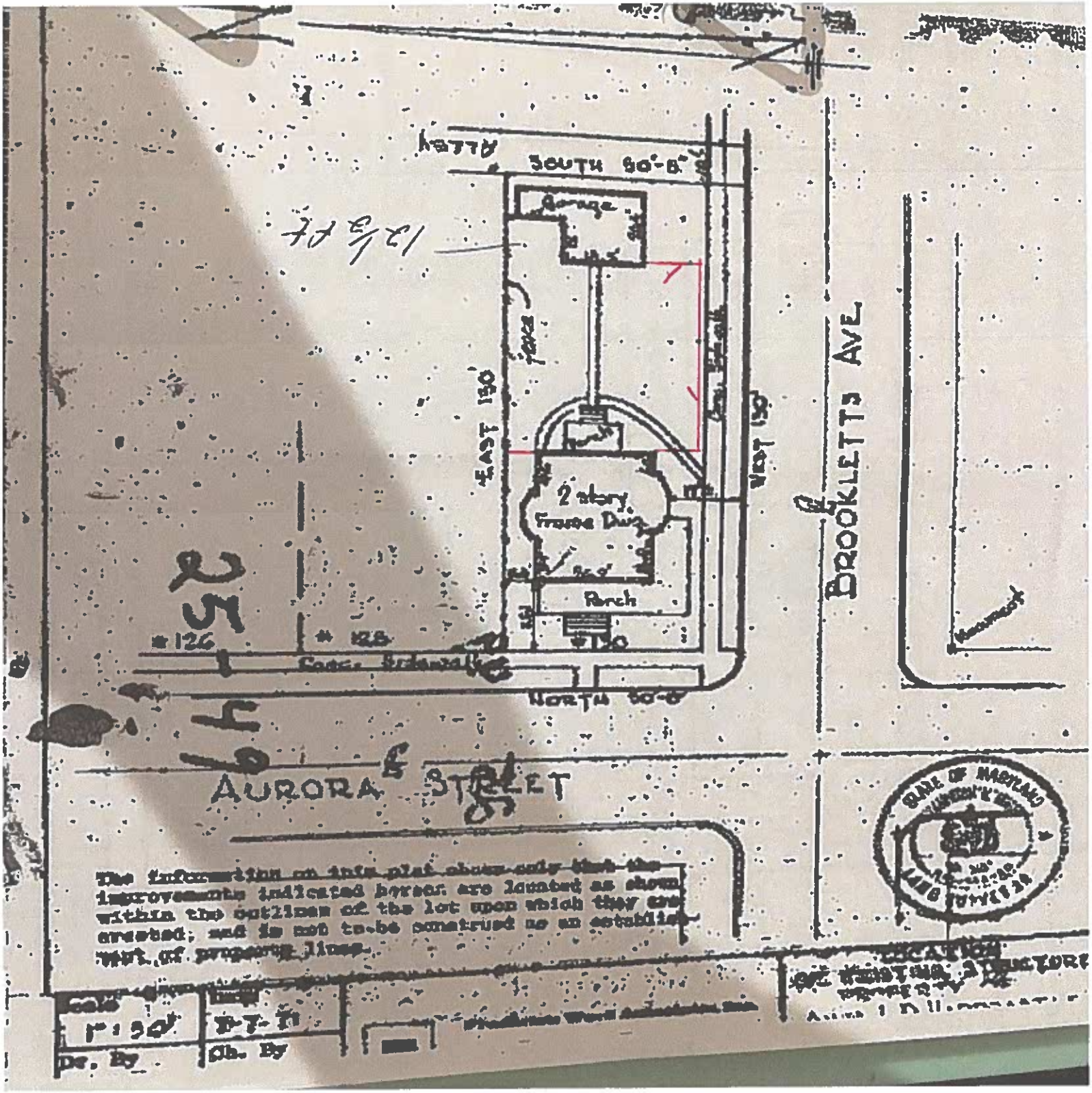
Natural Concepts Landscape and Fencing LLC
4224 Steele Neck RD
Vienna. MD 21869
Phone: 410-330-2840
E-mail:
naturalconceptsland@yahoo.com

Kate Schrader fence

Materials to be used in construction of fence located at 130 S Aurora St Easton, MD

Posts: Pressure treated 4x4
Rails : Pressure treated 2x4
Pickets: Pressure treated ¾ x 5.5 x 4
Caps: Pressure treated caps
Fasteners: galvanized ring shank nails
Coated screws
Gate Hardware" : painted steel hardware


3'
7'
saw cut
Concrete to center gate
on sidewalk
5'
4' high wooden scalloped picket fence
14'


SOUTH 50'-8"
Garage
2 story
Frame Dwg
Porch
EAST 130
WEST 130
BROOKLETTS AVE
#126
#128
NORTH 50-8
AURORA STREET
The information on this plat shows only that the improvements indicated hereon are located as shown within the outlines of the lot upon which they are erected, and is not to be construed as an establishment of property lines.
Scale
1" = 30'
Dr. By
Ch. By

A

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

Historic District Commission Staff Report

Meeting Date: 10/14/2025

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

Property Address: 10 Brookletts Avenue

Applicant: Brinsfield Fence Co. c/o Scott Baker

Application Number: 2025-1569

Code Enforcement Case: Yes ☐ No ☒

Project Description:

The applicant is proposing to install approximately 42 linear feet of new 6-foot-tall wood fencing with an additional 1-foot of non-solid lattice in the rear yard. The fence will be located along

Historic District Guidelines:

Guideline 14. Perimeter Walls and Fences

a. Retain existing historic perimeter walls and fences.

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

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

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

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

Staff Recommendation:

Staff supports a Commission **approval** of this application as submitted. The proposed fence is a simple, unobtrusive style and is consistent with other fences approved by the HDC. While it is slightly taller than most privacy fences, the Zoning Ordinance permits fences up to eight-feet in height within such rear yards. Such fences are exempt from the standard setback requirements.

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
2101018892	10 BROOKLETTS AVE	ARNOLD, DANIEL J & ANNE C

YEAR BUILT	PHYSICAL CONDITION
1910	VERY GOOD

ARCHITECTURAL STYLE	ADDITION(S)
COLONIAL REVIVAL	NONE APPARENT

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

NOTES

2 1/2 STORY CONCRETE BLOCK FOUR SQUARE DWELLING WITH WRAP AROUND PORCH. LARGE 1/1 WINDOWS. ENTRANCE HAS 5 LIGHT TRANSOM + SIDELIGHTS. 2 BAY SHED ROOFED DORMER. UNUSUAL PARAPET ON LEFT SIDE CORNER. NON CONTRIBUTING OUTBUILDINGS.

RECEIVED

OCT 10 2025

TOWN OF EASTON

HD 25 - 95

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

Application #:	2025 - 1569
Date Received:	10/10/2025
Fee Paid:	$75.00
HDC Meeting Date:	10/14/2025
Date Property Posted:	10/08/2025

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 10 Brooketts Ave, Easton MD 21601

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

PROPERTY INFORMATION

OWNER NAME Kim Schatzel & Trevor Illa

TELEPHONE NO. _____ EMAIL _____

Applicant or Agent

NAME Scott Baker Binsfield Fence Co.

TELEPHONE NO. 410-226-1651.0 EMAIL binsfieldfence@icloud.com

Description of Proposal (include additional sheets, as necessary)

Install 20' of 7'H treated pine semi private fencing including 6'H solid privacy with 1'H lattice on top. Includes (1) 4'W single gate. Fence built to match neighborhood fence at 12 Brooketts Ave., Easton

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.

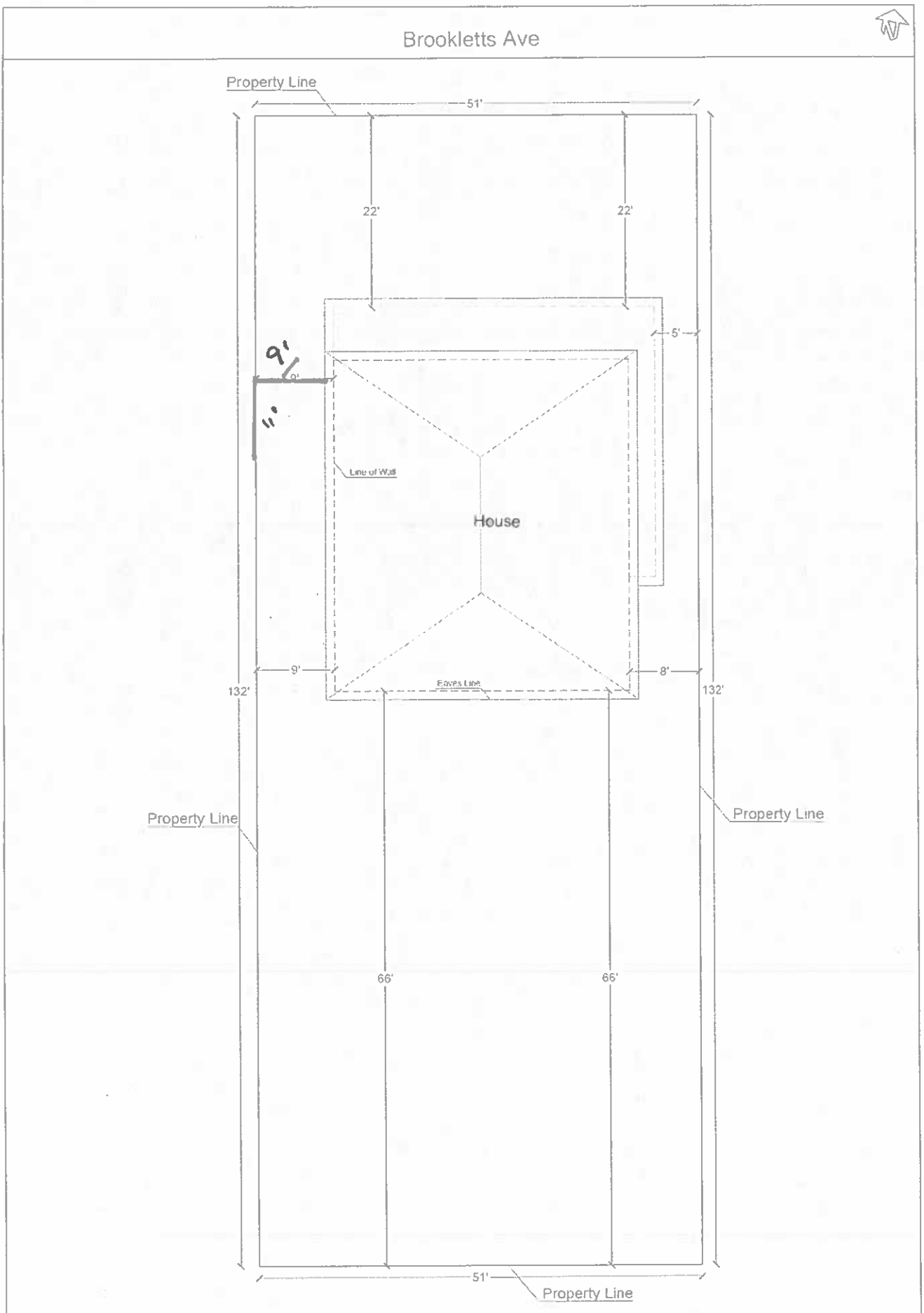
I hereby certify that I have reviewed the Easton Historic District Guidelines as published

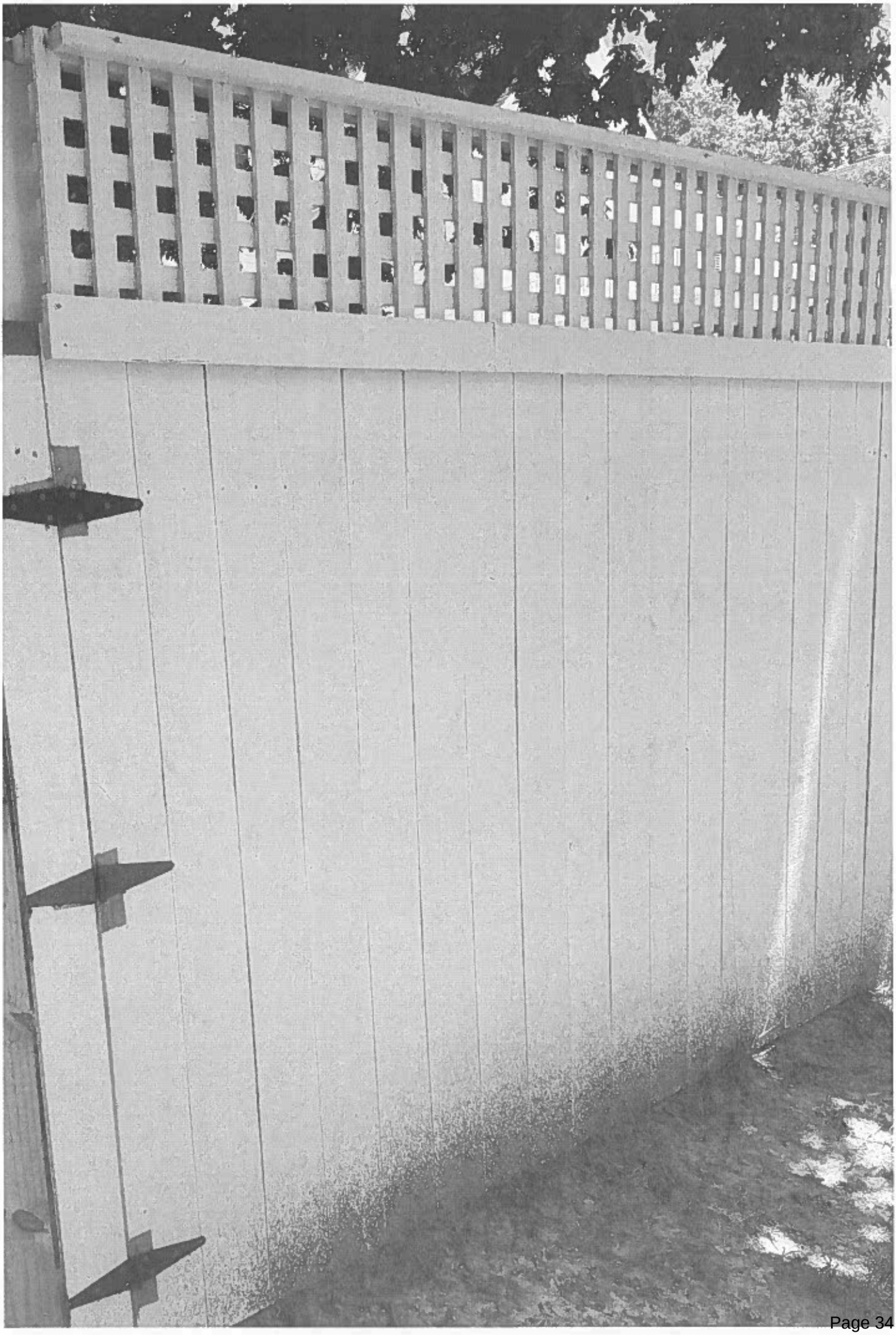
Signature of Applicant or Agent Scott Baker

Date 10-9-25

Printed Name of Applicant or Agent Scott Baker

Revised 4.4.2022


Brookletts Ave
Property Line
51'
22'
22'
5'
9'
9'
11'
Line of Wall
House
9'
8'
Eaves Line
132'
132'
Property Line
Property Line
66'
66'
51'
Property Line
Brook Ln
ADDRESS:10 Brookletts Ave, Easton, MD 21601, USA
Scale 1"=10'
Land 8732 SF
House:2660 SF
THIS IS NOT A LEGAL SURVEY, NOR IS IT INTENDED TO BE OR REPLACE ONE
This work product represents only generalized locations of features, objects or boundaries and should not be relied upon as being legally authoritative for the precise location of any feature, object or boundary



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

Historic District Commission Staff Report

Meeting Date: 10/14/2025

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

Property Address: 215 Talbot Street

Applicant: Joyce DeLaurentis

Application Number: 2025-1567

Code Enforcement Case: Yes ☐ No ☒

Project Description:

The applicant is seeking approval to install 18 storm windows on a rear addition to the original contributing structure that was constructed in 1990. The existing wood trim will be removed and replaced with smooth PVC trim and sills.

Historic District Guidelines:

Guideline 89. Maintain Historic Windows

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

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

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

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

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

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

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

Guideline 92. Storm Windows

a. Detachable wood screens and storm windows were often used in residential and upper floor commercial windows through the first half of the twentieth century. Historic screens and storm windows should be maintained and preserved.

b. New storm windows and screens should appropriately fit the window to which they are attached. Avoid installing over or undersized storm windows or screens. Install these units to avoid damaging or obscuring historic window surrounds or trim.

c. Storm windows must have clear, untinted glass.

Guideline 93. Sills, Lintels, and Frames

a. Retain original sills, frames, lintels, and associated window trim and ornamentation.

b. Do not wrap sills or frames in any materials (sheet metal, vinyl, etc.).

c. Avoid adding details, surrounds, shutters, ornamentation and other features that have no historical basis and are not in keeping with the character of the original window.

d. When historic sills, lintels, surrounds, or trim requires replacement, it should be made in-kind using the same or similar material and replicating the form, profile, color, and texture of the original unit.

Recommended Condition(s):

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

1. All storm windows shall have clear, untinted glass.

Draft Motions:

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

OR

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

OR

3. I move an alternate motion.

Appendix A: 2012 Easton Historic District Survey Sheet

EASTON HISTORIC DISTRICT SURVEY

PROPERTY #: _____

Picture:

TAX ID	ADDRESS	OWNER NAME
2101082078	410 GOLDSBOROUGH ST	STERRETT, SAMUEL B., JR.

YEAR BUILT	PHYSICAL CONDITION
1877*	EXCELLENT

ARCHITECTURAL STYLE	ADDITION(S)
NATIONAL FOLK W/ LATE GREEK REVIVAL DETAIL	MODERN REAR FRAME APARTMENT UNIT

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

NOTES

NICELY PRESERVED + RESTORED GABLE FRONT BRICK DWELLING. PORTICO ONLY, OBVIOUS MODIFICATION TO FRONT BLOCK. TYPICAL FASTER DWELLING FORM BUT SOMEWHAT UNUSUAL FOR ITS BRICK CONSTRUCTION

RECEIVED
SEP 19 2025
TOWN OF EASTON

HD 25 - 94

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

Application #:	2025 - 1567
Date Received:	09/19/2025
Fee Paid:	$75.00
HDC Meeting Date:	10/14/2025
Date Property Posted:	**10/07/2025**

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: 215 Talbot Street

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

PROPERTY INFORMATION

OWNER NAME: Joyce DeLaurentis
TELEPHONE NO. EMAIL

Applicant or Agent

NAME: Joyce DeLaurentis
TELEPHONE NO. EMAIL

Description of Proposal (include additional sheets, as necessary) WORK To Be done only on 1990 Addition

Installation of 18 Velv-a-lume storm windows. Exact same make as those approved by HDC in 1993 for front of the building.
Removal of window trim and replacement same style with PVC trim.
Existing MW wood windows deteriorating and need protection. Trim is deteriorated.

~~Replace 72x80 patio door Maxvio Retrovate tempered~~ Glass

Specific Requirements

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

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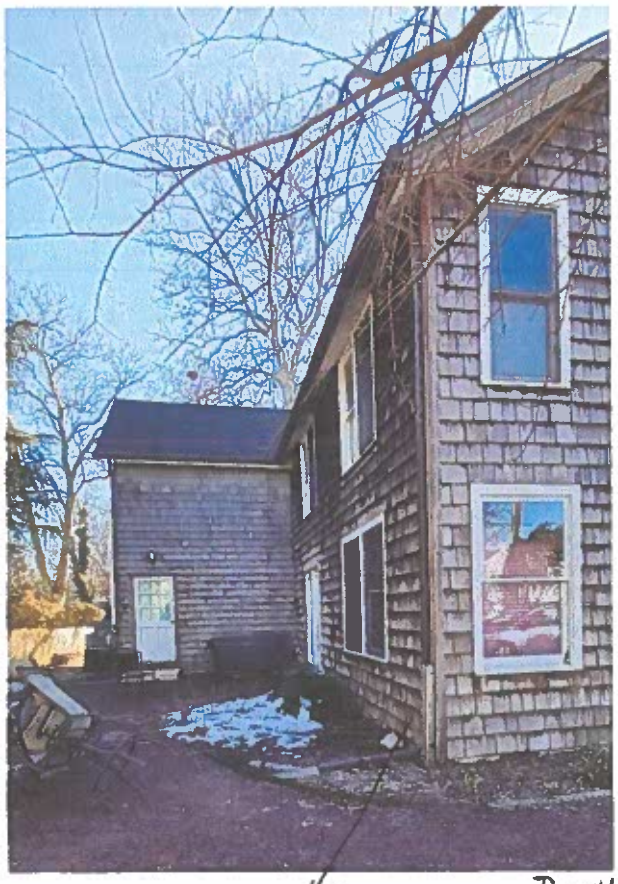
If the applicant or their designee is not present for the scheduled meeting the Commission may elect to refrain from discussing and voting on the scheduled agenda item.
Any modifications during review shall warrant an updated application.

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

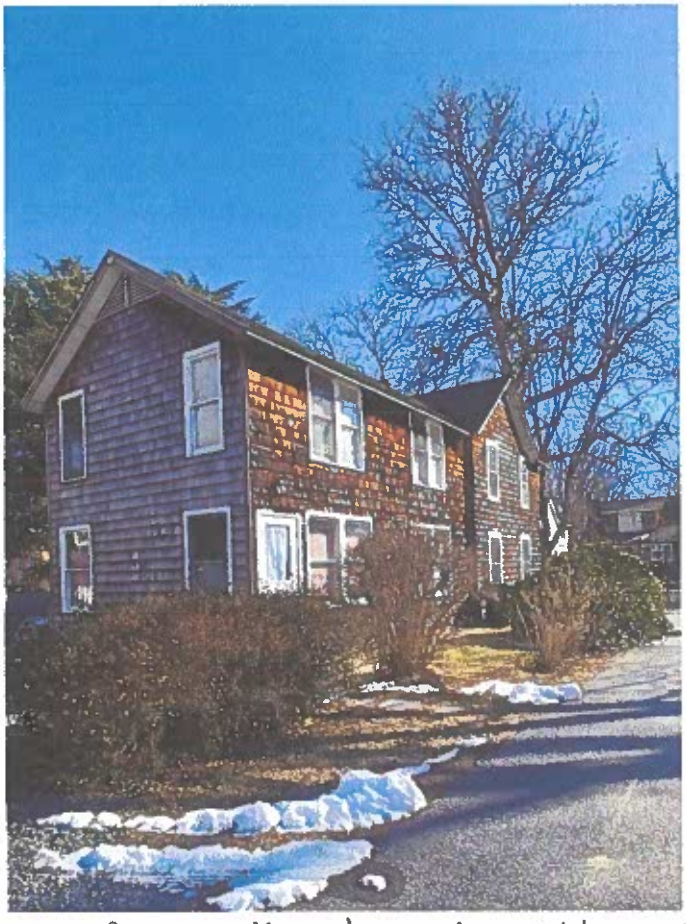
Signature of Applicant or Agent Joyce DeLaurentis
Date 9/19/25
Printed Name of Applicant or Agent JOYCE DeLAURENTIS

Revised 4.4.2022

Thoroqood Lane (west) Talbot St (north)



east elevation rear North



rear faces north - long side on Thoroqood Ln. west

West Window Corporation

VELV-A-LUME STORM WINDOW SPECIFICATIONS

MANUFACTURER: Manufacturer shall be West Window Corporation, located at 226 Industrial Park Drive, Martinsville, Virginia. (PO. Box 3071, Martinsville, VA 24115, phone 276-638-2394)

MATERIALS: Frame and sash main members are made of T6063-T6 aluminum alloy extrusions. Typical extrusion wall thickness is .050 inches for frame sections and .0465 inches for sash and screen sections. Sash and screen extrusions are of tubular design for additional strength and rigidity.

CONSTRUCTION: Frame components are assembled using double screw coped corner construction and are secured by #6 x 3/4" 410 stainless steel screws. Frame depth with expander is 1". Extruded aluminum expanders are used at the head, jambs, and sill to compensate for opening irregularities. Frame head utilizes a recess to capture the top of the upper sash for added strength and rigidity. An extruded channel at the sill is used for positive water drainage. An integral tongue extruded onto the sill mates with the bottom of the lower sash for improved rigidity and water control.
Active sash components are joined at the corner using mitered corner construction and are fastened with zinc die cast self locking corner angles. An extruded aluminum interlock is located at the meeting rails for strength and improved resistance to air infiltration. Weeps are employed at the bottom of each sash to effectively vent any accumulated water from the sash.

GLAZING: Both sash are channel glazed using a flexible vinyl glazing gasket along the perimeter of a single lite of glass. Both sash may be re-glazed if necessary using existing sash rails.
Glazing options consist of clear, tinted, obscure, and tempered glass.

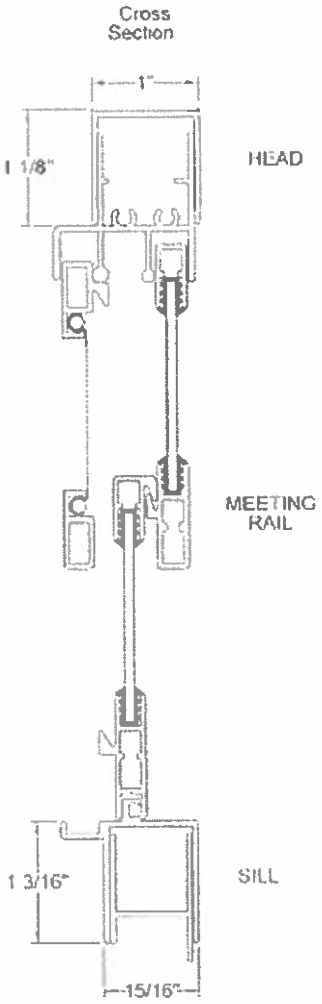
SCREEN: Screen frame is made of tubular T6063-T6 aluminum alloy extrusions and employs mitered corner construction, fastened at the corner with self locking zinc die cast corner angles. Screen cloth is of aluminum wire mesh held firmly in place by a solid vinyl spline. HARDWARE: Sash are equipped with spring loaded combination zinc die cast/stainless steel slide bolts (with wire form handle, lower sash) that positively engage punched holes in the master frame at predetermined locations along the travel path of the sash. Stainless steel tension springs located on one sash stile and one screen stile hold the inserts firmly in place. Upper sash utilizes a stainless steel lock plate that prevents sash movement from the outside. Stainless steel wire form handle on screen allows screen to be latched in place when fully closed.

FINISHES: All aluminum extrusions in master frame, sash, and screen are finish painted with an electrostatically applied enamel in a choice of three colors: White, Bronze, and Tan.

INSTALLATION: Installation of window shall be furnished by others and should be done in a professional manner. Window shall be set plumb and square in opening with no twisting or distorting of the window, and shall be properly anchored. A non-hardening sealant compatible with aluminum shall be provided by the installer and applied by the installer in sufficient quantity to provide a watertight seal between the window and opening.

OPERATION: After installation, window shall operate smoothly with no binding of either sash. Sash shall fully interlock at the meeting rail when both sash are in the fully closed position. Frame jambs shall be straight with no bowing in or out and sash shall positively engage the frame jamb at all points along the sash stile. Sash slide bolts shall positively engage the holes in the frame jamb.
Sash and screen will be removable to the inside provided enough clearance exists between the primary window and the storm window frame.

WARRANTY: Window is covered by West Window Lifetime Limited Warranty. Details of the provisions of this warranty are available on request. West Window commenced operation in 1949.



ESTIMATE

ALL SEASONS SEAMLESS GUTTERS LLC
215 Bentons Pleasure Road
Chester, MD 21619

mdgutterpro@gmail.com
+1 (410) 643-9267
https://allseasonsguttersmd.com/

DELAURENTIS, JOYCE

Bill to
Joyce Delaurentis
215 Talbot St.
Easton, MD

Ship to
Joyce Delaurentis
215 Talbot St.
Easton, MD

Estimate details
Estimate no.: 1023
Estimate date: 01/31/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1		HOMEOWNER - GUTTERS	Supply and install new storm windows.	1	$8,375.00	$8,375.00

Total ~~$8,050.00~~ 8,375.00

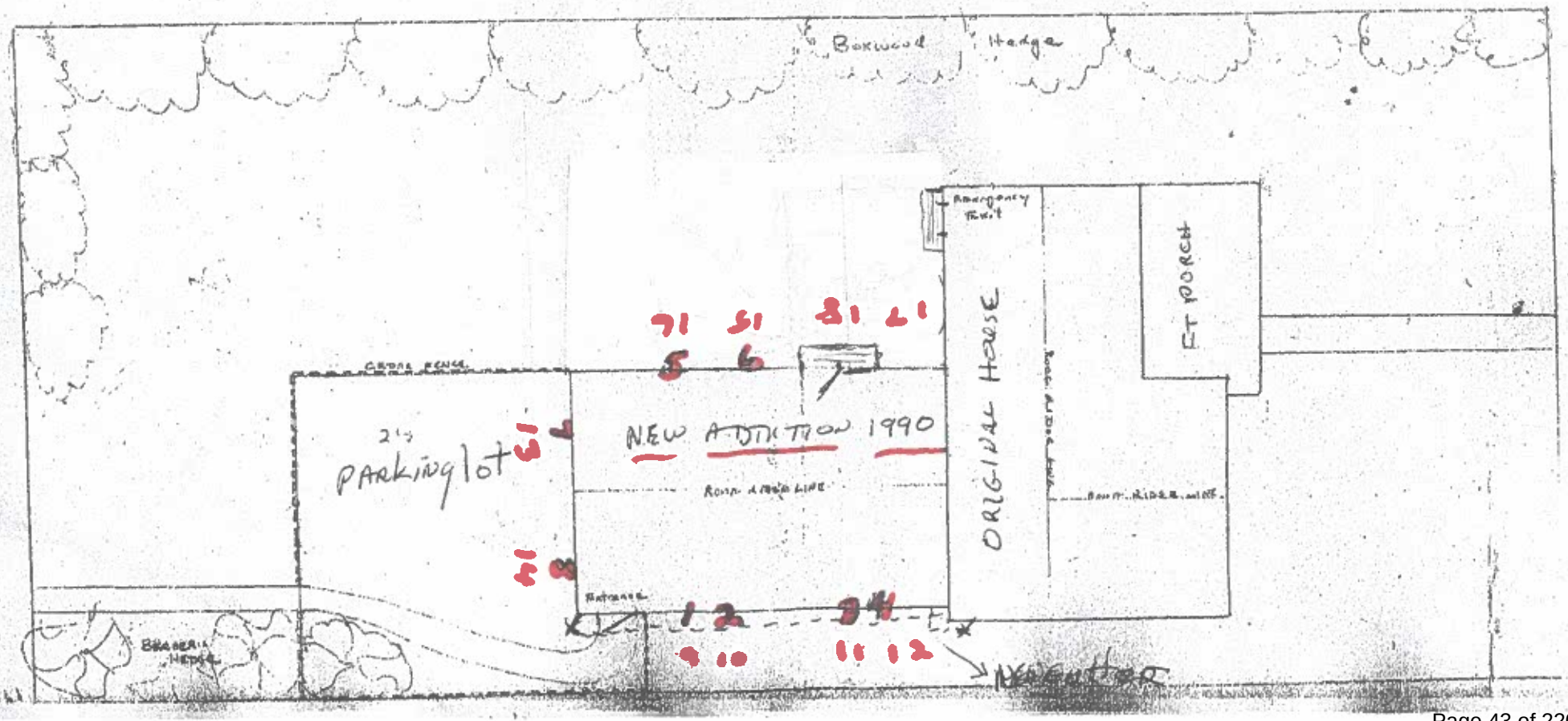
Accepted date

Accepted by

Downstairs in New Addition 8 windows

Upstairs in New Addition 10 windows

ZONING REVIEW APPROVED
BY Tom Hamilton
DATE 5/20/13



Shore Projects

2	**Interior/Exterior Trim** ^		**$5,473.14**	**$5,850.00**	**$11,323.14**	**$11,323.14**
	Interior Trim: • 1x4 Primed Pine (Casing, Sill and Apron) • 1x8 Primed Pine (Center trim on double windows)					
2.1	Exterior Trim: • 5/4 x 4 PVC (Casing) • 5/4 x 8 PVC (Center trim on double windows) • 2x6 PVC (Sill. We will replicate the sills on the historic part of the house)	1	$5,473.14	$5,850.00	$11,323.14	$11,323.14

TABLE 1 – APPROVED VERSATEX TRIMBOARD, SHEET AND PROFILES (CONTINUED)

Product	ID	Available Options			
		Finish (ff)	Size (ss)	Width (ww)	Length (ll)
Stealth Nail Flange Trim	SNFTBffsswwll	SM – Smooth TR – Timber Ridge	54 – 5/4	04 – 4" 06 – 6"	18 – 18' 20 – 20'
Stealth Trim	STBffsswwll	SM – Smooth TR – Timber Ridge	54 – 5/4 64 – 6/4	04 – 4" 06 – 6" 08 – 8"	18 – 18' 20 – 20'
Sheet	SHffsswwll	SM – Smooth TR – Timber Ridge	38 – 3/8" 12 – 1/2" 58 – 5/8" 34 – 3/4" 01 – 1" 0125 – 1-1/4" 0150 – 1-1/2"	48 – 48" 60 – 60"	08 – 8' 09– 9' 10 – 10' 12 – 12' 13 – 13' 14 – 14' 16 – 16' 18 – 18' 20 – 20' 22 – 22' 24—24'
Trim	TBffsswwll	SM – Smooth TR – Timber Ridge	38 – 3/8" 12 – 1/2" 58 – 5/8" 01 – 1" 64 – 6/4 84 – 8/4	02 – 2" 03 – 3" 06 – 6" 08 – 8" 10 – 10" 12 - 12" 16 – 16" 24 – 24"	06 – 6' 08 – 8' 09– 9' 10 – 10' 12 – 12' 16 – 16' 18 – 18' 20 – 20'
Soffit	SFffsswwll	S – Solid V – Vented	12 – 1/2"	12 – 12" 16 – 16" 24 – 24"	12 – 12' 18 – 18'
Shiplap	SLNGffsswwll	SM – Smooth TR – Timber Ridge	01 – 1"	06 – 6" 08 – 8"	18 – 18' 20 – 20'

* 2X6 for creation of sills - replicated as the historic part of the house

intertek
Total Quality. Assured.

Code Compliance Research Report CCRR-0149

Issue Date 02-18-2010
Revision Date: 04-29-2025
Renewal Date: 04-30-2026

DIVISION: 06 - Woods, Plastics, and Composites
Section: 06 65 00 - Plastic Trim

REPORT HOLDER:
VERSATEX BUILDING PRODUCTS
400 Steel Street
Aliquippa, PA 15001
(724)-857-1111
www.versatex.com

REPORT SUBJECT:

Versatex® Trim Board (Smooth and Timber Ridge)
Versatex® Sheets
Versatex® Bead Boards
Versatex® Corner Boards
Versatex® Stealth Trim

1.0 SCOPE OF EVALUATION

1.1. This research report addresses compliance with the following Codes:

- 2021, 2018, 2015 *International Building Code*® (IBC)
- 2021, 2018, 2015 *International Residential Code*® (IRC)
- 2023 and 2020 *Florida Building Code* (FBC) *excluding HVHZ* (see Section 9.0)

NOTE: This report references the most recent Code editions cited. Section numbers in earlier editions may differ.

1.2. *Versatex*® Trim Board has been evaluated for the following properties:

- Durability
- Surface Burning
- Termite Resistance
- Corrosion Resistance
- Weather Resistance
- Structural-negative-transverse wind loads on soffits

1.3. *Versatex*® Trim Board has been evaluated for the following uses:

- *Versatex*® trim boards, sheets, bead board, corner boards, and Stealth trim are rigid cellular PVC solid cross sections intended for use in exterior applications as corner boards, window / door surrounds, soffits, fascias, frieze boards, non-load bearing rake boards, door and window trim, skirt boards, door pilasters, column / post wraps, and architectural millwork. Typical profiles are shown in Figure 1. A comprehensive approved product offering is presented in Tables 1, 2 and 3.

2.0 STATEMENT OF COMPLIANCE

2.1. *Versatex*® Trim Board complies with the Codes listed in Section 1.1, for the properties stated in Section 1.2, and uses stated in Section 1.3, when installed as described in this report, including the Conditions of Use stated in section 6.0.

3.0 DESCRIPTION

3.1. *Versatex*® trim boards and sheets are manufactured with expanded poly-vinyl-chloride (cellular PVC) using an extrusion process. Finished products exhibit a small cell micro structure and are produced with a minimum density of 0.55 g/cm^3.

3.2. *Versatex*® products are supplied in the following profiles:

3.2.1. *Versatex*® trim boards are supplied with either a smooth surface or reversible textured 'Timber Ridge' finish. They are available in nominal widths of 2, 3, 4, 5, 6, 8, 10, 12, and 16 inches; nominal thicknesses of 5/8, 1, and 1-1/4 inches; and lengths of 18 and 20 feet (see Table 1).

3.2.2. *Versatex*® sheets are supplied in four foot widths and with lengths up to twenty feet in thicknesses of 1/2, 5/8, 3/4, and 1 inch (see Table 1).

3.2.3. *Versatex*® bead boards are supplied in widths of 3-1/2 and 5-1/2 inches and are 1/2 inch thick in 18 foot lengths (see Table 1).

3.2.4. *Versatex*® corner boards are supplied in nominal 1-1/4 inch thickness and nominal 4, 6, 8 and 10 inches outside corner sizes and in 10 feet, 12 feet, 20 feet, and 22 feet lengths (see Table 1).

4.0 PERFORMANCE CHARACTERISTICS

4.1. Materials used have a flame spread index less than 200 when tested in accordance with ASTM E 84.

4.2. Materials used are deemed equivalent to preservative treated or naturally durable wood for resistance to weathering effects and attack from termites.

4.3. Materials used are not affected by corrosion due to contact with ACQ-D preservative-treated wood.

4.4. Soffit assemblies consisting of 1 inch x 12 inch boards installed on framing spaced 16 inches on center have a maximum allowable design load of 40 psf for negative (suction) wind pressure when attached to SPF (G=0.42) wood framing or 55 psf when attached to SYP (G=0.55) wood framing. Installation consists of two 8d finish nails (2.5 inch long) installed in each wood framing member spaced 16 inches on center.

5.0 INSTALLATION

Versatex® Trim Board must be installed in accordance with the manufacturer's published installation instructions, the applicable Code and this Research Report. A copy of the manufacturer's instructions must be available on the jobsite during installation.

5.1. Fasteners shall be stainless steel or hot-dipped galvanized steel and designed for wood trim and siding. Fasteners shall have blunt points and full round heads. The fastener must be long enough to penetrate the wood substrate a minimum of 1.5 inches.

5.2. Except as noted in Section 4.4 of this report, the trim boards and sheets shall be installed over solid backing material, including approved exterior sheathing or exterior wall coverings. *Versatex*® fascia must be installed over an approved structural sub-fascia.

6.0 CONDITIONS OF USE

6.1. Installation must comply with this Research Report, the manufacturer's published installation instructions and the applicable Code. In the event of a conflict, this report governs.

6.2. *Versatex*® trim boards and sheets are limited to the following three construction types:

6.2.1. Nonload-bearing exterior trim on buildings of Type V-B (5B) construction under the IBC.

6.2.2. Combustible architectural trim on exterior walls of buildings of Type I, II, III, and IV construction under the IBC, limited to: 10 percent of an exterior wall surface area where the fire separation distance is less than 5 feet; and 40 feet in height above grade.

6.2.3. Exterior trim on all buildings permitted under the IRC.

6.3. Compatibility of the supporting construction materials with all fasteners, components, and other hardware components is subject to approval by the Code official.

6.4. When fasteners are installed in pressure-treated wood (preservative or fire-retardant), the appropriate adjustment factors based on the pressure-treated wood manufacturer's recommendations or appropriate Code provisions shall be applied to reduce the capacity of the fastener.

6.5. Fasteners shall have an appropriate corrosion protection for exterior use and the substrate in which it is installed.

6.6. Only those types of fasteners and fastening methods described in this report have been evaluated for the installation of the *Versatex*® trim boards and sheets. Other methods of attachment are outside the scope of this report.

6.7. All products are manufactured by Versatex Building Products under a quality program with inspections by Intertek Testing Services NA, Inc.

7.0 SUPPORTING EVIDENCE

7.1. Manufacturer's drawings and installation instructions.

7.2. Reports of testing demonstrating compliance with ICC-ES AC227, Acceptance Criteria for Rigid Cellular PVC Nonload-Bearing Exterior Trim, revised June 2017.

7.3. Reports of testing in accordance with ASTM E330-14.

7.4. Documentation of an Intertek approved quality control system for the manufacturing of products recognized in this report.

7.5. Intertek Listing Report "Versatex Trim Board", on the Intertek Directory of Building Products.

8.0 IDENTIFICATION

The *Versatex*® Trim Board is identified with the manufacturer's name (Versatex Building Products) address and phone number, the product name (*Versatex*® Trim Board), the Intertek Mark as shown below, the Intertek Control Number, and the Code Compliance Research Report number (CCRR-0149).

9.0 FLORIDA BUILDING CODE

9.1. Scope of Evaluation:

The Versatex® Trim Boards were evaluated for compliance with the 2023 and 2020 *Florida Building Code*.

9.2. Conclusion:

The *Versatex*® Trim Boards described in Sections 2.0 through 7.0 of this Research Report, comply with *the* 2023 and 2020 *Florida Building Code* subject to the following conditions:

- Use of *Versatex*® Trim Boards for compliance with the High-Velocity Hurricane Zone provisions of the 2023 and 2020 *Florida Building Code* has not been evaluated and is outside the scope of this Research Report.
- Installation must be in accordance with the provisions of Sections 1405.14 and 1410 of the FBC.
- Intertek is an approved evaluation entity and quality assurance entity pursuant to Florida Statute 553.842 – *Product Evaluation and Approval*.

10.0 CODE COMPLIANCE RESEARCH REPORT USE

10.1. Approval of building products and/or materials can only be granted by a building official having legal authority in the specific jurisdiction where approval is sought.

10.2. Code Compliance Research Reports shall not be used in any manner that implies an endorsement of the product by Intertek.

10.3. Reference to the Intertek website address: https://bpdirectory.intertek.com is recommended to ascertain the current version and status of this report.

This Code Compliance Research Report ("Report") is for the exclusive use of Intertek's Client and is provided pursuant to the agreement between Intertek and its Client. Intertek's responsibility and liability are limited to the terms and conditions of the agreement. Intertek assumes no liability to any party, other than to the Client in accordance with the agreement, for any loss, expense or damage occasioned by the use of this Report. Only the Client is authorized to permit copying or distribution of this Report and then only in its entirety, and the Client shall not use the Report in a misleading manner. Client further agrees and understands that reliance upon the Report is limited to the representations made therein. The Report is not an endorsement or recommendation for use of the subject and/or product described herein. This Report is not the Intertek Listing Report covering the subject product and utilized for Intertek Certification and this Report does not represent authorization for the use of any Intertek certification marks. Any use of the Intertek name or one of its marks for the sale or advertisement of the tested material, product or service must first be approved in writing by Intertek.

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

Historic District Commission Staff Report

Meeting Date: 10/14/2025

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

Property Address: 107 & 109 S Washington Street

Applicant: Richard Marks on behalf of Carstairs Row LLC

Application Number: 2025-1565

Code Enforcement Case: Yes ☒ No ☐

Project Description:

The applicant is seeking approval for alterations to the front steps of a contributing structure. The existing wood front steps of both units were removed without a COA or building permit and replaced with salvaged bricks from the demolished rear addition. It should be noted that the existing front steps are not original and were installed in 2019, replacing a singular concrete step.

Historic District Guidelines:

Guideline 64. Preserve Historic Porches

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

b. Avoid enclosing a porch located on the front façade or visible from a primary public right-of-way. If the porch is not visible from a primary public right-of-way, it may be enclosed if done in a manner that does not significantly alter the original character of the porch. Note: screening-in is not considered enclosing the porch.

c. It is appropriate to remove enclosures to reveal original porch and details.

d. Screen porches in such a way that original details are not altered or destroyed may be appropriate.

Guideline 65. Make Sensitive Replacements

a. Replace missing posts and railings where necessary to match size, shape, profile, proportion, and spacing to the historic feature.

b. Use wood for porch details and structural parts, including steps, decking, and foundations, unless it can be documented that other materials were historically used on the house or used at an early date.

c. Alternate materials may be allowable on a on side or rear porches if the new material, size, scale, and overall appearance matches the historic feature.

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

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
2101017470	107 S WASHINGTON ST	SHOEMAKER, PAUL GEORGE

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

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

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

NOTES

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

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

RECEIVED
SEP 16 2025
TOWN OF EASTON

HD 25 - 93

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

Application #: 2025 - 1565
Date Received: 09/16/2025
Fee Paid: $200.00
HDC Meeting Date: 10/14/2025
Date Property Posted: 10/07/2025

HISTORIC DISTRICT COMMISSION HEARING APPLICATION

APPLICATION TYPE
(PLEASE CIRCLE)

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

PROPERTY INFORMATION

ADDRESS 107-109 So Washington St. Easton
☐ Contributing ☐ Non-Contributing YEAR BUILT: 1805 NATIONAL REGISTAR # _____

PROPERTY INFORMATION

OWNER NAME Carpenter Row LLC
TELEPHONE NO. _____ EMAIL _____

Applicant or Agent

NAME Richard Marker
TELEPHONE NO. _____ EMAIL _____

Description of Proposal (include additional sheets, as necessary)

Remove concrete steps &
Build brick steps in entranceways using
original bricks from ~~Front~~ Rear of structure

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 9/16/25
Printed Name of Applicant or Agent Richard Marker

Revised 4.4.2022

Subject property posting pursuant to
Section 28-901.2.H.2 of the Town of Easton Zoning Code

October 8, 2025

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

Historic District Commission Staff Report

Meeting Date: 10/14/2025

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

Property Address: 410 A Goldsborough Street

Applicant: Robert and Sarah Wheedleton

Application Number: 2025-1570

Code Enforcement Case: Yes ☐ No ☒

Project Description:

The applicant is seeking approval for alterations to the side porch of a contributing structure. The existing tongue and groove wood porch decking will be removed and replaced with 1" by 3" composite tongue and groove decking. In addition to being considered contributing to the Easton Historic District, this structure is listed on the Maryland Inventory of Historic Places.

Figure 1: Goldsborough Street Perspective – 2015 Google Street View

Historic District Guidelines:

Guideline 3. Make Sensitive Replacements

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

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

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

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

THERE ARE FIVE SITUATIONS WHERE SUBSTITUTE MATERIALS MAY BE APPROVED:

1. WHEN HISTORIC MATERIAL IS UNAVAILABLE,
2. WHERE HISTORIC CRAFT TECHNIQUES OR SKILLED ARTISANS ARE UNAVAILABLE,
3. IF LITTLE INFORMATION EXISTS ABOUT A BUILDING'S HISTORIC MATERIALS, OR,
4. UPON CODE-RELATED CHANGES.
5. WHEN THE COMMISSION DETERMINES THAT SUCH A METERIAL IS ACCEPTABLE FOR THE GIVEN SITUATION.

Guideline 64. Preserve Historic Porches

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

Guideline 65. Make Sensitive Replacements (Porches)

b. Use wood for porch details and structural parts, including steps, decking, and foundations, unless it can be documented that other materials were historically used on the house or used at an early date.

c. Alternate materials may be allowable on a side or rear porches if the new material, size, scale, and overall appearance matches the historic feature.

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

Appendix B.2. Common Substitute Materials

Composite materials are made from a mix of plastic and wood fibers. The material is manufactured for use as porch and deck floorboards and stair treads. These materials are formed into planks to imitate wood decking and are installed in a manner similar to traditional wood planks. The product is sometimes available in a paintable finish. Use of composite decks and staircases is appropriate for installations in the rear of the property. In non-contributing buildings, it may be appropriate for use in flooring and stair treads on front porches if the material closely matches the original in profile, dimension, finish, and overall appearance, or if the porch floor is not significantly visible from the right-of-way.

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
2101082078	410 GOLDSBOROUGH ST	STERRETT, SAMUEL B., JR.

YEAR BUILT	PHYSICAL CONDITION
1877*	EXCELLENT

ARCHITECTURAL STYLE	ADDITION(S)
NATIONAL FOLK W/ LATE GREEK REVIVAL DETAIL	MODERN REAR FRAME APARTMENT UNIT

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

NOTES

NICELY PRESERVED + RESTORED GABLE FRONT BRICK DWELLING. PORTICO ONLY, OBVIOUS MODIFICATION TO FRONT BLOCK. TYPICAL FASTER DWELLING FORM BUT SOMEWHAT UNUSUAL FOR ITS BRICK CONSTRUCTION

RECEIVED
SEP 24 2025
TOWN OF EASTON

HD 25 - 96

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

Application #:	2025 - 1570
Date Received:	09/24/2025
Fee Paid:	$75.00
HDC Meeting Date:	10/14/2025
Date Property Posted:	10/07/2025

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 410 A Goldsborough St. Easton, MD

☐ Contributing ☐ Non-Contributing YEAR BUILT: 1900 NATIONAL REGISTAR # T-423

PROPERTY INFORMATION

OWNER NAME Robert and Sarah Wheedleton

TELEPHONE NO. EMAIL

Applicant or Agent

NAME Robert and Sarah Wheedleton

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, 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	SNh
Date	9-20-2025
Printed Name of Applicant or Agent	Sarah Wheedleton

Revised 4.4.2022

This proposal outlines the necessity and specifications for replacing the flooring on the side porch with a durable, composite material designed to eliminate future issues related to rot and maintenance.

The current flooring on the side porch must be replaced due to the presence of multiple rotten boards. This condition is expected to continue to get worse, potentially presenting a safety hazard.
The environmental conditions surrounding the porch exacerbate the problem: the porch is located in an area that does not get sunlight, ensuring that rot will continue to be an issue if wood is used. This persistence of rot is supported by the experience of another neighbor who reported that when they replaced their porch with wood, it immediately began to rot again.

Contextual Note: The porch is on the side of the house and is not visible from the street or alley.

We propose replacing the existing wooden boards with a maintenance-free composite material. This solution utilizes high-quality material that will not rot and will not require paint.
Contractor and Documentation: A quote from a licensed and insured contractor has been attached, along with detailed specifications regarding the flooring product itself.
Material Specifications: The specific product chosen is Azek Timbertek. This choice was made because it is a true 1 inch thick by 3 inch wide tongue and groove, maintenance-free porch flooring. These dimensions most closely replicate the existing floor profile.
The color selected for the replacement flooring is slate grey, which will closely match the existing floor, which is tongue and groove wood flooring.

The installation of Azek Timbertek composite flooring will provide a long-term solution by ensuring the flooring is maintenance free. This material will not rot and will not require painting, eliminating the ongoing cycle of deterioration and required upkeep that plagues wood flooring in this shaded location.

This proposal has been approved by the HOA for Victoria's Walk.

Docusign Envelope ID: A3BC030C-FA4F-4643-A3A3-C7638CB34D74

CHANCE CONSTRUCTION COMPANY, INC.
11884 HOLLY PLAINS DRIVE
RIDGELY, MD. 21660
PHONE 410-634-2118
MHIC#37185
MHBR#1355

Wright Real Estate
Attn: Andy Beaven

RE: Front porch floor
410A Goldsborough Street
Easton MD 21601

Propose the following:

- Remove existing flooring
- Supply & install 3" T&G
- Slate grey flooring

Remove all debris from jobsite at completion.

NOTES: Slate grey Azek Timbertek flooring is only available in lengths needed to not have a great amount of waste. If another color is needed price will be considerably more.

Owner responsible for any permits needed.

WE PROPOSE HEREBY TO FURNISH LABOR – COMPLETE IN ACCORDANCE WITH THE ABOVE SPECIFICATIONS, FOR THE SUM OF:

FIVE THOUSAND FIVE HUNDRED THIRTY-FIVE DOLLARS $ 5,535.00

1. $1,845.00 Prior to ordering material
2. $1,845.00 When material arrives
3. Remainder due on the day the job is completed

AUTHORIZED SIGNATURE _____

(Note: This proposal may be withdrawn by us if not accepted within 30 days)

ACCEPTANCE OF PROPOSAL – The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined below.

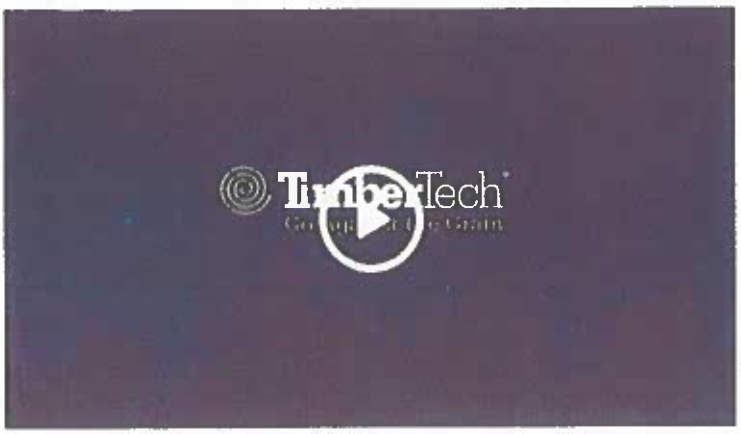
SIGNATURE_____

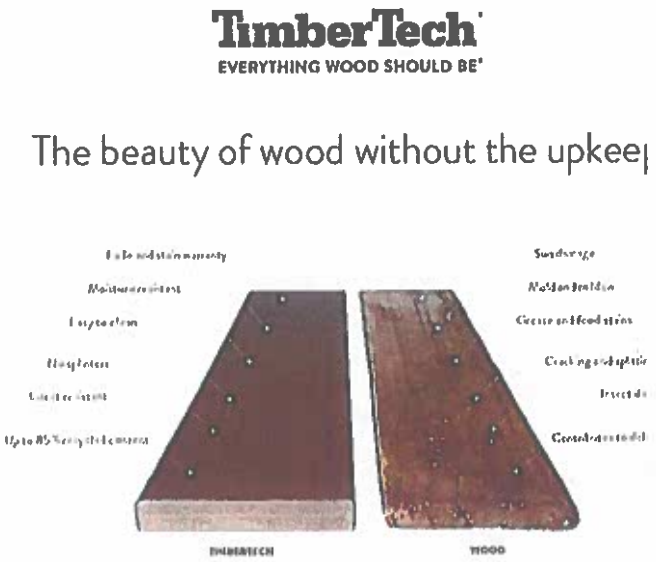
SIGNATURE_____

DATE OF ACCEPTANCE_____

All material is guaranteed to be as specified. All work to be completed in a professional manner according to standard practices and applicable buildings codes in effect at the time of construction. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. A consumer information pamphlet as provided under the Home Builder Registration Act is available upon request. Any and all legal costs that are incurred by Chance Construction Company, Inc. due to non-payment of this proposal will be directly charged to the customer in addition to the amount that is outstanding.

If you choose to accept this contract, please sign and return one copy. Thank you.





View All Images

At a Glance

Tongue and groove

UV Resistant

Water Resistant

View More

TimberTech Porch Flooring 1-in x 3-in x 10-ft Slate Gray Tongue and groove PVC Porch board

Item #2366324 | Model #ADCP13S10SG

Shop TimberTech

4.1 | 11

$54.28

$51.57 When you choose 5% savings on eligible purchases every day. Learn How

Buy Now, Pay Later
$18.10 with 3 monthly payments. Learn How

Manufacturer Color/Finish: Slate Gray

TimberTech Porch Flooring 1-in x 3-in x 10-ft Slate Gray Tongue and groove PVC Porch board $54.28

Shop TimberTech 4.1 | 11

Actual Width (inches): 3.125

Your fall top sellers are here — check out what's trending this season. Shop Now >

What can we help you find?

Shop All | Mylow (New) | Holiday Decorations | Appliances | Bathroom | Building Supplies | Flooring | Lawn & Garden | Lighting | Outdoor | Tools | Plumbing | N

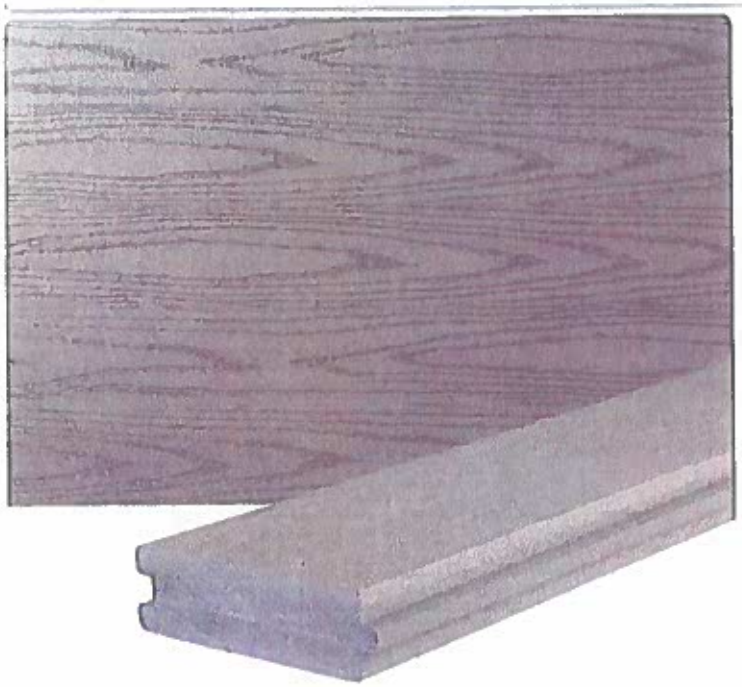
Catonsville Lowe's 10 PM | 21228

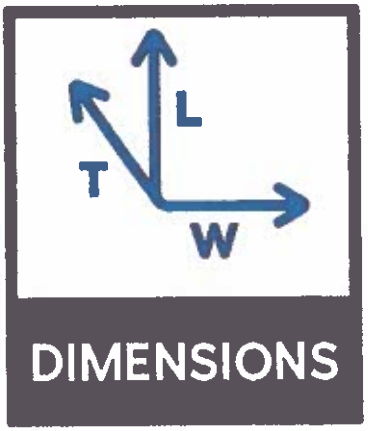
Prices, Promotions, styles, and availability may vary. Our local stores do not honor online pricing. Prices and availability of products and ser are subject to change without notice. Errors will be corrected where discovered, and Lowe's reserves the right to revoke any stated offer and correct any errors, inaccuracies or omissions including after an order has been submitted.

Back to Results / Building Supplies / Decking / Composite Deck Boards

Viewed 09/8/2025

More Re





10-ft L

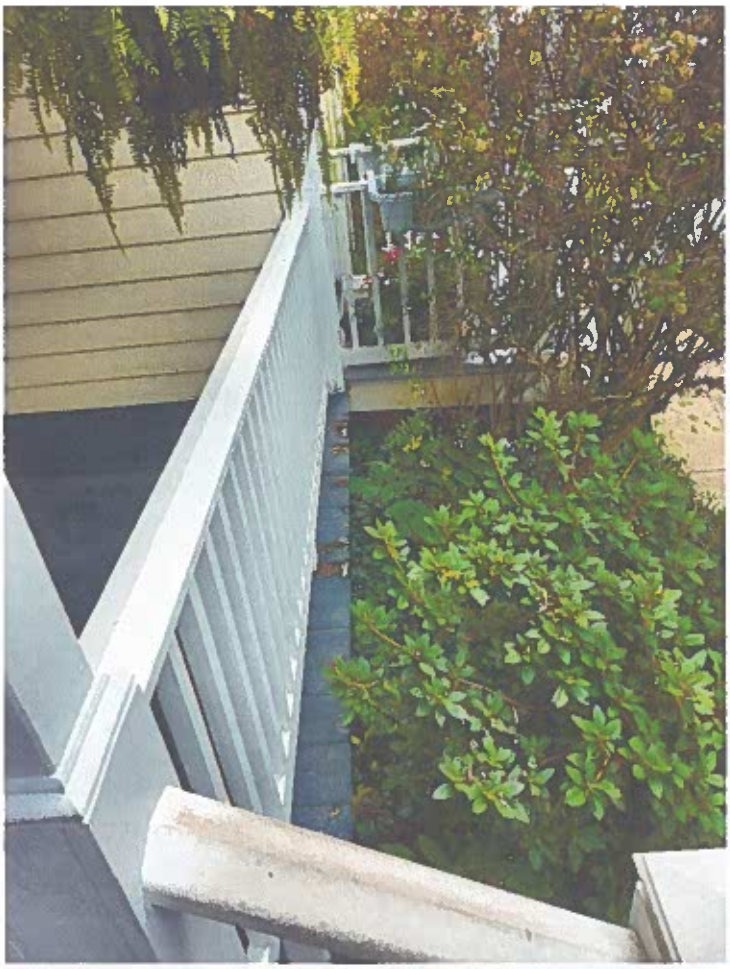
3.125-in W

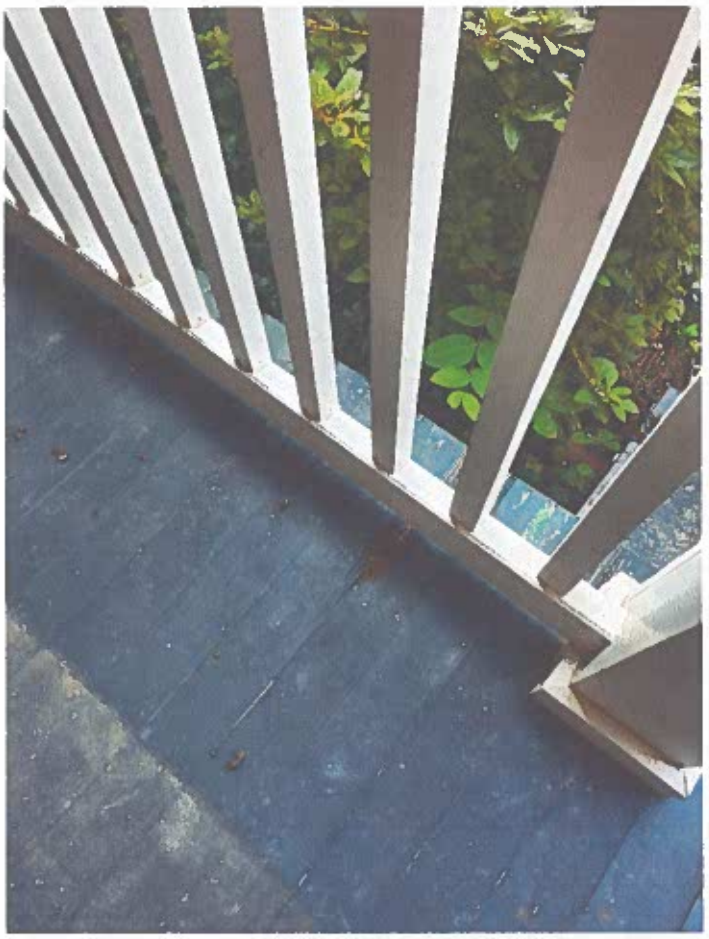
1-in T

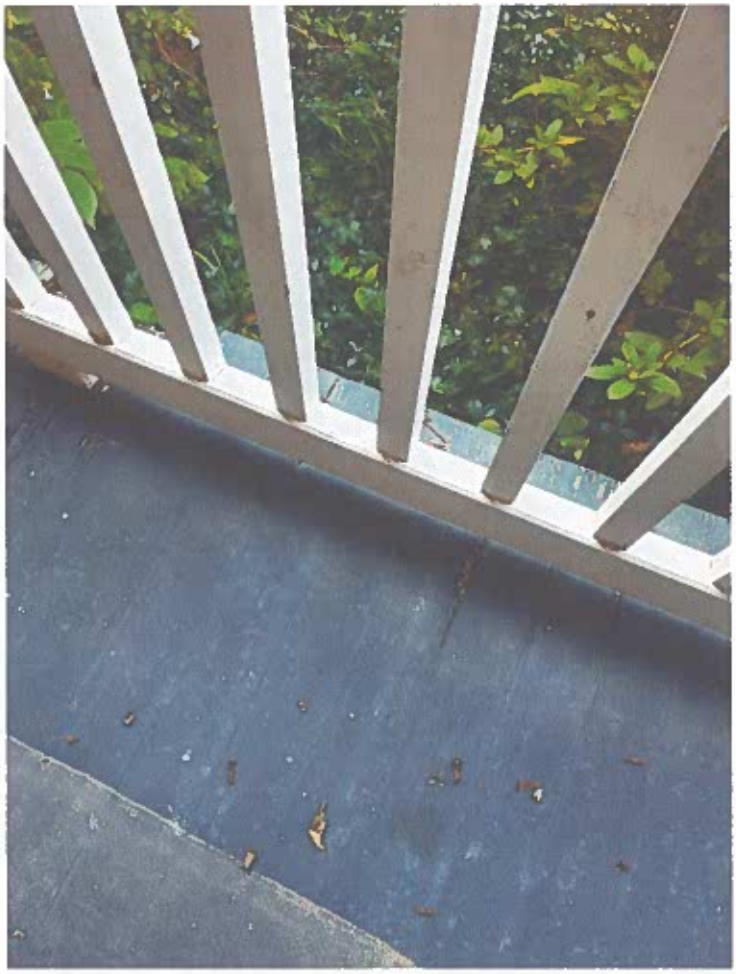
Feedback

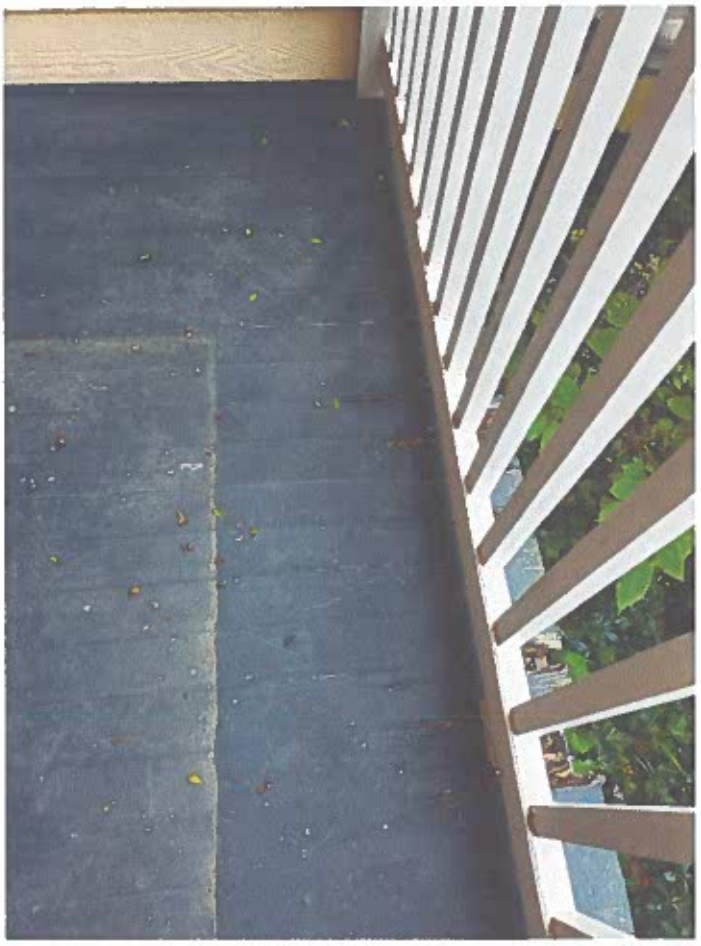
TimberTech Porch Flooring 1-in x 3-in x 10-ft Slate Gray Tongue and groove PVC Porch board $54.28

Shop TimberTech ★★★★☆ 4.1 | 11









IMAGES ABOVE ARE TAKEN FROM SIDEWALK ON THE SIDE OF THE HOUSE

IMAGES ABOVE ARE TAKEN FROM SIDEWALK/STREET VIEW VIA GOOGLE MAPS

T-423

Skip Gordon House

Architectural Survey File

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

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

All material is property of the Maryland Historical Trust.

Last Updated: 04-05-2004

MARYLAND HISTORICAL TRUST

2104235504
T 423

Town of Easton

INVENTORY FORM FOR STATE HISTORIC SITES SURVEY

1 NAME

HISTORIC
Skip Gordon House

AND/OR COMMON

2 LOCATION

STREET & NUMBER
410 Goldsborough Street

CITY, TOWN
Easton ___ VICINITY OF

CONGRESSIONAL DISTRICT
FIRST

STATE
Maryland 21601

COUNTY
Talbot

3 CLASSIFICATION

CATEGORY	OWNERSHIP	STATUS	PRESENT USE	
___DISTRICT	___PUBLIC	X OCCUPIED	___AGRICULTURE	___MUSEUM
X BUILDING(S)	X PRIVATE	___UNOCCUPIED	___COMMERCIAL	___PARK
___STRUCTURE	___BOTH	___WORK IN PROGRESS	___EDUCATIONAL	X PRIVATE RESIDENCE
___SITE	**PUBLIC ACQUISITION**	**ACCESSIBLE**	___ENTERTAINMENT	___RELIGIOUS
___OBJECT	___IN PROCESS	___YES: RESTRICTED	___GOVERNMENT	___SCIENTIFIC
	___BEING CONSIDERED	___YES: UNRESTRICTED	___INDUSTRIAL	___TRANSPORTATION
		X NO	___MILITARY	___OTHER:

4 OWNER OF PROPERTY

NAME
Robert Startt, et. al. Telephone #: 301-822-1509

STREET & NUMBER
216 Talbot Street

CITY, TOWN
Easton ___ VICINITY OF

STATE, zip code
Maryland 21601

5 LOCATION OF LEGAL DESCRIPTION

Liber #: 382
Folio #: 53

COURTHOUSE, REGISTRY OF DEEDS, ETC.
Talbot County Court House

STREET & NUMBER
Washington Street

CITY, TOWN
Easton

STATE
Maryland 21601

6 REPRESENTATION IN EXISTING SURVEYS

TITLE
None

DATE

___FEDERAL ___STATE ___COUNTY ___LOCAL

DEPOSITORY FOR SURVEY RECORDS

CITY, TOWN

STATE

T-423

7 DESCRIPTION

CONDITION		CHECK ONE	CHECK ONE
__EXCELLENT	__DETERIORATED	__UNALTERED	X_ORIGINAL SITE
X_GOOD	__RUINS	X_ALTERED	__MOVED DATE_____
__FAIR	__UNEXPOSED		

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

Located on the south side of Goldsborough Street, the building stands in a residential area near the railroad tracks. There are no existing outbuildings and no developed garden.

The structure is three bays wide, two rooms deep, and two and a half stories high; its gable end faces the street. The side hall plan with rear ell and side porch is typical of those built here during the 1850's. This one is unusual because it is of brick; other remaining examples in Easton are frame.*

The main entrance is from the east bay into the stair hall. The door is well proportioned with the round-headed upper panels so commonly used in the mid-nineteenth century. The door frame is decorated with simple round pilasters and a scrolled bracketts. There is a clear glass overlight and sidelights with heavily molded panels beneath. The porch is recent. Originally the porch extended across the front of the building; an outline of the porch on the building front shows it to have had a deep cornice, delicate scrolled bracketts and slender straight posts. The ell is one room deep, with an A-roof and side porch.

Windows are regularly placed; they have two over two sashes and plain, narrow trim. In the first floor parlor, the windows once opened as French doors onto the original porch; their lower portions are paneled inside and outside. The round-headed double window in the attic provides a relief to the crisp, even severe, quality of the facade. There are green louvered shutters at each window.

The brick on the front facade of this house is one of its loveliest features; it is clear dark red-orange with fine joints of white mortar tooled into a bead. Common brick was used on the sides and ell.

The gable and eaves are finished with a box cornice and return.

Inside the stair has turned balusters and newel; ornamental brackets are found on the openstring stair. Many of the interior moldings appear original. Door trim and baseborards are quite deep with a flat broad type of molding.

Now converted into two apartments, the house is in need of repair. Constructed as a simple dwelling, it retains much of its original character. Its chief interest is in its form and in the harmonius quality derived from simple, economical use of detail. Well-maintained as it is or returned to its earlier form, it can serve as an attractive dwelling.

* 402 Goldsborough , Port Street

CONTINUE ON SEPARATE SHEET IF NECESSARY

T-423

8 SIGNIFICANCE

PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW				
__PREHISTORIC	__ARCHEOLOGY-PREHISTORIC	__COMMUNITY PLANNING	__LANDSCAPE ARCHITECTURE	__RELIGION	
__1400-1499	__ARCHEOLOGY-HISTORIC	__CONSERVATION	__LAW	__SCIENCE	
__1500-1599	__AGRICULTURE	__ECONOMICS	__LITERATURE	__SCULPTURE	
__1600-1699	X ARCHITECTURE	__EDUCATION	__MILITARY	__SOCIAL/HUMANITARIAN	
__1700-1799	__ART	__ENGINEERING	__MUSIC	__THEATER	
X 1800-1899	__COMMERCE	__EXPLORATION/SETTLEMENT	__PHILOSOPHY	__TRANSPORTATION	
__1900-	__COMMUNICATIONS	__INDUSTRY	__POLITICS/GOVERNMENT	__OTHER (SPECIFY)	
		__INVENTION			

SPECIFIC DATES late Nineteenth Century by 1877 BUILDER/ARCHITECT

STATEMENT OF SIGNIFICANCE

A simple rectangular building, the Skip Gordon House is significant for its architecture. It represents a common form of house which appeared in Easton after the mid nineteenth century and was built until well into the twentieth century. This form is characterized by a three-bay front gable and side hall plan; buildings are one room wide and two deep. Two stories high, the buildings usually have a rear ell and a three bay front porch . Details may be influenced by the Greek, Italianate or other revivals, but the form is essentially a vernacular one found frequently in towns. The Skip Gordon House is quite an elegant application of this building form. Of brick, it has usually high ceilings with wide, elaborate interior window and door frames. The tall first floor windows contribute a spacious and formal quality, further emphasized by the wide molded cornice which contrasts strongly with the deep red-orange of the smooth brick facade.

L285/F311
L343/F40
L382/F53
L265/F150
L279/F439
L81/F242
L91/F241
L182/F219
Will Rec. J.L.S.26/F247
L264/F251

This house has been owned by the Startt family since 1950. Edward and his wife Ruth Startt bought it from Courtney H. Slaughter and Jean Marie. The Edward Startts turned it over to Fred and Rhoda Startt in 1957. Robert and Glenn Startt each acquired a half interest in the property in 1962 and are the present owners. Courtney H. and Wm. Edgar Slaughter bought the house from Stewart E. Gordon and his wife Mary in in 1946 and Courtney Slaughter became the sole owners in 1948.

In 1875 William Townsend bought Lot 31 from John L. Caldwell and paid $250 for this portion of Caldwell's Addition. The following year Mr. Townsend took out a mortgage for $2500 with the Workingmens Permanent Benevolent Loan Assoc. If default occured, the property was to be sold by Chas. Gibson attorney for the W.P.B.L. Assoc. This Association took title in 1881 at a value of $2975 and sold it to the Safe Deposit and Trust Co. of Baltimore in 1919 for $3750. This Bank acted as Trustee for Eliza B. Gordon, whose will was probated in 1900, and it eventually became the property of Stewart and Mary Gordon in 1945, for $4500.

CONTINUE ON SEPARATE SHEET IF NECESSARY

T-423

9 MAJOR BIBLIOGRAPHICAL REFERENCES

Deeds and Land Records, Talbot County Court House

1877 Atlas, Easton, Maryland.

CONTINUE ON SEPARATE SHEET IF NECESSARY

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY NA

VERBAL BOUNDARY DESCRIPTION

NA

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

STATE None COUNTY

STATE COUNTY

11 FORM PREPARED BY

NAME / TITLE

Marsha L. Fritz, Consultant Cynthia B. Ludlow, Research Historian

ORGANIZATION

Historic Easton, Incorporated

DATE

August 18, 1976

STREET & NUMBER

Box 1171

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

CITY OR TOWN

Easton

STATE

Maryland 21601

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

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

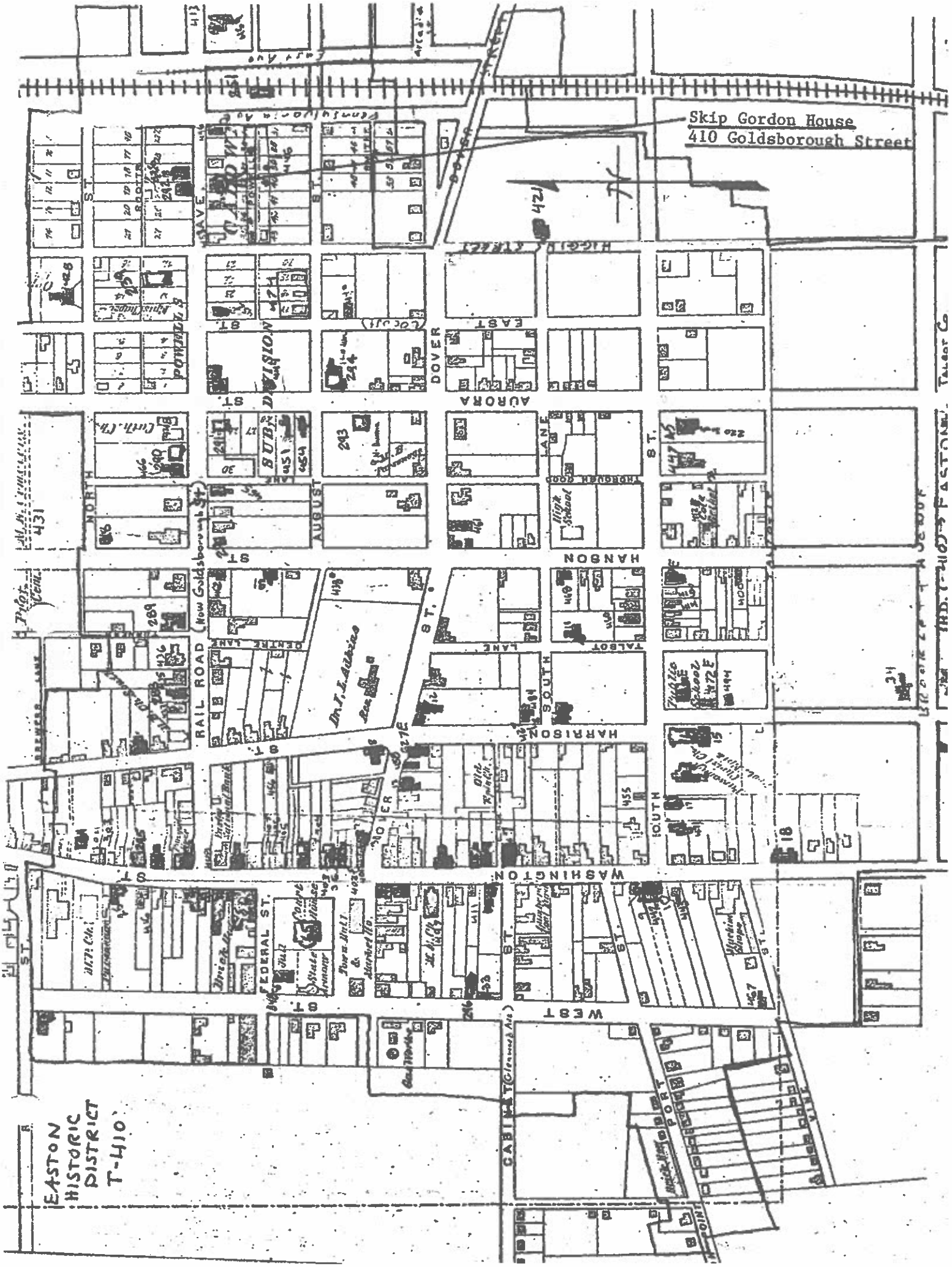
RETURN TO: Maryland Historical Trust
The Shaw House, 21 State Circle
Annapolis, Maryland 21401
(301) 267-1438

PS-1106

Skip Gordon House
410 Goldsborough Street
Easton, Maryland 21601

T423
Late Nineteenth Century
by 1877

After the mid nineteenth century, three bay, front gable side-hall plan buildings became a common townhouse form. The Skip Gordon House is the most formal and imposing of these houses in Easton. Its deeply molded cornice and jib doors contrast strongly with the dark red, smooth surfaced brick facade. An earlier porch which extended across the front of the house emphasized its width.


Skip Gordon House
410 Goldsborough Street
EASTON HISTORIC DISTRICT T-410

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

Historic District Commission Staff Report

Meeting Date: 10/14/2025

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

Property Address: 303 Goldsborough Street

Applicant: Kathleen Synder on behalf of Kenneth S. Derick and Rosa E. Sanchez

Application Number: 2025-1576

Code Enforcement Case: Yes ☐ No ☒

Project Description:

The applicant is seeking approval for alterations to a contributing structure. The proposed alterations include:

1. The removal of a fist floor window located on the side of the front porch and the installation of a new door.
2. Enclosing a portion of the side porch to create a mudroom. Wood siding will be used for the new walls and a door will be installed facing the rear of the property.
3. Remove a second-floor, side window and enclose with wood siding.
4. Converting the rear addition into a one car garage.
    a. Replacement of the vinyl siding (See Background) with wood siding.
    b. Installing a new 10’ wide garage door on the rear façade.
    c. Constructing a new pergola over the garage door.
    d. Installing new lights flanking the new garage door
5. Construct a new trellis along the rear addition leading to the side porch.

Background:

In 2021, the HDC issued a certificate of appropriateness to a former property owner for the construction of a 27’ by 16’ one story, rear addition (Figure 1). A building permit was subsequentially issued on October 8, 2021. Although work being on the addition, it was never completed and the permit was closed on October 12, 2024. Since that time, the property has been sold twice and building permits for interior alterations were issued in June of 2025.

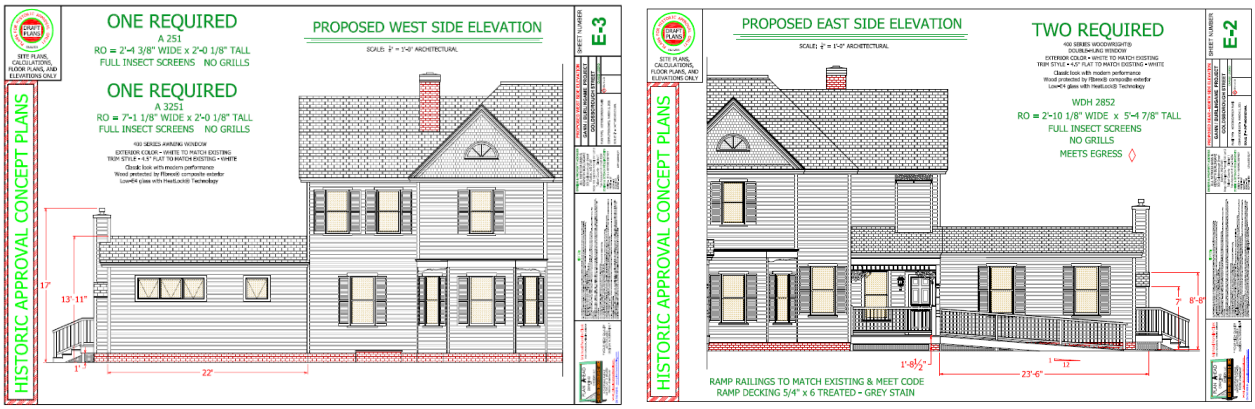


Figure 1: HDC Approved Elevations (2021)

Outstanding Issue(s):

1. When the addition was constructed under the 2021 building permit, the approved wood siding was never installed prior to the expiration of the permit. At some point in 2025, vinyl siding was inappropriately installed without a COA. The proposed alterations would remedy this issue by replacing the vinyl siding with wood siding.
2. Many of the shutters that once existed on the historic portion of this structure appear to have been removed without a COA. The outline of where the shutters once existed can be seen in the application on the application (Figure 2).

Figure 2: Missing shutters

Historic District Guidelines:

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

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

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

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

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.

Guideline 4. Restore Significant Historic Features

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

Guideline 41. Maintain Original and Historic Doors

a. Maintain doors and entrances in their original location. Avoid relocating or removing historic doors by blocking-in existing door openings, especially on the front façade.

b. Maintain and repair doors, frames, sills, hardware, transoms, fanlights and sidelights on doors located on front façades and side and rear façades visible from a primary public right-of-way.

c. Avoid adding details, surrounds, canopies, or ornamentation that have no historical basis and are not in keeping with the character of the original door.

Guideline 42. Make Sensitive Replacements (Doors)

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

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

c. Doors located on the front façade of historic properties are typically solid wood. Replacement doors for front façades should be wood. Alternative materials, provided

they are smooth and painted, may be used for doors located on the sides or rear of the property. See Appendix B for additional information on Substitute Materials.

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

Guideline 44. Adding New Doors

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

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

Guideline 45. Screen, Storm, and Garage Doors

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

Guideline 64. Preserve Historic Porches

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

b. Avoid enclosing a porch located on the front façade or visible from a primary public right-of-way. If the porch is not visible from a primary public right-of-way, it may be enclosed if done in a manner that does not significantly alter the original character of the porch. Note: screening-in is not considered enclosing the porch.

Guideline 76. Preserve Historic Wood Siding

a. Maintain existing wood façades using appropriate paint or other protective coatings.

b. Repair minor deterioration using an appropriate wood consolidant or filler.

c. Remove metal, vinyl, asbestos shingles and other inappropriate materials from façades and repair damaged wood as necessary.

Guideline 89. Maintain Historic Windows

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

Guideline 91. Shutters

b. Restore or replace missing original shutters with appropriate replacement units based on physical or documentary evidence.

Staff Recommendation:

Staff recommends **continuation** of this application. The submission lacks sufficient detail for the Commission to make an informed decision. In particular, a formal site plan and elevations showing the entire structure with the proposed alterations are necessary to fully understand and visualize the scope of work. Outstanding Issue #2 remains unresolved, as the application does not address whether the missing shutters will be reinstalled or replaced. Additionally, the proposed infill of two historic window openings is inconsistent with Guideline 89b, and the enclosure of the side porch and removal of decorative trim are not consistent with Guidelines 1a, 64a, and 64b.

Draft Motions:

1. I move that the Historic District Commission **continue** the application.

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
2101014234	303 GOLDSBOROUGH ST	GANN, JILL PATRICIA

YEAR BUILT	PHYSICAL CONDITION
1900	VERY GOOD

ARCHITECTURAL STYLE	ADDITION(S)
QUEEN ANNE	

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

NOTES

NICE MIDDLING EXAMPLE OF VERNACULAR QUEEN ANNE. WINDOWS ARE REPLACEMENTS BUT OTHERWISE RETAINS MOST OF ITS HISTORIC FABRIC. NOTE UNUSUAL WOODEN TRIM IN PORCH PEDIMENT. ORIGINAL SIDING, SHINGLES IN GABLES AND SCROLL WORK. - HISTORIC SHED

RECEIVED
SEP 29 2025
TOWN OF EASTON

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

Application #:	2025 - 1576
Date Received:	09/29/2025
Fee Paid:	$75.00
HDC Meeting Date:	10/14/2025
Date Property Posted:	10/07/2025

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 303 GOLDSBOROUGH ST. EASTON, MD
☐ Contributing ☐ Non-Contributing YEAR BUILT: 1900 NATIONAL REGISTAR # _____

PROPERTY INFORMATION

OWNER NAME KENNETH S. DEDERICK & ROSA E. SANCHEZ
TELEPHONE NO. _____ EMAIL _____

Applicant or Agent

NAME Hallmark dixon 2025 @ gmail. com
TELEPHONE NO. _____ EMAIL _____

Description of Proposal (include additional sheets, as necessary)

ADD MUD ROOM SIDE ENTRANCE
MAKE EXISTING ADDED STRUCTURE A GARAGE (SINGLE CAR)
ADD FANS TO FRONT PORCH
MAKE EXTERIOR REPAIRS TO ROTTED MATERIALS
ADD TRELLIS @ SIDE WALK & FRONT OF GARAGE
ADD LIGHTS TO GARAGE

Specific Requirements

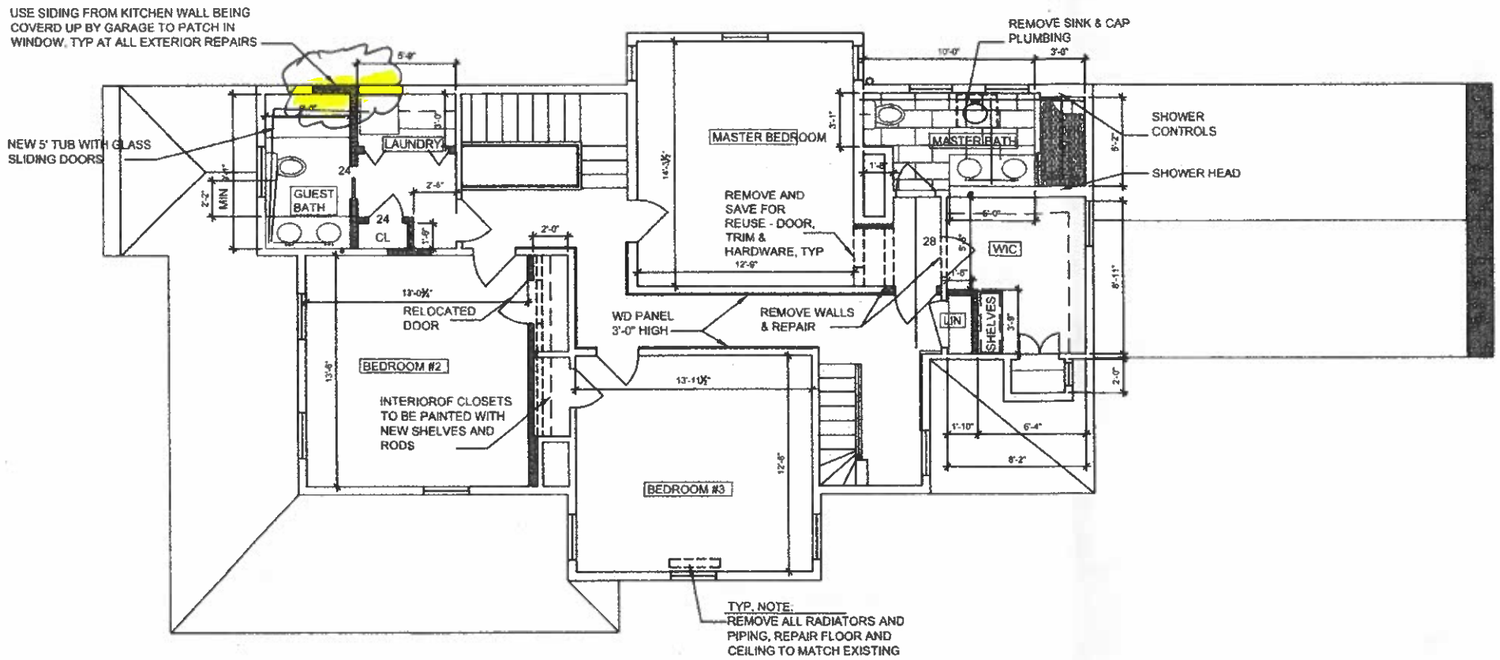
- The payment of fees is due at the time of application submittal.
  As of December 27, 2022, the fees are as follows:
  Commercial - $200 Residential - $75 Signs - $75 Staff Approval $25
- Provide 2 hard copies plus 1 digital copy of the application and all supplemental information.
- Disclose any easements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

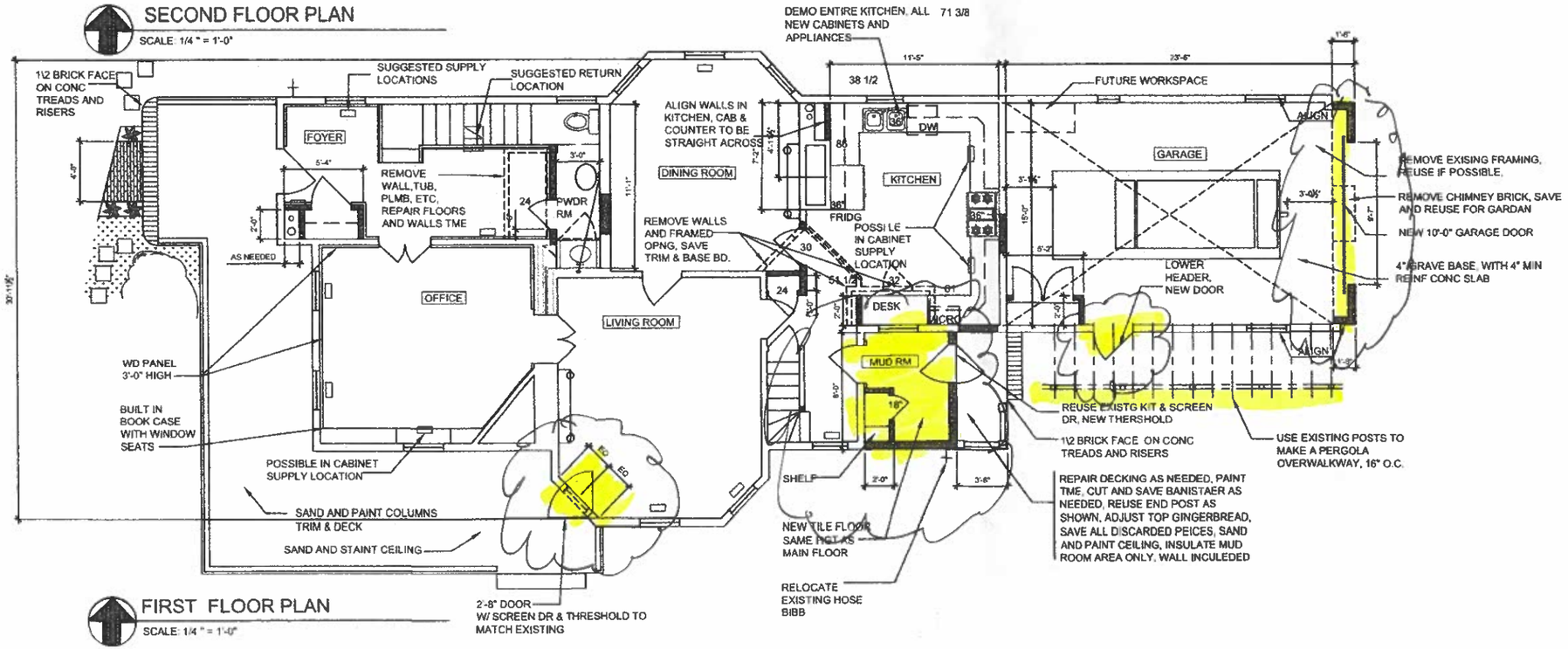
Signature of Applicant or Agent Kathleen Snyder
Date 9-25-25
Printed Name of Applicant or Agent Kathleen Snyder

Revised 4.4.2022



SECOND FLOOR PLAN

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



FIRST FLOOR PLAN

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

General Notes

NOTE:
CHECK CEILING HEIGHT BETWEEN KITCHEN AND BACK STAIR HALL PRIOR TO DEMO FOR DIFFERENCE. HEADERS MAY BE NEEDE. COLUMN AT DESK CORNER IF DIRE.

FINISH WITH MOLDINGS TBD LATER

ADDED:
SMALL PANTRY IN GARAGE
LINEN CLOSET ON SECOND FLOOR
REMOVED SCREEN PORCH

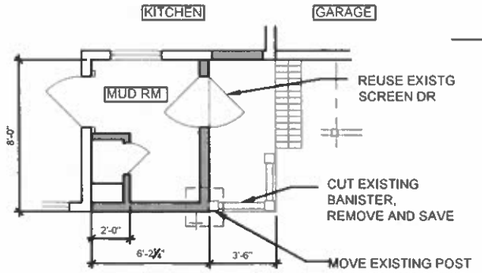
8-11-25
GARAGE ADDITION DESIGN
BRICK ON CONC STEPS, FRONT AND REAR

No.	Revision/Issue	Date
1	LIN CL, GARAGE, NOTES	8/14/25

Firm Name and Address
DESIGNS & ALTERATIONS
1879 WILDWOOD DR.
VIRGINIA BEACH VA

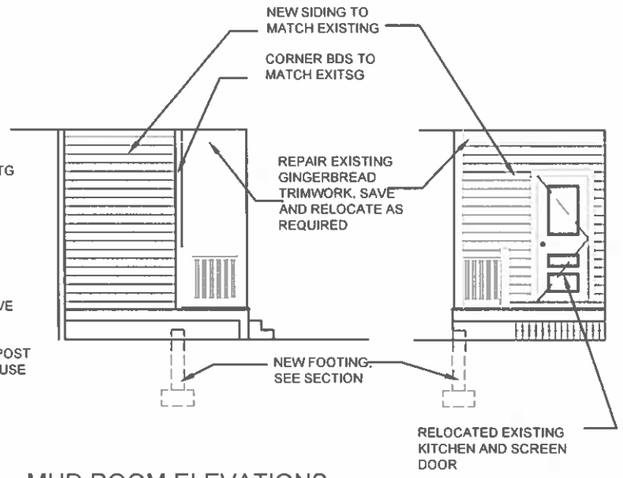
Project Name and Address
DEDERICK RESIDENCE
303 Goldsborough St
Easton, MD

Project	1000
Date	07\01\2025
Scale	1/4"=1'-0"
Sheet	A101



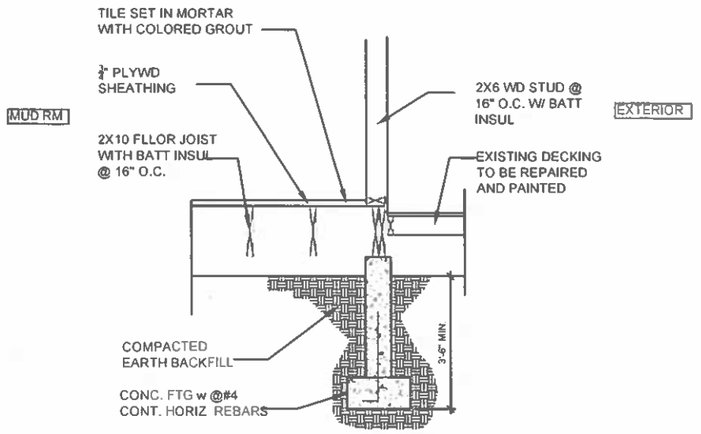
MUD ROOM PLAN

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



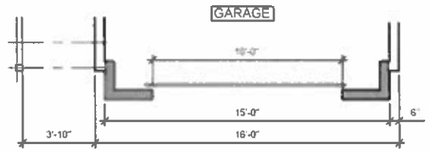
MUD ROOM ELEVATIONS

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



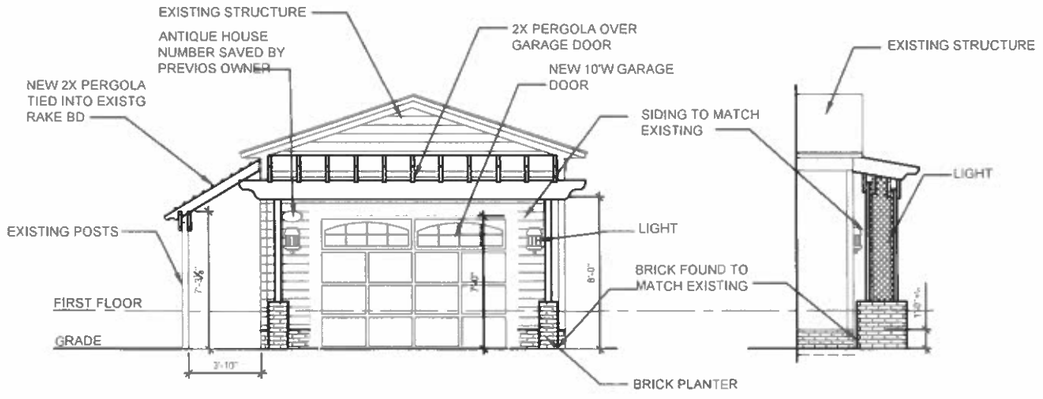
SECTION THRU MUD ROOM

SCALE: 1/2 " = 1'-0"



GARAGE PLAN

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



GARAGE FRONT ELEVATION

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

GARAGE SIDE ELEVATION

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

General Notes

No.	Revision/Issue	Date
1		

Firm Name and Address

DESIGNS &
ALTERATIONS
1879 WILDWOOD DR
VIRGINIA BEACH VA

Project Name and Address

DEDERICK
RESIDENCE
303 Goldsborough St
Easton, MD

Project	1000
Date	09\25\2025
Scale	AS NOTED
Sheet	A103

ADD WOOD TRELLIS @ WALK TO SIDE PORCH
*SEE PLAN A101 ELEVATION

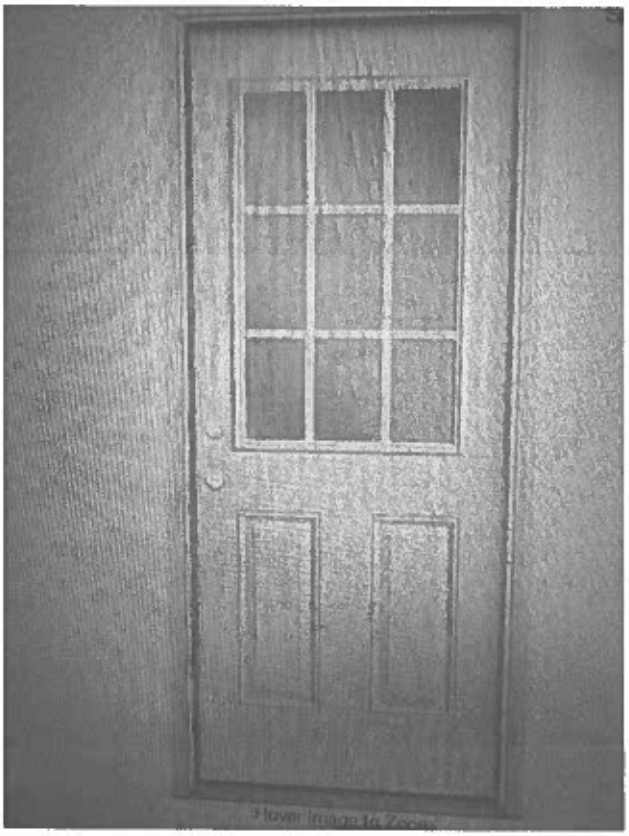
REMOVE WINDOW & REPLACE W/ DOOR W/ SIDELIGHTS

REPLACE FRONT PORCH SIDE WINDOW W/ DOOR

ADD LAUNDRY ROOM
EXSING SIDE PORCH
LAUNDRY ROOM
NEW WOOD SIDING

REPLACE EXISTING SLIDE WINDOW W/ WOOD SIDING @ SECOND FLOOR

*NOTE
REMOVE VINYL SIDING & REPLACE W/ WOOD GERMAN SIDING
ADD ROLL-UP GARAGE DOOR.
NEW GARAGE DOOR
*SEE PLAN ELEVATION



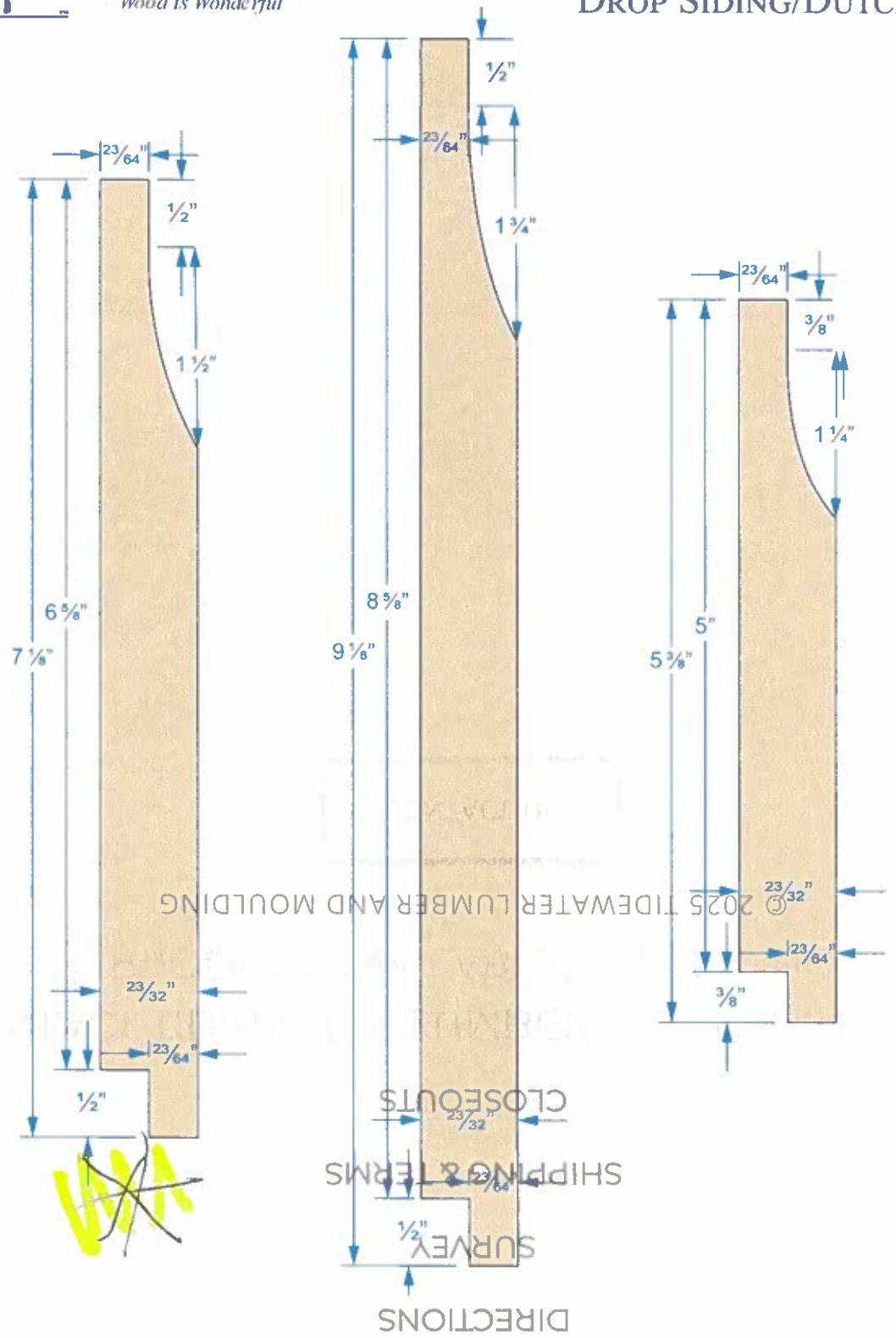
Sherwin Williams stain or primer. Available in Cypress, Southern Yellow Pine, and Western Red Cedar.

Tidewater Lumber and Mouldings

"Wood is Wonderful"

TW 628/105

Drop Siding/Dutch Lap



© 2025 TIDEWATER LUMBER AND MOULDING
CLOSEOUTS
SHIPPING & TERMS
SURVEY
DIRECTIONS

1-29-00

7 29 '08

1 23 '08

Cardinal Title Group, LLC
File No. **MD-256-2487-AH**
Tax ID # **01-014234**
Underwriter: **Old Republic National Title Insurance Company**

This Deed, made this 29th day of August, 2025 by and between Black Dogs Real Estate Investment, LLC, a Maryland Limited Liability Company, party of the first part, Grantor; and Kenneth Scott Dederick and Rosa Emma Sanchez, Husband and Wife, parties of the second part, Grantees.

- Witnesseth -

That for and in consideration of the sum of THREE HUNDRED TEN THOUSAND AND 00/100 ($310,000.00), which includes the amount of any outstanding Mortgage or Deed of Trust, if any, the receipt whereof is hereby acknowledged, the said Grantor do grant and convey to the said Kenneth Scott Dederick and Rosa Emma Sanchez, as Tenants by the Entirety with full rights of survivorship, their assigns, the survivor of them and the survivor's heirs, personal representatives and assigns, in fee simple, all that lot of ground situate in the County of Talbot, State of Maryland and described as follows, that is to say:

BEGINNING for the same on the North side of Railroad Avenue, adjoining the lot which John H. MacHale conveyed to Philip L. Travers, on the East, and Antonio DePasquale (now or formerly belonging to Amelia Nichols) on the West, with a front on said Avenue of Fifty (50) feet, and extending back in the form of a parallelogram a Northwardly direction one hundred and sixteen (116) feet to Scott's Alley, be the quantity of land therein contained what it may.

For informational purposes only: The property being known as: 303 Goldsborough Street, Easton MD 21601

Tax ID No.: 01-014234

Being the Same property conveyed to Black Dogs Real Estate Investment, LLC by virtue of Deed vesting fee simple title, from Jill Patricia Gann, by Thomas C. Codd, her Attorney In Fact, as dated March 13, 2025 and recorded March 20, 2025 among the Land Records of Talbot County, Maryland in Liber 3173, folio 282.

Together with the buildings and improvements thereon erected, made or being; and all and every, the rights, alleys, ways, waters, privileges, appurtenances and advantages thereto belonging, or in anywise appertaining.

To Have and To Hold the said tract of ground and premises above described and mentioned, and hereby intended to be conveyed, together with the rights, privileges, appurtenances and advantages thereto belonging or appertaining unto and to the proper use and benefit of the said Kenneth Scott Dederick and Rosa Emma Sanchez, as Tenants by the Entirety with full rights of survivorship , their assigns, the survivor of them and the survivor's heirs, personal representatives and assigns, in fee simple.

And the said party of the first part hereby covenant that they have not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; that they will warrant specially the property hereby granted; and that they will execute such further assurances of the same as may be requisite.

As Witness the hand and seal of said Grantor, the day and year first above written.

G Severe
WITNESS
Ginelove Severe

Black Dogs Real Estate Investment, LLC, a
Maryland Limited Liability Company

By: W. Dudley Dixon Manager (SEAL)
W. Dudley Dixon, Jr., Manager

STATE OF MARYLAND
COUNTY OF ANNE ARUNDEL (or City of Baltimore)

On this 29th day of August, 2025, before me, the undersigned officer, personally appeared W. Dudley Dixon, Jr., Manager of Black Dogs Real Estate Investment, LLC, a Limited Liability Company, and that he, as such Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Limited Liability Company by himself as Manager.

In witness thereof I hereunto set my hand and official seal. TIPC# 30017721148

G Severe
Signature of notary public

Ginelove Severe
NOTARY PUBLIC
Baltimore County
MARYLAND
MY COMMISSION EXPIRES 09/07/2027

Notary Public
My Commission Expires: 09/07/2027

Catonsville, MD 21228

THIS IS TO CERTIFY that the within Deed was prepared by, or under the supervision of the undersigned, an Attorney duly admitted to practice before the Supreme Court of Maryland.

(SEAL)
Ifeoma Ozomah, Esquire

AFTER RECORDING, PLEASE RETURN TO:
Cardinal Title Group, LLC
9801 Washingtonian Boulevard
Suite 600
Gaithersburg, MD 20878

MARYLAND FORM WH-AR

Certification of Exemption from Withholding Upon Disposition of Maryland Real Estate Affidavit of Residence or Principal Residence

2025

Based on the certification below, Transferor claims exemption from the tax withholding requirements of §10-912 of the Tax-General Article, Annotated Code of Maryland. Section 10-912 provides that certain tax payments must be withheld and paid when a deed or other instrument that effects a change in ownership of real property is presented for recordation. The requirements of §10-912 do not apply when a transferor provides a certification of Maryland residence or certification that the transferred property is the transferor's principal residence.

1. Transferor Information

Name of Transferor Black Dogs Real Estate Investment, LLC

2. Description of Property (Street address. If no address is available, include county, district, subdistrict and lot numbers).

303 Goldsborough Street, Easton, MD 21601

3. Reasons for Exemption

Resident Status

☑ As of the date this form is signed, I, Transferor, am a resident of the State of Maryland.

☐ Transferor is a resident entity as defined in Code of Maryland Regulations (COMAR)03.04.12.02B(11), I am an agent of Transferor, and I have authority to sign this document on Transferor's behalf.

Principal Residence

☐ Although I am no longer a resident of the State of Maryland, the Property is my principal residence as defined in IRC 121 (principal residence for 2 (two) of the last 5 (five) years) and is currently recorded as such with the State Department of Assessments and Taxation.

Under penalty of perjury, I certify that I have examined this declaration and that, to the best of my knowledge, it is true, correct, and complete.

3a. Individual Transferors

Witness

Name **Date

Signature

3b. Entity Transferors

Witness/Attest Gindove Severe

Black Dogs Real Estate Investment, LLC
Name of Entity

W. Dudley Dixon, Jr. - manager
By

W. Dudley Dixon, Jr. 8-29-25
Name **Date

Manager
Title

** Form must be dated to be valid.

Note: Form is only valid if it was executed on the date the Property was transferred and is properly recorded with the Clerk of the Court.

To the Clerk of the Court: Only an un-altered Form WH-AR should be considered a valid certification for purposes of Section 10-912.

12/23

AFFIDAVIT OF GRANTEE AS
FIRST-TIME MARYLAND HOME BUYER

The undersigned state under oath and penalties of perjury that the following is true to the best of the knowledge, information, and belief of the individuals:

1. The undersigned are Grantees of residentially improved real property located at 303 Goldsborough Street, Easton, MD 21601.

2. The undersigned are first-time Maryland home buyers (defined in §14-104-c(6)(i) as an individual who has never owned in the state residential real property that has been the individual's principal place of residence) who will occupy the property as Grantee's principal residence.

Kenneth Scott Dederick

Rosa Emma Sanchez

Or, the undersigned state under oath and penalties of perjury that the following is true to the best of the knowledge, information, and belief of the individuals:

1. The undersigned are Grantees of residentially improved real property located at 303 Goldsborough Street, Easton, MD 21601.

2. The undersigned are co-makers or guarantors of the purchase money mortgage or purchase money deed of trust as defined in §12-108(i) of the Tax Property Article on the property who will not occupy the property as Grantee's principal residence.

Kenneth Scott Dederick

Rosa Emma Sanchez

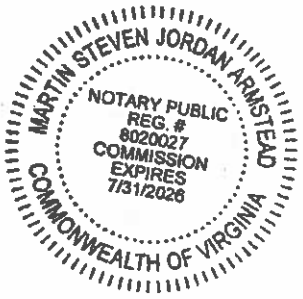
COMMONWEALTH OF VIRGINIA
CITY OF VIRGINIA BEACH

The foregoing instrument was subscribed and sworn before me this 29th day of August, 2025, by Kenneth Scott Dederick and Rosa Emma Sanchez.

Notary Public's signature

Notary registration number: 8020027

My commission expires: 31 July 2026



OWNER OCCUPANCY AFFIDAVIT

Kenneth Scott Dederick and Rosa Emma Sanchez, the Grantees in the within Deed hereby certify under the penalties of perjury, as evidenced by the joinder herein, that the land conveyed in this Deed is residentially improved owner-occupied real property and that the residence will be occupied by us.

The Purchaser/Grantee hereby swears or affirms under the penalty of perjury that the property herein conveyed is intended to be used as my principal residence by actually occupying the residence for at least seven (7) of the next twelve (12) months immediately after the property is conveyed.

WITNESS:

_____ (SEAL)
Kenneth Scott Dederick

_____ (SEAL)
Rosa Emma Sanchez

COMMONWEALTH OF VIRGINIA
CITY OF VIRGINIA BEACH

The foregoing instrument was acknowledged before me this 29th day of August, 2025 by Kenneth Scott Dederick and Rosa Emma Sanchez.

_____
Notary Public's signature

Notary registration number: 8020027

My commission expires: 31 July 2026

MARTIN STEVEN JORDAN ARMSTEAD
NOTARY PUBLIC
REG. # 8020027
COMMISSION EXPIRES 7/31/2026
COMMONWEALTH OF VIRGINIA

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

Historic District Commission Staff Report

Meeting Date: 10/14/2025

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

Property Address: 7 Brookletts Avenue

Applicant: Anne Decker Architects on behalf of Caroline Dalton

Application Number: 2025-1576

Code Enforcement Case: Yes ☐ No ☒

Project Description:

The applicant is seeking approval for various alterations to a contributing structure. The proposed alterations include:

1. Various site improvements including but not limited to; replacing and installing new private walkways, reconfiguring the parking area, installing a swimming pool, installing a pre-fabricated shed, and adding wood privacy fencing.
2. Repairing or replacing all existing shutters.
3. Replacing existing double-hung windows.
4. Replacing basement windows with new aluminum-clad windows.
5. Removing an exterior basement access.
6. Installing a new front door with sidelites.
7. Replacing the existing asphalt shingle roof with slate.
8. Demolition of a rear deck and sun room to construct a new one-story addition.
9. Installing railing for a widow walk on the flat roof.
10. Repointing of masonry.

Historic District Guidelines (Site Work):

Guideline 9. New Driveways

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

b. New driveways should be finished in a material that is compatible with the existing private walkways and the architectural character of the building and the fabric of the overall neighborhood.

c. New or replacement driveway aprons throughout the historic districts may be constructed of concrete.

Guideline 11. Erect New Outbuildings 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.

Guideline 14. Perimeter Walls and Fences

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

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

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

Historic District Guidelines (Structure):

Guideline 1. Preserve Significant Historic Features

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

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

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

Guideline 2. Repair Rather than Replace

a. Repair rather than replace historic features wherever possible.

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

Guideline 3. Make Sensitive Replacements

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

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

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

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

Guideline 41. Maintain Original and Historic Doors

a. Maintain doors and entrances in their original location. Avoid relocating or removing historic doors by blocking-in existing door openings, especially on the front façade.

b. Maintain and repair doors, frames, sills, hardware, transoms, fanlights and sidelights on doors located on front façades and side and rear façades visible from a primary public right-of-way.

c. Avoid adding details, surrounds, canopies, or ornamentation that have no historical basis and are not in keeping with the character of the original door.

Guideline 42. Make Sensitive Replacements (Doors)

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

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

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

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

Guideline 43. Restore Missing or Inappropriately Altered Doors

a. Replace inappropriately designed, non-original doors or surrounds with an appropriately designed door or surround based on documentary or photographic evidence. If no such evidence exists, the design of the replacement door or surround should be complimentary to the character of the façade in which it is located. A simple design is often best.

b. Avoid using inappropriately detailed replacement doors, such as solid doors for the main entries to commercial buildings, or ones that are not in keeping with the character of a residential building

Guideline 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 57. Repointing Masonry

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

a. Repoint only where there is evidence of deterioration or water infiltration. This includes loose or disintegrating mortar, cracks, loose bricks, etc.

b. Use traditional repointing techniques, and/or those recommended by historic preservation specialists. This includes hand raking to remove deteriorated mortar. Avoid the use of electric saws to remove mortar from joints. Do not use “scrub coating” methods to repoint – mortar should not be deposited on the brick face.

c. Do not apply stucco to brick or stone surfaces to avoid repointing.

d. Use traditional materials for repointing. New mortar should match the historic mortar in terms of hardness, strength, color, and aggregate size. Do not use synthetic caulking materials. For buildings constructed prior to 1900, a very low Portland cement mortar mix should be used.

e. Match the historic joint’s width and profile, including tooling finishes.

Guideline 64. Preserve Historic Porches

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

Guideline 66. Adding New Porches

a. Avoid adding a new porch to the front façade of a contributing building unless historical evidence exists to indicate a porch previously existed.

b. A new porch may be added to a side or rear façade if it is designed to be compatible with the overall character of the building.

Guideline 67. New Rear Decks and Patios

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

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

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

Guideline 68. Maintain Historic Roof Shape

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

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

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

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

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

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

Guideline 70. Roof Material

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

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

c. Heavy-weight architectural shingles are preferred when existing asphalt shingles are replaced.

d. Repairs to isolated portions of visible roofing materials must match the existing in material, size, style, texture, and color.

Guideline 72. Maintain Historic Gutters and Downspouts

a. Keep gutters and downspouts clear of debris and in good repair.

b. Make sure that gutters and downspouts are property connected and direct water away from the building.

c. Seal any cracks or gaps with silicone sealants.

Guideline 73. Replace Historic Gutters and Downspouts In-Kind

a. Replace deteriorated or damaged gutters and downspouts in-kind.

b. Half-round gutters and round downspouts are appropriate for most buildings in the Historic District.

Guideline 89. Maintain Historic Windows

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

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

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

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

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

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

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

Guideline 90. Make Sensitive Replacements (Windows)

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

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

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

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

e. Where inappropriate replacements were previously installed, and the original window appearance is unknown, neighboring buildings may provide clues to appropriate configurations. In general, a style of window that is in keeping with the architectural style of the building is most appropriate. Where the style of window cannot be determined, a one-over-one window configuration is usually most appropriate.

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

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

Guideline 91. Shutters

a. Shutters are appropriate for windows on some residential buildings, and in some cases, on the upper stories of commercial properties.

b. Restore or replace missing original shutters with appropriate replacement units based on physical or documentary evidence.

c. Shutters, even when non-operable, should be sized to cover the window if closed, and shall maintain accompanying, historically appropriate hardware (except for hinges).

d. Paintable, smooth-finished, composite materials and wood are appropriate materials for replacement shutters. Vinyl is not appropriate.

Guideline 93. Sills, Lintels, and Frames

a. Retain original sills, frames, lintels, and associated window trim and ornamentation.

b. Do not wrap sills or frames in any materials (sheet metal, vinyl, etc.).

c. Avoid adding details, surrounds, shutters, ornamentation and other features that have no historical basis and are not in keeping with the character of the original window.

d. When historic sills, lintels, surrounds, or trim requires replacement, it should be made in-kind using the same or similar material and replicating the form, profile, color, and texture of the original unit.

Guideline 100. Rear Additions

a. Additions should be compatible with the massing and scale of the main building. In general, they should be the same or lower height as compared to the surrounding historic buildings.

b. Additions should not imitate earlier architectural styles.

c. Materials for the new addition should complement or otherwise harmonize with the historic materials.

Recommended Condition(s):

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

1. All repointing of masonry shall be done in accordance with the methods described in Guideline 57.
2. New shutters shall be sized to cover the window if closed, and shall maintain accompanying, historically appropriate hardware (except for hinges).
3. New shutters shall be wood or a paintable, smooth finished composite material.

Draft Motions:

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

OR

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

OR

3. I move an alternate motion.

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

Appendix A: 2012 Easton Historic District Survey Sheet

EASTON HISTORIC DISTRICT SURVEY

PROPERTY #: _____

Picture:

TAX ID	ADDRESS	OWNER NAME
2101015990	7 BROOKLETTS AVE	MORRELL, IAN M.

YEAR BUILT	PHYSICAL CONDITION
1910	EXCELLENT

ARCHITECTURAL STYLE	ADDITION(S)
QUEEN ANNE	NONE

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

NOTES

TRAY ROOF FRONT BLOCK WITH SIDE GABLE REAR BLOCK. EAVES OF REAR BLOCK RETAINS DECORATIVE WOODWORK GLAZED AND PANEL FRONT DOOR APPEARS HISTORIC. WOODEN SHINGLES ON EXTERIOR WALLS. NO OUTBUILDINGS.

RECEIVED
SEP 29 2025
TOWN OF EASTON

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

Application #: 2025 - 1577
Date Received: 09/29/2025
Fee Paid: $75.00
HDC Meeting Date: 10/14/2025
Date Property Posted: 10/07/2025

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 **7 Brookletts Avenue**

☒ Contributing ☐ Non-Contributing YEAR BUILT: **1910** NATIONAL REGISTAR #

PROPERTY INFORMATION

OWNER NAME **Caroline Dalton**
TELEPHONE NO. EMAIL

Applicant or Agent

NAME **Anne Decker Architects**
TELEPHONE NO. EMAIL

Description of Proposal (include additional sheets, as necessary)

See attached sheet.

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

Revised 4.4.2022

Historic District Commission Application Checklist

Revised December 2022

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

Requirements:

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

The application submitted shall include 2 copies plus 1 digital.

All Applications to Include:

☒ A narrative fully explaining the request

☒ Photographs of all existing conditions and that will be affected by the proposed project

☒ Description of all existing materials and a listing of all materials to be used for proposed project.

☒ Manufacturer cut-sheets and material specifications related to all proposed work.

☐ Any available and applicable historical photographs, sketches or other documentary evidence illustrating previous conditions and configurations of the building(s)

New Construction / Addition

☒ Dimensioned elevations drawn to an appropriate scale illustrating all sides of the proposed structure. Drawings shall include notations outlining roof pitches, trim details and the type of windows and doors to be used for the project

☒ Site plan drawn to an appropriate scale and including setbacks and neighboring structures. Site Plan should illustrate the footprint(s) of all proposed EXISTING AND PROPOSED construction.

☒ Construction schedule **Unknown until approved scope has been decided.**

☐ For new construction only, the Commission will require a three-dimensional rendering, superimposed photo, silhouette or model of the proposed structure, other structure(s) located on the subject property and neighboring structures when necessary to understand the visual impact of the new construction and its compliance with the Guidelines.

Renovations

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

Windows

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

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

Roofing

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

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

Signs

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

Landscaping & Trees

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

Fence

☒ Application must Include:

- A Site plan :
  - Drawn to scale
  - Show and label the location of new and any existing fence. (this can be completed on two separate site plans for clarity)
  - Include location of neighboring structures
  - Identify height of proposed fence, location of gates and other openings
  - If the height or style of fence changes based on location, this must be clearly identified.

- Proposed fence style and material
- Include photograph, manufacturer cut-sheet of the fence, or detailed sketch of proposed fence.
- other relevant construction and or material detail

Demolition

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

☐ Elevations and photographic documentation of all elevations of the structure(s) to be demolished including footprint dimensions, height dimensions and a site plan illustrating location of the structure(s) to be demolished

☐ Structural Analysis by Structural Engineer or Licensed Architect

☐ For Economic Hardship please provide documentation. Reference Guideline 13.9

☐ Attach replacement plan

Other

☐ Attach all documentation supporting request

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

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

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

September 29, 2025

7 Brookletts Avenue

Easton, MD

Historic Submission Project Description:

- Paint exterior of house, including trim and porches.
- New front porch ceiling lighting to replace existing.
- Repair / replace shutters at all windows and install with new shutter hardware.
- Replace all windows at first, second and attic floors with double paned SDL wood windows. Sizes and shapes to match existing unless otherwise noted on drawings.
- Replace leaking windows at basement level with new double paned clad windows.
- Remove all non-historic storm doors.
- Replace front door with new solid wood and glass door and sidelites.
- Remove basement exterior access stairs that are not secure and leak air and water into house.
- Replace all asphalt shingle roofs with slate shingles.
- Add widow's walk railing to flat roof with details to match existing front porch.
- Remove rear deck and sun porch and replace with new one-story addition using details similar to house.

Construction schedule are unknown at this time. Once approvals have been given, the project scope and timelines will be finalized.

LOCH COLLECTIVE

September 29, 2025

7 BROOKLETTS AVENUE

Historic District Commission
Town of Easton
Planning and Zoning
14 South Harrison Street
Easton, MD 21601

Dear Historic District Commission,

LANDSCAPE DESIGN APPROACH

As the home is from the Victorian era, a set of Victorian Approaches to the landscape was gathered. During this period, residence design gardens were designed as a collection of rooms throughout the landscape. Connections between these rooms often comprised gravel, stone paving, or stepping stones. Wood fences, stone walls, and evergreen hedges form walls, floors, and doorways. Trees are spaced in rows or grids with flat open spaces adjacent to them. Typically, some part of the garden then flowed into circuitous bedlines forming gravel paths through lush planting, as seen in many historic gardens.

The following garden areas are designed with all of these elements in mind.

Further detail will be provided regarding exact plant material, material selection, and other hardscape element detailing.

FRONT GARDEN / STREETSCAPE

A low 3' – 4' height evergreen hedge goes along the front foundation of the porch and extends to the sides of the property. Lush perennials and grasses fill the space between the existing brick sidewalk and the hedge. A main brick entrance path remains. The Concrete path on the east side of the home is replaced with a stone path that extends in its current way to the back of the house. A stone path on the west side brings guests into a side garden. A 4' tall fence aligns with the front porch on the west side with a gate.

WEST SIDE GARDEN

Meandering gravel paths move throughout shade-loving perennial and grass plantings. Understory flowering trees are placed throughout the planting beds with a 10-12' evergreen hedge along the perimeter. The large Oak and Black Walnut are cared for and planted around carefully to maintain their health. A wood fence at 8' height follows the side and rear property lines.

EAST SIDE GARDEN

A path brings guests to the home's side entry amidst evergreen low foundation hedges, a row of trees, and eventually to low wood planters for vegetables, flower cutting, and herbs. A wood fence at 8' height follows the side property line.

PARKING

The existing gravel parking pad has been reduced and reformed to allow parking from the side/rear alley.

A wood fence at 8' height surrounds the parking area with gates into the garden and back to the garden shed. The parking surface is gravel.

BACK GARDEN

A gravel dining terrace is set directly behind the home amidst the bosque of trees.

A path from the back stairs of the home extends throughout the back garden, bringing people to a lawn terrace that surrounds the pool.

The described garden shed is against the back property line per Easton Historic code, with access from the garden and the parking area. The pool is set into the ground with stone paving and a lawn surrounding it. The bosque of trees surrounds the back garden.

Further detail will be provided on all of these garden elements.

Thank you for the time and consideration in reviewing these documents

JORDAN LOCH CRABTREE pla asla
principal. landscape architect.

Dalton Residence

7 Brookletts Avneue
Easton, MD 21601

ANNE DECKER ARCHITECTS

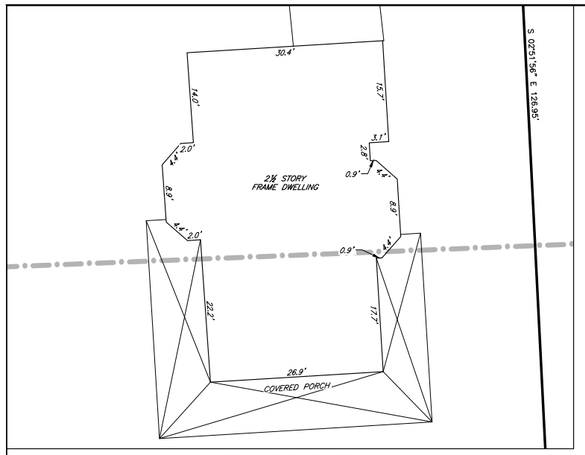
5019 Wilson Lane 2nd Floor Bethesda MD 20814
301 652 0106 annedeckerarchitects.com

©2025 Anne Decker Architects, LLC

DALTON RESIDENCE
7 Brookletts Avenue
Eaton, MD 21601

Historic Submission
September 29, 2025

No.	Date



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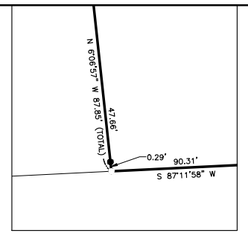
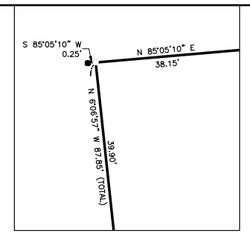


INSET 1
SCALE: 1" = 2'



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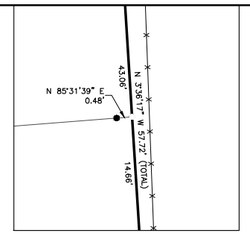
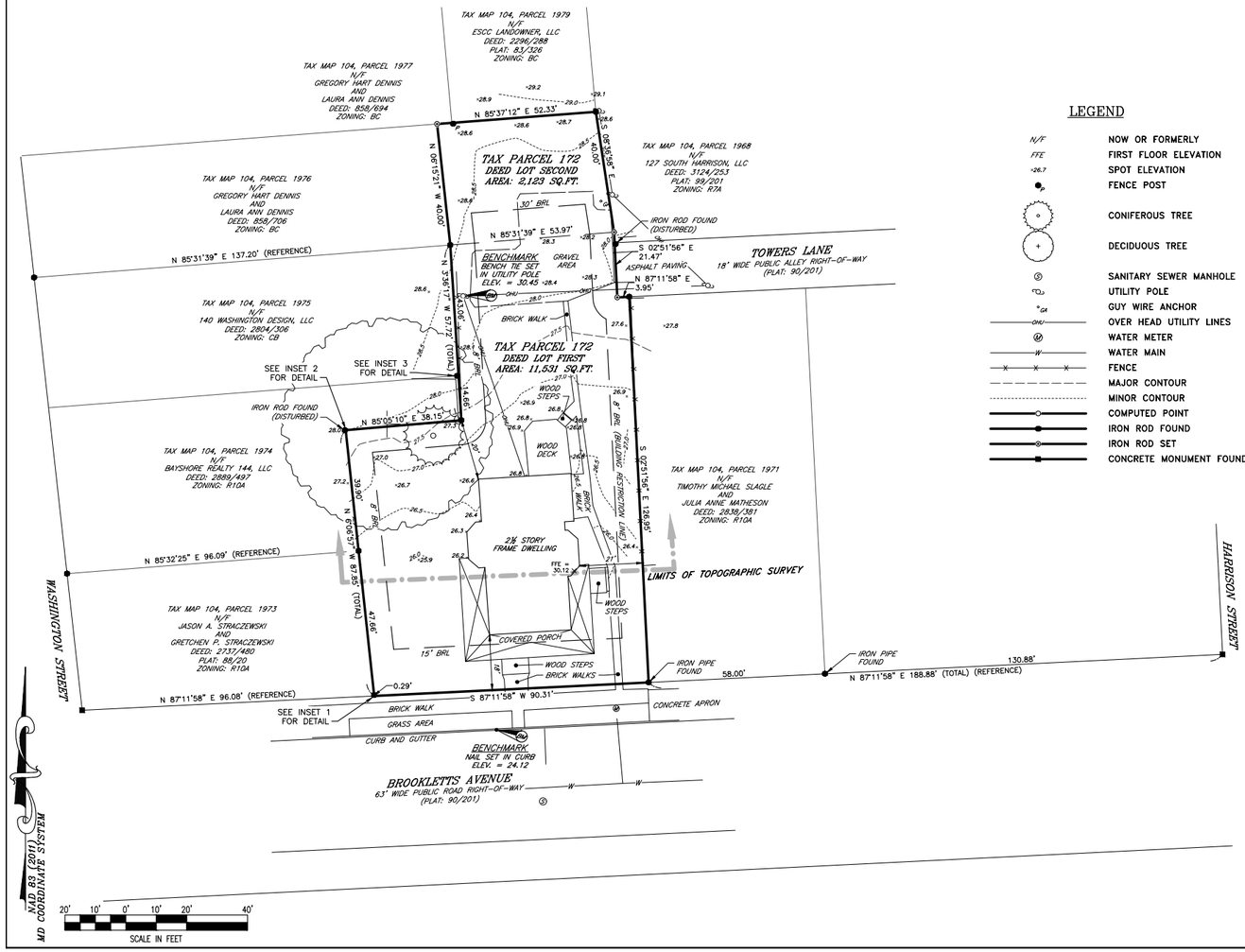


INSET 3
SCALE: 1" = 2'

VICINITY MAP
SCALE: 1" = 500'



LEGEND

N/F	NOW OR FORMERLY
FFE	FIRST FLOOR ELEVATION
+26.7	SPOT ELEVATION
	FENCE POST
	CONIFEROUS TREE
	DECIDUOUS TREE
S	SANITARY SEWER MANHOLE
	UTILITY POLE
GA	GUY WIRE ANCHOR
OHU	OVER HEAD UTILITY LINES
W	WATER METER
W	WATER MAIN
X X X	FENCE
	MAJOR CONTOUR
	MINOR CONTOUR
	COMPUTED POINT
	IRON ROD FOUND
	IRON ROD SET
	CONCRETE MONUMENT FOUND

PROPERTY OWNER: CAROLINE LAFFITTE DALTON, TRUSTEE
PROPERTY ADDRESS: 7 BROOKLETTS AVENUE
EASTON, MARYLAND 21601
DEED REFERENCE: 3181/265 AND 3181/365
PLAT REFERENCE: 99/201

SITE NOTES

ZONING CLASSIFICATION: R10A (RESIDENTIAL)
SETBACKS:
FRONT: 15'
SIDE: 8'
REAR: 30'
MINIMUM LOT SIZE: 10,000 SQ.FT.
MINIMUM LOT WIDTH: 35'
MAXIMUM HEIGHT: 35'
BUILDING ENVELOPE: 55'X30' (DEEP BY WIDE)
MAXIMUM LOT COVERAGE: 100% (BUILDINGS OR STRUCTURES WITHIN THE BUILDING ENVELOPE)

THE PROPERTY SHOWN HEREON LIES ENTIRELY OUTSIDE OF THE CHESAPEAKE BAY CRITICAL AREA AS SHOWN ON THE TALBOT COUNTY CRITICAL AREA MAPS IN ACCORDANCE WITH TALBOT COUNTY BILL No. 1295, ENACTED AUGUST 12, 2014.

THE IMPROVEMENTS SHOWN HEREON WERE FIELD LOCATED BY LANE ENGINEERING, LLC ON JULY 10, 2025.

THE DIMENSIONS OF BUILDINGS, STRUCTURES AND SETBACKS WERE MEASURED TO THE NEAREST 0.1 FOOT.

THE UNDERGROUND UTILITIES SHOWN HEREON ARE LOCATED PAINT MARKS IN THE FIELD.

THE ELEVATIONS SHOWN HEREON ARE NAVD 1988 DATUM AS ESTABLISHED BY GPS METHODOLOGY TO CORS STATIONS MDNM (NGS CERTIFICATE PENDING) AND LOYF (PID DK7414) COMBINED FACTOR: 0.99995360.

THE COORDINATES SHOWN HEREON ARE BASED ON THE MARYLAND COORDINATE SYSTEM NAD83 (2011), AS ESTABLISHED BY GPS METHODOLOGY TO CORS STATIONS MDNM (NGS CERTIFICATE PENDING) AND LOYF (PID DK7414) COMBINED FACTOR: 0.99995360. THE DISTANCES SHOWN HEREON ARE GROUND BASED.

NO ABSTRACT OF TITLE, TITLE COMMITMENT, NOR RESULTS OF A TITLE SEARCH HAVE BEEN FURNISHED TO LANE ENGINEERING, LLC. THE BUILDING RESTRICTION LINES AS SHOWN HEREON ARE BASED SOLELY ON THE CURRENT TOWN OF EASTON COUNTY ZONING ORDINANCE APPLICABLE TO THE PROPERTY SHOWN HEREON AND ARE SUBJECT TO CHANGE WITH THE REVISION OF ZONING LAWS. OTHER DOCUMENTS OF RECORD MAY EXIST THAT MAY AFFECT THE SURVEYED PROPERTY REFLECTED HEREON, INCLUDING BUT NOT LIMITED TO EASEMENTS, ENCUMBRANCES, RESTRICTIVE COVENANTS, PLAT RESTRICTIONS OR ANY OTHER FACTS THAT AN ACCURATE, COMPLETE AND CURRENT TITLE SEARCH MAY DISCLOSE.

FLOOD DATA

THE PROPERTY SHOWN HEREON IS NOT LOCATED IN THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) SPECIAL FLOOD HAZARD AREA (SFHA) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD. THE PROPERTY IS MAPPED IN THE "X" FLOOD ZONE AS SHOWN ON THE FLOOD INSURANCE RATE MAPS FOR COMMUNITY NO. 240067, MAP NO. 24041C0189D FOR TOWN OF EASTON, MARYLAND. THE 1% ANNUAL CHANCE FLOOD (100-YEAR FLOOD), ALSO KNOWN AS THE BASE FLOOD, IS THE FLOOD THAT HAS A 1% CHANCE OF BEING EQUALED OR EXCEEDED IN ANY GIVEN YEAR. THE SFHA IS THE AREA SUBJECT TO FLOODING BY THE 1% ANNUAL CHANCE FLOOD. THE SFHA INCLUDES ZONES A, AE, AH, AO, AR, A99, V & VE. THE BASE FLOOD ELEVATION (BFE) IS THE WATER SURFACE ELEVATION OF THE 1% ANNUAL CHANCE FLOOD. FLOOD INSURANCE MAY BE REQUIRED FOR STRUCTURES LOCATED IN THE SPECIAL FLOOD HAZARD AREA.

FLOOD ZONE LEGEND
ZONE X – AREA OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD

THE FLOOD DATA SHOWN HEREON IS BASED ON AVAILABLE MAPPED AND/OR DIGITAL INFORMATION AND IS DEPICTED AS DIRECTED AND REQUIRED BY FEDERAL, STATE AND LOCAL REGULATIONS. IT IS SUBJECT TO DATA INACCURACIES AND REGULATORY CHANGE AND SHOULD BE VERIFIED PRIOR TO FINALIZING DEVELOPMENT OR IMPROVEMENT PLANS FOR THE SUBJECT LANDS.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY, TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, BELIEF AND INFORMATION, TO CAROLINE LAFFITTE DALTON THAT THE PLAN SHOWN HEREON IS CORRECT, THAT IT IS A BOUNDARY OF ALL OF THE LANDS AND A TOPOGRAPHIC SURVEY OF PART OF THE LANDS CONVEYED TO CAROLINE LAFFITTE DALTON, TRUSTEE BY DEED DATED APRIL 25, 2025 AND RECORDED AMONG THE LAND RECORDS OF TALBOT COUNTY, MARYLAND IN LIBER 3181, AT FOLIO 265 AND THE LANDS CONVEYED TO CAROLINE LAFFITTE DALTON REVOCABLE TRUST BY DEED DATED APRIL 24, 2025 AND RECORDED AMONG THE LAND RECORDS OF TALBOT COUNTY, MARYLAND IN LIBER 3181, AT FOLIO 365. THAT IT IS IN ACCORDANCE WITH DEEDS AND/OR PLATS OF RECORD. THIS PLAT HAS BEEN PREPARED BY ME PERSONALLY OR UNDER MY RESPONSIBLE CHARGE AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21646, AND, SUBJECT TO BIENNIAL RENEWAL, MY CURRENT EXPIRATION DATE IS DECEMBER 27, 2025, AND COMPLIES WITH THE REQUIREMENTS AS SET FORTH IN REGULATION 09.13.06.12, 09.13.06.03, AND 09.13.06.04 OF THE MARYLAND MINIMUM STANDARDS OF PRACTICE FOR SURVEYORS. MONUMENTS HAVE BEEN SET OR FOUND AS SHOWN HEREON.

MATTHEW D. LANE
REGISTERED PROFESSIONAL LAND SURVEYOR
MARYLAND REGISTRATION NO. 21646
LANE ENGINEERING, LLC
117 BAY STREET
EASTON, MARYLAND 21601

7/30/2025
DATE

REVISIONS			
No.	DATE	DESCRIPTION	BY

Lane Engineering, LLC
Established 1986
Civil Engineers • Land Planning • Land Surveyors
E-mail: general@lane-inc.com
117 Bay St, Easton, MD 21601 (410) 822-8003
15 Washington St, Cambridge, MD 21613 (410) 221-0818
354 Pennsylvania Ave, Centreville, MD 21617 (410) 758-2095

SEAL
STATE OF MARYLAND
MATTHEW D. LANE
21646
REGISTERED PROFESSIONAL LAND SURVEYOR
7/30/2025
DATE

BOUNDARY
AND
TOPOGRAPHIC SURVEY
ON THE LANDS OF
CAROLINE LAFFITTE DALTON
REVOCABLE TRUST
IN THE TOWN OF EASTON, WARD 4
TALBOT COUNTY, MARYLAND
TAX MAP 104, PARCEL 1972

ISSUED FOR:	DATE:	BY:
CLIENT REVIEW	07-30-25	BCE

SHEET No. 1 OF 1	DATE: 07-30-25
SCALE: AS NOTED	JOB No. 250268
	FILE No. A869

ANNE DECKER ARCHITECTS
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301 652 0106 annedeckerarchitects com

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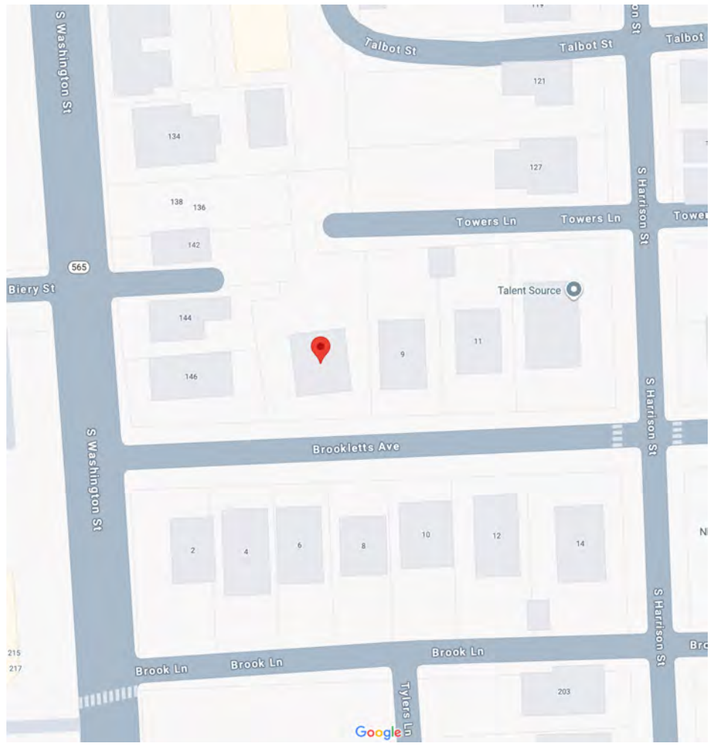
DALTON RESIDENCE
7 Brookletts Avenue
Eaton, MD 21601

Historic Submission
September 29, 2025

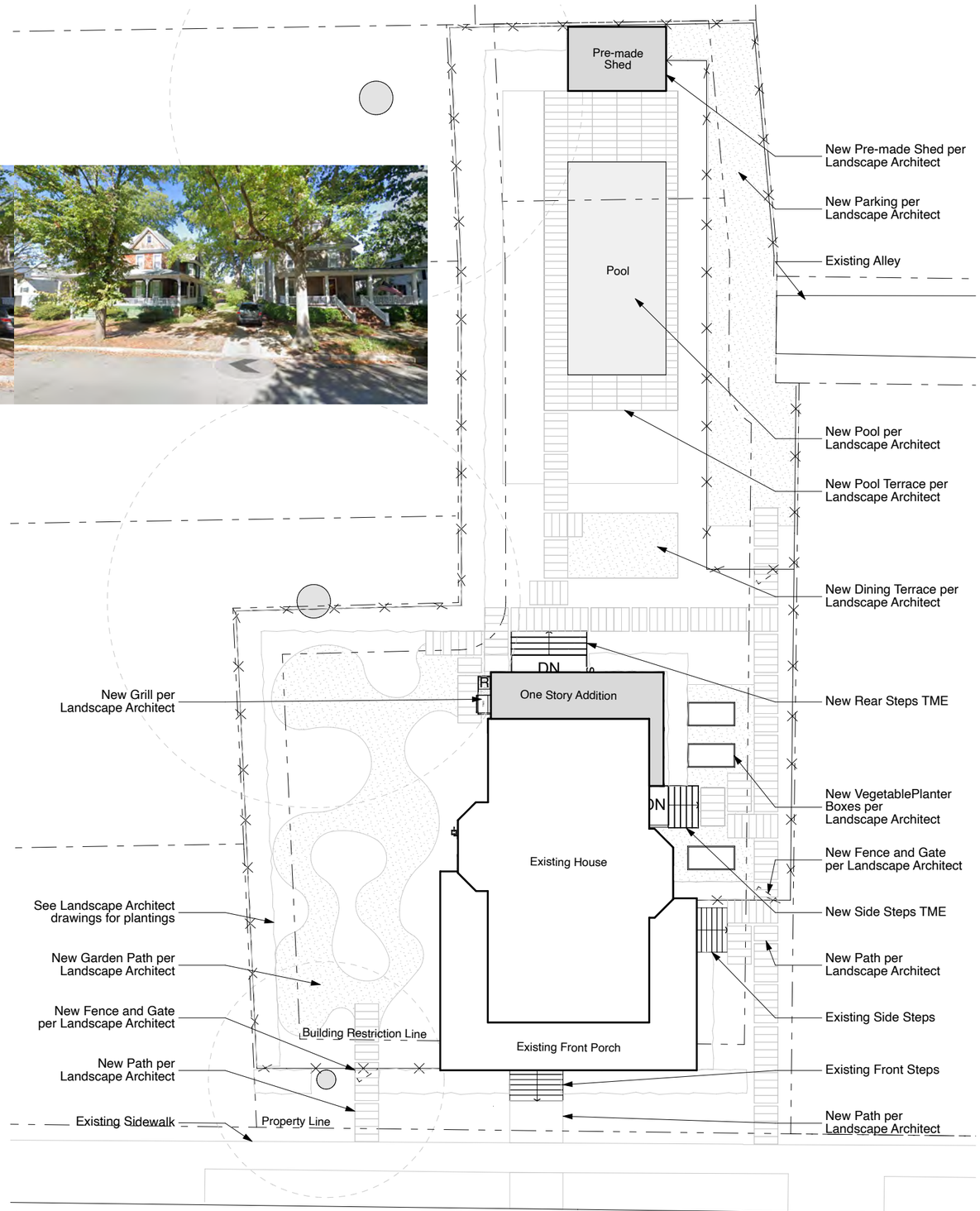
No.	Date

Existing Site Plan

Neighboring Houses



Map View of Neighborhood



1 Proposed Site Plan
1" = 20'

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Historic Submission
September 29, 2025

No.	Date

Existing 3/4 Front View

Existing Front View

Existing 3/4 Front View

Existing Left Side View

Existing Right Side View

Existing Materials:
Painted wood trim.
Wood shingle siding.
Asphalt shingle roofs.
Painted wood stairs.
Painted wood windows.
Aluminum triple track screen/storm windows at some windows.
Painted wood shutters.
Painted wood doors.
Non-historic aluminum storm doors.
Painted aluminum half round gutters and round downspouts.
Brick foundation walls and piers.
Painted wood porch lattice.

Proposed Work:
Paint exterior trim of house.
New front porch ceiling lighting to replace existing.
Repair / replace shutters at all windows and install with new shutter hardware.
Repair all windows at first and second floors for proper function.
Repair storm windows as needed.
Replace leaking windows at basement level with aluminum clad windows to fit in existing openings.
Remove all non-historic storm doors.
Install new custom wood/glass storm door at front door.
Remove basement exterior access stairs that are not secure and leak air and water into house.
Replace all asphalt shingle roofs with slate shingles.
Add widow's walk railing to flat roof with details to match existing front porch.
Remove rear deck and sun room and replace with new one-story addition using details similar to house. See elevations for materials and details.

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Historic Submission
September 29, 2025

No.	Date

Existing Front Door

Existing Front Porch

Existing Basement Windows

Existing Right Door

Existing Left Door

Existing Materials:
Painted wood trim.
Wood shingle siding.
Asphalt shingle roofs.
Painted wood stairs.
Painted wood windows.
Aluminum triple track screen/storm windows at some windows.
Painted wood shutters.
Painted wood doors.
Non-historic aluminum storm doors.
Painted aluminum half round gutters and round downspouts.
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Eaton, MD 21601

Historic Submission
September 29, 2025

No.	Date

Existing 3/4 Front View

Existing Front View

Existing Left Side View

Existing Right Side View

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No.	Date

202 Dover Street - The Tidewater Inn
- Example of widow's walk on roof

10 Brookletts Avenue
- Example of front door with sidelites

112 Brookletts Avenue
- Example of front door with sidelites

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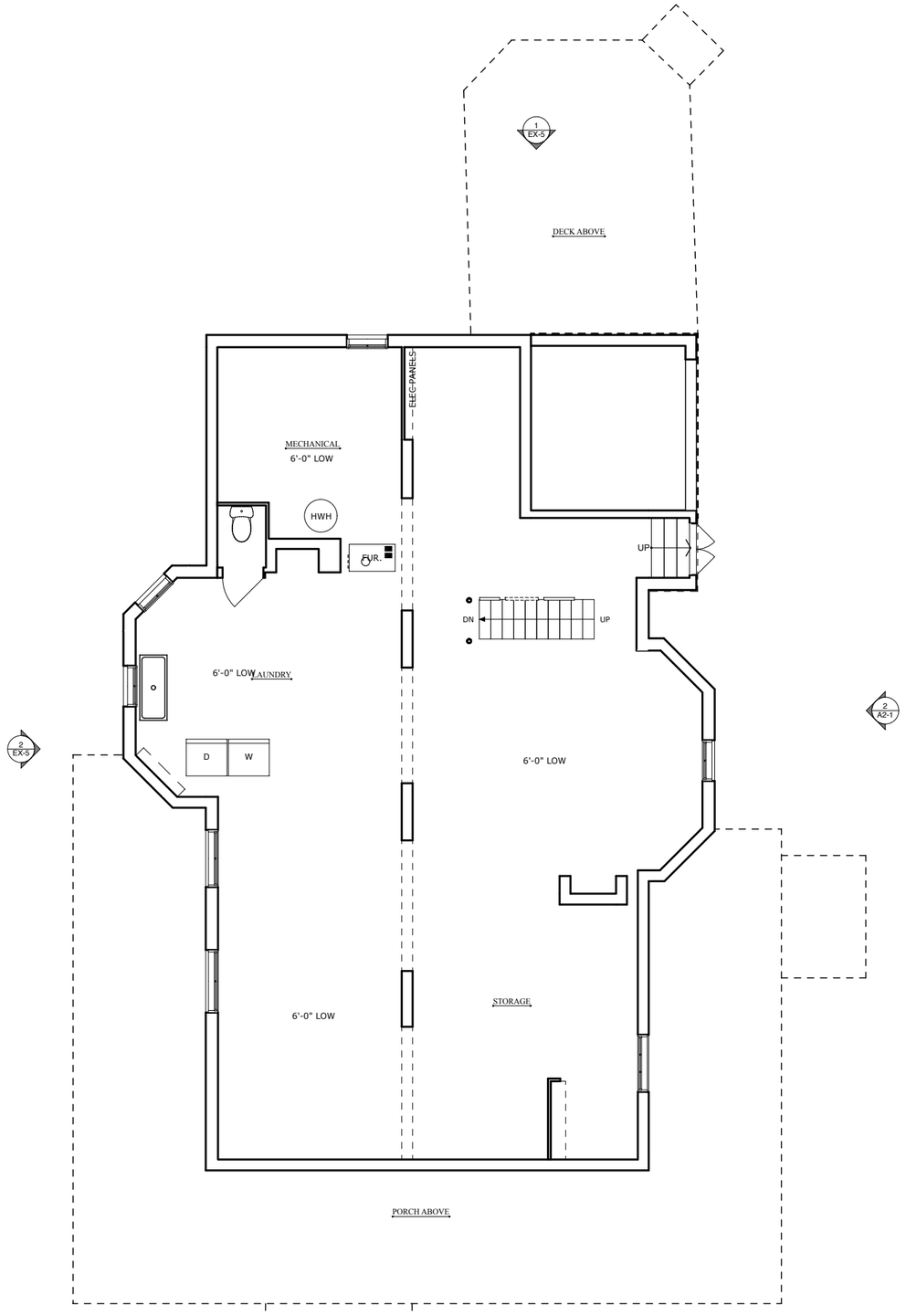
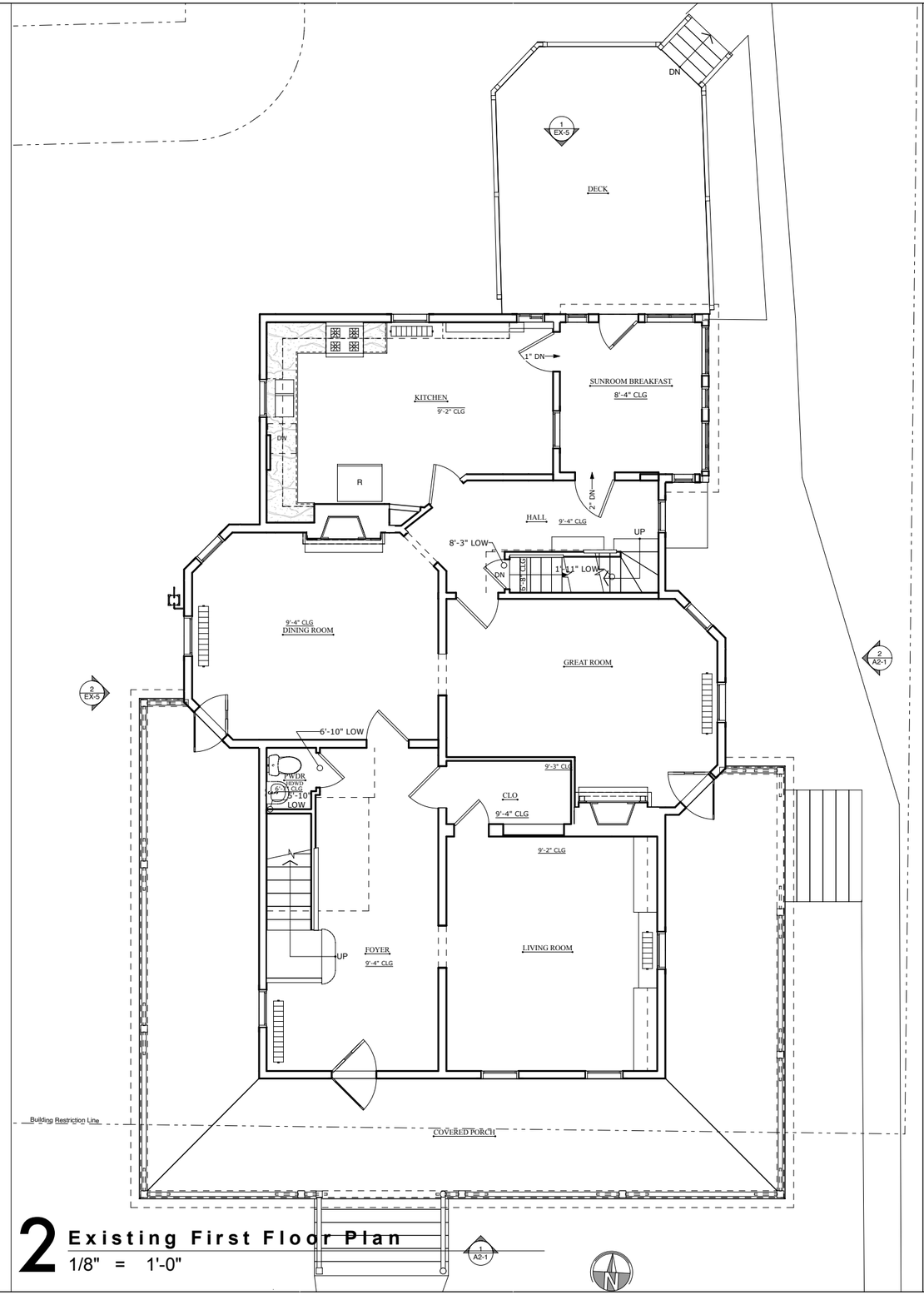


1 **Existing Basement Plan**
1/8" = 1'-0"



2 **Existing First Floor Plan**
1/8" = 1'-0"

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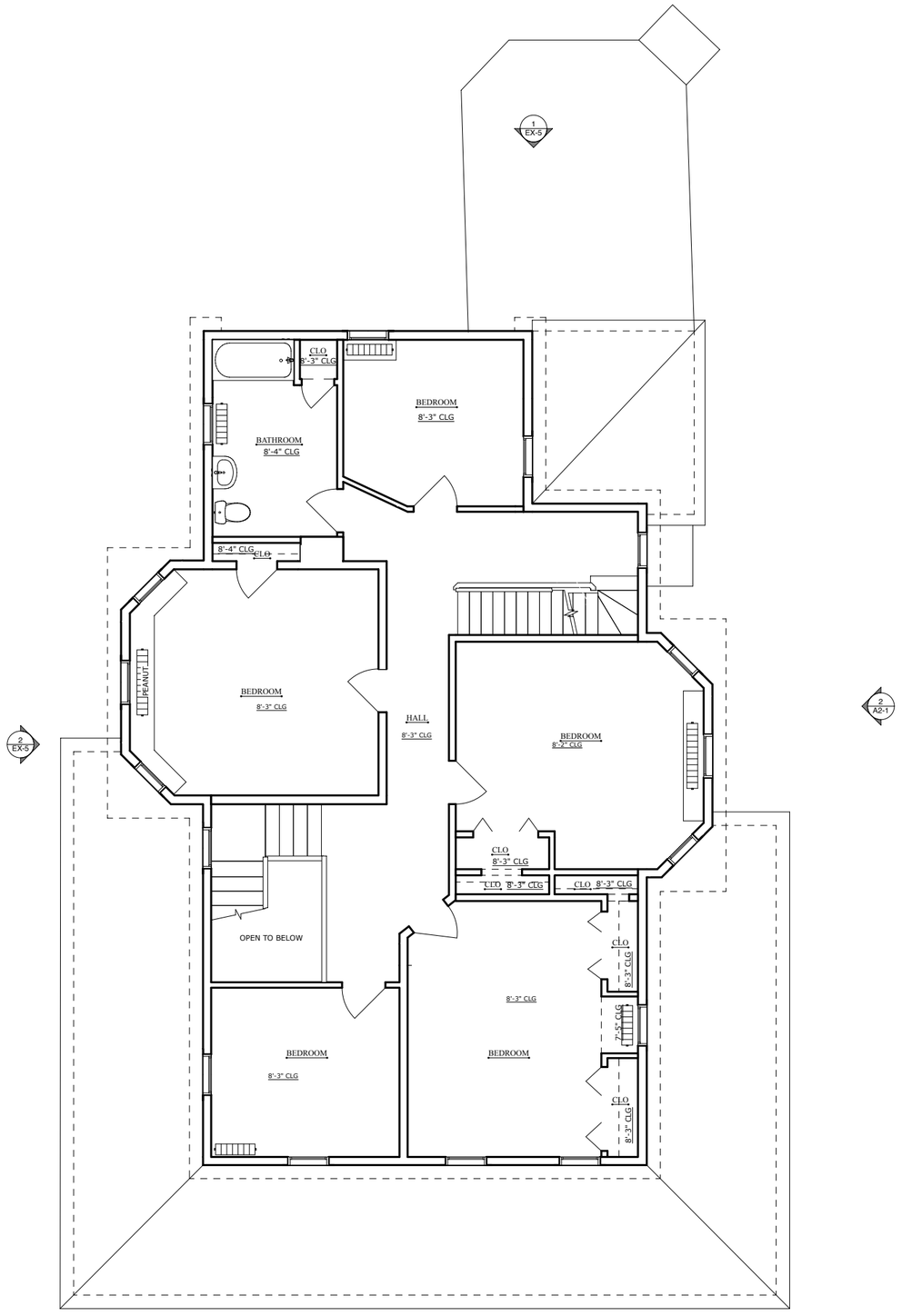
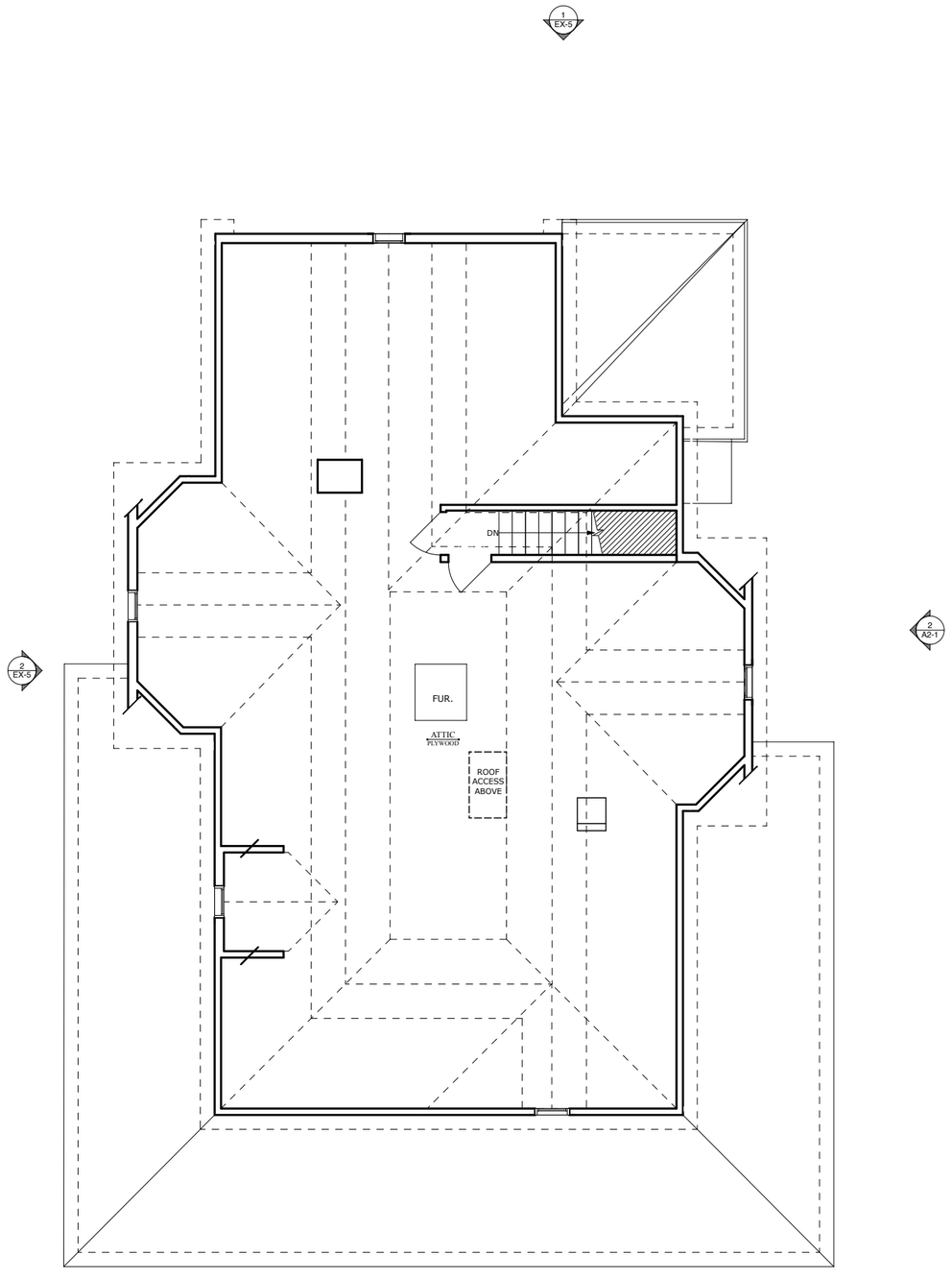
September 29, 2025

No.	Date



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



2 Existing Attic Plan
1/8" = 1'-0"

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No.	Date

1 **Existing Roof Plan**

1/8" = 1'-0"

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No.	Date

1 **Existing Front Elevation**
1/8" = 1'-0"

2 **Existing Right Elevation**
1/8" = 1'-0"

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No.	Date

1 **Existing Rear Elevation**

1/8" = 1'-0"

2 **Existing Left Elevation**

1/8" = 1'-0"

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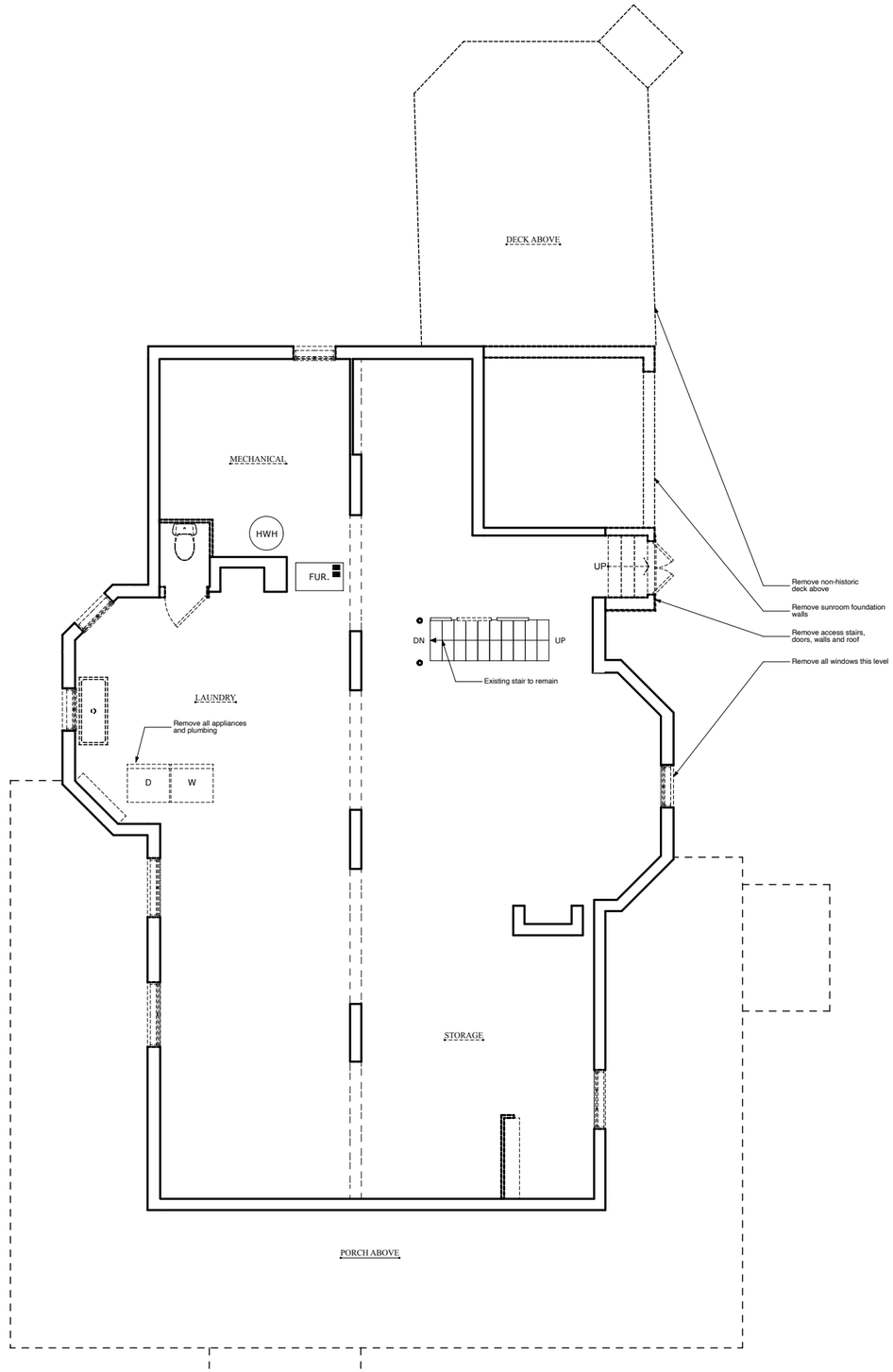
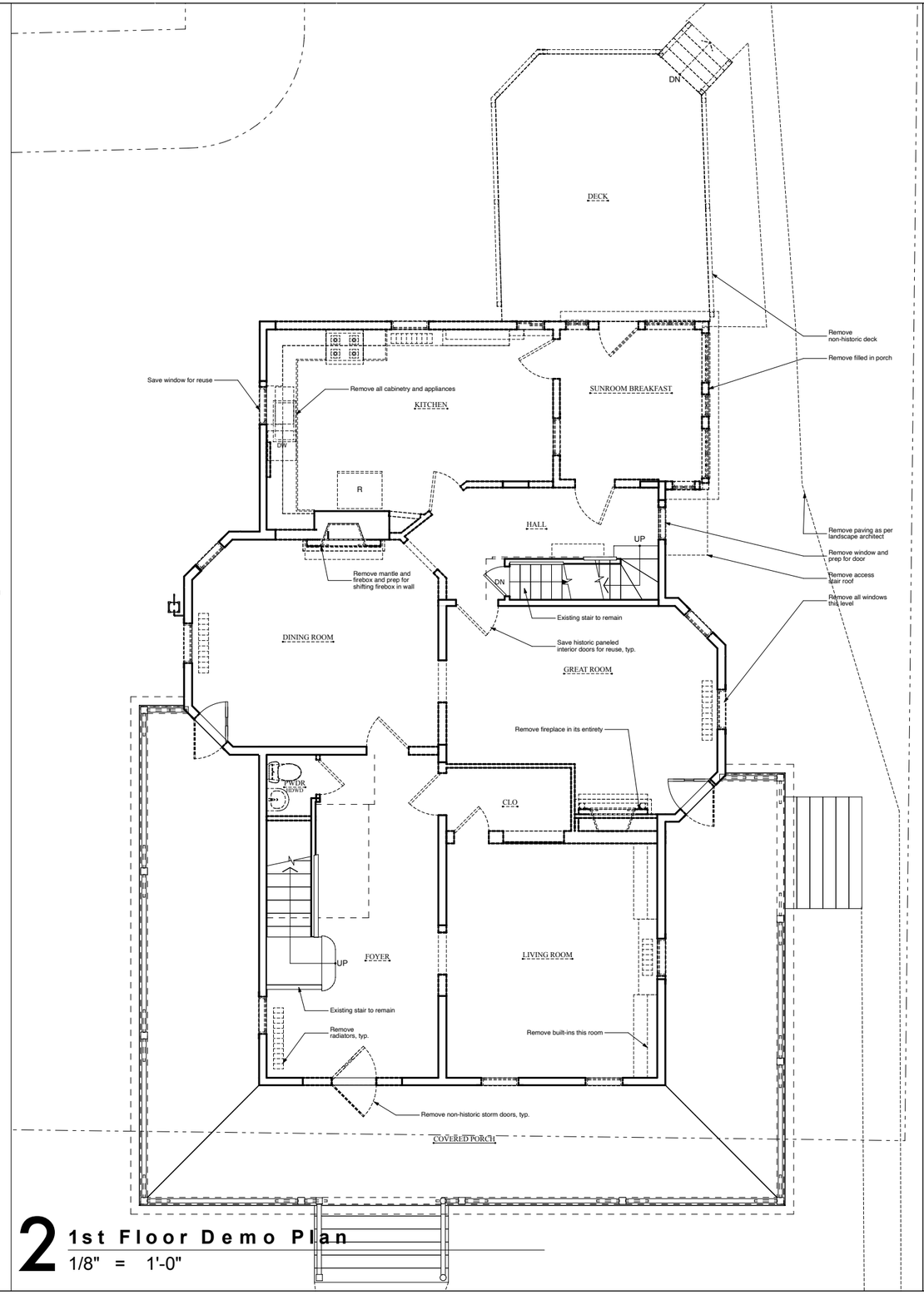


1 Basement Demo Plan
1/8" = 1'-0"



2 1st Floor Demo Plan
1/8" = 1'-0"

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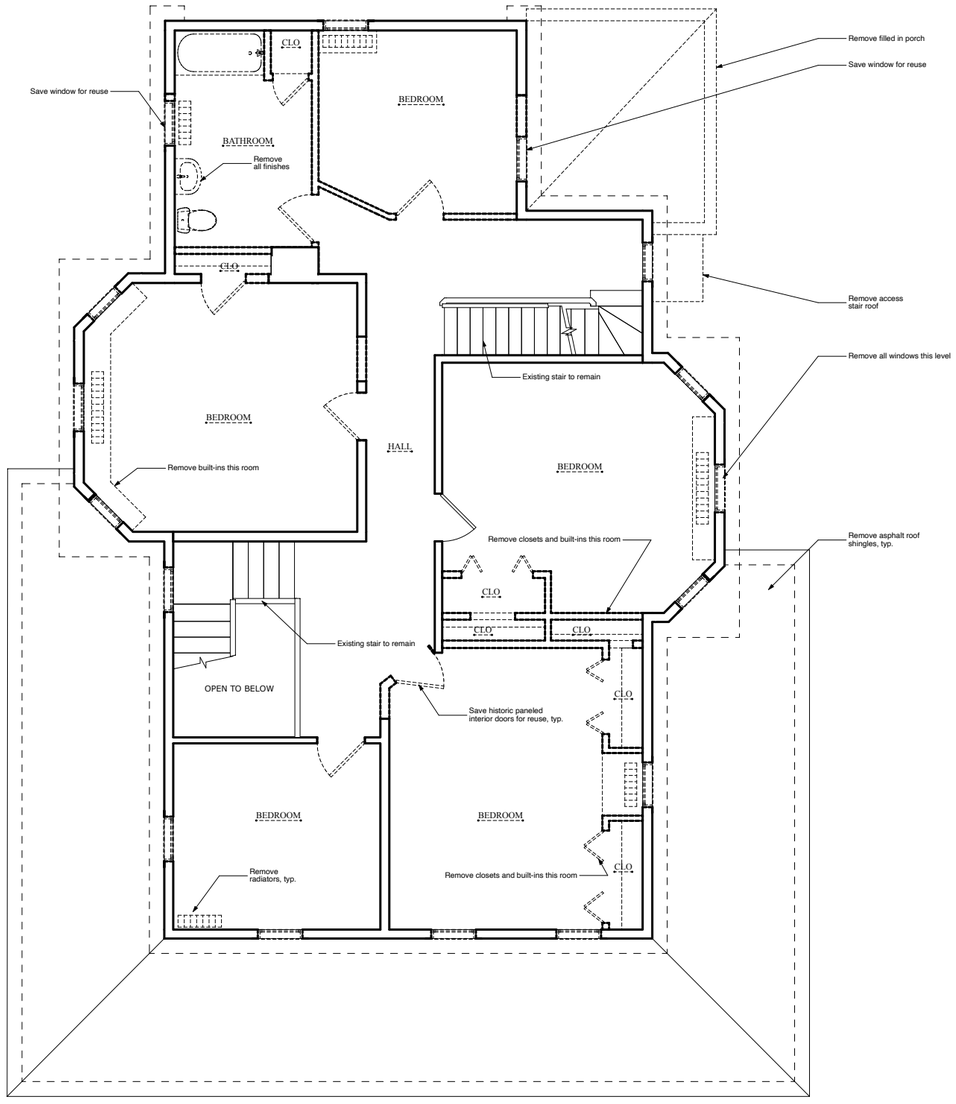
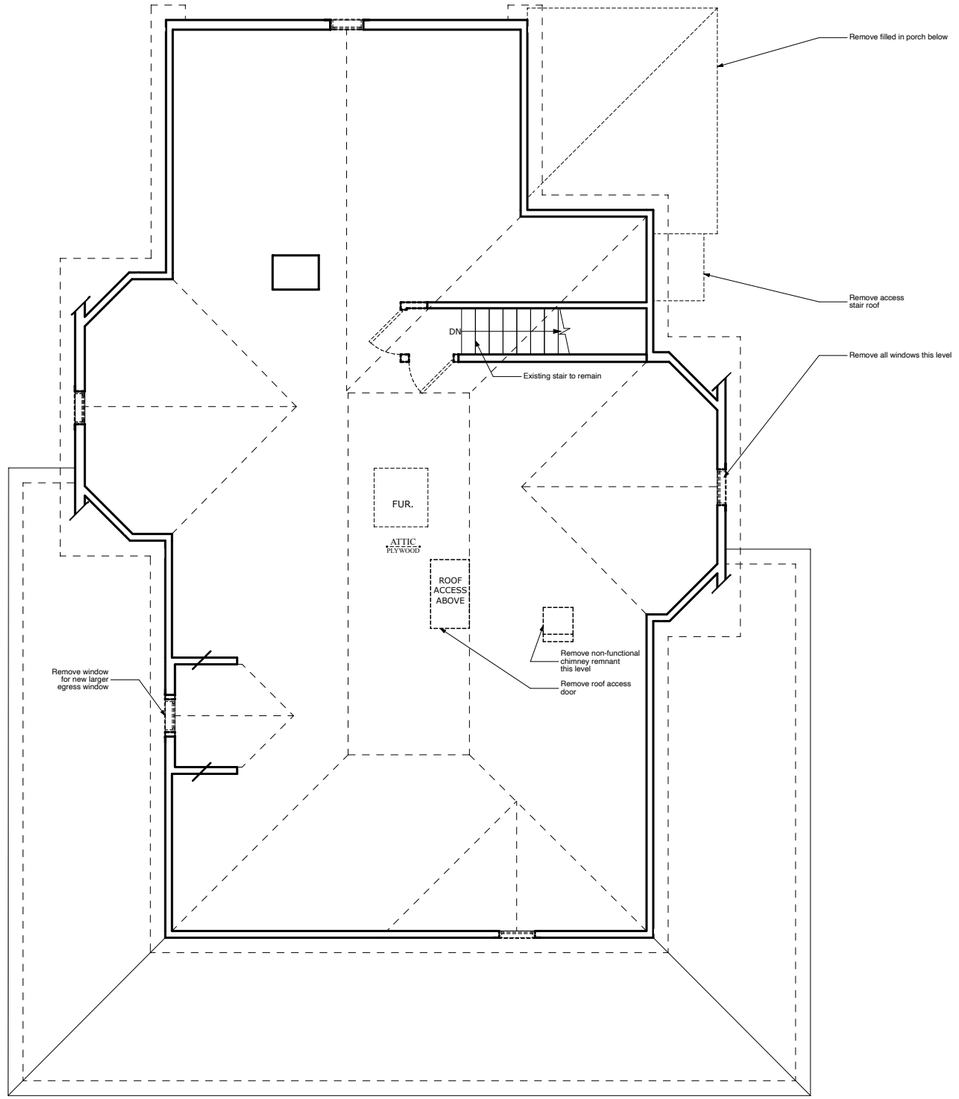


1 **2nd Floor Demo Plan**

1/8" = 1'-0"



2 **Attic Demo Plan**

1/8" = 1'-0"

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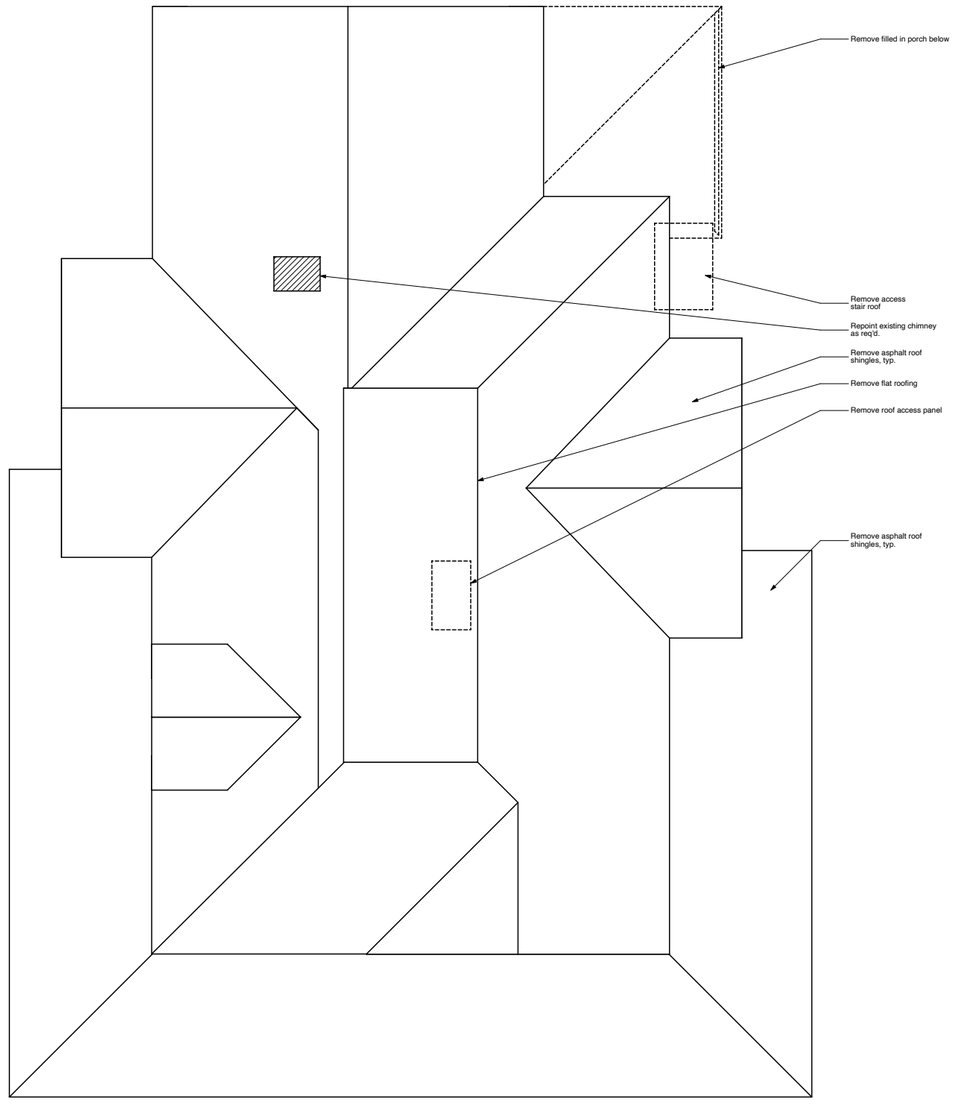

1 **Roof Demo Plan**
1/8" = 1'-0"

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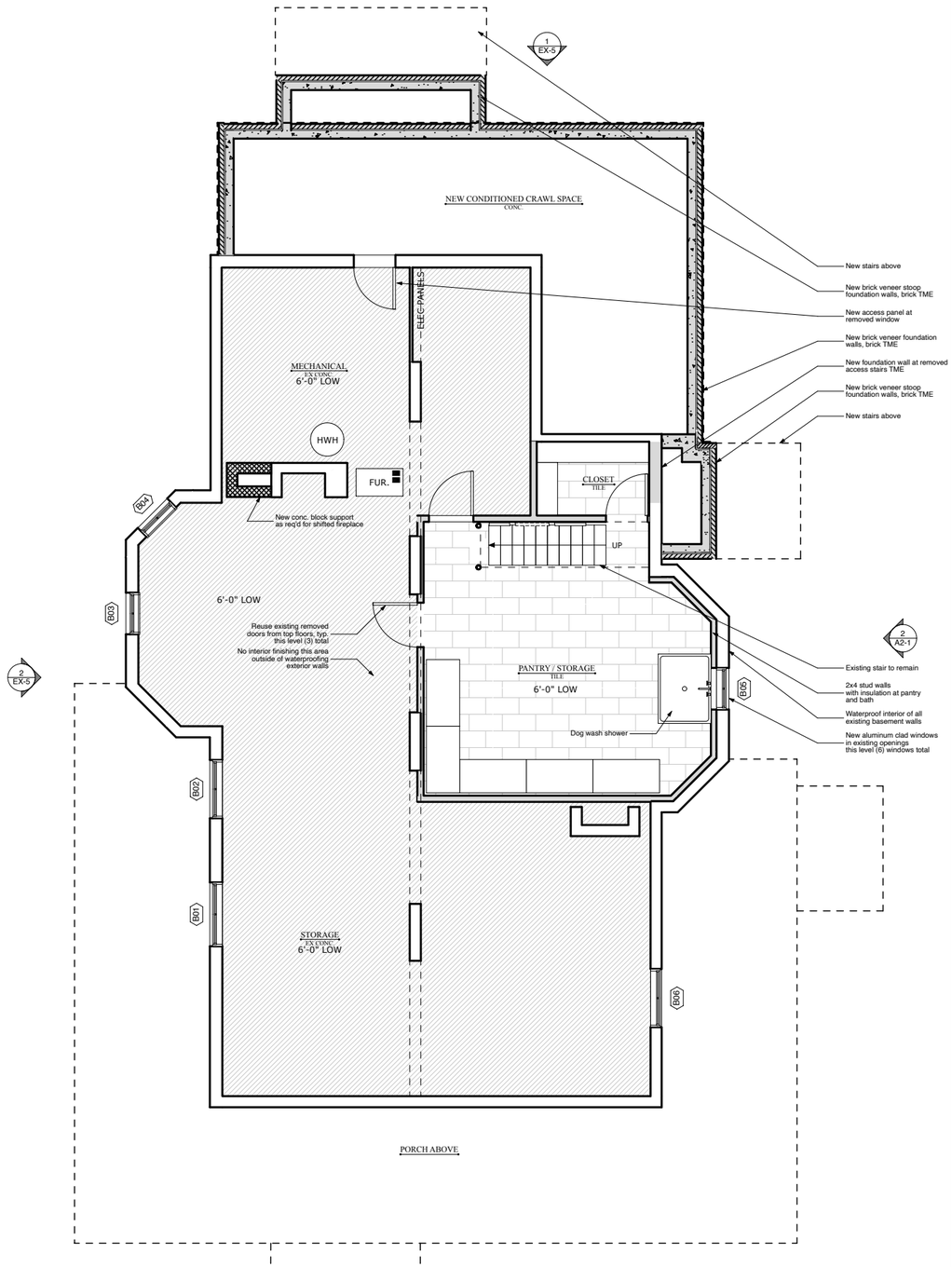
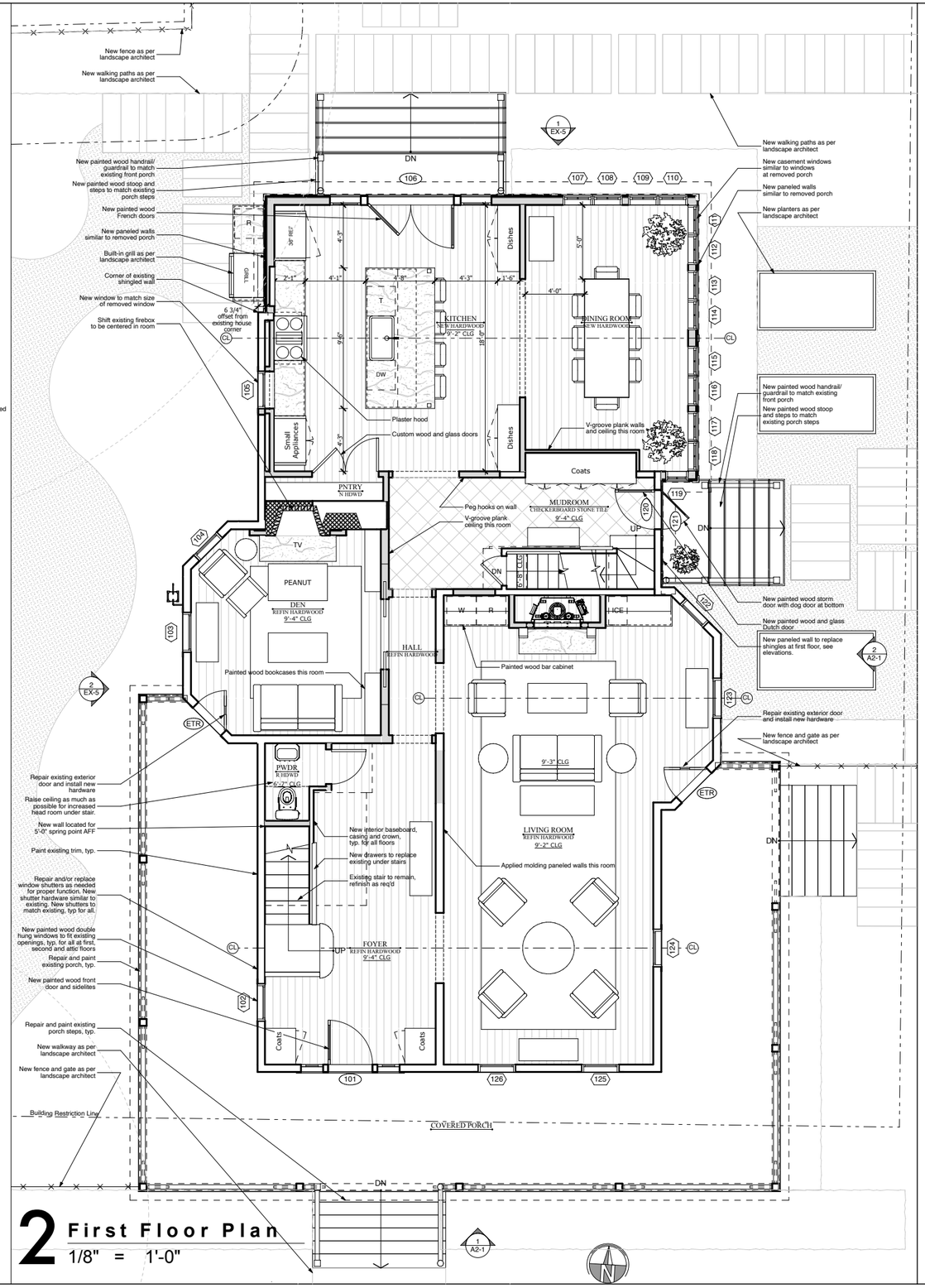


1 Basement Plan

1/8" = 1'-0"



2 First Floor Plan

1/8" = 1'-0"

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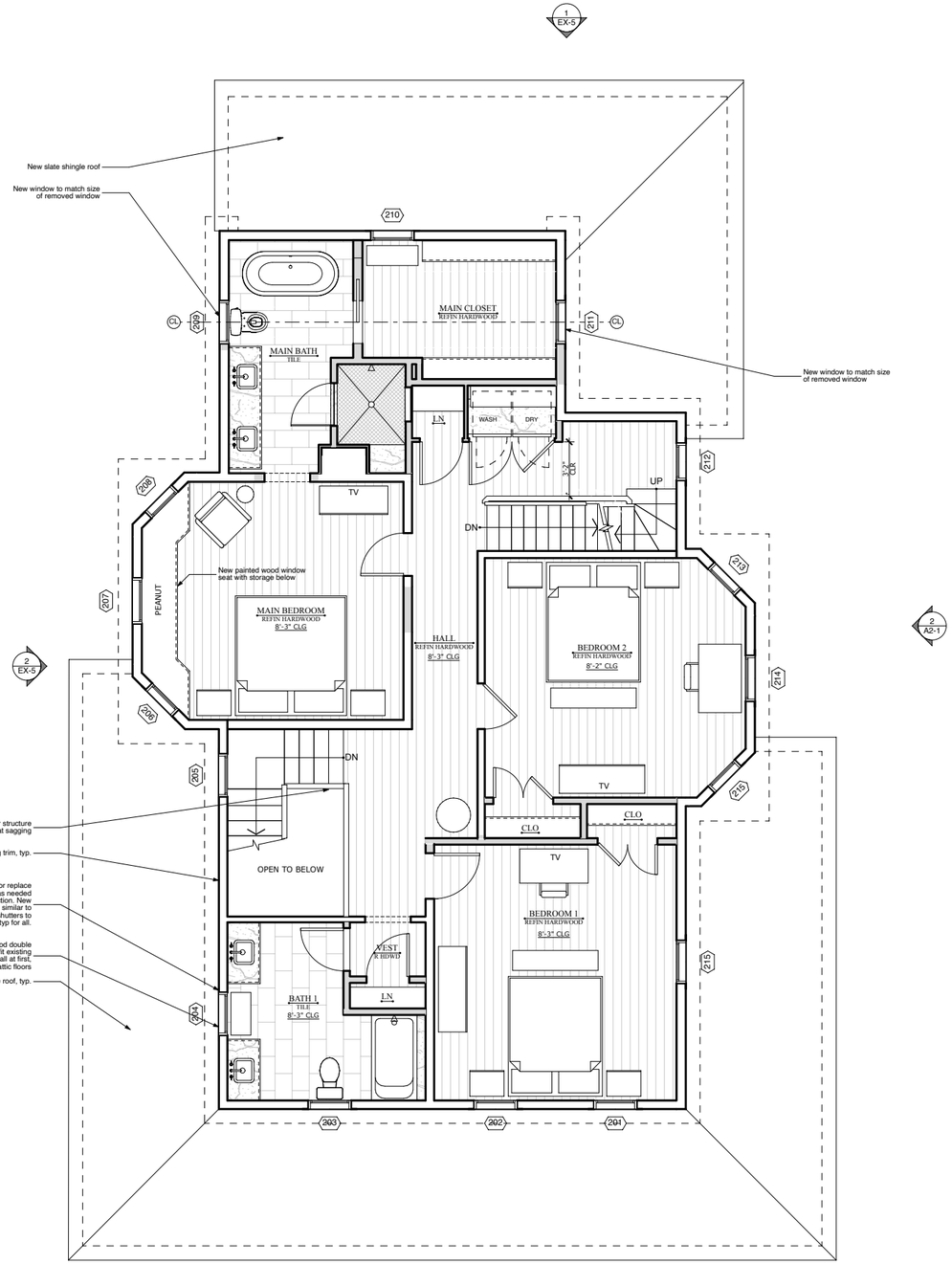
Historic Submission

September 29, 2025

First Floor Plan

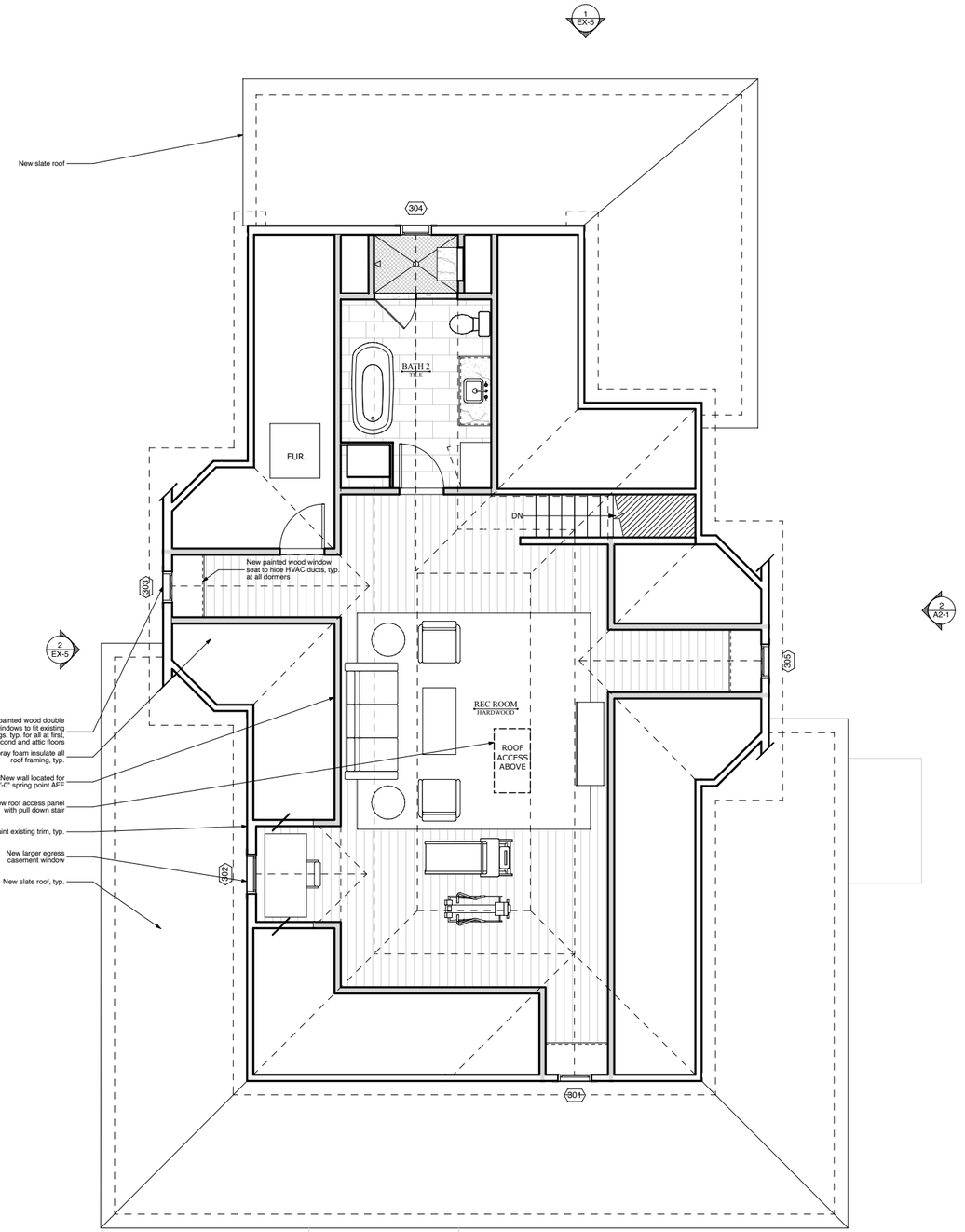
A1-1

No.	Date



1 Second Floor Plan

1/8" = 1'-0"



2 Attic Plan

1/8" = 1'-0"

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Historic Submission
September 29, 2025
Second Floor Plan

A1-2

No.	Date

1 **Roof Plan**
1/8" = 1'-0"

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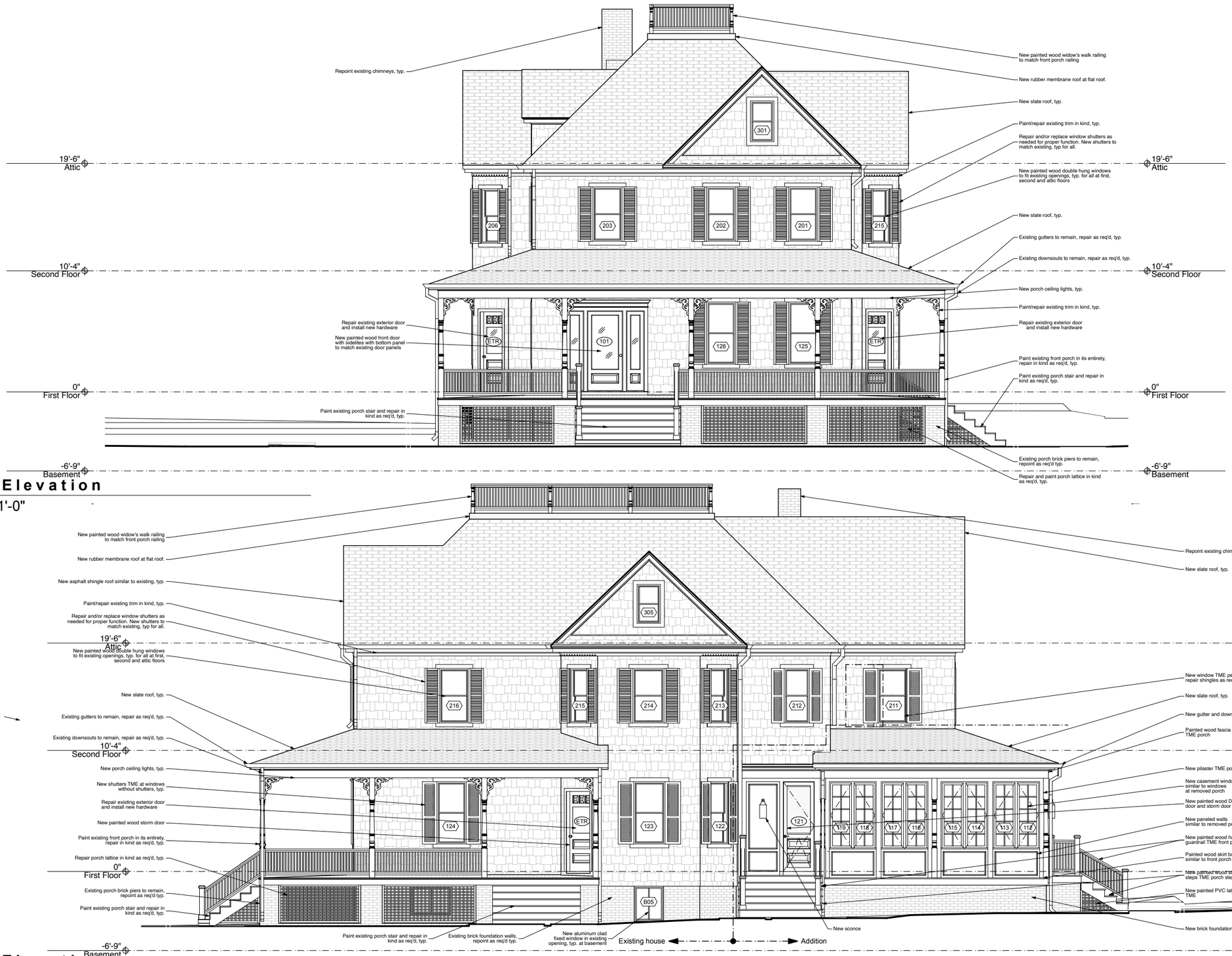
September 29, 2025

Roof Plan

A1-4

No.	Date



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No.	Date

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

1 **Left Elevation**
1/8" = 1'-0"

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No.	Date

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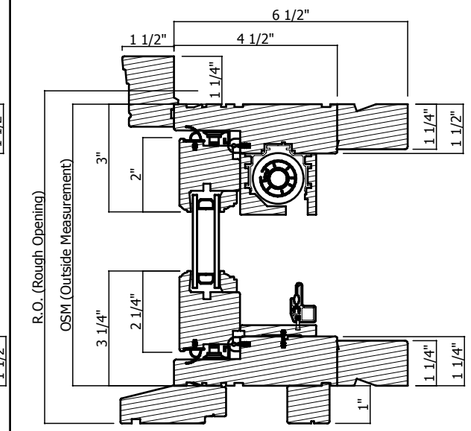
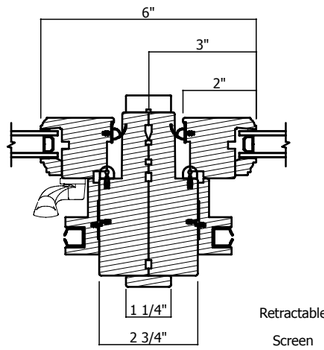
HEAD AND SILL DETAILS



NON CLAD PUSHOUT CASEMENT
166 (6 9/16") JAMB

Retractable
Screen

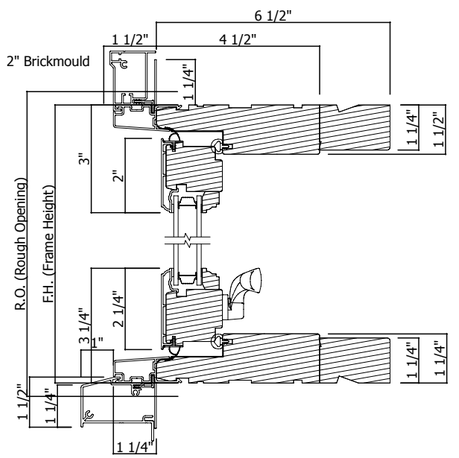
MULL DETAIL



Retractable
Screen

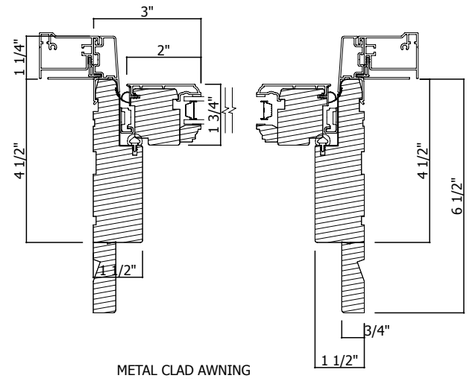
NON CLAD PUSHOUT CASEMENT
116 (4 9/16") JAMB

HEAD AND SILL DETAILS



Standard 16 mm Jamb Extension
166 (6 9/16") JAMB
32 mm Jamb Extension

PLAN VIEW

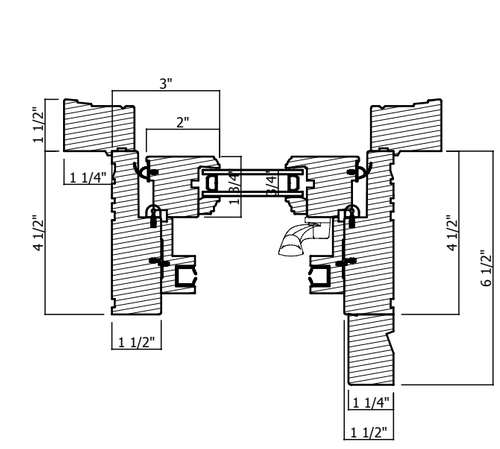


METAL CLAD AWNING
116 (4 9/16") JAMB &
166 (6 9/16") JAMB

2 Window Cut Sheets @ Basement

3" = 1'-0" Windows will be clad in color to match other painted windows

PLAN VIEW



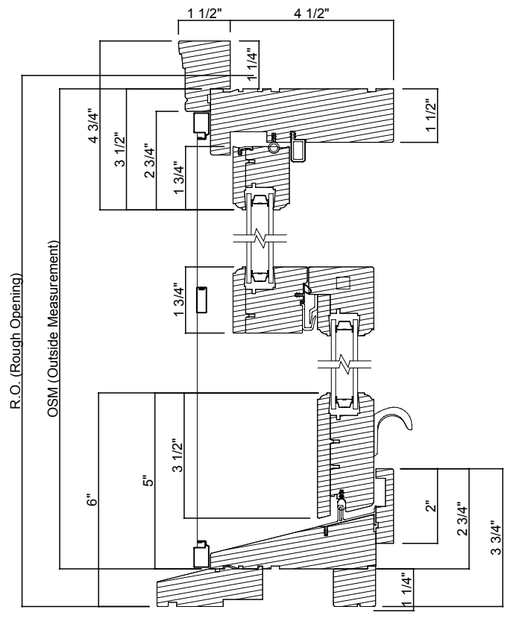
Retractable
Screen

NON CLAD PUSHOUT CASEMENT
116 (4 9/16") JAMB & 166 (6 9/16") JAMB

1 Window Cut Sheets @ Addition

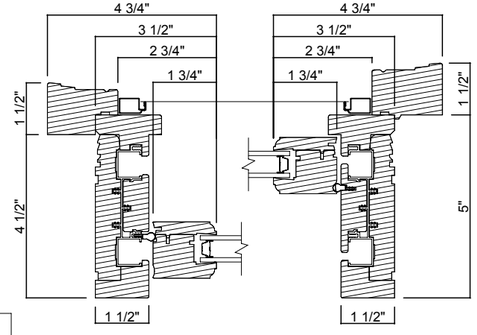
3" = 1'-0" Windows will be all wood construction

HEAD AND SILL DETAILS

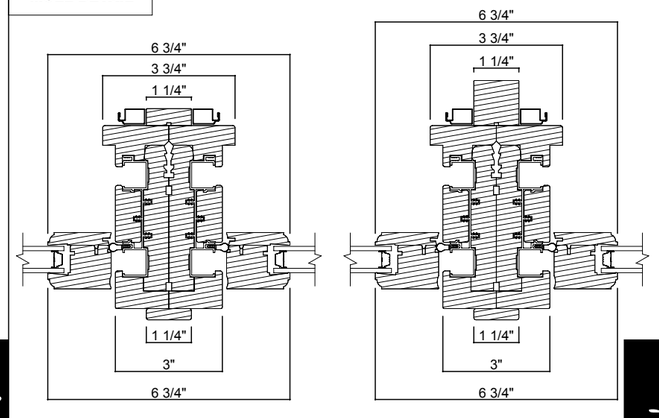


NON CLAD DOUBLE HUNG
116 (4 9/16") JAMB

PLAN VIEW



MULL DETAIL



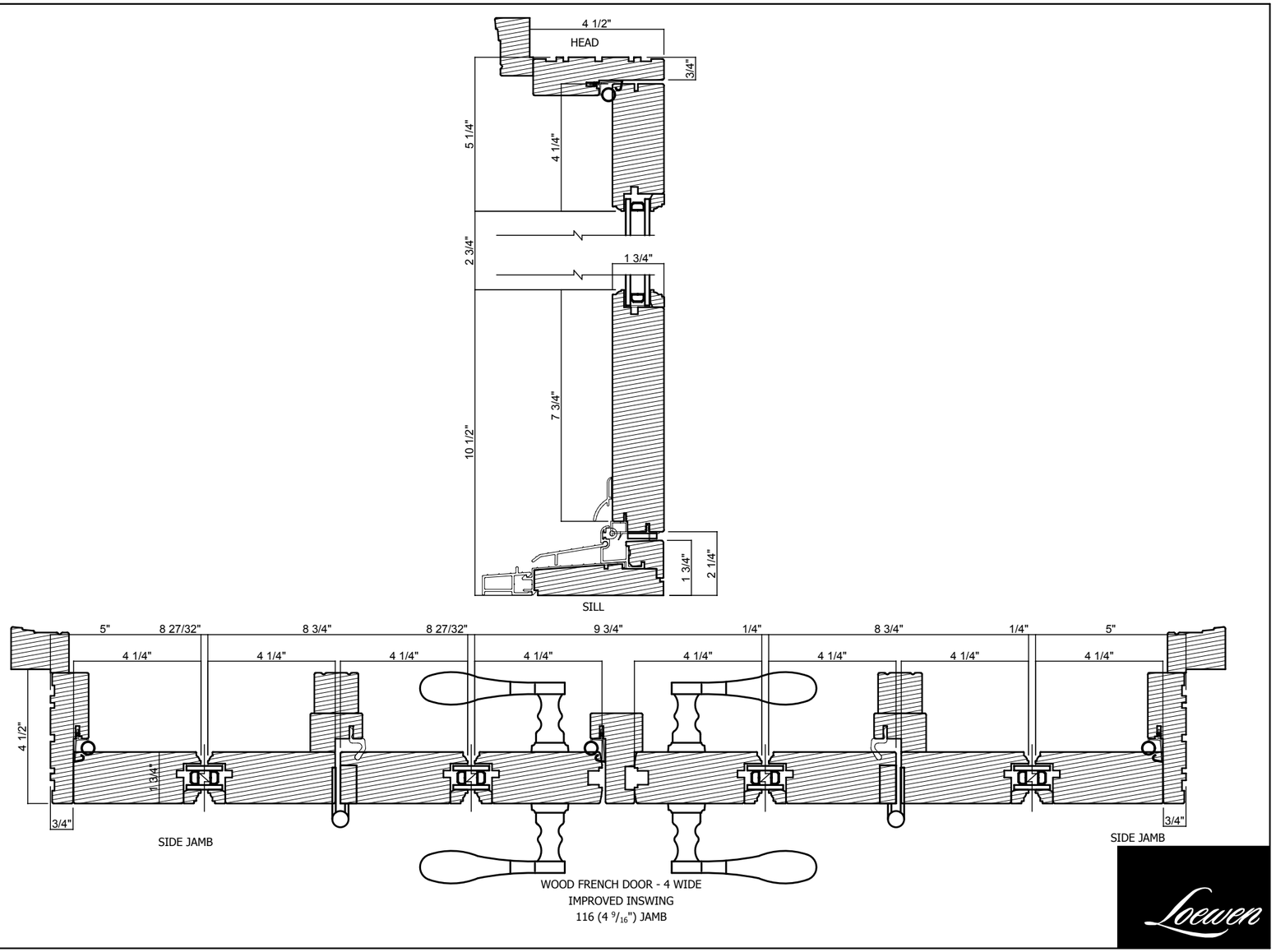
3 Window Cut Sheets @ Existing House

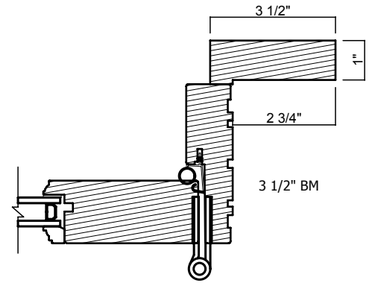
3" = 1'-0" Windows will be all wood construction

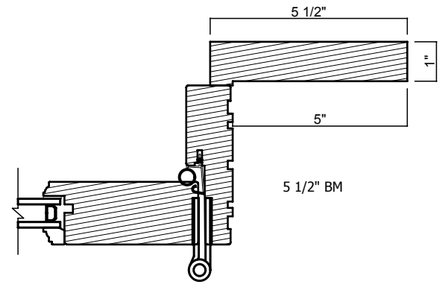
DALTON RESIDENCE
7 Brooketts Avenue
Eaton, MD 21601

Historic Submission
September 29, 2025

No.	Date







1 Door Cut Sheets

3" = 1'-0"

Doors will be all wood construction

ANNE DECKER ARCHITECTS

5019 Wilson Lane 2nd Floor Bethesda MD 20814

301 652 0106 annedeckerarchitects.com

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DALTON RESIDENCE

7 Brooklett's Avenue
Eaton, MD 21601

Historic Submission

September 29, 2025

No.	Date

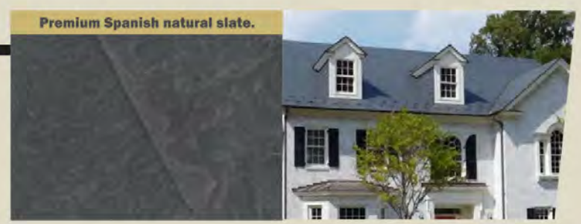
CUPA 14

Non-carbonated slate formed by tectonic compression. Dark grey slate with thin laminations and a riven surface.

CUPA 14

CUPA 14 is a heavy textured, non-weathering, unfading stone with a glistening sheen. Cupa 14 is the only product approved as an alternate for Buckingham Slate on historic restorations by the National Park Service, Virginia Department of Historic Resources. This product is comparable to Domestic Black manufactured in Buckingham, Virginia and Peach Bottom Slate manufactured in Pennsylvania.

Premium Spanish natural slate.

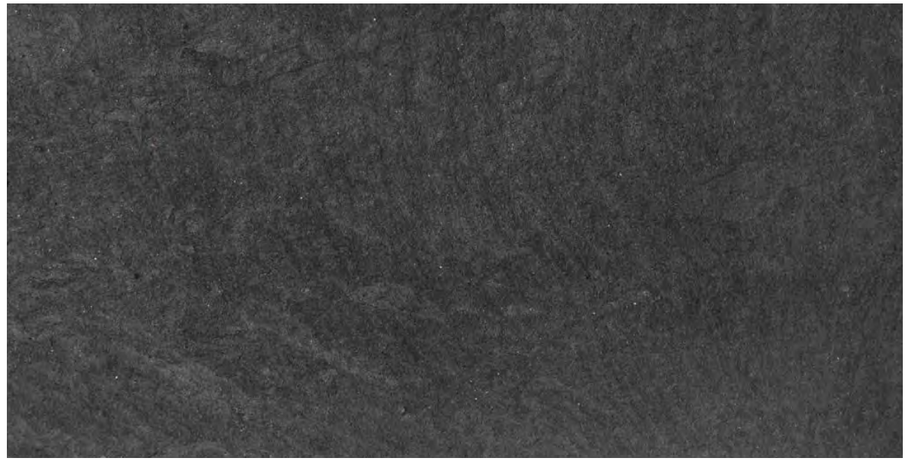


CUPA PIZARRAS
The world leader in natural slate

Quarry Las Fuentes. Benuza (León) Spain.

Operating since 1985.

Main sizes: 8"x6" to 24"x12"
Thickness: 3/16" to 3/8"



Formats

Rectangular

Selections

EXCELLENCE | ARDOISIER | HEAVY

Technical specifications

ABSORPTION	CARBONATE NON CARBONATED	MOR CHARACTERISTIC	SO_2 EXPOSURE TEST	THERMAL CYCLE TEST	FREEZE THAW TEST
0,21% Code : W1 (< 0,6%)	Complies (< 1,5%)	Longitudinal 43,5 MPA Transverse 45,7 MPA	S1	T1	Fulfill < 0,6%

International certifications

European Standard: EN 12326 | **American Standard**: ASTM C406-15

CUPA PIZARRAS
The world leader in natural slate
A Medua s/n - 32330 Sobradelo de Valdeorras - Ourense (Spain)
T. +34 988 335 410, info@cupapizarras.com, www.cupapizarras.com

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DALTON RESIDENCE
7 Brookletts Avenue
Eaton, MD 21601

Historic Submission
September 29, 2025

No.	Date

Build Your Gutter System with Quick Shop >

Check everything off your list in one place using our Material lists. Fill in the quantities for the items needed and save as a quote or add them to the cart with a single click! You'll find everything you need for your unique job.

New Gutters will match existing in size, shape and color

Aluminum Half Round Single Bead Gutters

Product Highlights:

- A classic gutter representing more traditional times that provides architectural appeal
- Versatile gutter system that comes with a number of different mounting brackets for various applications
- Aluminum half round single bead gutters exude the craftsmanship from more traditional times and will add an aesthetic touch to any exterior.
- Available in a variety of colors for a custom look

See less details

Select Your Product Options

Size: 5"

Color

Gauge: .027

Length: 10 ft | 20 ft

Quantity | Add to Cart

Reset Product Options

All exterior trim will be painted Mahogany or solid PVC in sizes and profiles to match existing exterior trim.

Build Your Gutter System with Quick Shop >

Check everything off your list in one place using our Material lists. Fill in the quantities for the items needed and save as a quote or add them to the cart with a single click! You'll find everything you need for your unique job.

New Downspouts will match existing in size, shape and color

Aluminum Plain Round Downspouts

Product Highlights:

- Available in 3" and 4" round
- Match half round and K-style gutter systems
- 10 ft. in length

See less details

Select Your Product Options

Size: 4"

Color

Gauge: .019 | .024

Quantity | Add to Cart

Reset Product Options

ANNE DECKER ARCHITECTS
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301 652 0106 annedeckerarchitects.com

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DALTON RESIDENCE
7 Brooketts Avenue
Eaton, MD 21601

Historic Submission
September 29, 2025

No. | Date

LOCH COLLECTIVE

connect@lochcollective.com
443 795 1863
lochcollective.com

98 Edgewood Avenue
Annapolis, MD 21401

7 BROOKLETTS AVENUE

EASTON, MARYLAND

10 October 2025

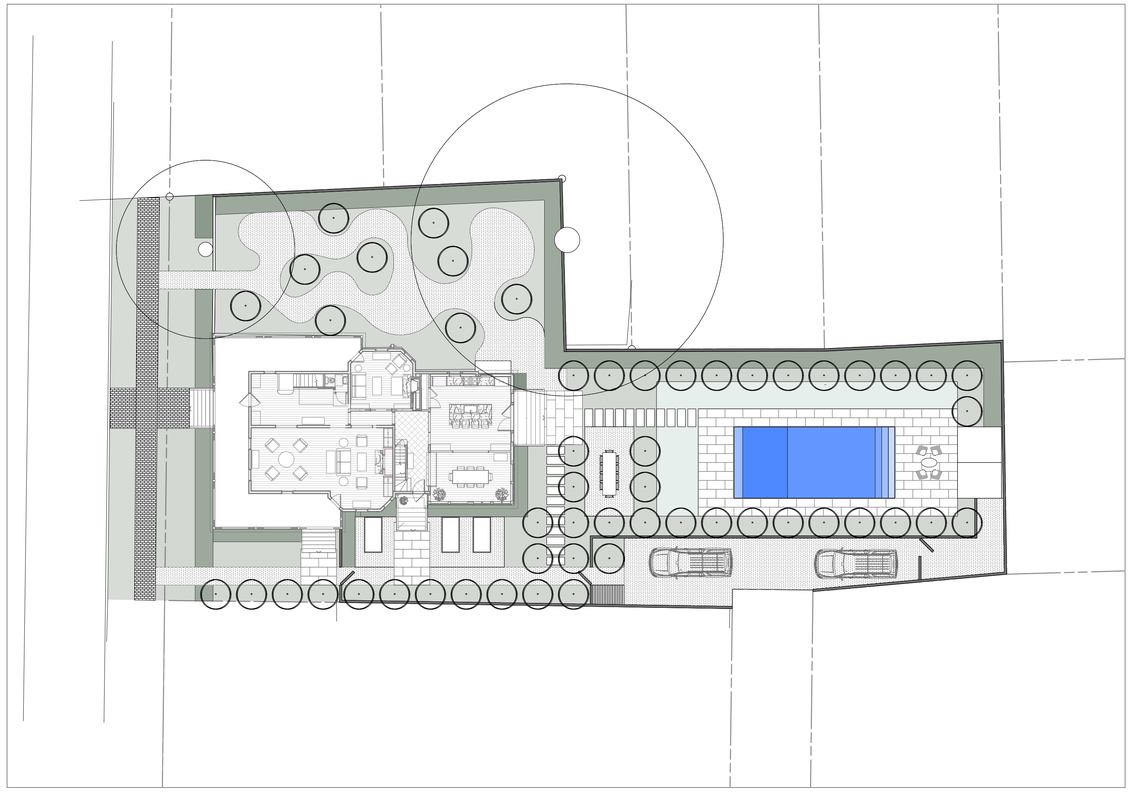
HISTORIC COMMISSION SET

INDEX OF DRAWINGS:

ISSUE LEGEND

- FOR REVIEW / INFORMATION ONLY
- FOR BIDS
- FOR CONSTRUCTION
- REVISION
- TO BE ISSUED AT LATER DATE

		DATE	DESCRIPTION
L110	EXISTING CONDITIONS	29 September 2025	Historic Commission Set
L111	TREE CARE PLAN	10 October 2025	Historic Commission Set
L112	OVERALL SITE PLAN		
L113	HARDSCAPE + FENCE PLAN		



DRAWING KEY PLAN
SCALE: 1/16" = 1'-0"

N

NOTE: BASE PLAN IS DERIVED FROM A SURVEY BY LANE ENGINEERING

LOCH COLLECTIVE
7 BROOKLETTS AVENUE | EASTON, MD
10 October 2025

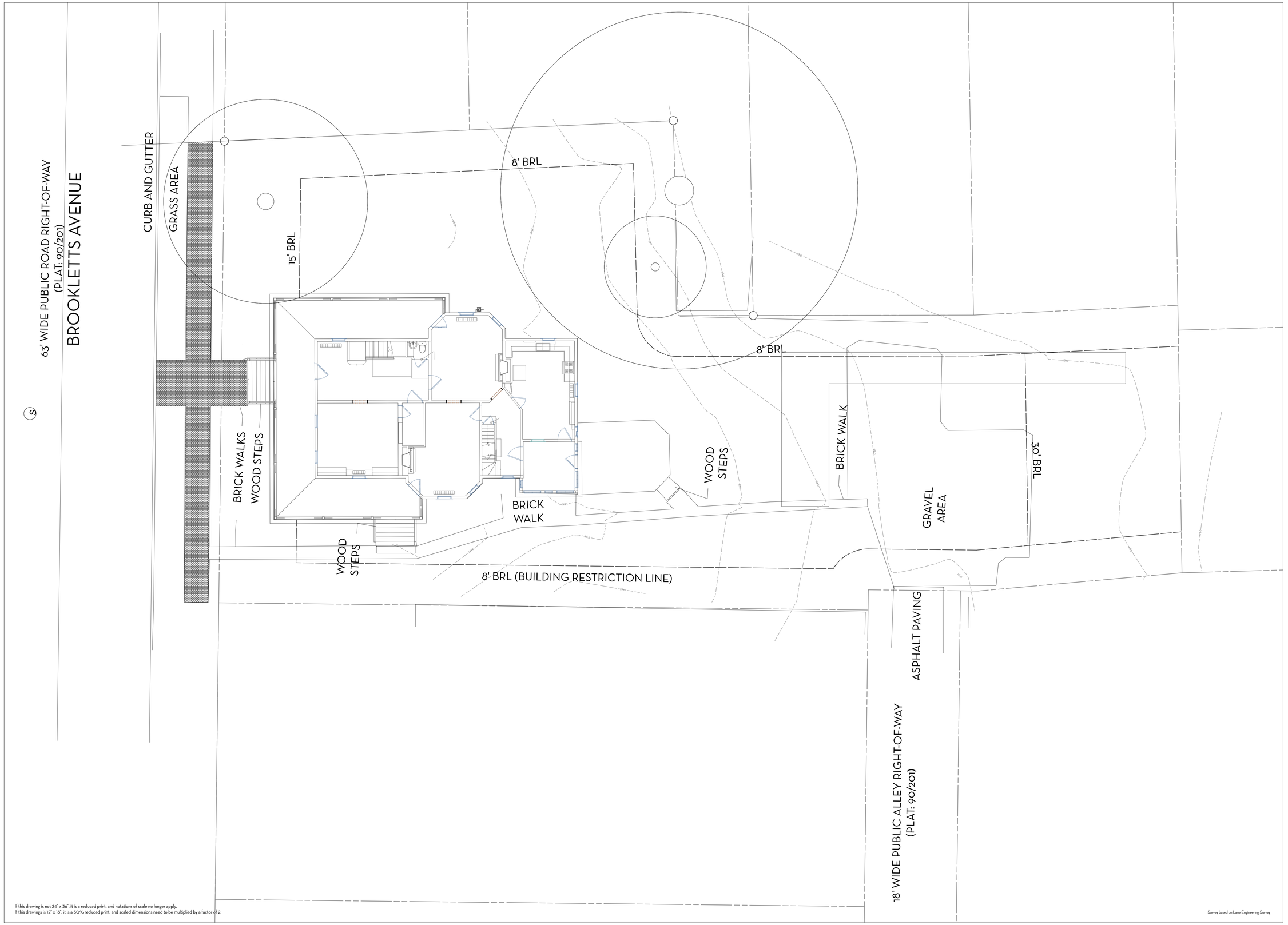
PROJECT TEAM:

OWNER:
CAROLINE DALTON
7 BROOKLETTS AVENUE,
EASTON, MARYLAND

ARCHITECT:
ANNE DECKER ARCHITECTS
5019 Wilson Lane, 2nd Floor
Bethesda Maryland 20814
Anne Y. Decker, AIA
Amanda Mosher, AIA
info@annedeckerarchitects.com
301 652 0106

CIVIL ENGINEER:
LANE ENGINEERING
117 Bay Street
Easton, MD 21601
410 822 8003
Brett C. Ewing, AICP
bewing@leinc.com

STRUCTURAL ENGINEER:



If this drawing is not 24" x 36", it is a reduced print, and notations of scale no longer apply.
If this drawings is 12" x 18", it is a 50% reduced print, and scaled dimensions need to be multiplied by a factor of 2.

Survey based on Lane Engineering Survey

LOCH COLLECTIVE

443 795 1863
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lochcollective.com

98 Edgewood Avenue
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Consultants:

ARCHITECT
ANNE DECKER ARCHITECTS
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Bethesda Maryland 20814
301 652 0106 | info@annedeckerarchitects.com

CIVIL ENGINEER
LANE ENGINEERING
117 Bay Street
Easton, MD 21601
410 822 8003 | bewing@leinc.com

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Project #: 22515

EASTON TOWN HOME

7 Brookletts Avenue
Easton, Maryland

10.10.2025

HISTORIC PERMIT SET

	Date	Description
	10.10.2025	Revised Paving

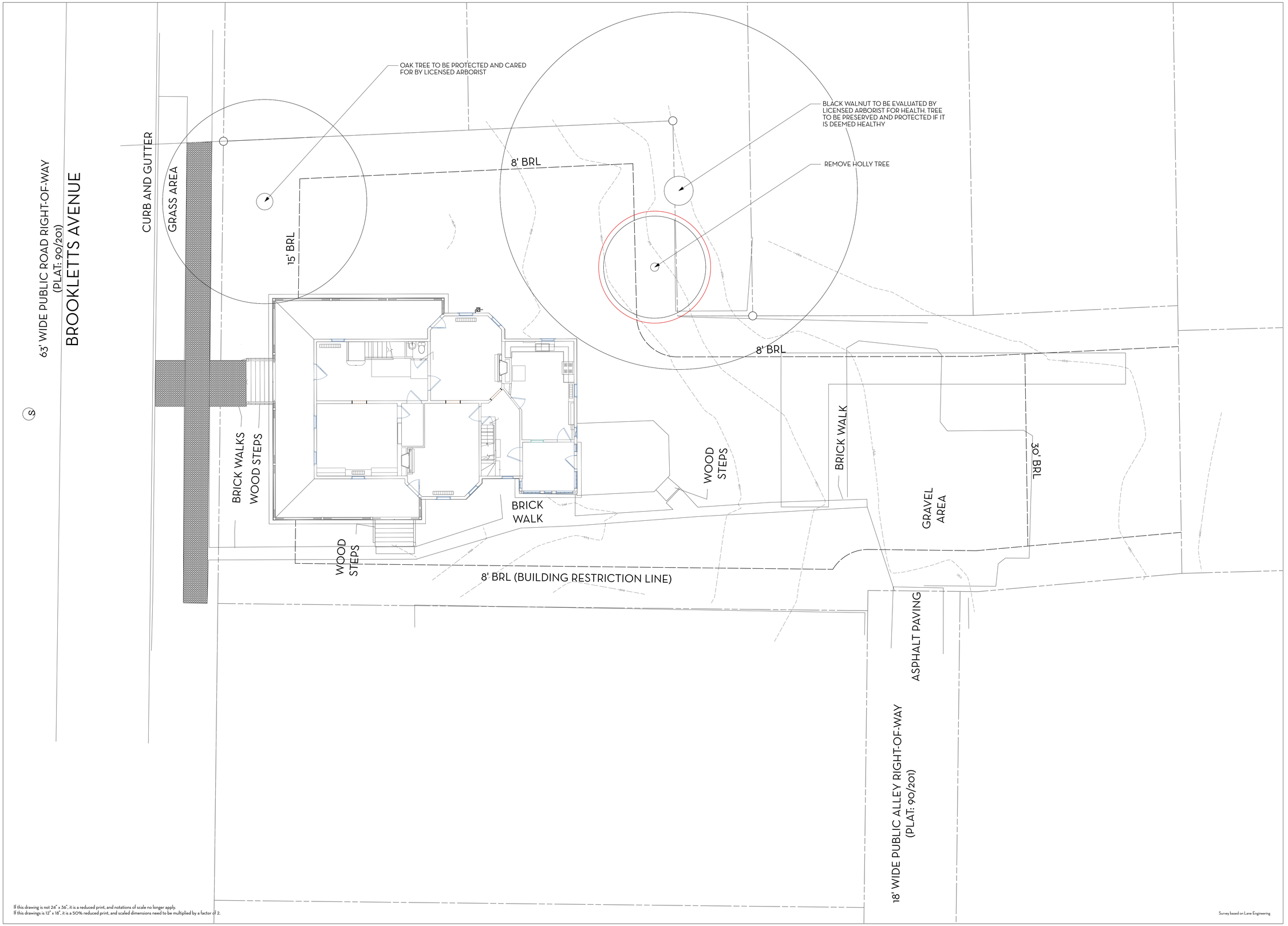
Drawn By: LH Proj. Manager:
Approved By: JLC

N

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

EXISTING CONDITIONS

L110



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Survey based on Lane Engineering

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Bethesda Maryland 20814
301 652 0106 | info@annedeckerarchitects.com

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LANE ENGINEERING
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Project #: 22515

EASTON TOWN HOME

7 Brookletts Avenue
Easton, Maryland

10.10.2025

HISTORIC PERMIT SET

	Date	Description
	10.10.2025	Revised Paving

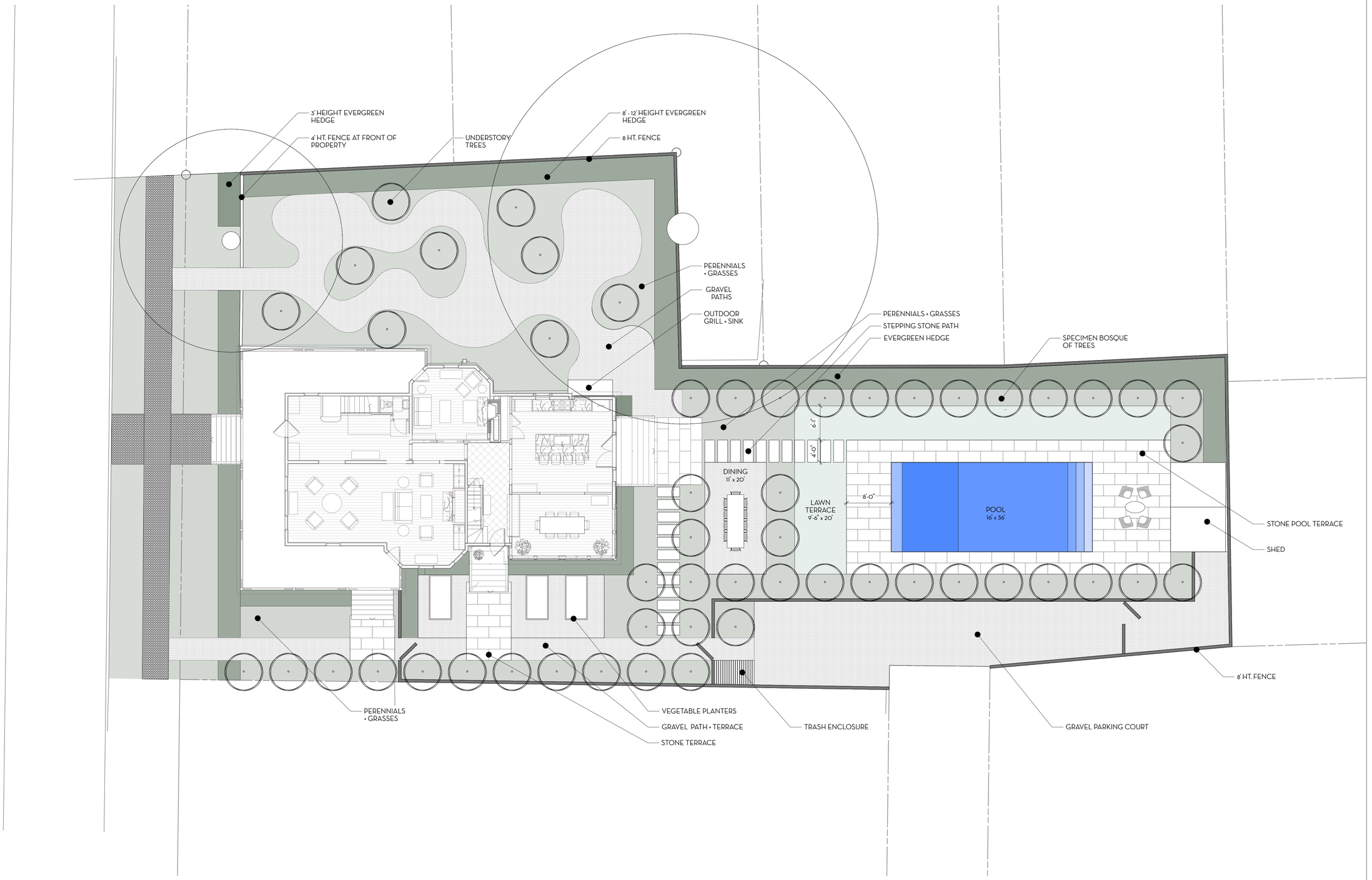
Drawn By: LH
Proj. Manager:
Approved By: JLC

N

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

EXISTING TREE CARE PLAN

L111



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Project #: 22515

EASTON TOWN HOME

7 Brookletts Avenue
Easton, Maryland

10.10.2025

HISTORIC PERMIT SET

	Date	Description
	10.10.2025	Revised Paving

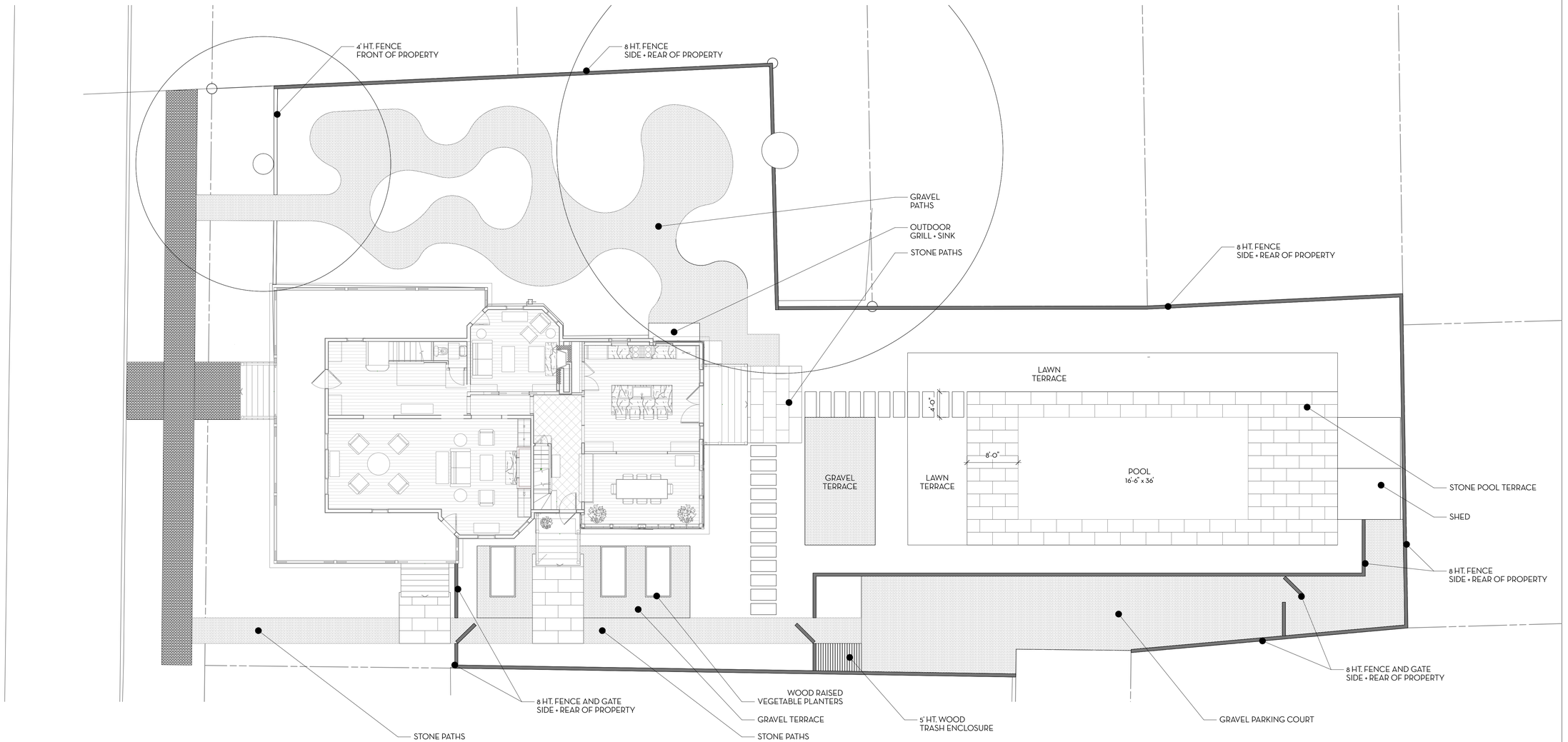
Drawn By: LH Proj. Manager:
Approved By: JLC

N

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

OVERALL SITE PLAN

L112



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Survey based on Lane Engineering

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Project #: 22515

EASTON TOWN HOME

7 Brookletts Avenue
Easton, Maryland

10.10.2025

HISTORIC
PERMIT SET

	Date	Description
	10.10.2025	Revised Paving

Drawn By: LH Proj. Manager:
Approved By: JLC

N

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

HARDSCAPE + FENCE PLAN

L113

7 BROOKLETTS
EASTON LANDSCAPE

LOCH COLLECTIVE

VICTORIAN LANDSCAPE

A COLLECTION OF **ROOMS** THROUGHOUT THE LANDSCAPE

CONNECTION MADE BY **PATHWAYS** OFTEN OF GRAVEL OR STONE

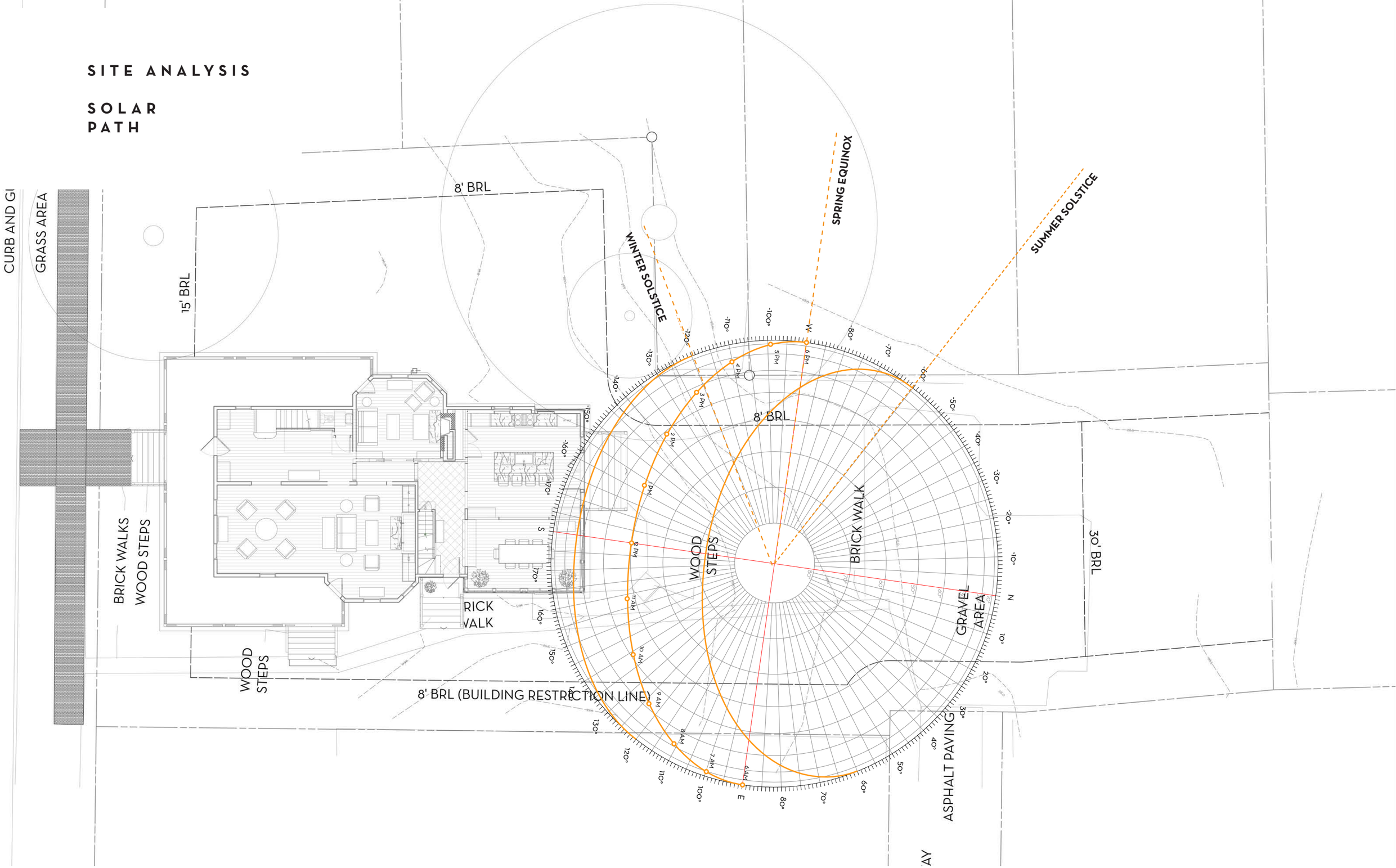
WALLS, **FLOORS**, AND **DOORWAYS** CREATED BY HARDSCAPE AND EVERGREEN PLANTING

CLIPPED HEDGES + TREES WITH FLAT OPEN SPACES

SQUARE DATUMS WITH THE CIRCULAR FORM USED WITHIN THESE SPACES

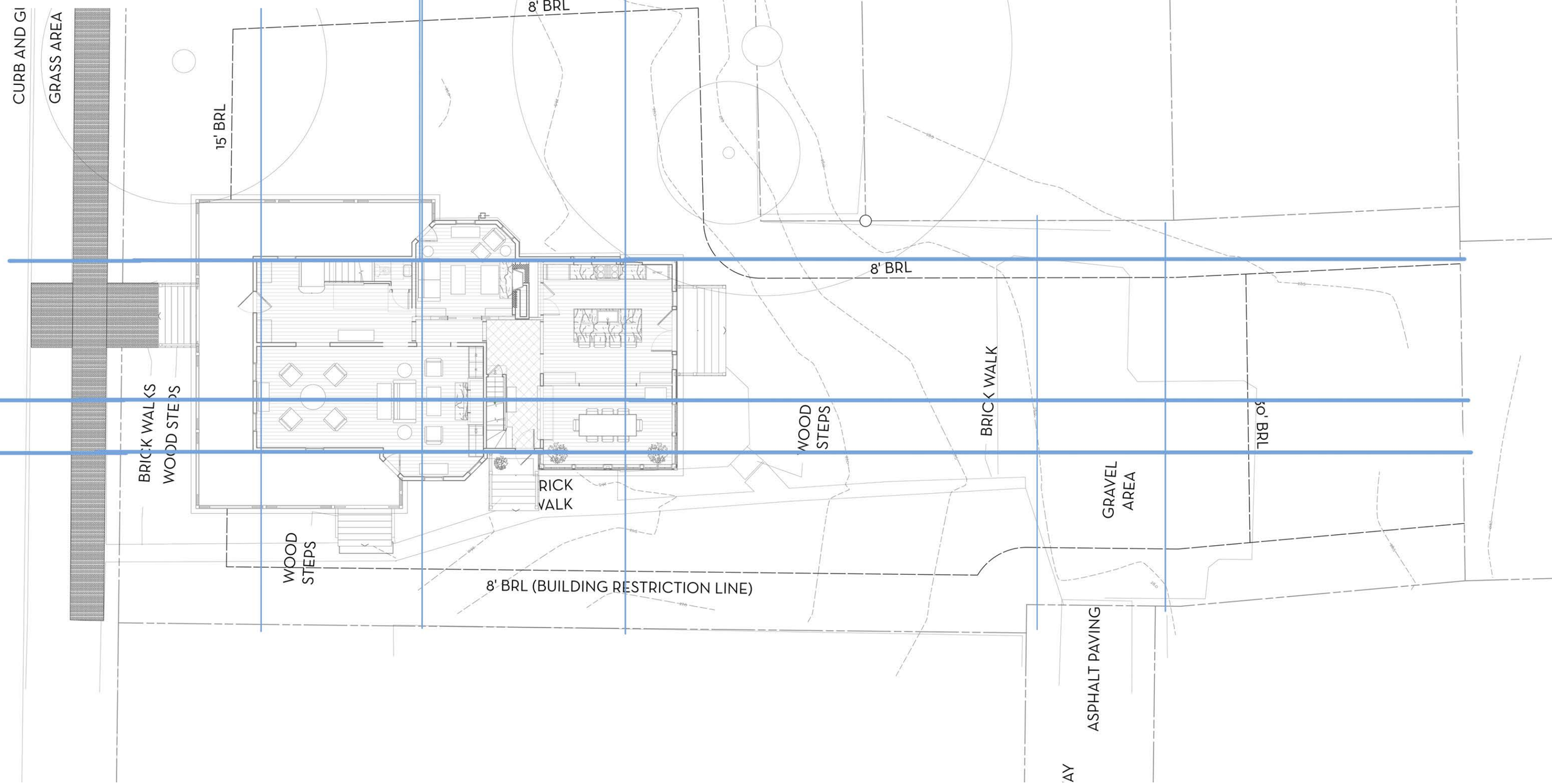
SITE ANALYSIS

SOLAR PATH



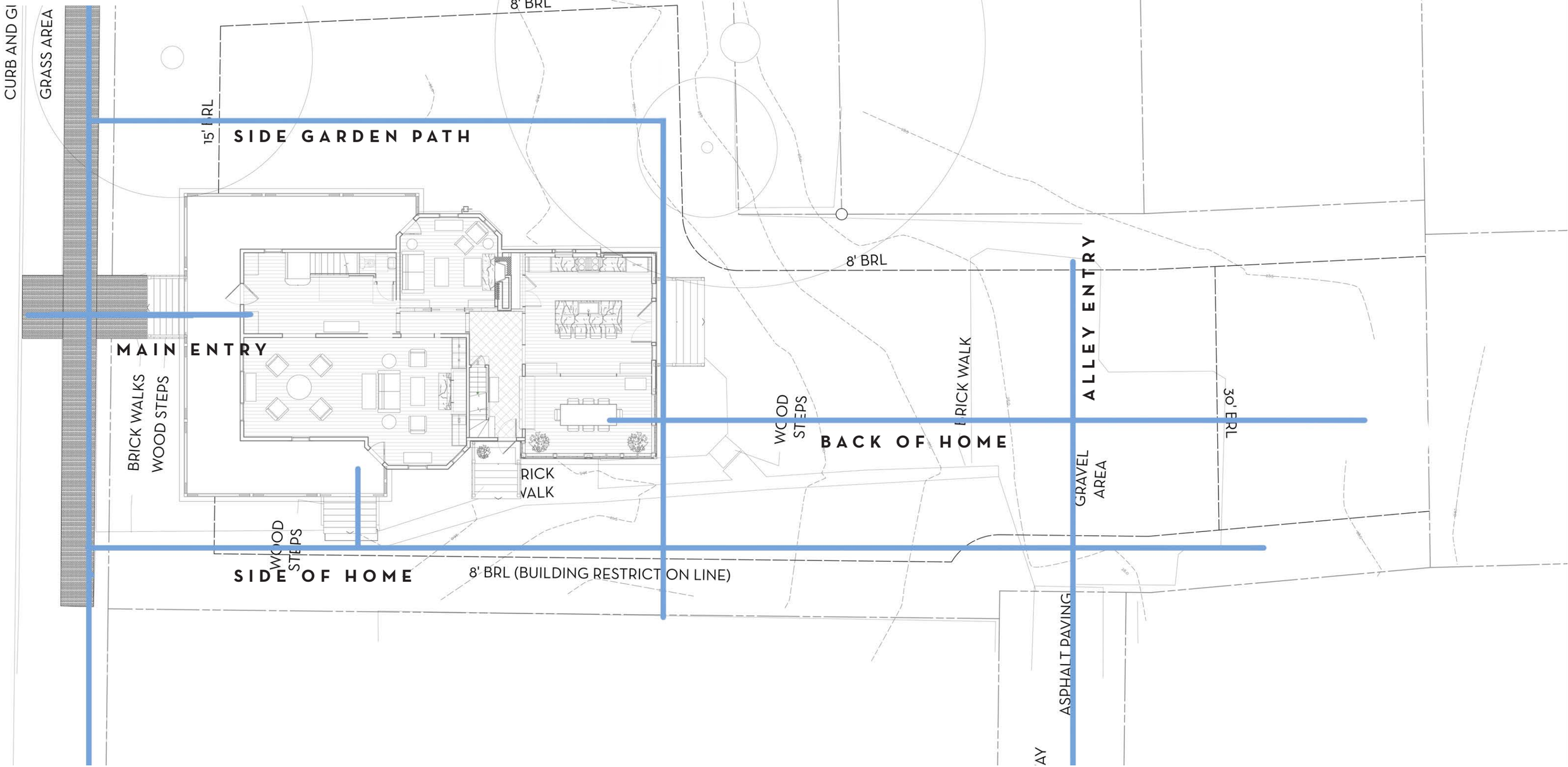
SITE ANALYSIS

ARCHITECTURAL ALIGNMENT



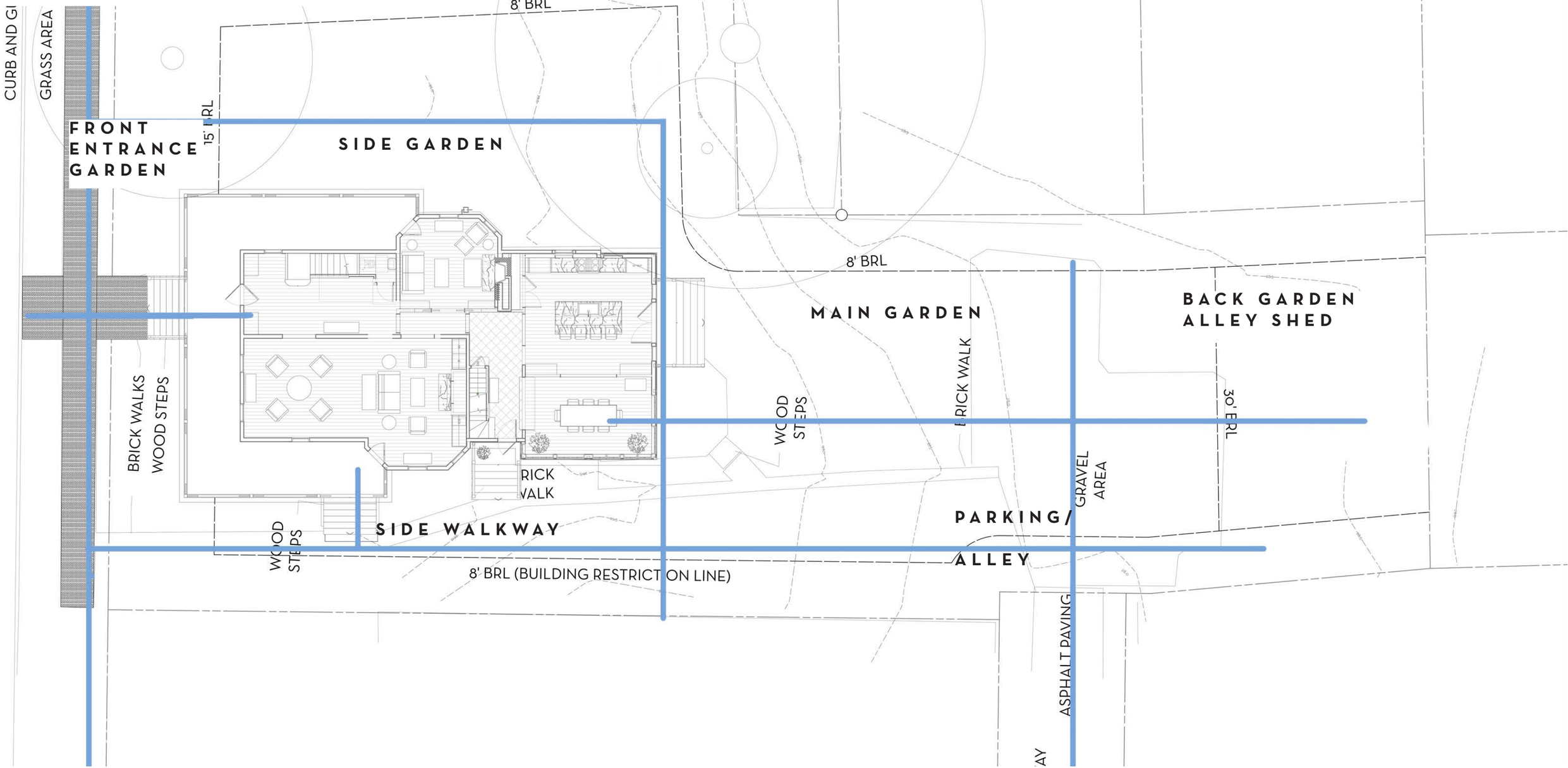
SITE ANALYSIS

CIRCULATION



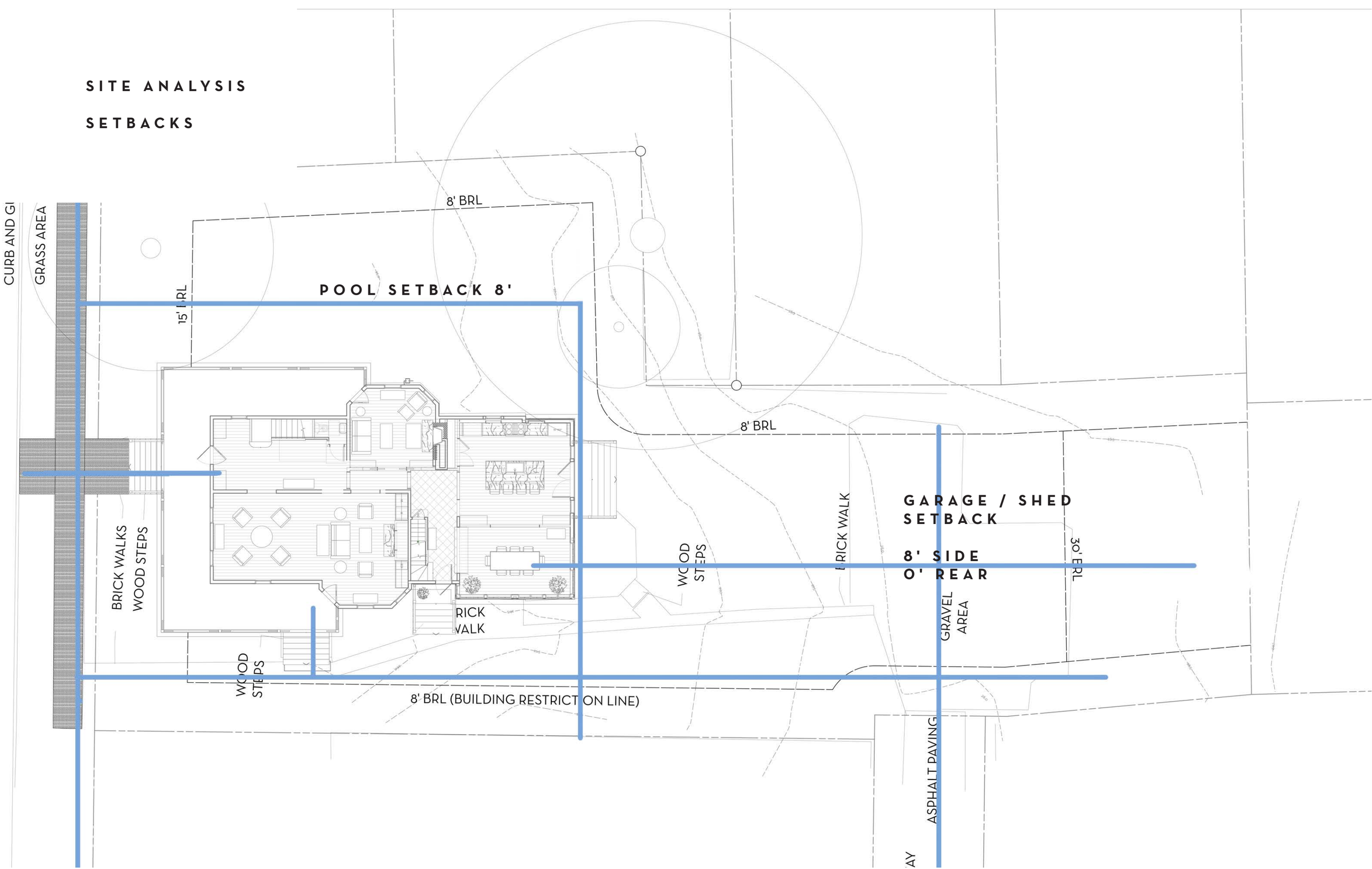
SITE ANALYSIS

ROOMS + SPACES



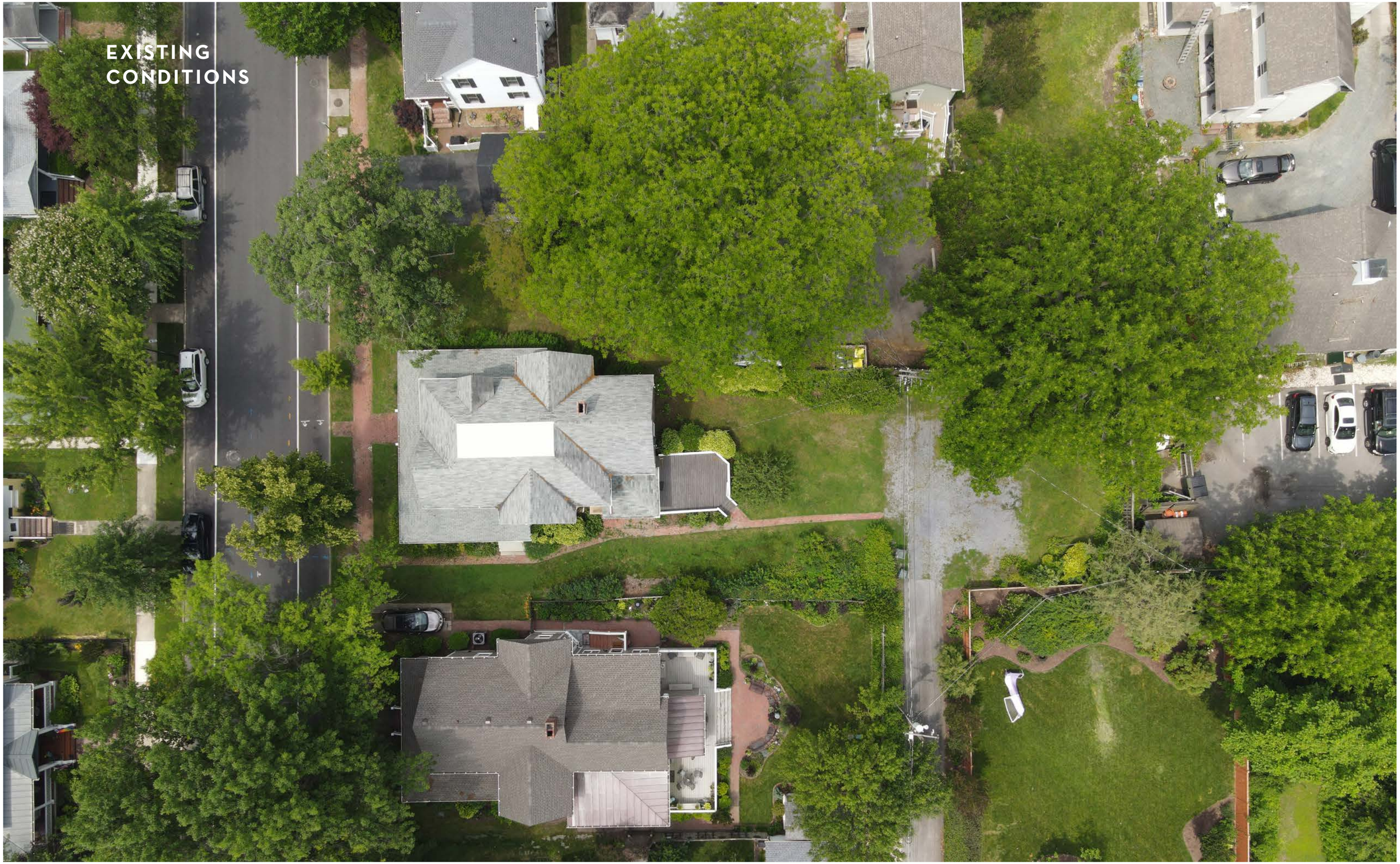
SITE ANALYSIS

SETBACKS



EXISTING CONDITIONS PHOTOS

EXISTING CONDITIONS



EXISTING CONDITIONS

EXISTING CONDITIONS

EXISTING CONDITIONS

EXISTING CONDITIONS

EXISTING CONDITIONS

EXISTING CONDITIONS

EXISTING CONDITIONS

EXISTING CONDITIONS

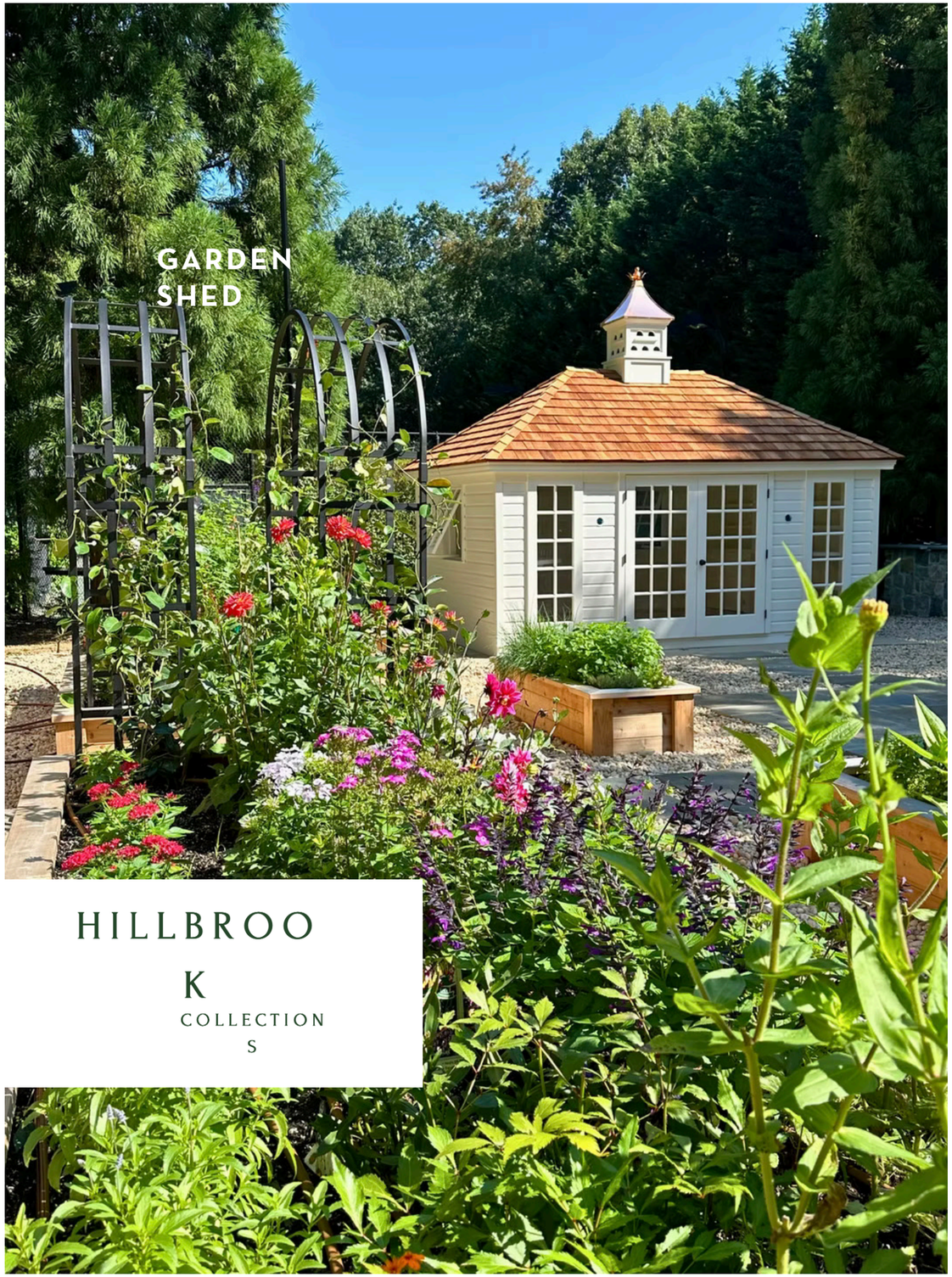
EXISTING CONDITIONS

EXISTING CONDITIONS

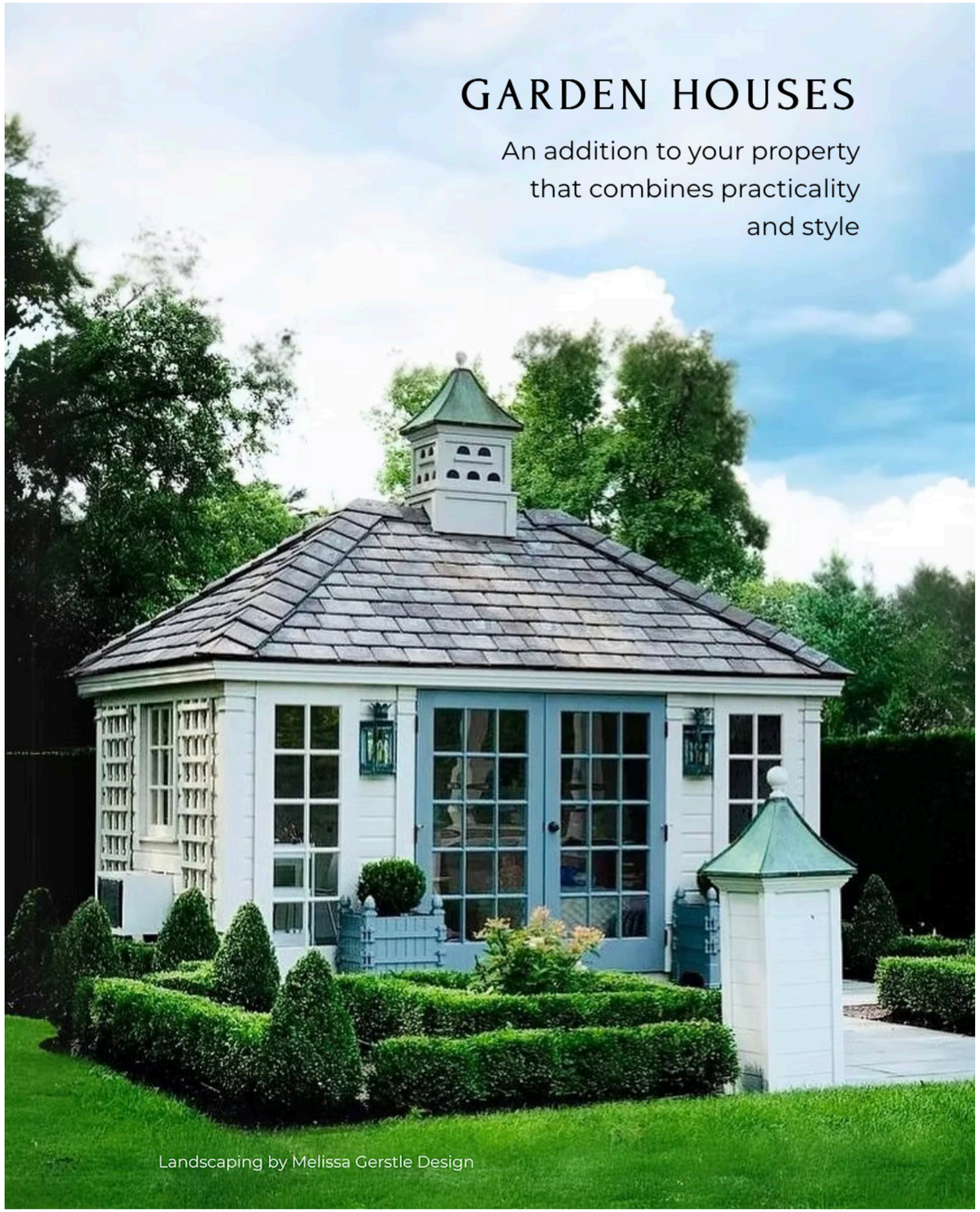
EXISTING CONDITIONS

GARDEN SHED

THE COMPANY HILLBROOK MAKES VICTORIAN STYLED SHEDS. WE WOULD WORK WITH THEM TO CUSTOM DESIGN ONE THAT MATCHES THE ARCHITECTURE OF THE HOME



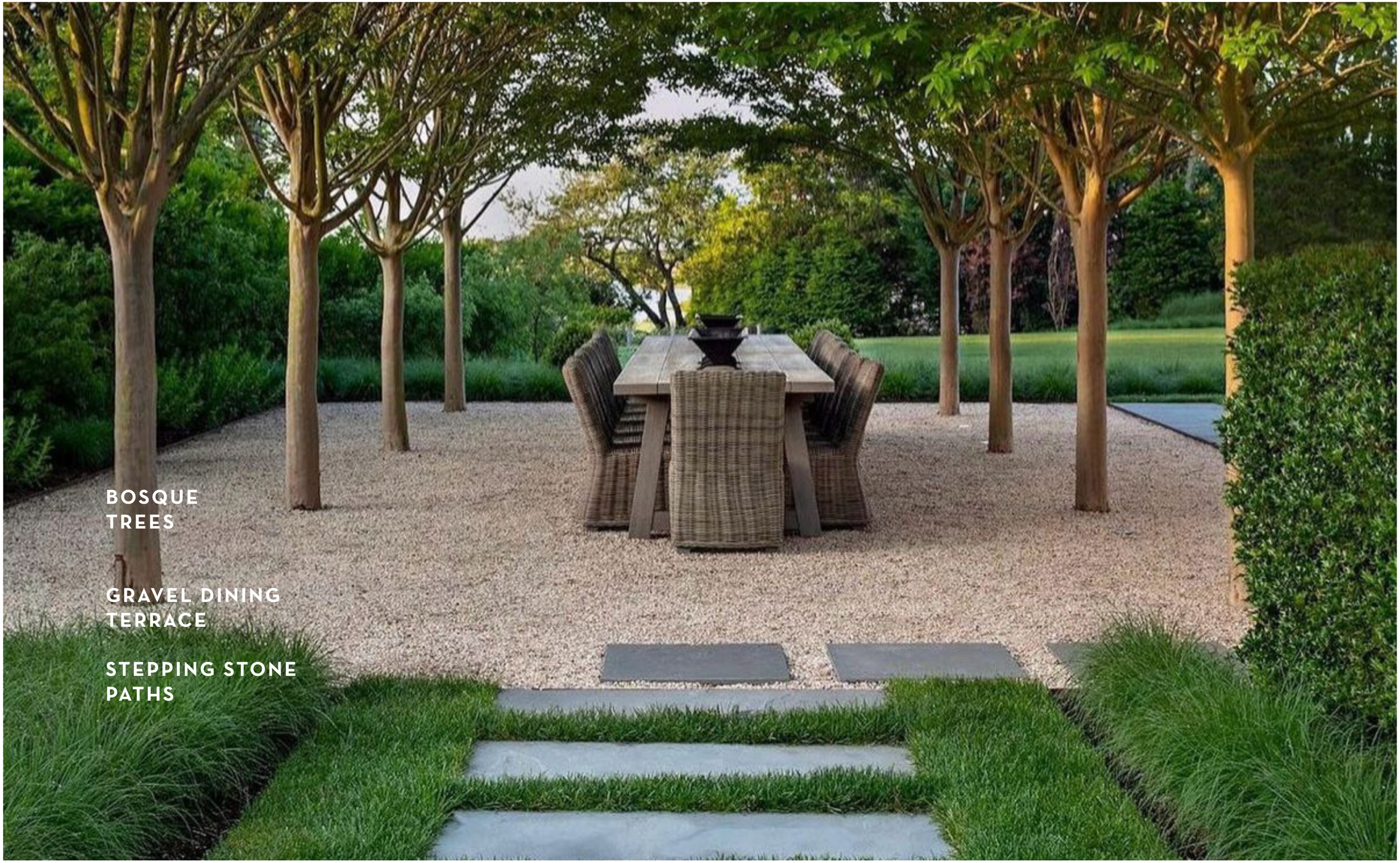
HILLBROOK
COLLECTIONS



GARDEN
SHED
Nick Mele | Veranda

PLANTING + LANDSCAPE APPROACH / PRECEDENT IMAGES

THESE PHOTOS ARE NOT INDICATIVE OF EXACT MATERIALS OR SPECIES BUT THE DESIGN APPROACH TOWARDS THE GARDEN


BOSQUE
TREES
GRAVEL DINING
TERRACE
STEPPING STONE
PATHS

DUMBARTON
OAKS
ELLIPSE / BOSQUE

BOSQUE
TREES
HORNBEAMS

DINING
TERRACE
PRECEDENT

MEANDERING
VICTORIAN
GRAVEL
PATHS

MEANDERING
VICTORIAN
GRAVEL
PATHS

LOCH COLLECTIVE

Town of Easton Historic District Commission
Draft Decision Summary
Monday, September 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:
Ernie Demby, Chairperson
Maria Brophy CFM, Vice Chairperson
Kevin Bateman
Joshua Startt AIA
Michael Stuart

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

Absent:

Commission Members:
Emily Carey
Jim Carr

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 September 22, 2025 Agenda Summary. Commissioner Stuart seconded the motion.

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

3. **Old Business —** None

4. New Business —

a. File No.: **2025 - 1560 / HD 25 - 90**
Applicant: **The Nature Conservancy MD/DC**
Location: 114 S. Washington Street, Easton, MD 21601
Tax Map 0104, Grid 00EA, Parcel 1979
Zoning: CB

Request: **The installation of three (3) 6" x 6" posts with EV car charging hardware has been withdrawn from the September 22, 2025 Historic District Commission agenda.**

b. File No.: **2025 - 1555 / HD 25 - 85**
Applicant: **Deborah H. Schaefer**
Location: 312 Needwood Avenue, Easton, MD 21601
Tax Map 0105, Grid 00EA, Parcel 2223
Zoning: R-7A

Request: The Applicant is seeking an after-the-fact approval for the installation of a 6 foot wooden privacy fence in the rear and side yards of the subject property. This is a contributing structure to the Historic District.

Background: A property maintenance inspection conducted on July 30, 2025 discovered that fencing had been installed on the subject property without the required building permit or Certificate of Appropriateness (Case #25-0867).

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

Staff Presentation:
Nicholas Johnson AICP, Town Planner - Current

Applicant Presentation:
Deborah H. Schaefer

Public Comment — None
Public Comment Written — None

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

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

ABSENT: 2 - Carey, Carr

c. File No.: 2025 - 1561 / HD 25 - 91
Applicant: Mary Ann Schindler
Location: 206 S. Harrison Street, Easton, MD 21601
Tax Map 0105, Grid 0000, Parcel 2112
Zoning: R-10A

Request: The Applicant is proposing the in-kind replacement of 108 linear feet of wooden fencing along the side yard. The proposed fence is six (6) feet in height; maintaining the original footprint of the wooden privacy fence. This is a 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:
None

Public Comment — None
Public Comment Written — None

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

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

d. File No.: 2025 - 1559 / HD 25 - 89
Applicant: Christine M. Dayton Architect, P.A.
on behalf of Cultivated Wellness LLC
Location: 29-31 E. Dover Street, Easton, MD 21601
Tax Map 0103, Grid 00EA, Parcel 1222
Zoning: CB

Request: The Applicant is seeking an after-the-fact approval for the replacement of a front entry door on a commercial building. The replacement door is composed of 1 ¾" thick solid mahogany, with simulated divided lights and an insulated glass pane and a low-profile sill for ADA compliance. This is a contributing structure to the Historic District.

Background: On August 29, 2025 it was discovered that the existing wooden door on the subject property had been removed and replaced without the required building permit or Certificate of Appropriateness. Code Enforcement subsequently contacted the architect for this unit's commercial building permit, and a Historic District application was submitted thereafter.

Historic District Guideline references:

i. *Guideline 41. Maintain Original and Historic Doors*
ii. *Guideline 42. Make Sensitive Replacements*
iii. *Guideline 43. Restore Missing or Inappropriately Altered Doors*
iv. *Appendix B - Substitute Materials*

Staff Presentation:
Nicholas Johnson AICP, Town Planner - Current

Applicant Presentation:
Joshua Startt AIA, Christine M. Dayton Architect, P.A.

Public Comment — None
Public Comment Written — None

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

Vote	4 - 0 - 1 - 2
FOR:	4 - Demby, Brophy, Bateman, Stuart
AGAINST:	0
ABSTAIN:	1 - Startt
ABSENT:	2 - Carey, Carr

e. File No.: 2025 - 1546 / HD 25 - 82
Applicant: Christine M. Dayton Architect, P.A.
on behalf of Kelly Uphoff
Location: 407 S. Harrison Street, Easton, MD 21601
Tax Map 0105, Grid 00EA, Parcel 2307
Zoning: R-10A

Request: The Applicant is seeking approval for several alterations to the front patio. These alterations include the construction of a shed roof over the existing front patio to align with the existing porch gable roof, the addition of board and batten style siding to the area under the proposed roof to match the existing siding, and the addition of base and capital elements to the front porch columns. The Applicant is also requesting to install a 6' by 8' pre-fabricated shed. This is a contributing structure to the Historic District.

Background: This application was initially brought before the Historic District Commission on August 11, 2025 for a preliminary discussion. The Commission evaluated the contributing status of the structure and its recent renovations, offering their general feedback on the proposed materials and architectural style.

Despite its status as a contributing structure, the 2012 Town of Easton Historic District Survey characterized this building as "heavily modernized" due to the presence of vinyl siding and contemporary replacement windows. In April of 2021, the Commission granted a Certificate of Appropriateness via a 5 - 2 vote for the construction of a rear addition and other extensive alterations including the installation of a front brick patio, a wooden pergola, and wooden front porch posts (application 2021 - 0017). At the time, the Commission expressed concern that the alterations significantly modified the structure's historic character, and introduced modern architectural features that are uncharacteristic to the Historic District.

Historic District Guideline references:

i. *Guideline 11. Erect New Outbuildings Sensitively*
ii. *Guideline 64. Preserve Historic Porches*
iii. *Guideline 65. Make Sensitive Replacements (Porches)*
iv. *Guideline 66. Adding New Porches*
v. *Guideline 78. Substitute Materials for Siding*

Staff Presentation:
Nicholas Johnson AICP, Town Planner - Current

Applicant Presentation:
Dominic Capella AIA, Christine M. Dayton Architect, P.A.
Kelly Uphoff

Public Comment — None
Public Comment Written — None

Vice Chairperson Brophy moved to approve the application subject to the condition that the shed shall be located within the rear yard, and shall be setback at least eight (8) feet from the side property line. Commissioner Bateman seconded the motion.

Vote	4 - 0 - 1 - 2
FOR:	4 - Demby, Brophy, Bateman, Stuart
AGAINST:	0
ABSTAIN:	1 - Startt
ABSENT:	2 - Carey, Carr

5. Discussion Item —

a. Historic District Guidelines: Outreach and Education to Property Owners, Contractors, Prospective Homebuyers and Realtors — The Commission recently received an anonymous complaint concerning the replacement of a contributing structure's siding material on Goldsborough Street. The complaint alleges that the siding was replaced with an inappropriate material, and without a Certificate of Appropriateness from the Commission. Further investigation revealed that the new homeowner, potentially unaware of the property's location within the Historic District, replaced the siding without prior knowledge of the applicable guidelines.

To address this gap, the Commission explored methods to better educate contractors, realtors, and homeowners about the Historic District boundary and guidelines. The Commission emphasized their desire to be viewed as a valuable resource for prospective applicants. The Commission requested the creation of an informational pamphlet to be shared with the Mid-Shore Board of Realtors and made accessible to the public on the Town of Easton's website and social media pages. Staff will collaborate with the Town's Public Relations/Communications Specialist to develop this informational flyer for distribution.

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

The Commission continued the ongoing discussion regarding the discrepancy between the Town Engineering Department's approval of concrete, and the Historic District application's specification of brick pavers for the public sidewalk. In their discussion on July 14, 2025, the Commission examined the Town Engineer's authority to approve materials for public right-of-way sidewalks, and directed Staff to contact the developer to request a reversion to the original sidewalk material. The developer has since declined Staff's courtesy request to modify the proposal.

Despite its location in the public right-of-way, members of the Commission were of the opinion that the decision to change the sidewalk material was arbitrary, and should have been addressed as an amendment to the prior application. The Commission also expressed their frustration regarding the lack of input on acceptable sidewalk materials within the Historic District. The Commission has requested for the Town Engineer to attend a future meeting in order to resolve this ongoing discussion, and to subsequently develop a Historic District sidewalk plan. This plan will establish areas within the Historic District where brick sidewalks are desired, and establish incentives for the preservation of existing brick

sidewalks.

c. Rescheduling of the Monday, October 13, 2025 Historic District Commission Meeting (Meeting 1) **—** The Monday, October 13, 2025 (Meeting 1) Historic District Commission meeting has been canceled, and has been rescheduled for Tuesday, October 14, 2025 at 6:00 pm at the Easton Town Office 14. S Harrison Street (2nd floor). This meeting will be live streamed, and all agenda and application items will be available one week prior to the October 14th meeting date via the Town's website.

6. Decision Summary Review —

Vice Chairperson Brophy moved to approve the September 8, 2025 Decision Summary. Commissioner Startt seconded the motion.

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

7. Administrative Approval — None

8. Consent Docket — None

9. Adjournment — Vice Chairperson Brophy moved to adjourn. Commissioner Stuart seconded the motion. The meeting was adjourned at 6:57 p.m.

RECEIVED
SEP 25 2025
TOWN OF EASTON

HD 25 - 97

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

Application #:	2025 - 1571
Date Received:	09/25/2025
Fee Paid:	$25.00
HDC Meeting Date:	10/14/2025
Date Property Posted:	-

HISTORIC DISTRICT COMMISSION HEARING APPLICATION

APPLICATION TYPE
(PLEASE CIRCLE)

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

PROPERTY INFORMATION

ADDRESS 24 N. Aurora Street
☑ Contributing ☐ Non-Contrib YEAR BUILT: 1796 NATIONAL REGISTAR # T-30

PROPERTY INFORMATION

OWNER NAME Jonathon Ryan
TELEPHONE NO. EMAIL

Applicant or Agent

NAME
TELEPHONE NO. EMAIL

Description of Proposal (include additional sheets, as necessary)

Replacement of two sections of 6" Half Round Gutters. Both Sections are on the inner "L" of the house and are not visible from public right-of-way.

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 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 o 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 Jonathon Ryan
Date 9/23/2025
Printed Name of Applicant or Agent Jonathon Ryan

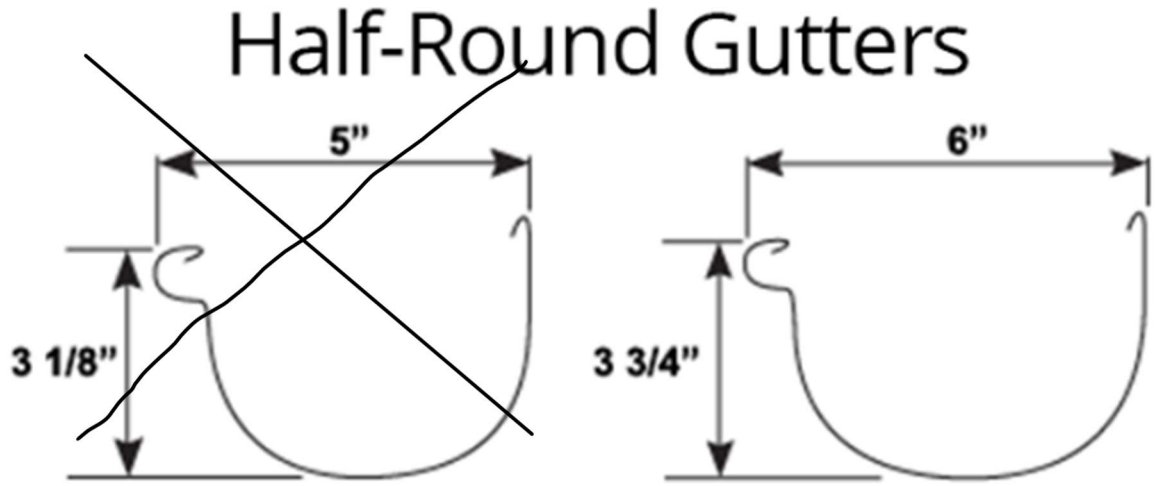
Revised 4.4.2022

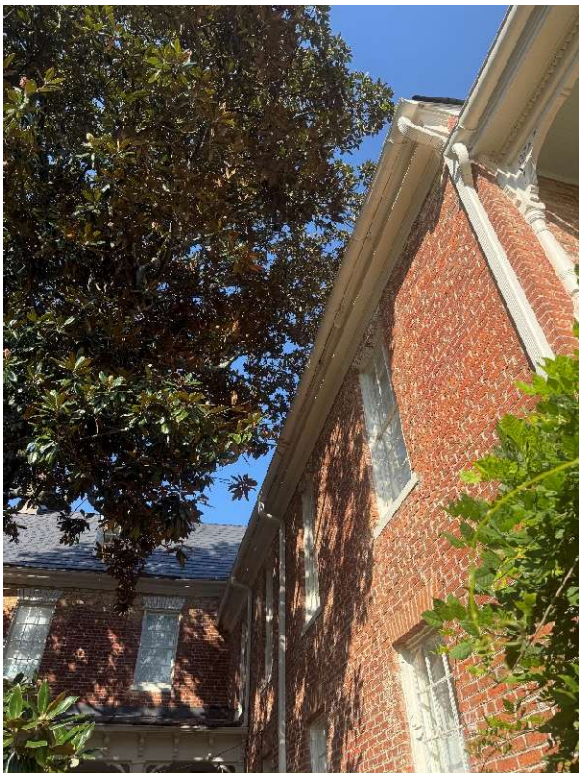
Dear Town of Easton Staff,

We would appreciate your approval for the replacement of two sections of 6” half round gutters on our home. The sections are located in the inner “L” of the house, without sightlines to public right-of-way. Unfortunately, these two sections were damaged by tree limbs, causing them to sag in the middle and they no longer slope properly to their downspouts. The contractor will be able to reuse the existing downspouts for these sections and the remaining gutters on the house will be sloped correctly and cleaned as needed. The existing gutters being replace are painted 6” half round and the replacement gutters will be also. If you have any questions, please don’t hesitate to call me at 410-310-0463.

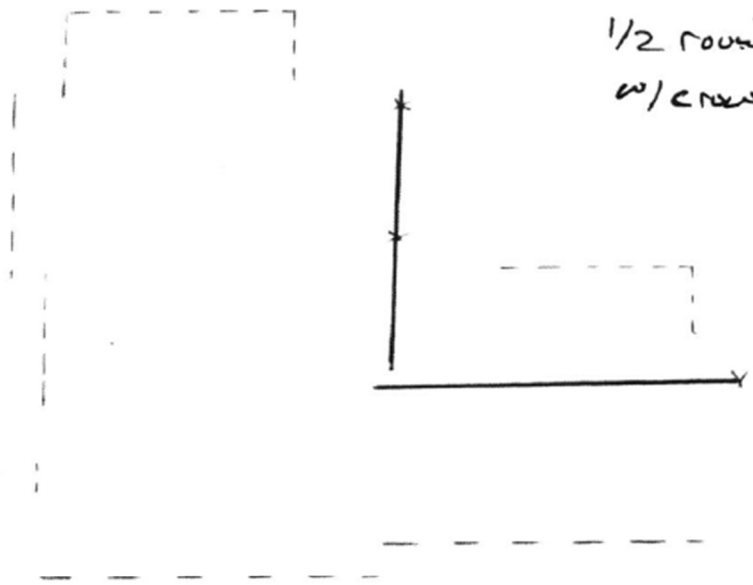
Thank you,

Jon Ryan





The diagram below shows the gutter locations from a top view of your home, the X's mark the downspouts.



Authorized Signature: Date:

PAYMENT DUE IN FULL UPON COMPLETION
WE ACCEPT CASH, CHECK, VISA, MASTERCARD, & DISCOVER

K_____	5"_____	2X3_____	3"_____
½_____	6"_____	3X4_____	4"_____
	7"_____	4X5_____	

COPPER
GALVANIZED
ALUMINUM: Eggshell

WES

RECEIVED
OCT 0 8 2025
TOWN OF EASTON

HD 25 - 107

Application #:	2025 - 1585
Date Received:	10/08/2025
Fee Paid:	$25.00
HDC Meeting Date:	10/14/2025
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 DEMOLITION SIGNAGE FENCING OTHER
NEW CONSTRUCTION/ADDITION EXTERIOR ALTERATIONS
FOR TREE REMOVAL(S) - PLEASE USE THE TREE REMOVAL APPLICATION

PROPERTY INFORMATION

ADDRESS 129 W WEST ST

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

PROPERTY INFORMATION

OWNER NAME WES SCHUMAN
TELEPHONE NO. 443-496-0946 EMAIL

Applicant or Agent

NAME Town + Country Roofing
TELEPHONE NO. 410-253-6050 EMAIL townandcountryroofing@gceaston.net

Description of Proposal (include additional sheets, as necess

REMOVE EXISTING ASPHALT ROOF
INSTALL NEW TIMBERLINE HDZ (ARCH)
SHINGLES PER SIMPLE

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 10/9/25
Printed Name of Applicant or Agent FRANK STALSBURY

Revised 4.4.2022

VICTORIA WEST BUSINESS CENTER

129

GAF

TimberlineHDZ®

High Definition® Lifetime† Shingles

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

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

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

GAF

We protect what matters most™

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

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

Here's how it works:

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

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

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

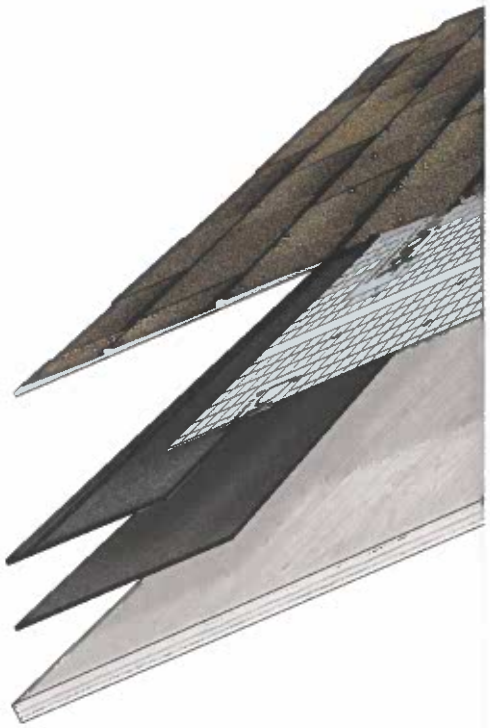
[2] 15-year WindProven™ limited wind warranty on GAF Shingles with LayerLock™ Technology requires the use of GAF Starter Strips, Roof Deck Protection, Ridge Cap Shingles, and Leak Barrier or Attic Ventilation. See *GAF Roofing System Limited Warranty* for complete coverage and restrictions. Visit gaf.com/LRS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

It's a system, built to protect

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

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

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

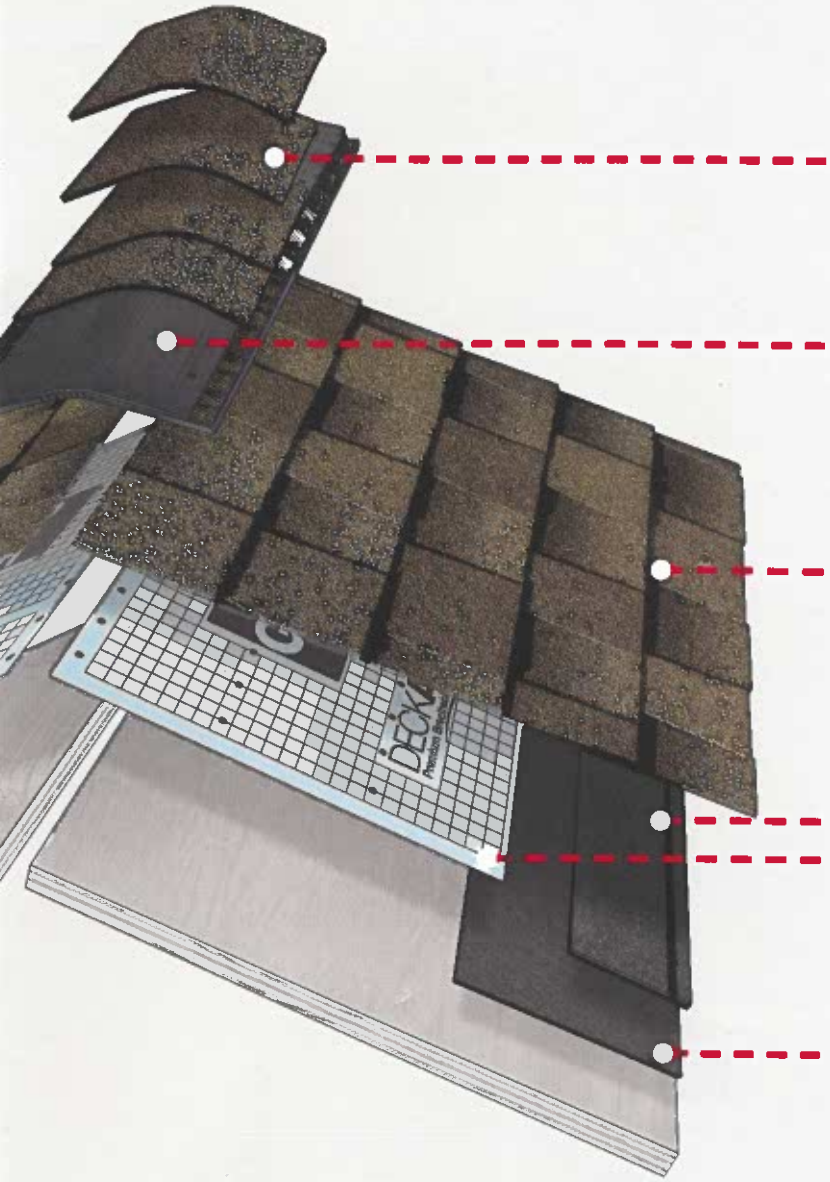


LayerLock™ Technology mechanically fuses the common bond between overlapping shingle layers. The added strength at the common bond powers the StrikeZone™ — the industry's widest nailing area.

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

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

The GAF Lifetime† Roofing System



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.

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.

‡ 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

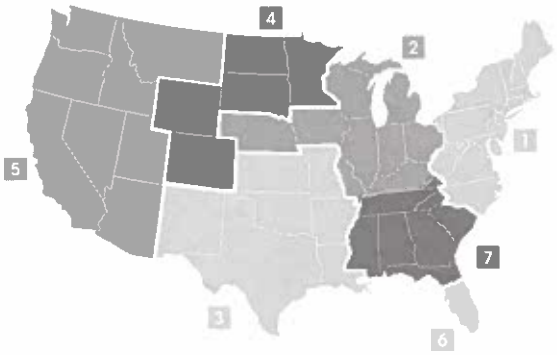
Regionally Available Colors (See next page for details.)

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.

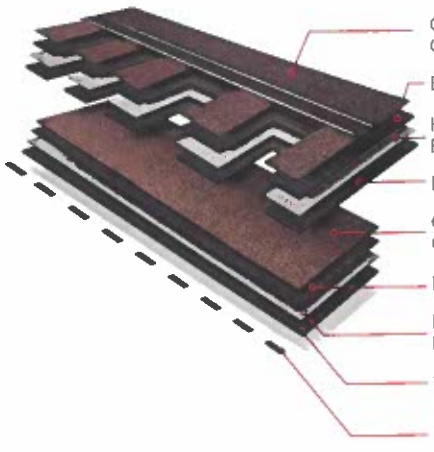
Timberline HDZ® Availability

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	•	•					



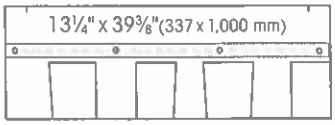
[1] Rated by the Cool Roof Rating Council (CRRC); can be used to comply with 2019 Title 24 Part 6 Cool Roof Requirements of the California Code of Regulations.

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.

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

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

GAF

We protect what matters most™

A standard INDUSTRIES COMPANY

[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.

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WES

HD 25 - 108

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

RECEIVED
OCT 08 2025
TOWN OF EASTON

Application #:	2025 - 1586
Date Received:	10/08/2025
Fee Paid:	$25.00
HDC Meeting Date:	10/14/2025
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 111 N WEST STREET

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

PROPERTY INFORMATION

OWNER NAME WES SCHUMAN

TELEPHONE NO. 443-496-0946 EMAIL _____

Applicant or Agent

NAME TOWN & COUNTRY ROOFING

TELEPHONE NO. 410-253-6050 EMAIL townandcountryroofing@goeaston.net

Description of Proposal (include additional sheets, as necessary)

REMOVE EXISTING ASPHALT ROOF
INSTALL NEW TIMBERLINE HDZ (ARCH)
SHINGLES PER SAMPLE.

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 Frank Salisbury
Date 10/9/25
Printed Name of Applicant or Agent FRANK SALISBURY

Revised 4.4.2022

FRANKLIN &
PROKOPIK
A PROFESSIONAL CORPORATION
ATTORNEYS AT LAW

111 WEST STREET

FIRST HOME
MORTGAGE

GAF

TimberlineHDZ®

High Definition® Lifetime† Shingles

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

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

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

GAF

We protect what matters most™

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

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

Here's how it works:

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

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

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

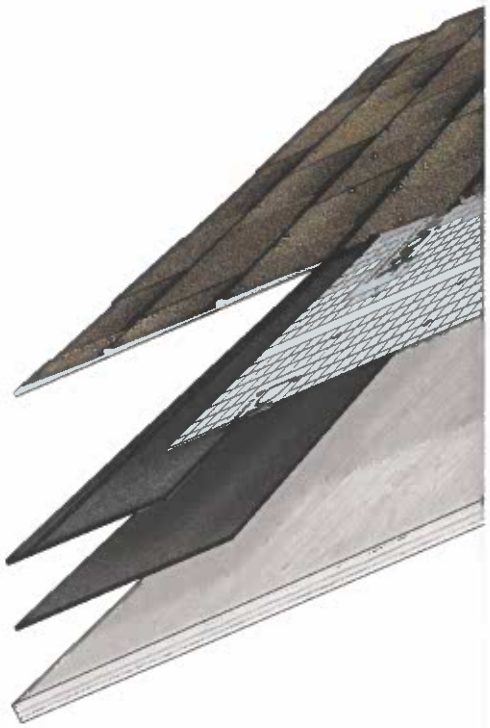
[2] 15-year WindProven™ limited wind warranty on GAF Shingles with LayerLock™ Technology requires the use of GAF Starter Strips, Roof Deck Protection, Ridge Cap Shingles, and Leak Barrier or Attic Ventilation. See *GAF Roofing System Limited Warranty* for complete coverage and restrictions. Visit gaf.com/LRS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

It's a system, built to protect

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

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

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



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

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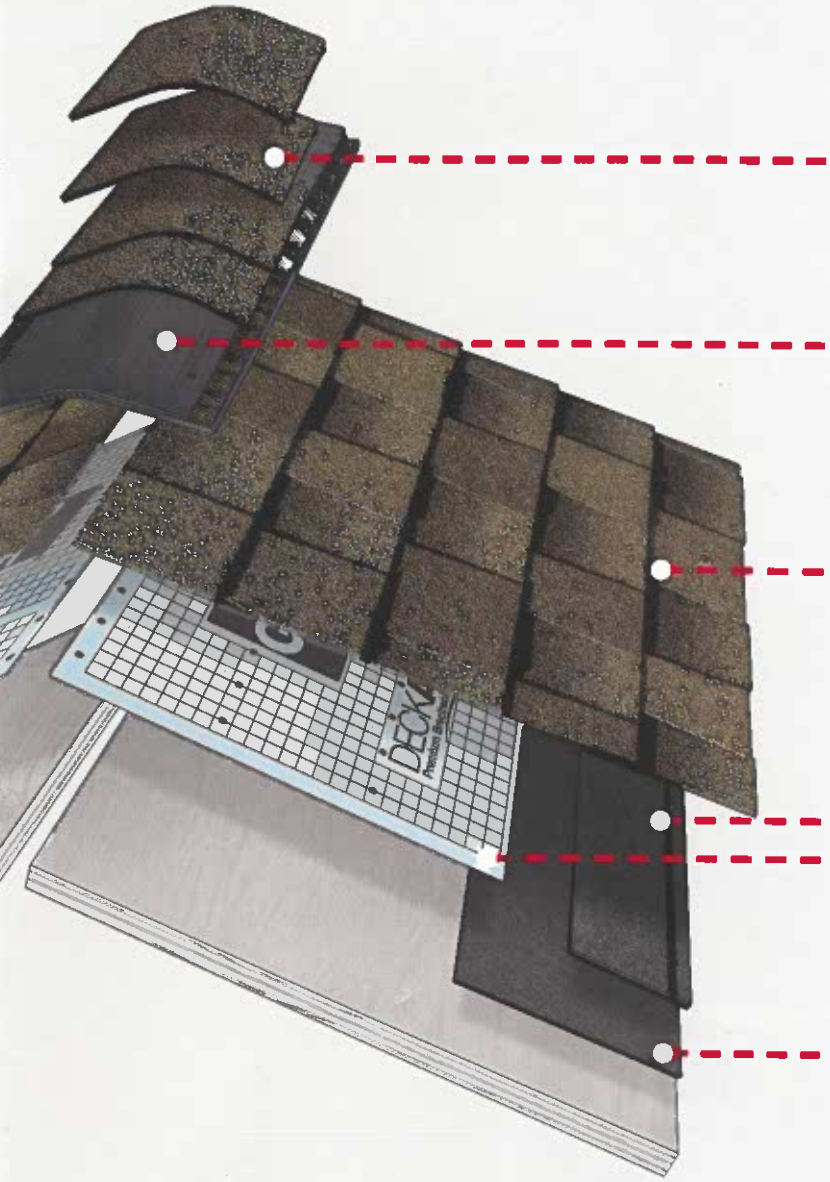
The GAF Lifetime† Roofing System



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

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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.

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† 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
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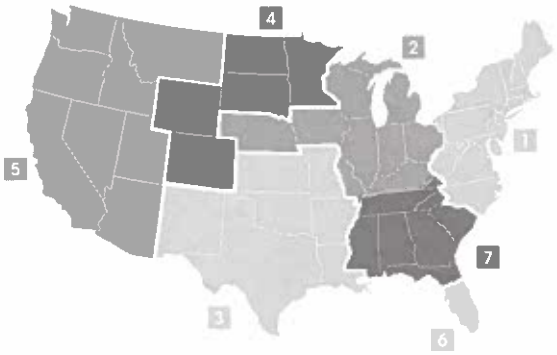
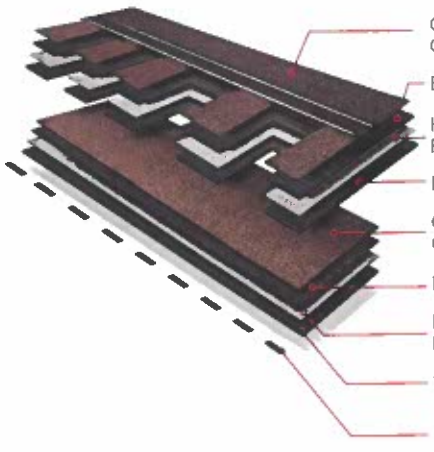
Charcoal	•	•	•	•	•	•	•
Hickory	•	•	•	•	•	•	•
Hunter Green	•	•	•	•	•	•	•
Mission Brown	•	•	•	•	•	•	•
Pewter Gray	•	•	•	•	•	•	•
Shakewood	•	•	•	•	•	•	•
Slate	•	•	•	•	•	•	•
Weathered Wood	•	•	•	•	•	•	•
Harvest Blend Colors:							
Nantucket Morning	•	•	•	•		•	•
Appalachian Sky	•	•	•	•		•	•
Golden Harvest	•	•	•	•	•	•	•
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	•	•					



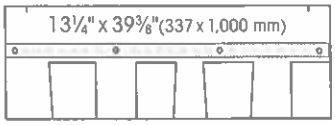
[1] Rated by the Cool Roof Rating Council (CRRC); can be used to comply with 2019 Title 24 Part 6 Cool Roof Requirements of the California Code of Regulations.

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

GAF

We protect what matters most™

A standard INDUSTRIES COMPANY

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WES

RECEIVED
OCT 08 2025
TOWN OF EASTON

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Application #:	нлнр π мрут
Date Received:	млкмпкнлнр
Fee Paid:	Þнрфлл
HDC Meeting Date:	млкмпкнлнр
Date Property Posted:	π

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 127 N WEST STREET

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

PROPERTY INFORMATION

OWNER NAME WES SCHULMAN
TELEPHONE NO. 443-996-0946 EMAIL

Applicant or Agent

NAME Town + Country Roofing
TELEPHONE NO. 410-253-6050 EMAIL townandcountryroofing@goeaston.net

Description of Proposal (include additional sheets, as necessary)

Remove Existing Asphalt Roof
Install New Timberline HDZ (Arch)
Shingles Per Simple.

Specific Requirements

- The payment of fees is due at the time of application submittal.
  As of December 27, 2022, the fees are as follows:
  Commercial - $200 Residential - $75 Signs - $75 Staff Approval $25
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I hereby certify that I have reviewed the Easton Historic District Guidelines as published

Signature of Applicant or Agent
Date 10/9/25
Printed Name of Applicant or Agent FRANK SALISBURY

Revised 4.4.2022

FAMILY & IMPLANT DENTISTRY
8FL9555

GAF

TimberlineHDZ®

High Definition® Lifetime† Shingles

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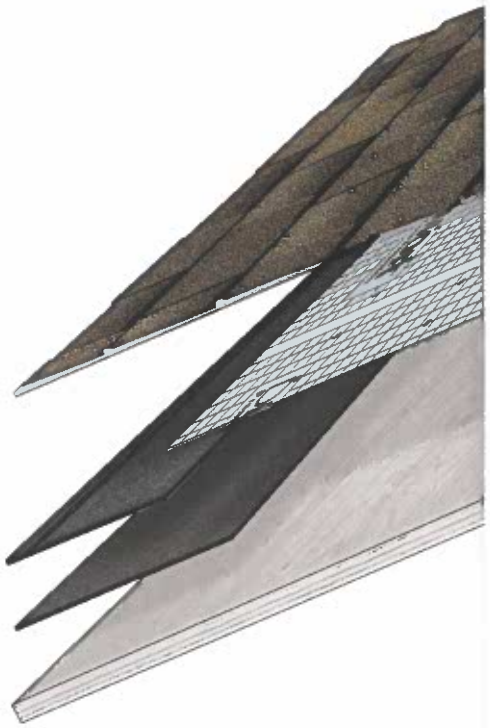

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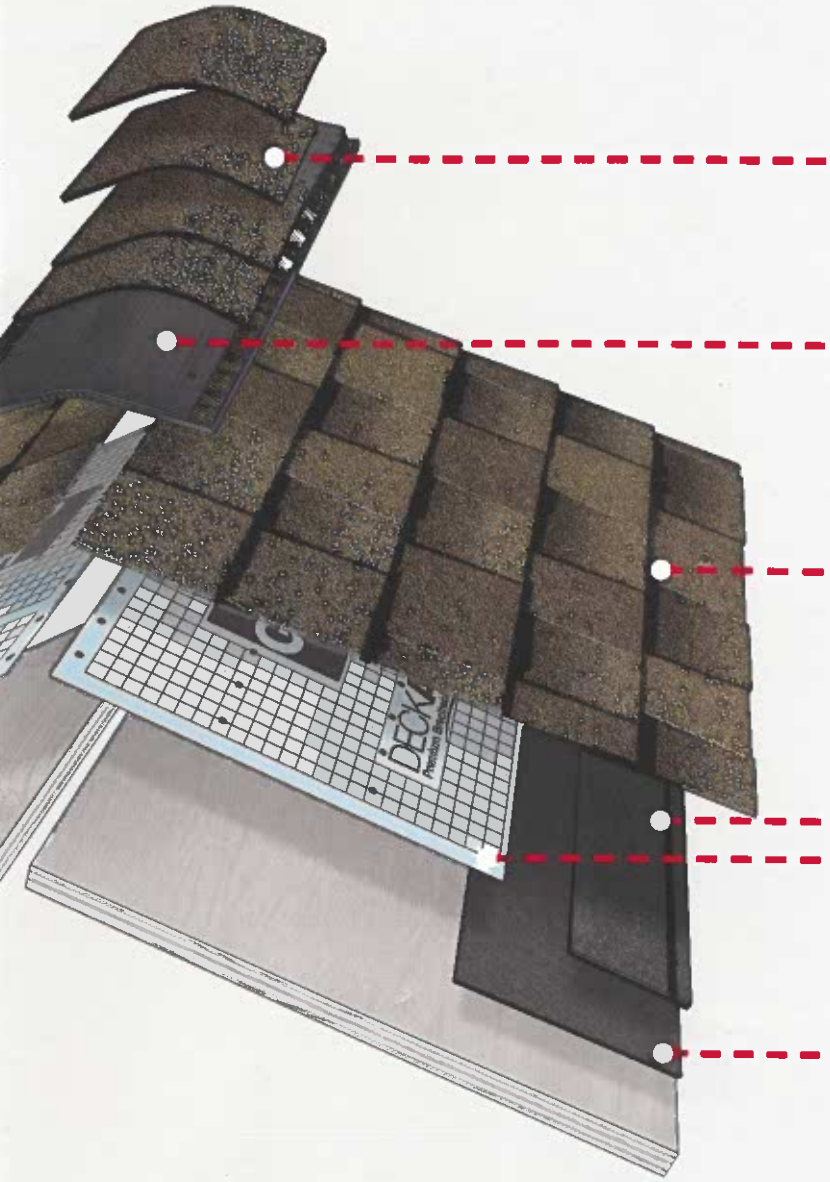
The GAF Lifetime† Roofing System



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Harvest Blend Colors

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Slate	•	•	•	•	•	•	•
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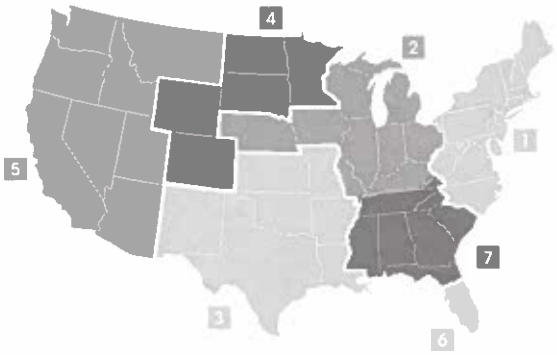
Appalachian Sky	•	•	•	•		•	•
Golden Harvest	•	•	•	•	•	•	•
Cedar Falls	•	•	•	•	•	•	•
Regional Colors:							
Birchwood		•		•	•	•	•
Biscayne Blue	•						
Copper Canyon[1]					•		
Driftwood						•	•
Fox Hollow Gray	•	•					
Golden Amber[1]					•		
Oyster Gray	•					•	•
Patriot Red	•						
Sunset Brick						•	
White[1]						•	
Williamsburg Slate	•	•					



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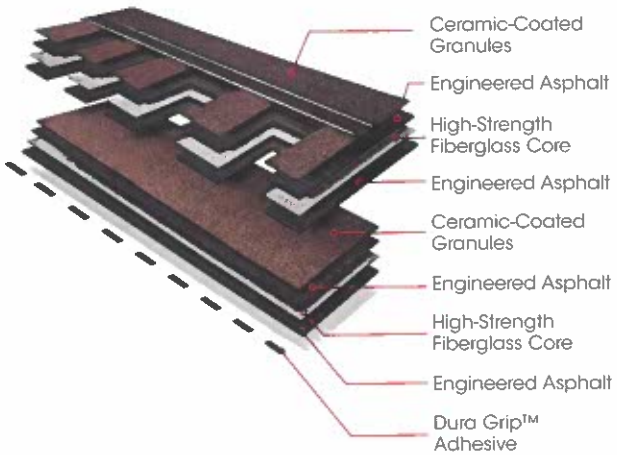
The protective layers of a Timberline HDZ® Shingle



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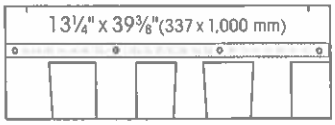

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- State of Florida approved
- Classified by UL in accordance with ICC-ES AC438
- Meets ASTM D7158, Class H
- Meets ASTM D3161, Class F
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- ICC-ES Evaluation Reports ESR-1475 and ESR-3267
- Meets Texas 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

GAF

We protect what matters most™

A standard INDUSTRIES COMPANY

[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.