



Historic District Commission MEETING AGENDA

Monday, October 27, 2025 - 6:00 PM
Council Chambers, Easton Town Office
14 S Harrison Street

Call to Order

- 1) Approval of the Agenda for October 27, 2025.

Discussion (6:00 PM - 6:30 PM)

- 1) Draft Complete Streets Study: Discussion with the Town Engineering Department to review the draft "Complete Streets" study and its proposed recommendations.
- 2) Rescheduling of the Monday, December 8, 2025 Historic District Meeting (Meeting 1).

Old Business

- 1) **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.

New Business

- 1) **Application Number:** 2025 - 1580 / HD 25 - 103
Applicant: Bluepoint Hospitality Group

Location: 113 N. Washington Street
Tax Map 0104, Grid 00EA, Parcel 0628,
Lot 1
Zoning District: CB
Historic Status: Contributing
Request: Replacement of six (6) windows on the
front facade with Marvin Ultimate double
hung windows.

2) **Application Number:** 2025 - 1581 / HD 25 - 104
Applicant: Bluepoint Hospitality Group
Location: 17 S. Washington Street (Ebenezer
Theater)
Tax Map 0104, Grid 00EA, Parcel 1453,
Lot 1
Zoning District: CB
Historic Status: Contributing
Request: Replacement of the rear entrance steps.

3) **Application Number:** 2025 - 1582 / HD 25 - 105
Applicant: Peter J. Spencer
Location: 213 Davis Avenue
Tax Map 0105, Grid 00EA, Parcel 2200
Zoning District: R-7A
Historic Status: Contributing
Request: Installation of a 4' pine shadow box
fence.

4) **Application Number:** 2025 - 1574 / HD 25 - 98
Applicant: Brian A. Moore on behalf of Talbot
County
Location: 11 N. Washington Street (Talbot County
Courthouse)
Tax Map 0104, Grid 00EA, Parcel 1232
Zoning District: GI
Historic Status: Contributing
Request: Replacement of the existing slate roof
on the main portion of the courthouse
with synthetic slate.

In April of 2023, the Commission
granted approval for the replacement of
synthetic slate to the southern wing, and
in November of 2023 the Commission
granted approval for the replacement of

synthetic slate to the northern wing
(2023 - 0881).

- 5) **Application Number:** 2025 - 1575 / HD 25 - 99
 Applicant: Brian A. Moore on behalf of Talbot
 County
 Location: 20 N. West Street (Talbot County
 State's Attorney's Office)
 Tax Map 0104, Grid 00EA, Parcel 1232
 Zoning District: GI
 Historic Status: Contributing
 Request: Replacement of the existing slate roof
 with synthetic slate.
- 6) **Application Number:** 2025 - 1590 / HD 25 - 110
 Applicant: Academy Art Museum
 Location: 106 South Street (Academy Art
 Museum)
 Tax Map 0104, Grid 00EA, Parcel 1960
 Zoning District: CB
 Historic Status: Contributing
 Request: Short term installation of a 70 square
 foot polymer vinyl banner to the exterior
 wall.
- 7) **Application Number:** 2025 - 1584 / HD 25 - 106
 Applicant: Bayrock Remodeling
 Location: 313 Cherry Street
 Tax Map 0103, Grid 00EA, Parcel 0717
 Zoning District: R-7A
 Historic Status: Non contributing
 Request: In-kind 3-tab asphalt shingle
 replacement and the replacement of the
 gutters and downspouts.
- 8) **Application Number:** 2025 - 1591 / HD 25 - 111
 Applicant: David Parkerson
 Location: 11 N. Aurora Street
 Tax Map 0104, Grid 00EA, Parcel 1156
 Zoning District: R-7A
 Historic Status: Contributing
 Request: Replacement of the stair landing and
 hand railing.

Approval of Minutes

- 1) Approval of the Draft Decision Summary from the October 14, 2025 meeting.

Administrative Approval

- 1)

Application Number:	2025 - 1592 / HD 25 - 112
Applicant:	American Custom Contractors
Location:	301 S. Aurora Street Tax Map 0105, Grid 00EA, Parcel 2244
Zoning District:	R-10A
Historic Status:	Contributing
Request:	In-kind asphalt shingle roof replacement of the main structure and detached garage, and the replacement of two (2) skylight windows.

Consent Docket

Adjournment



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

Historic District Commission Staff Report

Meeting Date: 10/27/2025

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 first 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 subsequently issued on October 8, 2021. Although work began 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.



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

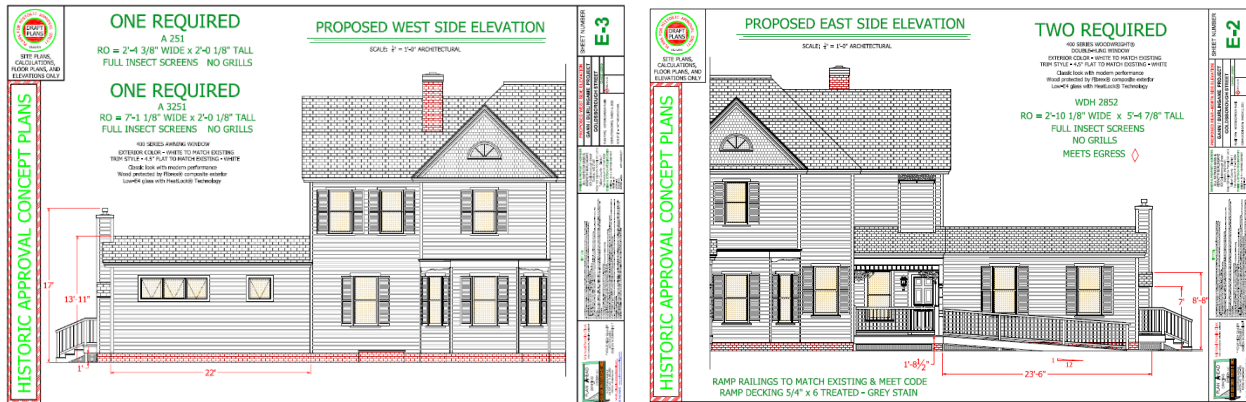


Figure 1: HDC Approved Elevations (2021)

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.



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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



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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



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14 S Harrison Street, Easton MD 21601

- 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.



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			
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							



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

RECEIVED

SEP 29 2025

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. DEDERIK & ROSA E. SAUKET
 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, 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

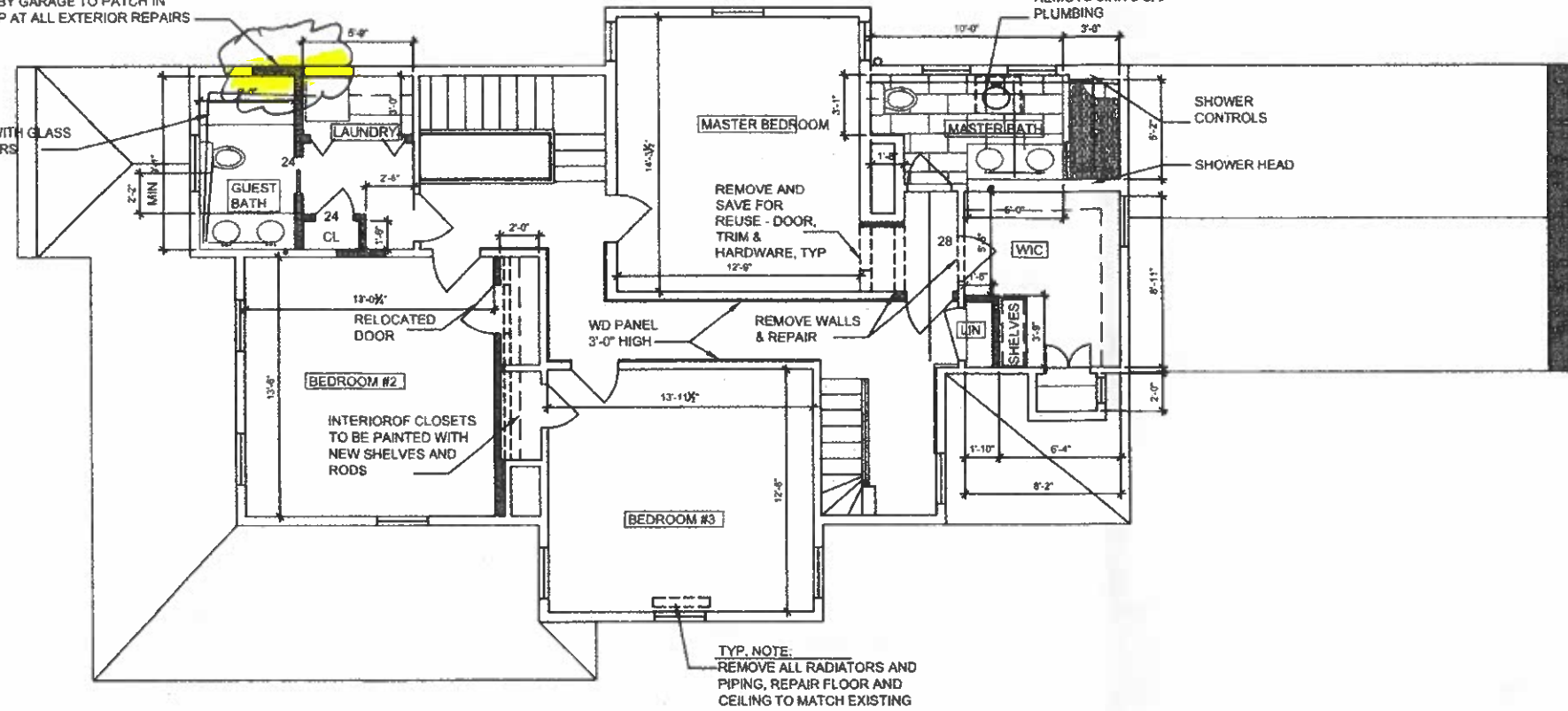
Printed Name of Applicant or Agent

Kathleen Snyder
9-25-25
Kathleen Snyder

Revised 4.4.2022

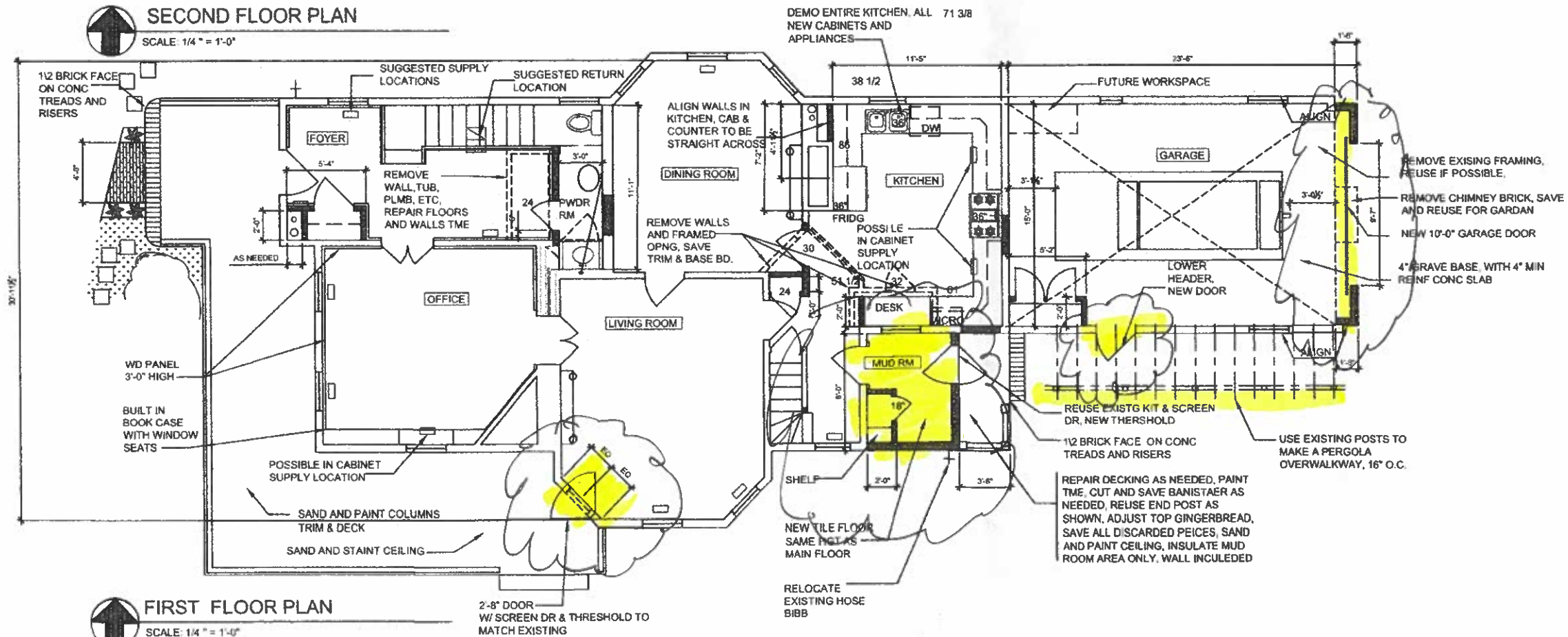
USE SIDING FROM KITCHEN WALL BEING COVERED UP BY GARAGE TO PATCH IN WINDOW. TYP AT ALL EXTERIOR REPAIRS

NEW 5' TUB WITH GLASS SLIDING DOORS



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 NEEDED, COLUMN AT DESK CORNER IF DIRE.

FINISH WITH MOLDINGS TBD LATER

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

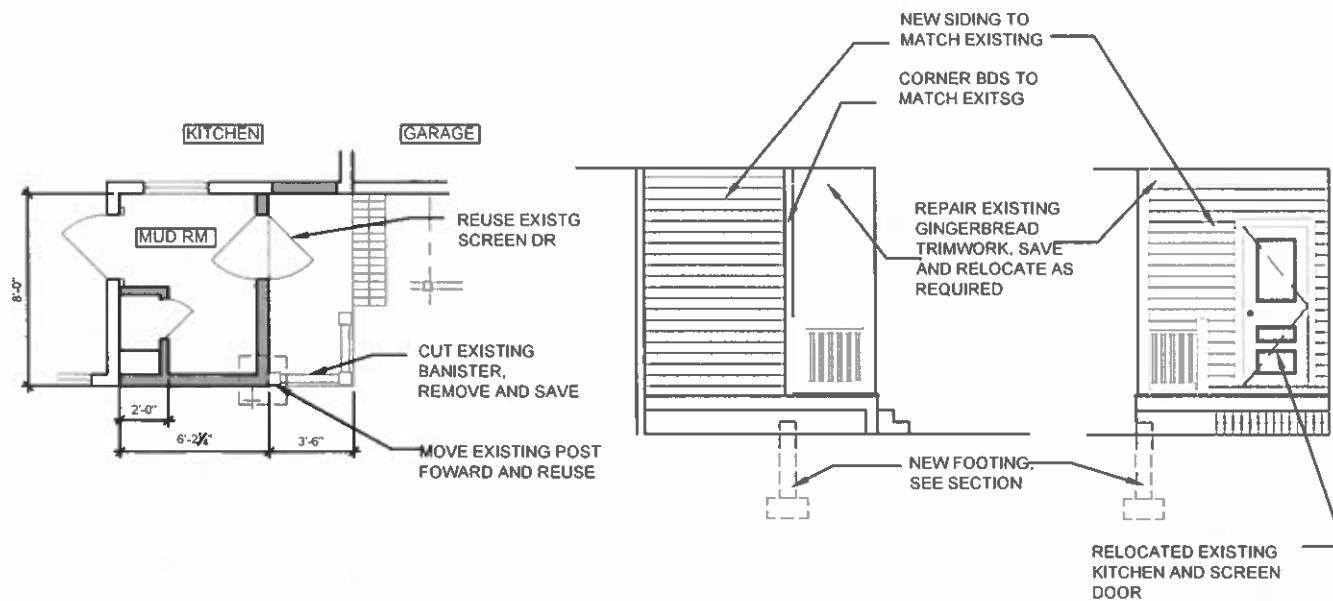
8-11-25
GARAGE ADDITION DESIGN
BRICK ON CONC STEPS, FRONT AND REAR

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

DESIGNS & ALTERATIONS
1879 WILDWOOD DR.
VIRGINIA BEACH VA

DEDERICK RESIDENCE
303 Goldsborough St
Easton, MD

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

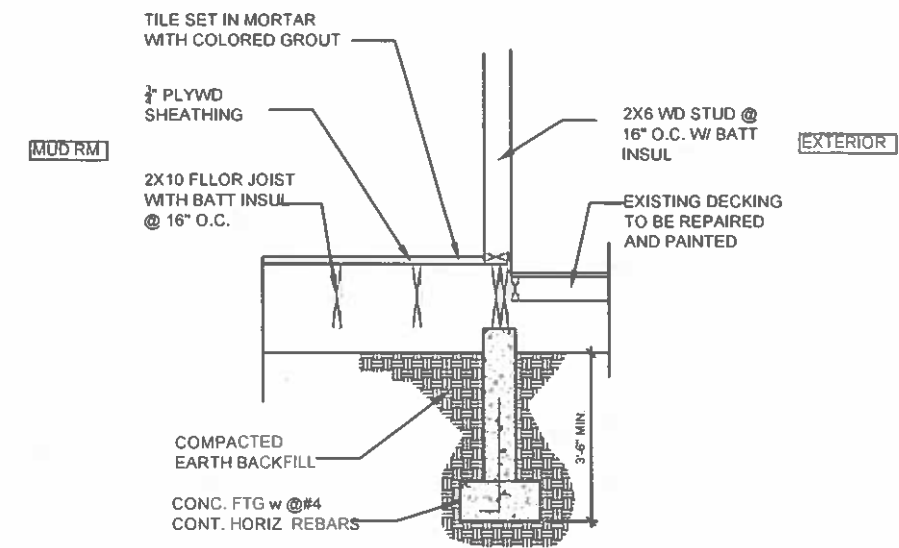


MUD ROOM PLAN

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

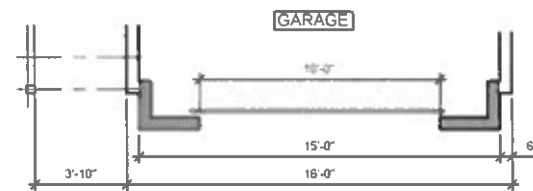
MUD ROOM ELEVATIONS

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



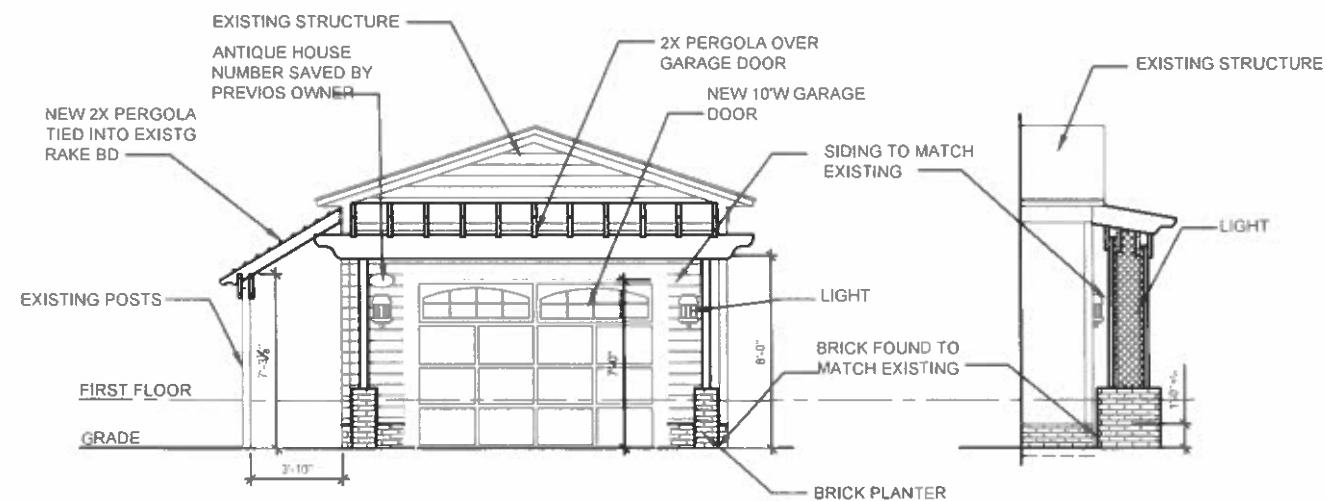
SECTION THRU MUD ROOM

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

1		
No.	Revision/Issue	Date

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

Project Name and Address
 DEDERICK RESIDENCE
 303 Gainsborough St
 Easton MD

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



REMOVE WINDOW & REPLACE W/ DOOR WOOD SLIDES



REPLACE FRONT PORCH SIDE WINDOW w/ DOOR



ADD LAUNDRY ROOM EXISTING SIDE PORCH

← LAUNDRY ROOM →
HALL

NEW WOOD
SIDING



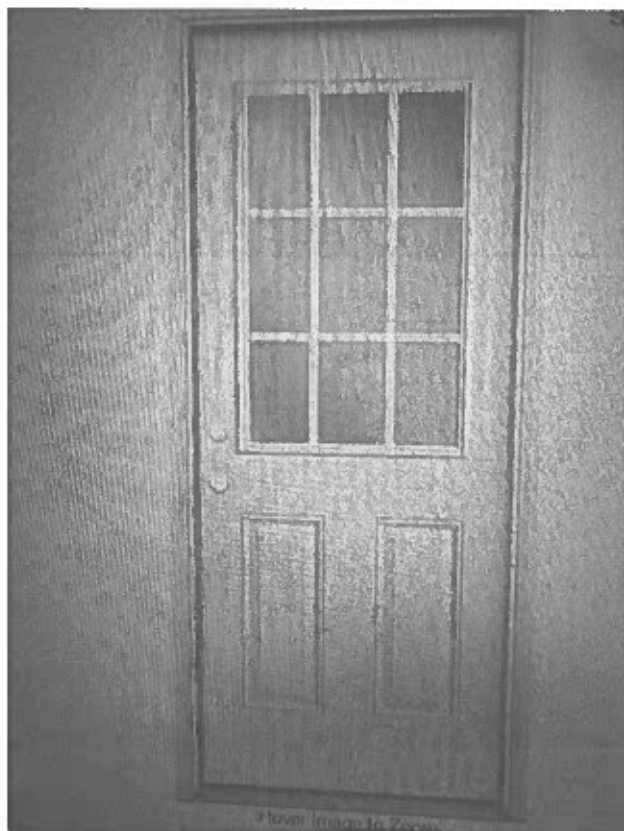
REPLACE EXISTING SIDE WINDOW W/ WOOD SIDINGS
@ SECOND FLOOR



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

→ NEW GARAGE DOOR

*SEE PLAN ELEVATION

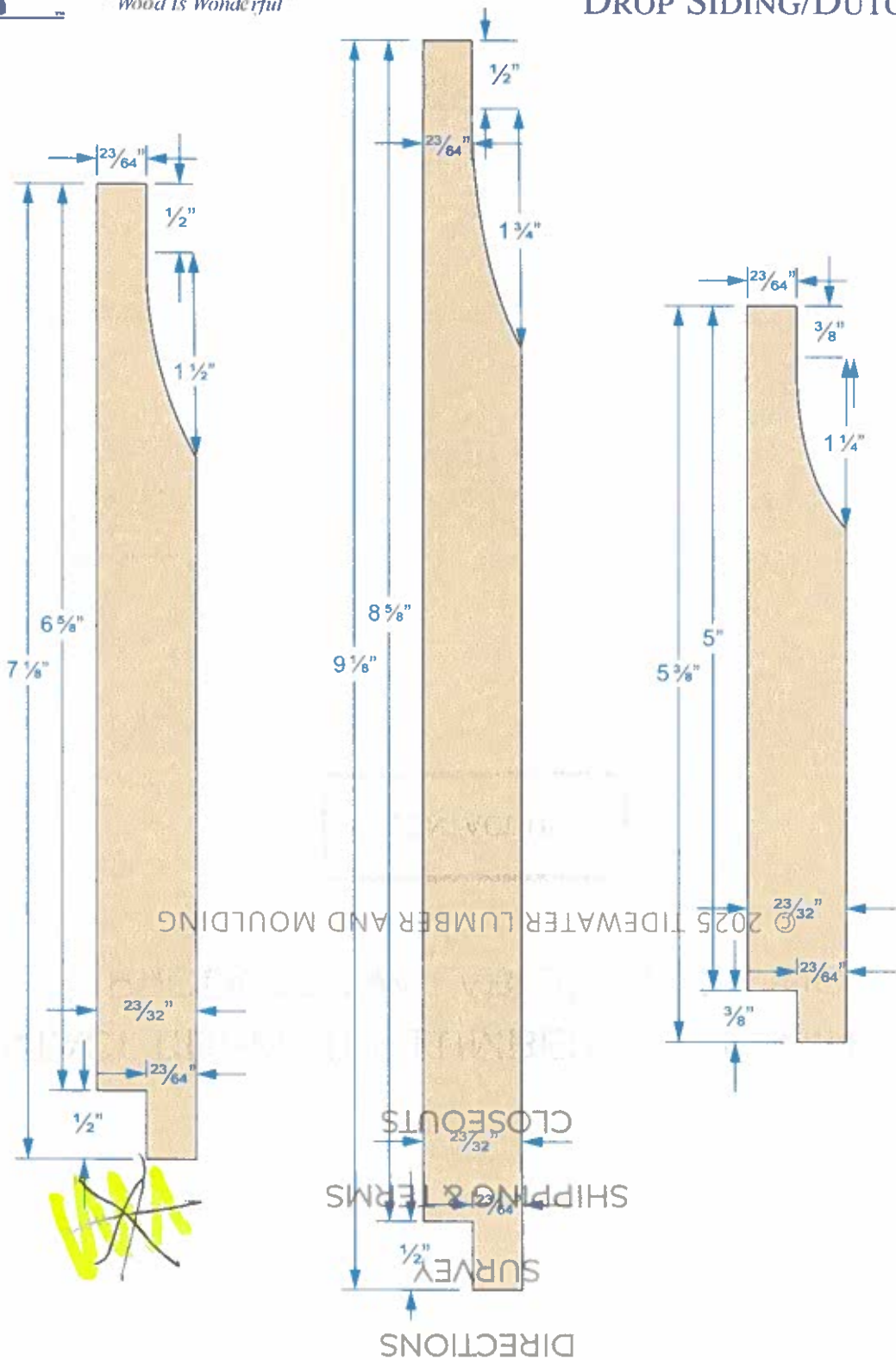


Sherwin Williams stain or primer. Available in Cypress, Southern Yellow Pine, and Western Red Cedar.



Tidewater Lumber
and Mouldings
"Wood is Wonderful"

TW 628/105
DROP SIDING/DUTCH LAP











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, Jr. ^{Manager} (SEAL)
W. Dudley Dixon, Jr., Manager

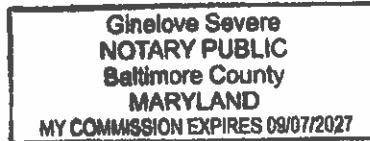
STATE OF MARYLAND
COUNTY OF ANNE ARUNDEL (or City of Baltimore)

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# 3001772148

G Severe
Signature of notary public



Notary Public
My Commission Expires: 09/07/2027

CARONSVILLE, 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.

Ifeoma Ozomah, Esquire (SEAL)

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

Severe

Witness/Attest

Ginlove Severe

Black Dogs Real Estate Investment, LLC

Name of Entity

By

W. Dudley Dixon, Jr. - Manager

W. Dudley Dixon, Jr.

Name

8-29-25

**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:

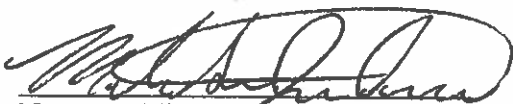
1. The undersigned are Grantees of residentially improved real property located at 303 Goldsborough Street, Easton, MD 21601.
2. The undersigned are co-makers or guarantors of the purchase money mortgage or purchase money deed of trust as defined in §12-108(i) of the Tax Property Article on the property who will not occupy the property as Grantee's principal residence.


Kenneth Scott Dederick


Rosa Emma Sanchez

COMMONWEALTH OF VIRGINIA
CITY OF VIRGINIA BEACH

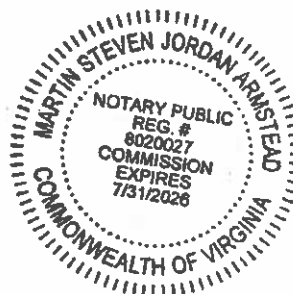
The foregoing instrument was subscribed and sworn before me this 29TH day of August, 2025,
by Kenneth Scott Dederick and Rosa Emma Sanchez.



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:

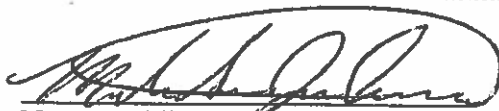


 (SEAL)
Kenneth Scott Dederick

 (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



Owner Occupancy Affidavit

File No.: MD-256-2487-AH

Page 1 of 1



Historic District Commission Staff Report

Meeting Date: 10/27/2025

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

Property Address: 113 N Washington Street

Applicant: Suzanne Kline on behalf of Washington Street Properties

Application Number: 2025-1581

Code Enforcement Case: Yes ☐ No ☒

Project Description:

The applicant is seeking approval to replace six wood windows on the second and third floors of the front facing façade. The existing windows are all double hung, six-over-six, wood windows. The applicant is also proposing a minor revision to the placement of a second-floor window on a non-visible side façade. This structure is considered contributing to the Easton Historic District and is listed on the Maryland Inventory of Historic Properties.

Background:

Alterations to this structure were first approved by the HDC in May of 2023. The scope of work involved removing an existing door on the front elevation to reopen the historic alley, replacing windows on the side and rear facades, and constructing a new rear addition to house egress stairs. A building permit was subsequently issued and work has since commenced. That building permit is now being revised to accommodate a number of internal changes as well as the proposed exterior alterations.

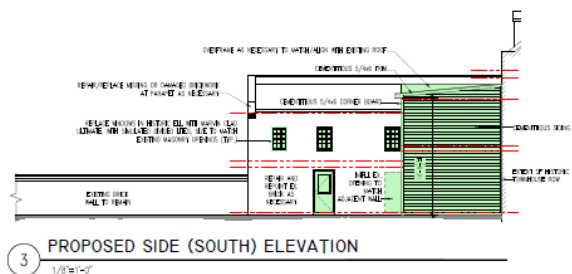
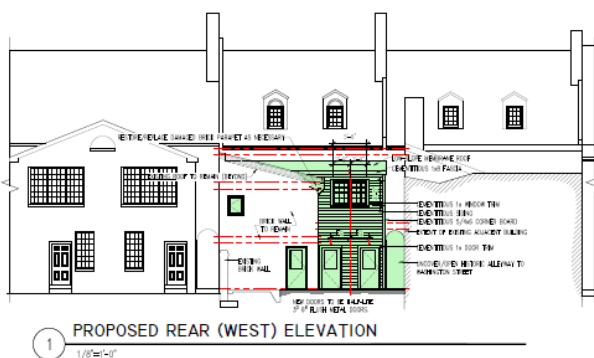


Figure 1 & 2: 2023 - Approved Elevations



Historic District Guidelines:

Guideline 1. Preserve Significant Historic Features

Every historic building, from each style of architecture has a set of distinctive details that contribute to the overall character of the building.

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

Guideline 2. Repair Rather than Replace

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

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

Guideline 3. Make Sensitive Replacements

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

- a. Replace as little historic material as possible. This may include patching, splicing, or piecing-in replacement materials such as individual roofing tiles, shingles, or siding, masonry patches, or dutchman repairs for wood elements.
- b. Match the historic feature's size, shape, profile, texture, and color to the greatest extent possible. The new materials should match the old when possible. In some cases,



replacement with features recreated in synthetic materials may be appropriate (for additional information on substituting historic materials, see Appendix B).

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.



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

- 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.

Draft Motions:

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



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

Appendix A: 2012 Easton Historic District Survey Sheet

EASTON HISTORIC DISTRICT SURVEY

PROPERTY #:

Picture:



TAX ID		ADDRESS		OWNER NAME			
2101024779		113 N WASHINGTON ST		WASHINGTON STREET PROPERTIES, LLC			
YEAR BUILT		PHYSICAL CONDITION					
1795*		GOOD					
ARCHITECTURAL STYLE				ADDITION(S)			
FEDERAL							
NHL DISTRICT	NR DISTRICT	NR LISTED	MEETS NR CRITERIA	1980 NR RATING	MD INVENTORY	CONTRIBUTING	NC CODE
				B	T-23	Y	
NOTES							
1ST FLOOR OF FAÇADE RECONFIGURED FOR COMMERCIAL PURPOSES IN A UNSYMPATHETIC MANNER							



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

RECEIVED

OCT 02 2025

HD 25 - 103

Application #:	2025 - 1580
Date Received:	10/02/2025
Fee Paid:	\$200.00
HDC Meeting Date:	10/27/2025
Date Property Posted:	10/22/2025

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 113 N. Washington St.
☐ Contributing ☐ Non-Contributing YEAR BUILT: _____ NATIONAL REGISTAR # _____

PROPERTY INFORMATION

OWNER NAME Washington Street Properties
TELEPHONE NO. _____ EMAIL _____

Applicant or Agent

NAME Bluepoint Hospitality Group
TELEPHONE NO. _____ EMAIL _____

Description of Proposal (include additional sheets, as necessary)

We are proposing to replace 6 windows on the front of the building. These will be Marvin Ultimate Wood Double hung. Please see attached spec sheets for all material details

Specific Requirements

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

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

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

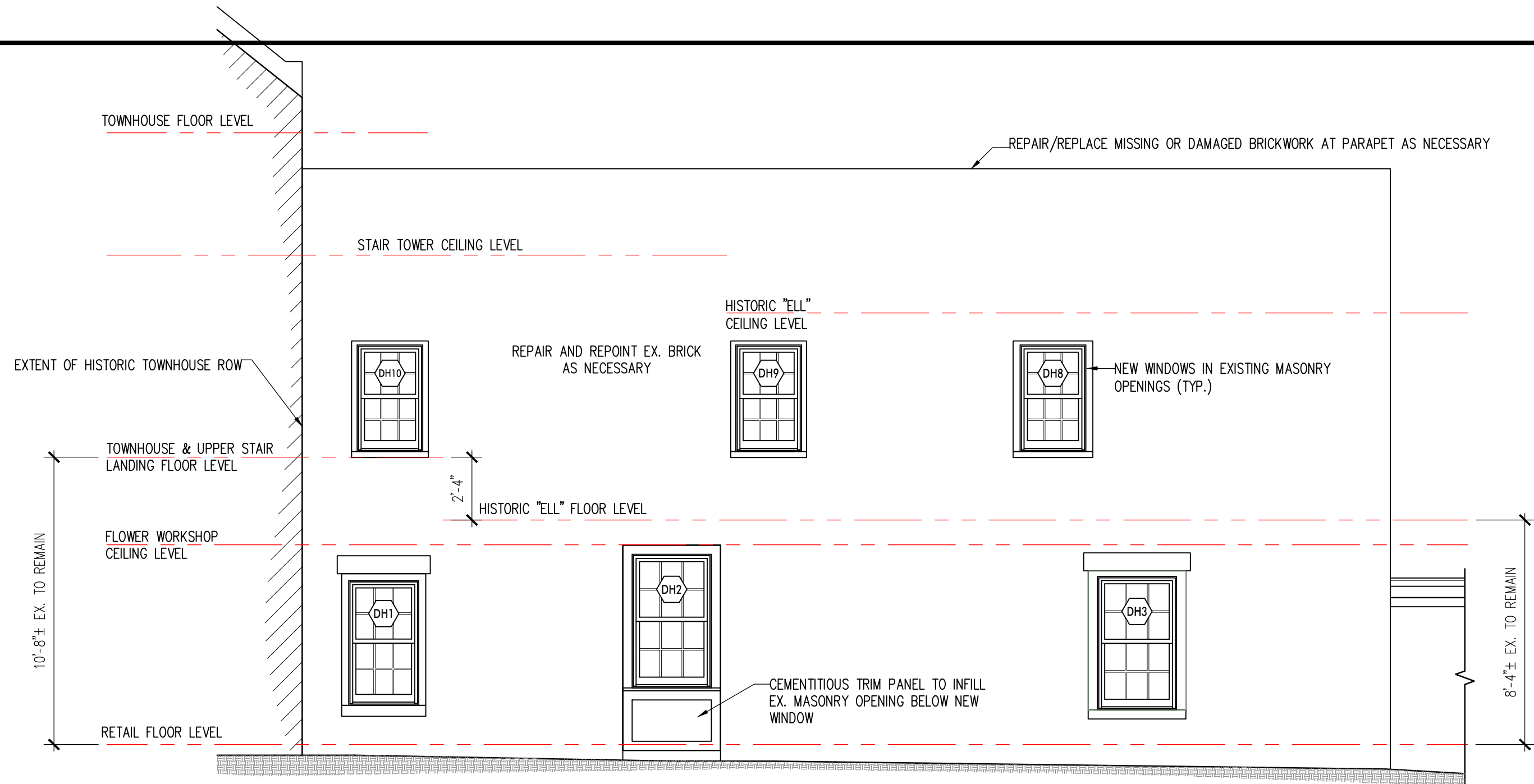
Signature of Applicant or Agent

Date

Printed Name of Applicant or Agent

10/2/25
Suzanne Kline

Revised 4.4.2022

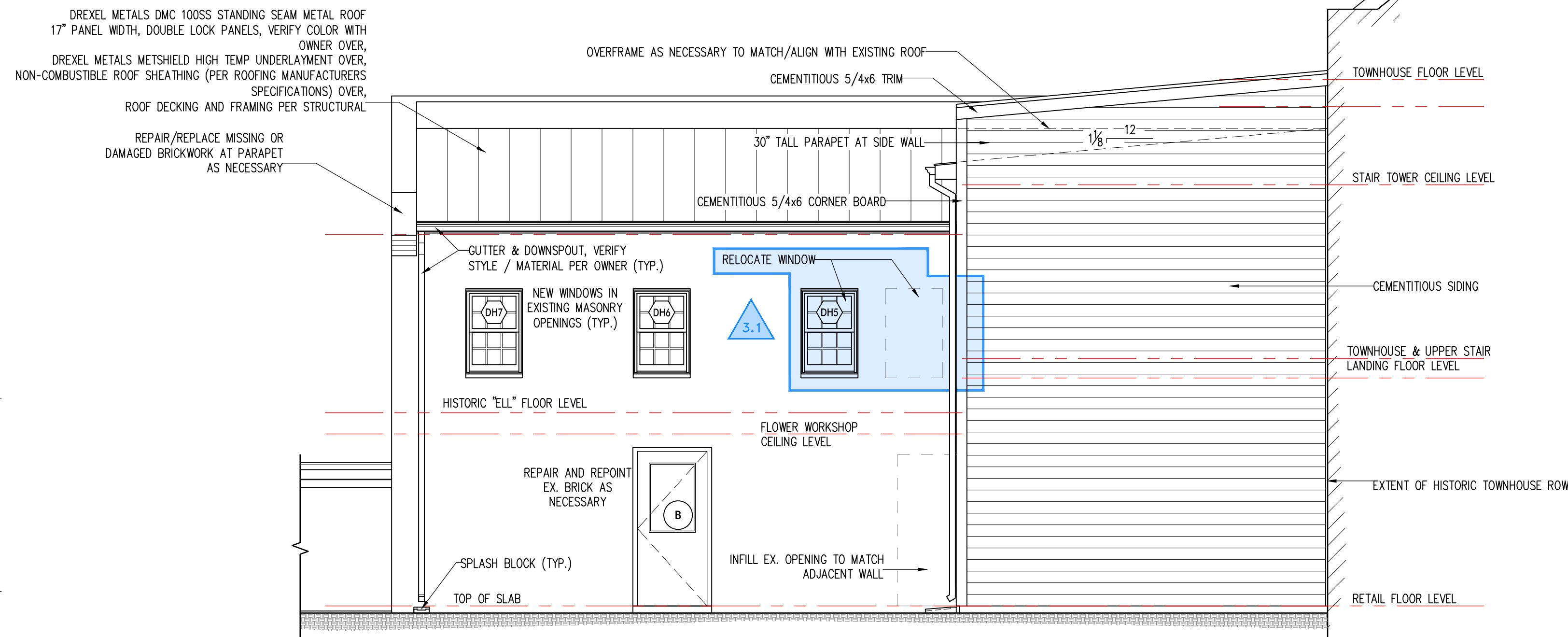


2 PROPOSED SIDE (NORTH) ELEVATION
1/4"=1'-0"

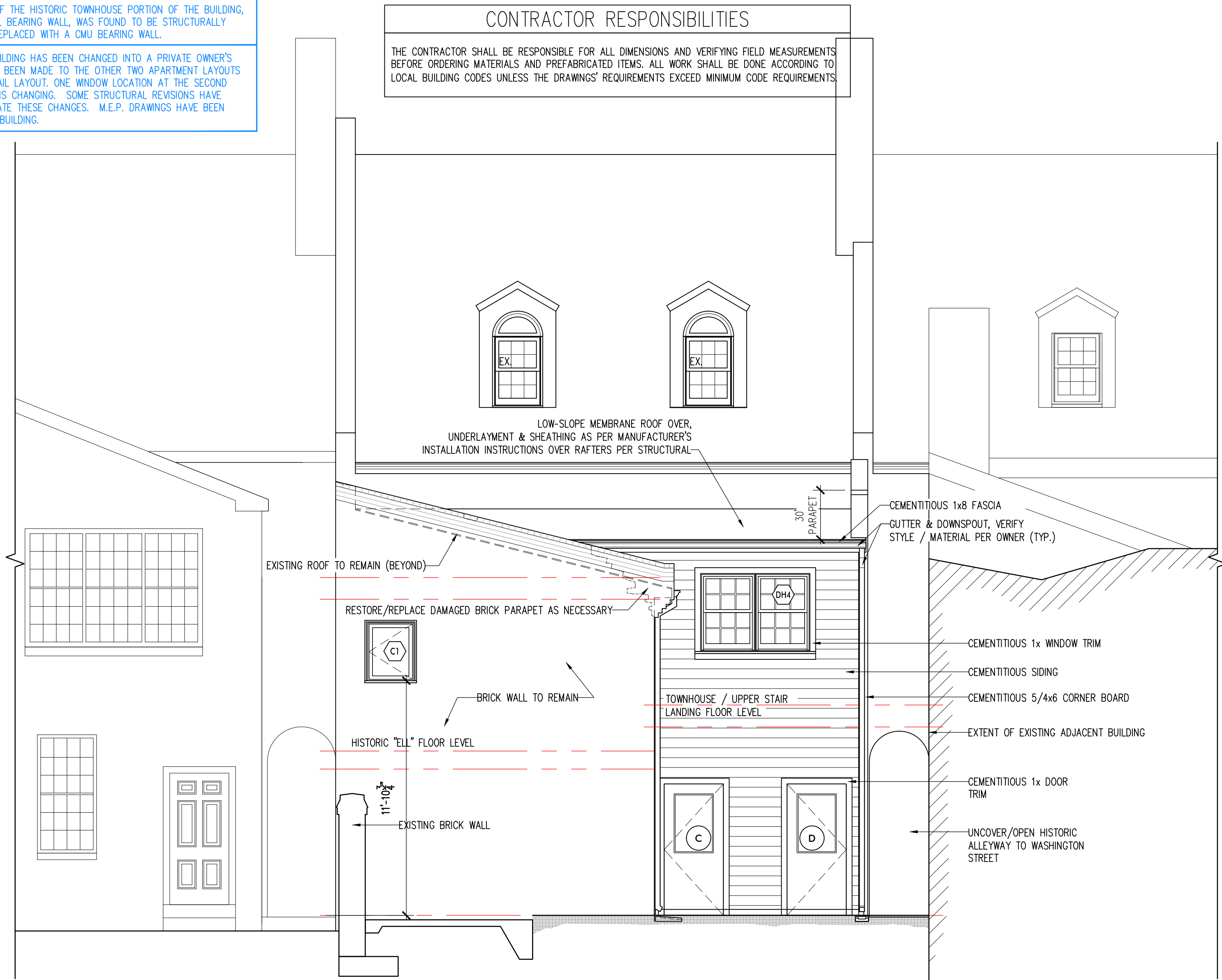
REVISION NOTES	
26 MAR. 2024	1.1 REVISE PLANS AND CODE REVIEW TO REFLECT CHANGE IN USE / OCCUPANCY GROUPS. A PORTION OF THE FIRST FLOOR WILL NO LONGER BE GOING THROUGH A CHANGE OF OCCUPANCY, AND WILL INSTEAD ALL REMAIN AS RETAIL.
07 FEB. 2025	2.1 THE REAR BEARING WALL OF THE HISTORIC TOWNHOUSE PORTION OF THE BUILDING, WHICH IS NOW AN INTERNAL BEARING WALL, WAS FOUND TO BE STRUCTURALLY UN-SOUND. IT IS TO BE REPLACED WITH A CMU BEARING WALL.
07 FEB. 2025	3.1 THE REAR WING OF THE BUILDING HAS BEEN CHANGED INTO A PRIVATE OWNER'S SUITE AND REVISIONS HAVE BEEN MADE TO THE OTHER TWO APARTMENT LAYOUTS AND THE FIRST FLOOR RETAIL LAYOUT. ONE WINDOW LOCATION AT THE SECOND FLOOR OF THE REAR WING IS CHANGING. SOME STRUCTURAL REVISIONS HAVE BEEN MADE TO ACCOMMODATE THESE CHANGES. M.E.P. DRAWINGS HAVE BEEN INCLUDED FOR THE ENTIRE BUILDING.



4 FRONT (EAST) ELEVATION
1/4"=1'-0"



1 PROPOSED SIDE (SOUTH) ELEVATION
1/4"=1'-0"



3 REAR (WEST) ELEVATION
1/4"=1'-0"

113 N Washington - Marvin 10-9-2024

Quote #: WBTQCEY

A Proposal for Window and Door Products prepared for:

Customer Number: 843
Washington Street Properties
103 North Washigton Street
Easton, MD 21601
Contact Name: Steve Cahall

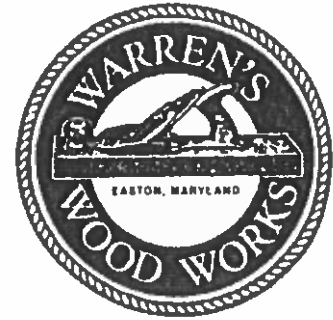
Job Site:
113 N Washington St
Easton, MD 21601
Contact Name: Brad Hutchison

Shipping Address:
WARRENS WOOD WORKS
8708 BROOKS DR
EASTON, MD 21601-7490

Featuring products from:

MARVIN

JGP24537
WNS07487



JIM PRETTYMAN
WARRENS WOOD WORKS
8708 BROOKS DR
EASTON, MD 21601-7490

This report was generated on 10/14/2024 2:55:16 PM using the Marvin Order Management System, version 0004.11.00 (Current). Price in USD. Unit availability and price are subject to change. Dealer terms and conditions may apply.

UNIT SUMMARY

The following is a schedule of the windows and doors for this project. For additional unit details, please see Line Item Quotes.

Additional charges, tax or Terms and Conditions may apply. Detail pricing is per unit.

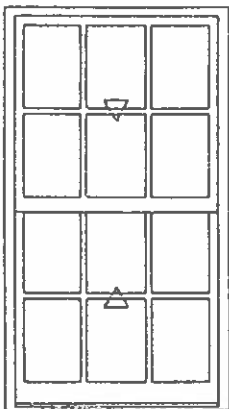
NUMBER OF LINES: 4		TOTAL UNIT QTY: 6		EXT NET PRICE: USD		17,135.30
LINE	MARK UNIT	PRODUCT LINE	ITEM	NET PRICE	QTY	EXTENDED NET PRICE
1	Apartment 2 Bedroom	Ultimate Wood	Double Hung CN 3230 RO 38 3/8" X 68 13/32"	2,179.80	2	4,359.60
2	Apartment 2 Living Room	Ultimate Wood	Double Hung CN 3230 RO 38 3/8" X 68 13/32"	2,179.80	2	4,359.60
3	Apartment 3 Kitchen	Ultimate Wood	Marvin Assembly RO 30 3/8" X 60 3/16"	4,512.20	1	4,512.20
4	Apartment 3 Living Rm	Ultimate Wood	Marvin Assembly RO 30 3/8" X 60 3/16"	3,903.90	1	3,903.90

LINE ITEM QUOTES

The following is a schedule of the windows and doors for this project. For additional unit details, please see Line Item Quotes. Additional charges, tax or Terms and Conditions may apply. Detail pricing is per unit.

Line #1	Mark Unit: Apartment 2 Bedroom	Net Price:		2,179.80
Qty: 2		Ext. Net Price:	USD	4,359.60

MARVIN



As Viewed From The Exterior

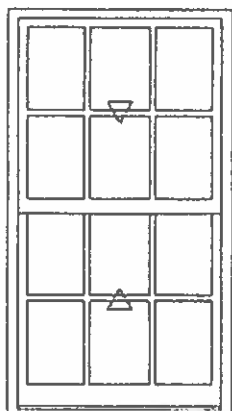
MO 37 7/8" X 68 5/32"
CN 3230
FS 37 3/8" X 67 29/32"
RO 38 3/8" X 68 13/32"
Egress Information
Width: 33 13/16" Height: 28 1/4"
Net Clear Opening: 6.63 SqFt
Performance Information
U-Factor: 0.28
Solar Heat Gain Coefficient: 0.18
Visible Light Transmittance: 0.4
Condensation Resistance: 57
CPD Number: MAR-N-68-07490-00001
ENERGY STAR: SC, 5
Performance Grade
Licensee #1109
AAMA/WDMA/CSA/101/1 S.2/A440-11
LC-PG40 1051X2464 mm (41.38X97 in)
LC-PG40 DP +40/ 40
FL15162

Bare VGR Douglas Fir Exterior
Bare VGR Douglas Fir Interior
Basic Unit
Ultimate Wood Double Hung
CN 3230
Rough Opening w/o Sub sill
38 3/8" X 68 13/32"
Glass Add For All Sash/Panels
Top Sash
Bare VGR Douglas Fir Sash Exterior
Bare VGR Douglas Fir Sash Interior
IG
Low E3 w/Argon
Black Perimeter and Spacer Bar
7/8" SDL - With Spacer Bar - Black
Rectangular - Special Cut 3W2H
Bare VGR Douglas Fir Ext - Bare VGR Douglas Fir Int
Ovolo Exterior Glazing Profile
Ovolo Interior Glazing Profile
Bottom Sash
Bare VGR Douglas Fir Sash Exterior
Bare VGR Douglas Fir Sash Interior
IG
Low E3 w/Argon
Black Perimeter and Spacer Bar
7/8" SDL - With Spacer Bar - Black
Rectangular - Special Cut 3W2H
Bare VGR Douglas Fir Ext - Bare VGR Douglas Fir Int
Ovolo Exterior Glazing Profile
Ovolo Interior Glazing Profile
Satin Taupe Sash Lock
Beige Jamb Hardware
Non Finger-Jointed Blindstop
Extruded Aluminum Screen
Stone White Surround
Bright View Mesh
***Screen/Combo Ship Loose
4 9/16" Jamb
Exterior Casing - None
No Sub sill
Installed Installation Brackets
***Note: Screen/Combo/Storm OSM based on factory applied casing and sub sill.
Field application may require special sizing.
***Note: Unit Availability and Price is Subject to Change

Line #2	Mark Unit: Apartment 2 Living Room	Net Price:		2,179.80
Qty: 2		Ext. Net Price:	USD	4,359.60

MARVIN

Bare VGR Douglas Fir Exterior
Bare VGR Douglas Fir Interior
Basic Unit
Ultimate Wood Double Hung
CN 3230



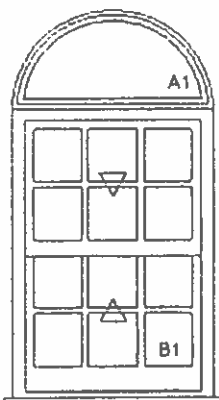
As Viewed From The Exterior

MO 37 7/8" X 68 5/32"
CN 3230
FS 37 3/8" X 67 29/32"
RO 38 3/8" X 68 13/32"
Egress Information
Width: 33 13/16" Height: 28 1/4"
Net Clear Opening: 6 63 Sqft
Performance Information
U Factor: 0.28
Solar Heat Gain Coefficient: 0.18
Visible Light Transmittance: 0.4
Condensation Resistance: S7
CPD Number: MAR-N 68 07490-00001
ENERGY STAR: SC, S
Performance Grade
Licensee #1109
AAMA/WDMA/CSA/101/1 S.2/A440-11
LC-PG40 1051X2464 mm (41.38X97 in)
LC-PG40 DP +40/-40
FL15162

Rough Opening w/o Sub sill
38 3/8" X 68 13/32"
Glass Add For All Sash/Panels
Top Sash
Bare VGR Douglas Fir Sash Exterior
Bare VGR Douglas Fir Sash Interior
IG
Low E3 w/Argon
Black Perimeter and Spacer Bar
7/8" SDL With Spacer Bar - Black
Rectangular - Special Cut 3W2H
Bare VGR Douglas Fir Ext - Bare VGR Douglas Fir Int
Ovolo Exterior Glazing Profile
Ovolo Interior Glazing Profile
Bottom Sash
Bare VGR Douglas Fir Sash Exterior
Bare VGR Douglas Fir Sash Interior
IG
Low E3 w/Argon
Black Perimeter and Spacer Bar
7/8" SDL With Spacer Bar - Black
Rectangular - Special Cut 3W2H
Bare VGR Douglas Fir Ext - Bare VGR Douglas Fir Int
Ovolo Exterior Glazing Profile
Ovolo Interior Glazing Profile
Satin Taupe Sash Lock
Beige Jamb Hardware
Non Finger-Jointed Blindstop
Extruded Aluminum Screen
Stone White Surround
Bright View Mesh
***Screen/Combo Ship Loose
4 9/16" Jamb
Exterior Casing - None
No Sub sill
Installed Installation Brackets
***Note: Screen/Combo/Storm OSM based on factory applied casing and sub sill.
Field application may require special sizing.
***Note: Unit Availability and Price is Subject to Change

Line #3	Mark Unit: Apartment 3 Kitchen	Net Price:	4,512.20
Qty: 1		Ext. Net Price: USD	4,512.20

MARVIN



As Viewed From The Exterior

MO 29 7/8" X 59 15/16"
FS 29 3/8" X 59 11/16"
RO 30 3/8" X 60 3/16"

Placement of DG RT Casing to match UDH
Feature Mismatch: Exterior Glazing Profile, Interior Glazing Profile
Bare VGR Douglas Fir Exterior
Bare VGR Douglas Fir Interior
1W2H - Shape by Units Assembly
Assembly Rough Opening w/ Sub sill
30 3/8" X 60 3/16"

Unit: A1
Ultimate Wood Direct Glaze Round Top - RT1
Basic Frame 29 3/8" X 14 11/16"
Rough Opening w/o Sub sill
30 3/8" X 15 3/16"
IG - 1 Lite
Low E3 w/Argon
Black Perimeter Bar

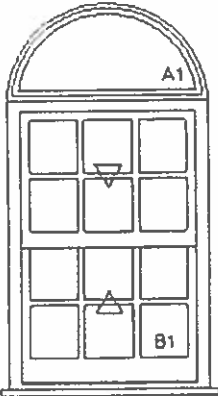
Unit: B1
Ultimate Wood Double Hung
CN 2418
Rough Opening w/ Sub sill
30 3/8" X 45 1/2"

Egress Information A1
No Egress Information available.
Egress Information B1
Width: 25 13/16" Height: 16 1/4"
Net Clear Opening: 2.91 SqFt
Performance Information A1
U-Factor: 0.25
Solar Heat Gain Coefficient: 0.24
Visible Light Transmittance: 0.56
Condensation Resistance: 60
CPD Number: MAR-N-418-03311-00001
ENERGY STAR: NC
Performance Information B1
U-Factor: 0.28
Solar Heat Gain Coefficient: 0.18
Visible Light Transmittance: 0.4
Condensation Resistance: 57
CPD Number: MAR-N-68-07490-00001
ENERGY STAR: SC, S
Performance Grade A1
Licensee #1117
AAMA/WDMA/CSA/101/1.S 2/A440-11
CW-PG50 2134X2488 mm (84X97.94 in)
Deflection at Certified Size and Performance: 1.1
CW-PG50 DP +50/-60
FL37820
Performance Grade B1
Licensee #1109
AAMA/WDMA/CSA/101/1.S 2/A440-11
LC-PG40 1051X2464 mm (41.38X97 in)
LC-PG40 DP +40/-40
FL15162

Glass Add For All Sash/Panels
Top Sash
Bare VGR Douglas Fir Sash Exterior
Bare VGR Douglas Fir Sash Interior
IG
Low E3 w/Argon
Black Perimeter and Spacer Bar
7/8" SDL - With Spacer Bar - Black
Rectangular - Standard Cut 3W2H
Bare VGR Douglas Fir Ext - Bare VGR Douglas Fir Int
Ovolo Exterior Glazing Profile
Ovolo Interior Glazing Profile
Bottom Sash
Bare VGR Douglas Fir Sash Exterior
Bare VGR Douglas Fir Sash Interior
IG
Low E3 w/Argon
Black Perimeter and Spacer Bar
7/8" SDL - With Spacer Bar - Black
Rectangular - Standard Cut 3W2H
Bare VGR Douglas Fir Ext - Bare VGR Douglas Fir Int
Ovolo Exterior Glazing Profile
Ovolo Interior Glazing Profile
Satin Taupe Sash Lock
Beige Jamb Hardware
Non Finger-Jointed Blindstop
Aluminum Screen
Stone White Surround
Bright View Mesh
***Screen/Combo Ship Loose
Bare VGR Douglas Fir Exterior Mull Cover
Standard Mull Charge
W1144 Interior Trim Bare VGR Douglas Fir
4 9/16" Jambs
Exterior Casing - None
Bare VGR Douglas Fir Standard Subsill
Installed Installation Brackets
***Note: Screen/Combo/Storm OSM based on factory applied casing and subsill.
Field application may require special sizing.
***Note: Non-Certified mull: check with local code officials for project
specific requirements.
***Note: Unit Availability and Price is Subject to Change

Line #4	Mark Unit: Apartment 3 Living Rm	Net Price:		3,903.90
Qty: 1		Ext. Net Price:	USD	3,903.90

MARVIN



As Viewed From The Exterior

Placement of DG RT Casing to match UDH
Feature Mismatch: Exterior Glazing Profile, Interior Glazing Profile
Bare VGR Douglas Fir Exterior
Bare VGR Douglas Fir Interior
1W2H - Shape by Units Assembly
Assembly Rough Opening w/ Subsill
30 3/8" X 60 3/16"

Unit: A1
Ultimate Wood Direct Glaze Round Top - RT1
Basic Frame 29 3/8" X 14 11/16"
Rough Opening w/o Subsill
30 3/8" X 15 3/16"
IG - 1 Lite
Low E3 w/Argon
Black Perimeter Bar

Unit: B1
Ultimate Wood Double Hung

MO 29 7/8" X 59 15/16"
FS 29 3/8" X 59 11/16"
RO 30 3/8" X 60 3/16"
Egress Information A1
No Egress Information available.
Egress Information B1
Width: 25 13/16" Height: 16 1/4"
Net Clear Opening: 2.91 SqFt
Performance Information A1
U-Factor: 0.25
Solar Heat Gain Coefficient: 0.24
Visible Light Transmittance: 0.56
Condensation Resistance: 60
CPD Number: MAR-N-418-03311 00001
ENERGY STAR: NC
Performance Information B1
U-Factor: 0.28
Solar Heat Gain Coefficient: 0.18
Visible Light Transmittance: 0.4
Condensation Resistance: 57
CPD Number: MAR-N-68-07490 00001
ENERGY STAR: SC, S
Performance Grade A1
Licensee #1117
AAMA/WDMA/CSA/101/I.S.2/A440 11
CW-PG50 2134X2488 mm (84X97.94 in)
Deflection at Certified Size and Performance: 1.1
CW-PG50 DP +50/-60
FL37820
Performance Grade B1
Licensee #1109
AAMA/WDMA/CSA/101/I.S.2/A440 11
LC-PG40 1051X2464 mm (41.38X97 in)
LC-PG40 DP +40/-40
FL15162

CN 2418
Rough Opening w/ Subsill
30 3/8" X 45 1/2"
Glass Add For All Sash/Panels
Top Sash
Bare VGR Douglas Fir Sash Exterior
Bare VGR Douglas Fir Sash Interior
IG
Low E3 w/Argon
Black Perimeter and Spacer Bar
7/8" SDL - With Spacer Bar - Black
Rectangular - Standard Cut 3W2H
Bare VGR Douglas Fir Ext - Bare VGR Douglas Fir Int
Ovolo Exterior Glazing Profile
Ovolo Interior Glazing Profile
Bottom Sash
Bare VGR Douglas Fir Sash Exterior
Bare VGR Douglas Fir Sash Interior
IG
Low E3 w/Argon
Black Perimeter and Spacer Bar
7/8" SDL - With Spacer Bar - Black
Rectangular - Standard Cut 3W2H
Bare VGR Douglas Fir Ext - Bare VGR Douglas Fir Int
Ovolo Exterior Glazing Profile
Ovolo Interior Glazing Profile
Satin Taupe Sash Lock
Beige Jamb Hardware
Non Finger-Jointed Blindstop
Aluminum Screen
Stone White Surround
Bright View Mesh
***Screen/Combo Ship Loose
Bare VGR Douglas Fir Exterior Mull Cover
Standard Mull Charge
W1144 Interior Trim Bare Pine
Feature Mismatch: Interior Trim and Unit Species.
4 9/16" Jamb
Exterior Casing - None
Bare VGR Douglas Fir Standard Subsill
Installed Installation Brackets
***Note: Screen/Combo/Storm QSM based on factory applied casing and subsill.
Field application may require special sizing.
***Note: Non-Certified mull: check with local code officials for project
specific requirements.
***Note: Unit Availability and Price is Subject to Change

Project Subtotal Net Price: USD	17,135.30
6.000% Sales Tax: USD	1,028.12
Project Total Net Price: USD	18,163.42

TERMS AND CONDITIONS

Warren's Wood Works, Inc. requires a signed ORDER ACKNOWLEDGEMENT for all window and door orders. It is the responsibility of the architect, contractor and/or homeowner to verify all specifications, sizes and quantities to ensure accuracy.

Window and door orders will be released to the factory immediately; NO CHANGES or CANCELLATIONS can be accepted.

Warren's Wood Works, Inc. is an authorized dealer for the Marvin family of products and will facilitate any warranty claims. Warren's Wood Works, Inc. provides NO implied warranty of merchantability or fitness for a particular purpose, which are specifically disclaimed. THE ONLY WARRANTIES APPLICABLE TO THE PRODUCT ARE THE MANUFACTURER'S WARRANTIES. Warren's Wood Works, Inc. shall have no liability to customer or manufacturer in connection with any actions Warren's Wood Works, Inc. may take with respect to handling and resolution of any manufacturer's warranty claims.

Deliveries are subject to Warren's Wood Works, Inc. standard delivery fees.

Once again, please review all quoted specifications, sizes and quantities carefully, sign and return to Warren's Wood Works, Inc. to order.

Thank you for your business.

PLEASE VERIFY CURRENT LEAD TIME AT TIME OF ORDER

PRODUCT AND PERFORMANCE INFORMATION

NFRC Ratings:

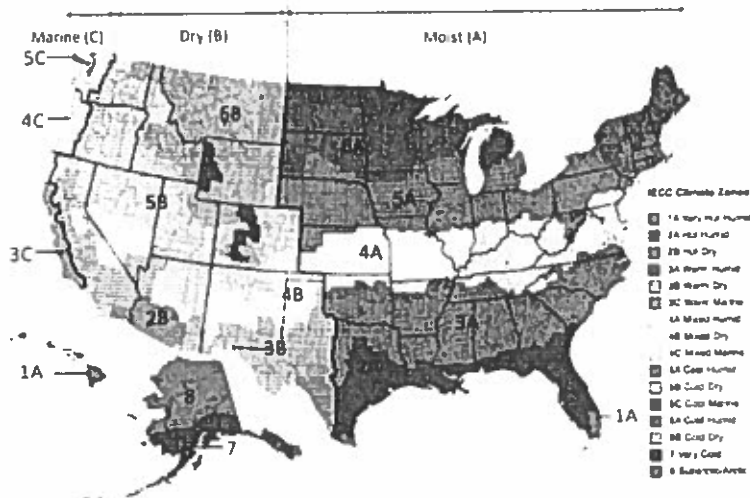
NFRC energy ratings may vary depending on the exact configuration of glass thickness used on the unit. NFRC energy values and ratings may change over time due to ongoing product changes, updated test results or requirements. NFRC values and ratings are finalized on the date of manufacture.

The National Fenestration Rating Council (NFRC) has developed and operates a uniform rating system for the energy performance of fenestration products, including windows, doors and skylights. For additional information regarding this rating system, see www.nfrc.org.

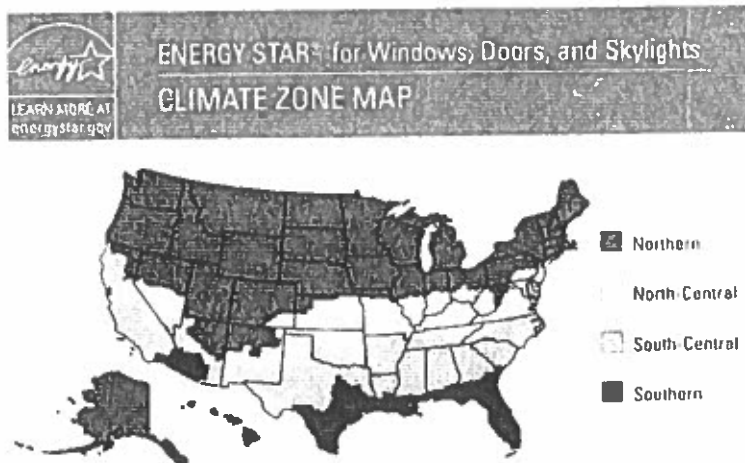
Code (residential, building or energy) Compliance:

Determining the suitability and compliance with state, provincial, local, or other applicable building codes or standards, including energy codes, is the responsibility of the buyer, user, architect, contractor, installer, and/or other construction professional.

2021 IECC Climate Zone Map:



ENERGY STAR Version 7 Climate Zone Map:



PURCHASE APPROVAL/SIGN OFF

Project Subtotal Net Price: USD	17,135.30
6.000% Sales Tax: USD	1,028.12
Project Total Net Price: USD	18,163.42

I have reviewed all line item quotes in detail and agree that the product specifications and pricing are accurate, and I approve the project for order. I acknowledge that additional charges, tax or Terms and Conditions may apply.

Seller: _____

Buyer: _____



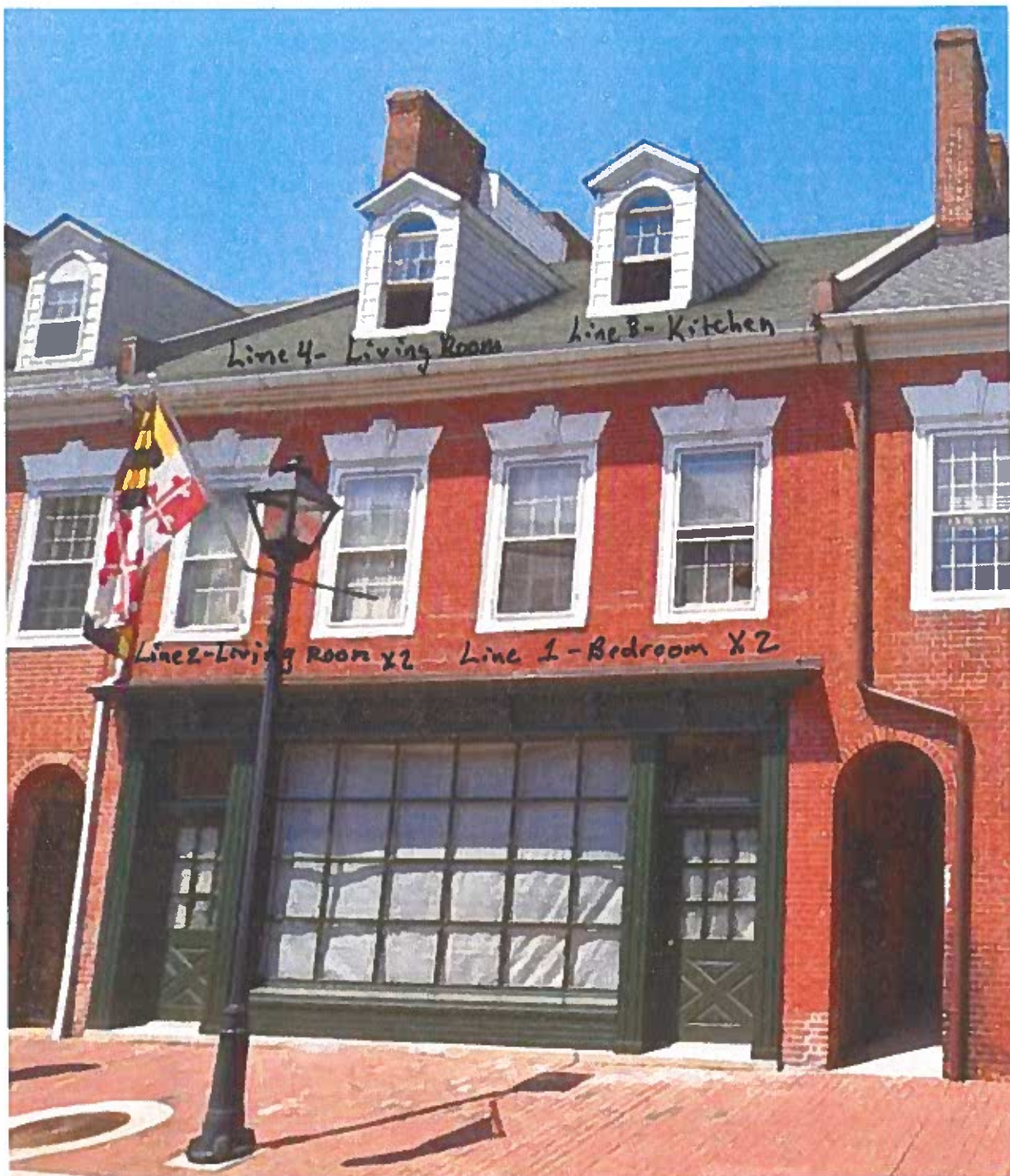
Line 4 - Living Room

Line 3 - Kitchen

Line 2 - Living Room
X2

Line 1 Bedroom
X2

TALBOT
GOES
PURPLE





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

Historic District Commission Staff Report

Meeting Date: 10/27/2025

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

Property Address: 17 S Washington Street

Applicant: Suzanne Kline on behalf of Bluepoint Acoustic

Application Number: 2025-1581

Code Enforcement Case: Yes ☐ No ☒

Project Description:

The applicant is seeking approval to demolish and rebuild the existing concrete steps leading to the rear entrance. The new steps will be constructed entirely of brick with wrought iron handrails. The concrete landing surface will also be removed and replaced with brick. Also, an additional wrought iron railing will be installed within the brick archway opening. This structure is considered contributing to the Easton Historic District and is listed on the Maryland Inventory of Historic Properties.

Historic District Guidelines:

Guideline 1. Preserve Significant Historic Features

Every historic building, from each style of architecture has a set of distinctive details that contribute to the overall character of the building.

- 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 3. Make Sensitive Replacements

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

- a. Replace as little historic material as possible. This may include patching, splicing, or piecing-in replacement materials such as individual roofing tiles, shingles, or siding, masonry patches, or dutchman repairs for wood elements.
- b. Match the historic feature's size, shape, profile, texture, and color to the greatest extent possible. The new materials should match the old when possible. In some cases, replacement with features recreated in synthetic materials may be appropriate (for additional information on substituting historic materials, see Appendix B).

Guideline 65. Make Sensitive Replacements (Porches)

- 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.



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			
2101000918		17 S WASHINGTON ST		EASTON PROPERTIES L L C			
YEAR BUILT		PHYSICAL CONDITION					
1856*		FAIR - ALTERED					
ARCHITECTURAL STYLE				ADDITION(S)			
COLONIAL REVIVAL/ GOTHIC REVIVAL				NEW FAÇADE C. 1958 2-STORY BRICK ADDITION AT REAR			
NHL DISTRICT	NR DISTRICT	NR LISTED	MEETS NR CRITERIA	1980 NR RATING	MD INVENTORY	CONTRIBUTING	NC CODE
				C		Y	
NOTES							
2 1/2 STORY GABLE FRONT BRICK BUILDING BUILT AS A CHURCH BUT CONVERTED TO AUDITORIUM. 1ST FLOOR FAÇADE RECONFIGURED 3RD QTR OF 20TH CENTURY. STAINED GLASS POINTED-ARCH WINDOWS IN SIDE WALLS. SERIOUS BRICK DETERIORATION ON SIDE WALLS. THOUGH BADLY ALTERED							
THE BUILDING RETAINS ORIGINAL SCALE AND THE ALTERCATIONS ARE NOW GREATER THAN 50 YEARS OLD.							

RECEIVED

OCT 02 2025

HD 25 - 104



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

Application #: 2025 - 1581
Date Received: 10/02/2025
Fee Paid: \$200.00
HDC Meeting Date: 10/27/2025
Date Property Posted: 10/22/2025

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 17 South Washington St.
☐ Contributing ☐ Non-Contributing YEAR BUILT: _____ NATIONAL REGISTAR # _____

PROPERTY INFORMATION

OWNER NAME Bluepoint Acoustic
 TELEPHONE NO. _____ EMAIL _____

Applicant or Agent

NAME Bluepoint Hospitality
 TELEPHONE NO. _____ EMAIL _____

Description of Proposal (include additional sheets, as necessary)

We are proposing to replace the rear entrance steps to the Ebenezer Theater at the Prager Family Center for the Arts. We will be using brick to match existing building brick.

Specific Requirements

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

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

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

Signature of Applicant or Agent

Date

Printed Name of Applicant or Agent

Suzanne Kline
10/2/25
Suzanne Kline

Revised 4.4.2022

REMOVE CONCRETE
PARGETTING AT
LANDING SURFACE



DEMO EXISTING CONCRETE STEPS

EXISTING

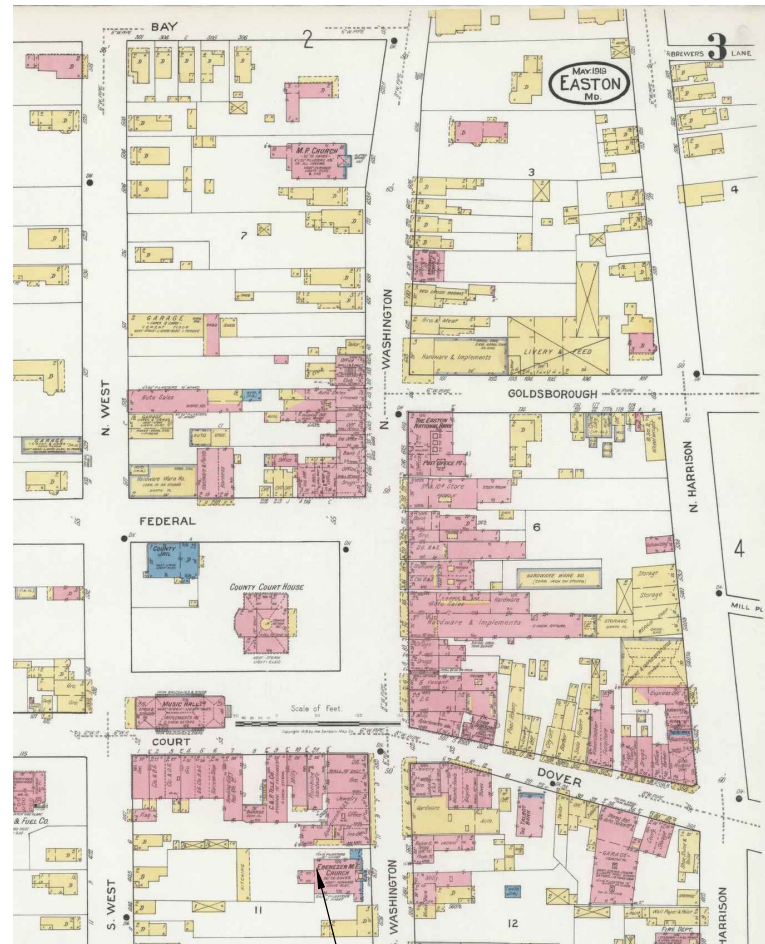


EXISTING

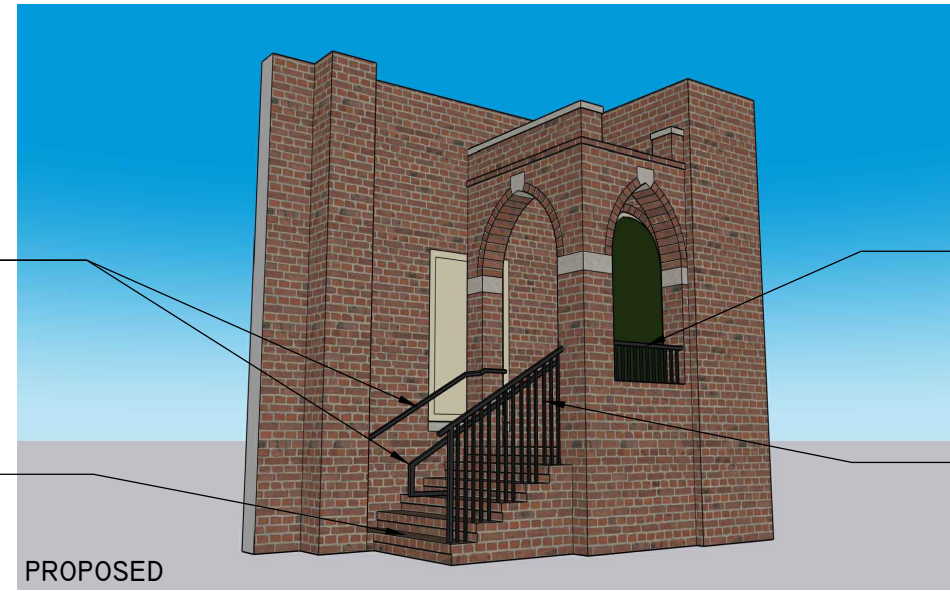
NEW WROUGHT IRON HANDRAILS
AT 36" TALL, PROFILE TO MEET
CODE GRASPABILITY
REQUIREMENTS
(TYP. EACH SIDE)

NEW BRICK (TO MATCH
EXISTING) STEPS

DEMO EXISTING CONCRETE GUARD WALL
DEMO EXISTING METAL HANDRAIL



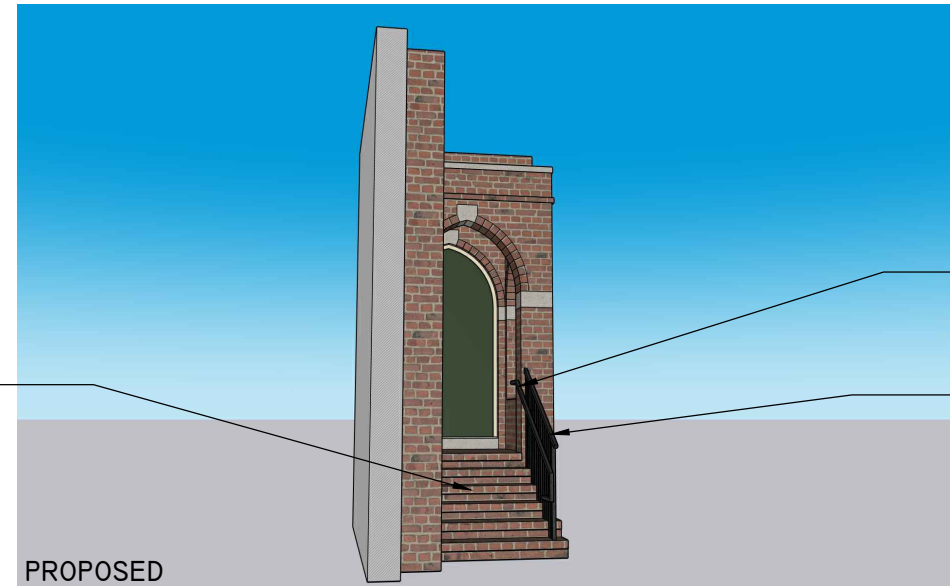
THE ADDITION, OF WHICH THESE
STEPS ARE A PART, HAD NOT YET
BEEN CONSTRUCTED AS OF THE 1919
SANBORN MAP



PROPOSED

WROUGHT IRON INFILL
RAILING TO RAISE GUARD
WALL HEIGHT TO CODE
REQUIRED 42" ABOVE
LANDING FLOOR LEVEL

NEW WROUGHT IRON
GUARDRAIL AT 42" TALL
ABOVE STEP WALK LINE
(MEASURED FROM NOSING)



PROPOSED

NEW BRICK (TO MATCH
EXISTING) STEPS

NEW WROUGHT IRON
HANDRAILS AT 36" TALL,
PROFILE TO MEET CODE
GRASPABILITY REQUIREMENTS
(TYP. EACH SIDE)

NEW WROUGHT IRON
GUARDRAIL AT 42" TALL

RESURFACE LANDING WITH
BRICK TO MATCH EXISTING

NEW BRICK (TO MATCH
EXISTING) STEPS

NEW WROUGHT IRON
HANDRAILS AT 36" TALL,
PROFILE TO MEET CODE
GRASPABILITY REQUIREMENTS
(TYP. EACH SIDE)



PROPOSED

WROUGHT IRON INFILL
RAILING TO RAISE GUARD
WALL HEIGHT TO CODE
REQUIRED 42" ABOVE
LANDING FLOOR LEVEL

NEW WROUGHT IRON
GUARDRAIL AT 42" TALL
ABOVE STEP WALK LINE
(MEASURED FROM NOSING)

CHRISTINE M. DAYTON
ARCHITECT
P.A.
P.O. BOX 1659, EASTON MD. 21601 • 410-822-3130
I CERTIFY THAT THESE DOCUMENTS
WERE PREPARED OR APPROVED BY ME,
AND THAT I AM A DULY LICENSED
ARCHITECT UNDER THE LAWS OF THE
STATE OF MARYLAND, LICENSE #19032
EXPIRATION DATE 06/05/27

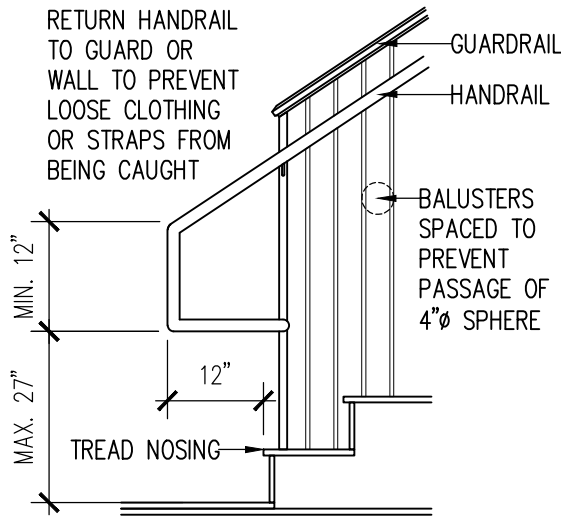
AUDITORIUM STEPS
17 S WASHINGTON ST., EASTON, MD
SIDE ENTRY STEP REPLACEMENT

SCALE:
AS NOTED
DATE:
13 OCT. 2025
SHEET 1 OF 2

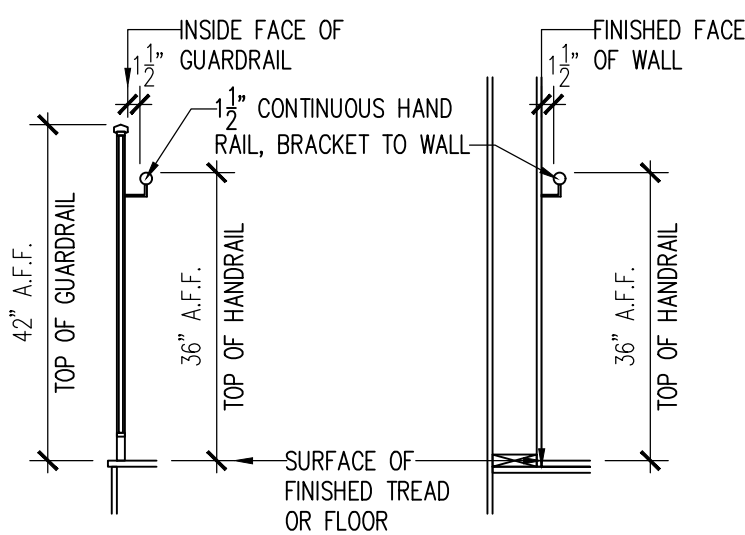
EHDC REVIEW DOCUMENTS

PI

HANDRAIL & GUARDRAIL REQUIREMENTS

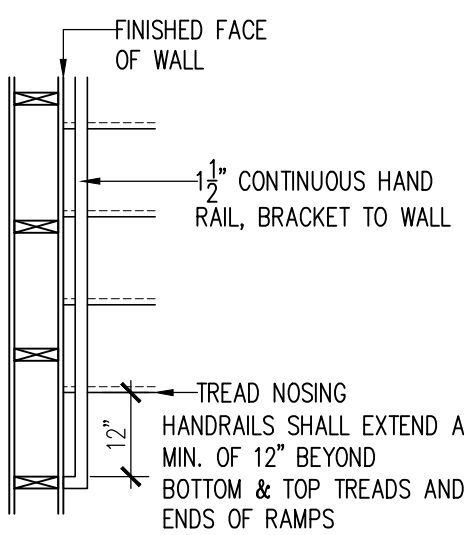


ELEVATION DETAIL



GUARDRAIL DETAIL

WALL DETAIL



PLAN DETAIL

NOTE: SEE IBC, ADAAG, AND ANSI A117.1 CODE FOR ADDITIONAL INFORMATION. SEE IBC 1607.8 FOR STRUCTURAL LOADING REQUIREMENTS

NEW STEP/STAIR DIMENSIONAL REQUIREMENTS

CONTRACTOR TO VERIFY ACTUAL DIFFERENCE IN HEIGHT BETWEEN FINISHED FLOOR LEVELS & GRADE LEVEL AT SIDE ENTRY DOOR. REPORT TO ARCHITECT SO THAT STAIR RISER & TREAD DIMENSIONS CAN BE ADJUSTED AS NEEDED:

STAIR RISERS SHALL NOT EXCEED 7" IN HEIGHT.
STAIR TREADS, MEASURED FROM NOSING TO NOSING, SHALL NOT BE LESS THAN 11".
STAIR TREADS AND RISERS SHALL BE OF UNIFORM SIZE AND SHAPE. THE TOLERANCE BETWEEN THE LARGEST AND SMALLEST RISER HEIGHT OR BETWEEN THE LARGEST AND SMALLEST TREAD DEPTH SHALL NOT EXCEED 3/8" IN ANY FLIGHT OF STAIRS.

SCALE:
AS NOTED
DATE:
13 OCT. 2025
SHEET 2 OF 2

AUDITORIUM STEPS
17 S WASHINGTON ST., EASTON, MD
STEP & HAND/GUARD-RAIL REQUIREMENTS

NOTICE OF COPYRIGHT: THESE PLANS ARE COPYRIGHTED AND ARE SUBJECT TO COPYRIGHT PROTECTION. THE PROTECTION INCLUDES BUT IS NOT LIMITED TO: THE OVERALL FORM AS WELL AS THE ARRANGEMENT AND COMPOSITION OF SPACES AND ELEMENTS OF THE DESIGN. UNDER SUCH PROTECTION, UNAUTHORIZED USE OF THESE PLANS, WORK FORMS, REPRESENTATIONS, CAN LEGALLY RESULT IN THE VIOLATION OF SUCH CONSTRUCTION OR BUILDING RIGHTS SECURED OR PAID FOR.
I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE #19032 EXPIRATION DATE 06/05/27
CHRISTINE M. DAYTON
ARCHITECT
P.A.
P.O. BOX 1659, EASTON MD. 21601 · 410-822-3130





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

Historic District Commission Staff Report

Meeting Date: 10/27/2025

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

Property Address: 213 Davis Avenue

Applicant: Peter J. Spencer

Application Number: 2025-1582

Code Enforcement Case: Yes ☐ No ☒

Project Description:

The applicant is proposing to install approximately 83 linear feet of new 4-foot-tall wood fencing in the rear yard. The fence will be located along the rear property line and a portion of the eastern side property line.

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.



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

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. Fences of this height are exempt from the setback requirements of the Zoning Ordinance and are permitted to be installed up to the property line.

Draft Motions:

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

OR

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

OR

3. I move an alternate motion.



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

Appendix A: 2012 Easton Historic District Survey Sheet

EASTON HISTORIC DISTRICT SURVEY

PROPERTY #:

Picture:



TAX ID		ADDRESS		OWNER NAME			
2101007335		213 DAVIS AVE		HUMMEL, ERIC A			
YEAR BUILT		PHYSICAL CONDITION					
1910							
ARCHITECTURAL STYLE				ADDITION(S)			
I HOUSE FAMILY				1 STORY REAR SECTION LATER			
NHL DISTRICT	NR DISTRICT	NR LISTED	MEETS NR CRITERIA	1980 NR RATING	MD INVENTORY	CONTRIBUTING	NC CODE
				B		Y	
NOTES							
2 STORY 3 BAY CENTER PASSAGE PLAN DWELLING WITH REAR ELL. FULL CORNICE RETURNS IN SIDE GABLES. FACADE DOMINATED BY PEDIMENTED PORTICO COMPOSED OF PAIRED DORIC COLUMNS. THIS GIVES A CLASSICAL QUALITY TO OTHERWISE PLAIN HOUSE. ASBESTOS WALL SHINGLES.							

RECEIVED

OCT 02 2025

TOWN OF EASTON

HD 25 - 105



TOWN OF EASTON

PLANNING AND ZONING

14 SOUTH HARRISON STREET, EASTON, MD 21601

Application #:	2025-1582
Date Received:	10/02/2025
Fee Paid:	75.00
HDC Meeting Date:	10/27/2025
Date Property Posted:	10/20/2025

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: 213 Davis Avenue, Easton, Maryland. 21601

☒ Contributing ☐ Non-Contributing YEAR BUILT: 1910 NATIONAL REGISTAR # N/A

PROPERTY INFORMATION

OWNER NAME: Peter J. Spencer

TELEPHONE NO. _____ EMAIL _____

Applicant or Agent

NAME: Peter J. Spencer

TELEPHONE NO. _____ EMAIL _____

Description of Proposal (include additional sheets, as necessary)

Installation of approximately 83 linear feet of 4-foot high pressure-treated pine shadow box fencing with 6x6 posts and black post caps. Fence to be installed along rear property boundary (~75.5 feet) and eastern side boundary (~7.5 feet), connecting to existing neighboring fence structures. Placement behind main house and detached garage preserves front yard openness and historic streetscape character. Includes two 4-foot wide single gates in matching shadow box style for backyard and side

Specific Requirements

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

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

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

Signature of Applicant or Agent

Date

Printed Name of Applicant or Agent

Peter J. Spencer
10/2/2025
Peter J. Spencer

Revised 4.4.2022

HISTORIC DISTRICT COMMISSION

APPLICATION

213 Davis Avenue, Easton, Maryland 21601

Shadow Box Fence Installation Proposal

EXECUTIVE SUMMARY

Applicant: Peter J. Spencer

Property: 213 Davis Avenue, Easton, MD 21601

Project: Installation of 83 linear feet of 4-foot high shadow box fencing

Property Status: Contributing structure, built 1910

Application Type: Fencing - Exterior Alterations

Project Description: Installation of approximately 83 linear feet of 4-foot high pressure-treated pine shadow box fencing with 6x6 posts and black post caps. Fence to be installed along rear property boundary (~75.5 feet) and eastern side boundary (~7.5 feet), connecting to existing neighboring fence structures. Placement behind main house and detached garage preserves front yard openness and historic streetscape character. Includes two 4-foot wide single gates in matching shadow box style for backyard and side yard access. Design coordinates with existing neighborhood picket fencing while providing enhanced privacy. Materials and configuration selected for compatibility with 1910 contributing structure and Easton Historic District guidelines.

PROPERTY INFORMATION

Historic Significance

- **Year Built:** 1910
- **Contributing Structure:** Yes
- **Architectural Style:** 2-story frame residential
- **Historic District:** Easton Historic District
- **National Register Status:** Contributing property within district boundaries

Property Details

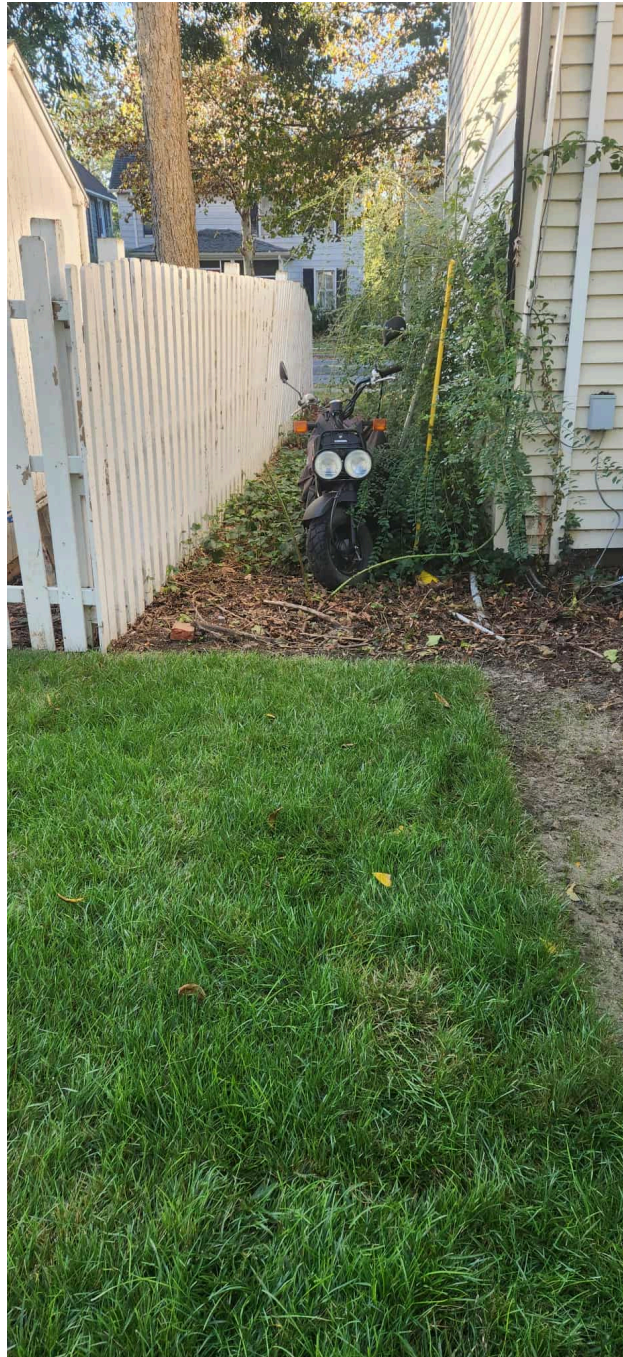
- **Address:** 213 Davis Avenue, Easton, Maryland 21601
- **Owner:** Peter J. Spencer
- **Lot Size:** 5,149 square feet
- **Frontage:** 75.5 feet on Davis Avenue
- **Current Use:** Single-family residential
- **Deed Reference:** /03189/ 00041

Existing Structures

- **Main House:** 2-story frame construction with cream/yellow siding
 - **Detached Garage:** White outbuilding in rear yard
 - **Current Fencing:** None on subject property
 - **Neighboring Fencing:** White picket fencing on adjacent properties
-

CURRENT SITE CONDITIONS - PHOTOGRAPHIC DOCUMENTATION

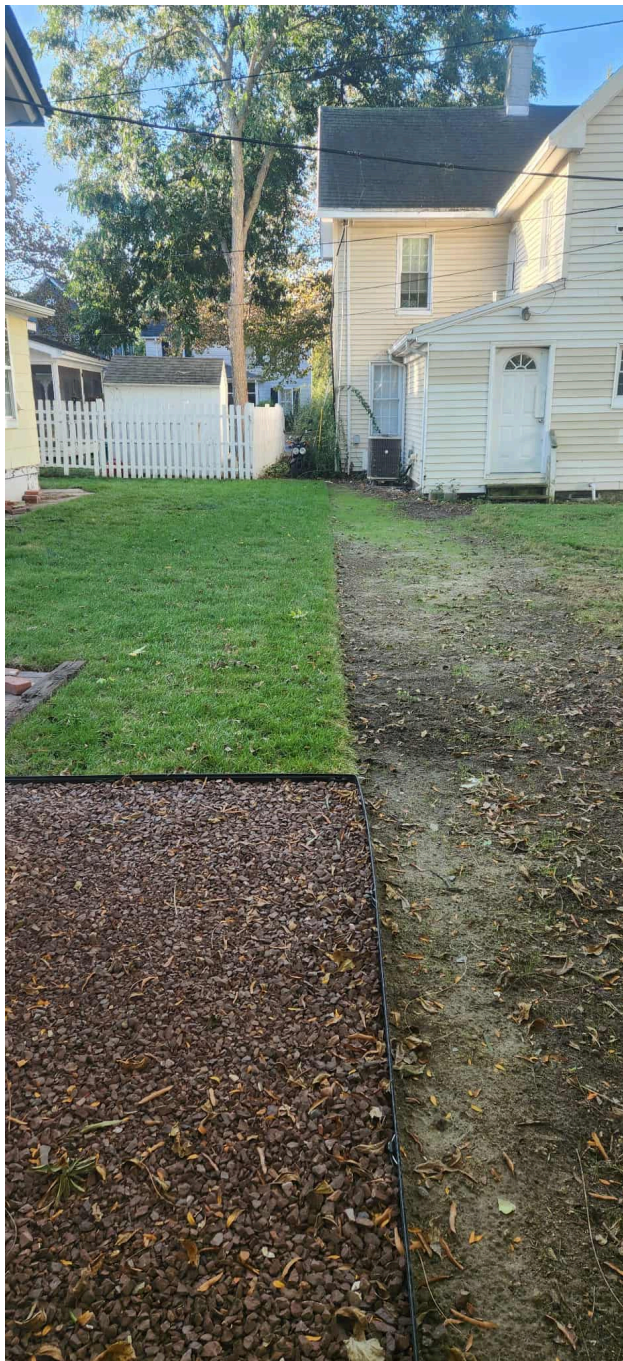
Photo 1: Eastern Side Yard - Fence Connection Point



Analysis: This view shows the eastern property boundary where the side fence section will be installed. The existing white picket fence from the neighboring property is visible, demonstrating the established fencing pattern in this area. The narrow passage between houses will benefit from privacy fencing while maintaining the residential

character. The proposed shadow box fence will connect appropriately to the existing neighbor fence structure.

Photo 2: Rear Yard Overview - Main Fence Area



Analysis: This photograph shows the rear yard area where the primary 75.5-foot fence section will be installed along the back property boundary. The view demonstrates the open lawn area that will be enclosed, providing privacy for the main backyard space. The fence placement will be behind both the main house and detached garage,

ensuring no visibility from Davis Avenue while creating a functional private outdoor area.

Photo 3: Side Passage Detail - Privacy Enhancement



Analysis: This view shows the narrow walkway between the main house and neighboring property where the side fence will provide enhanced privacy. The existing concrete walkway and foundation plantings will be preserved during fence installation. This area demonstrates the need for appropriate boundary definition while maintaining access for property maintenance and utilities.

Photo 4: Garage and Rear Property View



Analysis: This photograph shows the detached garage structure and rear yard configuration. The fence will enclose this area, providing security for the outbuilding while maintaining the historic character of the property. The view demonstrates how the fence placement will integrate with existing structures and landscaping without impacting the street-facing character of the property.

Photo 5: Backyard Perspective - Enclosed Area



Analysis: This view shows the main lawn area and overall yard layout that will benefit from fence enclosure. The well-maintained grass areas and established landscaping

demonstrate the property owner's commitment to maintaining the site. The fence will define this space while preserving the open character that contributes to the neighborhood's appeal.

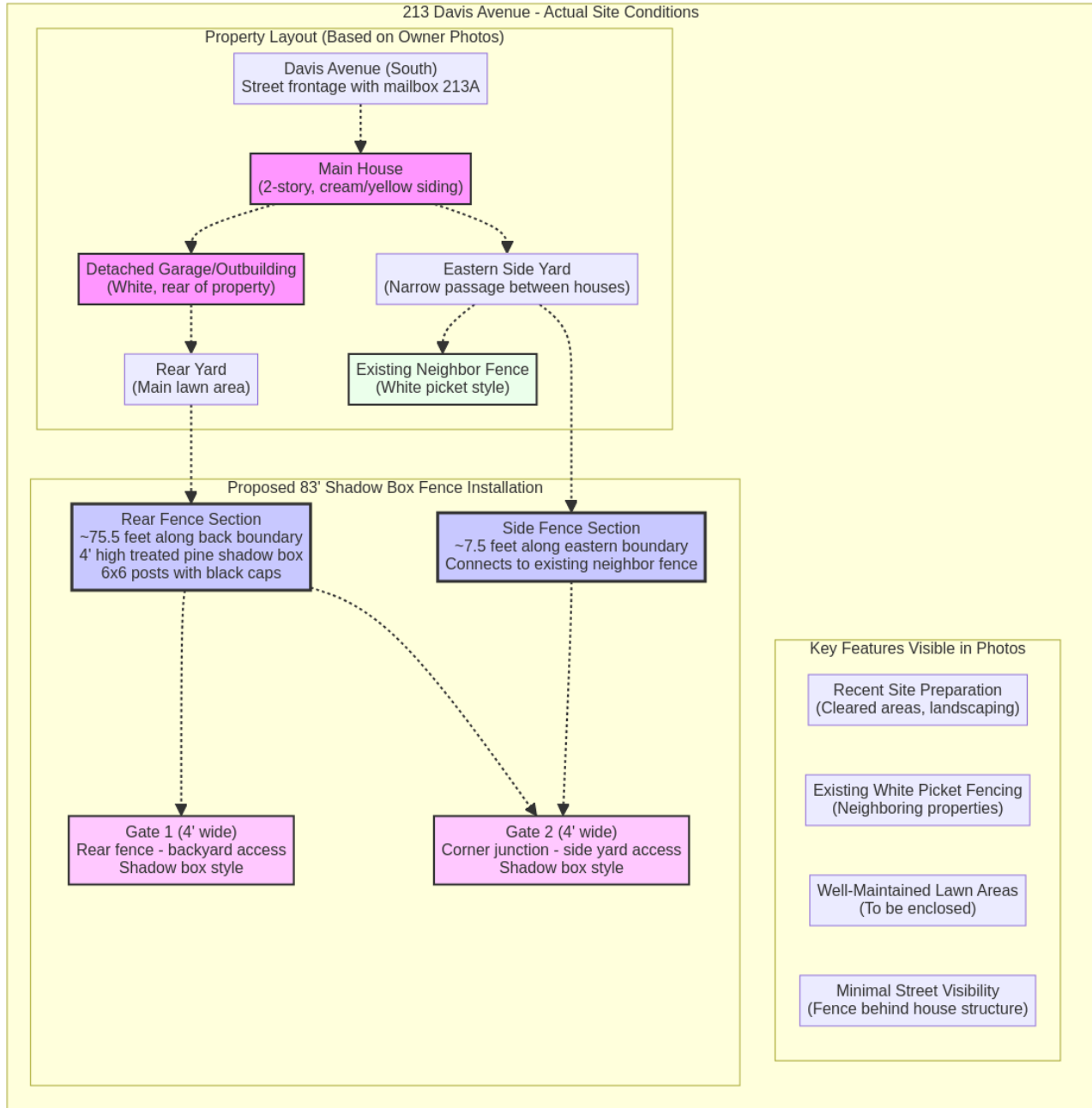
Photo 6: Front Side Area - Street Relationship



Analysis: This photograph shows the area near Davis Avenue, including the mailbox (213A), demonstrating how the fence placement preserves the open front yard character essential to the historic streetscape. Only a minimal portion of the side fence will be potentially visible from the street, maintaining the important views of the 1910 house that contribute to the district's character.

SITE PLAN AND FENCE LAYOUT

Property Survey and Fence Placement



Fence Configuration: - **Rear Boundary Fence:** 75.5 feet along northern property line -
Eastern Side Fence: 7.5 feet along eastern boundary - **Total Length:** 83 linear feet -
Gate Locations: Two 4-foot wide gates for access

DETAILED PROJECT SPECIFICATIONS

Fence Construction Details

Overall Specifications: - **Total Length:** 83 linear feet - **Height:** 4 feet throughout - **Style:** Shadow box (board-on-board) construction - **Material:** Pressure-treated pine lumber - **Finish:** Natural wood, no stain or paint

Post Specifications: - **Size:** 6x6 inch pressure-treated pine - **Spacing:** 8 feet on center maximum - **Installation:** Set in concrete footings - **Depth:** 2 feet minimum below grade - **Post Caps:** Black, low-profile design for weather protection

Panel Construction: - **Board Width:** 6 inches - **Board Thickness:** 3/4 inch - **Gap Between Boards:** 1 inch for shadow box effect - **Frame Rails:** 2x4 inch pressure-treated lumber - **Hardware:** Galvanized steel fasteners throughout

Gate Specifications

Gate 1 - Primary Backyard Access: - **Width:** 4 feet - **Height:** 4 feet (matching fence) - **Construction:** Shadow box style matching fence panels - **Location:** Rear fence section for main yard access - **Hardware:** Heavy-duty hinges and self-closing latch

Gate 2 - Side Yard Access: - **Width:** 4 feet - **Height:** 4 feet (matching fence) - **Construction:** Shadow box style matching fence panels - **Location:** Corner junction of rear and side fence sections - **Hardware:** Heavy-duty hinges and self-closing latch

FENCE STYLE EXAMPLES AND MATERIAL SPECIFICATIONS

Shadow Box Fence Design Examples



Design Benefits: - Traditional residential style appropriate for historic districts - "Good neighbor" design attractive from both sides - Provides privacy while maintaining visual permeability - Durable overlapping board construction



Construction Features: - Alternating board placement creates shadow effect - Allows air circulation while providing privacy screen - Weather-resistant design with overlapping boards - Professional appearance suitable for contributing properties

Gate Design Reference



Gate Features: - Matching shadow box construction - Heavy-duty hardware for longevity - Self-closing mechanisms for security - Professional installation and alignment

HISTORIC DISTRICT COMPLIANCE ANALYSIS

Secretary of Interior's Standards Compliance

Standard 9 - Compatible New Additions: The proposed fence represents a compatible addition that is clearly differentiated from the historic 1910 house while maintaining harmony through appropriate materials, scale, and design. The shadow box construction provides a traditional residential character that complements rather than competes with the historic structure.

Standard 10 - Reversible Alterations: The fence installation methodology ensures that no historic building materials will be altered or damaged. The post-and-panel construction allows for future removal without impact to the historic structure's integrity. All excavation will be limited to fence post locations, preserving the historic site's character-defining features.

Easton Historic District Guidelines Compliance

Fencing Guidelines Adherence: The proposed fence meets all applicable guidelines for residential fencing within the historic district. The 4-foot height is appropriate for residential use and subordinate to the main structure. The natural wood material and traditional construction method are consistent with historic district character and neighboring improvements.

Design Compatibility Assessment: The fence design demonstrates careful consideration of the property's historic context. The shadow box style provides necessary privacy while maintaining the visual permeability important in residential neighborhoods. The natural wood finish will weather appropriately and requires no ongoing maintenance that would alter its appearance.

Neighborhood Compatibility

Existing Fencing Patterns: The site photographs clearly show that neighboring properties feature white picket fencing, establishing a precedent for residential fencing in this area of the historic district. The proposed 4-foot height matches the existing neighborhood standard, and the wood construction maintains material consistency with established improvements.

Visual Integration: The fence placement strategy ensures integration with existing neighborhood patterns while respecting property boundaries. The connection to existing neighbor fencing creates a cohesive appearance that benefits all adjacent properties while maintaining individual property definition.

VISUAL IMPACT ASSESSMENT

Street Visibility Analysis

Minimal Street Impact: The photographic documentation clearly demonstrates that the fence placement will have minimal impact on the Davis Avenue streetscape. The primary 75.5-foot rear section will be completely invisible from the street, positioned behind both the main house and detached garage. Only the 7.5-foot eastern side section has potential street visibility, and this is minimized by the fence's position behind the house structure.

Preservation of Historic Views: The fence placement preserves all important views of the 1910 contributing structure from Davis Avenue. The open front yard character that contributes to the historic streetscape remains intact, maintaining the visual relationship between the house and street that defines the neighborhood's character.

Compatibility with Historic Character

Building Relationship: The fence design and placement demonstrate appropriate subordination to the historic house. The 4-foot height ensures the fence does not compete with or obscure the 2-story structure, while the natural wood material harmonizes with the frame construction of the historic building.

Scale and Proportion: The fence specifications reflect careful consideration of appropriate scale for a residential property within the historic district. The shadow box design provides necessary functionality while maintaining the visual permeability important for neighborhood character and historic district guidelines.

CONSTRUCTION METHODOLOGY AND TIMELINE

Installation Process

Phase 1 - Site Preparation: Utility marking and property boundary verification will precede all construction activities. Existing landscaping and site features will be protected throughout the installation process. Hand excavation methods will be used to minimize site disturbance and preserve existing root systems and underground utilities.

Phase 2 - Post Installation: Fence posts will be installed using hand excavation techniques to minimize impact on existing site conditions. Concrete footings will be installed to appropriate depth for structural stability while preserving existing drainage patterns and site grading.

Phase 3 - Panel and Gate Installation: Pre-fabricated fence panels will be installed for quality control and efficient construction. Professional gate installation will ensure proper operation and longevity. All hardware will be galvanized steel for corrosion resistance and long-term performance.

Phase 4 - Site Restoration: Complete site cleanup and landscape restoration will return all disturbed areas to their original condition. Any temporary impacts to lawn or planted areas will be remediated as part of the installation process.

Timeline and Scheduling

- **Estimated Duration:** 2-3 days for complete installation
 - **Weather Considerations:** Installation scheduled during favorable conditions
 - **Site Protection:** Existing landscaping protected throughout construction
 - **Minimal Disruption:** Efficient installation process minimizes neighborhood impact
-

PROPERTY SURVEY AND LEGAL DOCUMENTATION

Professional Survey Information



Survey Details: - **Survey Date:** May 30, 2025 - **Surveyor:** Federal Title & Escrow Company - **Survey Number:** 2505.6388 - **Accuracy:** Professional boundary determination with certified measurements - **Legal Description:** LOT 5,149.10 SF W/S DAVIS AVE EASTON

Boundary Verification: The professional survey confirms exact property dimensions and boundary locations, ensuring fence installation will occur entirely within property lines. The survey documentation provides the precise measurements used for fence layout and specification development.

Deed and Title Information

- **Deed Reference:** /03189/ 00041
- **Current Owner:** Peter J. Spencer
- **Property Transfer Date:** June 5, 2025
- **Purchase Price:** \$250,000
- **Title Status:** Clear title with no restrictions affecting fence installation

Historical Plat Information

The property at 213 Davis Avenue was developed during the original Davis Avenue subdivision circa 1900-1910, predating the modern plat recording system established in Talbot County in 1930. The deed reference /03189/ 00041 provides the legal description and boundary information necessary for the fence installation project.

MATERIAL QUALITY AND SPECIFICATIONS

Lumber Specifications

Post Material: - **Species:** Southern Yellow Pine, pressure-treated - **Grade:** Construction grade or better - **Treatment:** Ground contact rated (0.60 pcf retention) - **Dimensions:** 6x6 inches, kiln-dried after treatment - **Length:** 8 feet (6 feet above grade, 2 feet below grade)

Panel Material: - **Species:** Southern Yellow Pine, pressure-treated - **Grade:** Construction grade or better - **Treatment:** Above-ground rated (0.25 pcf retention) - **Board Dimensions:** 6 inches wide, 3/4 inch thick - **Frame Material:** 2x4 inch pressure-treated lumber

Hardware Specifications

Fasteners: - **Type:** Hot-dipped galvanized steel - **Screws:** #10 x 2.5 inch deck screws for panel assembly - **Bolts:** 1/2 inch galvanized carriage bolts for post connections - **Nails:** 16d galvanized common nails for frame assembly

Gate Hardware: - **Hinges:** Heavy-duty galvanized steel strap hinges - **Latches:** Self-closing galvanized steel gate latches - **Posts:** 6x6 inch pressure-treated pine with reinforced footings

Post Caps and Finishing

Post Caps: - **Material:** High-density polyethylene (HDPE) - **Color:** Black, low-profile design - **Function:** Weather protection and finished appearance - **Installation:** Secured with galvanized screws

Natural Finish: The fence will maintain a natural wood finish without stain or paint, allowing the pressure-treated lumber to weather to a natural gray color consistent with traditional wood fencing in historic districts.

HISTORIC PRESERVATION BENEFITS

Property Enhancement

Increased Security and Privacy: The fence installation provides appropriate residential security and privacy while maintaining the open character essential to the historic district. The shadow box design offers privacy benefits while preserving visual permeability important for neighborhood character.

Property Value and Maintenance: Quality fence installation represents a significant property improvement consistent with historic district standards. The defined boundaries facilitate property maintenance and demonstrate the owner's commitment to preserving and enhancing the historic property.

District Contribution

Positive Precedent: This project demonstrates how contemporary functional needs can be met while preserving historic character. The comprehensive planning and documentation provide a model for appropriate residential improvements within the historic district.

Neighborhood Compatibility: The fence design and placement strategy shows respect for neighboring properties and district character. The integration with existing fence structures benefits the broader neighborhood while meeting individual property needs.

CONCLUSION AND RECOMMENDATION FOR APPROVAL

Project Summary

This fence installation proposal represents exceptional planning and design that successfully balances contemporary residential needs with historic preservation principles. The comprehensive documentation demonstrates thorough understanding of historic district requirements and commitment to preserving the character that makes the Easton Historic District significant.

Key Approval Factors

Historic District Compatibility: The project preserves all character-defining features of the 1910 contributing structure while providing necessary functional improvements. The fence placement maintains important streetscape views and open front yard character essential to Davis Avenue's historic appeal.

Technical Excellence: Professional survey documentation, complete material specifications, and quality construction methodology ensure a successful project that will enhance the property for years to come. The reversible installation method preserves options for future property owners while meeting current needs.

Community Benefit: The fence installation demonstrates positive stewardship of a historic property while respecting neighboring properties and district character. The project provides a model for appropriate improvements that enhance property functionality without compromising historic integrity.

Recommendation

This proposal merits Historic District Commission approval based on its demonstrated compliance with all applicable guidelines, exceptional preparation and documentation, and positive contribution to the Easton Historic District. The fence installation will enhance the property's residential functionality while preserving and respecting the historic character that makes Davis Avenue and the broader historic district worthy of preservation.

The comprehensive planning, quality materials, and thoughtful design approach ensure this improvement will serve as a positive example of how contemporary needs can be met within the framework of historic preservation principles.

Application Submitted: October 2, 2025

Contact: Peter J. Spencer, (443) 467-6492, petespencer1972@gmail.com

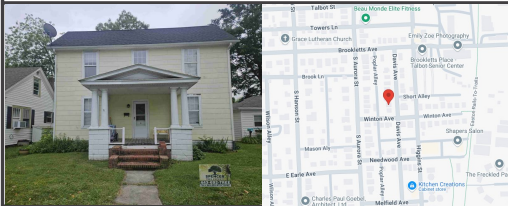
Fee: \$75 (Residential Application)

This application includes all required documentation, site photographs, material specifications, historic compatibility analysis, and supporting information necessary for Historic District Commission review and approval.



2505.6388
LOCATION DRAWING
TALBOT COUNTY

PLEASE NOTE
Per Maryland State Code,
Sec. 09.13.06.06, this
House Location Drawing is not
to be relied upon to determine
property boundaries or the
establishment or location of
existing or future
improvements.



PROPERTY ADDRESS:
213 DAVIS AVENUE, EASTON, MARYLAND 21613

SURVEY NUMBER: 2505.6388

DATE SIGNED: 05/30/25

FIELD WORK DATE: 5/29/2025

REVISION DATE(S):
(REV.1 5/30/2025)

POINTS OF INTEREST
NONE VISIBLE

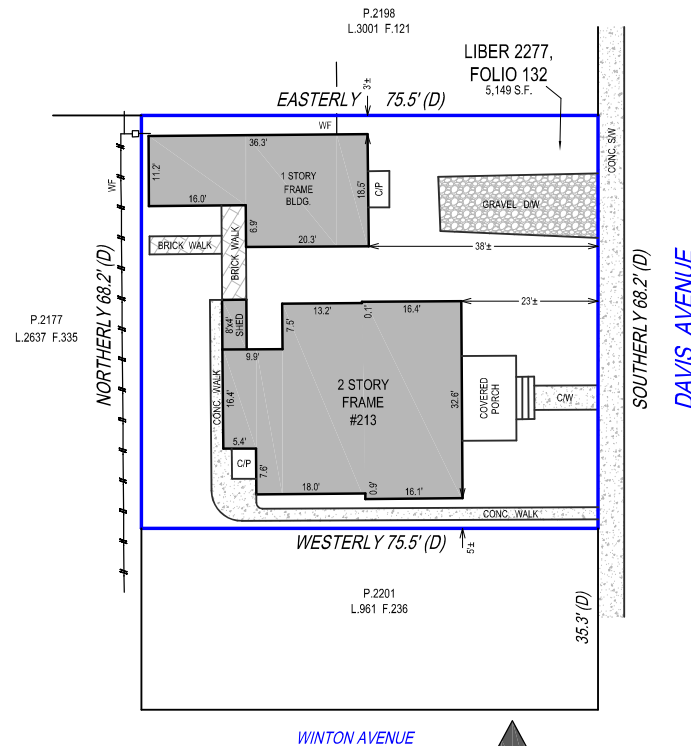


John E. Krobath
State of Maryland Professional Land Surveyor
License Number 10908 | Expires 5-26-2026

SURVEYORS CERTIFICATE
THE INFORMATION SHOWN HEREON
HAS BEEN BASED UPON THE
RESULTS OF A FIELD INSPECTION
PURSUANT TO THE DEED OR PLAT
OF RECORD. THIS PLAT WAS
PREPARED UNDER MY DIRECT
SUPERVISION IN ACCORDANCE
WITH C.O.M.A.R. SECTION 09.13.06.06
AS NOW ADOPTED BY THE
MARYLAND BOARD FOR
PROFESSIONAL LAND SURVEYORS
AND IS OF BENEFIT TO A CONSUMER
ONLY INsofar AS IT IS REQUIRED
BY A LENDER OR A TITLE COMPANY
IN CONNECTION WITH
CONTEMPLATED TRANSFER,
FINANCING OR REFINANCING THE
PROPERTY DEPICTED HEREON.



Exacta Land Surveyors, LLC
LB#21937
office: 443.819.3994
4424 Ventura Way, Apt L | Aberdeen, MD 2100



SEE PAGE 2 OF 2 FOR LEGAL DESCRIPTION
PAGE 1 OF 2 - NOT VALID WITHOUT ALL PAGES



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

Historic District Commission Staff Report

Meeting Date: 10/27/2025

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

Property Address: 20 N West Street and 11 N Washington Street (Talbot County Courthouse)

Applicant: Brian A. Moore c/o Talbot County

Application Number: 2025-1574 & 2025-1575

Code Enforcement Case: Yes ☐ No ☒

Project Description:

The applicant is seeking approval to replace the existing slate roof on the main portion of the Talbot County Courthouse and the State's Attorney building (old Talbot County Jail) with a synthetic slate material (EcoStar Polymeric Slate Tile Roof System). Both structures are considered contributing and are listed on the Maryland Inventory of Historic Sites.

Background:

The Commission has previously approved identical requests for the south and north wings of the Talbot County Courthouse building in April of 2023 and November of 2023. That work has since been completed

Historic District Guidelines:

Guideline 1. Preserve Significant Historic Features

Every historic building, from each style of architecture has a set of distinctive details that contribute to the overall character of the building.

- 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.



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

- 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 3. Make Sensitive Replacements

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

- a. Replace as little historic material as possible. This may include patching, splicing, or piecing-in replacement materials such as individual roofing tiles, shingles, or siding, masonry patches, or dutchman repairs for wood elements.
- b. Match the historic feature's size, shape, profile, texture, and color to the greatest extent possible. The new materials should match the old when possible. In some cases, replacement with features recreated in synthetic materials may be appropriate (for additional information on substituting historic materials, see Appendix B).
- c. Avoid changing the character of historic features. For example, original horizontal board siding should not be replaced by vertically oriented siding or shingles, even of the same material.
- d. Substitute materials should only be used if they do not cause damage or change the character of the historic resource. The new material should match the form, color, and texture of the historic feature (for additional information on substituting historic materials, see Appendix B).

Guideline 68. Maintain Historic Roof Shape

Roof shape is a major component of building form and is a major character-defining feature. Certain roof types have close association with architectural styles and are integral to a building's design.

- 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



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

with its size. Its siding and roofing should match the existing, and its windows should be consistent with the building's other windows in terms of style, type, and material.

- d. Do not increase the height or change the shape of parapets unless to restore an inappropriately altered condition to its historic appearance.
- e. Roofs on secondary structures should be consistent with the architectural style of the main building in terms of shape and slope.
- f. Missing or severely damaged roof towers, dormers, finials, cresting, chimneys and other character-defining elements should be replaced based on documentary or photographic evidence. If no evidence of the appearance of the element exists, a new element should be designed to be compatible with the overall character of the building.

Guideline 70. Roof Material

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

- a. Retain and repair visible historic roofing materials where feasible.
- b. Where total replacement of all roofing material is required, the new roofing should match the existing material or be a roofing material that is consistent with the building's architectural style.
- c. Heavy-weight architectural shingles are preferred when existing asphalt shingles are replaced.
- d. Repairs to isolated portions of visible roofing materials must match the existing in material, size, style, texture, and color.

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.

Draft Motions:

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

OR



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

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			
2101026615		11 N WASHINGTON ST		COUNTY COMMISSIONERS OF			
YEAR BUILT		PHYSICAL CONDITION					
1794		EXCELLENT					
ARCHITECTURAL STYLE				ADDITION(S)			
FEDERAL				WINGS + HYPHENS			
NHL DISTRICT	NR DISTRICT	NR LISTED	MEETS NR CRITERIA	1980 NR RATING	MD INVENTORY	CONTRIBUTING	NC CODE
				A	T-65	Y	
NOTES							
VERY IMPORTANT TOWN LANDMARK EXPANDED, "VICTORIANIZED" THEN RETURNED TO COLONIAL REVIVAL STYLE IN 1958							



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SEP 25 2025

HD 25 - 98

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

TOWN OF EASTON

Application #:	2025 - 1574
Date Received:	09/25/2025
Fee Paid:	\$200.00
HDC Meeting Date:	10/27/2025
Date Property Posted:	10/22/2025

HISTORIC DISTRICT COMMISSION HEARING APPLICATION**APPLICATION TYPE
(PLEASE CIRCLE)**

ROOFING

DEMOLITION

SIGNAGE

FENCING

OTHER

NEW CONSTRUCTION/ADDITION

EXTERIOR ALTERATIONS

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

PROPERTY INFORMATION

ADDRESS

11 N. Washington St. Easton, MD 21601

☐ Contributing☐ Non-Contributing

YEAR BUILT:

1794

NATIONAL REGISTAR #

PROPERTY INFORMATION

OWNER NAME

Talbot County, MD

TELEPHONE NO.

EMAIL

Applicant or Agent

NAME

Brian A. Moore

TELEPHONE NO.

EMAIL

Description of Proposal (include additional sheets, as necessary)

Replace main section of Talbot County Courthouse roof to
match South and Northwings with EcoStar Niagara
Slate due to failing roof and multiple leaks.

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

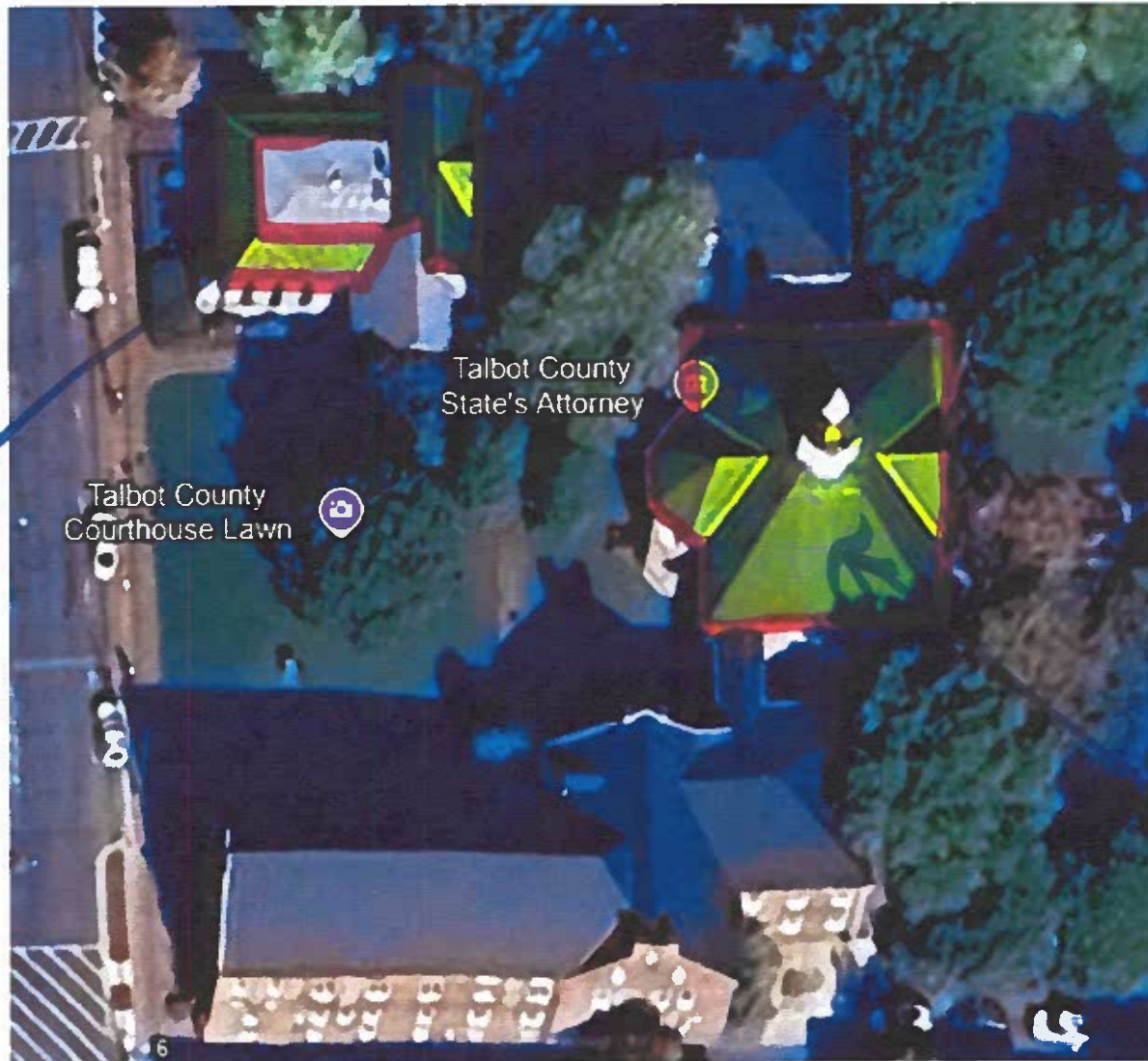
Brian A. Moore

9-25-25

Brian A. Moore

Revised 4.4.2022

Reroof Sections of Talbot Co. Circuit Co Courthouse and State's Attorney Building



 =
areas to be
reroofed

Slate roof
Sections of
State's Attorney

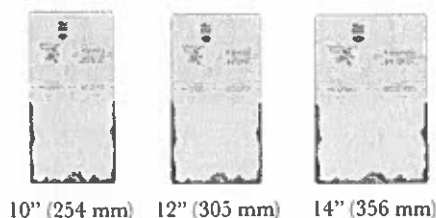
Main Section
TCC

Talbot Co. Gov. Bid No. 25-18
8/2025
B. MOORE

DESCRIPTION

Majestic Niagara Slate is a rubber and plastic based Class C roof tile designed to provide the look of natural stone slate. Majestic Niagara Slate is manufactured with a state of the art formulation using recycled polyolefin polymers.

Majestic Niagara Slate comes in 10" (254 mm), 12" (305 mm) and 14" (356 mm) widths. They are 22" (559 mm) long, 5/8" (16 mm) nominal thickness, and are available in eleven (11) standard colors.



10" (254 mm) 12" (305 mm) 14" (356 mm)

ADVANTAGES

Majestic Niagara Slate provides the look of natural slate with these added advantages:

- High impact resistance that provides protection from hail, falling branches, foot traffic, ice and snow damage.
- The color in Majestic Niagara Slate has been added during formulation providing for color throughout the product. As with all roofing products, natural weathering will occur.
- EcoStar provides warranties for Majestic Niagara Slate for up to 50 years.

INSTALLATION

Temperature – If tiles have been stored in temperatures below 45°F (7°C), they must be restored to a temperature above 45°F (7°C) before installation. Ambient temperature should be at least 34°F (1°C) and rising.

Substrate – Majestic Niagara Slate should only be installed on a minimum of 1/2" (13 mm) plywood, minimum 7/16" (11 mm) OSB or minimum 3/4" (19 mm) tongue and groove wood decking. Majestic Niagara Slate should not be applied over existing roof materials. Existing roof materials must be removed down to the deck, prior to installation.

Slope – Majestic Niagara Slate is not recommended for slopes less than 3/12 (14°). On roofs less than 6/12 (27°), Majestic Niagara Slate must be installed with a maximum exposure of 9" (229 mm). On roofs 6/12 (27°) or greater, Majestic Niagara Slate may be installed with either a 9" (229 mm) or 10" (254 mm) exposure.

Underlayment – Prior to installation, **Glacier Guard[™]** underlayment should be applied to all rakes, valleys, ridges, hips, eaves and any protrusions. **Aqua Guard[™]** is then applied over the remaining deck surface.

Fasteners – Fasteners must be ring shank stainless steel. **EcoStar Fasteners** are available in either hand drive style or pneumatic coil.

Color Variation – All Niagara Slate tiles come with shade variation. EcoStar tiles that have been ordered and supplied to the job site under one EcoStar sales order number are blended at the factory and do not need to be blended onsite before installation. It is always the responsibility of the applicator to make frequent inspections from the ground or other vantage point to ensure that random shading occurs. EcoStar will not be held responsible for correcting the appearance of non-random installations. Roofers must inspect the roof frequently to prevent customer dissatisfaction.

NOTE: If EcoStar tiles have been supplied to the job site under two or more EcoStar sales order numbers, all tiles must be blended together on-site before installation. Specific blending instructions can be found at www.ecostarllc.com on the "Resource Library" page. EcoStar will not be held responsible for correcting the appearance of unblended installations.

Natural weathering will produce further shade variations, even in tiles appearing to be identical in color when new.

Ventilation – The use of ridge venting systems is highly recommended. Mushroom cap style vents may be used, but ridge venting provides better venting and improves the aesthetic appearance of the roof system.

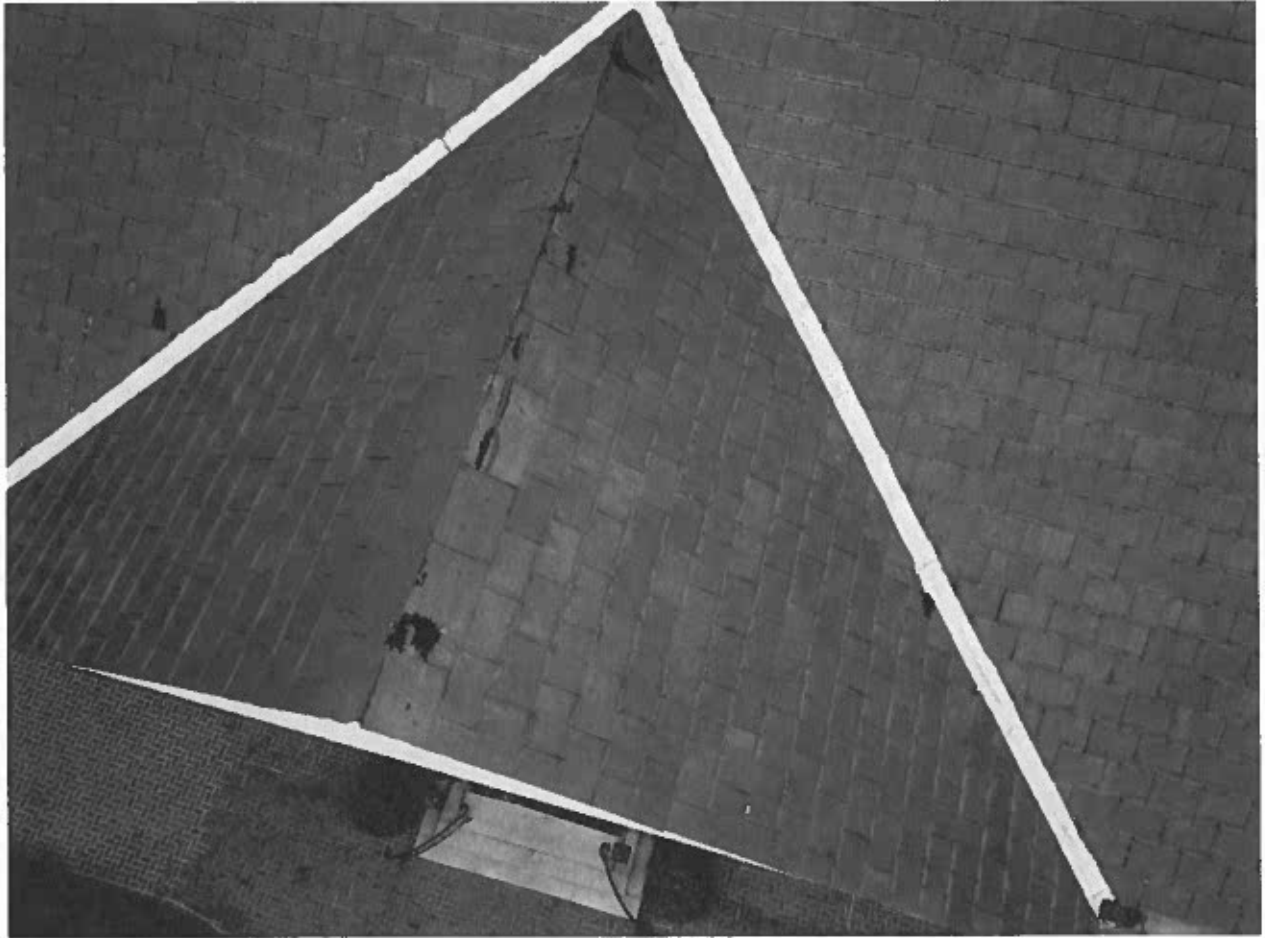
Please refer to the Niagara Slate Installation Guide for specifics of installation.

PRODUCT SPECIFICATIONS

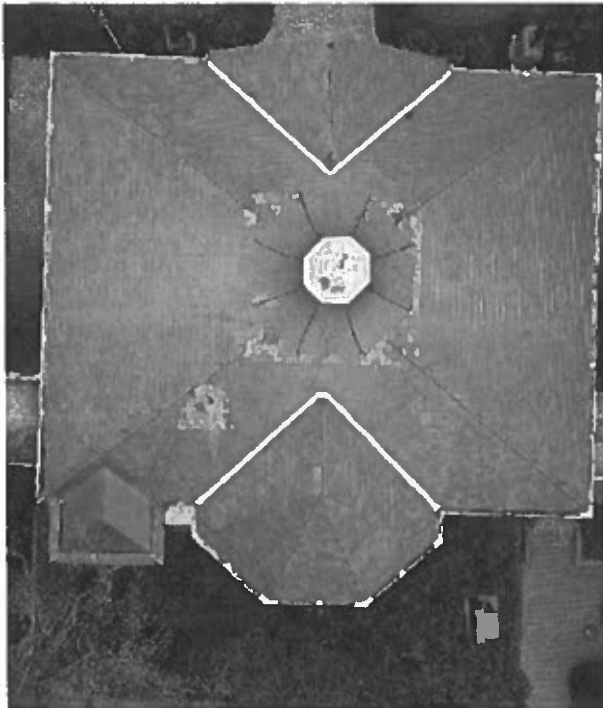
	10" Tiles	12" Tiles	14" Tiles
PRODUCT CHARACTERISTICS			
Length	22" (559 mm)		
Width	10" (254 mm)	12" (305 mm)	14" (356 mm)
Nominal Thickness	5/8" (16 mm)		
PACKAGING INFORMATION			
Tiles per bundle	10		
Weight per bundle	16 lbs. (7.26 kg)	20 lbs. (9.07 kg)	25 lbs. (11.34 kg)
Bundles per pallet	96	72	60
Weight per pallet	1,536 lbs. (697 kg)	1,440 lbs. (653 kg)	1,500 lbs. (680 kg)
Linear feet per bundle	8.33 ft. (2.54 m)	10 ft. (3.05 m)	11.67 ft. (3.56 m)
FORMULATION			
Materials	Thermoplastic Olefin		
PHYSICAL PROPERTIES (Typical)			
Operating Range	-25°F to 200°F (-32°C to 93°C)		
Tensile (D-412)	1,500 psi (10,342 kpa)		
Water Absorption (D-570)	0% by wt.		
APPLICABLE STANDARDS			
UL Listed 790 Fire Resistance	Class C		
UL 2218 Impact	Class 4		

WARRANTIES

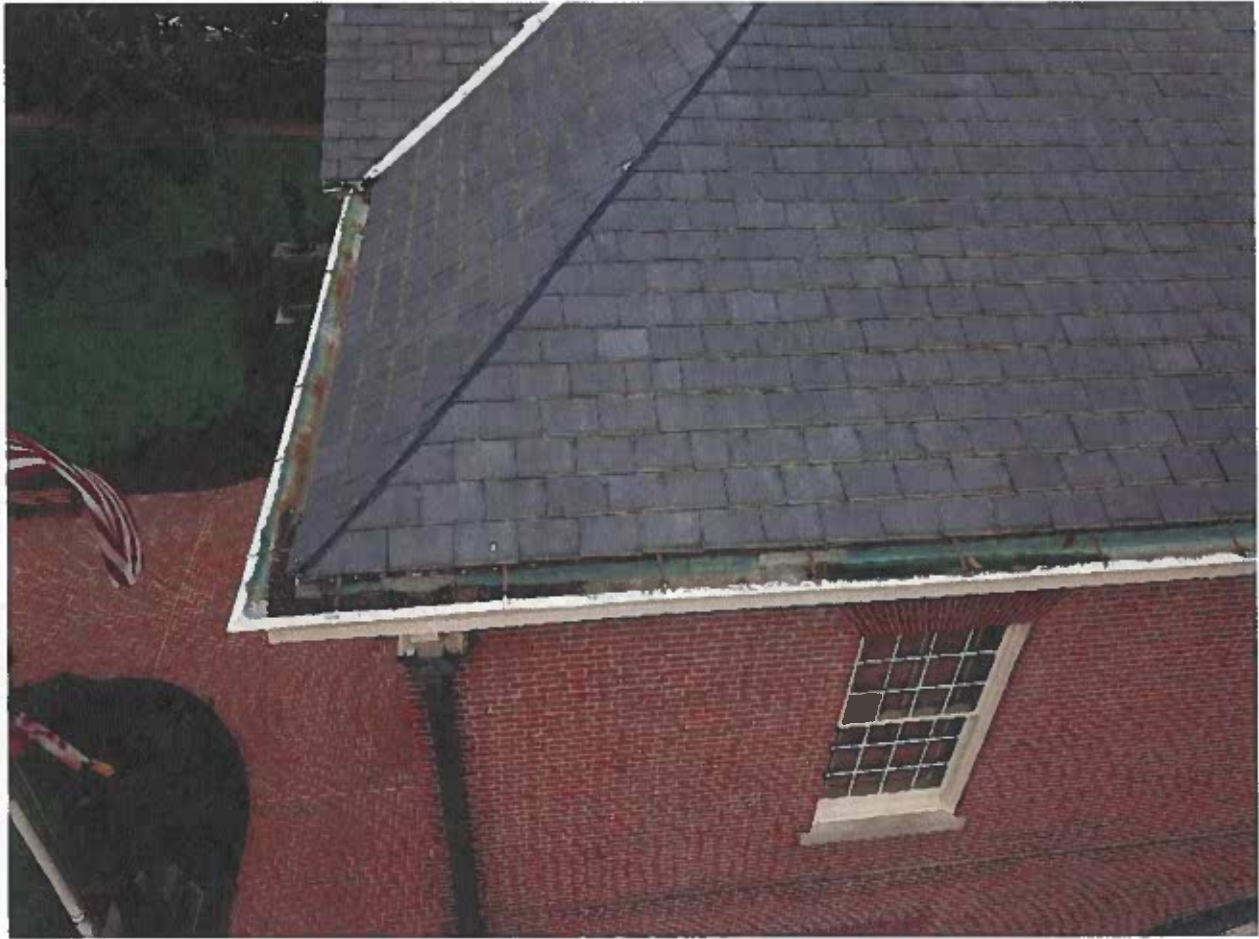
EcoStar warrants this product to be free of defects in workmanship and materials at the time of shipment from EcoStar's factory. See www.ecostarllc.com for available warranties.















RECEIVED

SEP 25 2025

HD 25 - 99

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

TOWN OF EASTON

Application #: 2025 - 1575
Date Received: 09/25/2025
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

20 N. West St. Easton, MD 21601

☐ Contributing☐ Non-Contributing

YEAR BUILT:

1881

NATIONAL REGISTAR #

PROPERTY INFORMATION

OWNER NAME

Talbot County, MD

TELEPHONE NO.

EMAIL

Applicant or Agent

NAME

Brian A. Moore

TELEPHONE NO.

EMAIL

Description of Proposal (include additional sheets, as necessary)

Replace failing slate roof on State's Attny building with EcoStar Niagara Slate to match Talbot Co. Courthouse roof located on same grounds.

Specific Requirements

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

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Any modifications during review shall warrant an updated application.

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

Signature of Applicant or Agent

Date

Printed Name of Applicant or Agent

9-25-25
Brian A. Moore

Revised 4.4.2022

Reroof Sections of Talbot Co. Circuit Co Courthouse and State's Attorney Building

Slate roof
Sections of
State's Attorney



 =
areas to be
reroofed

Talbot Co. Gov. Bid No. 25-18
8/2025
B. MOORE



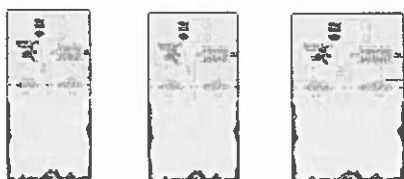
Majestic Niagara Slate

Polymeric Slate Tile Roof System

DESCRIPTION

Majestic Niagara Slate is a rubber and plastic based Class C roof tile designed to provide the look of natural stone slate. Majestic Niagara Slate is manufactured with a state of the art formulation using recycled polyolefin polymers.

Majestic Niagara Slate comes in 10" (254 mm), 12" (305 mm) and 14" (356 mm) widths. They are 22" (559 mm) long, 5/8" (16 mm) nominal thickness, and are available in eleven (11) standard colors.



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ADVANTAGES

Majestic Niagara Slate provides the look of natural slate with these added advantages:

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Temperature – If tiles have been stored in temperatures below 45°F (7°C), they must be restored to a temperature above 45°F (7°C) before installation. Ambient temperature should be at least 34°F (1°C) and rising.

Substrate – Majestic Niagara Slate should only be installed on a minimum of 1/2" (13 mm) plywood, minimum 7/16" (11 mm) OSB or minimum 3/4" (19 mm) tongue and groove wood decking. Majestic Niagara Slate should not be applied over existing roof materials. Existing roof materials must be removed down to the deck, prior to installation.

Slope – Majestic Niagara Slate is not recommended for slopes less than 3/12 (14"). On roofs less than 6/12 (27"), Majestic Niagara Slate must be installed with a maximum exposure of 9" (229 mm). On roofs 6/12 (27") or greater, Majestic Niagara Slate may be installed with either a 9" (229 mm) or 10" (254 mm) exposure.

Underlayment – Prior to installation, **Glacier Guard™** underlayment should be applied to all rakes, valleys, ridges, hips, eaves and any protrusions. **Aqua Guard™** is then applied over the remaining deck surface.

Fasteners – Fasteners must be ring shank stainless steel. **EcoStar Fasteners** are available in either hand drive style or pneumatic coil.

Color Variation – All Niagara Slate tiles come with shade variation. EcoStar tiles that have been ordered and supplied to the job site under one EcoStar sales order number are blended at the factory and do not need to be blended onsite before installation. It is always the responsibility of the applicator to make frequent inspections from the ground or other vantage point to ensure that random shading occurs. EcoStar will not be held responsible for correcting the appearance of non-random installations. Roofers must inspect the roof frequently to prevent customer dissatisfaction.

NOTE: If EcoStar tiles have been supplied to the job site under two or more EcoStar sales order numbers, all tiles must be blended together on-site before installation. Specific blending instructions can be found at www.ecostarllc.com on the "Resource Library" page. EcoStar will not be held responsible for correcting the appearance of unblended installations.

Natural weathering will produce further shade variations, even in tiles appearing to be identical in color when new.

Ventilation – The use of ridge venting systems is highly recommended. Mushroom cap style vents may be used, but ridge venting provides better venting and improves the aesthetic appearance of the roof system.

Please refer to the Niagara Slate Installation Guide for specifics of installation.

PRODUCT SPECIFICATIONS

	10" Tiles	12" Tiles	14" Tiles
PRODUCT CHARACTERISTICS			
Length	22" (559 mm)		
Width	10" (254 mm)	12" (305 mm)	14" (356 mm)
Nominal Thickness	5/8" (16 mm)		
PACKAGING INFORMATION			
Tiles per bundle	10		
Weight per bundle	16 lbs. (7.26 kg)	20 lbs. (9.07 kg)	25 lbs. (11.34 kg)
Bundles per pallet	96	72	60
Weight per pallet	1,536 lbs. (697 kg)	1,440 lbs. (653 kg)	1,500 lbs. (680 kg)
Linear feet per bundle	8.33 ft. (2.54 m)	10 ft. (3.05 m)	11.67 ft. (3.56 m)
FORMULATION			
Materials	Thermoplastic Olefin		
PHYSICAL PROPERTIES (Typical)			
Operating Range	-25°F to 200°F (-32°C to 93°C)		
Tensile (D-412)	1,500 psi (10,342 kpa)		
Water Absorption (D-570)	0% by wt.		
APPLICABLE STANDARDS			
UL Listed 790 Fire Resistance	Class C		
UL 2218 Impact	Class 4		

WARRANTIES

EcoStar warrants this product to be free of defects in workmanship and materials at the time of shipment from EcoStar's factory. See www.ecostarllc.com for available warranties.

EcoStar LLC | 42 Edgewood Drive | Holland, NY 14080 | Tel: 800.211.7170 | www.ecostarllc.com

06/22 © Copyright 2022 EcoStar LLC. EcoStar, Majestic Niagara Slate, Aqua Guard, and Glacier Guard are trademarks of EcoStar LLC. VersaShield is a registered trademark of GAF.
P/N-606017 Majestic Niagara Slate Product Data Sheet. This data sheet, effective 06/28/2022 supersedes all previous versions.











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

Historic District Commission Staff Report

Meeting Date: 10/28/2025

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

Property Address: 106 South Street

Applicant: Charlotte Kasal c/o Academy Art Museum

Application Number: 2025-1590

Code Enforcement Case: Yes ☐ No ☒

Project Description:

The applicant is proposing to install a wall mounted sign on a north facing, side façade. The proposed sign will be a vinyl banner similar to the existing wall sign located directly across the courtyard entry. This sign will be 7-feet wide by 10-feet tall (70 square feet) and mounted to the wood siding using eye hooks. The building to which the sign will be mounted is considered a contributing structure and is subject to a preservation easement through the Maryland Historic Trust (MHT).

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.



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

- 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 Condition(s):

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

1. The applicant shall provide staff with proof of MHT approval for the proposed sign prior to the issuance of a signage permit.

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			
2101050990		106 SOUTH ST		ACADEMY OF THE ARTS INC			
YEAR BUILT		PHYSICAL CONDITION					
1860		EXCELLENT					
ARCHITECTURAL STYLE				ADDITION(S)			
ITALIANATE + GOTHIC REVIVAL INFLUENCE				MULTIPLE			
NHL DISTRICT	NR DISTRICT	NR LISTED	MEETS NR CRITERIA	1980 NR RATING	MD INVENTORY	CONTRIBUTING	NC CODE
				B		Y	
NOTES							
WELL PRESERVED/RESTORED RESOURCE.							



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

RECEIVED

OCT 09 2025

TOWN OF EASTON

HD 25 - 110

Application #: 2025 - 1590
Date Received: 10/09/2025
Fee Paid: \$75.00
HDC Meeting Date: 10/27/2025
Date Property Posted: 10/20/2025

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 106 SOUTH ST. EASTON MD 21601
☐ Contributing ☐ Non-Contributing YEAR BUILT: _____ NATIONAL REGISTAR # _____

PROPERTY INFORMATION

OWNER NAME ACADEMY ART MUSEUM
TELEPHONE NO. 410 822 3976 EMAIL _____

Applicant or Agent

NAME CHARLOTTE KASIC, MUSEUM DIRECTOR
TELEPHONE NO. 802 272 1257 EMAIL SAME AS ABOVE

Description of Proposal (include additional sheets, as necessary)

Specific Requirements

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

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

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

Signature of Applicant or Agent

Date

Printed Name of Applicant or Agent

<u>Charlotte Kasic</u>
<u>10/7/25</u>
<u>CHARLOTTE KASIC</u>

Revised 4.4.2022

Narrative for Proposed Banner Installation

Academy Art Museum | 106 South Street, Easton, Maryland

Project Overview:

The Academy Art Museum respectfully requests approval to install a banner on the exterior of our historic building to promote major upcoming exhibitions. This request is being submitted concurrently to both the Town of Easton Historic District Commission and the Maryland Historical Trust, as the property is under easement with both entities. We are pursuing these approvals simultaneously to ensure that we proceed through all proper channels and in full compliance with local and state historic preservation standards.

We are especially eager to move this process forward in anticipation of our upcoming fall exhibition, Robert Rauschenberg at 100, which we hope to promote prominently and in a manner befitting the Museum's stature and mission.



Existing Conditions:

The Academy Art Museum occupies a historic structure with an exterior composed primarily of painted wood siding, wooden trim, and wooden window frames. The proposed banner site is located on the

right-hand side of the courtyard entrance, facing Harrison Street. The existing façade is a large, open expanse of wall, perfectly framed by two mature trees as part of the Museum’s landscaping plan.

This location naturally lends itself to visual enhancement—it “begs” for a focal point (see yellow below)—and provides an ideal space to display changing exhibition banners without compromising any architectural detail. It also balances the already-approved banner site on the left-hand side of the courtyard, which we use for evergreen messaging such as “Free and Open to the Public.”



Purpose and Rationale:

The primary goal of this installation is to improve public visibility and orientation. Despite our central downtown location, many visitors still mistake the Museum for a private residence, a historic house, or even a former schoolhouse. Others stop at the Waterfowl Building across the street, assuming it is the museum. By placing this banner along Harrison Street—our new primary entrance—we aim to visually guide visitors across the street and into our courtyard, creating a clearer and more welcoming connection to downtown Easton.

The banner will allow us to dynamically feature our major changing exhibitions, increasing awareness and foot traffic from both residents and tourists. Beyond visibility, this effort supports the Museum's mission to remain free, open, and accessible to all, reinforcing our role as a cultural and economic anchor for the Town of Easton.

The Academy Art Museum serves as a true community “third space”—a calm, inclusive environment where people of all ages come to learn, create, and reflect. Parents visit with young children, mothers find quiet space to nurse, students do homework, seniors study in our library, and tourists explore our galleries. By enhancing our visibility, we are helping more people discover this welcoming public space and the free resources it offers.

Proposed Banner Details:

The proposed banner will be fabricated from a lightweight polymer vinyl material designed for outdoor display. The total surface area will not exceed 70 square feet, in compliance with the Town's signage requirements, with approximate dimensions of 10 feet by 7 feet (or a similar proportion within those limits).

A rendering of the proposed design and photographs of the existing wall are included for reference, showing the banner's placement and scale.

Installation Method and Materials:

The banner will be installed using basic eye hooks into the wooden siding. This method is fully reversible and minimally invasive—no drilling into masonry or structural components will occur. Upon any future removal or replacement, holes will be patched and finished to match existing materials.

We plan to use a local fabrication and installation company for all production and mounting, aligning with our broader commitment to supporting local businesses and craftspeople whenever possible.

Lighting:

There is currently no direct lighting in the proposed location. Should the Commission or Trust approve, we would consider installing a small, discrete light fixture—either above or below the banner—to ensure visibility while maintaining the historic character of the site.

Integration with Town Branding Initiative:

This effort coincides with the Town of Easton's new banner branding initiative, which will feature coordinated banners and posts throughout downtown. The Museum's banner would visually and thematically connect with this town-wide effort, further linking the Museum to the heart of Easton's cultural district and enhancing the vibrancy of the historic corridor.

Summary:

This proposal is rooted in respect for the building's historic integrity and in service to the Museum's public mission. The installation will be reversible, low-impact, locally fabricated, and fully compliant with all applicable guidelines.

By thoughtfully using this underutilized façade to promote our exhibitions and community programs, the Academy Art Museum will better fulfill its mission of being a museum for everyone—a welcoming space where art, history, and community converge.

We are deeply grateful for the Commission's and Trust's time and consideration and welcome any opportunity to provide further documentation or clarification.

Respectfully submitted,

Charlotte Potter Kasic

Director

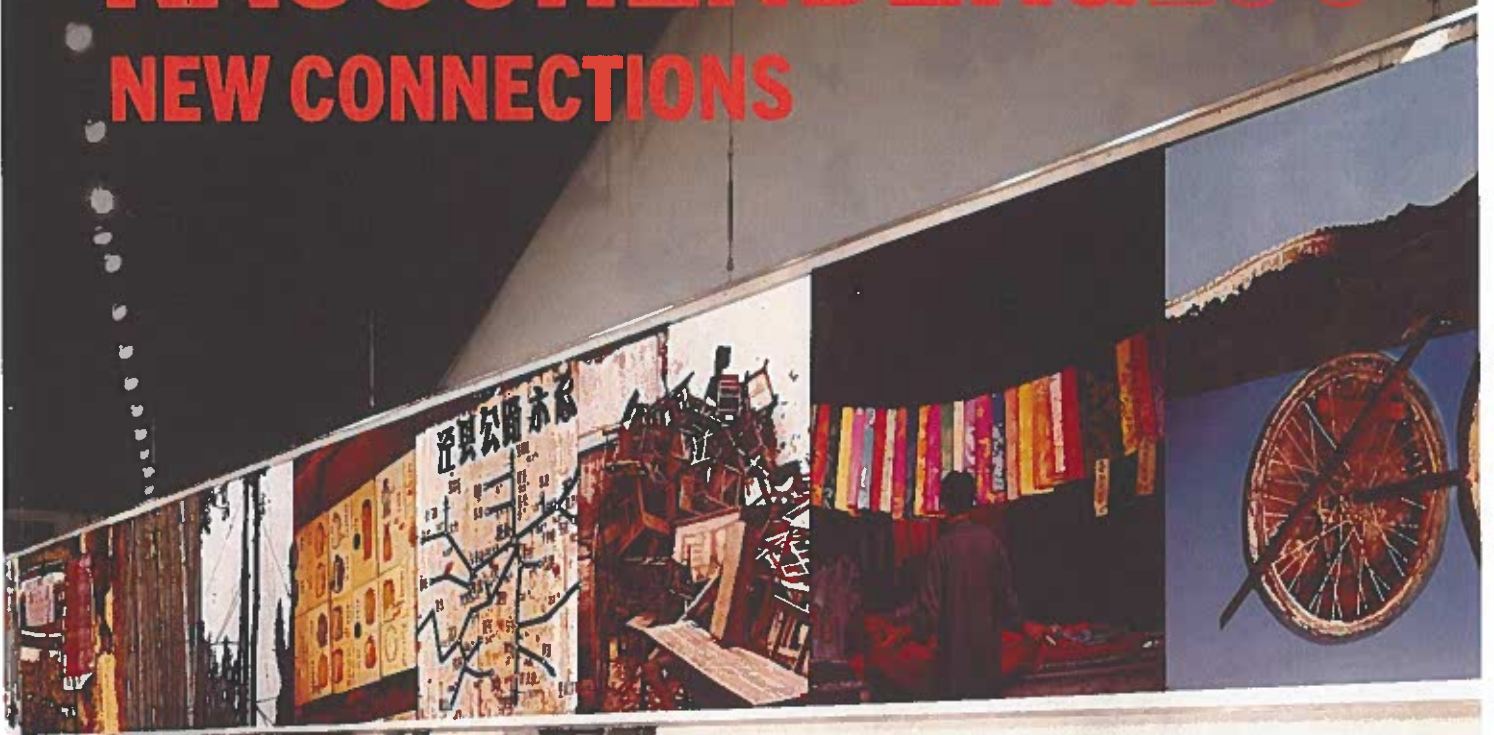
Academy Art Museum

106 South Street | Easton, MD 21601

(410) 822-ARTS | www.academyartmuseum.org

RAUSCHENBERG100

NEW CONNECTIONS



**DEC. 11, 2025 –
MAY 3, 2026**

**Celebrate Rauschenberg at 100:
Featuring the hundred-foot
photograph, *Chinese Summerhall***



RAUSCHENBERG100
ROBERT
RAUSCHENBERG
FOUNDATION



ACADEMY ART MUSEUM



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

Historic District Commission Staff Report

Meeting Date: 10/27/2025

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

Property Address: 313 Cherry Street

Applicant: Bayrock Remodeling

Application Number: 2025-1584

Code Enforcement Case: Yes ☐ No ☒

Project Description:

The applicant is seeking approval to remove and replace in-kind the existing three-tab asphalt shingle roof. The existing K-style gutters, downspouts, and fascia (as needed) will also be replaced.

This structure sits on the site of the historic Children's Home of the Eastern Shore (Orphan's Home) which is listed on the Maryland Inventory of Historic Sites. However, this structure is not mentioned in the MHT's Inventory form and is not shown on the 1912 Sandborn map (Figure 1). The exact date of its construction and its contributing status are unknown as it is not mentioned in the Easton Historic District Survey.

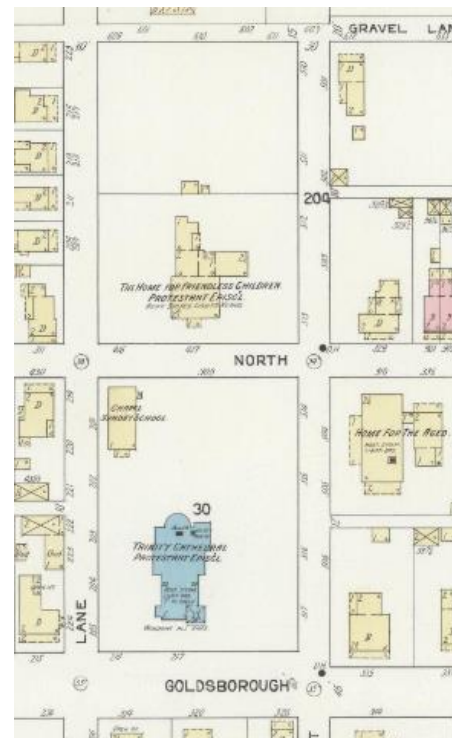


Figure 1: 1912 Sandborn Map

Historic District Guidelines:

Guideline 70. Roof Material

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

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



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

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

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

Guideline 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.

Appendix B.2 Common Substitute Materials

Shingles

Architectural shingles are designed to mimic the naturalistic appearance of slate or wood shake roofs. Also known as laminated or dimensional shingles, are a heavy-duty asphalt product made with a fiberglass backing and a facing made from ceramic-coated mineral grains, suspended in an asphalt coating. Architectural shingles differ from traditional asphalt tab shingles as they are more dimensional and provide a more irregular pattern. Architectural shingles are designed to mimic traditional roofing materials like slate and timber shingles.

Architectural shingles may serve as an appropriate replacement for severely deteriorated slate or timber shingle roofs, as well as existing tab-style asphalt shingles.

Staff Analysis:

In-kind asphalt shingle roof replacements are typically approved administratively as they typically involve installing architectural asphalt shingles. In this case, the applicant is proposing an in-kind replacement using 3-tab style shingles which do not simulate the appearance of historic roofing materials as well as architectural shingles. The main guideline that relates to this request is Guideline 70c which states that "heavy-weight architectural shingles are preferred when existing asphalt shingles are replaced."

With little information on the history of this structure and little in the way of guidance outside of Guideline 70c, the Commission should consider the historic significance of the property as a whole and how the proposal will affect or impact the appearance of the surrounding area.

Draft Motions:

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



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

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			
2101006983		313 NORTH ST		ELEY AND MOORE CINDER			
YEAR BUILT		PHYSICAL CONDITION					
1871*		GOOD					
ARCHITECTURAL STYLE				ADDITION(S)			
NEOCLASSICAL							
NHL DISTRICT	NR DISTRICT	NR LISTED	MEETS NR CRITERIA	1980 NR RATING	MD INVENTORY	CONTRIBUTING	NC CODE
				B	T-428	Y	
NOTES							
MASSIVE ALTERED STUCCO COVERED MULTIFAMILY DWELLING. SLATE ROOF, 2/2 WINDOWS, LOVELY NEOCLASSICAL ENTRY PORCH. MHT DATA SAYS BLDG WAS CONSTRUCTED IN 1871							



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

RECEIVED
OCT 08 2025
TOWN OF EASTON

HD 25 - 106

Application #: 2025 - 1584
Date Received: 10/08/2025
Fee Paid: \$25.00
HDC Meeting Date: 10/27/2025
Date Property Posted: 10/22/2025

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 313 Cherry St. Easton, MD 21601
☐ Contributing ☒ Non-Contributing YEAR BUILT: 1920 (est.) NATIONAL REGISTAR # _____

PROPERTY INFORMATION

OWNER NAME DD 313, LLC
TELEPHONE NO. _____ EMAIL _____

Applicant or Agent

NAME DAVE KRATOWSKI
TELEPHONE NO. _____ EMAIL _____

Description of Proposal (include additional sheets, as necessary)

IN KIND Asphalt Shingle Replacement for the 6-UNIT BUILDING @ 313 Cherry Street. See Attached SCOPE

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

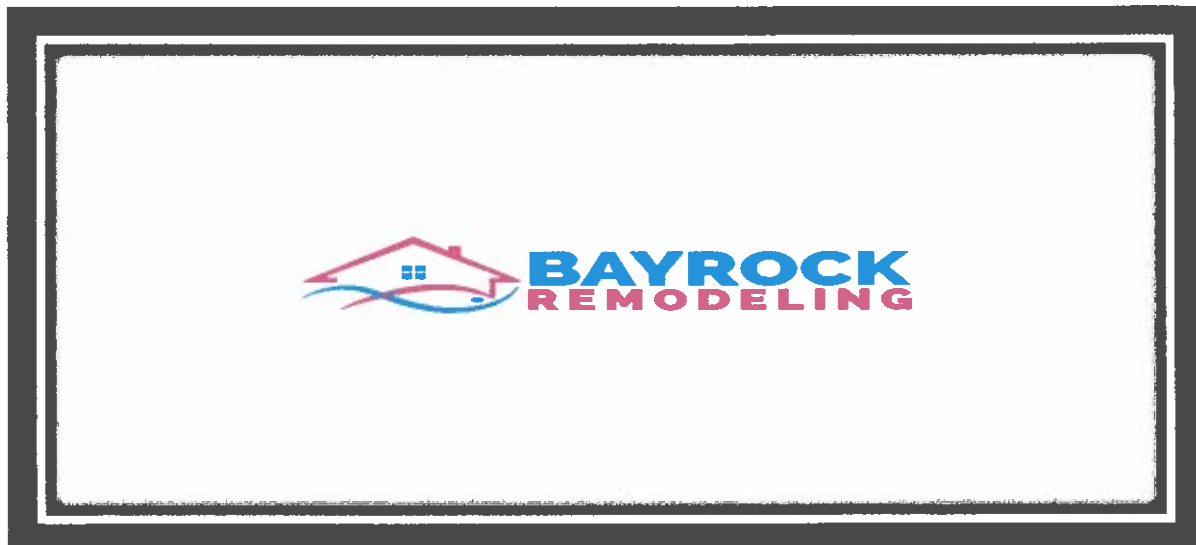
Signature of Applicant or Agent

Date

Printed Name of Applicant or Agent

David C. Kratowski
10-8-25
DAVID C. KRATOWSKI

Revised 4.4.2022



Scope:

Cherry Street Project Asphalt roof:

Color TBD: Recommend Charcoal

* Remove the existing 64 squares of roofing, including underlayment's, flashings, vents, pipe collars, and drip edge.

* We will inspect the decking, and any necessary replacements will be performed at Cost during the project. Please note that the current cost for plywood is \$50 per sheet installed, but this is subject to change and will be quoted at the time of the job, if needed.

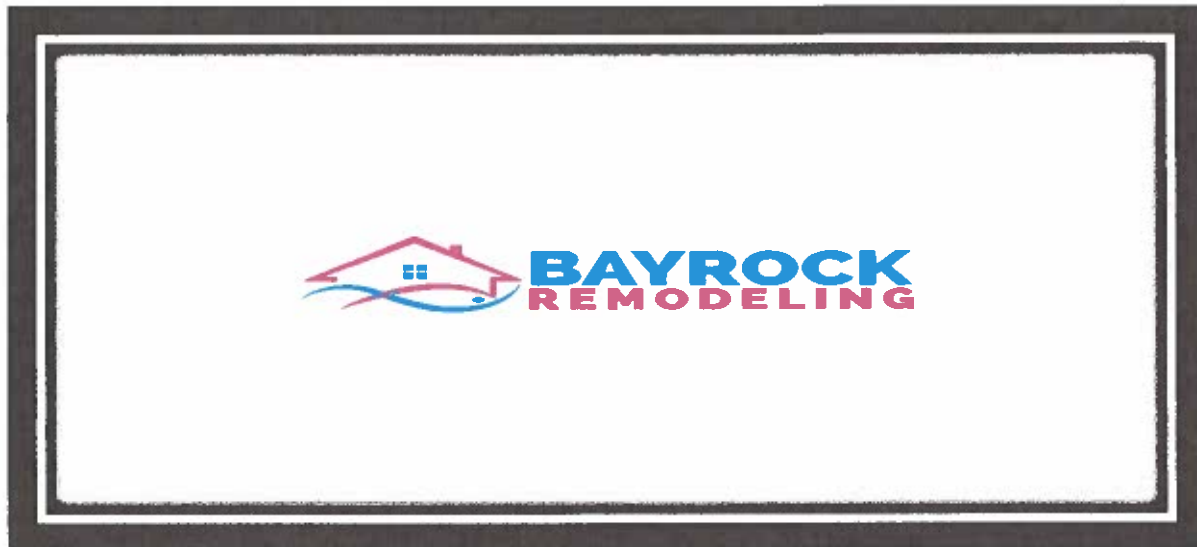
* Installation of the GAF Royal Sovereign roof system will include white drip edge, ice and water shield at the eaves as per code, synthetic underlayment, lifetime pipe collars, 750 vents, step flashing, starter shingles, ridge cap shingles, and GAF Royal Sovereign shingles.

* The project includes cleaning and hauling away all job-related debris.

* This project is estimated to take two days to complete.

VFG

DK



****Gutter Scope of Work:****

- Remove existing gutters and downspouts from the entire building.
- Inspect fascia boards; if damaged, we will replace them as needed at no additional labor or material cost.
- Install 6" white gutters and 3"x4" downspouts.
- Clean and haul away all job-related debris.

VFG

DK



Re: Town of Easton Permit

Vincent Gerrior
To: Dave Ski

Wed, Oct 8, 2025 at 6:43 AM

Hello Dave,

I appreciate your offer to submit the application and fee to the Town of Easton.

To move forward, please select a color for the Royal Sovereign shingles. The available options are Charcoal and Weathered Gray. While I find Charcoal complements white-sided buildings well, the final decision is yours.

I have attached a measurement report that includes all the necessary information for the Town of Easton:

* **Photographs or scaled elevations showing the existing roofing material to be replaced:** The attached report contains photos of the current asphalt 3-tab shingles that are being replaced.

* **Manufacturers cut sheet for each type of roofing to be replaced, clearly labeled where it will be installed on the building:** The entire roof will be replaced with GAF-Royal Sovereign 3-tab shingles.

* **Existing trim, fascia, soffit, or gutters to remain or if new are to be installed, please include a list of all new materials and cut sheets:** We will be replacing all gutters and downspouts. Please refer to the attached measurement report and pictures for reference. The new gutters will be white 6" seamless gutters with hidden hangers and white 3x4" downspouts.

If required, our company details are as follows:

MHIC: 05-145087

Address: 112 Patriot Way, Centreville MD 21617

Phone: 410-541-0162

Vincent Gerrior

On Wed, Oct 8, 2025 at 6:25 AM Dave Ski
Hi Vin-

wrote:

Good morning. Please see comments below from TOE. I can complete the Application with Fee and drop off at their office if that helps. I would need help with the supplemental information they are looking for:

- 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.

Let me know what works best for you. Thanks again!

-DK.

----- Forwarded message -----

From: Nicholas Johnson <njohnson@eastonmd.gov>

Date: Thu, Feb 20, 2025 at 10:00 AM

Subject: Re: 313 North Street

To: Dave Ski

Cc: Samantha Smith <:ssmith@eastonmd.gov>

Good morning,

In-kind asphalt shingle replacement requests can be reviewed and approved administratively without going before the Historic District Commission for review. The process for that request would be submitting a historic district application along with photos of the existing roof, spec sheets for the new roof, and a \$25 review fee. You would then submit an application for a building permit with the Building Inspection Department.



VIEW 3D MODEL

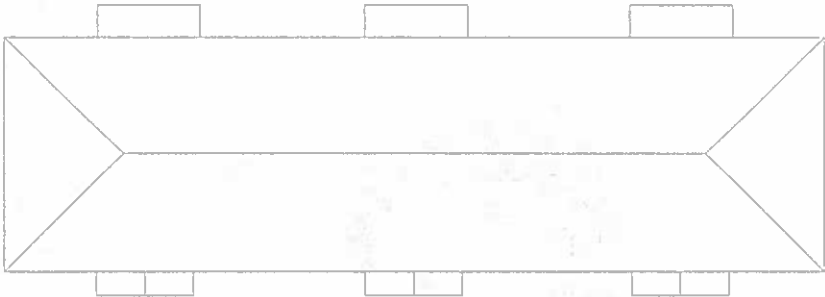
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PROPERTY ID: 15260460
MODEL ID: 15257868
CHERRY ST
28 MAR 2025

Roof	Area	Total	Length
Roof Facets	5539 ft ²	13	-
Ridges / Hips	-	8	209' 11"
Valleys	-	0	-
Rakes	-	12	92' 4"
Eaves	-	13	393' 2"
Flashing	-	3	46' 7"
Step Flashing	-	6	50' 4"
Drip Edge/Perimeter	-	-	485' 6"

Roof Pitch*	Area	Percentage
7 / 12	5539 ft ²	100%



Example Waste Factor Calculations

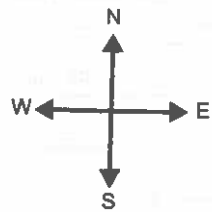
	Zero Waste	+5%	+10%	+15%	+20%
Area	5539 ft ²	5816 ft ²	6093 ft ²	6370 ft ²	6647 ft ²
Squares	55⅔	58⅓	61	64	66⅔

The table above provides the total roof area of a given property using waste percentages as noted. Please consider that area values and specific waste factors can be influenced by the size and complexity of the property, captured image quality, specific roofing techniques, and your own level of expertise. Additional square footage for Hip, Ridge, and Starter shingles are not included in this waste factor and will require additional materials. This table is only intended to make common waste calculations easier and should not be interpreted as recommendations.

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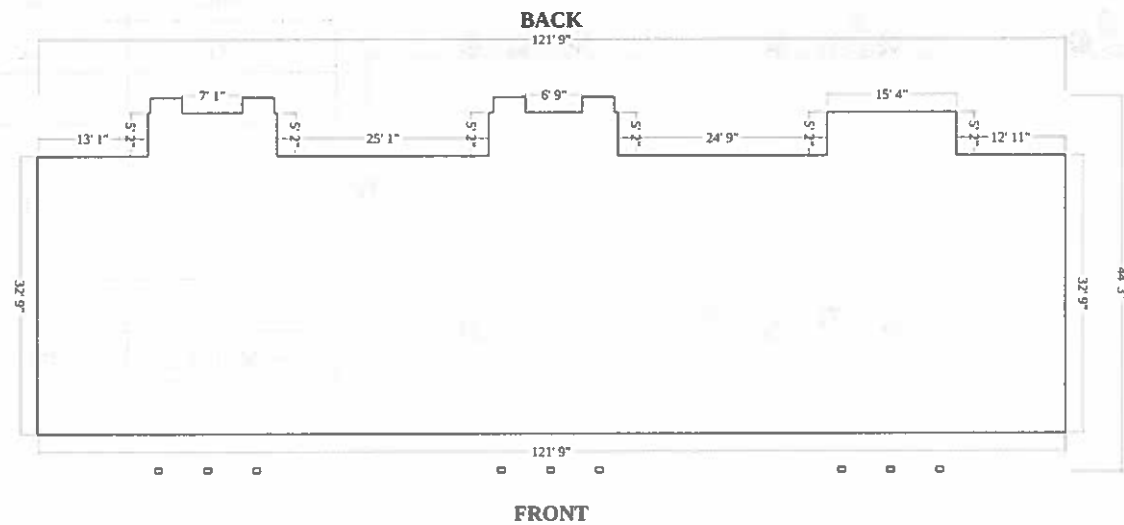
PROPERTY ID: 15260460
MODEL ID: 15257868
CHERRY ST
28 MAR 2025
Page 2



Number of Stories: > 1

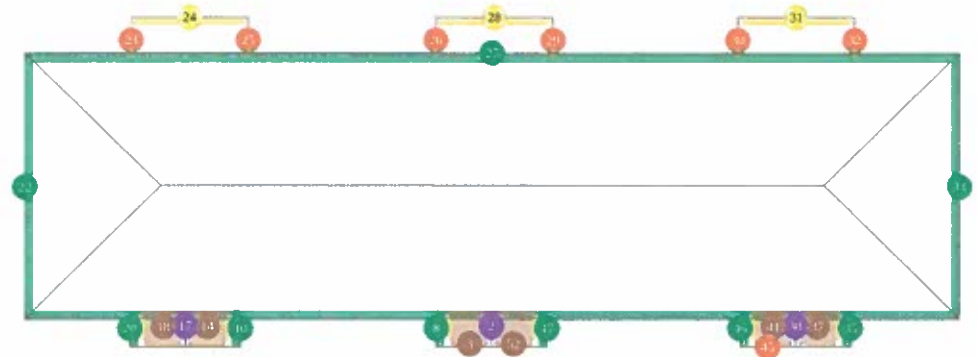
Footprint Perimeter: 380' 10"

Footprint Area: 4260 ft²



Soffit Summary

Depth	Type	Count	Total Length	Total Area
1" - 6"	rakes	12	92' 4"	14 ft ²
	eaves	12	46' 11"	20 ft ²
6" - 12"	eaves	3	45' 11"	44 ft ²
12" - 18"	eaves	10	340' 7"	403 ft ²
24" - 48"	eaves	3	2' 7"	10 ft ²
> 48"	eaves	12	27' 2"	134 ft ²
Totals			555' 4"	626 ft ²



Soffit Breakdown

	num	Type	Depth	Length	Area	Pitch
Ø	1	eave	13"	123' 11"	136 ft²	7 / 12
●	2	eave	47"	10"	3 ft²	7 / 12
●	3	eave	59"	6"	2 ft²	7 / 12
Ø	4	eave	59"	4' 1"	20 ft²	7 / 12
Ø	5	rake	2"	8' 5"	2 ft²	7 / 12
Ø	6	eave	5"	3' 11"	2 ft²	7 / 12
Ø	7	eave	6"	3' 11"	2 ft²	7 / 12
●	8	eave	13"	4' 6"	5 ft²	7 / 12
Ø	9	rake	2"	8' 5"	2 ft²	7 / 12
●	10	eave	13"	4' 6"	5 ft²	7 / 12
Ø	11	eave	59"	6"	2 ft²	7 / 12
Ø	12	eave	6"	3' 11"	2 ft²	7 / 12
Ø	13	eave	5"	3' 11"	2 ft²	7 / 12
●	14	eave	59"	4' 1"	20 ft²	7 / 12
Ø	15	eave	59"	6"	2 ft²	7 / 12
Ø	16	rake	2"	8' 5"	2 ft²	7 / 12
●	17	eave	47"	10"	3 ft²	7 / 12
●	18	eave	59"	4' 1"	20 ft²	7 / 12
Ø	19	eave	5"	3' 11"	2 ft²	7 / 12

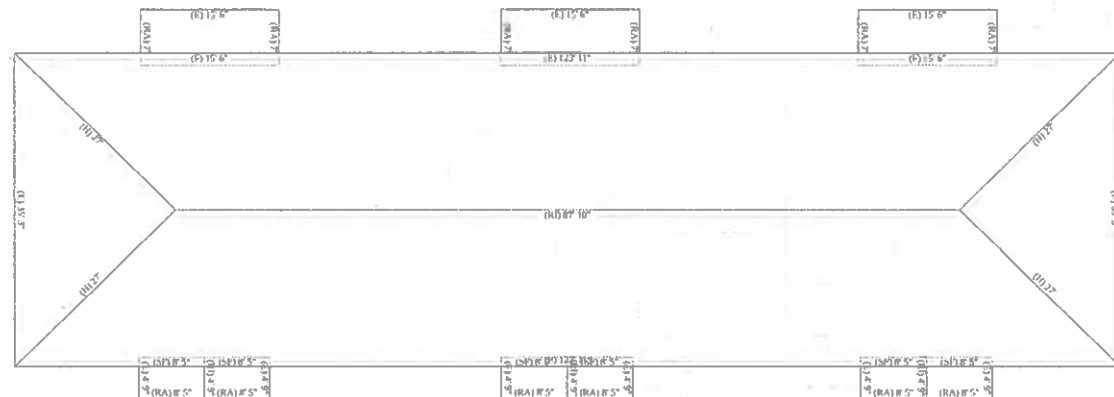
	num	Type	Depth	Length	Area	Pitch
●	20	eave	13"	4' 6"	5 ft²	7 / 12
Ø	21	eave	6"	3' 11"	2 ft²	7 / 12
●	22	eave	13"	32' 9"	36 ft²	7 / 12
●	23	rake	1"	7'	1 ft²	7 / 12
●	24	eave	12"	15' 4"	15 ft²	7 / 12
●	25	rake	1"	7'	1 ft²	7 / 12
●	26	rake	1"	7'	1 ft²	7 / 12
●	27	eave	16"	123' 11"	166 ft²	7 / 12
●	28	eave	12"	15' 4"	15 ft²	7 / 12
●	29	rake	1"	7'	1 ft²	7 / 12
●	30	rake	1"	7'	1 ft²	7 / 12
●	31	eave	12"	15' 4"	15 ft²	7 / 12
●	32	rake	1"	7'	1 ft²	7 / 12
●	33	eave	13"	32' 9"	36 ft²	7 / 12
Ø	34	eave	6"	3' 11"	2 ft²	7 / 12
●	35	eave	13"	4' 6"	5 ft²	7 / 12
Ø	36	eave	5"	3' 11"	2 ft²	7 / 12
●	37	eave	59"	4' 1"	20 ft²	7 / 12
●	38	eave	47"	10"	3 ft²	7 / 12

	num	Type	Depth	Length	Area	Pitch
Ø	39	rake	2"	8' 5"	2 ft²	7 / 12
Ø	40	eave	59"	6"	2 ft²	7 / 12
●	41	eave	59"	4' 1"	20 ft²	7 / 12
Ø	42	eave	5"	3' 11"	2 ft²	7 / 12
Ø	43	eave	6"	3' 11"	2 ft²	7 / 12
Ø	44	eave	59"	6"	2 ft²	7 / 12
●	45	rake	2"	8' 5"	2 ft²	7 / 12
●	46	eave	13"	4' 6"	5 ft²	7 / 12
●	47	eave	13"	4' 6"	5 ft²	7 / 12
Ø	48	eave	6"	3' 11"	2 ft²	7 / 12
Ø	49	eave	5"	3' 11"	2 ft²	7 / 12
Ø	50	rake	2"	8' 5"	2 ft²	7 / 12
Ø	51	eave	59"	4' 1"	20 ft²	7 / 12
●	52	eave	59"	6"	2 ft²	7 / 12

Ø Feature is too small to label on the plan diagram

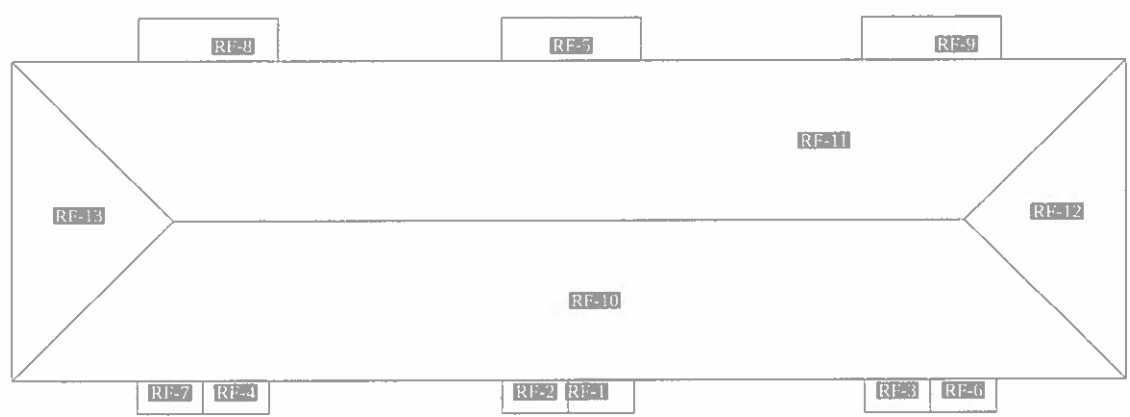
Roof	Length
Ridges (RI)	102'
Hips (H)	107' 11"
Valleys (V)	-
Rakes (RA)	92' 4"
Eaves (E)	393' 2"
Flashing (F)*	46' 7"
Step Flashing (SF)*	50' 4"
Transition Line (TL)	-

*Please view the 3D model for more detail (e.g. flashing, step flashing and some other roof lines may be difficult to see on the PDF)

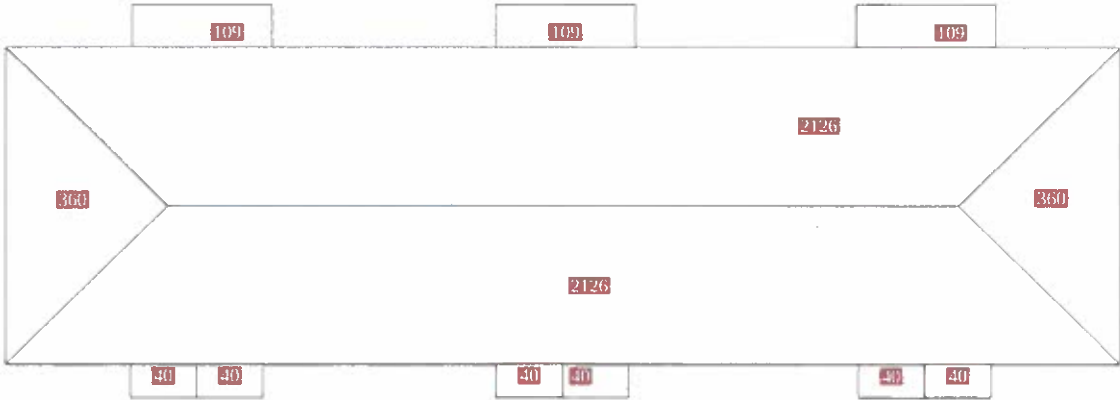


Roof Facets

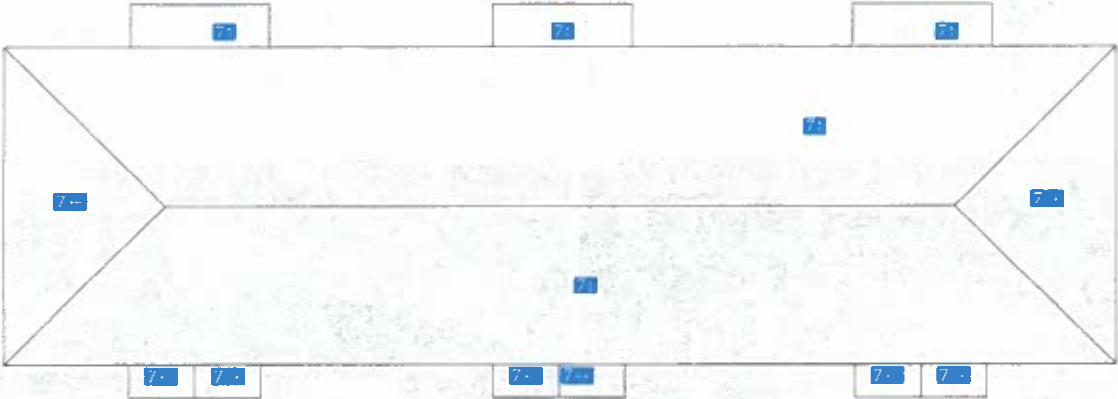
Facet	Area	Pitch
RF-1	40 ft ²	7/12
RF-2	40 ft ²	7/12
RF-3	40 ft ²	7/12
RF-4	40 ft ²	7/12
RF-5	109 ft ²	7/12
RF-6	40 ft ²	7/12
RF-7	40 ft ²	7/12
RF-8	109 ft ²	7/12
RF-9	109 ft ²	7/12
RF-10	2126 ft ²	7/12
RF-11	2126 ft ²	7/12
RF-12	360 ft ²	7/12
RF-13	360 ft ²	7/12

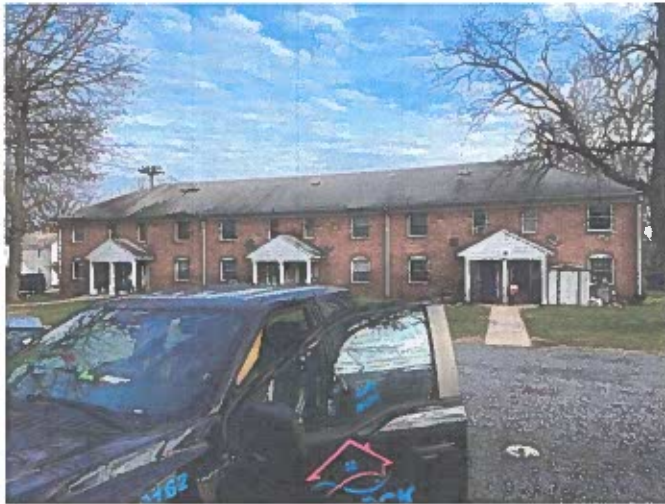


Roof	Facets	Total
Total	13	5539 ft ²



Roof Pitch	Area	Percentage
7 / 12	5539 ft ²	100%







GAF

Royal Sovereign®

3-Tab Shingles



Weathered Gray



Beautiful. Reliable. Affordable.

Simple, timeless beauty — at a price you can afford. When value is everything, living the dream has never looked so good.

GAF

We protect what matters most™

One shingle sets the standard for affordable beauty

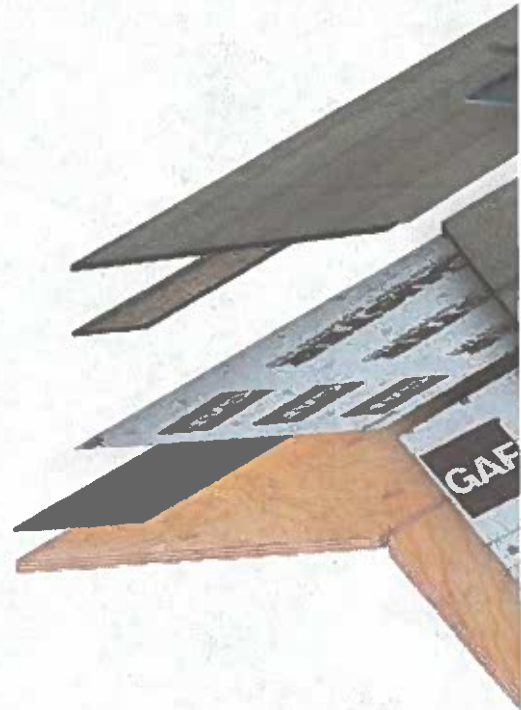
Royal Sovereign®, America's #1-selling 3-tab shingle, has set the standard for classic, timeless beauty — at a price you can afford — for more than 50 years.

In addition to providing excellent protection for your home and those who live in it, each shingle is made with an advanced color-sequencing technology, creating a rich and vivid design.

It's a system, built to protect

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

For even stronger coverage, ask your GAF factory-certified contractor¹ about enhanced GAF warranties.



Peek under the shingles at gaf.com/3tab

^{*} 25-year limited warranty term applies to Royal Sovereign shingles only. See *GAF Shingle & Accessory Limited Warranty* for complete coverage and restrictions.

^{**} 10-year Limited Warranty against blue-green algae discoloration is available only on products sold in packages bearing the StainGuard logo. See *GAF Shingle & Accessory Limited Warranty* for complete coverage and restrictions, and qualifying products.

¹ 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. Your dealings with a Contractor, and any services they provide to you, are subject to the Contractor Terms of Use. Visit gaf.com/gaf-contractor-terms-of-use for details.



The GAF Roofing System

1. Leak Barrier
2. Roof Deck Protection
3. Starter Strip Shingles
4. Royal Sovereign® Shingles
5. Attic Ventilation
6. 3-Tab Ridge Cap Shingles

The many layers of a Royal Sovereign® shingle

Built layer by layer for durability, performance, and protection, Royal Sovereign® 3-Tab shingles offer a rich and vivid look — at a price you can afford.

Dura Grip™ Adhesive — Engineered to endure, tested to extremes

Ceramic-Coated Granules — Create a rich, vivid look

Engineered Asphalt — Provides the best strength and durability modern technology can offer

High-Strength Fiberglass Core — Adds an extra layer of toughness

Engineered Asphalt —





Charcoal

Charcoal is the most neutral of shades, and works wonderfully with blues, grays, whites, yellow, gold, sage, and green.

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.

Color availability



Beautiful. Reliable. Affordable.

Regionally available colors:



Royal Sovereign®

		1	2	3	4	5
Autumn Brown			•	•	•	
Charcoal		•	•	•	•	•
Golden Cedar			•	•	•	•
Silver Lining			•			
Weathered Gray			•	•	•	•
White¹		•				
Ash Brown				•		
Nickel Gray			•			
Slate			•	•	•	

¹Royal Sovereign® White can be used to comply with 2019 Title 24, Part 6, Cool Roof Requirements of the California Code of Regulations; is rated by the Cool Roof Rating Council (CRRRC); and meets Green Building Standards Code of Los Angeles County for residential buildings.



Not available
in all areas



For the full collection visit gaf.com/3Tab

^{*} 25-year limited warranty term applies to Royal Sovereign shingles only. See GAF Shingle & Accessory Limited Warranty for complete coverage and restrictions.

^{**} 10-year Limited Warranty against blue-green algae discoloration is available only on products sold in packages bearing the StainGuard logo. See GAF Shingle & Accessory Limited Warranty for complete coverage and restrictions, and qualifying products.

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.



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

Historic District Commission Staff Report

Meeting Date: 10/27/2025

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

Property Address: 11 N Aurora Street

Applicant: David L. Parkerson

Application Number: 2025-1591

Code Enforcement Case: Yes ☒ No ☐

Project Description:

The applicant is seeking approval to replace a landing and stairs located on the rear façade of the structure. The decking, steps, and handrails will all be constructed of pressure treated lumber. This is considered a contributing structure to the Easton Historic District.

Background:

This request stems from a stop work order issued by the Building Inspection Division after it was discovered that construction was being done without building permits or a certificate of appropriateness. It was found that a new deck, footings, and steps was in the process of being constructed as shown in the photos submitted by the applicant.

Historic District Guidelines:

Guideline 65. Make Sensitive Replacements (Porches)

- 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.

Guideline 67. New Rear Decks and Patios



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

- 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.

Recommended Condition(s):

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

1. The applicant shall obtain all proper permits from the Building Inspection Division prior to commencing construction.

Draft Motions:

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

OR

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

OR

3. I move an alternate motion.



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

Appendix A: 2012 Easton Historic District Survey Sheet

EASTON HISTORIC DISTRICT SURVEY

PROPERTY #:

Picture:



TAX ID		ADDRESS		OWNER NAME			
2101013734		11 N AURORA ST		PARKERSON, DAVID L			
YEAR BUILT		PHYSICAL CONDITION					
1890		GOOD					
ARCHITECTURAL STYLE				ADDITION(S)			
QUEEN ANNE/STICK INFLUENCE				NONE APPARENT			
NHL DISTRICT	NR DISTRICT	NR LISTED	MEETS NR CRITERIA	1980 NR RATING	MD INVENTORY	CONTRIBUTING	NC CODE
				B		Y	
NOTES							
ALTERATIONS INCLUDE ASBESTOS SIDING + REPLACEMENT OF AT LEAST SOME WINDOWS. PART OF FRONT PORCH HAS BEEN ENCLOSED. STILL RETAINS A LOT OF HISTORIC FABRIC. NICE ORIGINAL PAIRED GLAZED AND PANELED FRONT DOORS.							



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

RECEIVED

OCT 15 2025

HD 25 - 111

Application #:	2025-1591
Date Received:	10/15/2025
Fee Paid:	\$75.00
HDC Meeting Date:	10/27/2025
Date Property Posted:	10/22/2025

HISTORIC DISTRICT COMMISSION HEARING APPLICATION

APPLICATION TYPE (PLEASE CIRCLE)

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

PROPERTY INFORMATION

ADDRESS 11 NORTH AURORA
☐ Contributing ☐ Non-Contributing YEAR BUILT: 1900 NATIONAL REGISTAR # N/A

PROPERTY INFORMATION

OWNER NAME DAVID PARKERSON
TELEPHONE NO. [] EMAIL []

Applicant or Agent

NAME N/A
TELEPHONE NO. [] EMAIL []

Description of Proposal (include additional sheets, as necessary)

JUST REPLACE OLD LANDING AND EXTRA SUPPORT. WITH SAME SALT TREATED LUMBER. HAND RAILS ALSO SALT TREATMENT NO BALUSTERS

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

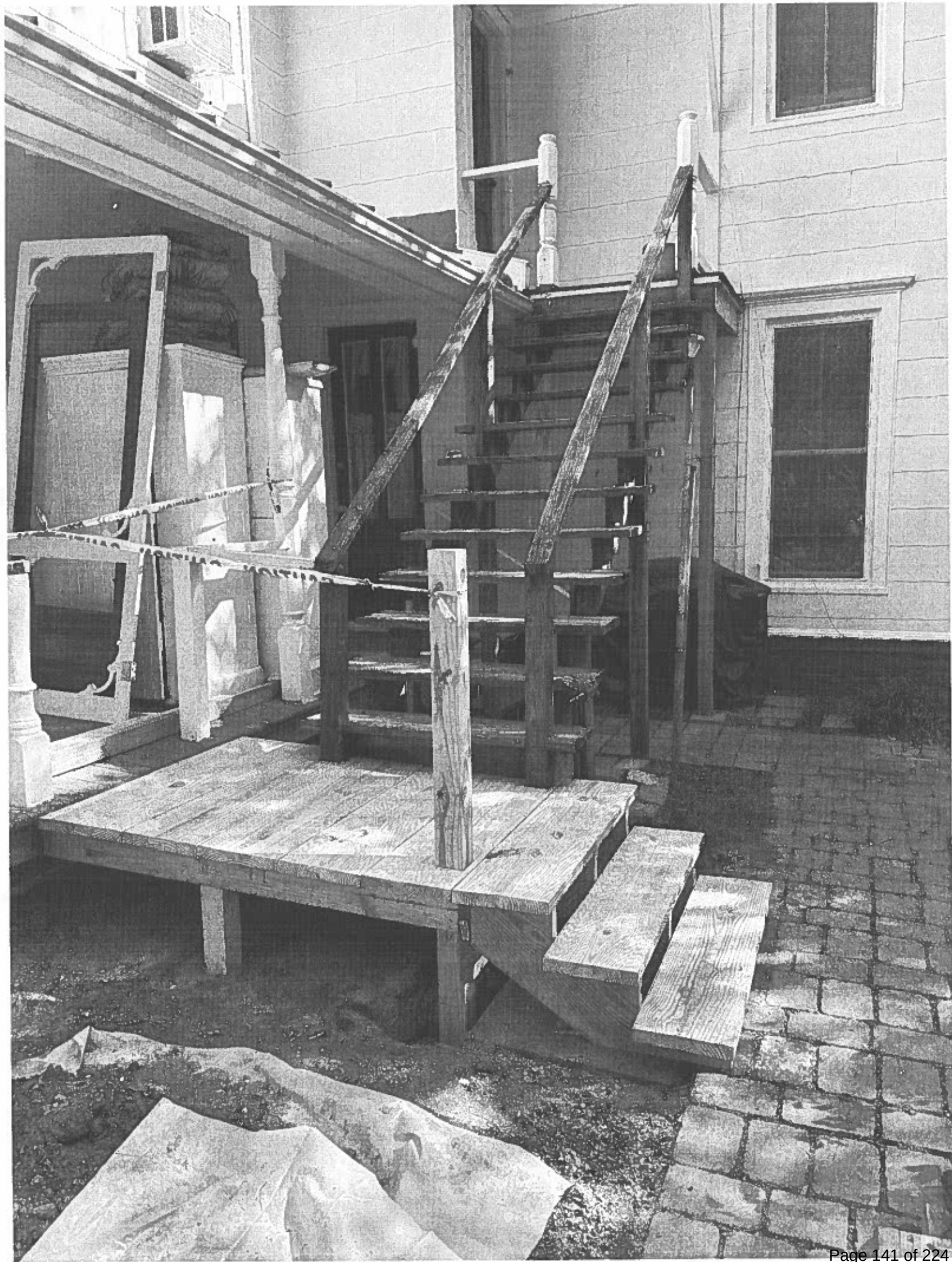
Date

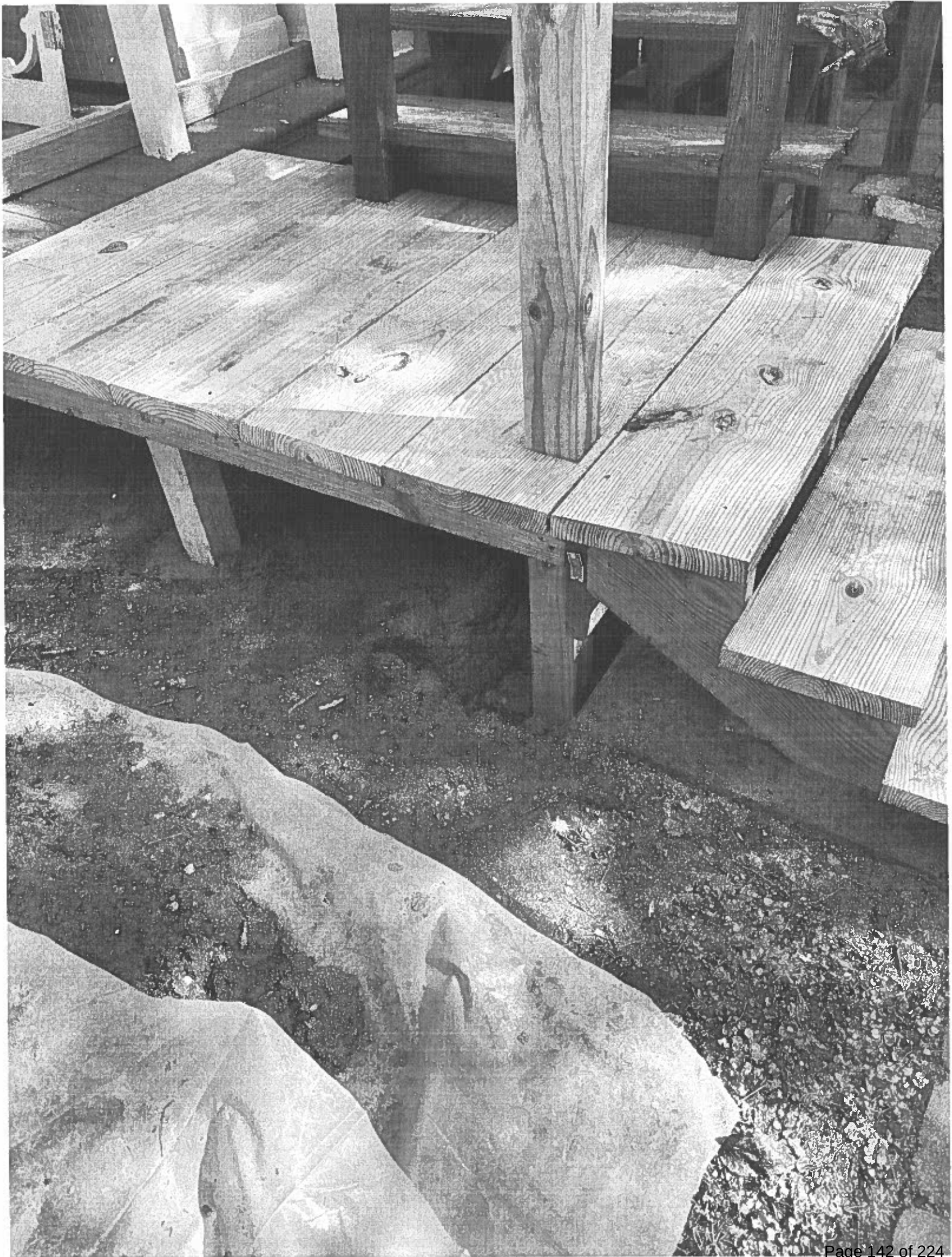
Printed Name of Applicant or Agent

DAVID PARKERSON
10/15/25
DAVID PARKERSON

Revised 4.4.2022









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

Tuesday, October 14, 2025 at 6:00 p.m.

Town Hall Chamber 2

14 S. Harrison Street, Easton, Maryland

Archived video of the meeting is available at:

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

Attendance:

Commission Members:

Ernie Demby, Chairperson
Maria Brophy CFM, Vice Chairperson
Kevin Bateman
Michael Stuart

Absent:

Commission Members:

Emily Carey
Jim Carr
Joshua Startt AIA

Staff:

Miguel Salinas, Planning and Zoning Director
Nicholas Johnson AICP, Town Planner (Current)
Rick Van Emburgh P.E., Town Engineer
Sierra Clem, Engineering Technician

Absent:

Staff:

Samantha Smith, Administrative Specialist

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

2. Agenda Summary Review —

October 14, 2025: The Commission made an amendment to the agenda to reorder the discussion as item number 3.

Vice Chairperson Brophy moved to approve the October 14 , 2025 Agenda Summary with the proposed amendment. Commissioner Stuart seconded the motion.

Vote	4 - 0 - 3 - 0
FOR:	4 - Demby, Brophy, Bateman, Stuart
AGAINST:	0
ABSTAIN:	0
ABSENT:	3 - Carey, Carr, Startt

56 **3. Discussion Item —**
57

- 58 **a. Sidewalk Material Selection and the Preservation of Historic Sidewalks —** Mr.
59 Rick Van Emburgh and Mrs. Sierra Clem was present on behalf of the
60 Engineering Department to address the ongoing discrepancy regarding the
61 approved sidewalk material at the 521 August Street redevelopment site. On
62 January 22, 2024 the Commission issued a Certificate of Appropriateness for the
63 construction of a two-story mansion apartment at 521 August Street (application
64 2024 - 007). The preliminary site plan that was approved by the Commission
65 detailed that the brick pavers would remain. While in the development site plan
66 review process, the Engineering Department raised a concern to the applicant
67 regarding road frontage and other safety concerns. Considering that the current
68 guidelines do not specifically require brick pavers, the applicant proposed
69 concrete sidewalk in order to address the Engineering Department's comment and
70 was subsequently approved. Staff clarified that the Town Engineer is authorized
71 to approve materials for sidewalks within the public right-of-way. The
72 Commission further discussed extending input regarding the approval of
73 appropriate sidewalk materials within the Historic District.
74

75 Mr. Van Emburgh provided the Commission with an update on the Engineering
76 Department's progress in finalizing a draft Complete Streets study. Complete
77 Streets is a transportation policy and design approach that prioritizes safe,
78 convenient, and comfortable travel for all users regardless of age, ability, or mode
79 of transportation. The Town Engineering Department will hold a presentation of
80 the draft study and its proposed recommendations for the Commission at a
81 subsequent meeting.
82
83

84 **4. Old Business —** None
85
86

87 **5. New Business —**
88

- 89 **a. File No.:** 2025 - 1549 / HD 25 - 84
90 **Applicant:** Bluepoint Hospitality Group
91 **Location:** 103 N. Washington Street, Easton, MD 21601
92 Tax Map 0104, Grid 00EA, Parcel 1261
93 **Zoning:** CB
94

95 **Request:** The Applicant is proposing to install a 12 square foot carved
96 wooden sign on the Federal Street facing façade of the structure (the Wardroom).
97 The sign will be mounted through a mortar joint. The building to which the sign
98 will be mounted is a contributing structure to the Historic District.
99

100 Historic District Guideline references:

- 101 *i. Guideline 25. General Guidelines for Signage*

102 *ii. Guideline 35. Wall Signs*

103
104 **Staff Presentation:**

105 Nicholas Johnson AICP, Town Planner - Current

106
107 **Applicant Presentation:**

108 Allison Gamble, Bluepoint Hospitality Group

109
110 **Public Comment** — None

111 **Public Comment Written** — None

112
113 **Commissioner Bateman moved to approve the application subject to the condition**
114 **that the sign shall be mounted through a mortar joint. Commissioner Stuart**
115 **seconded the motion.**

116
117 Vote 4 - 0 - 0 - 3

118 FOR: 4 - Demby, Brophy, Bateman, Stuart

119 AGAINST: 0

120 ABSTAIN: 0

121 ABSENT: 3 - Carey, Carr, Startt

122
123 **b. File No.: 2025 - 1578 / HD 25 - 102**

124 **Applicant: 4 Sisters Kabob and Curry**

125 **Location: 37 S. West Street, Easton, MD 21601**

126 Tax Map 0104, Grid 00EA, Parcel 1428, Lot 14

127 **Zoning: CB**

128
129 **Request:** The Applicant is proposing to install a new 24 square foot wall
130 sign with a vinyl face on the West Street facing façade of the structure. The
131 building to which the sign will be mounted is a non contributing structure to the
132 Historic District.

133
134 **Background:** On July 8, 2024 the Commission granted the approval for the
135 installation of the existing 24 square foot PVC wall sign and gooseneck lighting
136 (application 2024-1238).

137
138 Historic District Guideline references:

139 *i. Guideline 25. General Guidelines for Signage*

140 *ii. Guideline 30. Lighting for Signs*

141 *iii. Guideline 35. Wall Signs*

142
143 **Staff Presentation:**

144 Nicholas Johnson AICP, Town Planner - Current

145
146 **Applicant Presentation:**

147 Andleeb Ihrurshid, 4 Sisters Kabob and Curry

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 - 0 - 3
FOR:	4 - Demby, Brophy, Bateman, Stuart
AGAINST:	0
ABSTAIN:	0
ABSENT:	3 - Carey, Carr, Startt

- c. File No.: 2025 - 1562 / HD 25 - 92**
Applicant: Natural Concepts Landscaping & Fencing LLC
on behalf of Kathryn Schrader
Location: 130 S. Aurora Street, Easton, MD 21601
Tax Map 0104, Grid 00EA, Parcel 1879
Zoning: R-7A

Request: The Applicant is proposing to install approximately 89 linear feet of new four (4) foot tall scalloped wood fencing along the front and side yards. 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:
Kathryn Schrader

Public Comment — None
Public Comment Written — None

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

Vote	4 - 0 - 0 - 3
FOR:	4 - Demby, Brophy, Bateman, Stuart
AGAINST:	0
ABSTAIN:	0
ABSENT:	3 - Carey, Carr, Startt

- d. **File No.:** 2025 - 1569 / HD 25 - 95
Applicant: Brinsfield Fence Co.
on behalf of Kim Schatzel and Trevor Iles
Location: 10 Brookletts Avenue, Easton, MD 21601
Tax Map 0105, Grid 00EA, Parcel 2096
Zoning: R-10A
- Request:** The Applicant is proposing to install approximately 20 linear feet of new six (6) foot tall pine treated wooden fencing with an additional one (1) foot of non-solid lattice within the side yard. 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

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

Vote	4 - 0 - 0 - 3
FOR:	4 - Demby, Brophy, Bateman, Stuart
AGAINST:	0
ABSTAIN:	0
ABSENT:	3 - Carey, Carr, Startt

- e. **File No.:** 2025 - 1567 / HD 25 - 94
Applicant: Joyce DeLaurentis
Location: 215 Talbot Street, Easton, MD 21601
Tax Map 0104, Grid 00EA, Parcel 1904
Zoning: R-7A
- Request:** The Applicant is proposing to install 18 storm windows on a rear addition to the original structure constructed in 1990. The existing wood trim will be removed and replaced with smooth PVC trim and sills. This is a contributing structure to the Historic District.
- Historic District Guideline references:
i. *Guideline 89. Maintain Historic Windows*

- 239 *ii. Guideline 92. Storm Windows*
240 *iii. Guideline 93. Sills, Lintels, and Frames*

241
242 **Staff Presentation:**

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

245
246 **Applicant Presentation:**

247 Joyce DeLaurentis

248
249 **Public Comment — None**

250 **Public Comment Written — None**

251
252 **Commissioner Bateman moved to approve the application as submitted.**
253 **Commissioner Stuart seconded the motion.**

254
255 Vote 4 - 0 - 0 - 3
256 FOR: 4 - Demby, Brophy, Bateman, Stuart
257 AGAINST: 0
258 ABSTAIN: 0
259 ABSENT: 3 - Carey, Carr, Startt

260
261 **f. File No.: 2025 - 1565 / HD 25 - 93**
262 **Applicant: Richard Marks**
263 **on behalf of Carstairs Row LLC**
264 **Location: 107 & 109 S. Washington Street, Easton, MD 21601**
265 Tax Map 0104, Grid 00EA, Parcel 1985 & 1986
266 **Zoning: CB**

267
268 **Request:** The Applicant is seeking an after the fact approval for the removal
269 of the existing front concrete steps, and their replacement with new steps
270 constructed of salvaged bricks from the recently demolished rear addition. This is
271 a contributing structure to the Historic District, and is listed on the Maryland
272 Inventory of Historic Places.

273
274 **Background:** The existing front steps are not original to the historic structure and
275 were installed sometime in 2019 as a replacement for a singular concrete step. On
276 June 10, 2024, the Commission granted their approval for the partial demolition
277 of a historic 180 square foot rear addition from which the bricks were salvaged
278 (2024-1173).

279
280 Historic District Guideline references:

- 281 *i. Guideline 64. Preserve Historic Porches*
282 *ii. Guideline 65. Make Sensitive Replacements*

283
284 **Staff Presentation:**

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

Applicant Presentation:
Richard Marks

Public Comment — None

Public Comment Written:
Charles Adler, 105 S. Washington Street

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

Vote	4 - 0 - 0 - 3
FOR:	4 - Demby, Brophy, Bateman, Stuart
AGAINST:	0
ABSTAIN:	0
ABSENT:	3 - Carey, Carr, Startt

g. File No.: 2025 - 1570 / HD 25 - 96
Applicant: Robert and Sarah Wheedleton
Location: 410A Goldsborough Street, Easton, MD 21601
Tax Map 0103, Grid 00EA, Parcel 1090
Zoning: R-7A

Request: The Applicant is proposing the removal of the existing tongue and groove wood porch decking to be replaced with 1” by 3” composite tongue and groove decking on a side facing porch. This is a contributing structure to the Historic District, and is listed on the Maryland Inventory of Historic Places.

Historic District Guideline references:

- i. *Guideline 3. Make Sensitive Replacements*
- ii. *Guideline 64. Preserve Historic Porches*
- iii. *Guideline 65. Make Sensitive Preplacements (Porches)*
- iv. *Appendix B.2. Common Substitute Materials*

Staff Presentation:
Nicholas Johnson AICP, Town Planner - Current

Applicant Presentation:
Sarah Wheedleton

Public Comment — None
Public Comment Written — None

Commissioner Bateman moved to approve the application as submitted. Pursuant to Guideline 3.d, the Commission determined that a composite material was appropriate in this circumstance, as the porch floor has limited visibility from the public right-of-way. Commissioner Stuart seconded the motion.

Vote	3 - 1 - 0 - 3
FOR:	3 - Demby, Bateman, Stuart
AGAINST:	1 - Brophy
ABSTAIN:	0
ABSENT:	3 - Carey, Carr, Startt

h. File No.: 2025 - 1576 / HD 25 - 100
Applicant: Hallmark Dixon Construction LLC
on behalf of Kenneth S. Dederick and Rosa E. Sanchez
Location: 303 Goldsborough Street, Easton, MD 21601
Tax Map 0103, Grid 00EA, Parcel 0741
Zoning: R-7A

Request: The Applicant is seeking approval for various exterior alterations. Alterations to the first floor include the removal of a window on the front porch's side and installing a new door. Additionally, a section of the side porch will be enclosed to create a mudroom. The new walls will feature wood siding, and a new door will be installed at the rear of the property. Alterations to the second floor include the removal of a side window and its enclosure with wood siding.

Modifications to the existing rear addition include the conversion of the rear addition into a one-car garage, and the installation of a new 10-foot wide garage door on the rear façade. The Applicant also proposes the construction of a new pergola over the garage door, new lights flanking the new garage door, the construction of a new trellis along the rear addition, leading to the side porch, and the replacement of existing vinyl siding with wood siding. This is a contributing structure to the Historic District.

Background: The Commission granted a Certificate of Appropriateness (COA) on March 22, 2021 for the construction of a 27' by 16' one-story rear addition (2021-0021). Although a building permit was subsequently granted, the work was never finished, and the permit was closed on October 12, 2024.

Outstanding Issues: The wood siding specified in the 2021 building permit for the addition was not installed prior to the permit's expiration. In 2025 it was brought to staff's attention that vinyl siding was inappropriately installed without a COA. Many of the shutters that once appeared on the historic portion of this structure also appear to have been removed without a COA.

Historic District Guideline references:

- i. *Chapter 5. Secretary of the Interior's Standards for the Rehabilitation of Historic Properties*
- ii. *Guideline 1. Preserve Historic Significant Historic Features*
- iii. *Guideline 4. Restore Significant Historic Features*
- iv. *Guideline 41. Maintain Original and Historic Doors*
- v. *Guideline 42. Make Sensitive Replacements (Doors)*
- vi. *Guideline 44. Adding New Doors*
- vii. *Guideline 45. Screen, Storm, and Garage Doors*
- viii. *Guideline 64. Preserve Historic Porches*
- ix. *Guideline 76. Preserve Historic Wood Siding*
- x. *Guideline 89. Maintain Historic Windows*
- xi. *Guideline 91. Shutters*

Staff Presentation:

Nicholas Johnson AICP, Town Planner - Current

Applicant Presentation:

None

Commissioner Stuart moved to table the application. Commissioner Bateman seconded the motion.

Vote	4 - 0 - 3 - 0
FOR:	4 - Demby, Brophy, Bateman, Stuart
AGAINST:	0
ABSTAIN:	0
ABSENT:	3 - Carey, Carr, Startt

- i. **File No.:** 2025 - 1577 / HD 25 - 101
- Applicant:** Anne Decker Architects
on behalf of Caroline Dalton
- Location:** 7 Brookletts Avenue, Easton, MD 21601
Tax Map 0104, Grid 00EA, Parcel 1972
- Zoning:** R-10A

Request: The Applicant is seeking approval for various exterior alterations. The proposed site improvements include the installation of new private walkways, a reconfigured parking area, and the addition of a swimming pool and a pre-fabricated shed. Other exterior alterations include new wood privacy fencing, the repair or replacement of all existing shutters, and the replacement of existing double-hung windows in-kind. The basement windows will be replaced with new aluminum-clad windows, and an exterior basement access will be removed. A new front door with sidelites will be installed, and the existing asphalt shingle roof will be replaced with slate. Additionally, a rear deck and sunroom will be demolished to construct a new one-story addition. A railing will be installed for a

widow's walk on the flat roof, and the masonry will be repointed. This is a contributing structure to the Historic District.

Historic District Guideline references:

- i. *Guideline 1. Preserve Significant Historic Features*
- ii. *Guideline 2. Repair Rather than Replace*
- iii. *Guideline 3. Make Sensitive Replacements*
- iv. *Guideline 9. New Driveways*
- v. *Guideline 11. Erect New Outbuildings Sensitively*
- vi. *Guideline 14. Perimeter Walls and Fences*
- vii. *Guideline 41. Maintain Original and Historic Doors*
- viii. *Guideline 42. Make Sensitive Replacements (Doors)*
- ix. *Guideline 43. Restore Missing or Inappropriately Altered Doors*
- x. *Guideline 44. Adding New Doors*
- xi. *Guideline 57. Repointing Masonry*
- xii. *Guideline 64. Preserve Historic Porches*
- xiii. *Guideline 66. Adding New Porches*
- xiv. *Guideline 67. New Rear Decks and Patios*
- xv. *Guideline 68. Maintain Historic Roof Shape*
- xvi. *Guideline 70. Roof Material*
- xvii. *Guideline 72. Maintain Historic Gutters and Downspouts*
- xviii. *Guideline 73. Repair Historic Gutters and Downspouts In-Kind*
- xix. *Guideline 89. Maintain Historic Windows*
- xx. *Guideline 90. Make Sensitive Replacements (Windows).*
- xxi. *Guideline 91. Shutters*
- xxii. *Guideline 93. Sills, Lintels, and Frames*
- xxiii. *Guideline 100. Rear Additions*

Staff Presentation:

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

Applicant Presentation:

Jordan Loch Crabtree PLA ASLA, Anne Decker Architects
Caroline Dalton, Anne Decker Architects

Public Comment:

Jason Straczewski, 146 S. Washington Street

Public Comment Written — None

The Applicant amended the application to state that the fence and shrubs will not exceed four (4) feet in height between the front facade of the house (not the porch as originally proposed) and Brookletts Avenue.

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

<u>Vote</u>	<u>4 - 0 - 3 - 0</u>
FOR:	4 - Demby, Brophy, Bateman, Stuart
AGAINST:	0
ABSTAIN:	0
ABSENT:	3 - Carey, Carr, Startt

6. Decision Summary Review —

Vice Chairperson Brophy moved to approve the September 22, 2025 Decision Summary. Commissioner Bateman seconded the motion.

<u>Vote</u>	<u>4 - 0 - 3 - 0</u>
FOR:	4 - Demby, Brophy, Bateman, Stuart
AGAINST:	0
ABSTAIN:	0
ABSENT:	3 - Carey, Carr, Startt

7. Administrative Approval

- a. **File No.:** 2025 - 1571 / HD 25 - 97
Applicant: Jonathan Ryan
Location: 24 N. Aurora Street, Easton, MD 21601
Tax Map 0103, Grid 00EA, Parcel 1131
Zoning: R-7A

Request: The Applicant is requesting administrative approval for the in-kind replacement of half-round style gutters. Given that the request complies with §28-601.E.4.d of the Town of Easton Zoning Ordinance and the Easton Historic District Design Guidelines, the application may be administratively approved as submitted. This is a contributing structure to the Historic District.

Historic District Guideline references:

- i. *Guideline 2.5 Staff Approvals*
- ii. *Guideline 73. Replace Historic Gutters and Downspouts In-Kind*

- b. **File No.:** 2025 - 1585 / HD 25 - 107
Applicant: Town and Country Roofing & Siding Inc.
Location: 129 N. West Street, Easton, MD 21601
Tax Map 0104, Grid 00EA, Parcel 1271
Zoning: CB

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

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

This is a non contributing structure to the Historic District.

Historic District Guideline references:

- i. *Guideline 2.5 Staff Approvals*
- ii. *Guideline 68. Maintain Historic Roof Shape*
- iii. *Guideline 70. Roof Material*

c. File No.: 2025 - 1586 / HD 25 - 108
Applicant: Town and Country Roofing & Siding Inc.
Location: 111 N. West Street, Easton, MD 21601
Tax Map 0104, Grid 00EA, Parcel 1263, Lot 6
Zoning: CB

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

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

This is a non contributing structure to the Historic District.

Historic District Guideline references:

- i. *Guideline 2.5 Staff Approvals*
- ii. *Guideline 68. Maintain Historic Roof Shape*
- iii. *Guideline 70. Roof Material*

d. File No.: 2025 - 1587 / HD 25 - 109
Applicant: Town and Country Roofing & Siding Inc.
Location: 127 N. West Street, Easton, MD 21601
Tax Map 0104, Grid 00EA, Parcel 1270
Zoning: CB

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

558 subject to the following condition:

- 559
- 560 1. Any existing trim, fascia, soffit and gutters shall remain.

561

562 This is a non contributing structure to the Historic District.

563

564 Historic District Guideline references:

- 565 *i. Guideline 2.5 Staff Approvals*
- 566 *ii. Guideline 68. Maintain Historic Roof Shape*
- 567 *iii. Guideline 70. Roof Material*
- 568

569

570 **8. Consent Docket —** None

571

572

573 **9. Adjournment —** Vice Chairperson Brophy moved to adjourn. Commissioner Stuart

574 seconded the motion. The meeting was adjourned at 7:45 p.m.



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

RECEIVED

OCT 21 2025

HD 25 - 112

Application #:	2025 - 1592
Date Received:	10/21/2025
Fee Paid:	\$25.00
HDC Meeting Date:	10/27/2025
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

301 South Aurora St Easton, MD 21601



Contributing



Non-Contributing

YEAR BUILT:

1920

NATIONAL REGISTAR #

PROPERTY INFORMATION

OWNER NAME

Peter V. Malone

TELEPHONE NO.

EMAIL

Applicant or Agent

NAME

Joel A. Cea Miranda

TELEPHONE NO.

EMAIL

Description of Proposal (include additional sheets, as necessary)

Remove current Asphalt Shingle Roof
Install new Owens Corning Duration Asphalt Architectural
Shingle Roof color Chateau Green. Roof to be
Replace on main house and detached structure
All trim, Fascia, Soffit and gutters to remain

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

10/20/25
Joel A. Cea Miranda

Revised 4.4.2022

Roof replacement request for property at 301 South Aurora st Easton MD 21601

Proposed scope of work is as follows:

American custom contractors are to remove current asphalt shingle roof on both main house and detached structure(garage). American custom contractors to install new Asphalt architectural shingles Owen's Corning Duration color Chateau Green

Roof replacement to include replacing two skylights and attic fan.

Proposed work is only for roof replacement, no trim, no soffit, no fascia, and no gutters are to be replaced

Shingles to be installed are Owen's Corning Duration in Chateau Green color

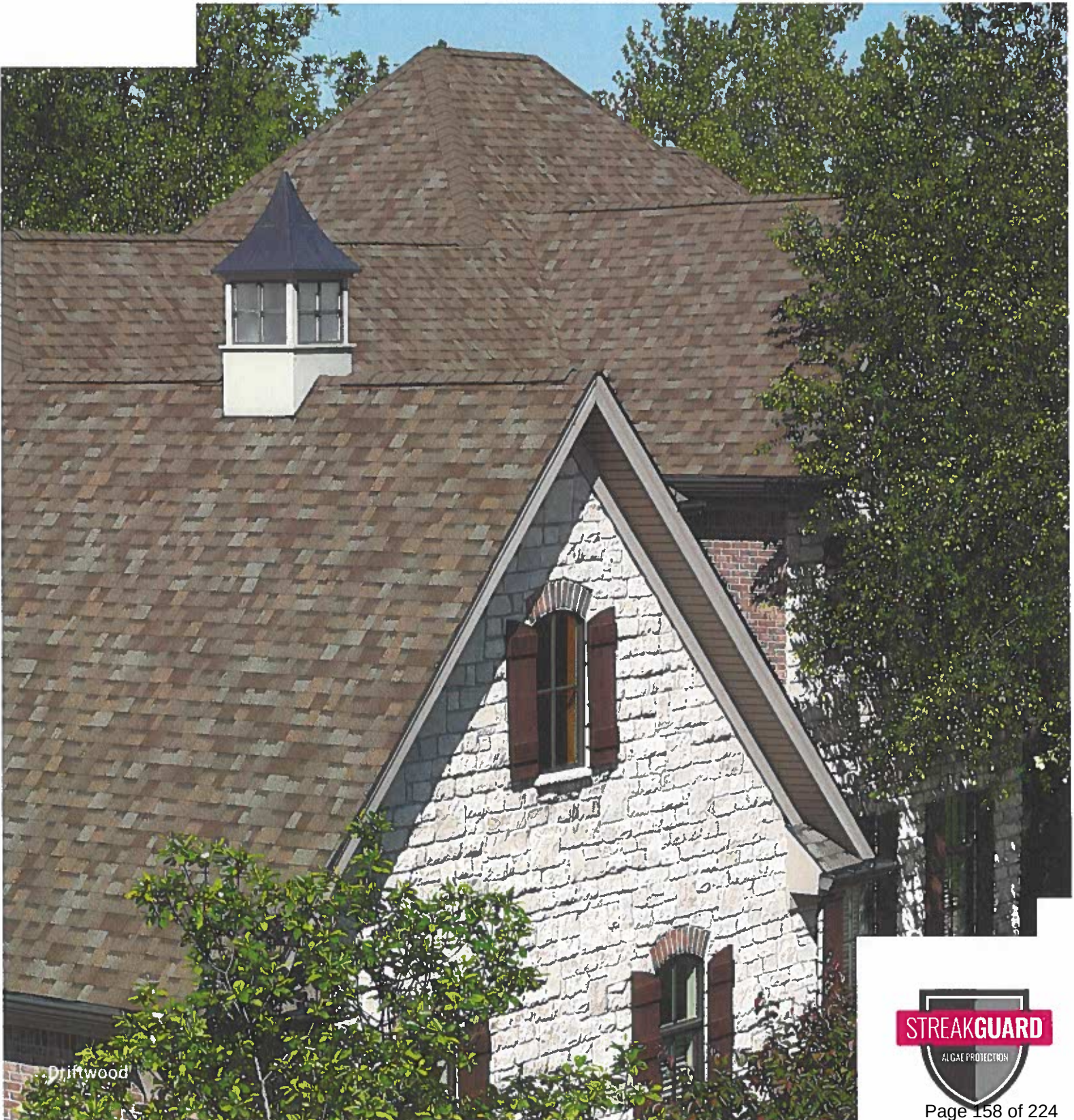
Skylights to be installed are Velux deck mounted skylights



TruDefinition®
DURATION®

Shingles with Patented SureNail® Technology

Tejas con tecnología patentada SureNail®



DEEP DIMENSION OUTSTANDING PERFORMANCE

Duration® Shingles offer:

- The high-performance of SureNail® Technology
- A TruDefinition® Color Platform
- A Limited Lifetime Warranty*† for as long as you own your home
- The protection of a 130-MPH* wind warranty
- StreakGuard® Protection with a 25-year Algae Resistance Limited Warranty^{3/5}
- Rated Class 3 for Impact Resistance⁶ and may qualify for a homeowner insurance discount⁷

UNA NUEVA DIMENSIÓN DESEMPEÑO SOBRESALIENTE

Las tejas Duration® ofrecen:

- El gran desempeño de la tecnología SureNail®
- La gama de colores TruDefinition®
- Una garantía limitada de por vida*† mientras sea propietario de la vivienda
- La protección de una garantía contra vientos de hasta 210 km/h (130 mph)*
- Protección StreakGuard® con una garantía limitada de 25 años de resistencia a las algas^{3/5}
- Clasificación nominal 3 para resistencia a los impactos⁶ y puede ser aplicable a descuento por seguro del propietario⁷



Don't let black streaks lower the value or curb appeal of your home.

Owens Corning blends specialized copper-lined granules, developed by 3M, a leading producer of roofing granules, into our colorful shingles. This helps resist blue-green algae growth.

No deje que las manchas de algas afecten al valor o aspecto de su vivienda.

En sus coloridas tejas, Owens Corning añade gránulos especiales con recubrimiento de cobre, desarrollados por 3M, un productor líder de gránulos para techos. Esto ayuda a prevenir la proliferación de algas azul-verdosas.



THE FINISHING TOUCH

OWENS CORNING® HIP & RIDGE SHINGLES

Owens Corning® Hip & Ridge Shingles are uniquely color matched to TruDefinition® Duration® Shingles. The multiple color blends are only available from Owens Corning Roofing and offer a finished look for the roof.

EL TOQUE FINAL

TEJAS DE LIMATESA Y CUMBRERA DE OWENS CORNING®

Las tejas de limatesa y cumbrera de Owens Corning® se ofrecen en una exclusiva gama de colores para combinar con las tejas Duration® TruDefinition®. Esta gran variedad de combinaciones de colores es una exclusividad de Owens Corning Roofing para lograr techos con un acabado único.

TruDefinition®
DURATION®

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



Brownwood¹



Chateau Green¹



Colonial Slate¹



Desert Rose¹



Driftwood¹



Estate Gray¹



Harbor Blue¹



Midnight Plum^{1/5}



Onyx Black¹



Peppercorn¹



Sand Castle¹



Sierra Gray¹



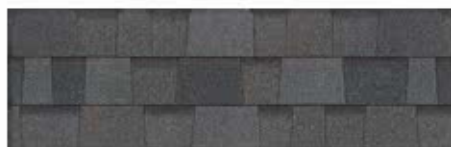
Slatestone Gray¹



Teak¹



Terra Cotta¹



Williamsburg Gray¹

COLOR DISCLAIMER

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

DESCARGO DE RESPONSABILIDAD SOBRE LOS COLORES

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

THERE'S A LINE BETWEEN A GOOD SHINGLE AND A GREAT SHINGLE.®

It's the nailing line on your shingles. The difference between a good shingle and a great shingle is having Patented SureNail® Technology, only from Owens Corning.

HAY UNA GRAN DIFERENCIA ENTRE UNA BUENA TEJA Y UNA TEJA EXCELENTE™

Es la línea de clavado en su tejas. La diferencia entre una buena teja y una teja excelente es la tecnología patentada SureNail®, una exclusividad de Owens Corning.



Excellent Adhesive Power
Helps keep the shingle layers laminated.

Excelente poder adhesivo
Ayuda a conservar el laminado de las capas de las tejas.



Outstanding Grip
The SureNail® strip enhances the already amazing grip of our proprietary Tru-Bond*** sealant for exceptional wind resistance of a 130-MPH wind warranty.

Agarre excepcional
La banda SureNail® mejora el excelente agarre de nuestro sellador patentado Tru-Bond*** con una garantía de resistencia al viento excepcional de 210 km/h (130 mph).

Breakthrough Design
Patented SureNail® Technology is the first and only reinforced nailing zone on the face of the shingle.

Diseño innovador
La tecnología patentada SureNail® es la primera y la única que provee un área de clavado reforzada en la cara de la teja

"No Guess" Wide Nailing Zone
This tough, engineered woven-fabric strip is embedded in the shingle to create an easy-to-see, strong, durable fastener zone.

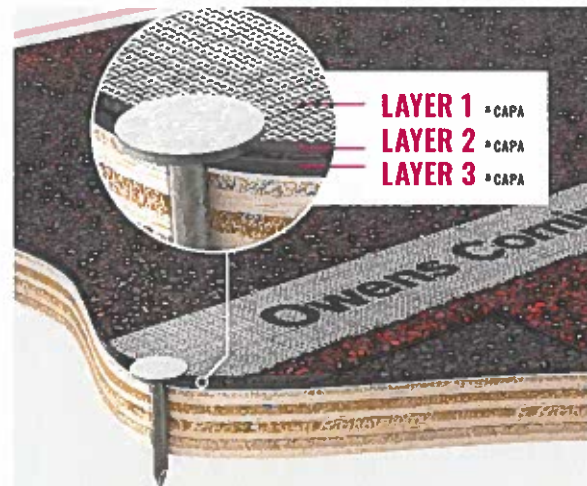
Área de clavado ancha, sin cálculos "a ojo"
Esta banda resistente de tela mecánica tejida está incrustada en la teja para proveer un área de sujeción resistente, duradera y fácil de detectar.

Triple Layer Protection*
A unique "triple layer" of reinforcement occurs when the fabric overlays the two shingle layers, providing increased protection against "nail pull" from the wind.

Triple Layer Protection*
Cuando la tela cubre las dos capas de la teja, se forma una "triple capa" de refuerzo excepcional que ofrece una mayor protección ante el "arranque de clavos" debido al viento.

Double the Common Bond
SureNail® features up to a 200% wider bond between the shingle layers in the nailing zone over standard shingles.

Duplica la adherencia común
En comparación con las tejas comunes, SureNail® ofrece un área de unión hasta un 200 % más ancha entre las capas de la teja en el área de clavado.



THE PROOF IS IN THE PERFORMANCE

LA PRUEBA ESTÁ EN EL DESEMPEÑO



Up to
2.5X
BETTER
NAIL PULL-THROUGH RESISTANCE

Hasta
2.5X
MEJOR
RESISTENCIA A LA TRACCIÓN DE LOS CLAVOS



Up to
9X
BETTER
NAIL BLOW-THROUGH RESISTANCE

Hasta
9X
MEJOR
RESISTENCIA AL DESPRENDIMIENTO DE LOS CLAVOS



Up to
2X
BETTER
DELAMINATION RESISTANCE

Hasta
2X
MEJOR
RESISTENCIA A LA DELAMINACIÓN



TOTAL PROTECTION SIMPLIFIED®

It takes more than just shingles to protect a home. It takes an integrated system of components and layers designed to perform in three critical areas. The Owens Corning® Total Protection Roofing System® gives you the assurance that all of your Owens Corning roofing components are working together to help increase the performance of your roof.

PROTECCIÓN TOTAL SIMPLIFICADA®

Se necesita más que simplemente tejas para proteger su vivienda. Se necesita un sistema integral de componentes y capas diseñadas para desempeñarse en tres áreas críticas. El Total Protection Roofing System® de Owens Corning® le garantiza que todos sus componentes para cubiertas de Owens Corning funcionan en conjunto para mejorar el desempeño de su techo.

SEAL. SELLAR.

Helps create a waterproof barrier

Ayuda a crear una barrera impermeable

DEFEND. DEFENDER.

Helps protect against nature's elements

Protege contra los elementos climáticos

BREATHE. RESPIRAR.

For balanced attic ventilation

Para una ventilación equilibrada del ático

Hip & Ridge shingles
Tejas de limatesa y cumbre

Laminate shingles
Tejas laminadas

Starter shingles
Tejas de arranque

Exhaust vents
Salidas de aire

Intake vents
Entradas de aire

Self-adhered ice & water barrier
Barrera autoadhesiva contra el hielo y el agua

Synthetic underlayment
Membrana impermeabilizante sintética

+ COMFORT. CONFORT.

Add comfort and energy performance
Más confort y desempeño energético

PINK® Fiberglas™ blown-in attic insulation
Aislamiento para áticos PINK® Fiberglas™ aplicado por impulsión

For intake ventilation, use approved Owens Corning® Vent Sure® InFlow ventilation or soffit ventilation. Do not use both intake ventilation options in one roofing application. See install instructions for more details.
Para la ventilación de entrada, utilice la ventilación aprobada por Owens Corning® Vent Sure® InFlow o ventilación de alero. No utilice ambas opciones de ventilación de entrada en una misma aplicación para techos. Consulte las instrucciones de instalación para obtener más detalles.

REGISTER YOUR WARRANTY

Registering your Owens Corning® warranty ensures it's easily referenced should you ever need to access it. The process is easy—just have your installation date, shingle type, shingle color and number of squares ready. Then go online to www.owenscorning.com/roofingstandardwarranty or call 1-800-ROOFING (1-800-766-3464) to finish the process.



SCAN TO REGISTER YOUR WARRANTY

Escanee para registrar su garantía

REGISTRE SU GARANTÍA

Al registrar su garantía de Owens Corning® la podrá consultar rápidamente si fuera necesario acceder a ella. El proceso es simple: tenga a mano la fecha de instalación, el tipo y color de tejas y la cantidad de cuadrados. Luego, visite www.owenscorning.com/roofingstandardwarranty o llame al 1-800-ROOFING (1-800-766-3464) para completar el proceso.



Product Attributes

Warranty Length*

Limited Lifetime†
(for as long as you own your home)

Wind Resistance Limited Warranty*

130-MPH

Algae Resistance Limited Warranty**

25 Years

TRU PROtection® Non-Prorated Limited Warranty* Period

10 Years



Características del producto

Período de garantía*

Garantía limitada de por vida†
(mientras sea propietario de la vivienda)

Garantía limitada de resistencia al viento*

210 km/h (130 mph)

Garantía limitada de resistencia a las algas**

25 años

Período no prorrateado de garantía limitada TRU PROtection®

10 años



TruDefinition® Duration® Shingles Product Specifications

Size	13¼" x 39¾"
Application Exposure	5%"
Shingles per Bundle	Not less than 20
Average Shingle Count per 3 Bundles	64
Average Coverage per 3 Bundles	98.4 sq. ft.

Especificaciones de las tejas Duration® TruDefinition®

Tamaño	33.65 x 100 cm (13¼ x 39¾ pulg)
Exposición de aplicación	14.3 cm (5% pulg)
Tejas por paquete	20 como mínimo
Cantidad promedio de tejas por 3 paquetes	64
Cobertura promedio por 3 paquetes	9.14 m² (98.4 pies²)

Applicable Standards and Codes

ASTM D3462
ASTM D228
ASTM D3018 (Type 1)
ICC-ES AC438*
ASTM D3161 (Class F Wind Resistance)
ASTM D7158 (Class H Wind Resistance)
ASTM E108/UL 790 (Class A Fire Resistance)
UL 2218 (Class 3 Impact Resistance)†
FM 4473 (Class 3 Impact Resistance)†
PRI ER 1378E01

Normas y códigos pertinentes

ASTM D3462
ASTM D228
ASTM D3018 (Tipo 1)
ICC-ES AC438*
ASTM D3161 (Resistencia al viento, Clase F)
ASTM D7158 (Resistencia al viento Clase H)
ASTM E108/UL 790 (Resistencia al fuego Clase A)
UL 2218 (Resistencia a impactos de clase 3)†
FM 4473 (Resistencia a impactos de clase 3)†
PRI ER 1378E01

* See actual warranty for complete details, limitations and requirements.

† 40-Year Limited Warranty on commercial projects.

† Owens Corning testing against competing products with wide, single-layer nailing zones when following manufacturers' installation instructions and nailing in the middle of the allowable nailing zone.

** Tru-Bond® is a proprietary premium weathering-grade asphalt sealant that is blended by Owens Corning Roofing® and Asphalt, LLC.

+ The amount of Triple Layer Protection® may vary on shingle-to-shingle basis.

International Code Council Evaluation Services Acceptance Criteria for Alternative Asphalt Shingles.

* Excludes non-Owens Corning® roofing products such as flashing, fasteners, pipe boots and wood decking.

1 See Color Disclaimer information on page 3 for additional details.

2 Applies to all areas that recognize Miami-Dade Notice of Acceptance (NOA).

3 Shingles are algae resistant to control the growth of algae and discoloration.

§ Installation must include use of an Owens Corning® Hip & Ridge product. See actual warranty for details.

5 Owens Corning® Bourbon and Midnight Plum shingles include a patent pending design.

6 Qualifying Owens Corning Hip & Ridge Shingles may be required to complete a UL 2218 and/or FM 4473 Class 3 Impact-Resistant Roof System. Given the variability in real storm conditions, a Class Rating on any product class rating does not guarantee resistance to all weather conditions. Owens Corning shingles are not covered under a warranty for hail damage.

7 Homeowners should check with their insurance company to see if they qualify.

SureNail® Technology is not a guarantee of performance in all weather conditions.

For patent information, please visit owenscorning.com/patents.

* Consulte la garantía para obtener una lista completa de detalles, limitaciones y requisitos.

† Garantía limitada de 40 años para proyectos comerciales.

† Ensayos comparativos de Owens Corning con productos de la competencia con zonas de clavado ancho de una sola capa cuando se siguen las instrucciones de instalación del fabricante y se clava en el medio de la zona de clavado permitida.

** Tru-Bond® es un sellador asfáltico patentado de calidad premium formulado por Owens Corning Roofing® and Asphalt, LLC.

+ La cantidad de Triple Layer Protection® puede variar entre una teja y otra.

Criterios de aceptación de los servicios de evaluación del Consejo Internacional de Códigos para tejas asfálticas alternativas.

* Se excluyen productos para techos no fabricados por Owens Corning®, como tapajuntas, sujetadores, bases de tubos y estructuras de soporte de madera.

1 Para obtener más información, consulte el Descargo de responsabilidad sobre los colores, en la página 3.

2 Aplicable a todas las zonas que reconocen el Aviso de aceptación (NOA, Notice of Acceptance) del condado de Miami Dade.

3 Las tejas son resistentes a las algas para controlar su desarrollo y la decoloración.

§ La instalación debe incluir el uso de un producto para limatesa y cumbre de Owens Corning®.

5 Las tejas de Owens Corning® Bourbon y Midnight Plum incluye un diseño con patente pendiente.

6 Es posible que se requiera el uso de tejas aptas para limatesa y cumbre de Owens Corning para completar un sistema de techo resistente a impactos UL 2218 y/o FM 4473 Clase 3. Dada la variabilidad en las condiciones de tormenta reales, una clasificación de clase en cualquier clasificación de clase de producto no garantiza la resistencia a todas las condiciones climáticas. Las tejas de Owens Corning no cuentan con una garantía por daños de granizo.

7 Los propietarios deben verificar con su aseguradora para saber si califican.

La tecnología SureNail® no es una garantía de desempeño en todos los tipos de condiciones climáticas.

Para información sobre la patente, visite www.owenscorning.com/patents.



OWENS CORNING ROOFING AND ASPHALT, LLC
ONE OWENS CORNING PARKWAY
TOLEDO, OH 43659 USA

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www.owenscorning.com

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(Kearny)

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Fixed Deck Mount (FS) Unit Skylight - Guide Specification

For over 80 years, VELUX has been delivering energy efficient daylight to living spaces where people, live, work, and play. VELUX is the world leader in harnessing the benefits of the sun, providing energy efficient top lighting solutions, and recognized as one of the strongest brands in the global materials and home improvement industry.

VELUX FS skylight systems are designed for residential sloped roof applications. Daylighting provided through VELUX skylights improves the energy efficiency and visual comfort of these residential and commercial spaces. The VELUX FS skylight system is a category leader with a maintenance free frame, structural seal, and durable thermal pane options with performance levels meeting project specifications. The thermal pane glazing options carry a 20 year warranty against seal failure, and have a specially formulated LoE³ - 366™ coating. This coating, specifically designed for skylight applications, provides a high visible light transmission while reducing solar heat gain and UV penetration.

VELUX test facilities ensure that new products comply with regulations and market demands for technical performance. VELUX testing ensures that our products are able to withstand the most difficult climatic conditions to which VELUX products are typically exposed to in the markets where they are sold. Our test procedures include load capacity, air and water tightness in a test chamber and a weather simulator, mechanical tests, impact test results, durability tests, U-factor and solar heat gain tests, burn brand resistance and visual inspection of the surface quality.

Contact **VELUX America LLC.**, Greenwood, SC 29648; www.VELUXusa.com; 800-888-3589, specifications@veluxusa.com.

VELUX® is a registered trademark of VKR Holding A/S
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SECTION 08 62 00 -UNIT SKYLIGHTS

PART 1 - GENERAL

1.1 SECTION INCLUDES

- A. Fixed deck mount unit skylight with formed counter flashing for mounting on the roof deck, for low-slope and steep-slope roofing applications.

1.2 REFERENCE STANDARDS

Specifier: If retaining optional "References" article, edit to include standards cited in edited Section.

- A. General: Applicable edition of references cited in this Section is current edition published on date of issue of Project specifications, unless otherwise required by building code in force.
- B. American Architectural Manufacturers Association (www.aama.net), Window & Door Manufacturers Association (www.wdma.com), Canadian Standards Association (www.csagroup.org/us/en/services)
 - 1. AAMA/WDMA/CSA 101/I.S.2/A440 - North American Fenestration Standard/ Specification for Windows, Doors, and Skylights (NAFS)
 - 2. CSA A440S1-19 - Canadian Supplement to AAMA/WDMA/CSA 101/I.S.2/A440
 - 3. AAMA 2603 - Voluntary Specification, Performance Requirements and Test Procedures for Pigmented Organic Coatings on Aluminum and Panels
- C. ASTM International: www.astm.org:
 - 1. ASTM B 209 - Standard Specification for Aluminum and Aluminum-Alloy Sheet and Plate
 - 2. ASTM E 108 - Standard Test Methods for Fire Tests of Roof Coverings
 - 3. ASTM E 283 - Standard Test Method for Determining Rate of Air Leakage Through Exterior Windows, Curtain Walls, and Doors Under Specified Pressure Differences Across the Specimen
 - 4. ASTM E 331 - Standard Test Method for Water Penetration of Exterior Windows, Skylights, Doors, and Curtain Walls by Uniform Static Air Pressure Difference
 - 5. ASTM E 408 - Standard Test Methods for Total Normal Emittance of Surfaces Using Inspection-Meter Techniques
 - 6. ASTM E 1886 - Standard Test Method for Performance of Exterior Windows, Curtain Walls, Doors, and Impact Protective Systems Impacted by Missile(s) and Exposed to Cyclic Pressure Differentials
 - 7. ASTM E 1996 - Standard Specification for Performance of Exterior Windows, Curtain Walls, Doors, and Impact Protective Systems Impacted by Windborne Debris in Hurricanes
- D. Code of Federal Regulations:

1. 29 CFR 1910.29 (e) (1) - Occupational Safety and Health Standards for Fall Protection Systems and Falling Object Protection – Criteria and Practices.
- E. Illuminating Engineering Society of North America (IESNA): www.ies.org:
 1. IESNA – The Lighting Handbook.
- F. National Fenestration Rating Council: www.nfrccommunity.org:
 1. NFRC 100 - Procedure for Determining Fenestration Product U-factors
 2. NFRC 200 - Procedure for Determining Fenestration Product Solar Heat Gain Coefficient and Visible Transmittance at Normal Incidence
- 1.3 COORDINATION
 - A. Coordinate unit skylight interior termination locations with structural layout, ceiling grid layouts, and other ceiling-mounted items.
- 1.4 PREINSTALLATION MEETINGS
 - A. Preinstallation Conference: Conduct conference at Project site prior to delivery of unit skylight and installation of roof deck.
- 1.5 ACTION SUBMITTALS
 - A. Product Data: For unit skylights. Include standard construction details, product performance characteristics, and material descriptions, dimensions of individual components and profiles, and finishes.
 1. Include test reports of qualified independent testing agency or third party certificates verifying compliance with performance requirements.

Specifier: Retain "LEED Submittals" Paragraph when required for Project; this Paragraph stipulates documentation required from Contractor to support cited construction-phase credits.

Review design-phase credits available related to unit skylights, including contribution to IEQ Cr 6.1 Controllability of Systems, IEQ Cr 8.1. Daylighting, EA Cr 1 Energy Optimization, and ID Cr 1 Innovation in Design credits. Consult VELUX representative for detailed support data.

B. LEED Submittals:

1. Credit MR 4 Recycled Content: Documentation indicating the following:
 - a. Percentages by weight of post-consumer and pre-consumer recycled content.
 - b. Total weight of products provided.

- c. Include statement indicating costs for each product having recycled content.
- C. Shop Drawings: For unit skylight work. Include plans, elevations, sections, details, and connections to supporting structure and other adjoining work.

1.6 INFORMATIONAL SUBMITTALS

Specifier: Retain paragraphs below when Project requirements include compliance with Federal Buy American provisions. VELUX Fixed Deck Mount skylights complies with requirement.

- A. Florida State Product Approval Listing Number: Indicating that products comply with requirements of Florida State Building Code.
www.floridabuilding.org/pr/pr_app_srch.aspx
- B. Warranty: Sample of special warranty.

1.7 CLOSEOUT SUBMITTALS

- A. Operation and Maintenance Data.

1.8 QUALITY ASSURANCE

Specifier: VELUX America, LLC. has been producing skylights in the US for over 30 years and in Europe for an additional 30 years prior to that. VELUX has a reputation among architects and contractors as the most reliably performing skylight in the world.

- A. Manufacturer Qualifications: A qualified manufacturer listed in this Section with minimum 30 years' experience in the US manufacturing similar products in successful use on similar projects and able to provide unit skylights meeting requirements.

Specifier: Retain "Approval of Manufacturers and Comparable Products" Subparagraph if Owner will consider product substitutions.

- 1. Approval of Manufacturers and Comparable Products: Submit the following in accordance with project substitution requirements, within time allowed for substitution review:
 - a. Completed and signed Substitution Request form.
 - b. Product data, including photometric data and independent test data indicating compliance with requirements.
 - c. Sample product warranty.

1.9 WARRANTY

A. **Manufacturer's Warranty:** Manufacturer's standard form in which manufacturer agrees to repair or replace components of unit skylights that fail in materials or workmanship under normal use within specified warranty period.

1. Failures include, but are not limited to, the following:

- a. Deterioration of metals, metal finishes, dome, and other materials beyond normal weathering.
- b. Breakage of glazing.

2. **Warranty Period:**

- a. Unit Skylight and Flashing Product Warranty: 10 years from date of purchase.
- b. Unit Skylight and Flashing Installation "No Leak" Warranty: 10 years from date of purchase.
- c. Hail Breakage Warranty for Skylight Glass: 10 years from the date of purchase on all insulated glass units using laminated glass.
- d. Insulating Glass Seal Failure Warranty: 20 years from date of purchase.

PART 2 - PRODUCTS

2.1 MANUFACTURERS

A. **Basis-of-Design Product:** Subject to compliance with requirements, provide products of **VELUX America LLC.**, Greenwood, SC 29648; www.VELUXusa.com; (800) 878-3589, specifications@veluxusa.com.

Specifier: Retain "Substitutions" Paragraph and select one of two options based upon Project requirements.

B. **Substitutions:** [None allowed by Owner] [As permitted under Instructions to Bidders and Section 012500 "Substitution Procedures"].

C. **Source Limitations:** Obtain unit skylights through single source from single manufacturer.

2.2 Fixed Deck Mounted (FS) Unit Skylights

A. **System Description:** Fixed deck mounted unit skylight consisting of the following main integrated components – an interior condensation drainage gasket, pre-finished white wooden frame [Special order stain grade wooden frame available on request], exterior maintenance-free [aluminum] [copper] cladding/counter flashing, ASA corner keys, and an insulating thermal pane glass unit with two seals, warm edge spacer system, three coats of LoE[®] silver to increase visible light transmittance while reducing solar heat, and a continuous deck seal mounting system with durable foam seal. FS skylights are manufactured with a preinstalled shade and shall be suitable for installation on roof decks ranging from 14 degrees up to 85 degrees from horizontal.

1. Basis of Design: **VELUX America, LLC, Model FS Fixed Deck Mount Skylight.**

Specifier: **FS standard unit sizes are not available as a stocked product for all glazing options. Custom sizes not available.**

- B. Wood: Kiln-dried, laminated Ponderosa Pine and Eastern White Pine pre-finished white. Wood shall be Forest Stewardship Council (FSC) certified or have an FSC certified chain of custody certification.
- C. Maintenance free exterior cladding: [Roll formed 0.57 mm aluminum frame coverings with neutral gray Kynar® polyvinylidene fluoride resin finish,] [0.55 mm copper frame coverings,] production engineered, and fabricated to fit exterior exposed surfaces.
 - 1. Unit Sizes: [A06], [C01], [C04], [C06], [C08], [C12], [D26], [D06], [M02], [M04], [M06],[M08], [S01], [S06][as indicated on Drawings].
- D. Weather stripping: Factory applied neoprene and thermoplastic elastomeric weather stripping throughout entire frame, profiled to effect weather seal.
- E. Insulated Glass Unit: Factory assembled with low emissivity exterior pane and clear interior pane separated by a stainless steel spacer sealing the space between panes with 90% argon gas.

- 1. Exterior Pane: 0.125 inch (3mm) thick tempered glass with Neat® exterior coating and interior surface coated with three layers of low emissivity silver (LoE coating LoE³ 366.

Specifier: Retain one of the three interior pane options below. VELUX product codes list the standard laminated pane as 04 with heat strengthened interior panes using a clear interlayer. VELUX offers an interior pane option for wind-borne debris regions. The wind-borne debris laminated interior pane with a thicker polyvinyl butyral interlayer is listed by VELUX as an impact 06 glazing for use in wind zone 3 regions requiring a class C missile level. A snow load laminated interior pane is offered with the laminated panes being tempered. Laminated panes are typically required by building codes when any portion of the glass is higher than 12 feet above finished floor. VELUX laminated panes are marketed as "Clean, Quiet and Safe" glass.

- 2. Interior Pane:
 - a. [Standard Laminated, Two clear 0.090 inch (2.3 mm) heat-strengthened panes with a 0.030 inch (0.76 mm) [clear] [white] polyvinyl butyral interlayer sandwiched together.]
 - b. [Standard with i89 coating: Laminated, Two clear 0.090 inch (2.3 mm) heat-strengthened panes with a 0.030 inch (0.76 mm) clear polyvinyl butyral interlayer sandwiched together. Interior pane surface with Indium Tin Oxide (ITO) coating (LoE-i89® coating)]

- c. [Impact: Laminated for wind-borne debris regions, Two clear 0.090 inch (2.3 mm) heat-strengthened panes with a 0.090 inch (2.3 mm) clear polyvinyl butyral interlayer sandwiched together.]
 - d. [Snow Load: Laminated, Two clear 0.12 inch (3 mm) tempered panes with a 0.030 inch (0.76 mm) clear polyvinyl butyral interlayer sandwiched together.]
- F. Structural Sealant: Factory applied Instant glaze sealant, clear color, bonding the glass pane to the aluminum frame and suitable for external exposure.
- G. Mounting System: Continuous corrosion resistant mounting system with a durable foam seal and rough opening alignment notches.
- H. Shade: Solar powered, room darkening double pleated polyester fabric with white color. 24 volt dc shade operated via 2.4 GHz radio frequency basic wall mounted remote control provided.

Specifier: FS skylight supplied 26 mounting fasteners.

- I. Mounting Fasteners: 10 gauge 1.25 inch (32 mm), ring shank nails provided with skylight. Ring shank nails are double hot dipped zinc coated. 26 field installed nails secure skylight to roof deck as indicated in manufacturer's installation instructions.

2.3 Flashings

Specifier: Type EDL step flashing designed for use with roofing material less than 0.5 inch (13 mm) thick (typically asphalt shingles, cedar shingles and slate) and for use on roof slopes 14 degrees or greater and not more than 85 degrees. Type EDW high profile flashing designed for use with high profiled roofing materials (clay tile, concrete tile and cedar shakes) not greater than 4.75 inches (120 mm) in height, and for use on roof slopes 14 to 85 degrees. EDL or EDW flashing is required with skylight in order for VELUX 10 year "No Leak" warranty to be valid.

- A. Step Flashing: Roll formed aluminum, neutral grey finish, factory engineered and fabricated seams, consisting of head flashing, sill flashing, step flashing pieces and adhesive underlayment suitable for use on roof pitches 14 to 85 degrees from horizontal.
1. Basis of Design: **VELUX America, LLC, EDL Step Flashing.**
 2. Size: As required for skylight sizes indicated.
 3. Material:
 - a. Head flashing 23 gauge (0.57 mm) thick aluminum with polyester lacquer finish.
 - b. Sill flashing 22 gauge (0.65 mm) thick aluminum with Kynar 500 finish.
 - c. Step pieces 27 gauge (0.42 mm) thick aluminum with polyester lacquer finish.
 - d. Adhesive underlayment: 9 inches (229 mm) wide x 21 feet (6.4 m) length x 0.03 inch (0.8 mm) thick, SBS modified bitumen with white polyethylene backing sheet.
- B. High Profile Flashing: Roll formed aluminum, neutral grey finish, factory engineered and fabricated seams, consisting of head flashing, sill flashing, side gutter pieces, counter flashing and adhesive underlayment suitable for use on roof pitches 14 to 85 degrees from horizontal.
1. Basis of Design: **VELUX America, LLC, EDW High Profile Flashing.**
 2. Size: As required for skylight sizes indicated.
 3. Material:
 - a. Head flashing 23 gauge (0.57 mm) thick aluminum with polyester lacquer finish.
 - b. Sill flashing 22 gauge (0.65 mm) thick aluminum with polyester lacquer finish and 9 inch (229 mm) pleated apron.
 - c. Side gutter pieces 23 gauge (0.57 mm) thick aluminum with polyester lacquer finish.
 - d. Adhesive underlayment: 12 inches (305 mm) width x 21 feet (6.4 m) length x 0.03 inch (0.8 mm) thickness, SBS modified bitumen with white polyethylene backing sheet.

2.4 ACCESSORIES

A. Controls:

1. KLR 300 VELUX Touch remote. Controls all shades from one touchscreen remote.
2. VELUX App Control. Controls and schedules shades with smart device.

2.5 PERFORMANCE REQUIREMENTS

- A. The FS deck mounted skylight is independently tested in accordance with AAMA/WDMA/CSA 101/I.S.2/A440 (NAFS-17) for compliance with International Building Code, International Energy Conservation Code and International Residential Code as follows:
1. Water Test Pressure: No water penetration noted as measured in accordance with ASTM E 331 with a test pressure differential of 720 Pa (15.0 psf).
 2. Air Leakage Rate: Maximum of 0.10 CFM/ft² of total unit area, measured at a pressure of 75 Pa (1.57 psf) in accordance with ASTM E 283.
 3. Canadian Air Infiltration/Exfiltration Rating: Fixed. (0.05 L/s/m² maximum)
 4. Design Pressure (DP):
 - a. [[04 Standard Laminated Pane] [89 standard Laminated Pane with i89 Coating]: [S06 and S01 sizes design pressure = +330/-70 psf (+15.8/-3.35 kPa)] [and] [M08 and smaller sizes design pressure = +240/-105 psf (+11.5/-5.03 kPa)].]
 - b. [[06 Impact Pane: [S06 and S01 sizes design pressure = +180/-50 psf (+8.62/-2.39 kPa)] [and] [M08 and smaller sizes design pressure = +200/-90 psf (+9.58/-2.39 kPa)].]
 - c. [[10 Snow Load Pane: [S06 and S01 sizes design pressure = DP = +720/-65 psf (+34.5/-3.11 kPa)] [and] [M08 and smaller sizes design pressure = +640/-100 psf (+30.6/-4.79 kPa)] [and] [C06 and smaller sizes design pressure = +1350/-65 psf (+64.6/-3.11 kPa)].]
- B. [Windborne-Debris Resistance: Wind Zone 3 or Less: Provide unit skylights capable of resisting impact from windborne debris, based on the pass/fail criteria as determined from testing glazed representative of those specified, according to ASTM E 1886 and ASTM E 1996. Missile Level C, Wind Zone 3 requirements, and +50/-50 psf cycle pressure minimum.]
- C. Fire Ratings for Roof Assemblies with Fire Classifications: Unit skylight tested in accordance with ASTM E 108 and listed as passing Burning Brand test with target classification of Class B.
- D. Energy Performance ratings for any size venting deck mounted unit skylight with tempered exterior glass pane and interior pane as follows:

Specifier: Retain the appropriate option in the 3 paragraphs below that corresponds to the type of insulated glass unit used on Project.

1. Thermal Transmittance: NFRC 100 maximum U-factor:
 - a. [04 Standard Laminated: 0.43 Btu/hr*ft²*deg F (2.50 W/m²*deg C).]
 - b. [06 Impact Laminated: 0.42 Btu/hr*ft²*deg F (2.38 W/m²*deg C).]
 - c. [08 White Laminated : 0.43 Btu/hr*ft²*deg F (2.50 W/m²*deg C).]
 - d. [89 Standard Laminated with i89 Coating: 0.37 Btu/hr*ft²*deg F (2.16 W/m²*deg C).]
 - e. [10 Snow Load Laminated: 0.41 Btu/hr*ft²*deg F (2.4 W/m²*deg C).]

2. Solar Heat-Gain Coefficient (SHGC): NFRC 200 maximum SHGC:
 - a. [04 Standard Laminated: 0.23]
 - b. [06 Impact Laminated: 0.24]
 - c. [08 White Laminated: 0.24]
 - d. [89 Standard Laminated with i89 Coating: 0.23]
 - e. [10 Snow Load Laminated: 0.24]

3. Visible Transmittance (Vt): NFRC 200 maximum Vt:
 - a. [04 Standard Laminated: 0.54]
 - b. [06 Impact Laminated: 0.55]
 - c. [08 White Laminated: 0.49]
 - d. [89 Standard Laminated with i89 Coating: 0.54]
 - e. [10 Snow Load Laminated: 0.54]

E. Fall Protection Standard Compliance: 29 CFR 1910.29: Testing for all laminated venting deck mount unit skylights.

2.6 MATERIALS

- A. Aluminum Sheet: Flat sheet complying with ASTM B 209/B 209M.
- B. Joint Sealants: As specified in Section 079200 "Joint Sealants."
- C. Mastic Sealants: Polyisobutylene; nonhardening, nonskinning, nondrying, nonmigrating sealant.

2.7 FINISHES

- A. Comply with NAAMM's "Metal Finishes Manual for Architectural and Metal Products" for recommendations for applying and designating finishes.
- B. Appearance of Finished Work: Noticeable variations in same piece are not acceptable. Variations in appearance of adjoining components are acceptable if they are within the range of approved Samples and are assembled or installed to minimize contrast.

PART 3 - EXECUTION

3.1 EXAMINATION

- A. Examine openings, substrates, structural support, anchorage, and conditions, with Installer present, for compliance with requirements for installation tolerances and other conditions affecting performance of the Work.
- B. Proceed with unit skylight installation only after unsatisfactory conditions have been corrected.

3.2 INSTALLATION

- A. Install unit skylights in accordance with manufacturer's written instructions and approved shop drawings. Coordinate installation of units with installation of substrates, air and vapor retarders, roof insulation, roofing membrane, and flashing as required to ensure that each element of the Work performs properly and that finished installation is weather tight.
 - 1. Anchor unit skylights securely to supporting substrates.
 - 2. Install unit skylights on curbs specified in another section with tops of curbs parallel to finished roof slope.
- B. Where metal surfaces of unit skylights will contact incompatible metal or corrosive substrates, including preservative-treated wood, apply bituminous coating on concealed metal surfaces, or provide other permanent separation recommended in writing by unit skylight manufacturer.
- C. Additional testing and inspections, at Contractor's expense, will be performed to determine compliance of replaced or additional work with specified requirements.
- D. Prepare test and inspection reports.

3.3 CLEANING AND PROTECTION

- A. Clean exposed unit skylight surfaces according to manufacturer's written instructions. Touch up damaged metal coatings and finishes. Remove excess sealants, glazing materials, dirt, and other substances.
- B. Replace glazing that has been damaged during construction period.
- C. Protect unit skylight surfaces from contact with contaminating substances resulting from construction operations.

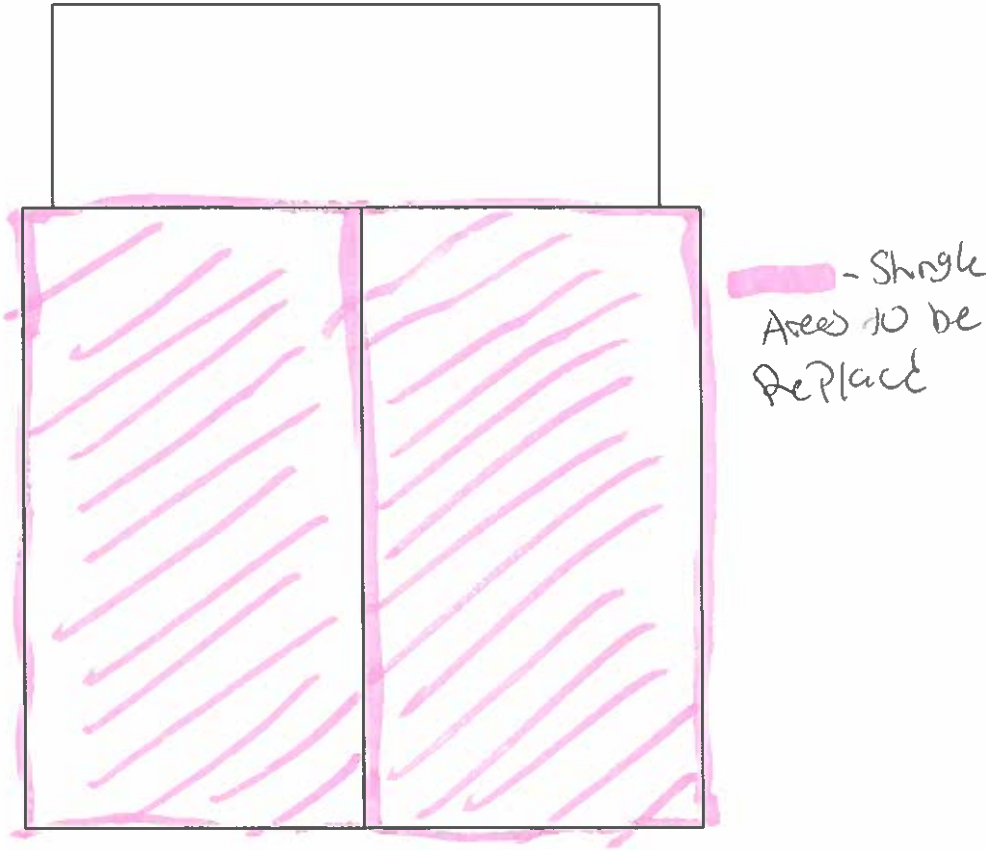
END OF SECTION



VIEW 3D MODEL

Roof	Area	Total	Length
Roof Facets	912 ft ²	3	-
Ridges / Hips	-	1	24' 4"
Valleys	-	0	-
Rakes	-	6	75' 5"
Eaves	-	3	72' 5"
Flashing	-	1	23' 9"
Step Flashing	-	0	-
Drip Edge/Perimeter	-	-	147' 10"

Roof Pitch*	Area	Percentage
6 / 12	718 ft ²	78.73%
2 / 12	194 ft ²	21.27%

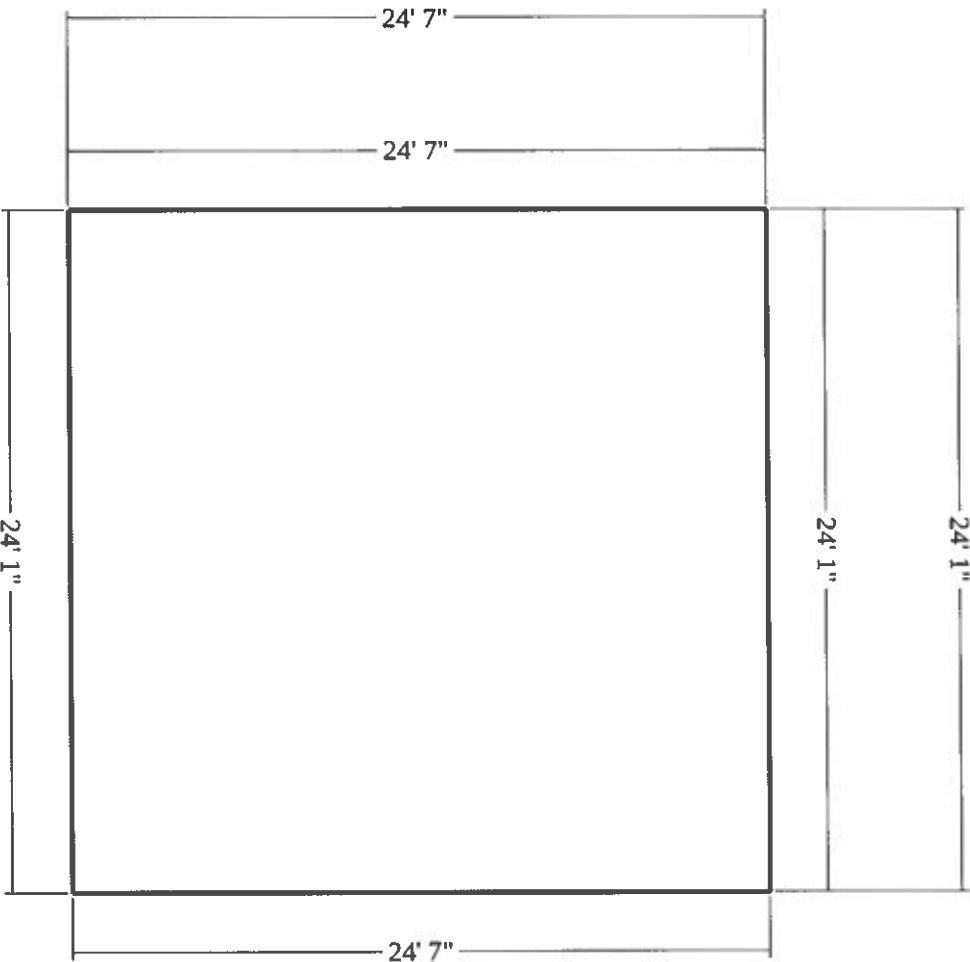


Example Waste Factor Calculations

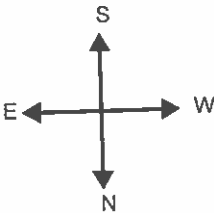
	Zero Waste	+5%	+10%	+15%	+20%
Area	912 ft ²	958 ft ²	1003 ft ²	1049 ft ²	1094 ft ²
Squares	9⅓	9⅓	10⅓	10⅓	11

The table above provides the total roof area of a given property using waste percentages as noted. Please consider that area values and specific waste factors can be influenced by the size and complexity of the property, captured image quality, specific roofing techniques, and your own level of expertise. Additional square footage for Hip, Ridge, and Starter shingles are not included in this waste factor and will require additional materials. This table is only intended to make common waste calculations easier and should not be interpreted as recommendations.

BACK



FRONT



Number of Stories: 1
Footprint Perimeter: 97' 4"
Footprint Area: 592 ft²

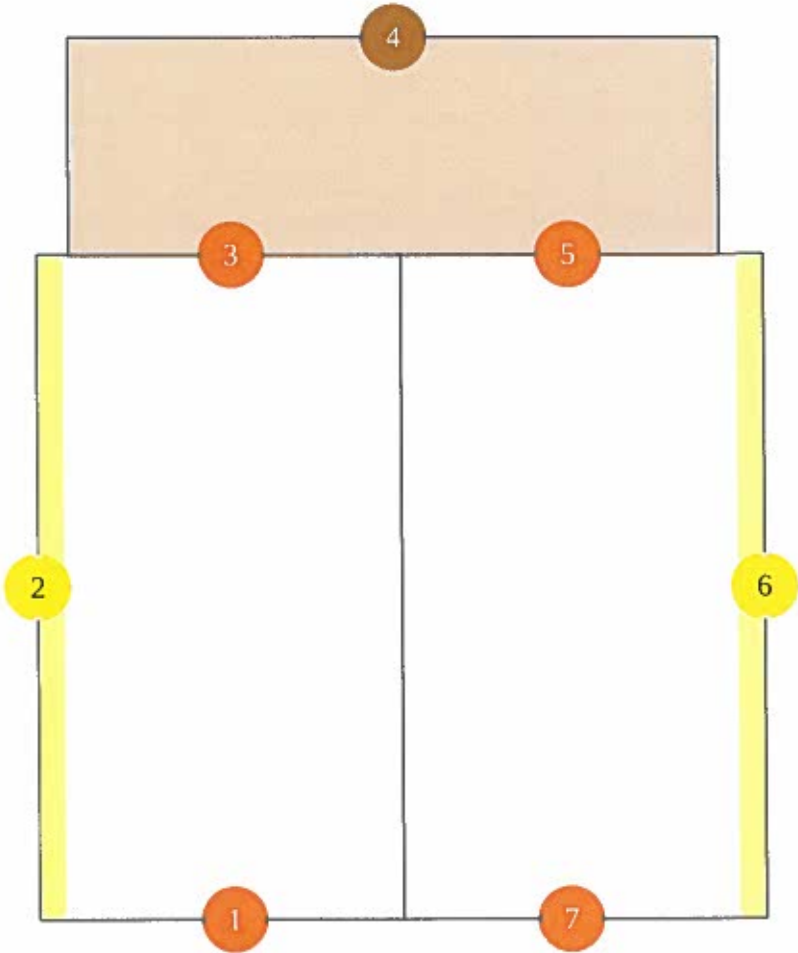
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PROPERTY ID: 18110924
MODEL ID: 18100221
AIMEE MALONEY
12 SEP 2025
Page 3

Soffit Summary

Depth	Type	Count	Total Length	Total Area
1" - 6"	rakes	4	54' 9"	6 ft ²
6" - 12"	eaves	2	48' 8"	47 ft ²
> 48"	eaves	1	23' 9"	194 ft ²
Totals			127' 2"	248 ft ²



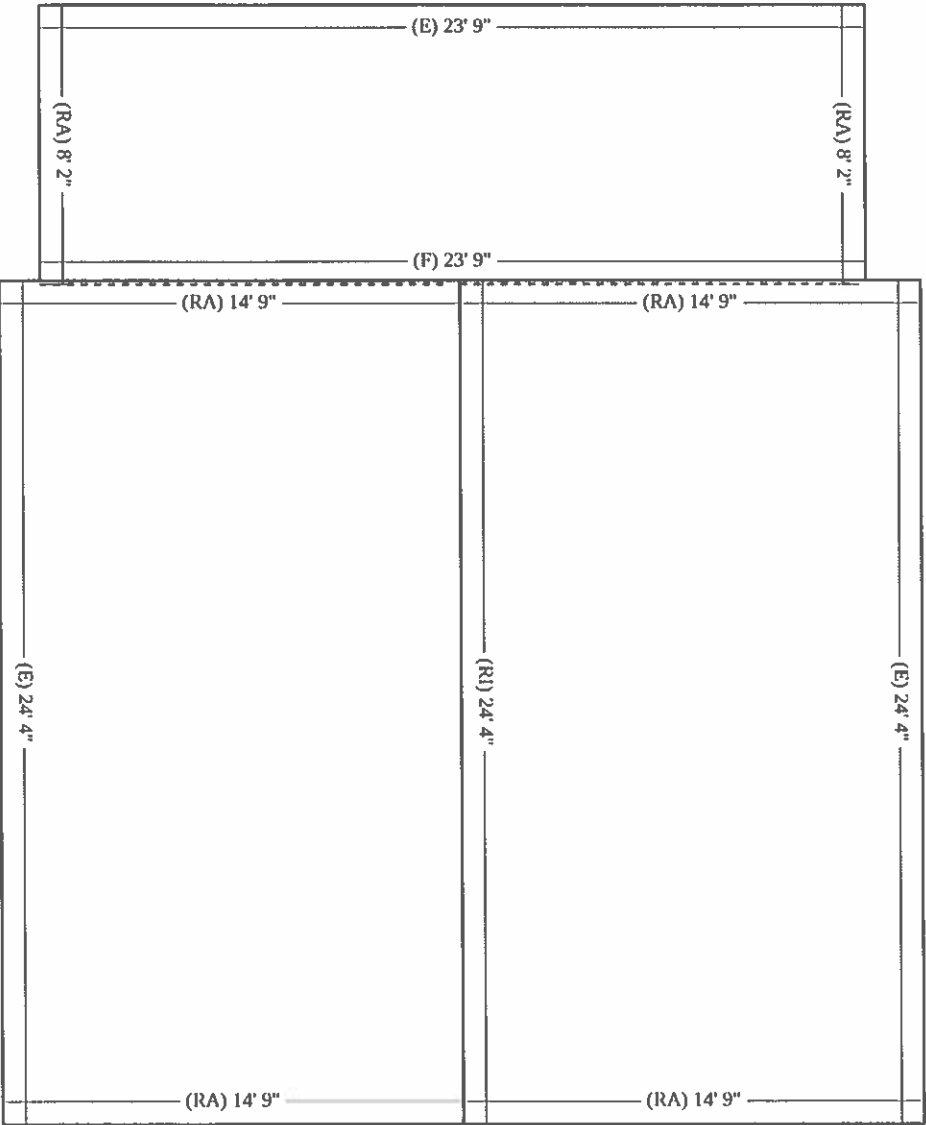
Soffit Breakdown

num	Type	Depth	Length	Area	Pitch
1	rake	1"	13' 8"	2 ft ²	6 / 12
2	eave	12"	24' 4"	24 ft ²	6 / 12
3	rake	1"	13' 8"	2 ft ²	6 / 12
4	eave	98"	23' 9"	194 ft ²	2 / 12
5	rake	1"	13' 8"	2 ft ²	6 / 12
6	eave	12"	24' 4"	24 ft ²	6 / 12
7	rake	1"	13' 8"	2 ft ²	6 / 12

Ø Feature is too small to label on the plan diagram

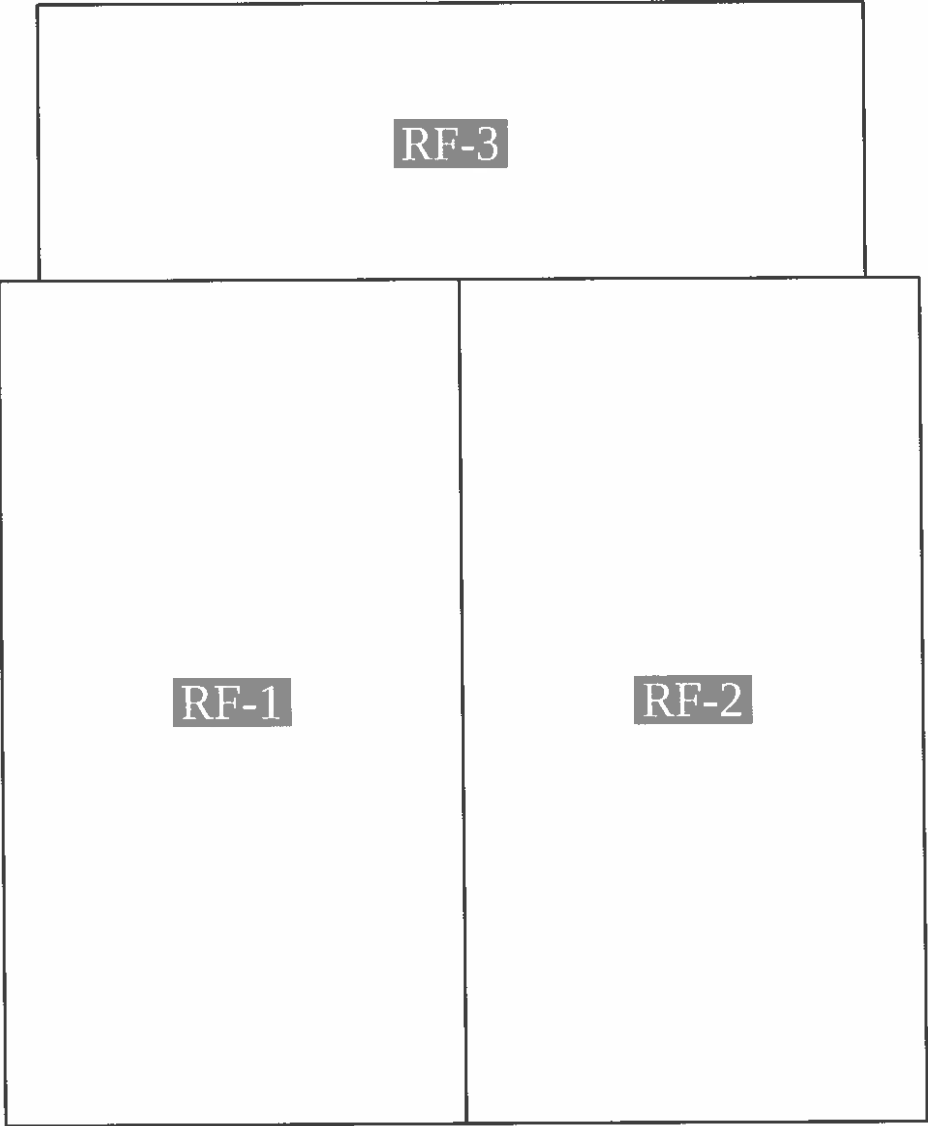
Roof	Length
Ridges (RI)	24' 4"
Hips (H)	-
Valleys (V)	-
Rakes (RA)	75' 5"
Eaves (E)	72' 5"
Flashing (F)*	23' 9"
Step Flashing (SF)*	-
Transition Line (TL)	-

*Please view the 3D model for more detail (e.g. flashing, step flashing and some other roof lines may be difficult to see on the PDF)

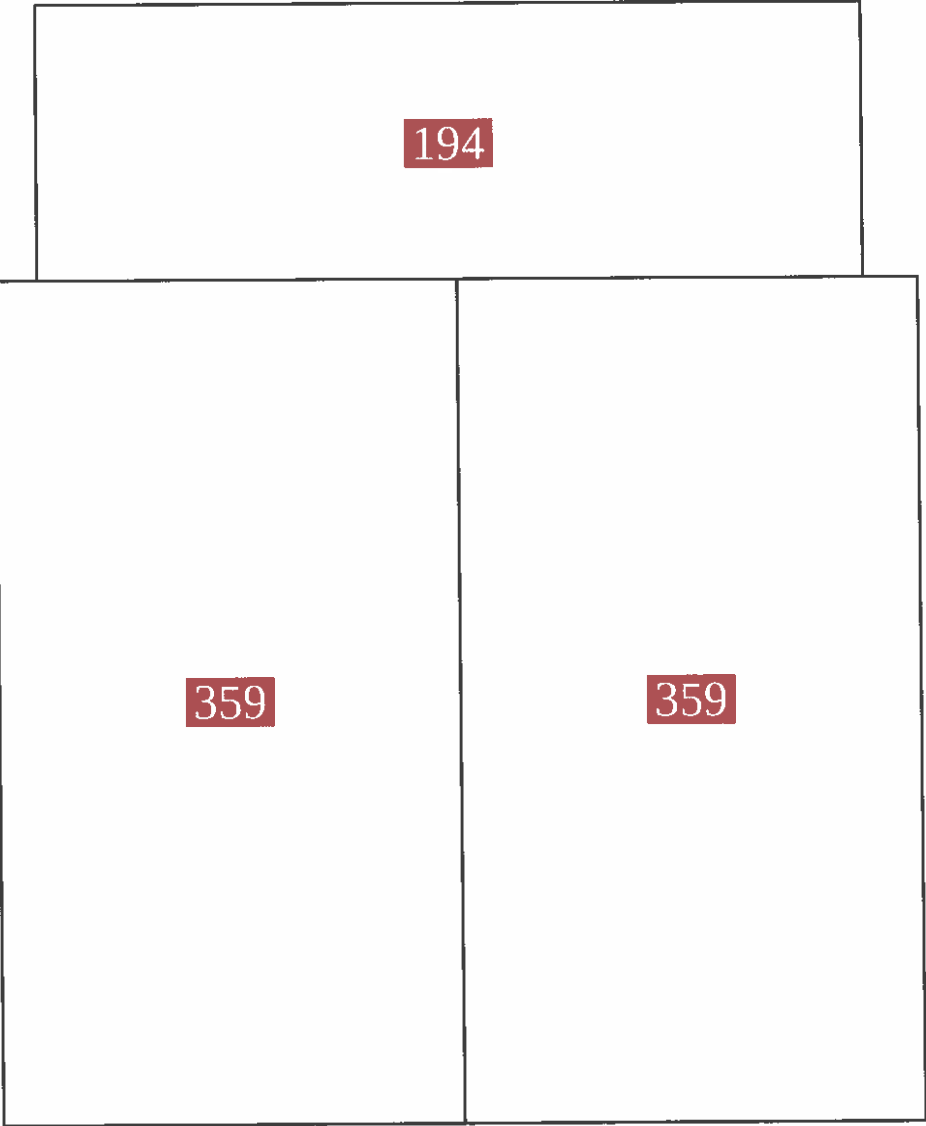


Roof Facets

Facet	Area	Pitch
RF-1	359 ft ²	6/12
RF-2	359 ft ²	6/12
RF-3	194 ft ²	2/12

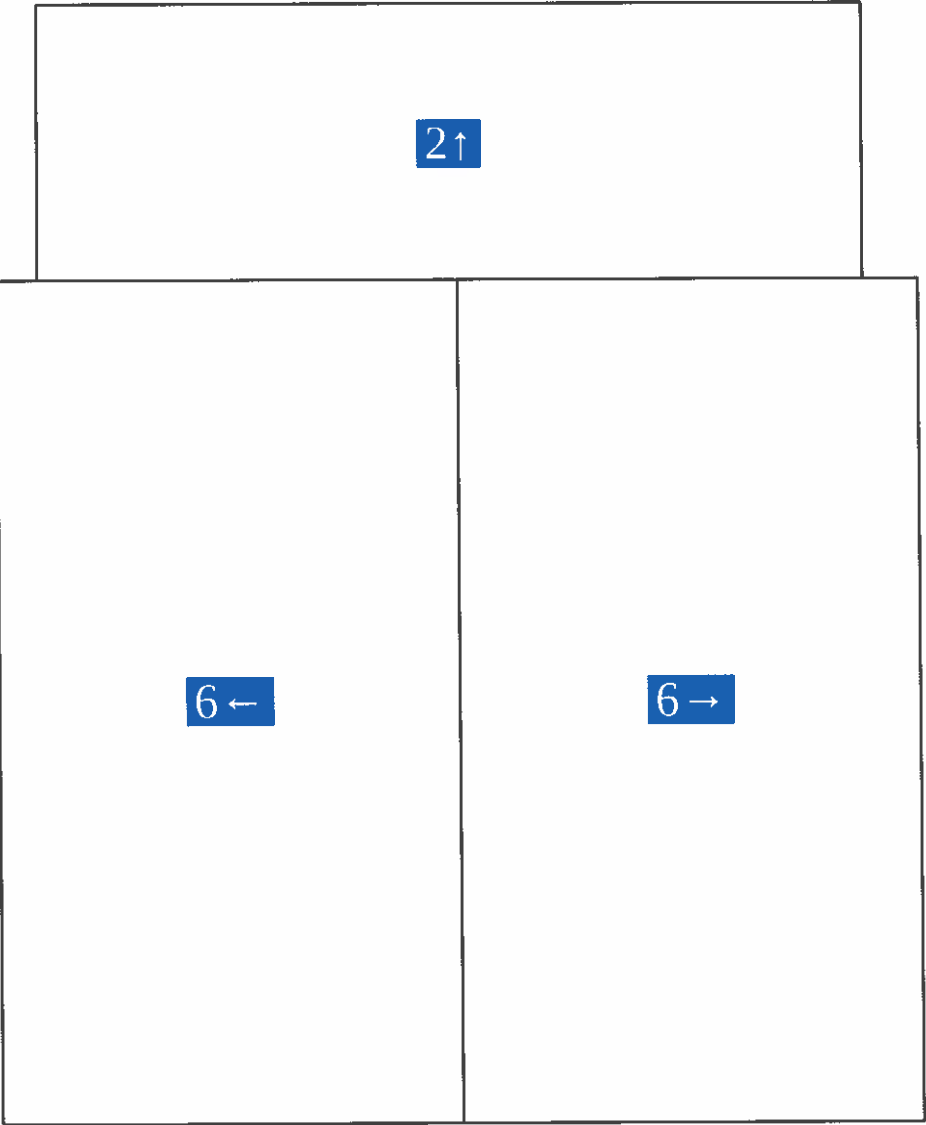


Roof	Facets	Total
Total	3	912 ft ²

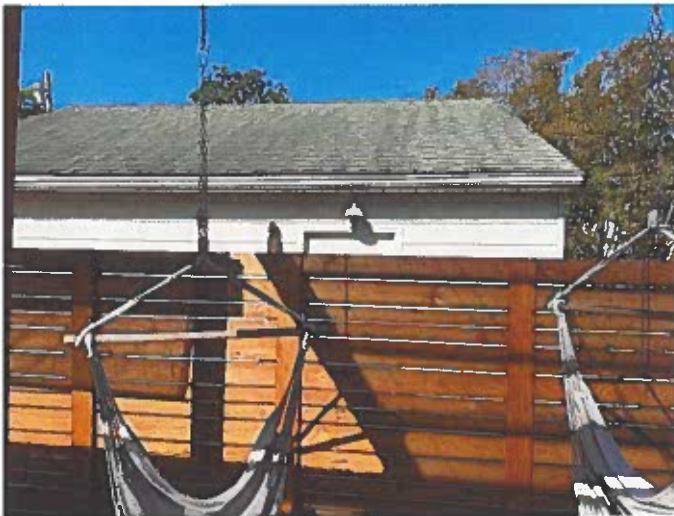
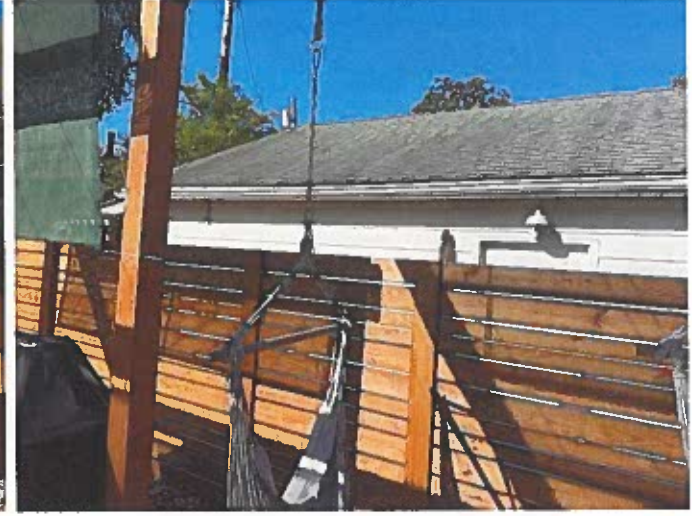
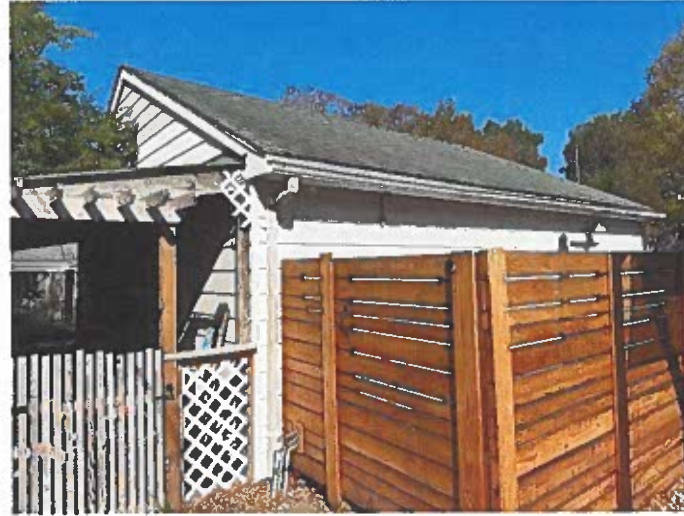
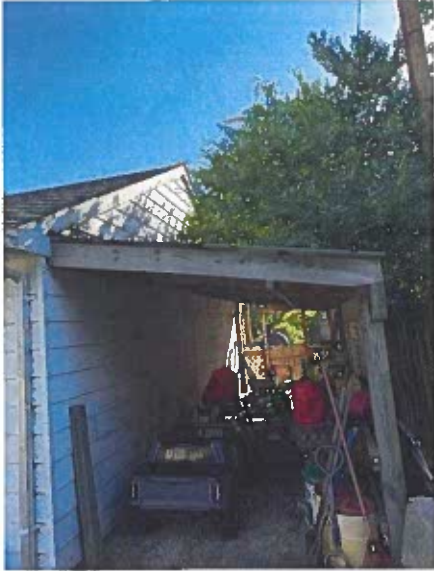




Roof Pitch	Area	Percentage
6 / 12	718 ft ²	78.73%
2 / 12	194 ft ²	21.27%







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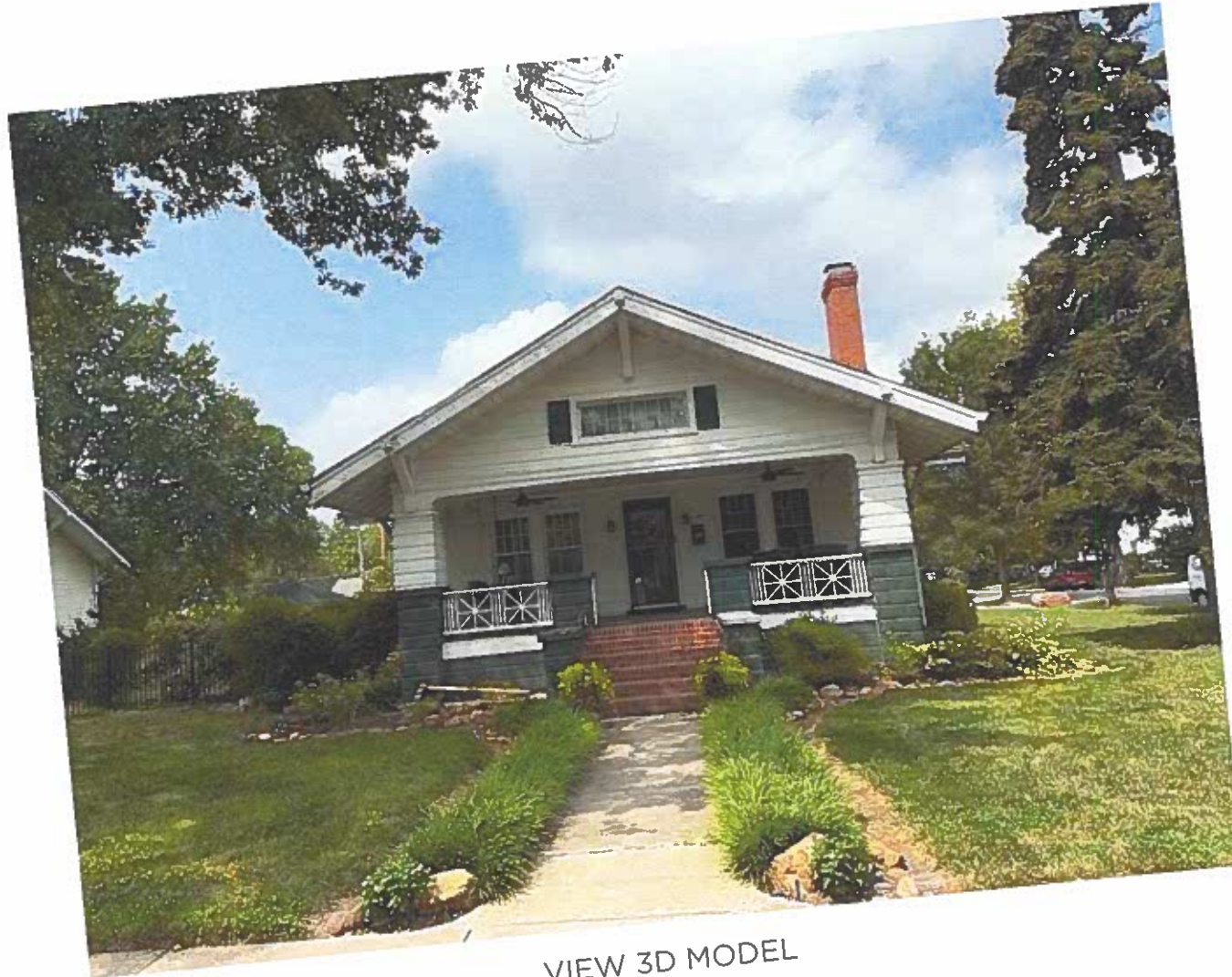
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301 South Aurora Street
EASTON, MD 21601

Complete Measurements



VIEW 3D MODEL

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PROPERTY ID: 17546271
MODEL ID: 17539319
AIMEE MALONEY
7 AUG 2025



Complete Measurements

301 South Aurora Street, Easton, MD SUMMARY

Areas	Siding	Other
Facades	1811 ft ²	861 ft ²
Openings	535 ft ²	61 ft ²
Trims*	189 ft ²	13 ft ²
Unknown (no photos)*	255 ft ²	91 ft ²
Total	2790 ft ²	1026 ft ²

*Any trim or unknown material that touches siding is included in the 'Siding' column. If it does not touch siding, then it's included in the 'Other' column.

Openings	Siding	Other
Quantity	31	5
Tops Length	102' 5"	13' 10"
Sills Length	105' 11"	18' 7"
Sides Length	195' 10"	26' 1"
Total Perimeter	404' 1"	58' 6"

Corners	Siding	Other
Inside Qty	6	13
Inside Length	51'	41' 9"
Outside Qty	21	47
Outside Length	134'	171' 8"

Accessories	Siding	Other
Shutter Qty	18	0
Shutter Area	101 ft ²	0 ft ²
Vents Qty	4	2
Vents Area	3 ft ²	2 ft ²

Trim	Siding	Other
Level Starter	263' 3"	374' 2"
Sloped Trim	38' 4"	48'
Vertical Trim	49' 1"	216' 3"

Roofline	Length	Avg. Depth	Soffit Area
Eaves Fascia	129' 11"	-	-
Level Frieze Board	147' 10"	2' 3"	603 ft ²
Rakes Fascia	222' 8"	-	-
Sloped Frieze Board	184' 1"	2' 4"	510 ft ²

SIDING WASTE TOTALS

Siding & Trim Only*	Area	Squares
Zero Waste	2223 ft ²	22¼
+10%	2449 ft ²	24½
+18%	2625 ft ²	26½

+ Openings < 20ft ²	Area	Squares
Zero Waste	2718 ft ²	27¼
+10%	2991 ft ²	30
+18%	3209 ft ²	32¼

+ Openings < 33ft ²	Area	Squares
Zero Waste	2759 ft ²	27¾
+10%	3037 ft ²	30½
+18%	3257 ft ²	32¾

*The first three rows of the Siding Waste Factor table are calculated using the total ft² of siding facades, ft² of trim touching siding, and ft² of unknowns touching siding.

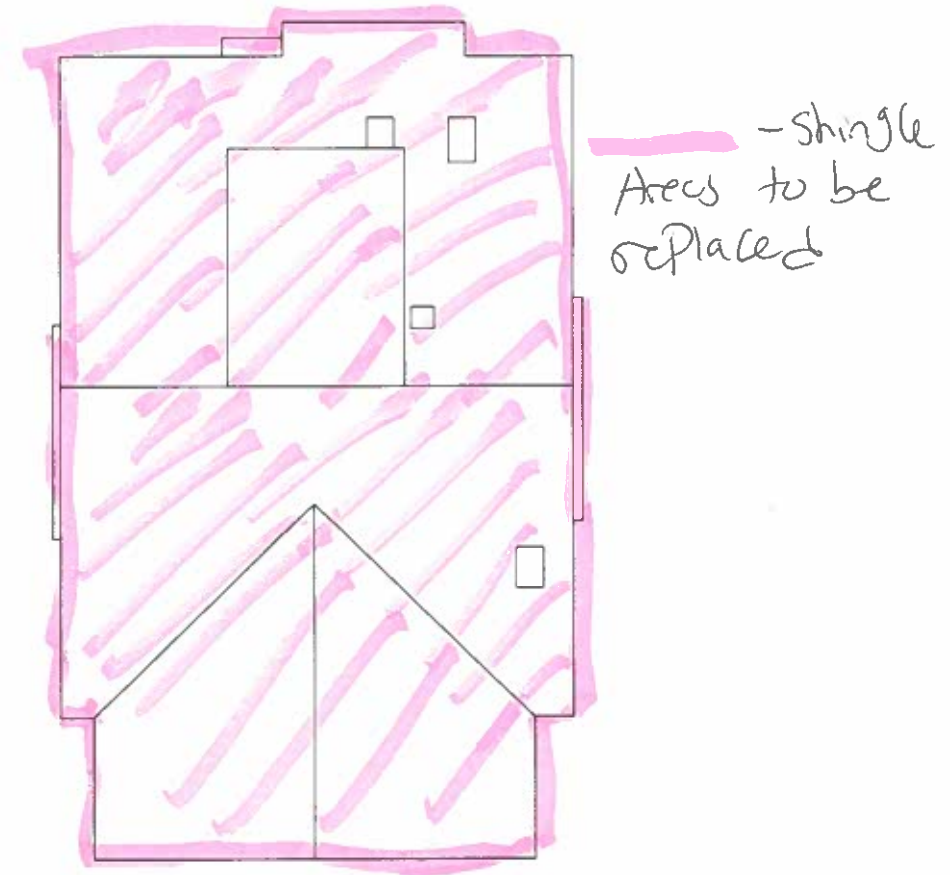
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Roof	Area	Total	Length
Roof Facets	3161 ft ²	8	-
Ridges / Hips	-	4	69' 10"
Valleys	-	2	52' 6"
Rakes	-	14	222' 8"
Eaves	-	13	129' 11"
Flashing	-	15	69' 1"
Step Flashing	-	12	58' 4"
Drip Edge/Perimeter	-	-	352' 7"

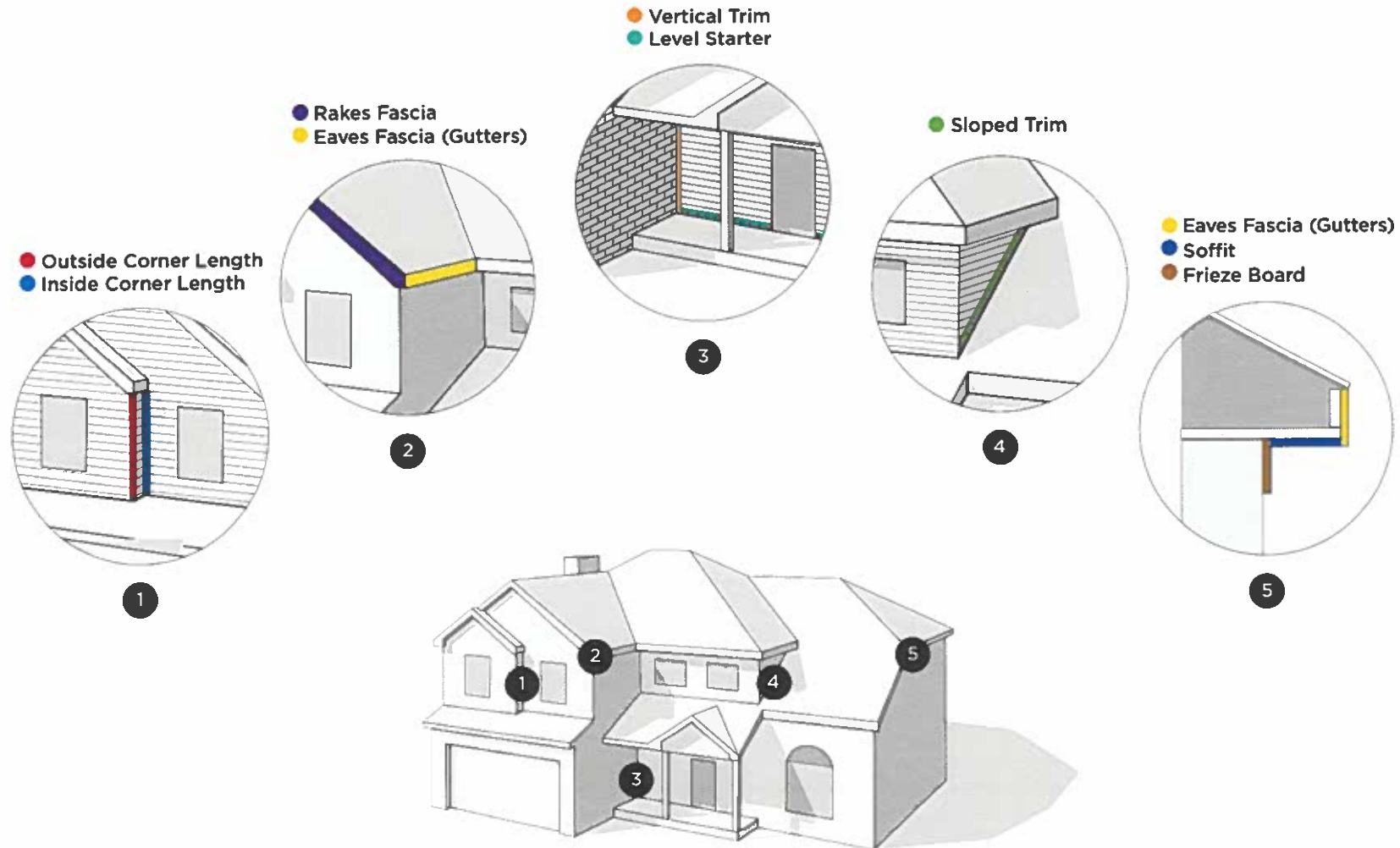
Roof Pitch*	Area	Percentage
6 / 12	2847 ft ²	90.07%
4 / 12	288 ft ²	9.11%
0 / 12	26 ft ²	0.82%

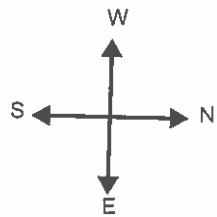


Example Waste Factor Calculations

	Zero Waste	+5%	+10%	+15%	+20%
Area	3161 ft ²	3319 ft ²	3477 ft ²	3635 ft ²	3793 ft ²
Squares	31⅓	33⅓	35	36⅓	38

The table above provides the total roof area of a given property using waste percentages as noted. Please consider that area values and specific waste factors can be influenced by the size and complexity of the property, captured image quality, specific roofing techniques, and your own level of expertise. Additional square footage for Hip, Ridge, and Starter shingles are not included in this waste factor and will require additional materials. This table is only intended to make common waste calculations easier and should not be interpreted as recommendations.

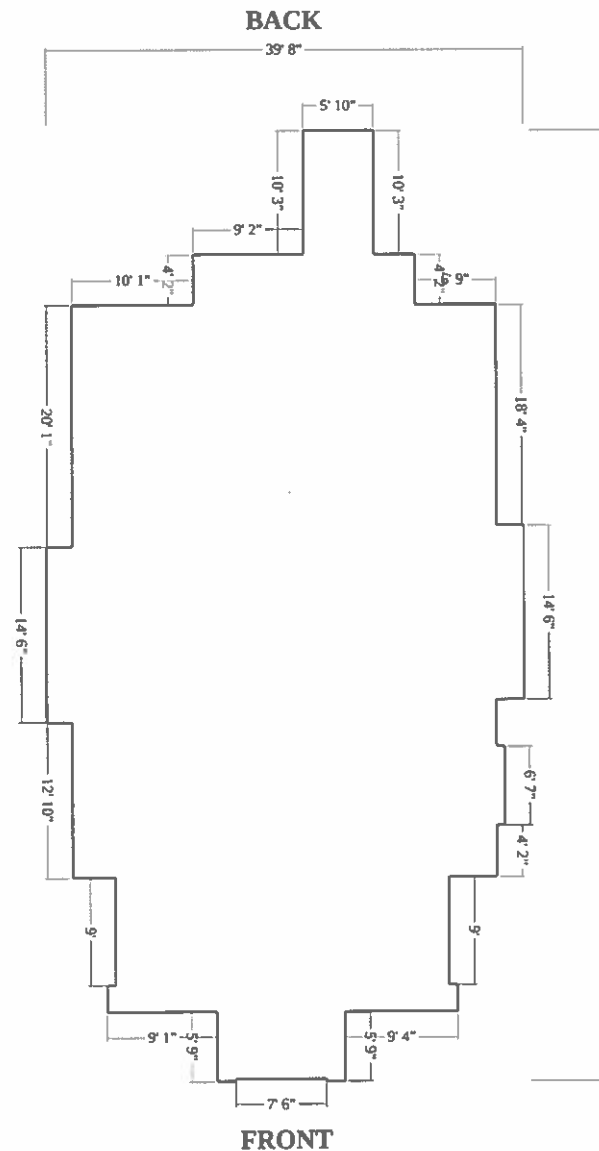




Number of Stories: > 1

Footprint Perimeter: 241' 4"

Footprint Area: 2249 ft²

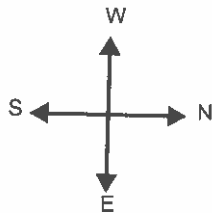




Siding Per Elevation

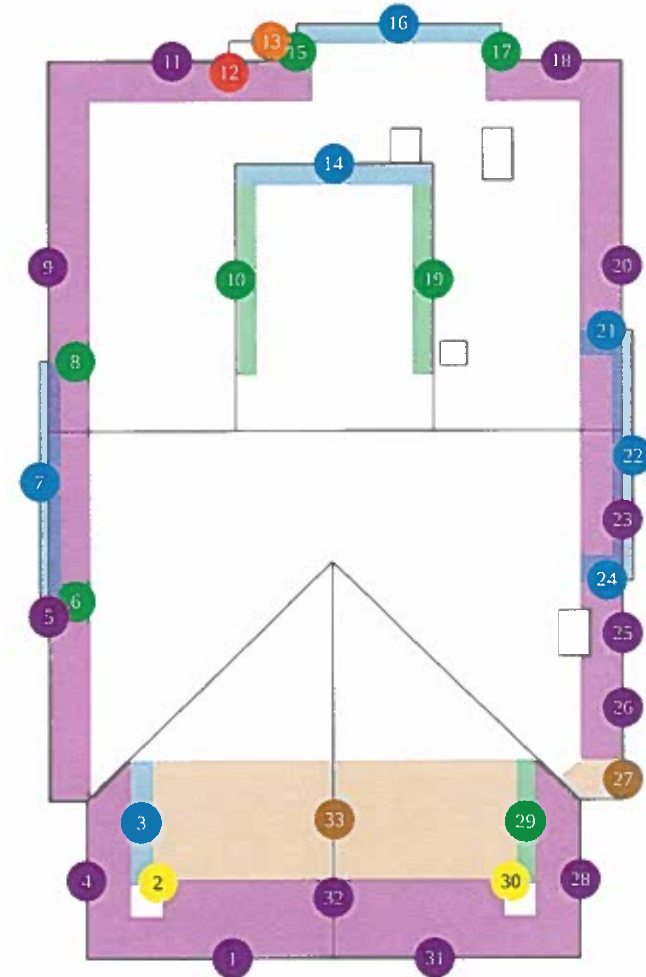
FRONT			RIGHT			LEFT			BACK		
SI-1	-	10 ft ²	SI-2	-	10 ft ²	SI-22	-	25 ft ²	SI-14	-	10 ft ²
SI-3	-	98 ft ²	SI-7	-	10 ft ²	SI-23	-	12 ft ²	SI-15	-	10 ft ²
SI-4	-	208 ft ²	SI-8	-	45 ft ²	SI-24	-	18 ft ²	SI-16	-	23 ft ²
SI-5	-	15 ft ²	SI-10	-	99 ft ²	SI-25	-	446 ft ²	SI-17	-	22 ft ²
SI-6	-	10 ft ²	SI-11	-	18 ft ²	SI-26	-	102 ft ²	SI-18	-	8 ft ²
SI-9	-	3 ft ²	SI-12	-	355 ft ²	SI-27	-	10 ft ²	SI-19	-	56 ft ²
			SI-13	-	12 ft ²	SI-28	-	10 ft ²	SI-20	-	40 ft ²
									SI-21	-	126 ft ²
344 ft²			549 ft²			623 ft²			295 ft²		

Number of Stories: > 1



Soffit Summary

Depth	Type	Count	Total Length	Total Area
0" - 1"	eaves	1	4' 2"	0 ft ²
1" - 6"	eaves	1	6'	1 ft ²
6" - 12"	eaves	2	11"	1 ft ²
12" - 18"	rakes	6	36' 6"	53 ft ²
	eaves	1	9'	12 ft ²
18" - 24"	rakes	2	8' 4"	15 ft ²
	eaves	5	69' 8"	113 ft ²
24" - 48"	rakes	8	142' 8"	430 ft ²
	eaves	5	82'	253 ft ²
> 48"	rakes	1	3' 3"	13 ft ²
	eaves	1	26' 2"	223 ft ²
Totals			388' 9"	1113 ft ²

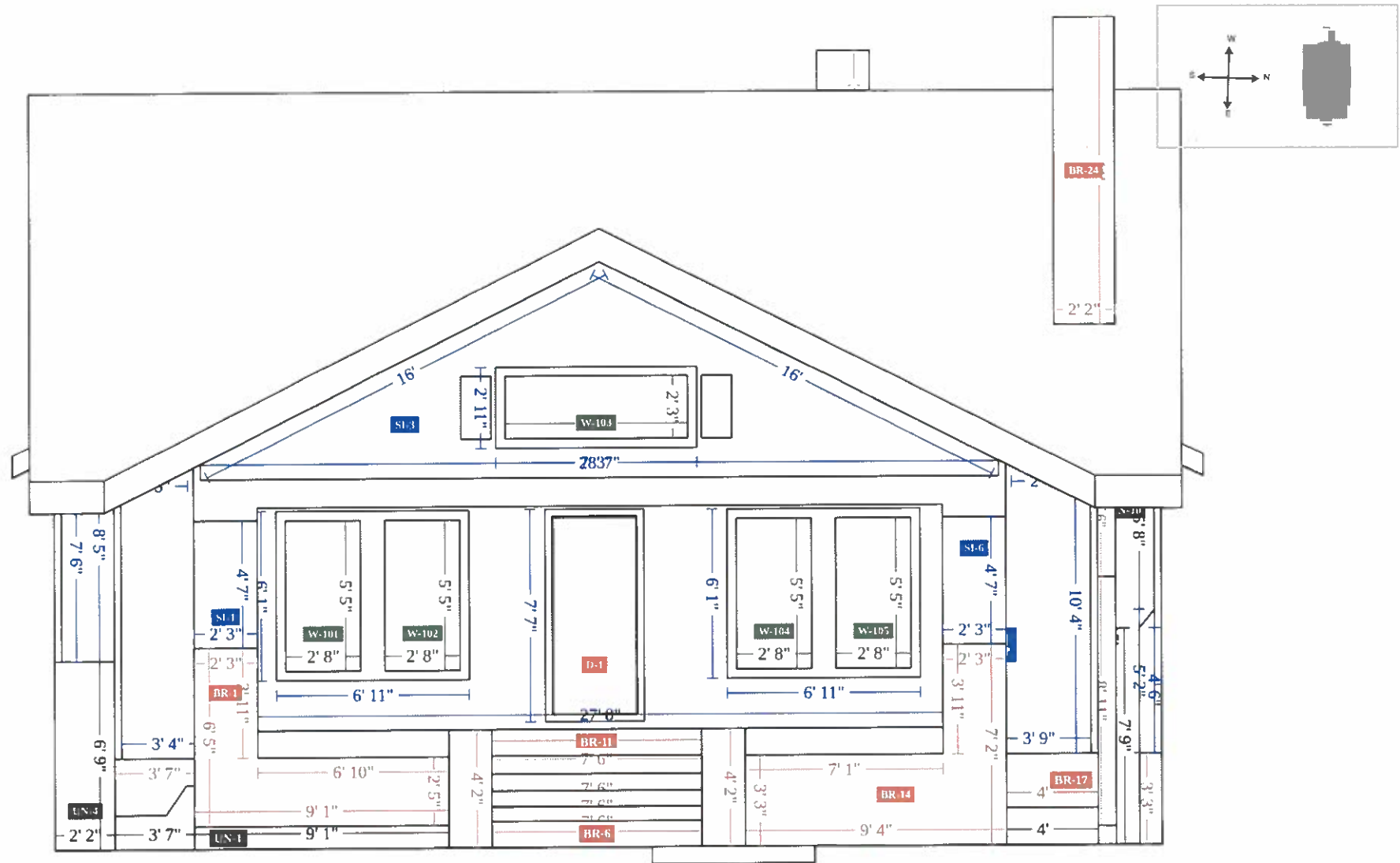


Soffit Breakdown

num	Type	Depth	Length	Area	Pitch
1	rake	37"	16' 3"	50 ft ²	6 / 12
2	eave	9"	5"	0 ft ²	6 / 12
3	eave	19"	9'	14 ft ²	6 / 12
4	eave	43"	14' 4"	46 ft ²	6 / 12
5	rake	36"	30'	90 ft ²	6 / 12
6	rake	16"	2' 5"	3 ft ²	6 / 12
7	eave	20"	17' 3"	29 ft ²	6 / 12
8	rake	16"	2' 5"	3 ft ²	6 / 12
9	rake	36"	26' 9"	81 ft ²	6 / 12
10	rake	18"	14' 5"	22 ft ²	4 / 12
11	eave	39"	19'	62 ft ²	6 / 12
12	eave	1"	4' 2"	0 ft ²	0 / 12
13	eave	2"	6'	1 ft ²	0 / 12
14	eave	19"	14' 3"	23 ft ²	4 / 12
15	rake	13"	1' 6"	2 ft ²	6 / 12
16	eave	19"	14' 8"	23 ft ²	6 / 12
17	rake	13"	1' 6"	2 ft ²	6 / 12
18	eave	39"	9' 9"	32 ft ²	6 / 12
19	rake	18"	14' 5"	22 ft ²	4 / 12

num	Type	Depth	Length	Area	Pitch
20	rake	36"	26' 9"	81 ft ²	6 / 12
21	rake	21"	4' 2"	7 ft ²	6 / 12
22	eave	20"	14' 6"	24 ft ²	6 / 12
23	rake	36"	14' 7"	44 ft ²	6 / 12
24	rake	21"	4' 2"	7 ft ²	6 / 12
25	rake	28"	3' 7"	9 ft ²	6 / 12
26	rake	36"	8' 6"	26 ft ²	6 / 12
27	rake	56"	3' 3"	13 ft ²	6 / 12
28	eave	43"	14' 4"	46 ft ²	6 / 12
29	eave	16"	9'	12 ft ²	6 / 12
30	eave	11"	5"	0 ft ²	6 / 12
31	rake	37"	16' 3"	50 ft ²	6 / 12
32	eave	33"	24' 7"	67 ft ²	6 / 12
33	eave	102"	26' 2"	223 ft ²	6 / 12

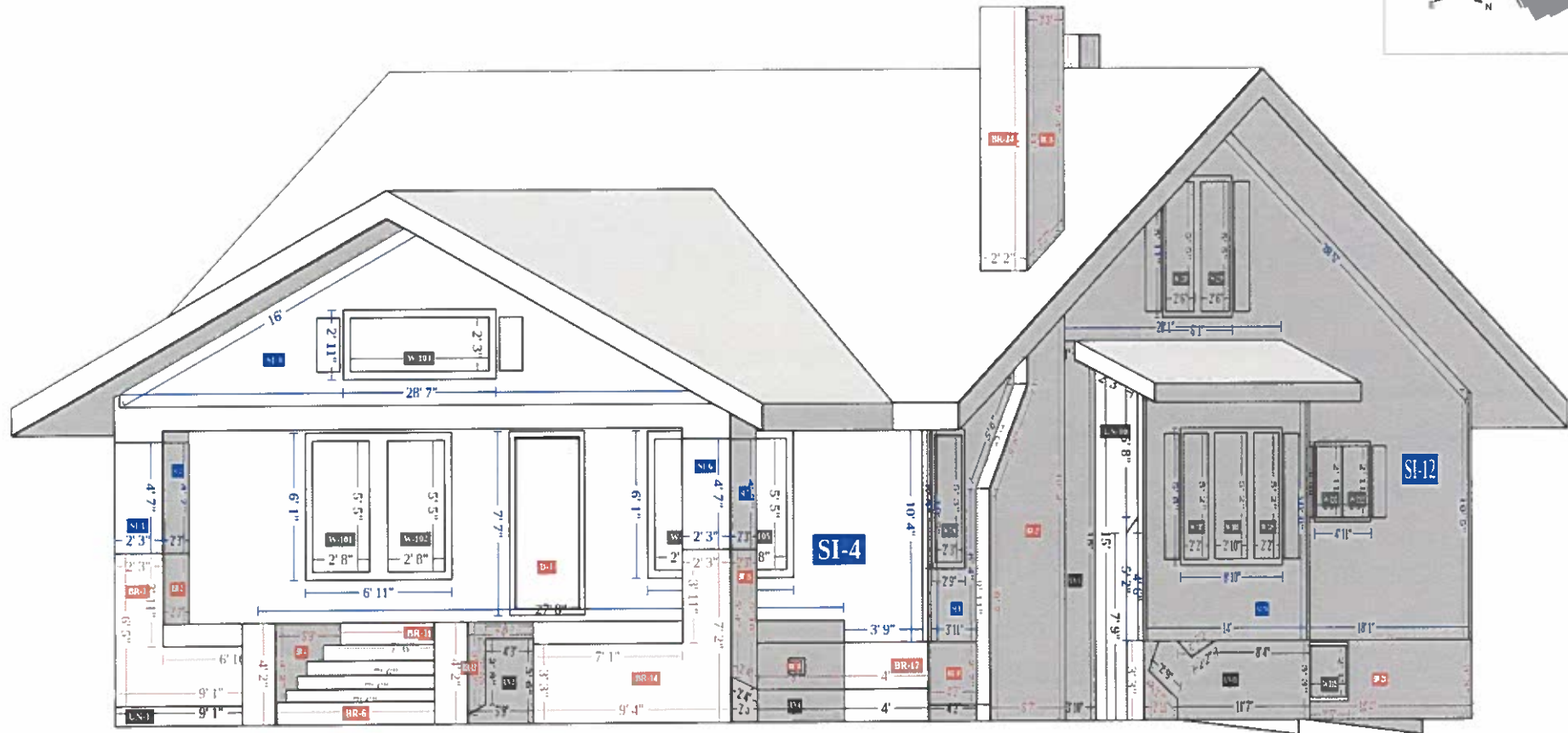
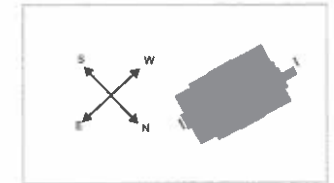
Feature is too small to label on the plan diagram



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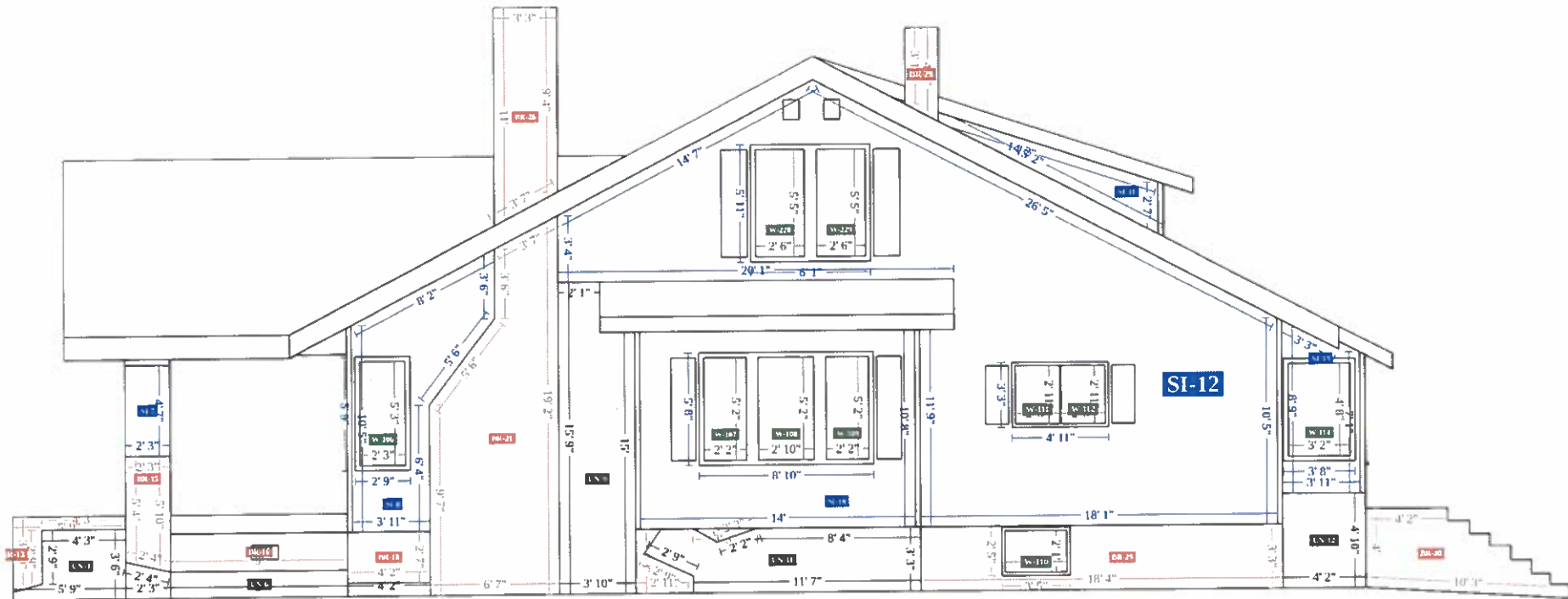
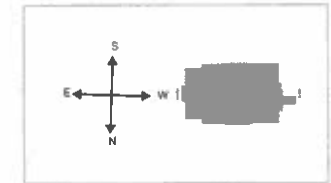
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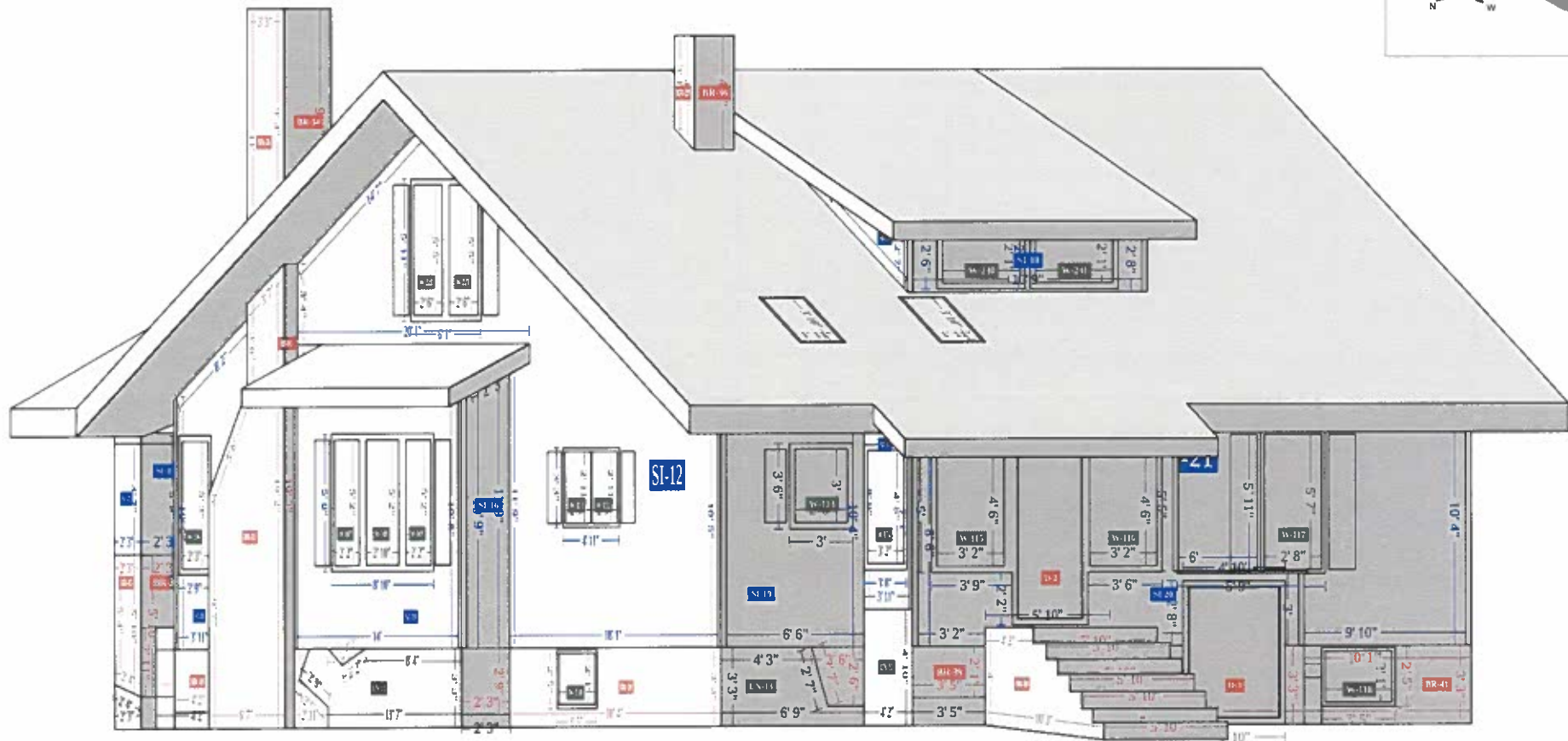
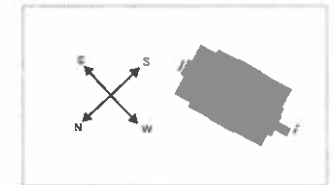


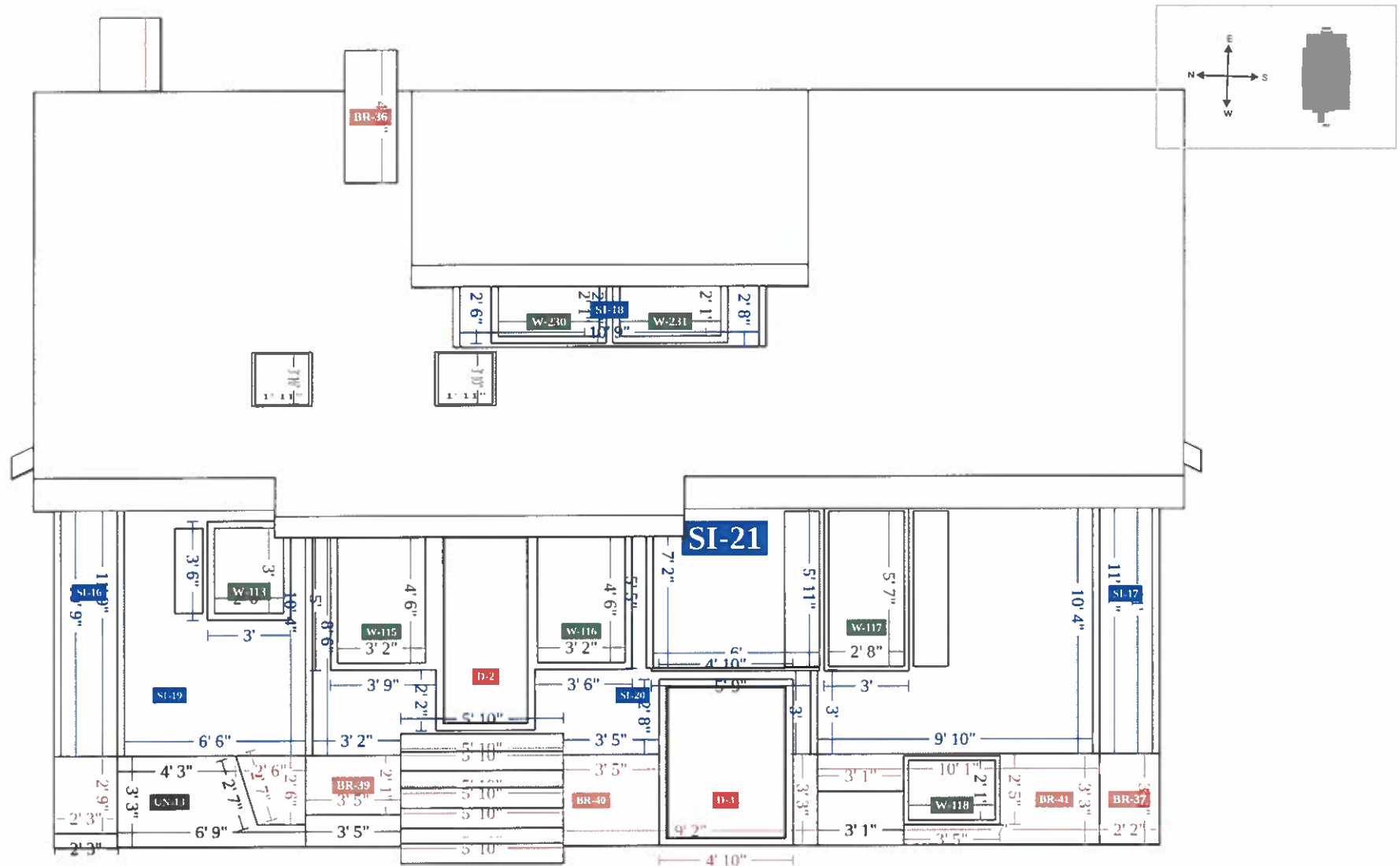
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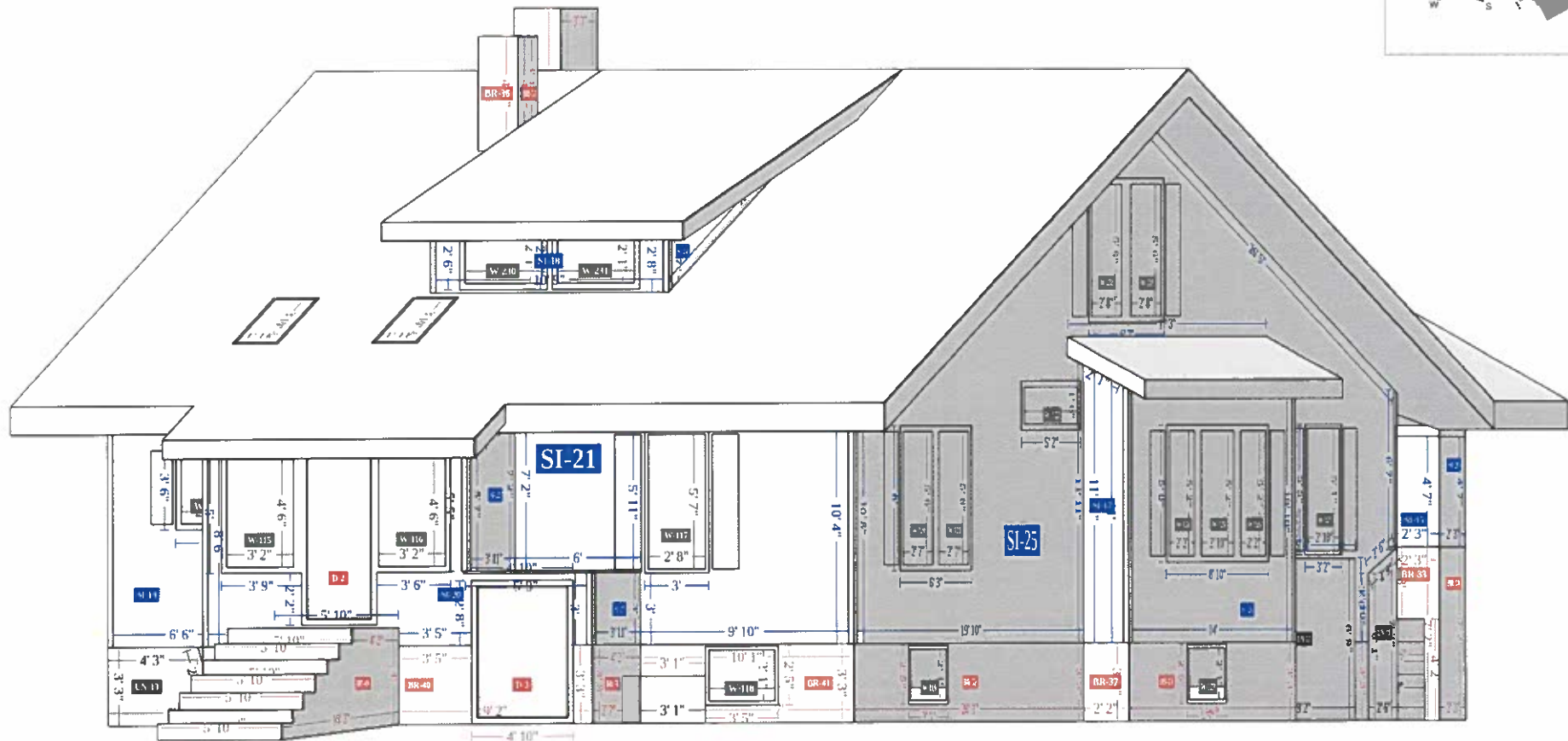
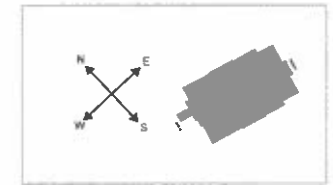


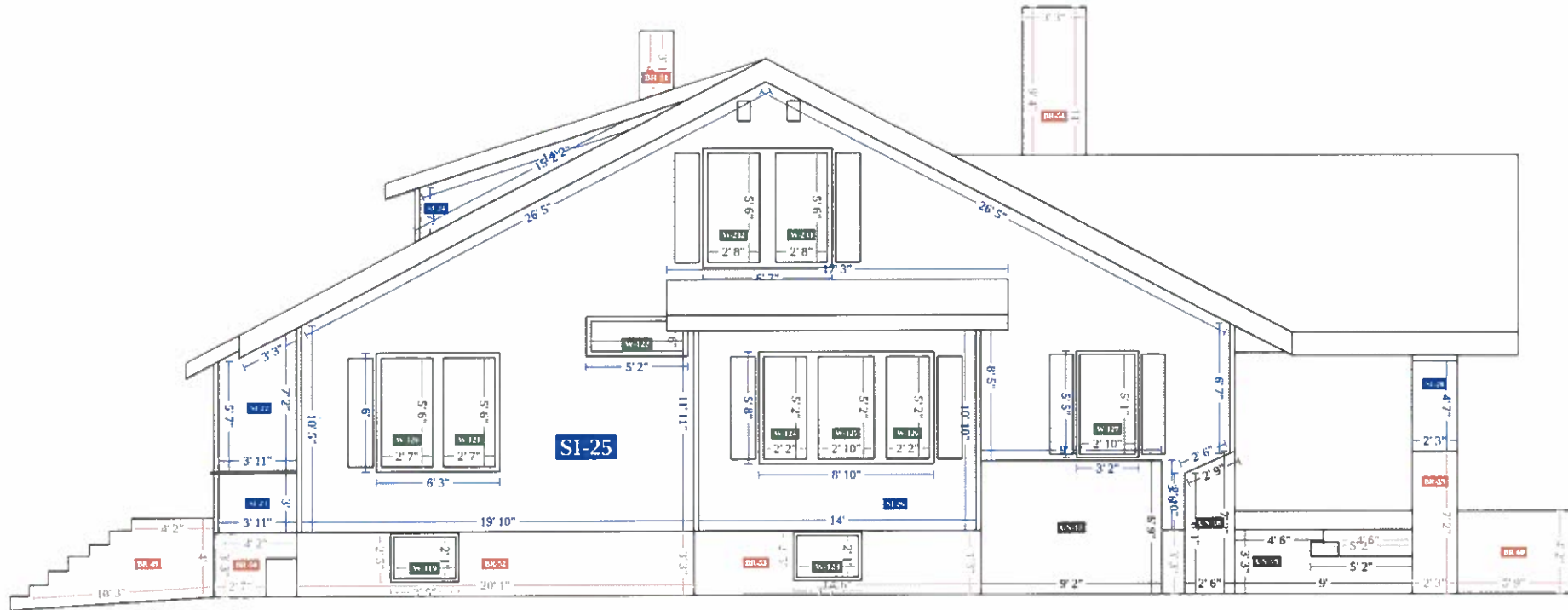
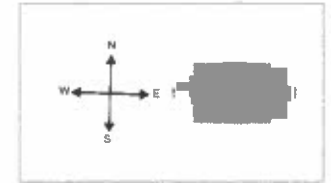


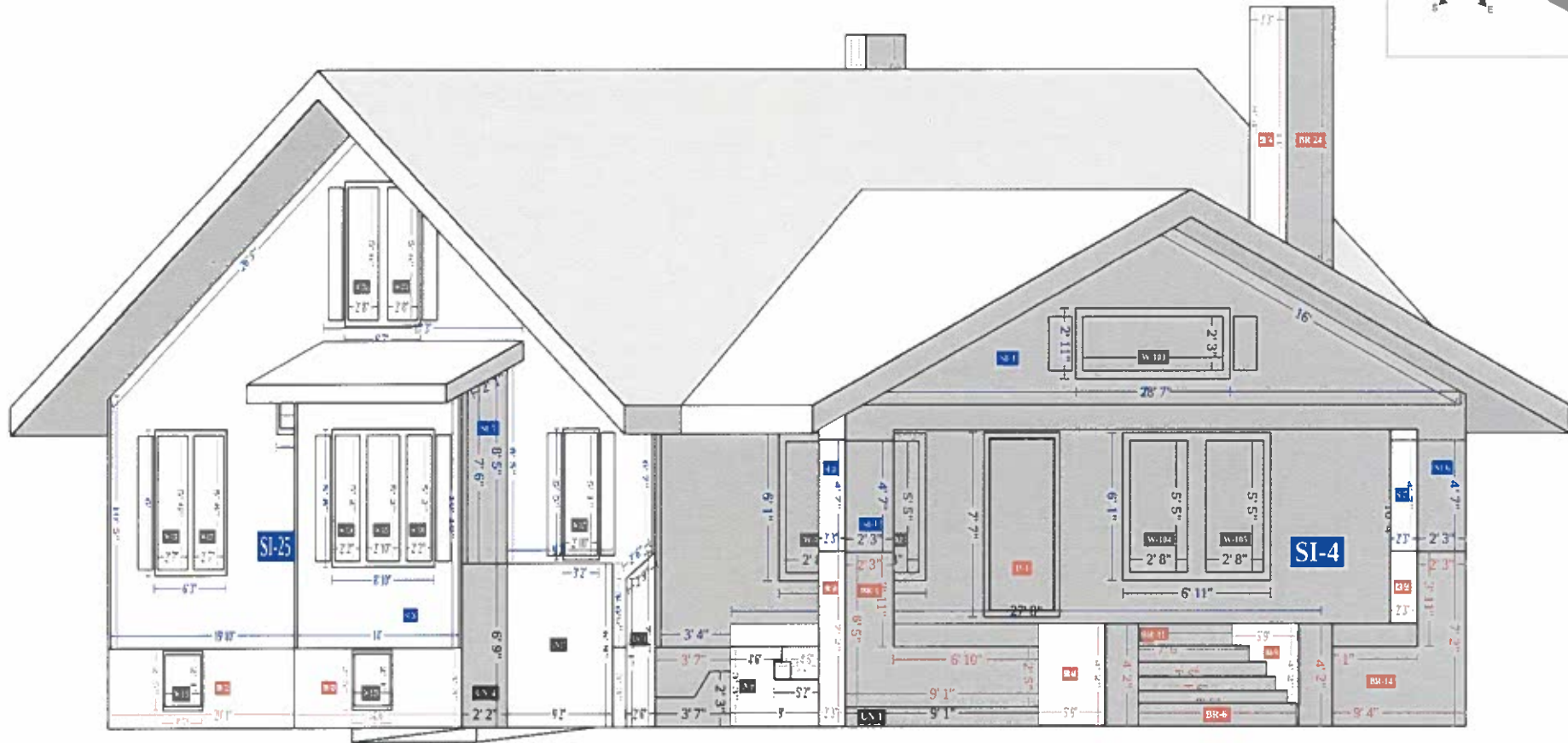
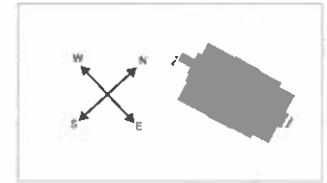
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Siding

Facade	Area	Inside Corners	Outside Corners	Openings	Shutters	Vents
SI-1	10 ft ²	-	2	-	-	-
SI-2	10 ft ²	-	2	-	-	-
SI-3	98 ft ²	-	-	1	2	-
SI-4	208 ft ²	-	2	5	-	-
SI-5	15 ft ²	1	1	-	-	-
SI-6	10 ft ²	-	2	-	-	-
SI-7	10 ft ²	-	2	-	-	-
SI-8	45 ft ²	-	1	1	-	-
SI-9	3 ft ²	-	1	-	-	-
SI-10	99 ft ²	-	1	3	2	-
SI-11	18 ft ²	-	1	-	-	-
SI-12	355 ft ²	1	1	4	4	2
SI-13	12 ft ²	1	1	1	-	-
SI-14	10 ft ²	-	2	-	-	-
SI-15	10 ft ²	-	2	-	-	-
SI-16	23 ft ²	1	1	-	-	-
SI-17	22 ft ²	1	1	-	-	-
SI-18	8 ft ²	-	2	2	-	-
SI-19	56 ft ²	1	1	1	1	-

Siding (cont.)

Facade	Area	Inside Corners	Outside Corners	Openings	Shutters	Vents
SI-20	40 ft ²	-	3	3	-	-
SI-21	126 ft ²	2	1	1	2	-
SI-22	25 ft ²	1	1	-	-	-
SI-23	12 ft ²	1	1	-	-	-
SI-24	18 ft ²	-	1	-	-	-
SI-25	446 ft ²	2	2	6	5	2
SI-26	102 ft ²	-	2	3	2	-
SI-27	10 ft ²	-	2	-	-	-
SI-28	10 ft ²	-	2	-	-	-
Total	1811 ft ²	12	41	31	18	4

Brick

Facade	Area	Openings	Shutters	Vents
BR-1	31 ft ²	-	-	-
BR-2	7 ft ²	-	-	-
BR-3	6 ft ²	-	-	-
BR-4	12 ft ²	-	-	-
BR-5	6 ft ²	-	-	-
BR-6	7 ft ²	-	-	-
BR-7	4 ft ²	-	-	-
BR-8	4 ft ²	-	-	-
BR-9	5 ft ²	-	-	-
BR-10	5 ft ²	-	-	-
BR-11	7 ft ²	-	-	-
BR-12	7 ft ²	-	-	-
BR-13	8 ft ²	-	-	-
BR-14	39 ft ²	-	-	-
BR-15	13 ft ²	-	-	-
BR-16	17 ft ²	-	-	1
BR-17	8 ft ²	-	-	-
BR-18	11 ft ²	-	-	-
BR-19	6 ft ²	-	-	-

Brick (cont.)

Facade	Area	Openings	Shutters	Vents
BR-20	4 ft ²	-	-	-
BR-21	98 ft ²	-	-	-
BR-22	2 ft ²	-	-	-
BR-23	3 ft ²	-	-	-
BR-24	24 ft ²	-	-	-
BR-25	5 ft ²	-	-	-
BR-26	33 ft ²	-	-	-
BR-27	7 ft ²	-	-	-
BR-28	7 ft ²	-	-	-
BR-29	51 ft ²	1	-	-
BR-30	31 ft ²	-	-	-
BR-31	9 ft ²	-	-	-
BR-32	12 ft ²	-	-	-
BR-33	10 ft ²	-	-	-
BR-34	20 ft ²	-	-	-
BR-35	6 ft ²	-	-	-
BR-36	9 ft ²	-	-	-
BR-37	7 ft ²	-	-	-
BR-38	5 ft ²	-	-	-

Brick (cont.)

Facade	Area	Openings	Shutters	Vents
BR-39	7 ft ²	-	-	-
BR-40	14 ft ²	1	-	-
BR-41	18 ft ²	1	-	-
BR-42	4 ft ²	-	-	-
BR-43	4 ft ²	-	-	-
BR-44	4 ft ²	-	-	-
BR-45	4 ft ²	-	-	-
BR-46	4 ft ²	-	-	-
BR-47	3 ft ²	-	-	-
BR-48	4 ft ²	-	-	-
BR-49	31 ft ²	-	-	-
BR-50	11 ft ²	-	-	-
BR-51	7 ft ²	-	-	-
BR-52	57 ft ²	1	-	-
BR-53	39 ft ²	1	-	-
BR-54	33 ft ²	-	-	-
BR-55	4 ft ²	-	-	-
BR-56	7 ft ²	-	-	-
BR-57	7 ft ²	-	-	1

Brick (cont.)

Facade	Area	Openings	Shutters	Vents
BR-58	12 ft ²	-	-	-
BR-59	16 ft ²	-	-	-
BR-60	24 ft ²	-	-	-
BR-61*	1 ft ²	-	-	-
Total	861 ft ²	5	0	2

* Facet is not visible due to size or location

Unknown (missing photos)

Facade	Area	Openings	Shutters	Vents
UN-1	7 ft ²	-	-	-
UN-2	6 ft ²	-	-	-
UN-3	16 ft ²	-	-	-
UN-4	14 ft ²	-	-	-
UN-5	4 ft ²	-	-	-
UN-6	12 ft ²	-	-	-
UN-7	5 ft ²	-	-	-
UN-8	3 ft ²	-	-	-
UN-9	60 ft ²	-	-	-
UN-10	25 ft ²	-	-	-
UN-11	40 ft ²	-	-	-
UN-12	20 ft ²	-	-	-
UN-13	17 ft ²	-	-	-
UN-14	4 ft ²	-	-	-
UN-15	6 ft ²	-	-	-
UN-16	3 ft ²	-	-	-
UN-17	62 ft ²	-	-	-
UN-18	17 ft ²	-	-	-
UN-19	23 ft ²	-	-	-

Unknown (missing photos) (cont.)

Facade	Area	Openings	Shutters	Vents
UN-20*	1 ft ²	-	-	-
UN-21*	0 ft ²	-	-	-
UN-22*	1 ft ²	-	-	-
Total	346 ft ²	0	0	0

* Facet is not visible due to size or location

Facades

		Trim			Corners		Roofline		Openings		
Facade	Area	Level Starter	Sloped	Vertical	Inside	Outside	Level Frieze Board	Sloped Frieze Board	Tops	Sills	Sides
SI-1	10 ft ²	2' 3"	-	-	-	9' 1"	-	-	-	-	-
SI-2	10 ft ²	2' 3"	-	-	-	9' 1"	2' 3"	-	-	-	-
SI-3	98 ft ²	28' 7"	-	1' 1"	-	-	-	32'	7' 3"	7' 3"	5' 9"
SI-4	208 ft ²	34' 9"	-	6' 10"	-	16' 8"	34' 4"	6"	17' 4"	17' 4"	39' 6"
SI-5	15 ft ²	1' 11"	-	-	8' 5"	7' 4"	-	2' 1"	-	-	-
SI-6	10 ft ²	2' 3"	-	-	-	9' 1"	-	-	-	-	-
SI-7	10 ft ²	2' 3"	-	-	-	9' 1"	11' 3"	-	-	-	-
SI-8	45 ft ²	3' 11"	5' 6"	9' 10"	-	10' 4"	-	8' 2"	2' 9"	2' 9"	11' 6"
SI-9	3 ft ²	6"	-	4' 6"	-	10' 8"	-	-	-	-	-
SI-10	99 ft ²	14'	-	10' 8"	-	10' 8"	14'	-	8' 10"	8' 10"	11' 4"
SI-11	18 ft ²	-	15' 2"	-	-	2' 8"	-	14' 2"	-	-	-
SI-12	355 ft ²	38' 2"	-	4' 2"	11' 9"	10' 4"	1' 9"	41' 1"	11'	11'	18' 5"
SI-13	12 ft ²	3' 11"	-	5"	8' 9"	7'	-	4' 5"	3' 8"	3' 8"	10' 4"
SI-14	10 ft ²	2' 3"	-	-	-	9' 1"	2' 3"	-	-	-	-
SI-15	10 ft ²	2' 3"	-	-	-	9' 1"	2' 3"	-	-	-	-
SI-16	23 ft ²	2'	-	-	11' 9"	10' 8"	-	2' 3"	-	-	-
SI-17	22 ft ²	1' 11"	-	-	11' 11"	10' 10"	-	2' 1"	-	-	-
SI-18	8 ft ²	10' 9"	-	-	-	5' 4"	2' 6"	-	-	8' 3"	10' 2"

Facades (cont.)

		Trim			Corners		Roofline		Openings		
Facade	Area	Level Starter	Sloped	Vertical	Inside	Outside	Level Frieze Board	Sloped Frieze Board	Tops	Sills	Sides
SI-19	56 ft ²	6' 6"	-	1' 7"	8' 9"	10' 4"	6' 6"	-	3'	3'	7' 1"
SI-20	40 ft ²	13' 1"	-	1' 8"	-	15' 5"	17' 8"	-	15' 7"	10' 10"	19' 11"
SI-21	126 ft ²	15' 10"	-	1"	10' 3"	10' 4"	15' 10"	-	3'	3'	11' 9"
SI-22	25 ft ²	3' 11"	-	5"	7' 2"	5' 5"	-	4' 5"	-	-	-
SI-23	12 ft ²	3' 11"	-	-	3'	3'	3' 11"	-	-	-	-
SI-24	18 ft ²	-	15' 2"	-	-	2' 8"	-	14' 2"	-	-	-
SI-25	446 ft ²	47' 4"	2' 6"	7' 11"	20' 3"	16' 8"	2' 9"	52' 11"	21' 1"	21' 1"	38' 9"
SI-26	102 ft ²	14'	-	-	-	18' 2"	14'	-	8' 10"	8' 10"	11' 4"
SI-27	10 ft ²	2' 3"	-	-	-	9' 1"	2' 3"	-	-	-	-
SI-28	10 ft ²	2' 3"	-	-	-	9' 1"	11' 3"	-	-	-	-
Total*	1811 ft ²	263' 3"	38' 4"	49' 1"	51'	134'	144' 9"	178' 3"	102' 5"	105' 11"	195' 10"

*Totals de-duplicate any line segments that are shared between multiple facades, and as a result may not represent a total summation of the corresponding column.

Example Waste Factor Calculations

SIDING & TRIM ONLY

	Zero Waste	+10%	+18%
SI-1	10 ft ²	11 ft ²	12 ft ²
SI-2	10 ft ²	11 ft ²	12 ft ²
SI-3	98 ft ²	108 ft ²	116 ft ²
SI-4	208 ft ²	229 ft ²	245 ft ²
SI-5	15 ft ²	17 ft ²	18 ft ²
SI-6	10 ft ²	11 ft ²	12 ft ²
SI-7	10 ft ²	11 ft ²	12 ft ²
SI-8	45 ft ²	50 ft ²	53 ft ²
SI-9	3 ft ²	3 ft ²	4 ft ²
SI-10	99 ft ²	109 ft ²	117 ft ²
SI-11	18 ft ²	20 ft ²	21 ft ²
SI-12	355 ft ²	391 ft ²	419 ft ²
SI-13	12 ft ²	13 ft ²	14 ft ²
SI-14	10 ft ²	11 ft ²	12 ft ²
SI-15	10 ft ²	11 ft ²	12 ft ²
SI-16	23 ft ²	25 ft ²	27 ft ²

+ OPENINGS < 20FT²

Zero Waste	+10%	+18%
10 ft ²	11 ft ²	12 ft ²
10 ft ²	11 ft ²	12 ft ²
113 ft ²	124 ft ²	133 ft ²
264 ft ²	290 ft ²	312 ft ²
15 ft ²	17 ft ²	18 ft ²
10 ft ²	11 ft ²	12 ft ²
10 ft ²	11 ft ²	12 ft ²
57 ft ²	63 ft ²	67 ft ²
3 ft ²	3 ft ²	4 ft ²
136 ft ²	150 ft ²	160 ft ²
18 ft ²	20 ft ²	21 ft ²
395 ft ²	435 ft ²	466 ft ²
27 ft ²	30 ft ²	32 ft ²
10 ft ²	11 ft ²	12 ft ²
10 ft ²	11 ft ²	12 ft ²
23 ft ²	25 ft ²	27 ft ²

+ OPENINGS < 33FT²

Zero Waste	+10%	+18%
10 ft ²	11 ft ²	12 ft ²
10 ft ²	11 ft ²	12 ft ²
113 ft ²	124 ft ²	133 ft ²
285 ft ²	314 ft ²	336 ft ²
15 ft ²	17 ft ²	18 ft ²
10 ft ²	11 ft ²	12 ft ²
10 ft ²	11 ft ²	12 ft ²
57 ft ²	63 ft ²	67 ft ²
3 ft ²	3 ft ²	4 ft ²
136 ft ²	150 ft ²	160 ft ²
18 ft ²	20 ft ²	21 ft ²
395 ft ²	435 ft ²	466 ft ²
27 ft ²	30 ft ²	32 ft ²
10 ft ²	11 ft ²	12 ft ²
10 ft ²	11 ft ²	12 ft ²
23 ft ²	25 ft ²	27 ft ²

SIDING & TRIM ONLY (CONT.)

	Zero Waste	+10%	+18%
SI-17	22 ft ²	24 ft ²	26 ft ²
SI-18	8 ft ²	9 ft ²	9 ft ²
SI-19	56 ft ²	62 ft ²	66 ft ²
SI-20	40 ft ²	44 ft ²	47 ft ²
SI-21	126 ft ²	139 ft ²	149 ft ²
SI-22	25 ft ²	28 ft ²	30 ft ²
SI-23	12 ft ²	13 ft ²	14 ft ²
SI-24	18 ft ²	20 ft ²	21 ft ²
SI-25	446 ft ²	491 ft ²	526 ft ²
SI-26	102 ft ²	112 ft ²	120 ft ²
SI-27	10 ft ²	11 ft ²	12 ft ²
SI-28	10 ft ²	11 ft ²	12 ft ²
UN-4	14 ft ²	15 ft ²	17 ft ²
UN-9	60 ft ²	66 ft ²	71 ft ²
UN-10	25 ft ²	28 ft ²	30 ft ²
UN-11	40 ft ²	44 ft ²	47 ft ²

+ OPENINGS < 20FT²

Zero Waste	+10%	+18%
22 ft ²	24 ft ²	26 ft ²
24 ft ²	26 ft ²	28 ft ²
64 ft ²	70 ft ²	76 ft ²
68 ft ²	75 ft ²	80 ft ²
141 ft ²	155 ft ²	166 ft ²
25 ft ²	28 ft ²	30 ft ²
12 ft ²	13 ft ²	14 ft ²
18 ft ²	20 ft ²	21 ft ²
523 ft ²	575 ft ²	617 ft ²
139 ft ²	153 ft ²	164 ft ²
10 ft ²	11 ft ²	12 ft ²
10 ft ²	11 ft ²	12 ft ²
14 ft ²	15 ft ²	17 ft ²
60 ft ²	66 ft ²	71 ft ²
25 ft ²	28 ft ²	30 ft ²
40 ft ²	44 ft ²	47 ft ²

+ OPENINGS < 33FT²

Zero Waste	+10%	+18%
22 ft ²	24 ft ²	26 ft ²
24 ft ²	26 ft ²	28 ft ²
64 ft ²	70 ft ²	76 ft ²
88 ft ²	97 ft ²	104 ft ²
141 ft ²	155 ft ²	166 ft ²
25 ft ²	28 ft ²	30 ft ²
12 ft ²	13 ft ²	14 ft ²
18 ft ²	20 ft ²	21 ft ²
523 ft ²	575 ft ²	617 ft ²
139 ft ²	153 ft ²	164 ft ²
10 ft ²	11 ft ²	12 ft ²
10 ft ²	11 ft ²	12 ft ²
14 ft ²	15 ft ²	17 ft ²
60 ft ²	66 ft ²	71 ft ²
25 ft ²	28 ft ²	30 ft ²
40 ft ²	44 ft ²	47 ft ²

	SIDING & TRIM ONLY (CONT.)			+ OPENINGS < 20FT ²			+ OPENINGS < 33FT ²		
	Zero Waste	+10%	+18%	Zero Waste	+10%	+18%	Zero Waste	+10%	+18%
UN-12	20 ft ²	22 ft ²	24 ft ²	20 ft ²	22 ft ²	24 ft ²	20 ft ²	22 ft ²	24 ft ²
UN-13	17 ft ²	19 ft ²	20 ft ²	17 ft ²	19 ft ²	20 ft ²	17 ft ²	19 ft ²	20 ft ²
UN-17	62 ft ²	68 ft ²	73 ft ²	62 ft ²	68 ft ²	73 ft ²	62 ft ²	68 ft ²	73 ft ²
UN-18	17 ft ²	19 ft ²	20 ft ²	17 ft ²	19 ft ²	20 ft ²	17 ft ²	19 ft ²	20 ft ²
Trims	157 ft ²	173 ft ²	185 ft ²	296 ft ²	326 ft ²	349 ft ²	296 ft ²	326 ft ²	349 ft ²
Total	2223 ft ²	2449 ft ²	2625 ft ²	2718 ft ²	2991 ft ²	3209 ft ²	2759 ft ²	3037 ft ²	3257 ft ²

The first Siding Waste Factor table is calculated using the total ft² of siding facades, ft² of trim touching siding, and ft² of unknowns touching siding.

The tables above provide the area of siding on a given property, segmented by individual and in sum total form. Values include openings (doors & windows) and waste percentages as noted. Please consider that area values and specific waste factors can be influenced by the size and complexity of the property, captured image quality, specific siding techniques, and your own level of expertise. Accessories are not included in these values and may require additional material.

These tables are only intended to make common waste calculations easier and should not be interpreted as recommendations.

Windows

Group	Group Width x Height	Group United Inches	Opening	Width x Height	United Inches	Area
WG-1	75" x 65"	140"	W-101	32" x 65"	97"	14 ft ²
			W-102	32" x 65"	97"	14 ft ²
WG-2	79" x 27"	105"	W-103	79" x 27"	105"	15 ft ²
WG-3	75" x 65"	140"	W-104	32" x 65"	97"	14 ft ²
			W-105	32" x 65"	97"	14 ft ²
WG-4	27" x 63"	90"	W-106	27" x 63"	90"	12 ft ²
WG-5	100" x 62"	162"	W-107	26" x 62"	88"	11 ft ²
			W-108	34" x 62"	96"	15 ft ²
			W-109	26" x 62"	88"	11 ft ²
WG-6	37" x 25"	63"	W-110	37" x 25"	63"	7 ft ²
WG-7	55" x 35"	90"	W-111	27" x 35"	62"	7 ft ²
			W-112	27" x 35"	62"	7 ft ²
WG-8	30" x 36"	66"	W-113	30" x 36"	66"	8 ft ²
WG-9	38" x 56"	94"	W-114	38" x 56"	94"	15 ft ²
WG-10	124" x 54"	178"	W-115	38" x 54"	91"	14 ft ²
			W-116	38" x 54"	91"	14 ft ²
WG-11	32" x 67"	99"	W-117	32" x 67"	99"	15 ft ²
WG-12	37" x 25"	63"	W-118	37" x 25"	63"	7 ft ²

Windows (cont.)

Group	Group Width x Height	Group United Inches	Opening	Width x Height	United Inches	Area
WG-13	37" x 25"	63"	W-119	37" x 25"	63"	7 ft ²
WG-14	69" x 66"	134"	W-120	31" x 66"	97"	14 ft ²
			W-121	31" x 66"	97"	14 ft ²
WG-15	56" x 18"	74"	W-122	56" x 18"	74"	7 ft ²
WG-16	37" x 25"	63"	W-123	37" x 25"	63"	7 ft ²
WG-17	100" x 62"	162"	W-124	26" x 62"	88"	11 ft ²
			W-125	34" x 62"	96"	15 ft ²
			W-126	26" x 62"	88"	11 ft ²
WG-18	34" x 61"	94"	W-127	34" x 61"	94"	14 ft ²
WG-19	67" x 65"	132"	W-228	30" x 65"	95"	13 ft ²
			W-229	30" x 65"	95"	13 ft ²
WG-20	44" x 25"	69"	W-230	44" x 25"	69"	8 ft ²
WG-21	44" x 25"	69"	W-231	44" x 25"	69"	8 ft ²
WG-22	73" x 66"	139"	W-232	32" x 66"	97"	14 ft ²
			W-233	32" x 66"	97"	14 ft ²
			Total	-	2967"	398 ft ²



Complete Measurements

301 South Aurora Street, Easton, MD
OPENINGS

Doors

Opening	Width x Height
D-1	36" x 82"
D-2	36" x 80"
D-3	50" x 65"

*Door height and width have been snapped to standard

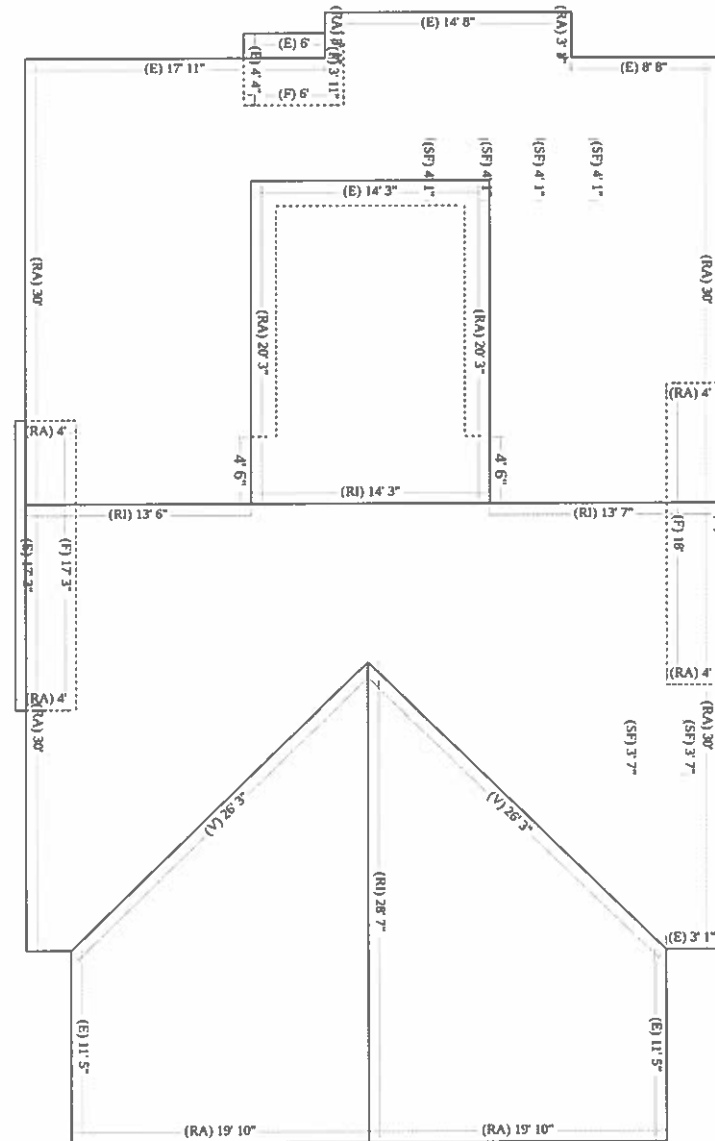
Entire Doors

Opening	Width x Height	Area
D-1	37" x 85"	22 ft ²
D-2	37" x 81"	21 ft ²
D-3	52" x 65"	23 ft ²
Total	-	66 ft ²

*Total door square footage includes entire door package (e.g. with transoms, sidelites, etc.)

Roof	Length
Ridges (RI)	69' 10"
Hips (H)	-
Valleys (V)	52' 6"
Rakes (RA)	222' 8"
Eaves (E)	129' 11"
Flashing (F)*	69' 1"
Step Flashing (SF)*	58' 4"
Transition Line (TL)	-

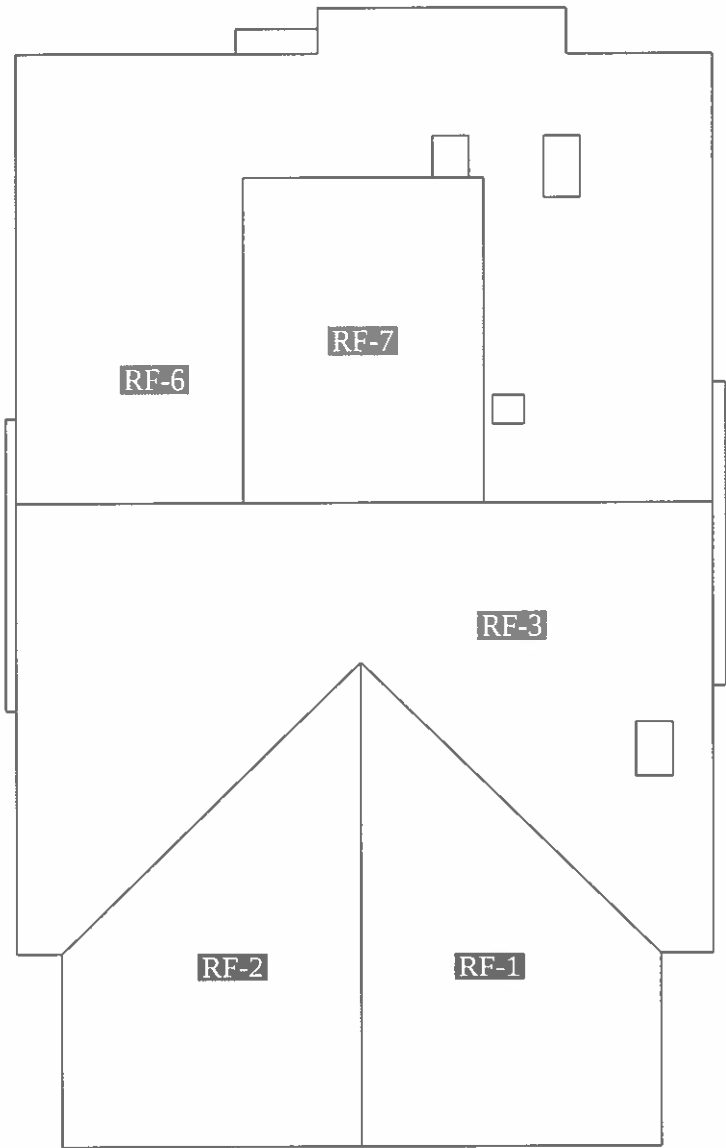
*Please view the 3D model for more detail (e.g. flashing, step flashing and some other roof lines may be difficult to see on the PDF)





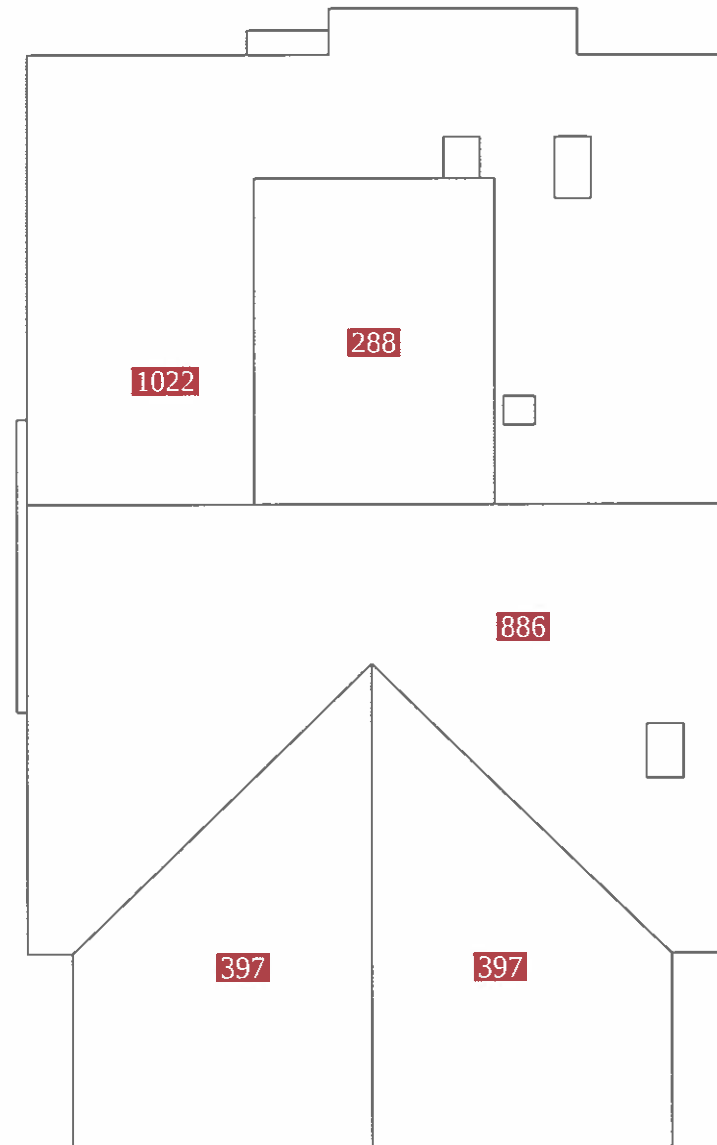
Roof Facets

Facet	Area	Pitch
RF-1	397 ft ²	6/12
RF-2	397 ft ²	6/12
RF-3	886 ft ²	6/12
RF-4	70 ft ²	6/12
RF-5	75 ft ²	6/12
RF-6	1022 ft ²	6/12
RF-7	288 ft ²	4/12
RF-8	26 ft ²	0/12





Roof	Facets	Total
Total	8	3161 ft ²



Roof Pitch	Area	Percentage
6 / 12	2847 ft ²	90.07%
4 / 12	288 ft ²	9.11%
0 / 12	26 ft ²	0.82%

