



Historic District Commission MEETING AGENDA

Monday, November 24, 2025 - 6:00 PM
Council Chambers, Easton Town Office
14 S Harrison Street

Call to Order

- 1) Approval of the Agenda for November 24, 2025.

Old Business

- 1) **Application Number:** 2023 - 0924 / HD 23 - 50
Applicant: 4 North LLC
Location: 4 N. Washington Street
Tax Map 0103, Grid 00EA, Parcel 1217
Zoning District: CB
Historic Status: Contributing
Request: Amendment to previously approved exterior alterations.

New Business

- 1) **Application Number:** 2025 - 1601 / HD 25 - 117
Applicant: Callahan Signs
on behalf of MacLeod Law Group
Location: 31 E. Dover Street
Tax Map 0103, Grid 00EA, Parcel 1222
Zoning District: CB
Historic Status: Contributing
Request: Installation of a 27" x 14" PVC sign to be mounted above the front entrance.
- 2) **Application Number:** 2025 - 1593 / HD 25 - 113
Applicant: VF Builders
on behalf of Victoria Walk
Condominiums
Location: 408A Goldsborough Street
Tax Map 0103, Grid 00EA, Parcel 1091
Zoning District: R-7A
Historic Status: Contributing
Request: Replacement of the existing wooden decking of the front porch.

- 3) **Application Number:** 2025 - 1608 / HD 25 - 118
Applicant: James Carr
Location: 107 Brookletts Avenue
Tax Map 0104, Grid 00EA, Parcel 1923
Zoning District: R-10A
Historic Status: Contributing
Request: Demolition of the existing pool house
and the construction of a new addition.

Discussion Item

Approval of Minutes

- 1) Approval of the Draft Decision Summary from the November 10, 2025 meeting.

Administrative Approval

- 1) **Application Number:** 2025 - 1609 / HD 25 - 119
Applicant: Tidewater Heating & Cooling
on behalf of Matthew and Jennifer
Woltmann
Location: 211 Davis Avenue
Tax Map 0105, Grid 00EA, Parcel 2198
Zoning District: R-7A
Historic Status: Contributing
Request: HVAC Installation.

- 2) **Application Number:** 2025 - 1610 / HD 25 - 120
Applicant: Brevon Developers
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: HVAC Installation.

On October 27, 2025 the Commission granted a Certificate of Appropriateness for multiple exterior alterations to the main structure and rear addition (application 2025-1576).

Consent Docket

Adjournment



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

Historic District Commission Staff Report

Meeting Date: 11/24/2025

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

Property Address: 4 N Washington Street

Applicant: 4 North LLC

Application Number: 2023-924

Code Enforcement Case: Yes No

Project Description:

The applicant is proposing revisions to both the south- and east-facing elevations. On the south elevation, two existing wood entry doors would be removed and replaced with a new entry door (Figure 1).



Figure 1: Current Google Street View vs Proposed Elevation

The revised plans also show new lighting fixtures proposed for this façade and for the west façade above the first-floor storefront. On the east façade, the applicant has adjusted the placement, number, and style of both doors and windows. Additionally, a small existing window near the front of the building is proposed to be infilled.

Background:

A certificate of appropriateness was granted by the HDC for this property on May 8, 2023. The scope of work at that time included alterations to the storefront on Dover Street and the installation of new windows on the east alley facing elevation (*Figure 2*).



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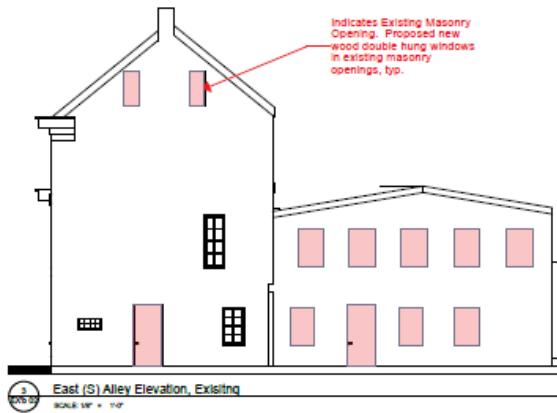


Figure 2

That approval was conditioned upon the new windows having SDL. In February of 2024, a building permit application was submitted that proposed repointing masonry on the existing chimneys. The repointing of the chimneys was determined to be routine maintenance and was approved with conditions regarding the method of repointing. On April 8, 2024 the Commission approved the replacement of the existing flat roof, removal/replacement of metal siding, and the infill of window openings on the first-floor east alley façade. On May 22, 2024 the Commission approved additional alterations to the East alley facing façade. These alterations included brick infill of an existing door opening, the addition of two new doors, brick infill of the transom, and the installation of new windows on the second floor (*Figure 3*).



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Figure 3

Then on July 8, 2024, the Commission approved a request to replace a portion of the deteriorate brick wall located on the alley facing facade with fiber cement board and batten style siding (*Figure 4*).



Figure 4



Most recently on May 24, 2025, the Commission approved a request to replace four second floor windows on the Washington Street facing façade. The new windows that were approved are clad-wood windows with decorative grilles matching the pattern of the historic windows. Also, the Commission approved the construction of a small second floor addition on the Dover Street facing façade (*Figure 5*).

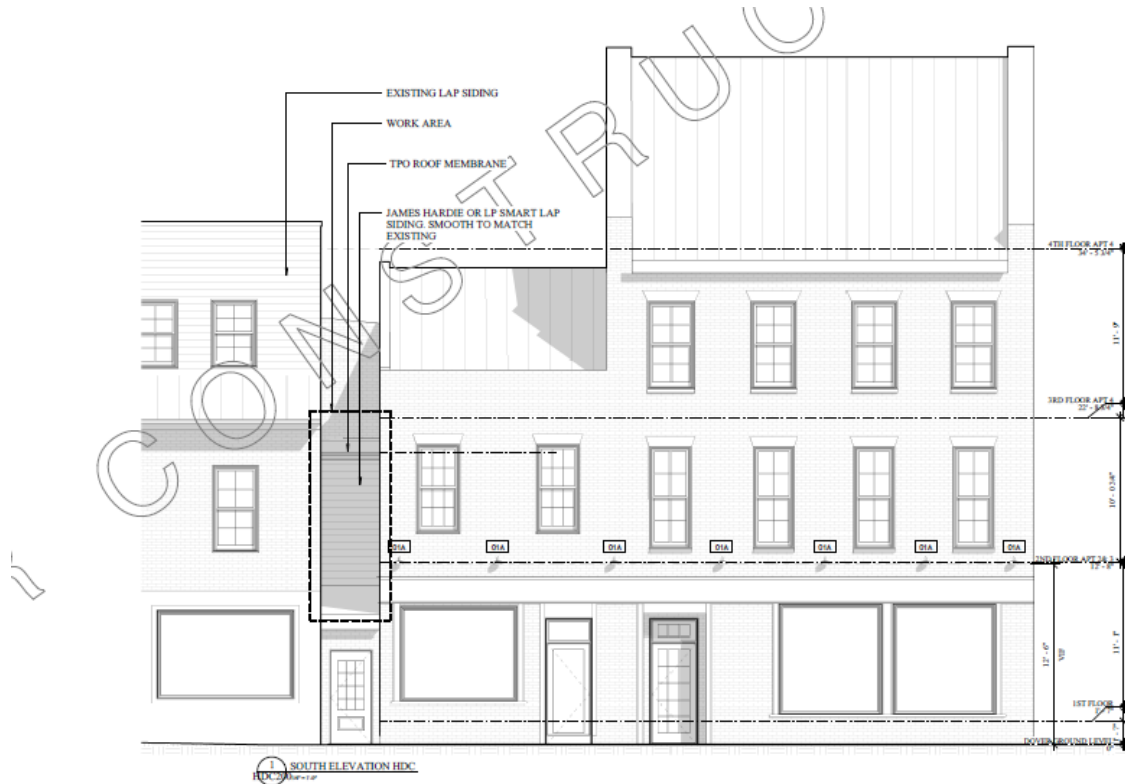


Figure 5

Approval History

Historic District COA (#23-924)	5/23/2023
Routine Maintenance Determination – Chimney Repointing	2/26/2024
Historic District COA (#24-1174)	4/8/2024
Historic District COA – Revision #1	6/10/2024
Historic District COA – Revision #2	7/8/2024
Historic District COA – Revision #3	5/24/2025



Historic District Guidelines:

Guideline 1. Preserve Significant Historic Features

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

Guideline 2. Repair Rather than Replace

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

Guideline 3. Make Sensitive Replacements

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



Doors and Entrances

The main entries of commercial buildings were often constructed of wood frame with a large, inset pane of glass. A transom window, often operable, is typically located above the doors. Main entry doors designed as part of a storefront were often recessed to provide protection from the weather and allow more room for the display of products within the recessed entry.

Guideline 41. Maintain Original and Historic Doors

- a. Maintain doors and entrances in their original location. Avoid relocating or removing historic doors by blocking-in existing door openings, especially on the front façade.
- b. Maintain and repair doors, frames, sills, hardware, transoms, fanlights and sidelights on doors located on front façades and side and rear façades visible from a primary public right-of-way.
- c. Avoid adding details, surrounds, canopies, or ornamentation that have no historical basis and are not in keeping with the character of the original door.

Guideline 42. Make Sensitive Replacements (Doors)

- a. Replace historic doors and surrounds in-kind, where repair is not possible. The replacement door should duplicate the original as closely as possible.
- b. Replacement doors should be compatible with the overall character of the façade in which they are located.
- c. Doors located on the front façade of historic properties are typically solid wood. Replacement doors for front façades should be wood. Alternative materials, provided they are smooth and painted, may be used for doors located on the sides or rear of the property. See Appendix B for additional information on Substitute Materials.
- d. If the location of a door to be replaced is not under a protective cover, then an alternate material may be considered for increased durability. The design must be compatible with the architectural style of the property and should mimic the appearance of the original door.

Guideline 43. Restore Missing or Inappropriately Altered Doors

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

Guideline 53. Façade Illumination

- a. Illuminate significant features and details such as cornices on commercial buildings.



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- b. Illuminate public, institutional, and religious buildings in such a manner so that their façades and features are highlighted.
- c. Illuminate recessed entries of commercial buildings using recessed ceiling fixtures.
- d. Illuminate doors, porch ceilings, and entries to driveways and sidewalks on residential properties.
- e. The design, scale and materials of external fixtures should complement the design of the façade that they are illuminating.
- f. Use unshielded floodlights to illuminate a building façade. Ensure that lighting remains on the property and does not shine onto neighboring properties.

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.



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- c. Maintain the window type. For example, replacing a double-hung window with a casement window is not preferred.
- d. Maintain the historic window opening size and surrounding trim. Altering the window opening to accommodate larger or smaller windows is not preferred.
- e. Where inappropriate replacements were previously installed, and the original window appearance is unknown, neighboring buildings may provide clues to appropriate configurations. In general, a style of window that is in keeping with the architectural style of the building is most appropriate. Where the style of window cannot be determined, a one-over-one window configuration is usually most appropriate.
- f. Windows constructed of hollow core or extruded vinyl components should not be used. Other alternative materials, including fiberglass composite or aluminum-clad, may be appropriate in some circumstances. See Appendix B for additional information on substitute materials.
- g. Certain rare or unique windows should not be replaced or altered. This determination will be made by the HDC.

Guideline 93. Sills, Lintels, and Frames

- a. Retain original sills, frames, lintels, and associated window trim and ornamentation.
- b. Do not wrap sills or frames in any materials (sheet metal, vinyl, etc.).
- c. Avoid adding details, surrounds, shutters, ornamentation and other features that have no historical basis and are not in keeping with the character of the original window.
- d. When historic sills, lintels, surrounds, or trim requires replacement, it should be made in-kind using the same or similar material and replicating the form, profile, color, and texture of the original unit.

Item(s) of Clarification:

- 1. Is the scope of the exterior work limited to the replacement of windows and doors on the east facade? The proposed elevations shown new lighting fixtures, different style doors on the front façade, changes in roof pitch, new railing, and skylights that have not been reviewed by the HDC. The elevations also do not depict the existing chimneys, awnings, roof overhang, or downspouts.
-

Draft Motions:

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



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

OR

3. I move an alternate motion.



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PLANNING & ZONING
 14 S Harrison Street, Easton MD 21601

Appendix A: Historic District Survey

EASTON HISTORIC DISTRICT SURVEY

PROPERTY #:

Picture:



TAX ID		ADDRESS		OWNER NAME			
2101000586		4 N WASHINGTON ST		MURDOCH, MARJORIE E			
YEAR BUILT		PHYSICAL CONDITION					
1880*		GOOD - ALTERED					
ARCHITECTURAL STYLE				ADDITION(S)			
ITALIANATE INFLUENCE				NONE APPARENT			
NHL DISTRICT	NR DISTRICT	NR LISTED	MEETS NR CRITERIA	1980 NR RATING	MD INVENTORY	CONTRIBUTING	NC CODE
				C	T-402	Y	
NOTES							
1ST FLOOR FAÇADE RECONFIGURED. WOOD TRIM NEEDS PAINT + MINOR REPAIR TO PREVENT FURTHER DETERIORATION.							



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EASTON HISTORIC DISTRICT SURVEY

PROPERTY #:

Picture:



TAX ID		ADDRESS		OWNER NAME			
2101009478		1 E DOVER ST		WALLACE, SCOTT J			
YEAR BUILT		PHYSICAL CONDITION					
1900		FAIR					
ARCHITECTURAL STYLE				ADDITION(S)			
ITALIANATE				NONE APPARENT			
NHL DISTRICT	NR DISTRICT	NR LISTED	MEETS NR CRITERIA	1980 NR RATING	MD INVENTORY	CONTRIBUTING	NC CODE
				C		Y	
NOTES							
1ST FLOOR RECONFIGURATION DOES NOT CONTRIBUTE PROBLEMS DEVELOPING WITH UPPER FLOOR WINDOWS + CORNICE. SOME BRICKS NEED REPOINTING. VACANT.							

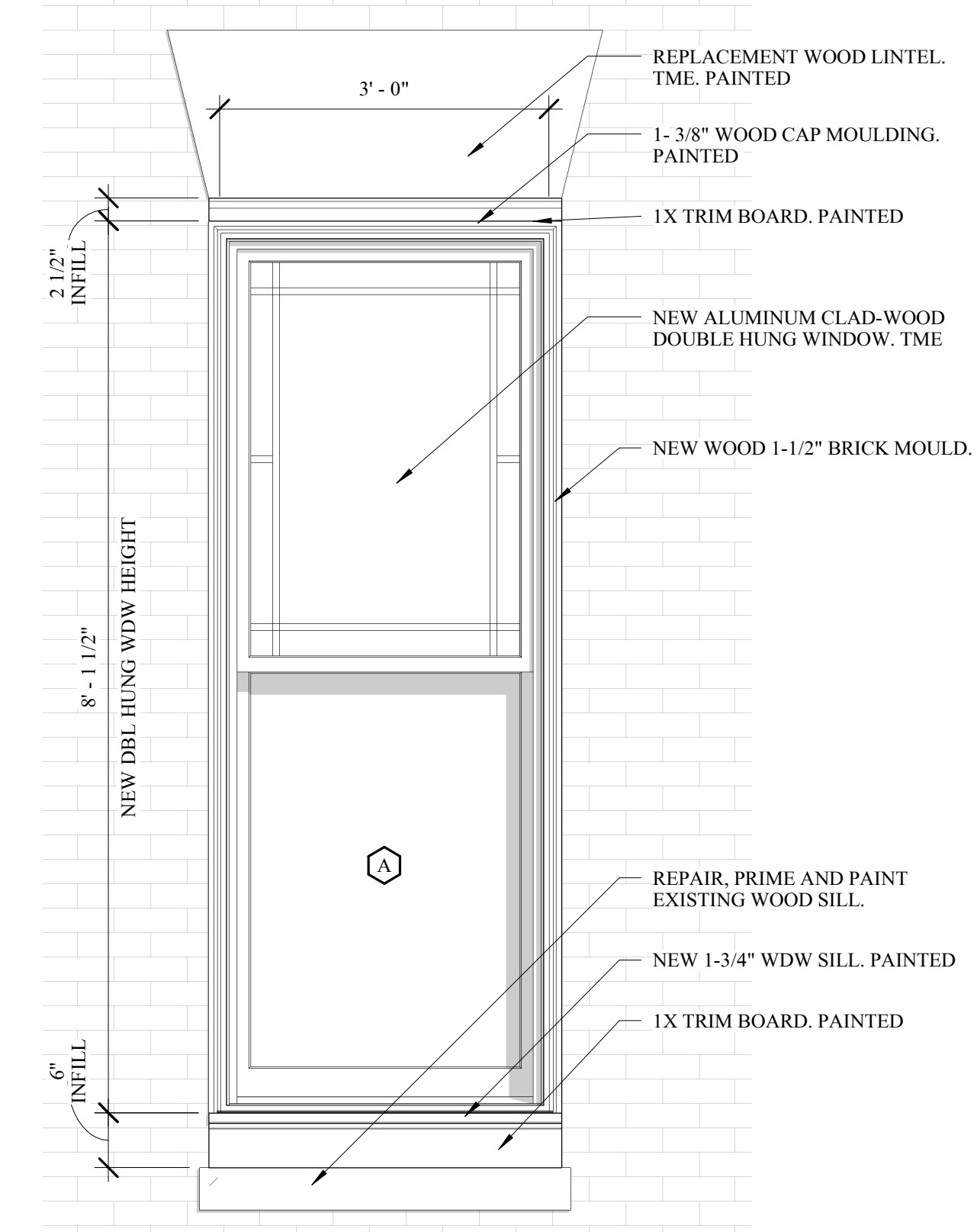
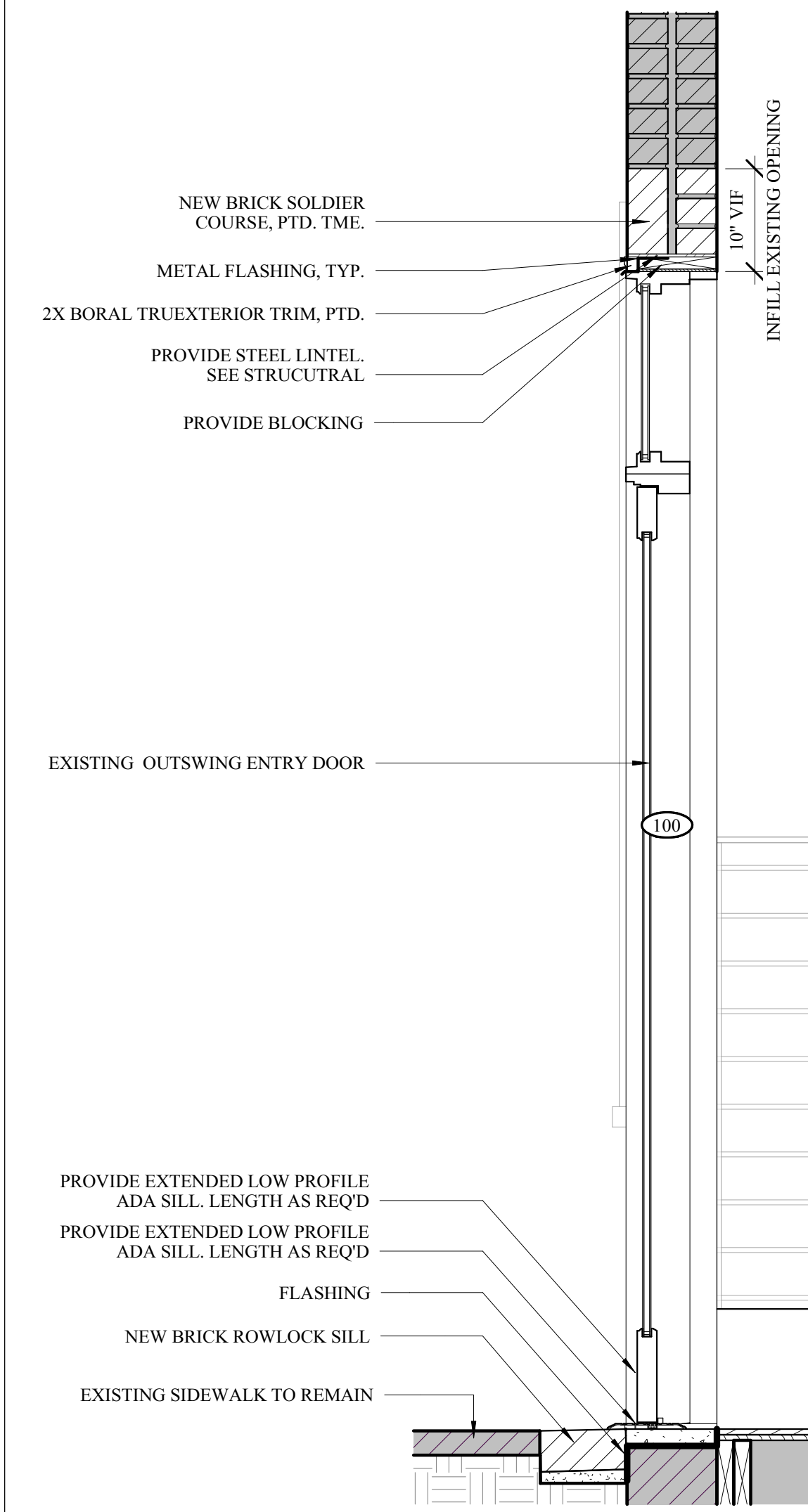
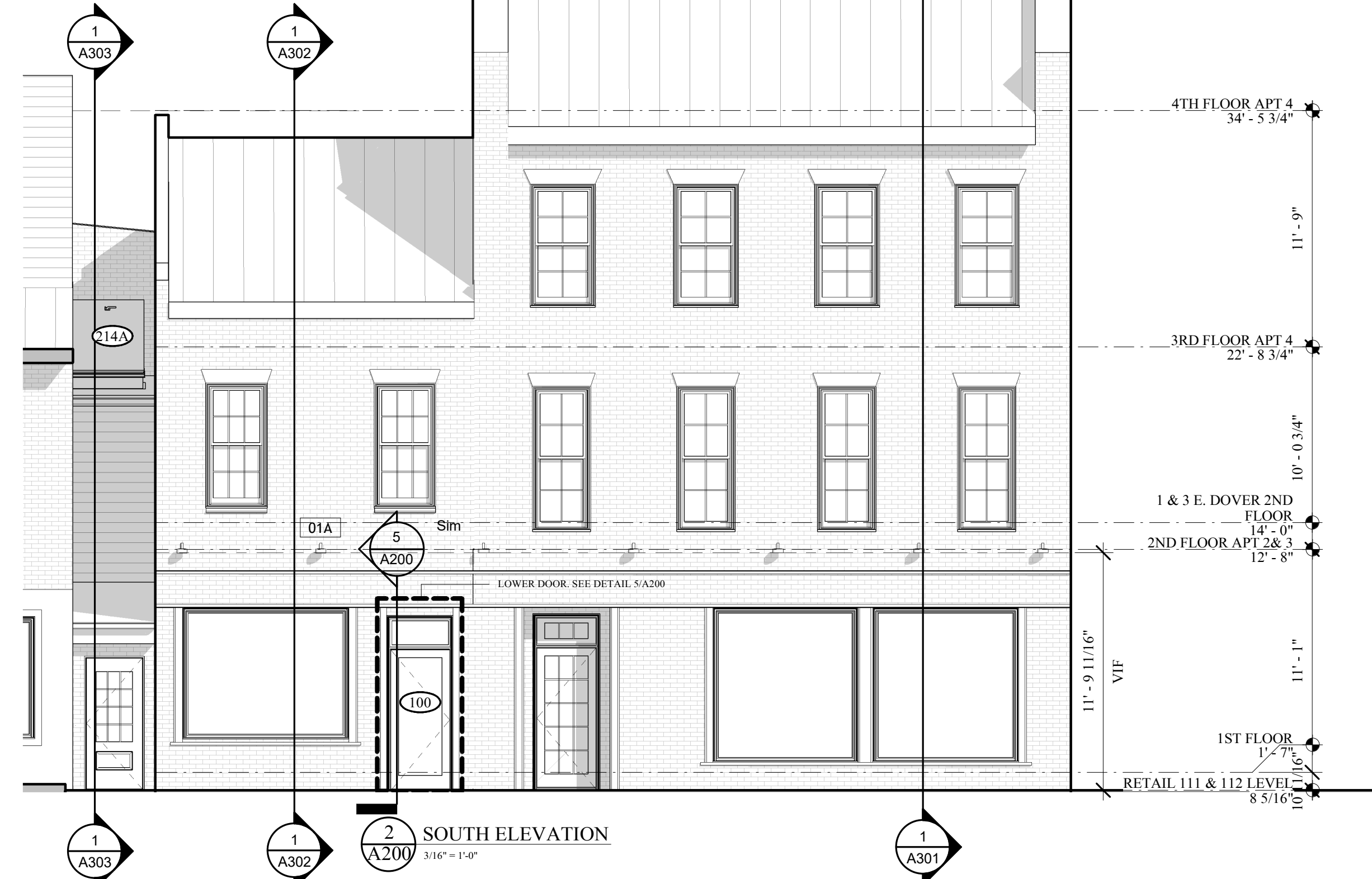
LEGEND	
	BRICK
	CAST STONE
	SHINGLE SIDING
	EARTH
	STANDING SEAM METAL ROOFING
	CONTROL JOINT LOCATION. RE: EXTERIOR DETAILS SHEET.

FOR SPECIFICATIONS OF EXTERIOR MATERIALS RE: FINISH SCHEDULE.

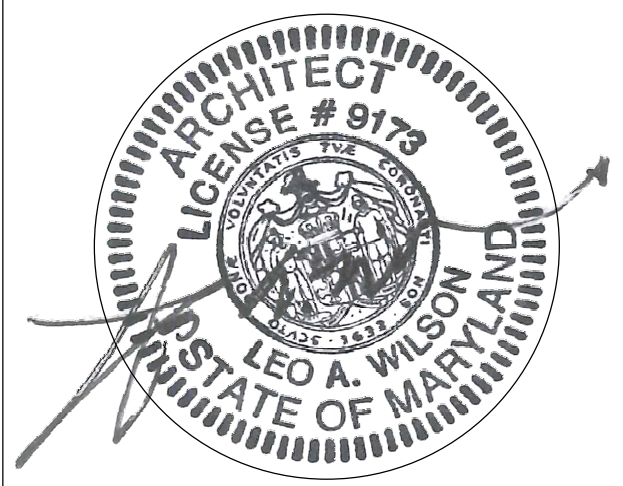
KEYNOTES - SHEET
01A OUTDOOR LIGHT FIXTURE - TYPICAL. SEE SHEET A101

WINDOW SCHEDULE									
#	SILL HEIGHT	WIDTH	HEIGHT	COUNT	MFR.	MODEL	Egress	SDL	REMARKS
A	2' - 11 1/2"	3' - 0"	8' - 0"	4	Andersen	A-Series	Yes	1 OVER 1	See 4/A200 Details
B	3' - 0"	2' - 8"	4' - 6"	2	Andersen	A-Series	Yes	6 OVER 6	
C	6' - 6"	5' - 0"	3' - 0"	1	Marvin	ELGL6036 E		AWNING	See Note No.1 below
D	1' - 6"	2' - 3"	4' - 8"	4	Andersen	A-Series	Yes	1 OVER 1	
E	8' - 0"	3' - 11 1/4"	1' - 9 1/4"	2	Andersen	A-Series	Yes	AWNING	
F	2' - 0"	3' - 0"	2' - 6"	1	Andersen	A-Series	Yes	BARN SASH	

Notes: Window "C" sill height is 3' - 8" from Apartment 1 loft finished floor



Revision	Date



HAMMOND WILSON

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Artful.
Architecture.

430 Fourth Street
Annapolis, MD 21403
410 267 6041

hammondwilson.com

**4 NORTH LLC
AT
WASHINGTON
AND DOVER
STREETS**

EASTON, MD

OWNERSHIP AND USE OF DRAWINGS

Drawings and Specifications "as instruments of professional service" are, and shall remain, the property of the architect. These documents are not to be used in whole, or in part, for any other projects or purposes, or by any other parties than those properly authorized by contract, without the specific written authorization of Hammond Wilson Architects, P.C.

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Project Issue Date	October 10 2025
Scale	As indicated
Project No.	24-18

**EAST, WEST &
SOUTH ELEVATIONS**

A200









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

Historic District Commission Staff Report

Meeting Date: 11/24/2025

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

Property Address: 29-31 E Dover Street

Applicant: John Callahan on behalf of Cultivated Wellness LLC

Application Number: 2025-1601

Code Enforcement Case: Yes No

Project Description:

The applicant is proposing to install a 27” wide by 14” high wall sign above the entrance to the second-floor unit. In addition to the proposed wall sign, there is currently a 11.7 square foot hanging sign mounted on the second floor of the building. The building to which this sign will be mounted is considered a contributing structure to the Easton Historic District.

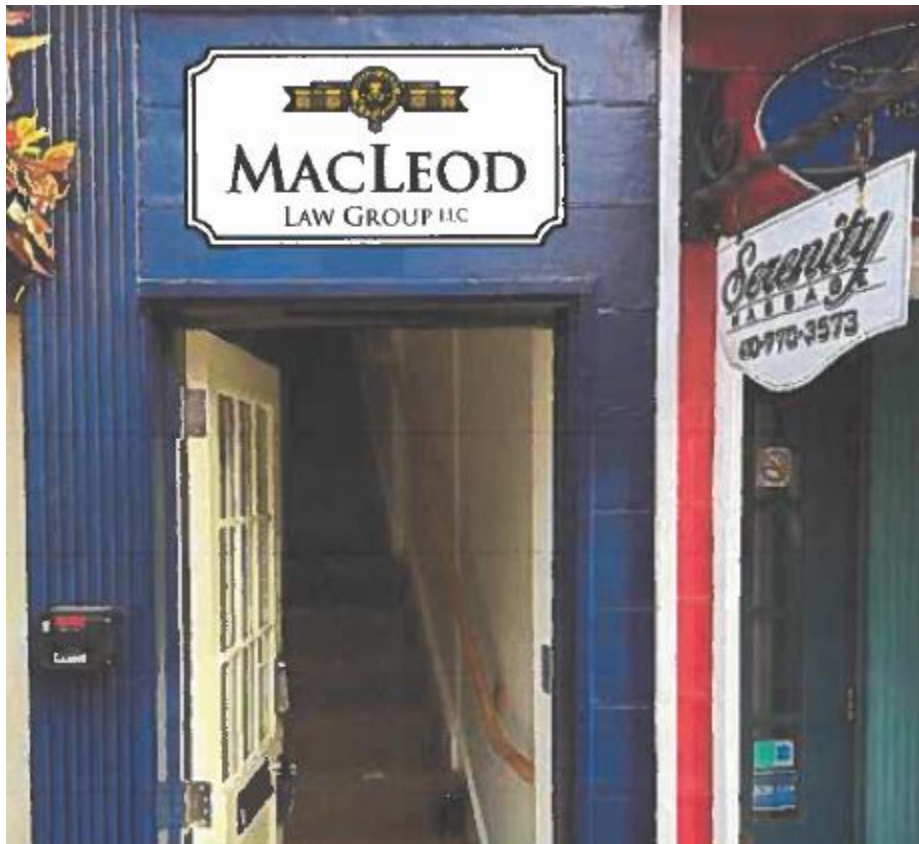


Figure 1: Proposed Sign



Historic District Guidelines:

Guideline 25. General Guidelines for Signage

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

Guideline 35. Wall Signs

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

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

Recommended Conditions:

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

Draft Motions:

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



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

OR

3. I move an alternate motion.

Appendix A: Historic District Survey Sheet

EASTON HISTORIC DISTRICT SURVEY

PROPERTY #:

Picture:



TAX ID		ADDRESS			OWNER NAME		
2101012991		29 E DOVER ST			29 EAST DOVER STREET LLC		
YEAR BUILT		PHYSICAL CONDITION					
1900		FAIR					
ARCHITECTURAL STYLE				ADDITION(S)			
QUEEN ANNE INFLUENCE				FAR REAR SECTION LATER			
NHL DISTRICT	NR DISTRICT	NR LISTED	MEETS NR CRITERIA	1980 NR RATING	MD INVENTORY	CONTRIBUTING	NC CODE
				B		Y	
NOTES							
5 BAY, 2 PART COMMERCIAL BLOCK. DECORATIVE PRESSED BRICK FAÇADE WITH TERRA COTTA INSETS BRICK HAS BEEN SAND BLASTED. BRICK BADLY NEEDS REPOINTING ON SIDE. 1ST FLOOR STORE FRONT LATER ADDITION LARGER VERSION OF 33 E. DOVER ST.							

RECEIVED

OCT 31 2025

HD 25 - 117



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

Application #: 2025 - 1601
Date Received: 10/31/2025
Fee Paid: \$75.00
HDC Meeting Date: 11/24/2025
Date Property Posted: 11/17/2025

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 31 E Dover St

Contributing Non-Contributing YEAR BUILT: 1900 NATIONAL REGISTAR # _____

PROPERTY INFORMATION

OWNER NAME Cultivated Wellness LLC

TELEPHONE NO. _____ EMAIL _____

Applicant or Agent

Callahan Signs for MacLeod Law Group

NAME _____

TELEPHONE NO. _____ EMAIL _____

Description of Proposal (include additional sheets, as necessary)

<u>27" x 14" sign Vinyl print on 1/2" PVC</u>
<u>Will be mounted above door</u>

Specific Requirements

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

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

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

Signature of Applicant or Agent

Date

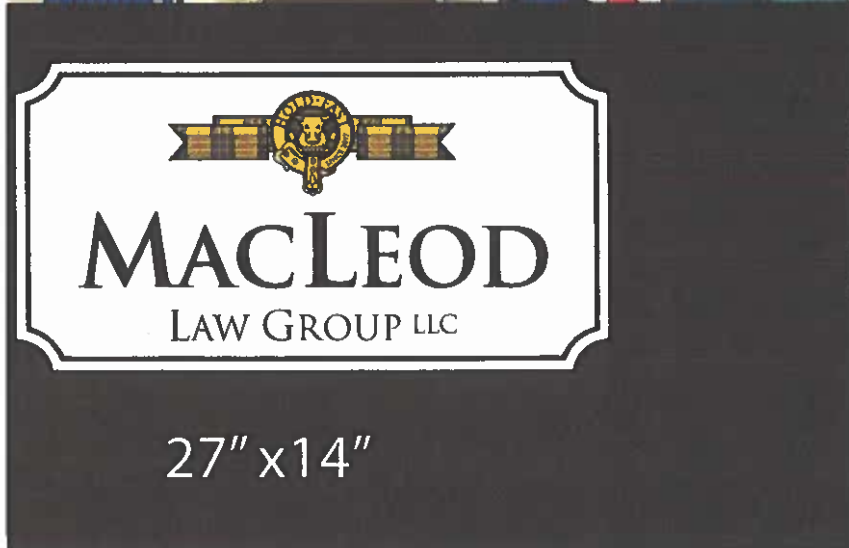
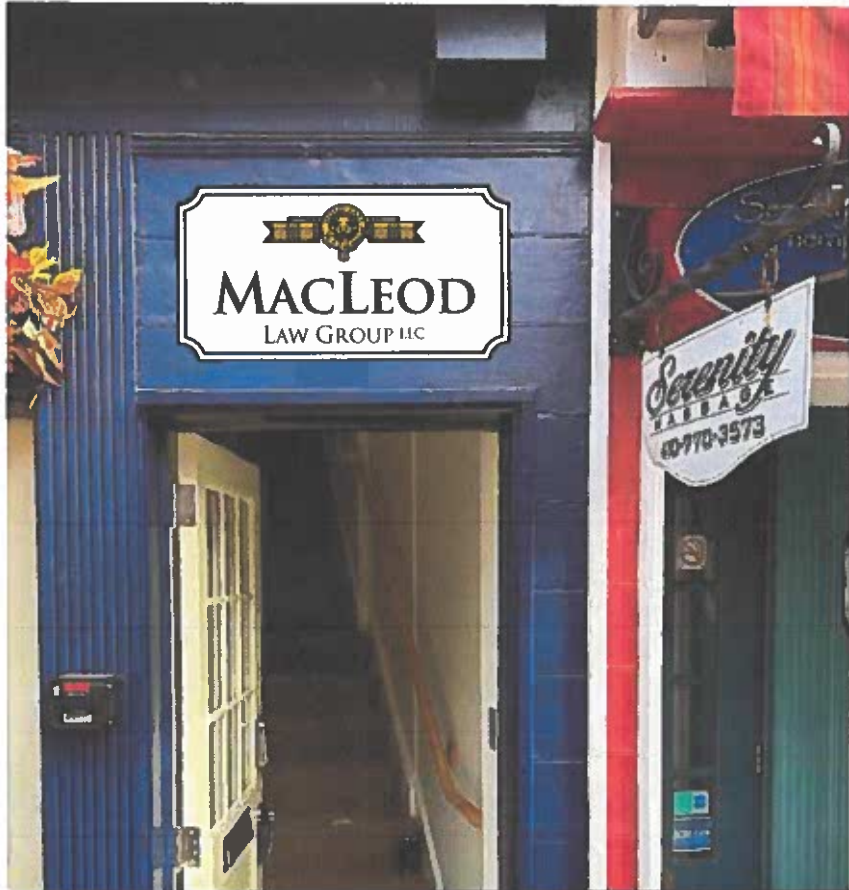
Printed Name of Applicant or Agent

[Signature]

10/22/25

John Callahan

Revised 4.4.2022



Material:
Vinyl print on
1/2" PVC



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

Historic District Commission Staff Report

Meeting Date: 11/24/2025

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

Property Address: 408A Goldsborough Street

Applicant: Wilson Vasquez on behalf of Victoria Walk Council of Unit Owners

Application Number: 2025-1593

Code Enforcement Case: Yes No

Project Description:

The applicant is seeking approval for alterations to the front porch of a contributing structure. The existing tongue and groove wood porch decking will be removed and replaced with 1” composite decking with a grooved edge. Two round columns on the front porch will also be removed and replaced “in-kind” In addition to being considered contributing to the Easton Historic District, this structure is listed on the Maryland Inventory of Historic Places.



Figure 1: Goldsborough Street Perspective – 2015 Google Street View

Historic District Guidelines:

Guideline 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



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overall shape, roof form, and fenestration patterns, as well as small-scale features like moldings, brackets, ornaments, and other examples of skilled craftsmanship.

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

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

Guideline 2. Repair Rather than Replace

a. Repair rather than replace historic features wherever possible.

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

Guideline 3. Make Sensitive Replacements

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.



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14 S Harrison Street, Easton MD 21601

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

**THERE ARE FIVE SITUATIONS WHERE SUBSTITUTE MATERIALS MAY
BE APPROVED:**

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

Guideline 64. Preserve Historic Porches

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

Guideline 65. Make Sensitive Replacements (Porches)

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 side or rear porches if the new material, size, scale, and overall appearance matches the historic feature.

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

Appendix B.2. Common Substitute Materials



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

Staff Recommendation:

Staff recommends **denial** of the application as submitted. The Commission recently approved the use of composite decking for the side porch of a contributing structure located immediately adjacent to the subject property. In that case, the Commission determined that composite material was acceptable because the porch was not readily visible from Goldsborough Street. In contrast, the current request involves a front porch that is highly visible from Goldsborough Street. As a contributing structure, the front porch is subject to a higher preservation standard than side or rear porches, consistent with Guideline 65d. If the existing wood porch decking has deteriorated beyond repair, it should be replaced in kind with tongue-and-groove wood in accordance with Guidelines 3b, 65b, and Appendix B.2.

Draft Motions:

1. I move that the Historic District Commission **deny** the application as submitted based on the finding that the request to install composite decking on this property is inconsistent with Guidelines 3b, 65b, and Appendix B.2.

OR

2. I move that the Historic District Commission approve 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			
2101078011		408 GOLDSBOROUGH ST		OLSON, DONALD H			
YEAR BUILT		PHYSICAL CONDITION					
		EXCELLENT					
ARCHITECTURAL STYLE				ADDITION(S)			
STICK STYLE				MASSIVE REAR APARTMENT COMPLEX			
NHL DISTRICT	NR DISTRICT	NR LISTED	MEETS NR CRITERIA	1980 NR RATING	MD INVENTORY	CONTRIBUTING	NC CODE
				A	T-424	Y	
NOTES							
THE 1992 TAX DATE REFERS TO THE REAR SECTION. THE FRONT I-HOUSE BLOCK IS HEAVILY RESTORED, BUT THE FOUNDATION, DOOR AND WOOD TRIM ON CORNICE AND STICK WORK ARE HISTORIC.							

RECEIVED

HD 25 - 113

OCT 22 2025



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

TOWN OF EASTON

Application #: 2025 - 1593
Date Received: 10/22/2025
Fee Paid: \$75.00
HDC Meeting Date: 11/10/2025
Date Property Posted: 11/05/2025

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: 408 A Goldsborough St, Easton, MD 21601

Contributing
 Non-Contributing
 YEAR BUILT: 1992-94
 NATIONAL REGISTAR # NA

PROPERTY INFORMATION

OWNER NAME: Victoria Walk Council of Unit Owners

TELEPHONE NO. _____ EMAIL _____

Applicant or Agent

NAME: Wilson Vasquez

TELEPHONE NO. _____ EMAIL _____

Description of Proposal (include additional sheets, as necessary)

1: Tear out all wood deck board in 40x11 porch

2: Remove Two Round post and Replace in Kind

3: install composit deck board in 40x11 porch Trex Select

4: Replace just if niquierd

Proposal to do this job \$24,800

composit Decking
1" Groove edge

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: [Signature]

Date: 10-27-25

Printed Name of Applicant or Agent: Wilson Vasquez

Revised 4.4.2022



Trex Select®

THE PERFECT PAIRING OF PRICE & MINIMAL MAINTENANCE

BOARD PROFILES



Square edge

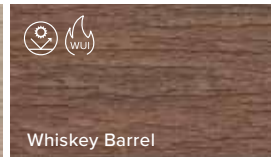
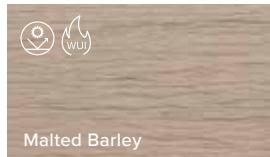


Grooved edge

Use with Trex Hideaway® Hidden Fastening System for a clean, screw-free appearance.

- Available in two monochromatic and 3 multi-tonal colors, with new multi-tonal colors featuring SunComfortable™ heat-mitigating technology*
- Sustainably made of 95% reclaimed wood and recycled plastic in the USA
- Pairs perfectly with the Select railing collection: Classic, T-Rail, Mesh, and Aluminum
- Backed by a 35-Year Limited Residential and Fade & Stain Warranty
- WUI Compliant

AVAILABLE COLORS



WHY TREX



Won't rot, warp or splinter



Needs no seasonal upkeep



Sustainably manufactured



Cleans easily with soap and water

TREX SELECT® DECKING

1" Square Edge Board

Item #	Description	Actual Dimensions
XX010620SS01	7/8 x 6 x 20' Select Square - PG, SD	.82 in x 5.5 in x 20 ft (20 mm x 140 mm x 609 cm)
XX010620S2S01	7/8 x 6 x 20' Select Square - MY, WL, MS	.82 in x 5.5 in x 20 ft (20 mm x 140 mm x 609 cm)
XX010616SS01	7/8 x 6 x 16' Select Square - PG, SD	.82 in x 5.5 in x 16 ft (20 mm x 140 mm x 487 cm)
XX010616S2S01	7/8 x 6 x 16' Select Square - MY, WL, MS	.82 in x 5.5 in x 16 ft (20 mm x 140 mm x 487 cm)
XX010612SS01	7/8 x 6 x 12' Select Square - PG, SD	.82 in x 5.5 in x 12 ft (20 mm x 140 mm x 365 cm)
XX010612S2S01	7/8 x 6 x 12' Select Square - MY, WL, MS	.82 in x 5.5 in x 12 ft (20 mm x 140 mm x 365 cm)

1" Grooved Edge Board

Item #	Description	Actual Dimensions
XX010620SG01	7/8 x 6 x 20' Select Grooved - PG, SD	.82 in x 5.5 in x 20 ft (20 mm x 140 mm x 609 cm)
XX010620S2G01	7/8 x 6 x 20' Select Grooved - MY, WL, MS	.82 in x 5.5 in x 20 ft (20 mm x 140 mm x 609 cm)
XX010616SG01	7/8 x 6 x 16' Select Grooved - PG, SD	.82 in x 5.5 in x 16 ft (20 mm x 140 mm x 487 cm)
XX010616S2G01	7/8 x 6 x 16' Select Grooved - MY, WL, MS	.82 in x 5.5 in x 16 ft (20 mm x 140 mm x 487 cm)
XX010612SG01	7/8 x 6 x 12' Select Grooved - PG, SD	.82 in x 5.5 in x 12 ft (20 mm x 140 mm x 365 cm)
XX010612S2G01	7/8 x 6 x 12' Select Grooved - MY, WL, MS	.82 in x 5.5 in x 12 ft (20 mm x 140 mm x 365 cm)

1" x 8" Fascia

Item #	Description	Actual Dimensions
XX010812SS01	1 x 8 x 12' Select - PG, SD	.56 in x 7.25 in x 12 ft (14 mm x 184 mm x 365 cm)
XX010812S2S01	1 x 8 x 12' Select - MY, WL, MS	.56 in x 7.25 in x 12 ft (14 mm x 184 mm x 365 cm)

1" x 12" Fascia

Item #	Description	Actual Dimensions
XX011212SS01	1 x 12 x 12' Select - PG, SD	.56 in x 11.375 in x 12 ft (14 mm x 288 mm x 365 cm)
XX011212S2S01	1 x 12 x 12' Select - MY, WL, MS	.56 in x 11.375 in x 12 ft (14 mm x 288 mm x 365 cm)

2" Square Edge Board

Item #	Description	Actual Dimensions
XX020620SS01	2 x 6 x 20' Select Square - PG, SD	1.3 in x 5.5 in x 20 ft (33 mm x 140 mm x 609 cm)
XX020620S2S	2 x 6 x 20' Select Square - MY, WL, MS	1.3 in x 5.5 in x 20 ft (33 mm x 140 mm x 609 cm)
XX020616SS01	2 x 6 x 16' Select Square - PG, SD	1.3 in x 5.5 in x 16 ft (33 mm x 140 mm x 487 cm)
XX020616S2S01	2 x 6 x 16' Select Square - MY, WL, MS	1.3 in x 5.5 in x 16 ft (33 mm x 140 mm x 487 cm)
XX020612S2S01	2 x 6 x 12' Select Square - MY, WL, MS	1.3 in x 5.5 in x 12 ft (33 mm x 140 mm x 365 cm)

COLOR PREFIX:	PG Pebble Grey	SD Saddle	MY Malted Barley	WL Whiskey Barrel	MS Millstone
----------------------	-----------------------	------------------	-------------------------	--------------------------	---------------------



To learn more about installation requirements and accessories, download our Installation Guide at trex.com/literature

Scan to learn more about Trex Select Decking.

Engineered to stay cooler* under the sun.
SunComfortable™ heat-mitigating technology keeps boards cooler on the hottest of days*



INDICATES SUNCOMFORTABLE™ PRODUCTS

*Our SunComfortable™ products with heat-mitigating technology are designed to be cooler than most other composite decking products of a similar color. Although engineered to be more comfortable, they can still get hot to the touch when direct sunlight and high temperatures converge for extended periods of time. On such days, care should be taken.



Boards with this symbol are Wildland Urban Interface (WUI) compliant, making them an excellent option for areas prone to wildfires.

FASTENERS

Trex Hideaway® Collection

When you want a deck that delivers above, beyond and below, choose to build with the Trex Hideaway® Collection. Made by Trex, for Trex, the fastener system delivers universal deck hidden fasteners, color-match decking and fascia screws, decking and fascia plugs, butt-joint clips, and starter clips.

For a full list of approved fasteners, download our Installation Guide at trex.com/literature





408 A
Goldborough ST
Easton



1. Tear out deck board
2. Replace deck with
- it deck boards
Trex or Timber tech

Post Replace

Post Replace





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

Historic District Commission Staff Report

Meeting Date: 11/24/2025

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

Property Address: 107 Brookletts Avenue

Applicant: Jim Carr

Application Number: 2025-1608

Code Enforcement Case: Yes No

Project Description:

The applicant is seeking approval for alterations to a non-contributing outbuilding. The proposed alterations involve demolishing the entirety of the attached sunroom which was constructed in 2004. The sunroom will then be re-built in the same location with aluminum-clad wood windows, skylights, cementitious lap siding, architectural asphalt shingles, and K-style gutters.

Background:

The existing pool house/garage was reviewed by the Historic District Commission and subsequently permitted in 2004 (*Permit #04-4037*). This structure replaced a modern two-car garage that was permitted in 1990 (*Permit #90-8292*). The 1990 structure replaced another outbuilding which was demolished as a part of the approved new construction (*Figure 3*).



Figure 1: Approved Elevation (2004)



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



RIGHT SIDE ELEVATION

Figure 2: Approved Elevation (1990)

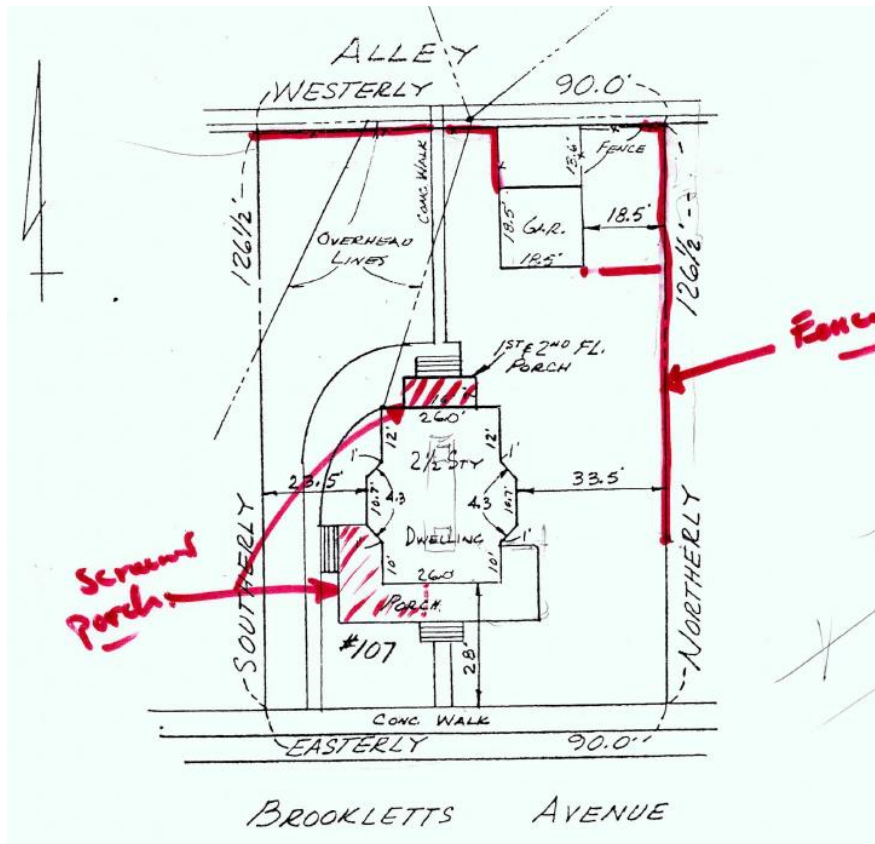


Figure 3: Footprint of Previous Garage (1988)



Historic District Guidelines:

Guideline 100. Rear Additions

- a. Additions should be compatible with the massing and scale of the main building. In general, they should be the same or lower height as compared to the surrounding historic buildings.
- b. Additions should not imitate earlier architectural styles.
- c. Materials for the new addition should complement or otherwise harmonize with the historic materials.

Guideline 129. Partial Demolition

- a. In some cases, it may be appropriate to demolish a non-historic, non-contributing, or structurally unsound portion of a contributing property.
- b. The HDC will decide the appropriateness of partial demolition on a case-by-case basis, taking into account the significance of the building, the portion to be demolished, and the context of the surrounding area.

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			
2101026186		107 BROOKLETTS AVE		EVANS, ANDREW S			
YEAR BUILT		PHYSICAL CONDITION					
1890		VERY GOOD					
ARCHITECTURAL STYLE				ADDITION(S)			
QUEEN ANNE				NONE APPARENT			
NHL DISTRICT	NR DISTRICT	NR LISTED	MEETS NR CRITERIA	1980 NR RATING	MD INVENTORY	CONTRIBUTING	NC CODE
				B		Y	
NOTES							
VERY SIMILAR BUT BETTER PRESERVED THAN #105 BROOKLETSS ORIGINAL FRONT DOOR. WOOD SQUARE WALL SHINGLES + FISH SCALE SHINGLES IN GABLES. LARGE SEEMINGLY MODERN GARAGE/COTTAGE.							



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

RECEIVED

NOV 10 2025

HD 25 - 118

Application #: 2025 - 1608
Date Received: 11/10/2025
Fee Paid: \$75.00
HDC Meeting Date: 11/24/2025
Date Property Posted: 11/17/2025

HISTORIC DISTRICT COMMISSION HEARING APPLICATION

APPLICATION TYPE
(PLEASE CIRCLE)

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

PROPERTY INFORMATION

ADDRESS: 107 Brooklets -
 Contributing Non-Contributing YEAR BUILT: 2012 NATIONAL REGISTRAR # _____

PROPERTY INFORMATION

OWNER NAME: Jim Carr
 TELEPHONE NO. _____ EMAIL _____

Applicant or Agent (If other than property owner, written authorization from owner is required.)

NAME _____
 TELEPHONE NO. _____ EMAIL _____

Description of Proposal (include additional sheets, as necessary)

See Attached sheets - PICS - Description
Pool House in the back - Metal frame sunroom
To be removed + replaced with conventional frame

Specific Requirements

- The payment of fees is due at the time of application submittal.
 As of July 1, 2025, 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: [Signature]
 Date: _____
 Printed Name of Applicant or Agent: James Carr

Revised 4.4.2022

107 Brookletts Ave
Existing pool house addition replacement
Description of work

The Pool house was built in 2012 and is non contributing

Existing so called conservatory manufactured by Four Seasons Sunrooms is leaking profusely and has been apparently for years.

The framed knee wall that supports the wall panels is rotted and needs replacing

The replacement or repair of the existing structure is cost prohibitive, it will removed and sent to the recycle yard / glass and metal.

The new replacement addition will be conventionally framed with window sizes that will match closely with the adjacent sunroom on the back of the house to achieve a cottage look as opposed to the conservatory all glass look that it presently has. (see photos)

Walls to be framed 2x6

Rafters 2x8

Tie down straps and hangers per code

Roof sheathing 5/8

Wall sheathing ½" zip board

Insulated sloped ceiling to code (R49 closed cell spray)

2x6 walls with R-19 Fiberglass

All exterior trim will be white composite trim

Siding will be cementitious lap siding painted white

Windows to be Anderson aluminum clad wood double hung windows 6 over 6 grid

3 sets of windows will be mulled double units and the two end walls single windows

3 skylights in the roof 2'x4'

Roof shingles to match existing gray architectural shingles

Gutters are K style aluminum gutters

PRELIMINARY
11.08.25

ARCHITECT:
TONY FREITAG B.A. AIA
7949 SANCY STREET
EASTON MD 21601
410.851.1742

MD. LICENSE 14246

ARCHITECT:

CONSULTANT

APPROVED DOCUMENTS
CLIENT INITIALS

CARR RESIDENCE
107 BROOKLETT'S AVE
EASTON MD 21601
FIRST LEVEL NEW WORK PLAN
NEW WORK BUILDING ELEVATIONS

PRELIMINARY: 11.08.25

REVISION:

JOB No:

DESIGNED BY: TF

DRAWN BY: TF

A101

PAGE # 2 OF 2

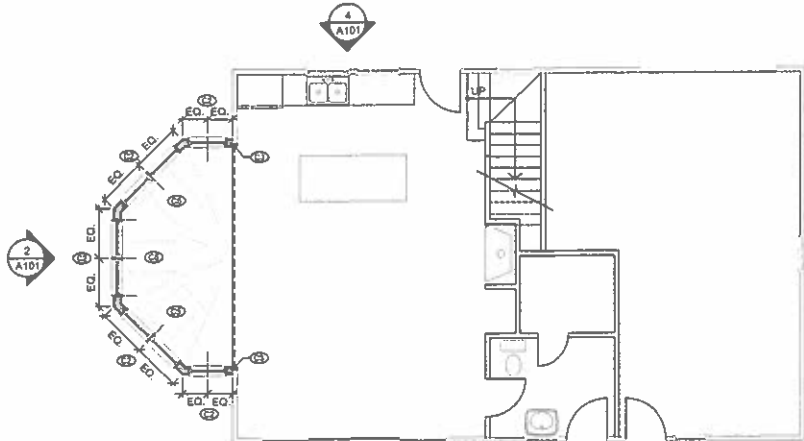
- CONSTRUCTION NOTES:**
- 1) I.F. FINAL DIMENSIONS OF EXISTING FOUNDATIONS
 - 2) CENTER WINDOWS ON EXTERIOR DIMENSION OF WALLS
 - 3) PACK OUT EXTERIOR OPENING TO ALIGN WITH INTERIOR DIMENSIONS OF NEW 2X8 WOOD STUD WALLS
 - 4) PREPARE ADJACENT MATERIALS SUCH AS SIDING, FASCIA, TRIM, AND ROOFING. PROVIDE NEW UNDERLAYMENT AND FLASHING AS REQUIRED.
 - 5) NEW WELLS SYMBOL: REFER TO WINDOW SCHEDULE
 - 6) ALIGN FASCIA SOPPH WITH EXISTING V.I.F. HEIGHT OF DIL. TOP PLATE AND DIMENSION OF OVERHANG.



2 NEW WORK ELEVATION
A101 1/4" = 1'-0"



4 NEW WORK ELEVATION
A101 1/4" = 1'-0"



1 FIRST LEVEL NEW WORK PLAN
A101 1/4" = 1'-0"



3 NEW WORK ELEVATION
A101 1/4" = 1'-0"



PRELIMINARY
11.08.25

DEMOLITION NOTES

- (1) REMOVE EXISTING CONSERVATORY WITH EXTERIOR.
- (2) CAREFULLY REMOVE AND STORE FOR REINSTALLATION EXISTING ADJACENT MATERIALS SUCH AS SIDING, FASCIA, TRIM, AND ROOFING.

ARCHITECT
TONY FREITAS EA, AIA
2948 NANTUX STREET
EASTON MD 21601
410.328.1742

MD. LICENSE 16246

ARCHITECT

CONSULTANT

APPROVED DOCUMENTS
CLIENT INITIALS

CARR RESIDENCE
107 BROOKLETT'S AVE
EASTON MD 21601

FIRST LEVEL DEMOLITION PLAN
DEMOLITION BUILDING ELEVATIONS

PRELIMINARY 11.08.25

REVISION:

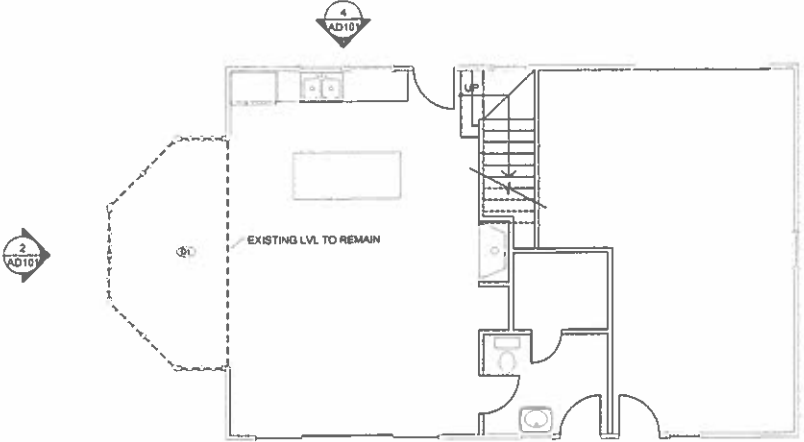
JOB No:

DESIGNED BY: TF

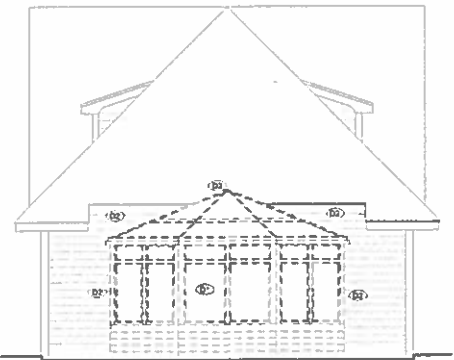
DRAWN BY: TF

AD101

PAGE # 1 OF 2



1 FIRST LEVEL DEMOLITION PLAN
AD101 1/4" = 1'-0"



2 DEMOLITION ELEVATION
AD101 1/4" = 1'-0"



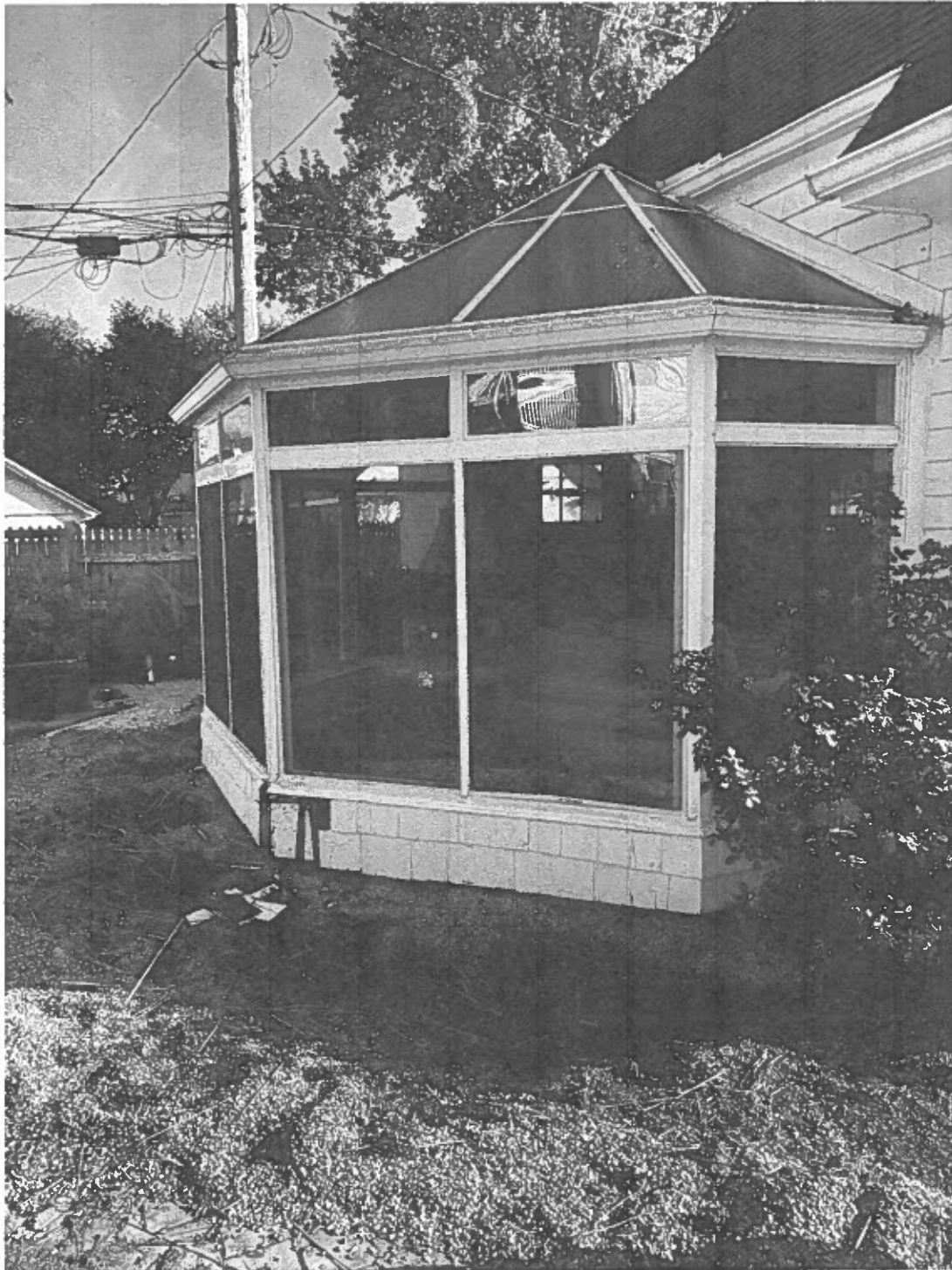
3 DEMOLITION ELEVATION
AD101 1/4" = 1'-0"



4 DEMOLITION ELEVATION
AD101 1/4" = 1'-0"









SOLD BY:
 Builders FirstSource - Easton Easton
 6031 Connection Dr Ste 400
 Irving, TX 75039-2605
 Fax: (214) 231-8270

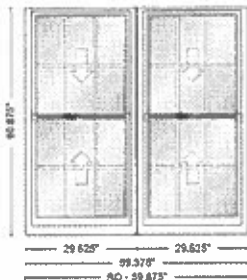
SOLD TO:

CREATED DATE
11/6/2025
LATEST UPDATE
11/6/2025
OWNER
Joe Martinez

Abbreviated Quote Report - Customer Pricing

QUOTE NAME	PROJECT NAME	QUOTE NUMBER	CUSTOMER PO#	TRADE ID
4 north	Unassigned Project	8433160		

ORDER NOTES: DELIVERY NOTES:



Item	Qty	Operation	Location	Unit Price	Ext. Price
100	3	AA - AA	None Assigned	\$1,401.02	\$4,203.06

RO Size = 59 7/8" x 60 7/8"

Unit Size = 59 3/8" x 60 7/8"

Mull: Factory Muller, Andersen Vertical Priority Ribbon Mull, 1/8 Non Reinforced Material
 TW24410-2, Unit, 400 Series Double-Hung, Equal Sash, White Exterior Frame, White Exterior Sash/Panel, Pine w/White -
 Painted Interior Frame, Pine w/White - Painted Interior Sash/Panel, AA, Dual Pane Low-E4 Standard Argon Fill Removable
 Interior Grille Standard Grille Alignment, 3 Wide, 2 High, Colonial Pattern, White, Maple w/White, 3/4" Grille Bar, Stainless
 Glass / Grille Spacer, Traditional, 1 Sash Locks White (Factory Applied), WhiteJamb Liner, White, Full Screen, Aluminum

- Insect Screen 1: 400 Series Double-Hung, TW24410 Full Screen Aluminum White PN:1610167
- Grille 1: TW24410 RIG Colonial 3W 2H 3/4" White / Maple White w/ Chisel Plungers PN:9022859
- Grille 2: TW24410 RIG Colonial 3W 2H 3/4" White / Maple White w/ Chisel Plungers PN:9022859
- Insect Screen 1: 400 Series Double-Hung, TW24410 Full Screen Aluminum White PN:1610167
- Grille 1: TW24410 RIG Colonial 3W 2H 3/4" White / Maple White w/ Chisel Plungers PN:9022859
- Grille 2: TW24410 RIG Colonial 3W 2H 3/4" White / Maple White w/ Chisel Plungers PN:9022859

Unit #	U-Factor	SHGC	ENERGY STAR	Clear Opening/Unit #	Width	Height	Area (Sq. Ft)
A1	0.3	0.31	NO	A1	25.8750	25.7500	4.64000
B1	0.3	0.31		B1	25.8750	25.7500	4.64000



<u>Item</u>	<u>Qty</u>	<u>Operation</u>	<u>Location</u>	<u>Unit Price</u>	<u>Ext. Price</u>
200	2	AA	None Assigned	\$658.60	\$1,317.20

RO Size = 30 1/8" x 60 7/8"

Unit Size = 29 5/8" x 60 7/8"

TW24410, Unit, 400 Series Double-Hung, Equal Sash, Installation Flange, White Exterior Frame, White Exterior Sash/Panel, Pine w/White - Painted Interior Frame, Pine w/White - Painted Interior Sash/Panel, AA, Dual Pane Low-E4 Standard Argon Fill Removable Interior Grille Standard Grille Alignment, 3 Wide, 2 High, Colonial Pattern, White, Maple w/White, 3/4" Grille Bar, Stainless Glass / Grille Spacer, Traditional, 1 Sash Locks White (Factory Applied), White Jamb Liner, White, Full Screen, Aluminum

Insect Screen 1: 400 Series Double-Hung, TW24410 Full Screen Aluminum White PN:1610167

Grille 1: TW24410 RIG Colonial 3W 2H 3/4" White / Maple White w/ Chisel Plungers PN:9022859

Grille 2: TW24410 RIG Colonial 3W 2H 3/4" White / Maple White w/ Chisel Plungers PN:9022859

Unit #	U-Factor	SHGC	ENERGY STAR	Clear Opening/Unit #	Width	Height	Area (Sq. Ft)
A1	0.3	0.31	NO	A1	25.8750	25.7500	4.64000

SUB-TOTAL:	\$5,520.26
FREIGHT:	\$0.00
LABOR:	\$0.00
TAX:	\$302.34
TOTAL:	\$5,822.60

CUSTOMER SIGNATURE _____ DATE _____

* All graphics as viewed from the exterior. ** Rough opening dimensions are minimums and may need to be increased to allow for use of building wraps or flashings or sill panning or brackets or fasteners or other items.

Thank you for choosing Andersen Windows & Doors

Self-Flashed QPF

Skylights



QPF Self-Flashed



QPF roof pitch

Add a factory-installed blind

Room-Darkening - Double-Pleated



White Beige Charcoal Green Gray

Code: CS (solar) | CH (manual)

Light-Filtering - Single-Pleated



White Classic Sand Misty Brown Lovely Latte Cappuccino

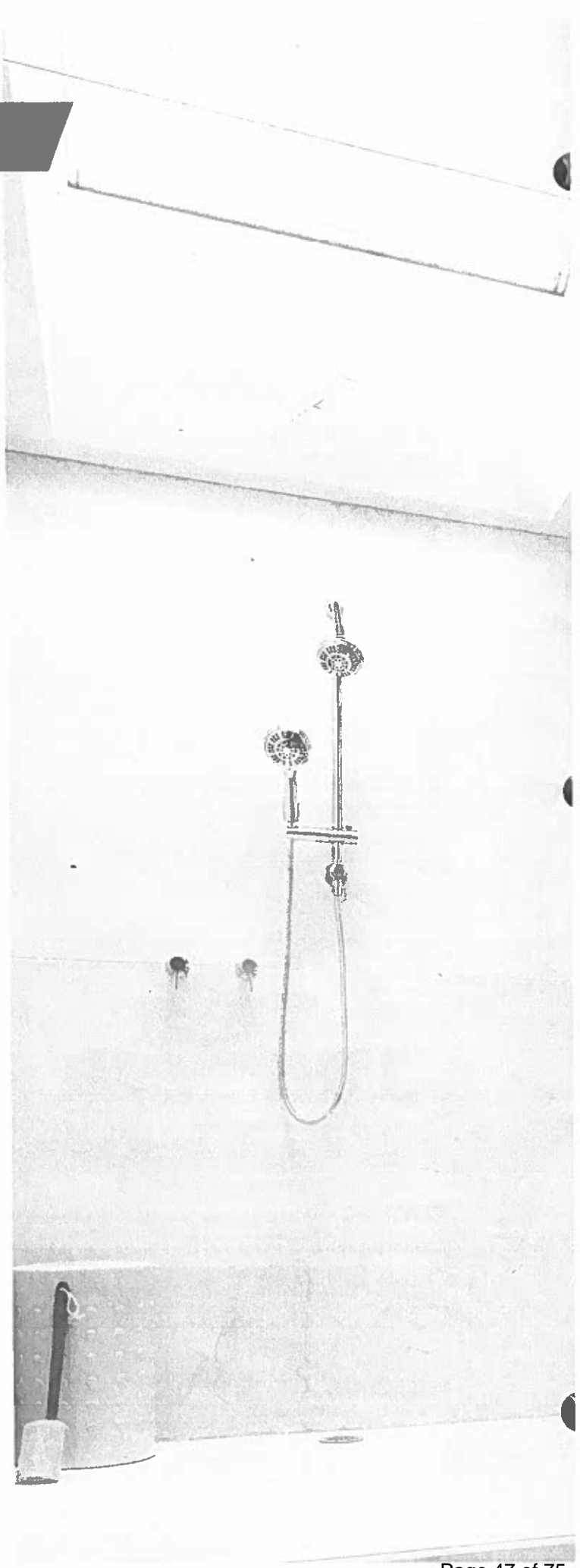
Code: FS (solar) | FH (manual)

Order code example - Code + Color = FSCC 00

Solar
\$385

Manual
\$185

See page 20 for à la carte blind options



Lumber Spans Quick Reference Card



Rafters

Medium roofing, drywall ceiling, snow load

- 15 PSF dead load
- L/240 deflection limit
- 115% load duration for snow loads

		Lumber Grade ▶	Framer Series™ Lumber		
		Live Load (PSF) ▶	20 LL	30 LL	40 LL
Size and O.C. Spacing	2x6	12"	15'-6"	13'-6"	12'-3"
		16"	14'-1"	12'-3"	11'-2"
		24"	12'-3"	10'-9"	9'-9"
	2x8	12"	20'-5"	17'-10"	16'-2"
		16"	18'-6"	16'-2"	14'-8"
		24"	16'-2"	14'-2"	12'-10"
	2x10	12"	26'-0"	22'-9"	20'-8"
		16"	23'-8"	20'-8"	18'-9"
		24"	20'-8"	18'-0"	16'-5"
	2x12	12"	31'-8"	27'-8"	25'-1"
		16"	28'-9"	25'-1"	22'-10"
		24"	25'-1"	21'-11"	19'-11"

Rafters

Drywall or no finished ceiling, construction load

- 20 PSF live load
- 10 PSF dead load
- 125% load duration for construction loads

		Lumber Grade ▶	Framer Series™ Lumber	
		Deflection Limit ▶	L/240	L/180
Size and O.C. Spacing	2x6	12"	15'-6"	17'-0"
		16"	14'-1"	15'-6"
		24"	12'-3"	13'-6"
	2x8	12"	20'-5"	22'-5"
		16"	18'-6"	20'-5"
		24"	16'-2"	17'-10"
	2x10	12"	26'-0"	28'-7"
		16"	23'-8"	26'-0"
		24"	20'-8"	22'-9"



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

Monday, November 10, 2025 at 6:00 p.m.
Town Hall Chamber 2
14 S. Harrison Street, Easton, Maryland

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

Attendance:

Commission Members:

- Ernie Demby, Chairperson
- Maria Brophy CFM, Vice Chairperson
- Kevin Bateman
- Jim Carr
- Joshua Startt AIA
- Michael Stuart

Staff:

- Nicholas Johnson AICP, Town Planner (Current)
- Samantha Smith, Administrative Specialist

Absent:

Commission Members:

- Emily Carey

Staff:

- Miguel Salinas, Planning and Zoning Director

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

2. Agenda Summary Review —

Vice Chairperson Brophy moved to approve the November 10, 2025 Agenda Summary. Commissioner Stuart seconded the motion.

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

50 3. Old Business —

- 51
- 52 a. **File No.:** 2025 - 1502 / HD 25 - 60
- 53 **Applicant:** Gant & Associates
- 54 **on behalf of Hank Warner**
- 55 **Location:** 318 Goldsborough Street, Easton, MD 21601
- 56 Tax Map 0103, Grid 00EA, Parcel 1093
- 57 **Zoning:** R-7A
- 58

59 **Request:** The Applicant is seeking an amendment to the previously
 60 approved scope of work for the construction of a two-story garage. The new
 61 garage will have a footprint of 27' x 24', and a height of 22'. The proposed
 62 materials for the garage will consist of Hardie Plank vertical board and batten
 63 style siding, architectural asphalt shingles on the main roof, standing seam metal
 64 roofing on the dormers and canopy, two-over-two wooden windows with
 65 simulated divided light, a door that is consistent with the primary structure's rear
 66 door, and gutters of an unspecified material. This is a contributing structure to the
 67 Historic District.

68

69 **Background:** On July 28, 2025 the Commission granted a Certificate of
 70 Appropriateness for the construction of a 28' x 24' x 22' two-story garage with a
 71 second floor accessory dwelling unit (ADU). This site plan has since been revised
 72 to address staff concerns regarding the visibility triangle and the proposed parking
 73 area dimensions, which did not meet the minimum requirements for residential
 74 driveways. As a result, the garage was reduced by one foot, and repositioned
 75 closer to N. Higgins Street. The second-floor ADU has also been withdrawn from
 76 the revised proposal.

77

78 The revised site plan appeared on the October 21, 2025 Board of Zoning Appeals
 79 agenda pursuant to a Variance from Section 28-1001.2.K of the Town of Easton
 80 Zoning Ordinance, the required three (3) foot setback for any parking or
 81 maneuvering space to any street line, sidewalk or property line for a residential
 82 use. The Variance request was approved as submitted via a 3-0 vote.

83

84 **Outstanding Issues:** The Commission's approval of application 2025 - 1502 was
 85 conditioned upon the subsequent approval of the garage door and lighting
 86 fixtures. At this time, the Commission has not received additional information on
 87 the proposed garage doors and lighting materials.

88

89 Historic District Guideline references:

- 90 i. *Guideline 9. New Driveways*
- 91 ii. *Guideline 11. Erect New Outbuildings Sensitively*
- 92 iii. *Guideline 94. Style*
- 93 iv. *Guideline 96. Orientation, Alignment, and Setback*
- 94 v. *Guideline 97. Form, Massing, Height, and Scale*
- 95 vi. *Guideline 70. Roof Material*

- 96 vii. *Guideline 103. Materials*
- 97 viii. *Guideline 105. Exterior Color*
- 98 ix. *Guideline 106. Details and Ornamentation*
- 99 x. *Guideline 109. Energy and Sustainability*
- 100 xi. *Guideline 110. Exterior Lighting*
- 101 xii. *Guideline 115. Roof Form*
- 102 xiii. *Guideline 116. Roof Material*
- 103 xiv. *Guideline 117. Gutters and Downspouts*
- 104 xv. *Guideline 126. Arrangement (Windows)*
- 105 xvi. *Guideline 127. Window Type*

Staff Presentation:

Nicholas Johnson AICP, Town Planner - Current

Applicant Presentation:

Kurt Gant, Gant & Associates

Public Comment — None

Public Comment Written — None

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

1. **The placement of the HVAC unit, along with the specification sheets for the garage doors and lighting fixtures may be administratively approved by staff. This approval is contingent upon the items' consistency with the Historic District Guidelines, and requires prior consultation with either the Chair or Vice Chair of the Commission.**

Commissioner Bateman seconded the motion.

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

4. New Business —

- a. **File No.:** 2025 - 1594 / HD 25 - 114
- Applicant:** Mid-Shore Exteriors
on behalf of Joyce Banks
- Location:** 32 S. Higgins Street, Easton, MD 21601
Tax Map 0104, Grid 00EA, Parcel 1622
- Zoning:** R-7A

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Request: The Applicant is requesting approval to remove the existing vinyl siding, and the installation of new beaded vinyl siding and vinyl corners. This product is described as having a thickness of .044” and a brushed, low gloss finish. This is a non contributing structure to the Historic District.

Historic District Guideline references:

- i. *Guideline 104. Vinyl Siding*
- ii. *Appendix B.2 Common Substitute Materials*

Staff Presentation:

Nicholas Johnson AICP, Town Planner - Current

Applicant Presentation:

Joyce Banks

Public Comment — None

Public Comment Written — None

Commissioner Bateman moved to approve the application as submitted. Commissioner Stuart seconded the motion. In accordance with Appendix B.2 for Common Substitute Materials, the Commission determined that vinyl siding was an appropriate replacement material in this circumstance considering the existing vinyl siding and the structure’s non contributing status.

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

b. File No.: 2025 - 1593 / HD 25 - 113

**Applicant: VF Builders
on behalf of Victoria Walk Condominiums**

**Location: 408A Goldsborough Street, Easton, MD 21601
Tax Map 0103, Grid 00EA, Parcel 1091**

Zoning: R-7A

Request: The request to replace the existing wooden decking of the front porch has been withdrawn from the November 10, 2025 Historic District Commission agenda.

c. File No.: 2025 - 1597 / HD 25 - 115

**Applicant: Helen Herman
on behalf of Face to Faith Ministries**

Location: 33 S. West Street, Easton, MD 21601

188 Tax Map 0104, Grid 00EA, Parcel 1439

189 **Zoning:** CB

190
191 **Request:** The Applicant is requesting to construct a fourteen (14) foot rear
192 addition to the existing non contributing structure. The proposed exterior
193 modifications and materials include modular brick masonry (Glen-Gery:
194 Roseneath Modular 7-5/8” or Belden: Commodore Full Range Modular 7-5/8” and
195 8”), a pitched roof with Horizon-Loc standing seam metal (16” panel width, 1” rib
196 height), and K-Style gutters, the installation of new signage, the addition of a new
197 entryway on the front façade, the infill of existing window and door openings
198 with Anderson 100 Series (Composite) and Anderson 400 Series (Vinyl-Clad
199 Wood) Windows, and aluminum frame doors with glass.

200
201 **Background:** On December 23, 2024 the Commission granted a Certificate of
202 Appropriateness (application 2024 - 1357) for a similar scope of work via a 4-0
203 vote subject to the following conditions:

- 204
- 205 1. All signage shall be mounted through a mortar joint. The Applicant shall
206 send the dimensions and design of the second proposed sign to staff for
207 administrative review and approval.
208
 - 209 2. Should the Applicant choose to install gutters, a spec sheet shall be
210 submitted to staff for administrative review and approval. The
211 Commission made a recommendation for K-style gutters.
212
 - 213 3. The standing seam metal roof shall be 1.5” (inches) or less for the rib
214 seam height, the maximum panel width shall be 16” (inches) or less, the
215 panels shall be flat and the rib ends shall be closed.
216
 - 217 4. The windows shall be fiberglass-clad or metal.
218

219 The Certificate of Appropriateness lapsed on July 14, 2025 as no building permit
220 was issued.

221
222 Historic District Guideline references:

- 223 i. *Guideline 1. Preserve Significant Historic Features*
- 224 ii. *Guideline 2. Repair Rather than Replace*
- 225 iii. *Guideline 3. Make Sensitive Replacements*
- 226 iv. *Guideline 4. Restore Significant Historic Features*
- 227 v. *Guideline 5. Adaptive Reuse*
- 228 vi. *Guideline 6. Comply with Health and Safety Codes*
- 229 vii. *Guideline 15. Preserve Historic Sidewalk and Curb Materials*
- 230 viii. *Guideline 37. ADA Ramps*
- 231 ix. *Guideline 41. Maintain Original and Historic Doors*
- 232 x. *Guideline 44. Adding New Doors*
- 233 xi. *Guideline 52. Choose Appropriate New or Replacement Fixtures*

- 234 *xii. Guideline 55. Maintain Historic Masonry*
- 235 *xiii. Guideline 68. Maintain Historic Roof Shape*
- 236 *xiv. Guideline 70. Roof Material*
- 237 *xv. Guideline 71. Roof Appurtenances*
- 238 *xvi. Guideline 80. Preserve Historic Storefronts*
- 239 *xvii. Guideline 82. General Guidelines for Utilities*
- 240 *xviii. Guideline 83. Trash and Refuse Containers*
- 241 *xix. Guideline 84. Mechanical Equipment*
- 242 *xx. Guideline 89. Maintain Historic Windows*
- 243 *xxi. Guideline 90. Make Sensitive Replacements*
- 244 *xxii. Guideline 100. Rear Additions*
- 245 *xxiii. Guideline 103. Materials*

Staff Presentation:

Nicholas Johnson AICP, Town Planner - Current

Applicant Presentation:

Helen Herman on behalf of Face to Faith Ministries

Public Comment — None

Public Comment Written — None

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

1. **All mechanical equipment including but not limited to HVAC units and utilities shall be located on the rear or a non-visible side façade.**
2. **The Applicant shall install one (1) additional light fixture on the right side of the front façade to achieve symmetry with the two (2) lights proposed for the left side; totaling a number of four (4) light fixtures on the front façade.**
3. **The Applicant may use Andersen 100 and 400 Series Windows and/or Marvin Essential windows.**

Commissioner Stuart seconded the motion.

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

- d. File No.:** 2025 - 1598 / HD 25 - 116
Applicant: Chesapeake Green Building & Design
on behalf of Kathleen Knezevich

280 **Location:** 117 South Street, Easton, MD 21601
281 Tax Map 0104, Grid 00EA, Parcel 1544
282 **Zoning:** R-7A
283

284 **Request:** The Applicant is proposing to construct a 16' x 8' two-story rear
285 addition. Additionally, the existing windows of the structure will be replaced with
286 Anderson 400 Series (vinyl-clad wood) double hung windows to match the
287 proposed windows of the rear addition. This is a non contributing structure to the
288 Historic District.
289

290 Historic District Guideline references:

- 291 i. *Guideline 90. Make Sensitive Replacements (Windows)*
- 292 ii. *Appendix B.2. Common Substitute Materials (Vinyl-Clad)*
- 293 iii. *Guideline 100. Rear Additions*
- 294 iv. *Guideline 103. Materials*
295

296 **Staff Presentation:**

297 Miguel Salinas, Planning and Zoning Director
298 Nicholas Johnson AICP, Town Planner - Current
299

300 **Applicant Presentation:**

301 Lee Welcon, Chesapeake Green Building & Design
302 Kathleen Knezevich
303

304 **Public Comment** — None

305 **Public Comment Written** — None
306

307 **Commissioner Stuart moved to approve the application as submitted. Commissioner**
308 **Startt seconded the motion.**
309

310	<u>Vote</u>	6 - 0 - 0 - 1
311	FOR:	6 - Demby, Brophy, Bateman, Carr, Startt, Stuart
312	AGAINST:	0
313	ABSTAIN:	0
314	ABSENT:	1 - Carey
315		

316
317 **5. Discussion Item:**
318

- 319 a. The Commission held a brief dialogue regarding a newly discovered discrepancy
320 in the historic designation of a demolished structure within the Historic District.
321 Noting that the survey was compiled in 2008, the Commission questioned its
322 current accuracy, and proposed further investigation, suggesting future cross-
323 reference with the Sanborn maps.
324
325

326 **6. Decision Summary Review —**

327

328 **Vice Chairperson Brophy moved to approve the October 27, 2025 Decision**
329 **Summary. Commissioner Bateman seconded the motion.**

330

331

Vote 6 - 0 - 0 - 1

332

FOR: 6 - Demby, Brophy, Bateman, Carr, Startt, Stuart

333

AGAINST: 0

334

ABSTAIN: 0

335

ABSENT: 1 - Carey

336

337

338 **7. Administrative Approval — None**

339

340

341 **8. Consent Docket — None**

342

343

344 **9. Adjournment —** Vice Chairperson Brophy moved to adjourn. Commissioner Bateman
345 seconded the motion. The meeting was adjourned at 6:37 p.m.

RECEIVED

NOV 12 2025

HD 25 - 119



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

Application #: 2025 - 1609
Date Received: 11/12/2025
Fee Paid: \$25.00
HDC Meeting Date: 11/24/2025
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: 211 DAVIS AVE, EASTON MD 21601
 Contributing
 Non-Contributing
 YEAR BUILT: _____
 NATIONAL REGISTAR # _____

PROPERTY INFORMATION

OWNER NAME: Jennifer Woltmann
 TELEPHONE NO.: 619-961-6379 EMAIL: _____

Applicant or Agent: Tidewater HVAC

NAME: Joshua Arquieth
 TELEPHONE NO.: 443-521-0558 EMAIL: _____

Description of Proposal (include additional sheets, as necessary)

- SOLD HVAC PROJECT AND APPLIED FOR PERMIT
- JOB WAS COMPLETED PER CONTRACT
- SALESMAN REACHED OUT AFTER REALIZING THERE WAS PERMITTING ISSUE
- OWNER OF TIDEWATER HEATING AND COOLING TOOK OVER PROCESS OF PERMITTING AND APPROVAL

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: Joshua Arquieth
 Date: 11-10-25
 Printed Name of Applicant or Agent: JOSHUA ARQUIETH

Revised 4.4.2022



MD HVAC- 59975
DE HVAC- HM0001063
MHIC- 116852
MDPLUMB-9262

Tidewater Heating & Cooling
PO Box 298
Easton, MD 21601

Date: November 11, 2025

Explanation of request

To Whom it may concern,

Tidewater Heating and Cooling is requesting after the fact approval of a HVAC mini-split installation from Historic District commission. We were contracted in late July to install a whole house Mini-Split system for Jennifer Woltman at the address of 211 Davis Ave. Our salesman proceeded with load calculation and permit application which was turned in. The installation was completed on August 22th according to details in our scheduling software. I believe that salesman was unaware of Historic District Approval requirement and had our installers proceed with work assuming permit application was being approved. Please let me know if I can provide any further information.

Sincerely,

Joshua Arquiett,
Owner Tidewater Heating and Cooling

Description of Equipment / Materials Used

- 1- Daikin 4-zone mini-split Heat Pump 4MXM36AVJU9
This is a mini-split outdoor unit capable of providing heating and cooling to four rooms when connected to appropriate wall mount indoor units.
- 1- Daikin 3-zone mini-split Heat Pump 3MXM24AVJU9
This is a mini-split outdoor unit capable of providing heating and cooling to three rooms when connected to appropriate wall mount indoor units.
- 7- Daikin wall mount air-handlers CTXVAVJU9
These are mini-split style wall mount units that produce 7kbtu of cooling and approximately 8kbtu of heating. They are hung on interior of home.

RectorSeal Slim Duct Cover System

This product is used to cover refrigeration lines as needed. It is weather resistant and paintable.

Note : Please see cut sheets for more information on all equipment and materials listed.



MD HVAC- 59975
DE HVAC- HM0001063
MHIC- 116852
MDPLUMB-9262

Tidewater Heating & Cooling
PO Box 298
Easton, MD 21601

Date: November 11, 2025

Permission from Owner to Apply

To Whom it may concern

I am allowing Tidewater Heating & Cooling to apply for Historic Commission approval on my behalf in relation to completed HVAC Mini-Split Heat Pump installation at the address of 211 Davis Street, Easton MD 21601.

Sincerely,
Jennifer Woltman

For any questions or concerns please reach out to me directly.
Thank you,
Joshua Arquiett,
Owner Tidewater Heating and Cooling



Submittal Data Sheet

3.0-Ton R-32, 4-Port Heat Pump, Ductless ODU
4MXM36AVJU9

FEATURES

- High-efficiency inverter driven swing compressor

BENEFITS

- 12 Year limited parts warranty with online registration





Submittal Data Sheet

3.0-Ton R-32, 4-Port Heat Pump, Ductless ODU
4MXM36AVJU9

EFFICIENCY				PERFORMANCE				
	SEER2	EER2	HSPF2	COP	COOLING:		HEATING:	
Non-Ducted:	20.00	10.00	9.50		Rated (Btu/hr):	34,200	Rated (Btu/hr):	34,600
Ducted:					Operating Range:	14°F - 115°F	Operating Range:	5°F - 60°F
Mixed:	10.00	5.00	4.75	0	Rated Cooling Conditions:		Rated Heating Conditions:	
					Indoor (°F DB/DB): 80 / 67		Indoor (°F DB/WB): 70 / 60	
					Ambient (°F DB/WB): 95 / 75		Ambient (°F DB/WB): 47 / 43	

ELECTRICAL			PIPING			
Power Supply (V/Hz/Ph): *See Engineering Manuals for other voltages.		*208-230 / 60 / 1	Max. System Piping Length: (feet):	230	Gas Conn. (inch):	3/8
System MCA: (Min.circuit amps)		24.1	Max. Interunit Piping Length: (feet):	230	Liquid Conn. (inch):	1/4
System MFA: (Max.fuse amps)		25.0	Max. Height Difference IDU to ODU (feet):	49.25	Drain Conn. (inch):	5/8
Compressor RLA: (Rated load amps)		18.5	Max. Height Difference IDU to IDU (feet):			
Outdoor fan motor FLA: (Full load amps)			Refrigerant Pre-Charged Pipe Length (ft):	131.25		
Outdoor fan motor W: (Rated output watts)		150.0				

SPECIFICATIONS					
Compressor Type:	Swing	Compressor Stage:	Inverter		
Refrigerant Type:		Refrigerant Oil:	PVE (FVC50K)		
Factory Charge (Lbs):	4.9	Additional Refrigerant Charge (Ozs/ft):	0.22		
COOLING - Airflow Rate (cfm):			HEATING - Airflow Rate (cfm):		
High:	2,896	High:	2,518		
Med:	2,402	Med:	2,518		
Low:	2,055	Low:	1,070		
Sound Level (dBA):	56	Sound Level (dBA):	60		
Dimensions (HxWxD) (in):	29-1/2 x 34-1/4 x 12-5/8	Net Weight (lb):	142		

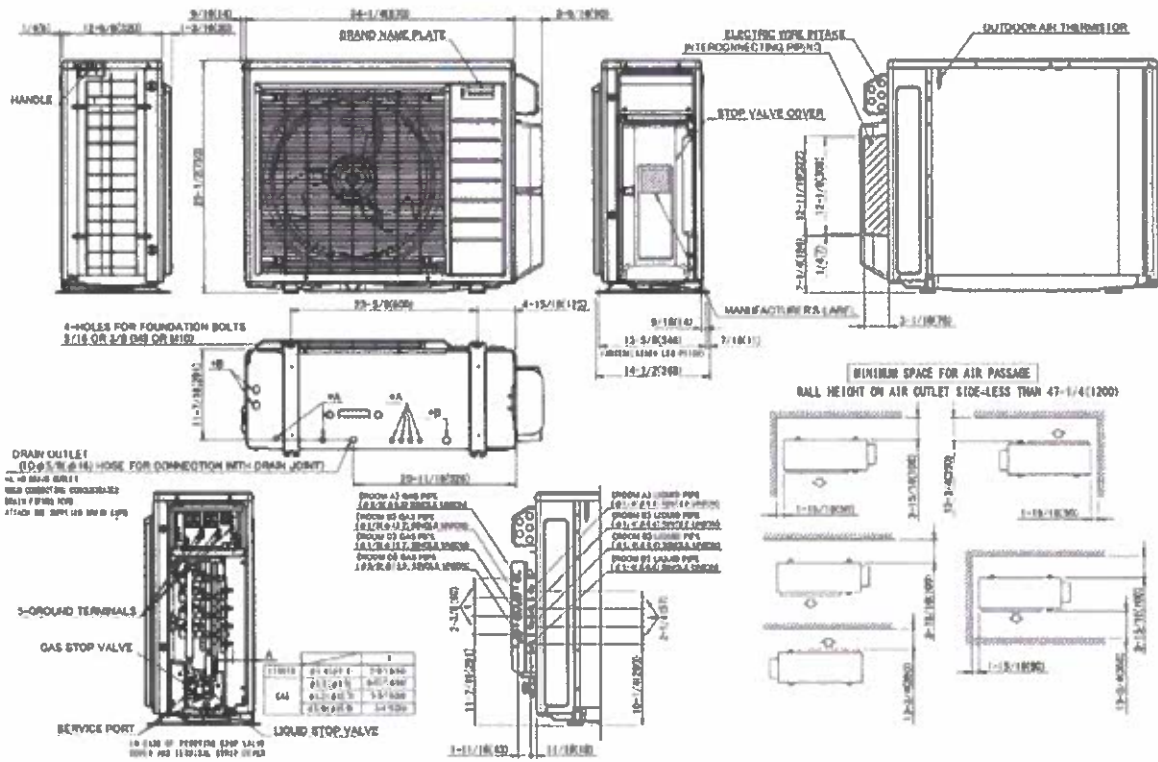


Submittal Data Sheet

3.0-Ton R-32, 4-Port Heat Pump, Ductless ODU
4MXM36AVJU9

DIMENSIONAL DRAWING

4MXM36AVJU9



3D149809



Submittal Data Sheet

3.0-Ton R-32, 4-Port Heat Pump, Ductless ODU
4MXM36AVJU9

ACCESSORIES

PART NUMBER	DESCRIPTION	INCLUDED
KPS063A41	Snow hood (intake side plate) (15, 18 & 24)	No
KPS063A44	Snow hood (intake rear plate) (15,18 & 24)	No
KPS063A47	Snow hood (outlet) (15, 18 & 24)	No
KPW063B4	Air direction adjustment grille	No

Job Name:	
Tag#	



Submittal Data Sheet	CTX07AXVJU
.5-Ton Wall Mounted Indoor Unit	



Indoor Specifications

	Cooling		Heating	
	H	M	H	M
Airflow Rate (cfm)	310	280	310	280
	L	SL	L	SL
	249	142	249	195
Sound (dBA) H / M / L / SL	37 / 33 / 30 / 19		36 / 32 / 29 / 24	
Dimensions (H x W x D) (in)	11-1/3 x 30-29/32 x 9-27/32			
Weight (Lbs)	20			
Nominal Capacity (Btu/hr)	7,000			

*See Outdoor Unit for Rated Capacities

Complete warranty details available from your local dealer or at www.daikincomfort.com. To receive the 10-Year Parts Limited Warranty, online registration must be completed within 60 days of installation. Online registration is not required in California or Quebec. If product is installed in a commercial application, limited warranty period is 5 years.

Electrical

	Cooling	Heating
Running Current (Rated) (A)	.17	.17
Power Consumption (Rated) (W)	38	38

Piping

Liquid (in)	1/4
Gas (in)	3/8
Drain (in)	3/4

Optional Accessories



Included	Part Number	Description
	AZAI6WSCDKB	DKN Residential Cloud Wi-Fi Adaptor for Single- and Multi-Zone System (S21)
	BRC944B2	Wired Remote Controller
	BRCW901A08	Wired Remote Controller Cable – 25ft
	BRCW901A03	Wired Remote Controller Cable – 10ft
	DACA-CP1-1	Inline Condensate Pump (Fits inside all Daikin wall & floor mount units)
	DACA-CP4-1	External Condensate Pump

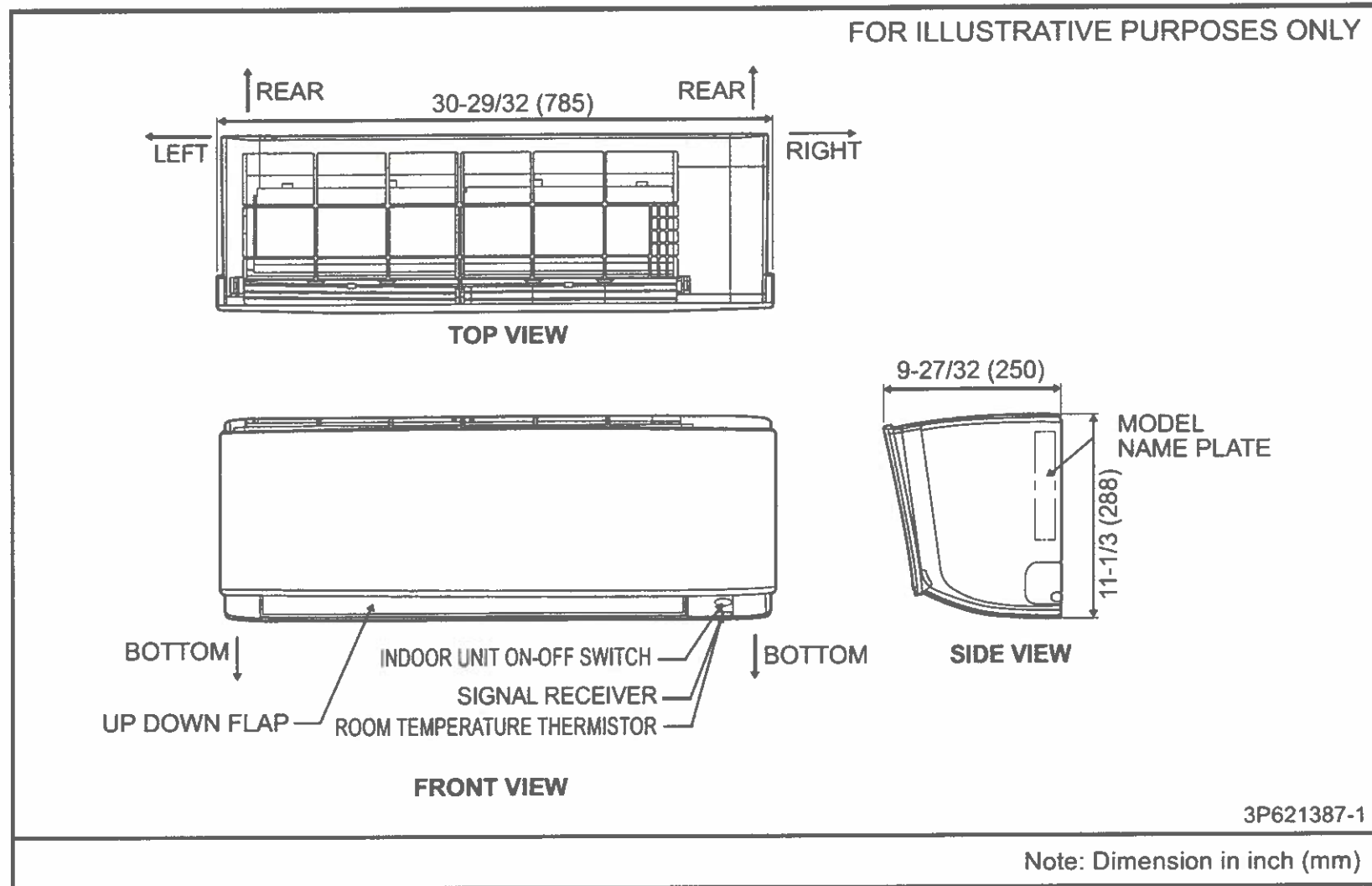
Daikin North America LLC 5151 San Felipe, Suite 500 Houston, TX 77056

(Daikin's products are subject to continuous improvements. Daikin reserves the right to modify product design, specifications and information in this data sheet without notice and without incurring any obligations)

Submittal Revision Date: November 2021

Page 1 of 2

Model : CTX07/09/12A



SLIMDUCT™

Premium Lineset Duct and Fittings

Description

The Slimduct premium lineset cover system is designed to protect and conceal exposed ducted and ductless HVAC piping. It complements any residence or business with a finished look. Slimduct helps to organize multiple lineset applications while protecting linesets from environmental factors. It's "snap together" design and unique features allow for quick installation, saving time and money.

Additional information:

- Weather and fire resistant; UV stabilized: Tested to over 2,000 hours. Temp range: (-4°F to 140°F).
- Protects linesets from pets, pest, and vandals: Flat bottom channel and elbow hugs wall, eliminates insect, bird nests.
- Rigid Construction: For challenging installations and extreme conditions.
- Wider Design: Allows for multiple linesets under one cover.
- Deeper Profile: Provides more room to work and accommodates thicker insulation per latest codes.

Applications

Covers and fittings for the majority of applications; available in a wide assortment of sizes, grades, and colors. Avoids damage to HVAC systems by protecting lineset, wiring, and drain hose from weather, vandalism, pet and pest damage.

Lineset Cover Kits

Kit includes 13' of duct (four 39" lengths) and all essential fittings to hide and protect the lineset for a typical A/C installation. Available in white only. Each SDK Kit includes:

- SD - Ducting 39" Long (4)
- SJ - Couplers (2)
- SW - Wall Inlet (1)
- SEN - End Fitting (1)
- SK - 90° flat ELL (1)

**Characteristics | Features**

- Premium post paint Finish
- Heavy duty grade
- Easy and quick installation, saving time and money
- UV, weather and fire resistant
- Stylish, complements any residential or commercial building
- Professional grade polymers to deliver long lasting durability
- 78" duct lengths, 5 lengths per box









RECEIVED

NOV 17 2025

HD 25 - 120

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

Table with application details: Application #: 2025 - 1610, Date Received: 11/17/2025, Fee Paid: \$25.00, HDC Meeting Date: 11/24/2025, 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 303 GOLDSBOROUGH ST, EASTON, MD Contributing Non-Contributing YEAR BUILT NATIONAL REGISTAR #

PROPERTY INFORMATION

OWNER NAME KENNETH DEDERICK TELEPHONE NO. EMAIL

Applicant or Agent (If other than property owner, written authorization from owner is required.)

NAME ROYER ANEWOLA TELEPHONE NO. EMAIL

Description of Proposal (include additional sheets, as necessary)

INSTALL EXTERIOR A/C UNITS

Specific Requirements

- The payment of fees is due at the time of application submittal. As of July 1, 2025, 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 11/17/2025 Printed Name of Applicant or Agent

Revised 4.4.2022

MODEL NO./ MODELE N°: RP14AY30AJ2NA

MFD./FAB. 05/2025

SERIAL NO./ N° DE SERIE: W182580539

OUTDOOR USE/
UTILISATION EN EXTÉRIEUR

10045/10052

COMPRESSOR CODE / CODES DE COMPRESSEUR:

VOLTS 208/230 PHASE. 1 HERTZ 60

COMPRESSOR/ COMPRESSEUR: R.L.A. 14.6/14.6 L.R.A. 82/82

OUTDOOR FAN MOTOR/

MOTEUR VENTIL. EXT.: F.L.A. 1.0(1000) H.P. 1/5

MIN. SUPPLY CIRCUIT AMPACITY/

20/20 A

COURANT ADMISSABLE D'ALIM. MIN.:

MAX. FUSE OR CKT. BKR. SIZE*/

30/30 A

CAL. MAX. DE FUSIBLE/DISJ*:

MIN. FUSE OR CKT. BRK. SIZE*/

25/25 A

CAL. MIN. DE FUSIBLE/DISJ*:

MAX ALLOWABLE DISCHARGE PRESSURE/

PRESSION MAXIMALE DE DÉCHARGE PERMISE: 610 PSIG/4205 kPa

MAX ALLOWABLE SUCTION PRESSURE/

PRESSION MAXIMALE D'ASPIRATION PERMISE: 250 PSIG/1723 kPa

OUTDOOR UNITS FACTORY CHARGE/

CHARGE USINE D'UNITÉS EXTÉRIEUR: 99 oz/2807g R454b

TOTAL SYSTEM CHARGE/

R454b

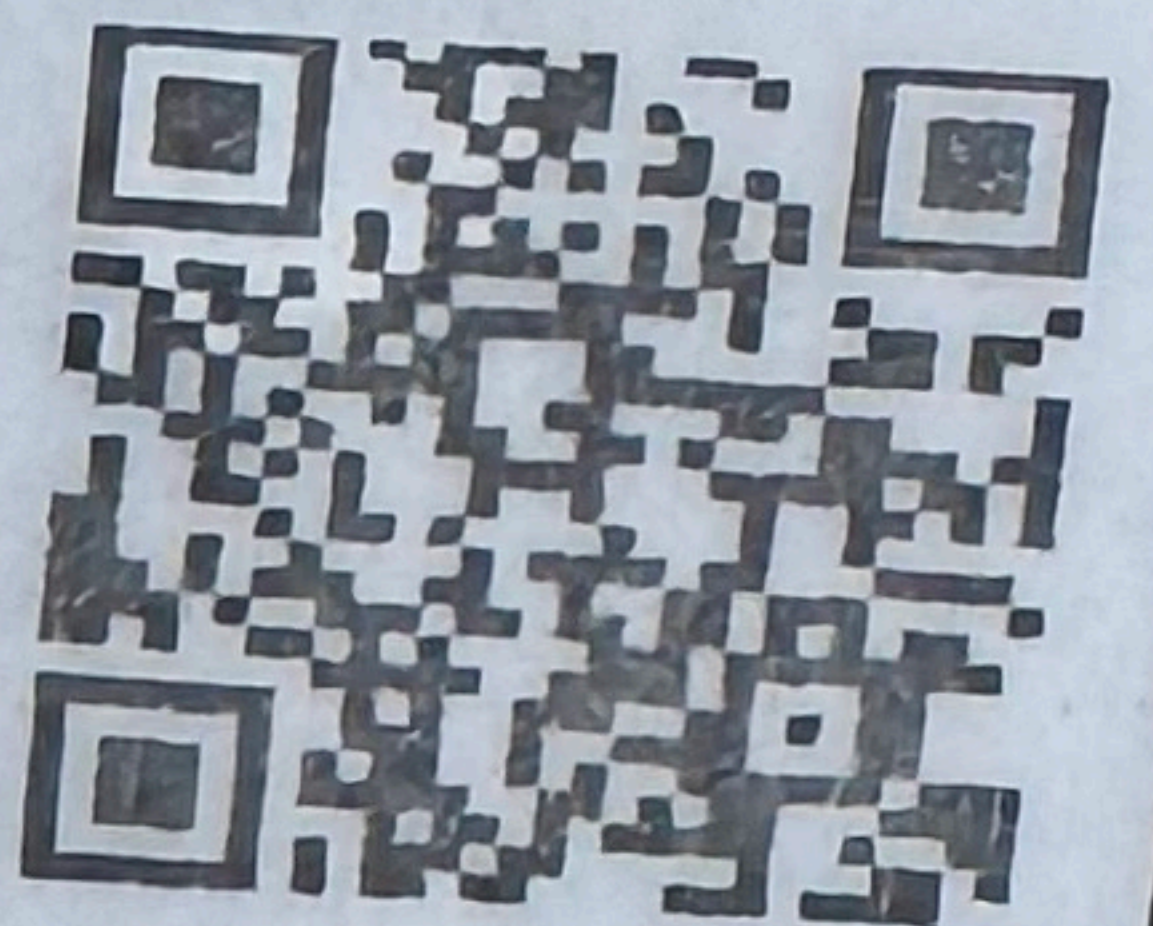
CHARGE TOTALE DU SYSTÈME:

SEE INSTRUCTIONS INSIDE ACCESS PANEL /

VOIR LES CHARGE INSTRUCTIONS À L'INTÉRIEUR DU PANNEAU D'ACCÈS

RHEEM SALES COMPANY

FORT SMITH, ARKANSAS



ASSEMBLED
IN
MEXICO
IPX4

*HACR TYPE BREAKER FOR U.S.A. /
DISJONCTEUR DIFFERENTIEL



92-101228-29-01



TOE

TOE



RUUD

