



Historic District Commission MEETING AGENDA

Monday, December 8, 2025 - 6:30 PM
Council Chambers, Easton Town Office
14 S Harrison Street

Call to Order

- 1) Approval of the Agenda for December 8, 2025.

Old Business

New Business

- 1) **Application Number:** 2025 - 1616 / HD 25 - 121
Applicant: C&C Architecture
on behalf of Walbridge Real Estate Investments LLC
Location: 210 E. Dover Street
Tax Map 0104, Grid 00EA, Parcel 1182
Zoning District: CB
Historic Status: Contributing
Request: Demolition of the existing historic outdoor structure/garage, and the construction of a new accessory structure described as a refuse enclosure.
- 2) **Application Number:** 2025 - 1617 / HD 25 - 112
Applicant: For All Seasons, Inc.
Location: 111 E. Dover Street
Tax Map 0104, Grid 00EA, Parcel 1193
Zoning District: CB
Historic Status: Contributing
Request: Installation of exterior signage.
- 3) **Application Number:** 2025 - 1618 / HD 25 - 123
Applicant: Hector Argandona
on behalf of Silvia Gonzalez-Diaz
Location: 308 S. Harrison Street
Tax Map 0105, Grid 00EA, Parcel 2266
Zoning District: R-10A
Historic Status: Contributing
Request: In-kind replacement of the rear deck.

Discussion Item

Approval of Minutes

- 1) Approval of the Draft Decision Summary from the November 24, 2025 meeting.

Administrative Approval

- 1)

Application Number:	2025 - 1620 / HD 25 - 124
Applicant:	Marasun LLC on behalf of For All Seasons, Inc.
Location:	111 E. Dover Street Tax Map 0104, Grid 00EA, Parcel 1193
Zoning District:	CB
Historic Status:	Contributing
Request:	In-kind asphalt shingle roof replacement, and flat roof membrane replacement.

Consent Docket

Adjournment



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

Historic District Commission Staff Report

Meeting Date: 12/8/2025

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

Property Address: 210 E Dover Street

Applicant: Christian Chute on behalf of Walbridge Real Estate Investments LLC

Application Number: 2025-1616

Code Enforcement Case: Yes No

Project Description:

The applicant is seeking approval for the demolition of an existing outbuilding. This structure was deemed unsafe by the Building Department on July 2, 2025 and was noted as having “potential for collapse.” Once demolished, a new 15.5’ x 20.5’ trash enclosure would be constructed in the same location. This new enclosure will utilize knotty cedar walls and an architectural asphalt shingle roof.

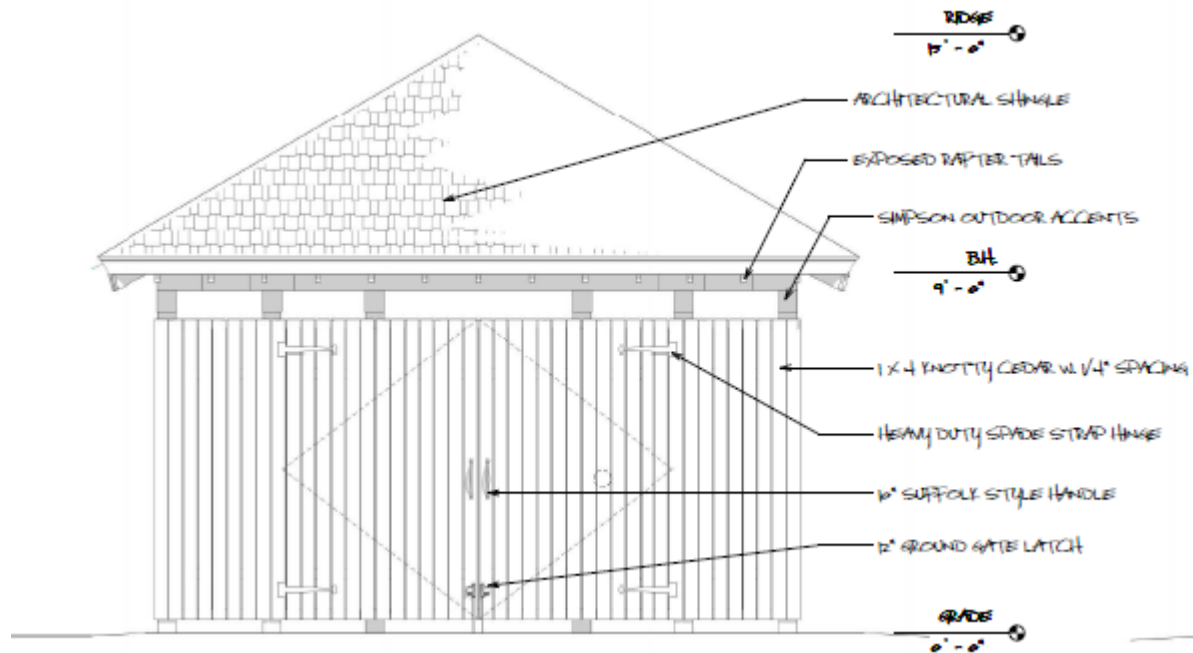


Figure 1 Proposed Front Elevation

Background:



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The potential demolition of this outbuilding has been discussed at the Commission’s meetings on June 18, August 11, and September 8. During the June 18 meeting, the Commission considered whether the structure’s longstanding deterioration should be treated as a case of Demolition by Neglect. The Commission ultimately chose to pursue enforcement action under the Property Maintenance Code. At the August 11 meeting, the Commission discussed the possibility of demolition based on the financial hardship associated with restoring the structure and requested that a

replacement plan be provided should demolition be approved. At the December 8 meeting, the Commission reviewed a conceptual design for a new trash enclosure to be constructed following demolition of the outbuilding. The Commission offered generally positive feedback but recommended that the new structure align with the existing building.



Figure 2 Existing Front Elevation

Historic District Guidelines:

Guideline 10. Preserve Historic Outbuildings

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

Guideline 11. Erect New Outbuildings Sensitively



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

- a. Locate new auxiliary buildings to limit visibility from public rights-of-way when possible.
- b. If it is not possible to locate new buildings so that they are not visible from the primary public right-of-way, use landscaping or appropriate fencing to screen these features from view.
- c. New outbuildings should be designed to be compatible with the architectural style, scale, form, and materials of the main building on the property.

Guideline 128. Avoid Demolition

- a. Avoid demolition of sound, contributing buildings, structures, and objects.
- b. Explore the possibility of selling historic buildings.
- c. Explore the possibility of adapting historic buildings to a new purpose. Consider constructing an addition to increase interior space.
- d. Consider relocation of significant historic buildings to a new location.
- e. Demolition may be appropriate if the building poses an immediate hazard to public safety.
- f. In cases of fire or other catastrophic disaster where at least 50% of the building remains standing, it is recommended that the structurally sound portion be rehabilitated, and the other portions rebuilt.

Draft Motions:

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

OR
3. I move an alternate motion.

Appendix A: 2012 Easton Historic District Survey Sheet



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

Picture:



TAX ID		ADDRESS		OWNER NAME			
2101025716		210 E DOVER ST		WALBRIDGE REAL ESTATE			
YEAR BUILT		PHYSICAL CONDITION					
1900		FAIR					
ARCHITECTURAL STYLE				ADDITION(S)			
QUEEN ANNE INFLUENCE				NONE APPARENT			
NHL DISTRICT	NR DISTRICT	NR LISTED	MEETS NR CRITERIA	1980 NR RATING	MD INVENTORY	CONTRIBUTING	NC CODE
				B		Y	
NOTES							
HEAVILY MODERNIZED MULTI-FAMILY DWELLING. ORIGINAL CORNICE MATERIAL + SHINGLES IN GABLES. HISTORIC DILAPIDATED GARAGE.							



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

Application #: 2025 - 1616
Date Received: 11/20/2025
Fee Paid: \$75.00
HDC Meeting Date: 12/08/2025
Date Property Posted: 12/01/2025

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: 210 E. Dover Street

Contributing Non-Contributing YEAR BUILT: c. 1925 NATIONAL REGISTAR # _____

PROPERTY INFORMATION

OWNER NAME: Walbridge Real Estate Investments LLC

TELEPHONE NO. _____ EMAIL _____

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

NAME: Christian Chute

TELEPHONE NO. _____ EMAIL _____

Description of Proposal (include additional sheets, as necessary)

<u>1. Demolition of ex. outbuilding/Garage structure</u>
<u>2. New structure proposed per attached plans to be used as refuse enclosure.</u>

- 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: (11.18.25)

Printed Name of Applicant or Agent: Christian Chute



Historic District Commission Application Checklist

Revised April 2022

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

Requirements:

The payment of fees is due at the time of application submittal. As of July 1, 2025, the fees are as follows: **Commercial - \$200, Residential - \$75, Signs - \$75, Staff Approval - \$25.**

The application submitted shall include 2 paper copies plus 1 digital.

All Applications to Include:

- A narrative fully explaining the request
- Photographs of all existing conditions and that will be affected by the proposed project
- Description of all existing materials and a listing of all materials to be used for proposed project.
- Manufacturer cut-sheets and material specifications related to all proposed work.
Provided on drawings
- Any available and applicable historical photographs, sketches or other documentary evidence illustrating previous conditions and configurations of the building(s)
- Written authorization from the property owner authorizing the applicant to apply on their behalf.

New Construction / Addition

- Dimensioned elevations drawn to an appropriate scale illustrating all sides of the proposed structure. Drawings shall include notations outlining roof pitches, trim details and the type of windows and doors to be used for the project
- Site plan drawn to an appropriate scale and including setbacks and neighboring structures. Site Plan should illustrate the footprint(s) of all proposed EXISTING AND PROPOSED construction.
- Construction schedule
Demo permit to be approved by town
- For new construction only, the Commission will require a three-dimensional rendering, superimposed photo, silhouette or model of the proposed structure, other structure(s) located on the subject property and neighboring structures when necessary to understand the visual impact of the new construction and its compliance with the Guidelines.

Renovations

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

Windows **No Windows**

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

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

Roofing

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

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

Signs **No Signs**

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

Landscaping & Trees **No Landscaping**

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

Fence **No Fencing**

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

Demolition

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

- Elevations and photographic documentation of all elevations of the structure(s) to be demolished including footprint dimensions, height dimensions and a site plan illustrating location of the structure(s) to be demolished
- Structural Analysis by Structural Engineer or Licensed Architect
- For Economic Hardship please provide documentation. Reference Guideline 13.9 **n/a**
- Attach replacement plan

Other

- Attach all documentation supporting request

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

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

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



Project Site: 210 East Dover Street
Easton, MD 21601

Memo Re: Narrative regarding Outbuilding that is posted by town as “unsafe”

DATE: (11.01.25)

ATTACHMENTS: Sheets HD1.1-HD1.5, (9 pgs.)

Proposal for demolition of existing garage structure that is located at 210 East Dover Street. Please see attached drawing sheets that document the existing conditions. As evidenced by the existing photos, the structure is significantly compromised due to extensive decay of the exterior envelope and supporting members including sill plates, wall studs, roof rafters, roofing boards and slate shingles. Sheet HD1.1 exhibits deterioration of the exterior envelope including decayed trim boards, soffit and fascia, and voids in the roof and siding. The structure is leaning to the south and to the east significantly. Sheet HD1.2 exhibits rotted and termite infested sill plates, decay and voids in soffit, crown, and siding. Photo 11 shows evidence of rodent infestation. Sheet HD1.3 exhibits rotted and termite infested sill plates on all sides of the building and mold on the majority of the siding. HD1.4 exhibits rodent nests, voids in the roofing, temporary bracing, undersized ceiling joists and concrete slab that is cracking in multiple areas.

The property is located in the “Old Easton” historical district. According to the Easton Historic District Survey, The house is a “heavily modernized multi-family dwelling. Original cornice material and shingles in gables. Historic dilapidated garage.” The garage was added to the property decades after the original structure had been built as evidenced by the 1919 and 1927 Sanborn maps per sheet HD1.5.

The request for demolition of the structure is based on the following:

1. Existing structure is beyond repair. Replacement with in-kind materials would be prohibitively expensive.
2. Proposal to replace the existing structure with a similar structure in size and architectural style.
3. The proposed structure would be used for refuse collection and recycling.
4. Owner and Architect have worked with the town to design a structure that would complement the streetscape and allow for more efficient refuse collection. See drawings sheets HDC2.1 and HDC 2.2.
5. Currently, the multiple garbage and recycling containers that line Thoroughgood Ave. serve multiple tenants. Prior to and after Garbage collection, there is usually additional garbage on the ground due to overfilled garbage bins. See Sheet HD1.4.1. The number of garbage cans are necessary for the multiple tenants but unsightly.
6. Currently, there is no way to prevent those who are not tenants from using the garbage bins.
7. The proposed structure would allow for two/three, 2 yard dumpsters and recycling bins to be located in an enclosure, unseeable from the public way. The dumpsters would allow for more efficient trash collection, larger bins better suited to the number of tenants that they serve, and a cleaner streetscape.

Christian Chute, AIA



210 SOUTH DOVER ST.
EASTON, MD 21601
PARCEL 1182

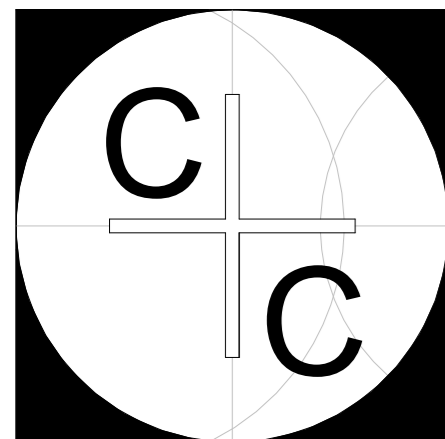
PROPOSED PARKING
FOR ADDITIONAL CARS
AND ENCLOSED 16 X 8
CONCRETE SLAB FOR 2
DUMPSTERS

EX. 1 STORY GARAGE



1 SITE PLAN EXISTING
1/32" = 1' - 0"

2 SITE PLAN EXISTING
3/32" = 1' - 0"



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410.253.0022

Date	(11.18.25)
Project number	2512
Drawn by	CC

SITE PLAN

HISTORIC DISTRICT COMMISSION

Walbridge Investments LLC

210 East Dover Street
Easton, MD 21601

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HD1.0

Sheet No. 1 of 9
Scale As indicated



1 SOUTH ELEVATION

ROOF NEEDS TO BE REPLACED, BUILDING IS LEANING TO THE EAST, DAMAGE TO WINDOWS, SOFFIT, FACIA AND SILL PLATE.



2 SOUTHEAST CORNER

DAMAGE TO SIDING, CORNER BOARDS AND SOFFIT, SILL PLATE SHOWS ROT AND TERMITE DAMAGE.



3 NORTHEAST CORNER

ROOFING SLATE IS COMPROMISED AND ROOFING BOARDS HAVE LARGE OPENINGS DUE TO DECAY AND MOLD.



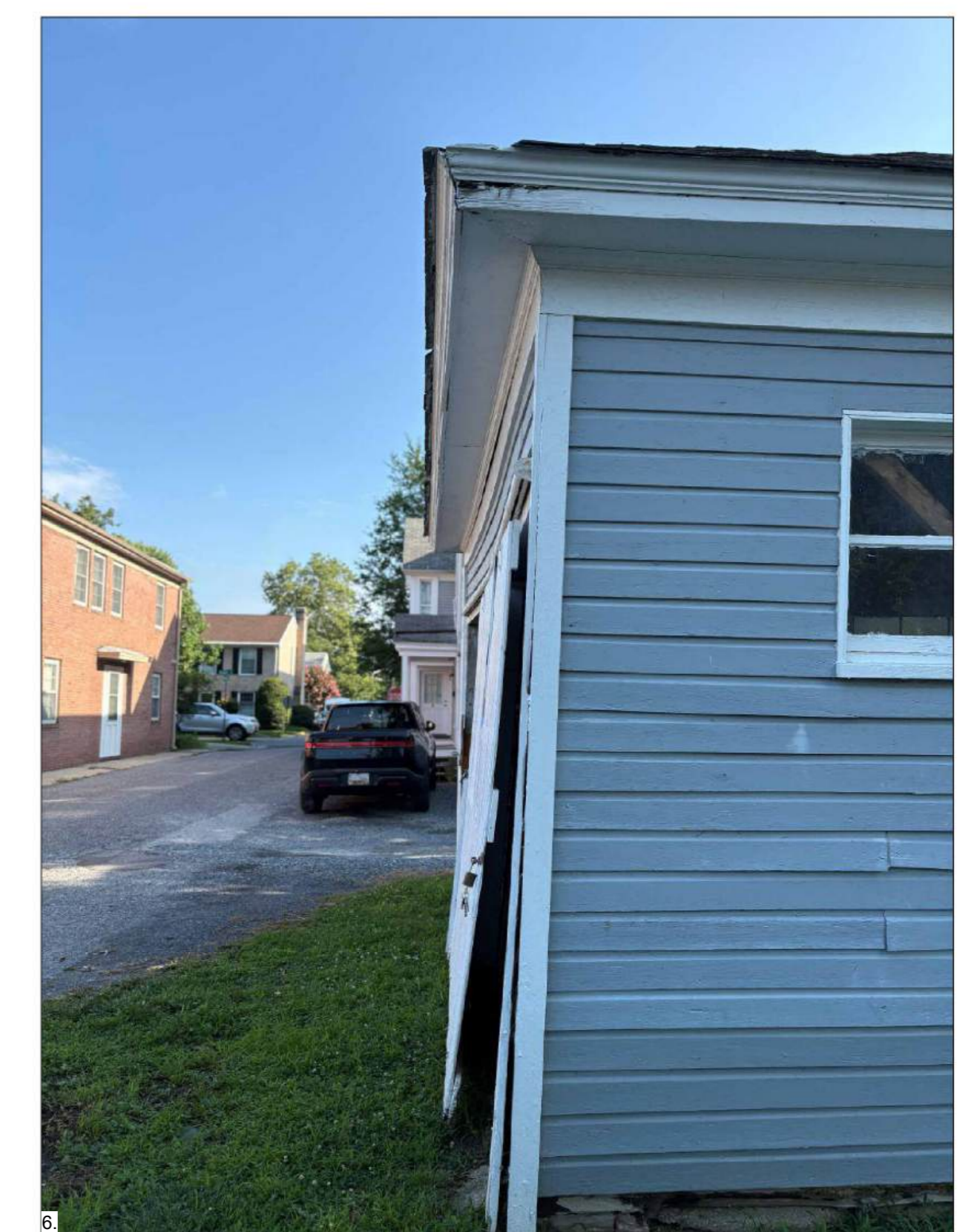
4 NORTH ELEVATION

ROT AND TERMITE DAMAGE AT SILL, HOLES IN SIDING, WINDOW NEEDS REPLACEMENT. SOME WINDOWS ARE SALVAGEABLE BUT WILL REQUIRE NEW GLAZING AND MUNTIN WORK, ROOF SLATE NEEDS TO BE REPLACED.



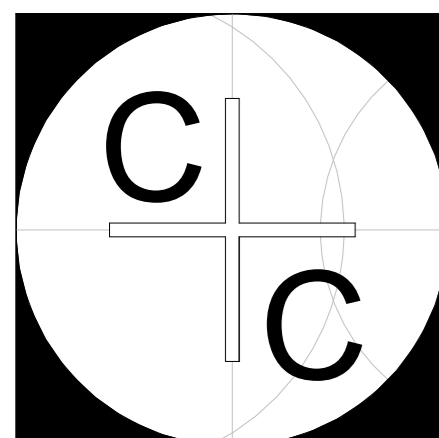
5 WEST ELEVATION

EXTREME TILTING OF THE BUILDING DUE TO ROTTED SILL PLATES AND OVERALL DECAY TO WOOD STRUCTURAL MEMBERS.



6 SOUTHWEST CORNER

EXTREME BUILDING TILT, ROTTED SILLS AND TRIM. EVIDENCE OF SIDING BUCKLING DUE TO COMPROMISED STRUCTURE.



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EXISTING PHOTOS

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HD1.1

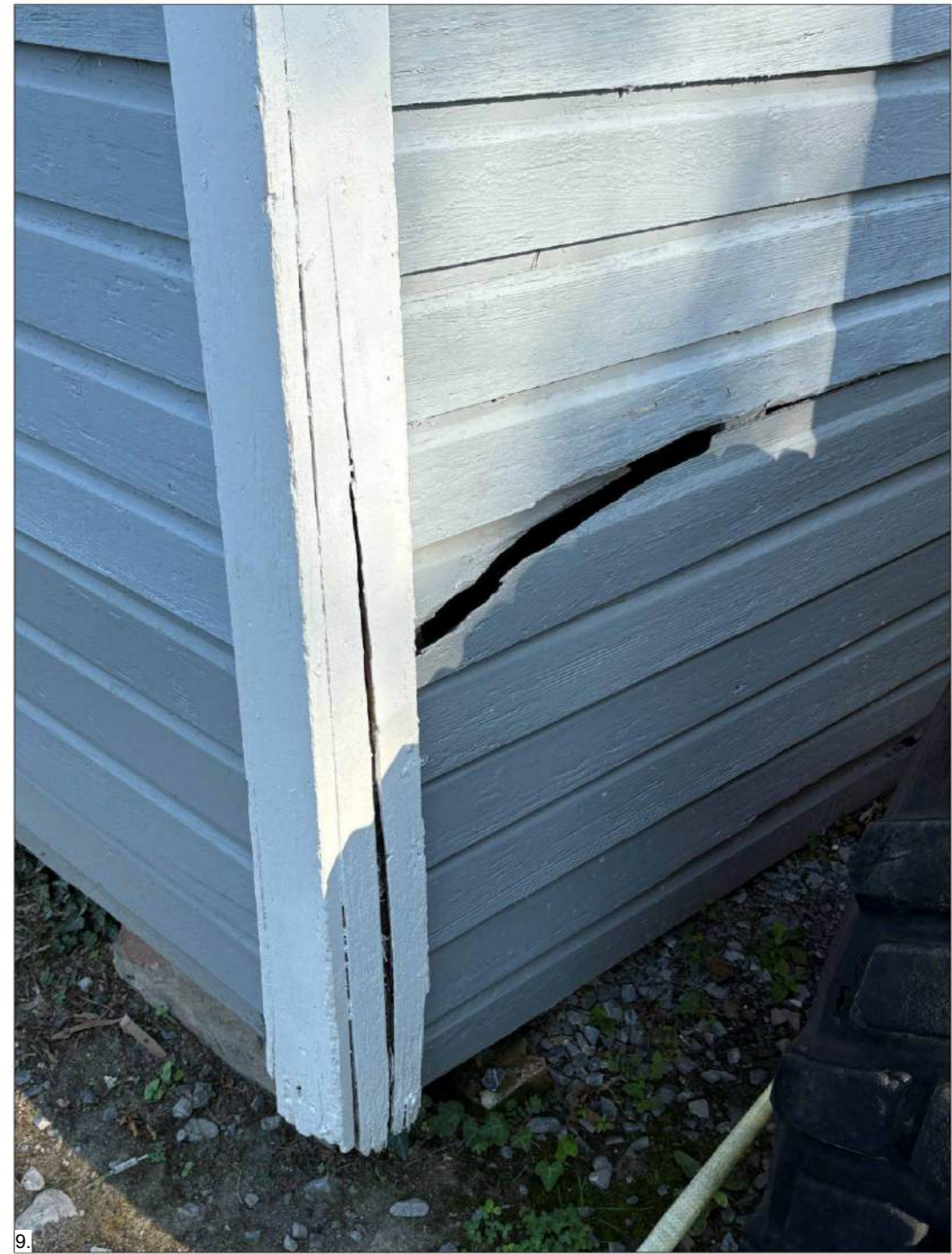
Sheet No.	2 of 9
Scale	



7 SOUTH SILL PLATE
SEVERE TERMITE DAMAGE AND ROT CAUSING THE BUILDING TO LEAN, UNCLEAR ABOUT INTEGRITY OF FOUNDATION BUT INTERIOR SLAB HAS CRACKING



8 SOFFIT DETAIL
SOFFIT IS NEEDS REPLACEMENT, EXTENSIVE MOLD AND DECAY



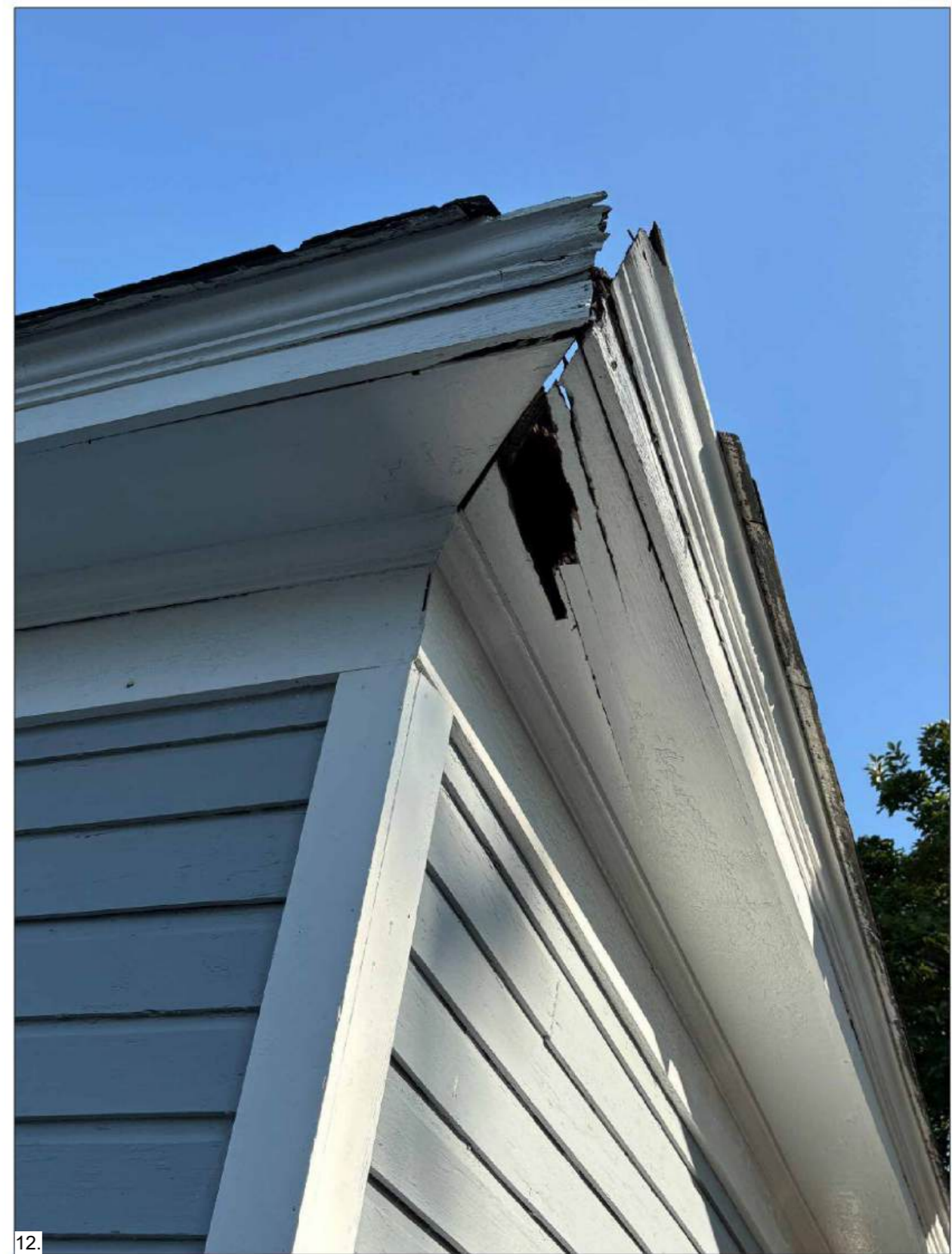
9 SOUTHEAST CORNER
DAMAGE AT CORNER BOARDS AND SIDING, SIDING IS RESTING ON THE GROUND IN SOME AREAS



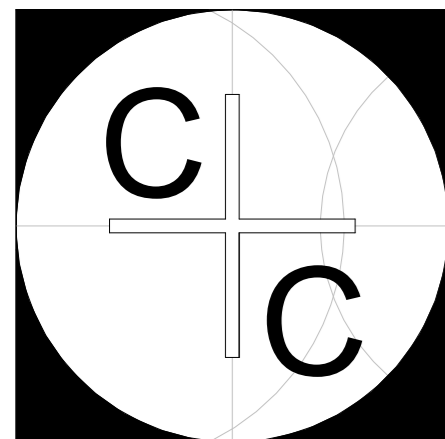
10 SOUTH SILL PLATE
SEVERE TERMITE DAMAGE AND ROT CAUSING THE BUILDING TO LEAN, UNCLEAR ABOUT INTEGRITY OF FOUNDATION BUT INTERIOR SLAB HAS CRACKING



11 CROWN MOLDING DETAIL
FACIA AND CROWN MOLDING NEED REPLACEMENT DUE TO EXTENSIVE ROT AND RODENTS



12 SOFFIT AND CROWN MOLDING DETAIL
ROOFING SLATE IS MISSING AT THIS CORNER, SOFFIT, CROWN AND FACIA NEED REPLACEMENT



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HD1.2



13. INTERIOR NORTHEAST CORNER
TERMITE DAMAGE AT CORNER COLUMN AND STUDS, INTERIOR SIDING SHOWS MOLD AND WATER DAMAGE



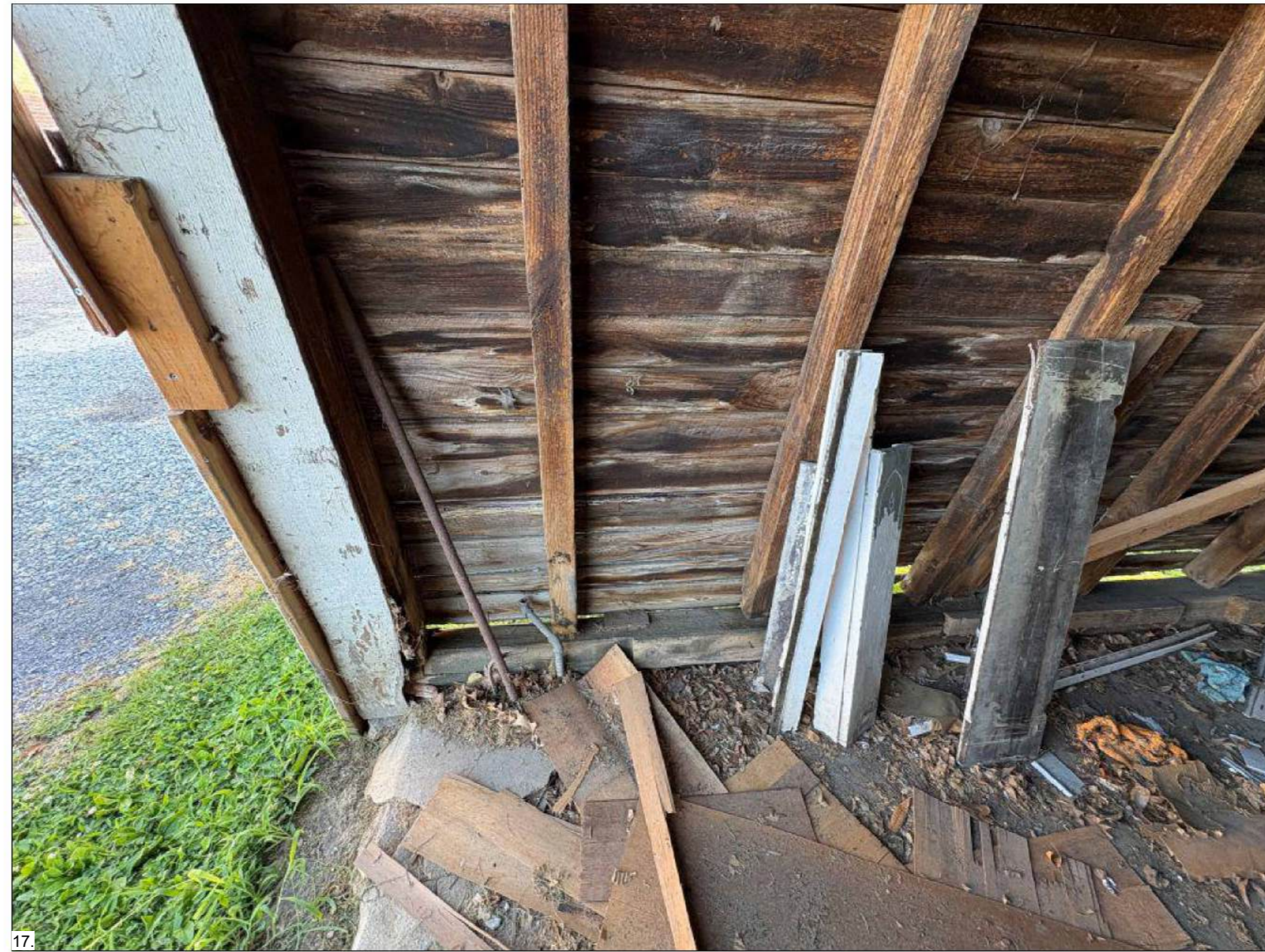
14. INTERIOR SOUTHWEST CORNER
EXTENSIVE TERMITE DAMAGE AND ROT AT SILL PLATE, STUDS ARE LEANING



15. INTERIOR SOUTHEAST CORNER
SIDING NEEDS REPLACEMENT



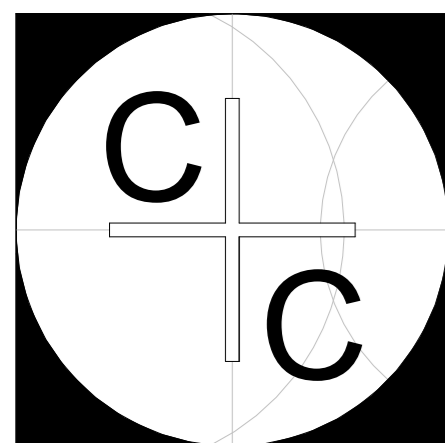
16. SILL PLATE DETAIL
SEVERE TERMITE DAMAGE AND ROT CAUSING THE BUILDING TO LEAN



17. NORTHWEST CORNER SILL PLATE DETAIL
STUDS ARE NOT BEARING FULLY ON SILL LPLATE AND LEANING



18. SILL PLATE DETAIL
VOIDS IN SILL PLATE THAT HAVE BEEN PATCHED WITH WOOD BLOCKING, CONCRETE SLAB NEEDS TO BE REPLACED



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HD1.3

Sheet No. 4 of 9
Scale



19. INTERIOR EAST WALL

STUDS ARE LEANING, EXISTING DOOR NEEDS REPLACEMENT, NEW LEDGER BOARD HAS BEEN INSTALLED TO STABILIZE STRUCTURE



20. INTERIOR NORTH WALL

ROOF RAFTERS/JOISTS SHOW MOLD AND DECAY. WALL HAS BEEN BRACED WITH 2 X 4'S TO STABILIZE STRUCTURE



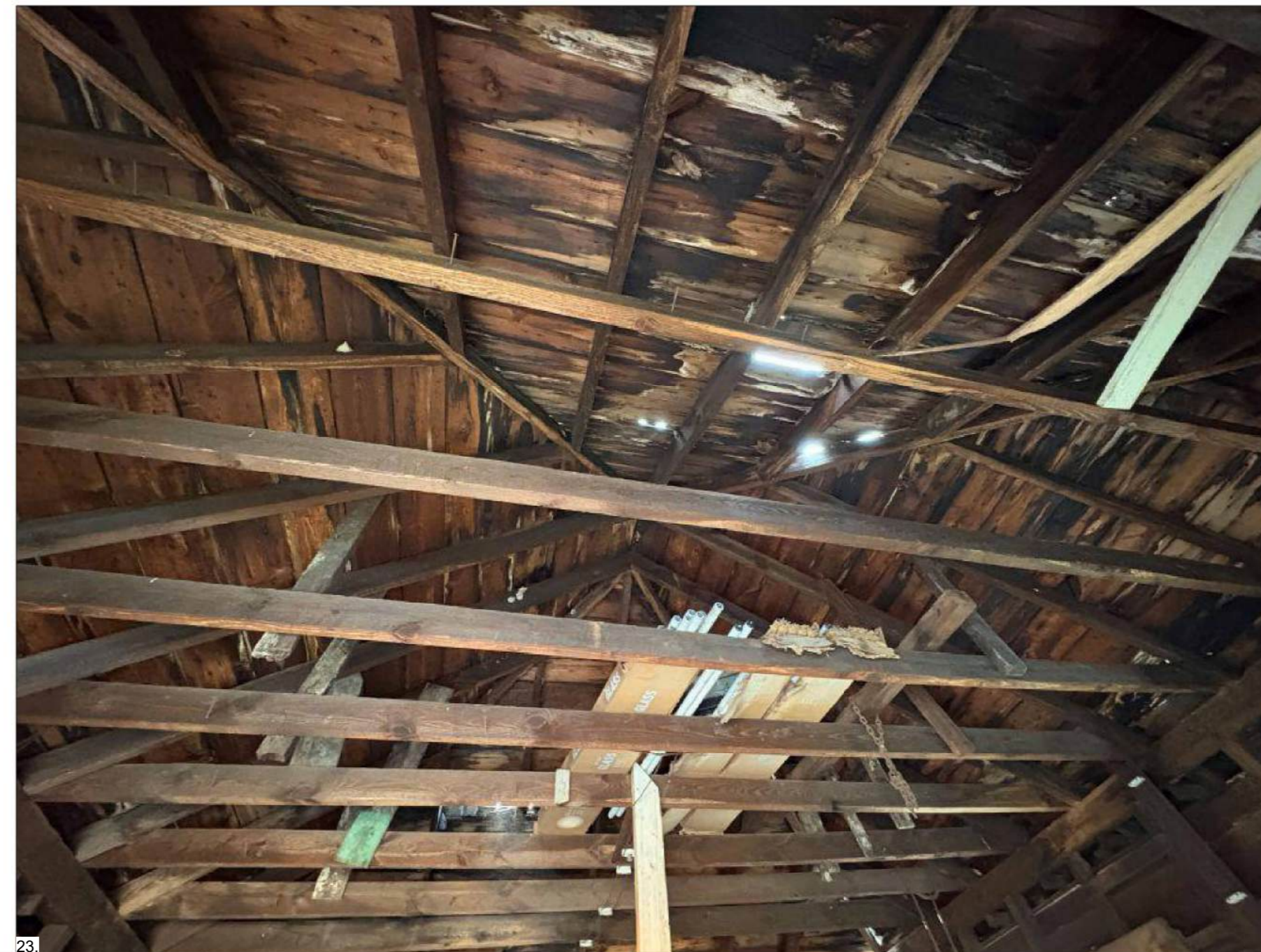
21. RAFTER TRUSS DETAIL AT BEARING

ANIMALS NESTING



22. INTERIOR SOUTH WALL

COMPROMISED SILL PLATE, AND SLAB SHOWS EXTENSIVE CRACKING



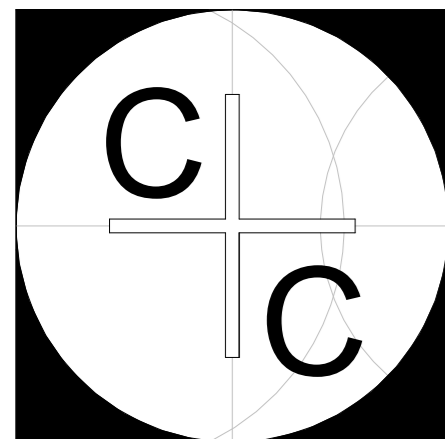
23. ROOF STRUCTURE

UNDERSIZED 2 X 4 JOISTS, ROOF HAS EXTENSIVE ROT AND MOLD. VALLEY RAFTERS AND ROOF RAFTERS SHOW DECAY AND NEED TO BE REPLACED.



24. ROOF STRUCTURE

JOISTS ARE 2 X 4 CONSTRUCTION, ROOFING BOARDS AND ROOFING SLATE SHOWS EXTENSIVE DAMAGE.



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HD1.4



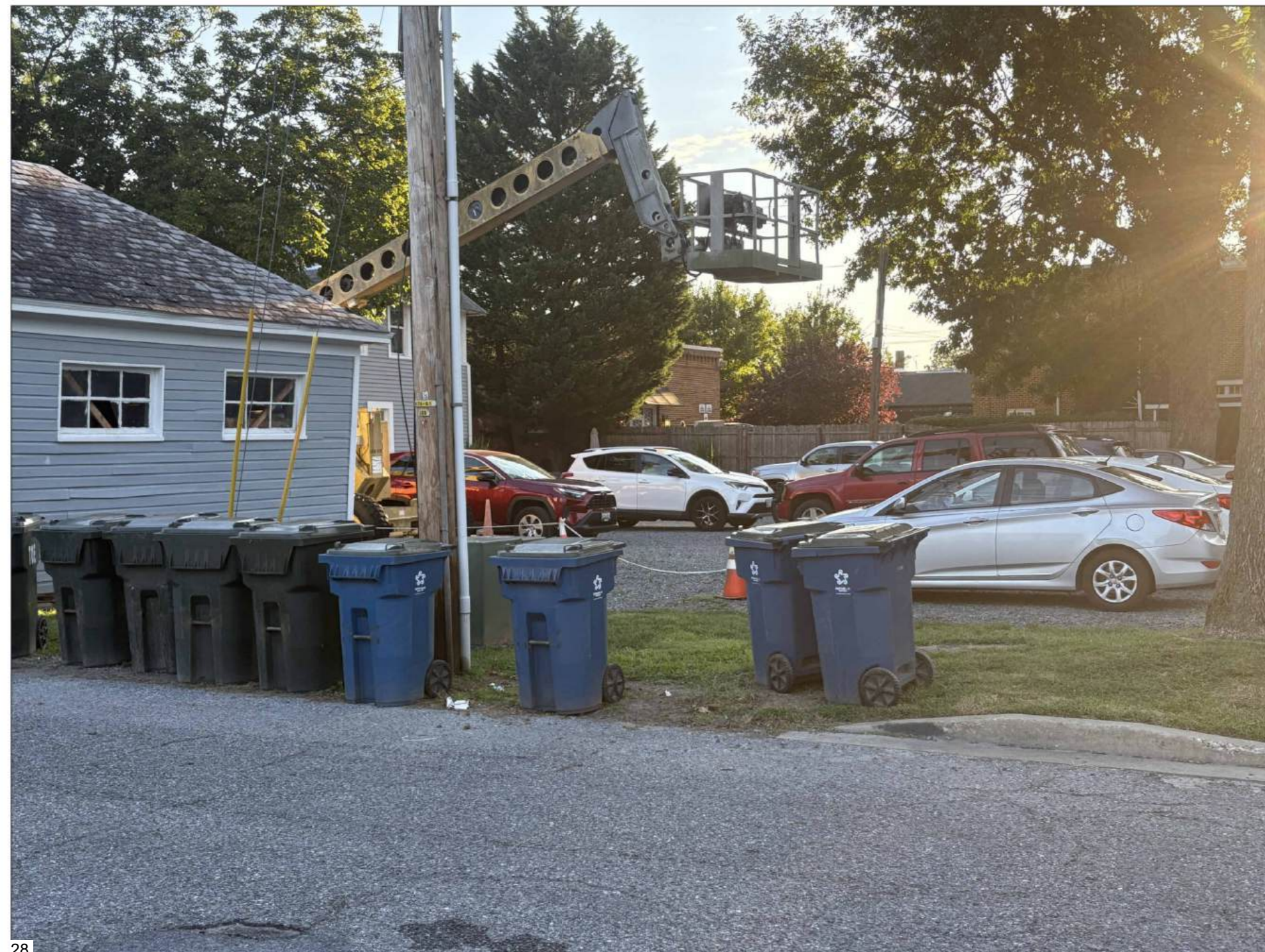
25 MORNING BEFORE TRASH PICKUP - VIEW LOOKING NORTHEAST



26 MORNING BEFORE TRASH PICKUP - VIEW LOOKING SOUTHEAST



27 MORNING BEFORE TRASH PICKUP - VIEW LOOKING NORTHWEST



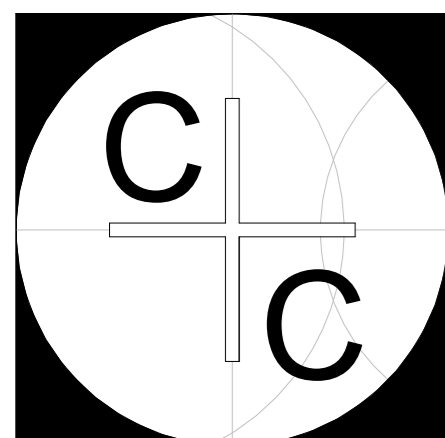
28 AFTER TRASH PICKUP - VIEW LOOKING NORTHEAST



29 AFTER TRASH PICKUP - VIEW LOOKING EAST



30 AFTER TRASH PICKUP - VIEW LOOKING NORTHWEST



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Walbridge Investments LLC

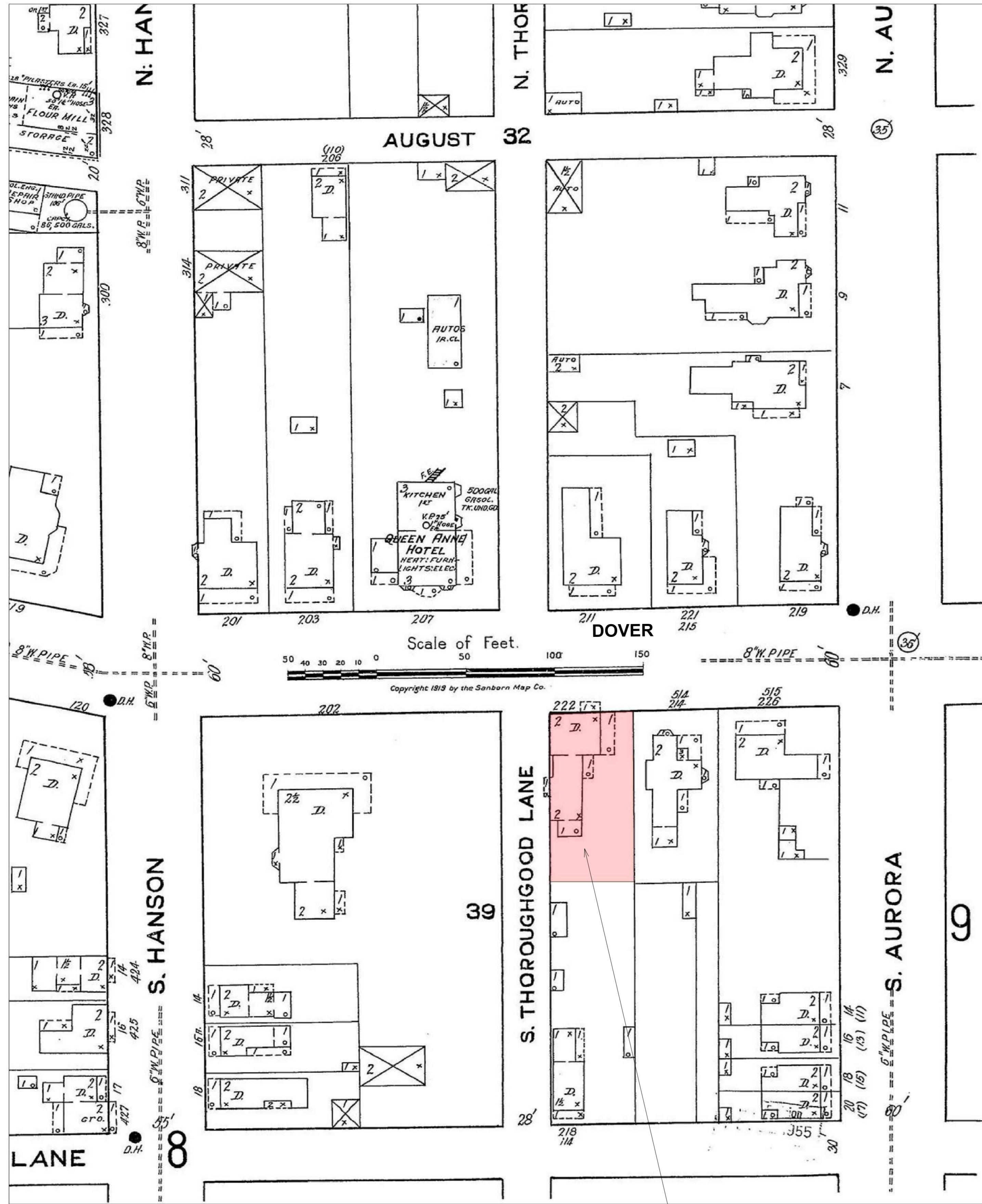
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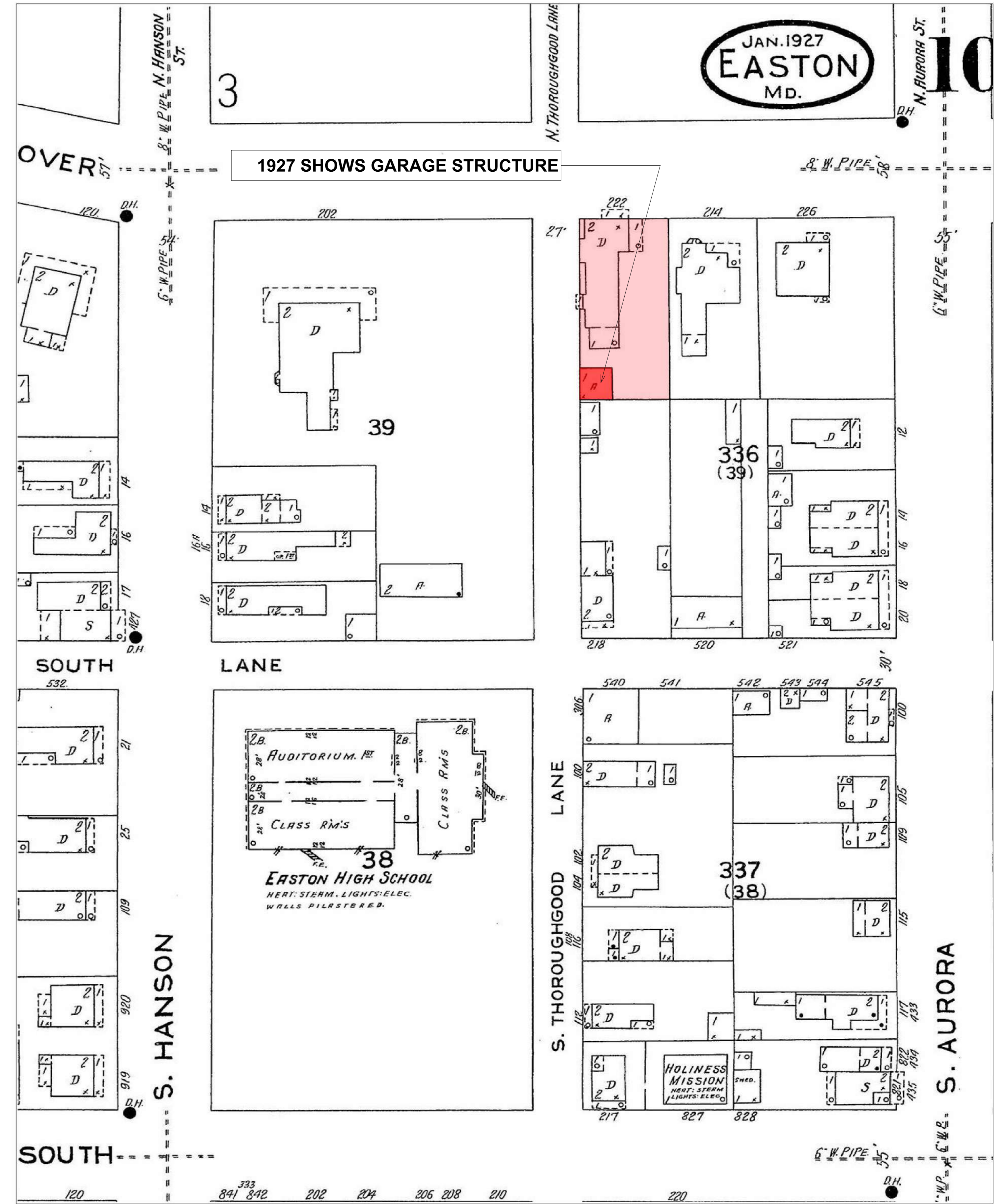
HD1.4.1

Sheet No. 6 of 9
Scale

NOT FOR CONSTRUCTION + NOT FOR CONSTRUCTION + NOT FOR CONSTRUCTION + NOT FOR CONSTRUCTION

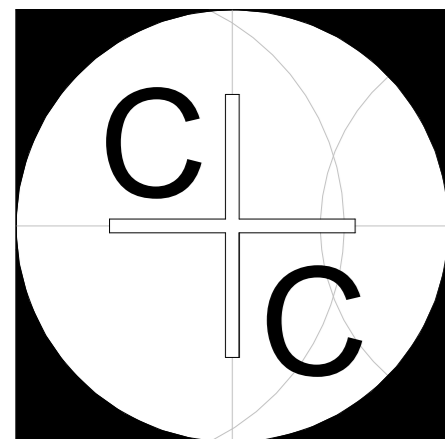


1919 MAP SHOWS NO EVIDENCE OF GARAGE STRUCTURE



1927 SANBORN MAP

NOT FOR CONSTRUCTION + NOT FOR CONSTRUCTION + NOT FOR CONSTRUCTION + NOT FOR CONSTRUCTION



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SANBORN MAPS

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210 East Dover Street
Easton, MD 21601

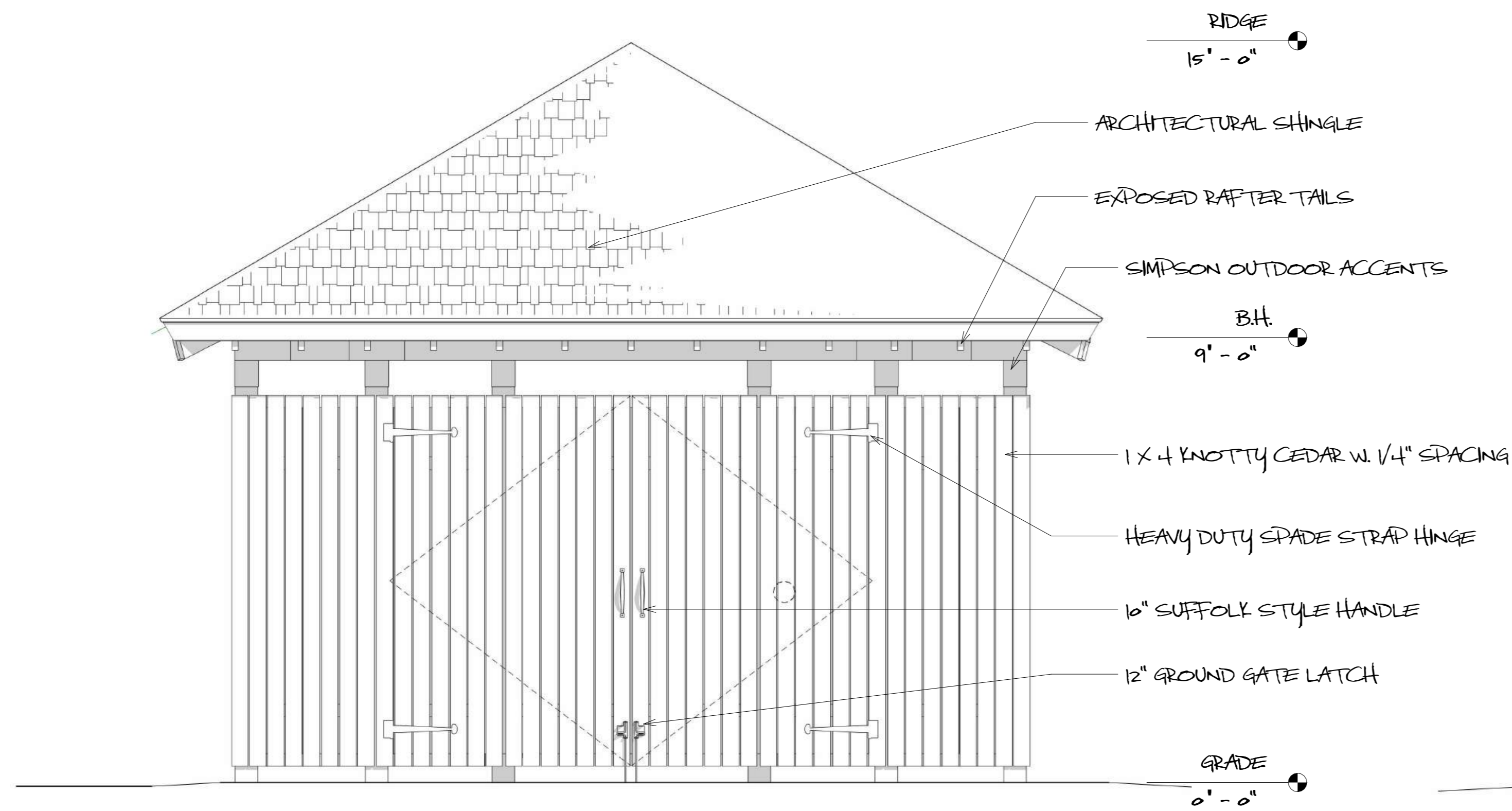
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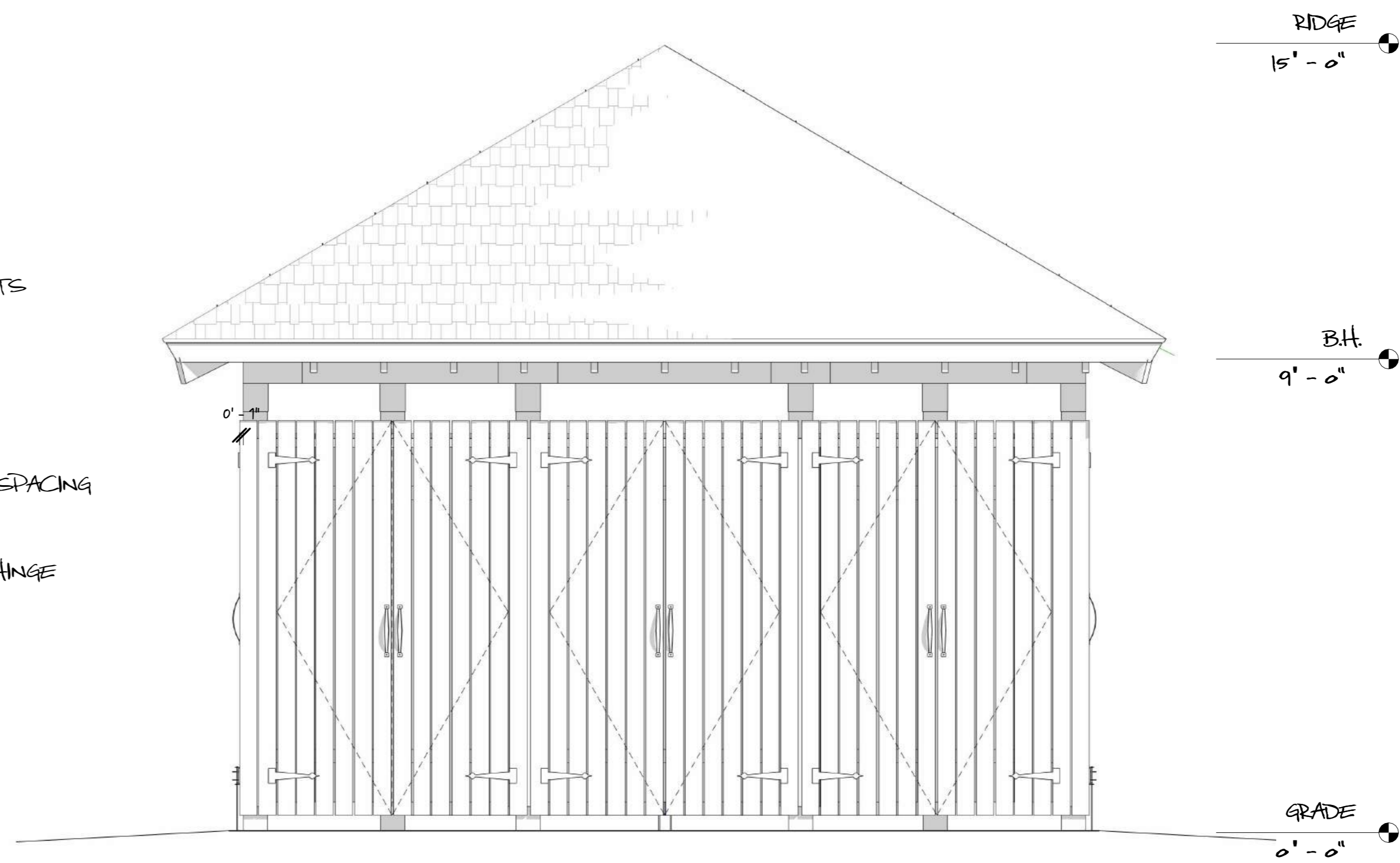
HD1.5

Sheet No. 7 of 9
Scale 1 1/2" = 1'-0"

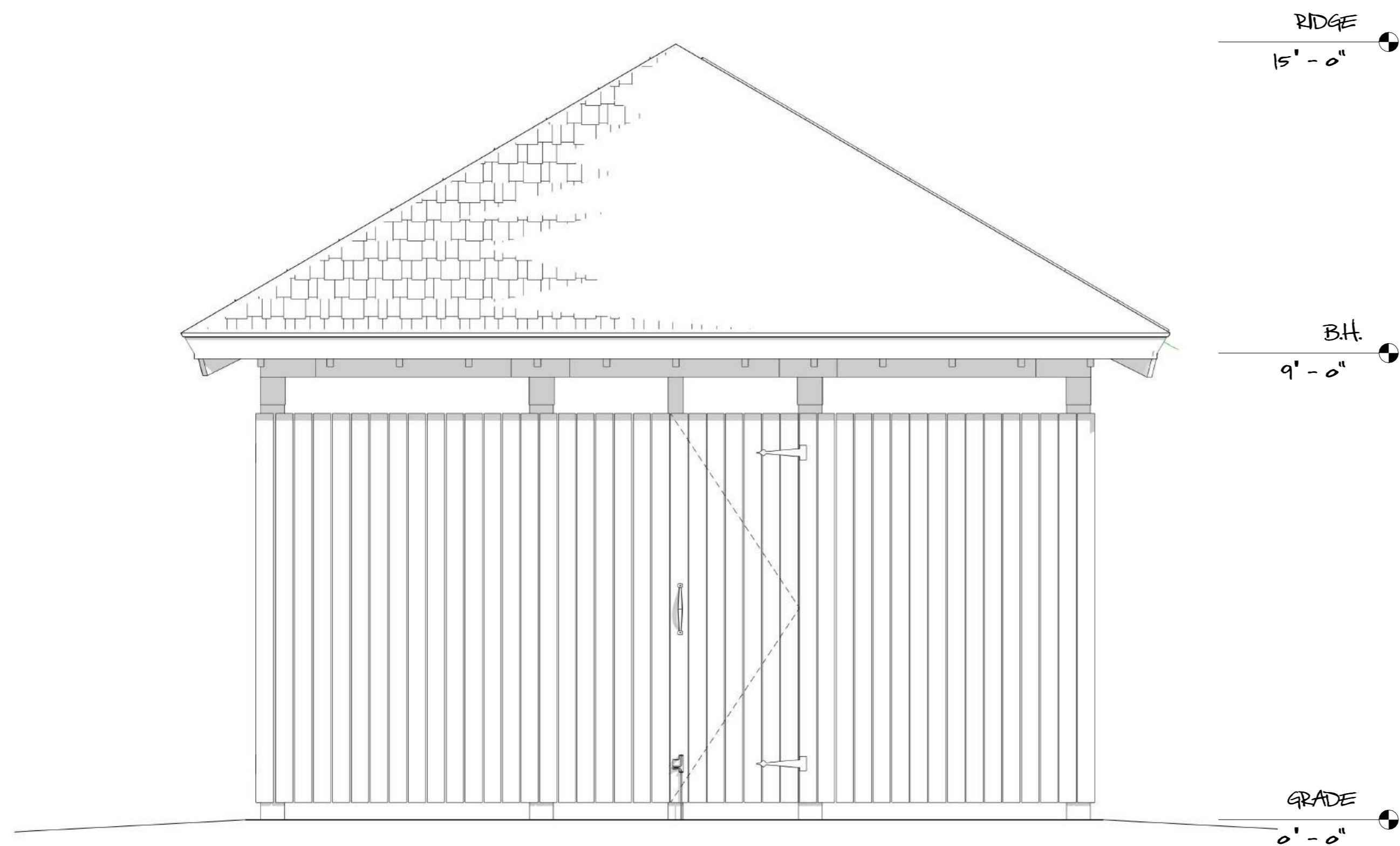
NOT FOR CONSTRUCTION + NOT FOR CONSTRUCTION + NOT FOR CONSTRUCTION + NOT FOR CONSTRUCTION



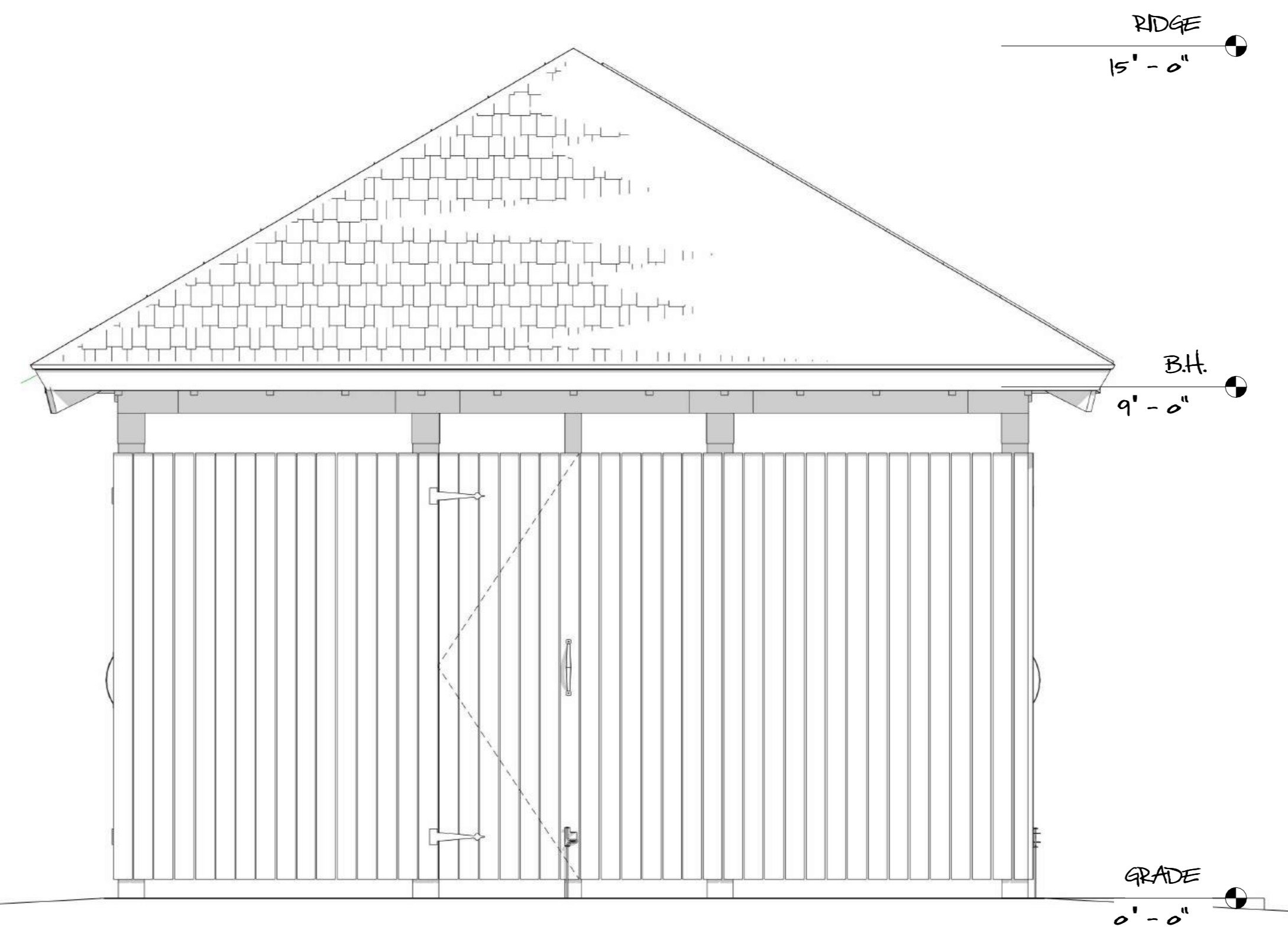
1 WEST ELEVATION
HD21
1/2" = 1'-0"



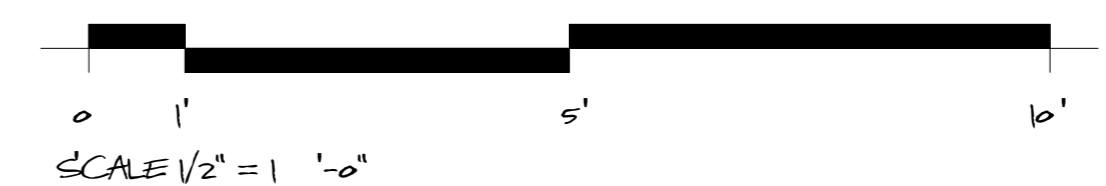
2 EAST ELEVATION
HD21
1/2" = 1'-0"



3 SOUTH ELEVATION
HD21
1/2" = 1'-0"



4 NORTH ELEVATION
HD21
1/2" = 1'-0"



ARCHITECTURAL SHINGLE



KNOTTY CEDAR STAINED OR PAINTED



SIMPSON OUTDOOR ACCENTS



18" SPADE STRAP HINGE

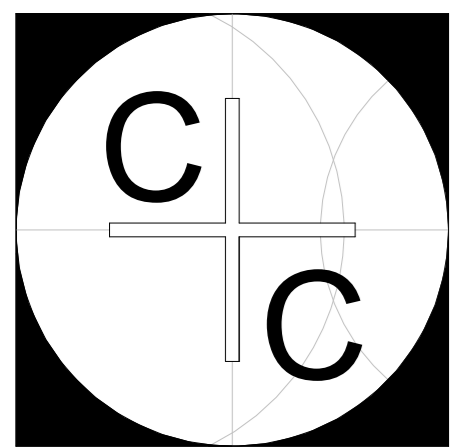


10" SUFFOLK STYLE PULL



12" GROUND GATE LATCH

NOT FOR CONSTRUCTION + NOT FOR CONSTRUCTION + NOT FOR CONSTRUCTION + NOT FOR CONSTRUCTION



C + C ARCHITECTURE

7760 BLOOMFIELD ROAD • EASTON, MD 21601
410.253.0022

Date	(11.18.25)
Project number	2512
Drawn by	Author

ELEVATIONS

HISTORIC DISTRICT COMMISSION

Walbridge Investments LLC

210 East Dover Street
Easton, MD 21601

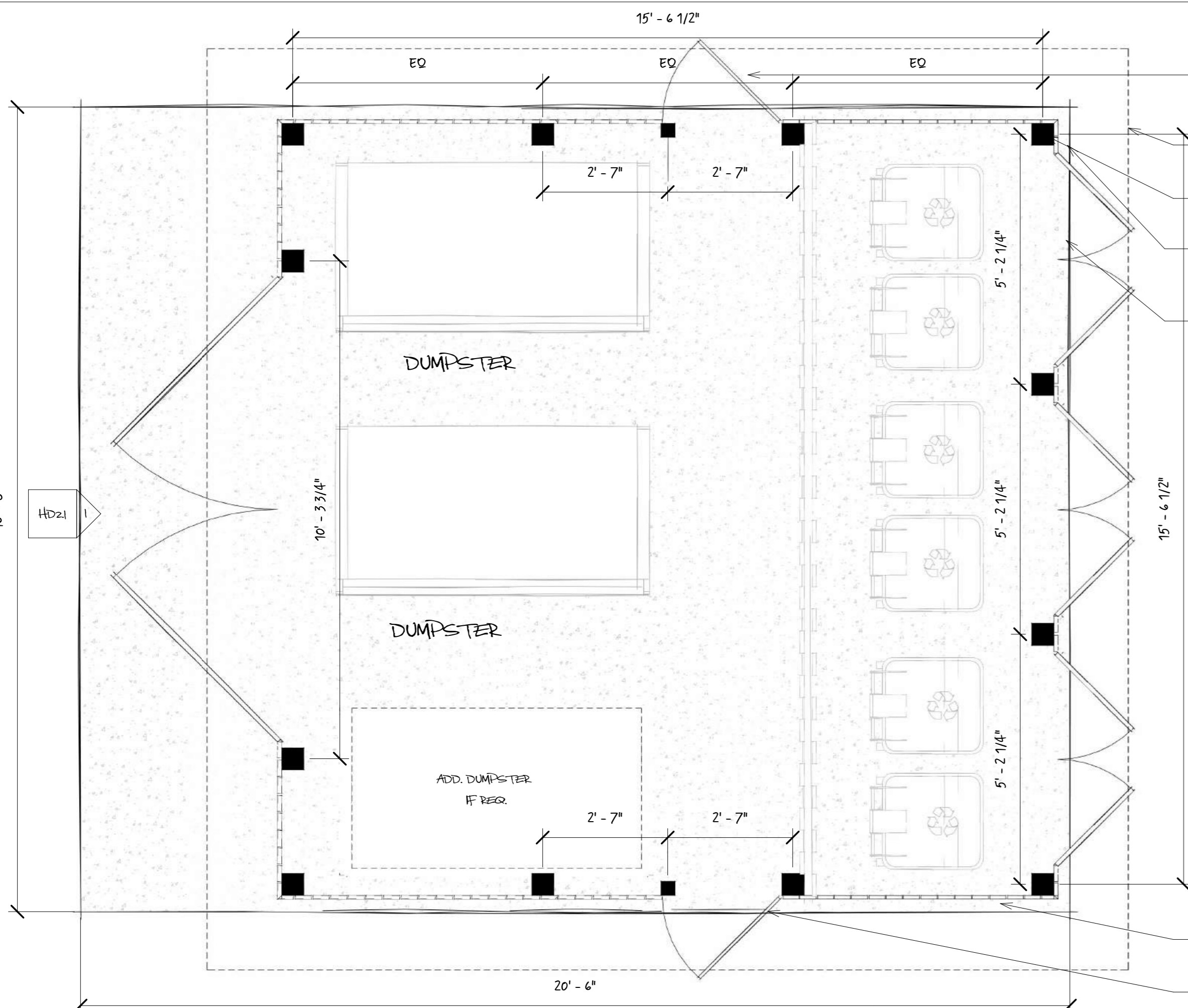
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HD2.1

Sheet No.	8 of 9
Scale	1/2" = 1'-0"

NOT FOR CONSTRUCTION + NOT FOR CONSTRUCTION + NOT FOR CONSTRUCTION + NOT FOR CONSTRUCTION

NOT FOR CONSTRUCTION + NOT FOR CONSTRUCTION + NOT FOR CONSTRUCTION + NOT FOR CONSTRUCTION



ADDITIONAL DOOR FOR TENANTS TO ACCESS DUMPSTER AREA

ROOF OVERHANG TO MATCH EX

6 X 6 PT COLUMNS

1 X 6 STAINED OR PAINTED KNOTTY CEDAR

SAME MATERIAL FOR DOORS



CONCRETE PAD

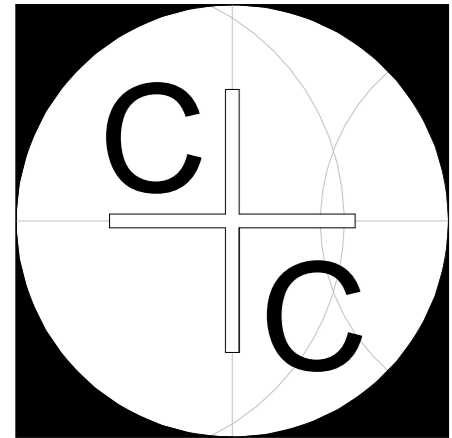
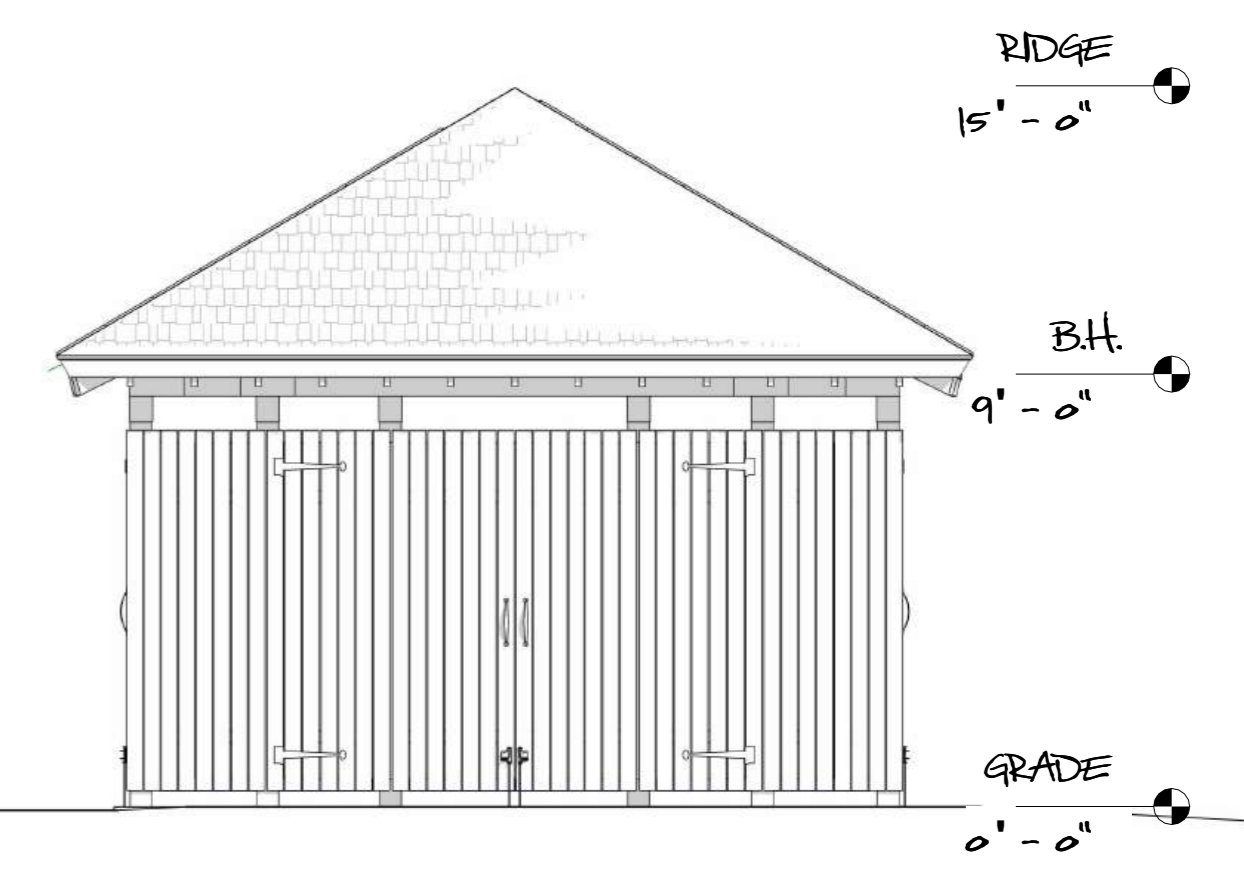
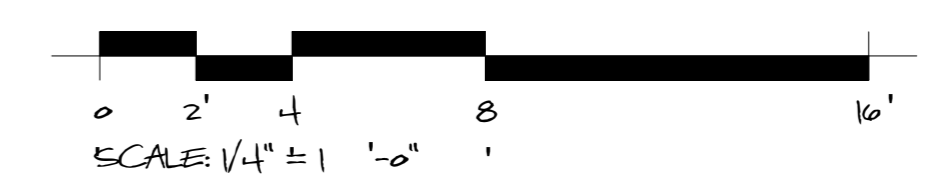
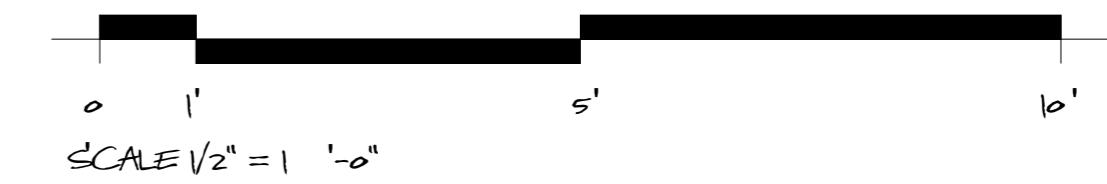
ADDITIONAL DOOR, TBD

1 PLAN
HD22
1/2" = 1'-0"

3 PERSPECTIVE VIEW LOOKING NORTHEAST
HD22
1/2" = 1'-0"



2 WEST ELEVATION
HD22
1/4" = 1'-0"



C + C ARCHITECTURE
7760 BLOOMFIELD ROAD • EASTON, MD 21601
410.253.0022

Date	(11.18.25)
Project number	2512
Drawn by	Author

PLANS AND ELEVATION

HISTORIC DISTRICT COMMISSION

Walbridge Investments LLC
210 East Dover Street
Easton, MD 21601

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HD2.2

Sheet No. 9 of 9
Scale As indicated



Samantha Smith <ssmith@eastonmd.gov>

2512 HDC Application

Randall Walbridge

Thu, Nov 20, 2025 at 10:09 AM

To: Nicholas Johnson <njohnson@eastonmd.gov>

Cc: candcarchitecture, Samantha Smith <ssmith@eastonmd.gov>, WREI

Please accept this email as my authorization for Christian Chute to apply for the HDC hearing application and permit on behalf of Walbridge Real Estate Investments (on behalf of Randall & Susan Walbridge).

Randall Walbridge

[Quoted text hidden]



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

Historic District Commission Staff Report

Meeting Date: 12/8/2025

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

Property Address: 111 E Dover Street

Applicant: Patti Cannon on behalf of For All Seasons Inc.

Application Number: 2025-1617

Code Enforcement Case: Yes No

Project Description:

The applicant is proposing to install three building signs and a post mounted sign. The first building sign is a 49” wide by 25.5” tall (8.7 sq ft) hanging sign mounted under the front porch. The second is a small 9” by 4” plaque mounted to the front door. The last building sign is a 42” wide by 16” tall (4.7 sq ft) wall sign mounted on the parking lot facing façade of the rear addition. Lastly, a new sign will be hung from the existing post in the front yard. The proposed sign will be 38.5” wide by 19” tall (5.1 sq ft).

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.



Figure 1: Guidelines for Signage (65)



e. Signs should be placed in locations on building that are traditionally used for signs (*Figure 1*).

Guideline 35. Wall Signs

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

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

Draft Motions:

1. I move that the Historic District Commission **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: Historic District Survey Sheet

EASTON HISTORIC DISTRICT SURVEY

PROPERTY #:

Picture:



TAX ID		ADDRESS		OWNER NAME			
2101027034		111 E DOVER ST		EASTON LAND HOLDINGS, LLC			
YEAR BUILT		PHYSICAL CONDITION					
1900		EXCELLENT					
ARCHITECTURAL STYLE				ADDITION(S)			
COLONIAL REVIVAL/STICK				LARGE CONCRETE BLOCK ADDITION			
NHL DISTRICT	NR DISTRICT	NR LISTED	MEETS NR CRITERIA	1980 NR RATING	MD INVENTORY	CONTRIBUTING	NC CODE
				B		Y	
NOTES							
I BELIEVE DWELLING ORIGINALLY FACED HARRISON ST. AND THAT COLONIAL REVIVAL DOVER ST. ENTRANCE MAY BE LATER. ORIGINAL/HISTORIC MATERIAL INCLUDES WOODED GERMAN+ PLAIN SIDING. STICK WORK AT EAVES + FLUTED IONIC COLUMNS + PILASTERS.							

RECEIVED

NOV 21 2025

HD 25 - 112



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

TOWN OF EASTON

Table with application details: Application #: 2025 - 1617, Date Received: 11/21/2025, Fee Paid: \$75.00, HDC Meeting Date: 12/08/2025, Date Property Posted: 12/01/2025

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 111 E. Dover Street
Contributing Non-Contributing YEAR BUILT NATIONAL REGISTAR #

PROPERTY INFORMATION

OWNER NAME FOR ALL SEASONS, INC.
TELEPHONE NO. EMAIL

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

NAME Patti Cannon
TELEPHONE NO. EMAIL

Description of Proposal (include additional sheets, as necessary)

Replace current/previous owner signage with signage of For All Seasons.
Front Porch Sign, Front Lawn Sign, Front Door Sign, Back door sign
Signs Aluminium Made

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

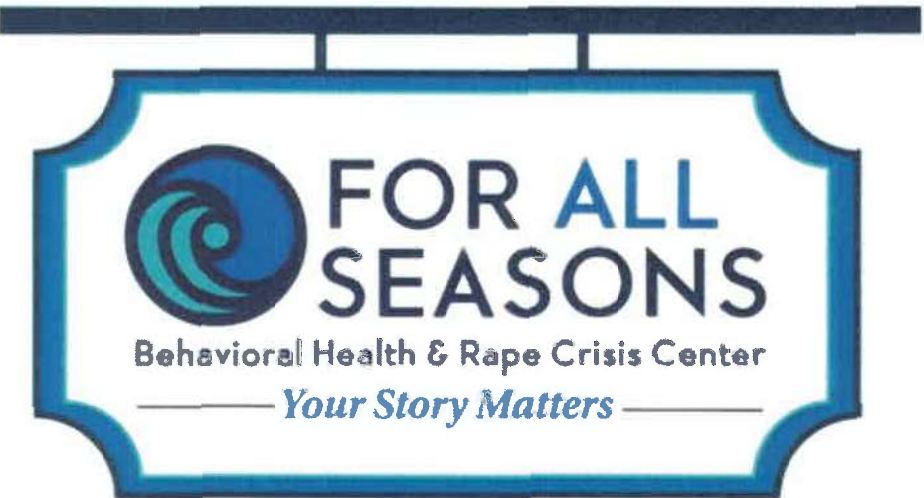
Signature of Applicant or Agent Patti Cannon
Date 11-21-25
Printed Name of Applicant or Agent Patti Cannon

Revised 4.4.2022

Front Porch Sign (General FAS)

Width: 49 in

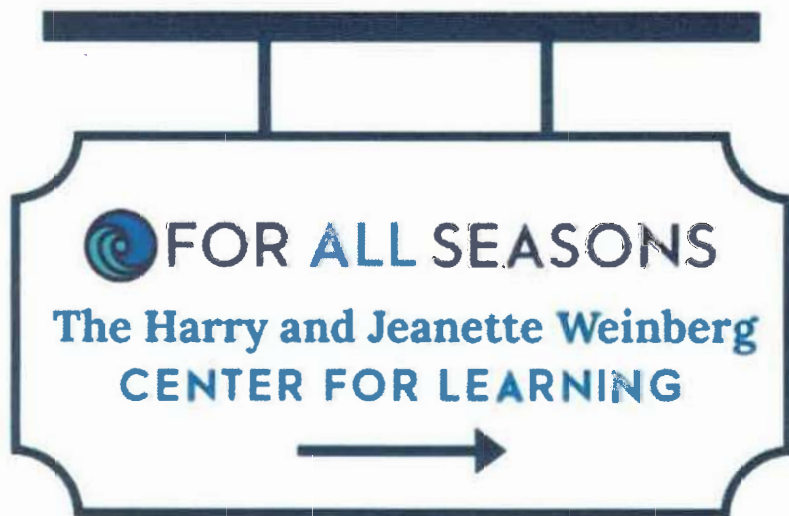
Height: 25.5 in



Front Lawn Sign (Center for Learning)

Width: 38.5 inches

Height: 19 inches



Front Door Sign

9 ¼ x 4 ½ inches Antique Bronze or similar



Back Door (Center for Learning)

Width: 42 in

Height: 16 in





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

Historic District Commission Staff Report

Meeting Date: 12/8/2025

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

Property Address: 308 S Harrison Street

Applicant: Hector Argandona on behalf of Silvia Diaz

Application Number: 2025-1618

Code Enforcement Case: Yes No

Project Description:

The applicant is seeking approval for alterations to the rear porch of a contributing structure. The existing composite porch decking will be removed and replaced with Timber Tech composite porch decking. There are no proposed changes to the footprint of the porch and only minor structural changes will be made.

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 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**



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

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.

Item(s) of Clarification:

Staff recommends requesting clarification on which specific “collection” of decking will be used. TimberTech manufactures a variety of different composite decking products with different styles and widths. The Porch Collection is tongue-in-groove style and comes in widths of either 3.1” or 5.5”. The Vintage Collection® also comes in Mahogany but is not tongue-in-groove and comes in 3.5” or 7.25” widths.

Draft Motions:

1. I move that the Historic District Commission **approve** the application as submitted based on the finding that the porch is located in the rear of the property and not visible from the nearest street.

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			
2101021818		308 S HARRISON ST		DIAZ, JESUS T JR AND SILVIA A			
YEAR BUILT		PHYSICAL CONDITION					
1890		EXCELLENT					
ARCHITECTURAL STYLE				ADDITION(S)			
COLONIAL REVIVAL				NONE APPARENT			
NHL DISTRICT	NR DISTRICT	NR LISTED	MEETS NR CRITERIA	1980 NR RATING	MD INVENTORY	CONTRIBUTING	NC CODE
				B		Y	
NOTES							
LARGE ASYMMETRICAL HIPPED ROOF DWELLING. VERY LARGE NARROW DENTILS UNDER EAVES DERIVE FROM PRAIRIE INFLUENCE. 9/1 WINDOWS. PEDIMENTED PORTICO. CONTRIBUTING GARAGE.							



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

Application #: 2025 - 1618
Date Received: 11/24/2025
Fee Paid: \$75.00
HDC Meeting Date: 12/08/2025
Date Property Posted: 12/01/2025

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: 308 S. HARRISON ST. EASTON MD
 Contributing
 Non-Contributing
 YEAR BUILT: 1890
 NATIONAL REGISTAR # N/A

PROPERTY INFORMATION

OWNER NAME: SILVIA DIAZ
 TELEPHONE NO. [REDACTED]
 EMAIL: SEE BELOW

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

NAME: HECTOR ARGANDONA
 TELEPHONE NO. [REDACTED]
 EMAIL: [REDACTED]

Description of Proposal (include additional sheets, as necessary)

IN-KIND REPLACEMENT OF DECK,
 SAME DIMENSIONS AND MATERIALS.

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: 11-24-2025
 Printed Name of Applicant or Agent: HECTOR ARGANDONA



Historic District Commission Application Checklist

Revised April 2022

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

Requirements:

The payment of fees is due at the time of application submittal. As of July 1, 2025, the fees are as follows:

Commercial - \$200, Residential - \$75, Signs - \$75, Staff Approval - \$25.

The application submitted shall include 2 paper copies plus 1 digital.

All Applications to Include:

- A narrative fully explaining the request
- Photographs of all existing conditions and that will be affected by the proposed project
- Description of all existing materials and a listing of all materials to be used for proposed project.
- Manufacturer cut-sheets and material specifications related to all proposed work. *N/A - see samples.*
- Any available and applicable historical photographs, sketches or other documentary evidence illustrating previous conditions and configurations of the building(s)
- Written authorization from the property owner authorizing the applicant to apply on their behalf.

New Construction / Addition

- Dimensioned elevations drawn to an appropriate scale illustrating all sides of the proposed structure. Drawings shall include notations outlining roof pitches, trim details and the type of windows and doors to be used for the project
- Site plan drawn to an appropriate scale and including setbacks and neighboring structures. Site Plan should illustrate the footprint(s) of all proposed EXISTING AND PROPOSED construction.
- Construction schedule
- For new construction only, the Commission will require a three-dimensional rendering, superimposed photo, silhouette or model of the proposed structure, other structure(s) located on the subject property and neighboring structures when necessary to understand the visual impact of the new construction and its compliance with the Guidelines.

Re: Silvia Diaz, 308 S. Harrison Street

This is an "In Kind" replacement of deteriorated deck behind applicant's house,

- * There will be no change of existing footprint, dimensions or height.
- * Existing structural support system will be used where boards are in acceptable condition. Some boards will be replaced due to deterioration. But no change to support system design or dimensions will take place except to add one additional support beam in the middle to bolster support beyond existing.
- * New top-surface planking will be identical to existing, a PVC composite material, TimberTech brand, of same dimension but slightly different color.

Public Visibility of Deck:

Applicant's property is large (1/2 acre) and house is well set back from street. Deck is in back of house and almost non-visible from street. There is a dead-end alley behind applicant's property which terminates at applicant's house. Alley serves only two garages and two homes (applicant's and neighbor Wenneson/Lilley at 304). Wenneson/Lilley, resident to left-side of applicant, has provided letter noting no concerns with contractor's plan. There is no property on right-side of applicant, just a lightly-wooded utility right-of-way and the bike trail.

Hector Argandona
Painting - Drywall - Carpentry - Ceramic Tile
P.O. Box 2541
Easton MD 21601
[REDACTED]

RE: Silvia Diaz, 308 S. Harrison Street

List of the materials to be used -

- *TimberTech (Azek) "Mahogany" color, textured PVC planking.
- *Pressure Treated lumber 4x4 posts w/ concrete bases
- *2x10x16 and 2x10x10 long Pressure Treated lumber.support beams
- *Galvanized bolts and joist hangers, steel exterior-grade nails for support system, and exterior-grade coated screw fasteners for surface planking.

Contractor is licensed and insured. MD Contr. Lic. # 20878330. MHIC #101457. EPA Certified NAT45139-1.

**Silvia Diaz
308 S, Harrison Street
Easton Md. 21601**

Nov 24, 2026

To: Easton Historic Commission

I have given permission to my contractor (Hector Argandona) and neighbor (Bob Wenneson) to represent my interests in applying for HDC approval for the replacement of the deck in the back of my property. The size and dimensions of the deck shall not change from the existing and the materials to be used shall be the same as existing.

- Silvia Diaz, M.D.

Robert Wenneson and Cindy Lilley
304 S. Harrison Street
Easton, Md 21601

Nov 22, 2025

To: Easton Historic Commission

Re: Silvia Diaz
308 S. Harrison Street, rear deck replacement

We are the immediate (and only) adjacent neighbor to the applicant's property. We understand that Ms. Diaz is finally going to replace the very deteriorated rear deck at the back of her house. The deck has existed for many decades, probably dating from the 1970s or 80s. The decking material currently present is a brown synthetic, Trex-like planking.

We have seen the material intended to be used in replacing the existing decking and it appears to be identical (perhaps is even the same material as was used some 40 or more years ago). We have no objection to this material being used.

The deck extends from the rear of her house and is virtually unable to be seen from the fronting street. Applicant's lot is oversized and her house is set considerably back from the street. The alley behind the applicant's house is a dead-end alley serving only 2 garages and the applicant (and our house). Only two properties have rear doors leading to the alley – the applicant's and our own. And from our house her decking can only be seen from our second floor window. The land on the other side of the applicant is beyond a tall fence and is an overgrown Town utility Right-of-Way and the hike/bike trail.

The deck is shaded with almost complete coverage from above by a huge oak tree – possibly the largest in Easton. It drops lots of acorns and leaves of course, and given its shade cover, the textured Trex-type decking is much safer than wood decking which becomes slippery due to holding moisture and being prone to mildew buildup in the full shade setting.

We encourage the Commission members to allow this material to be used on her rear deck.

Very Truly Yours,
Bob Wenneson and Cindy Lilley

DECK IS
BEHIND
HOUSE



308 S. HARRISON ST.

BACK OF
APPLICANT'S
HOUSE



HIKE AND BIKE
TRAIL

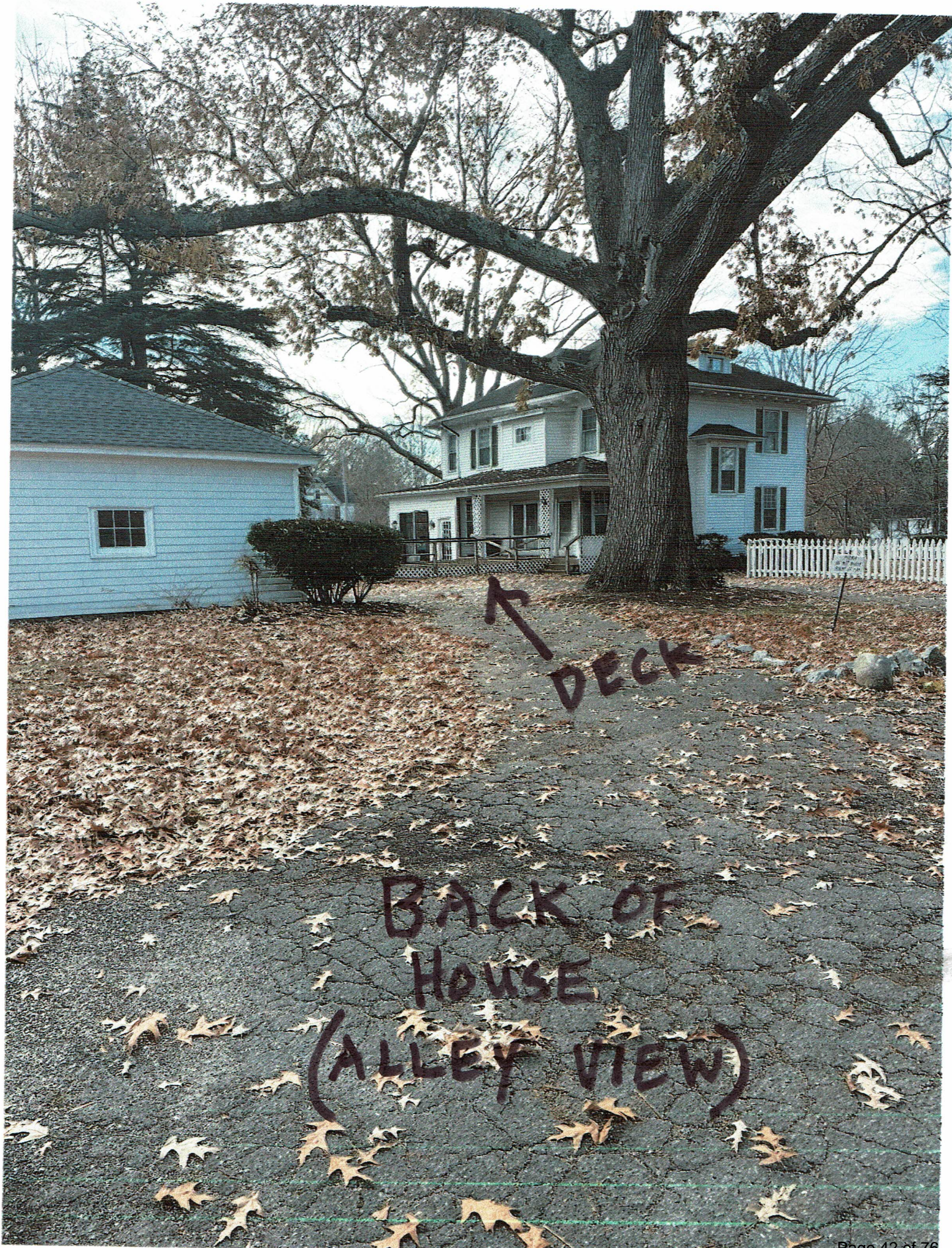


Applicant's
property



ALLEY
TERMINATES
HERE



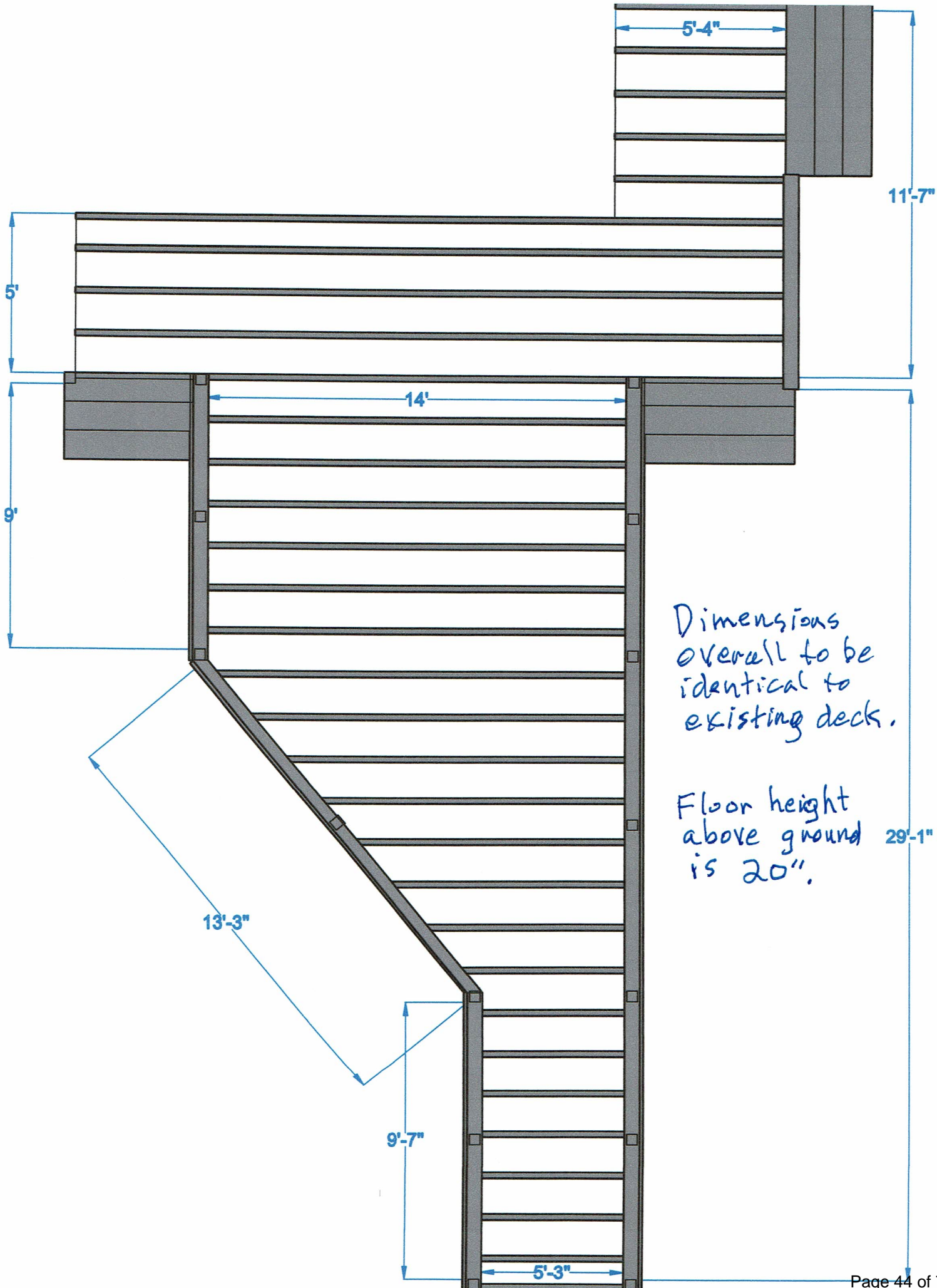


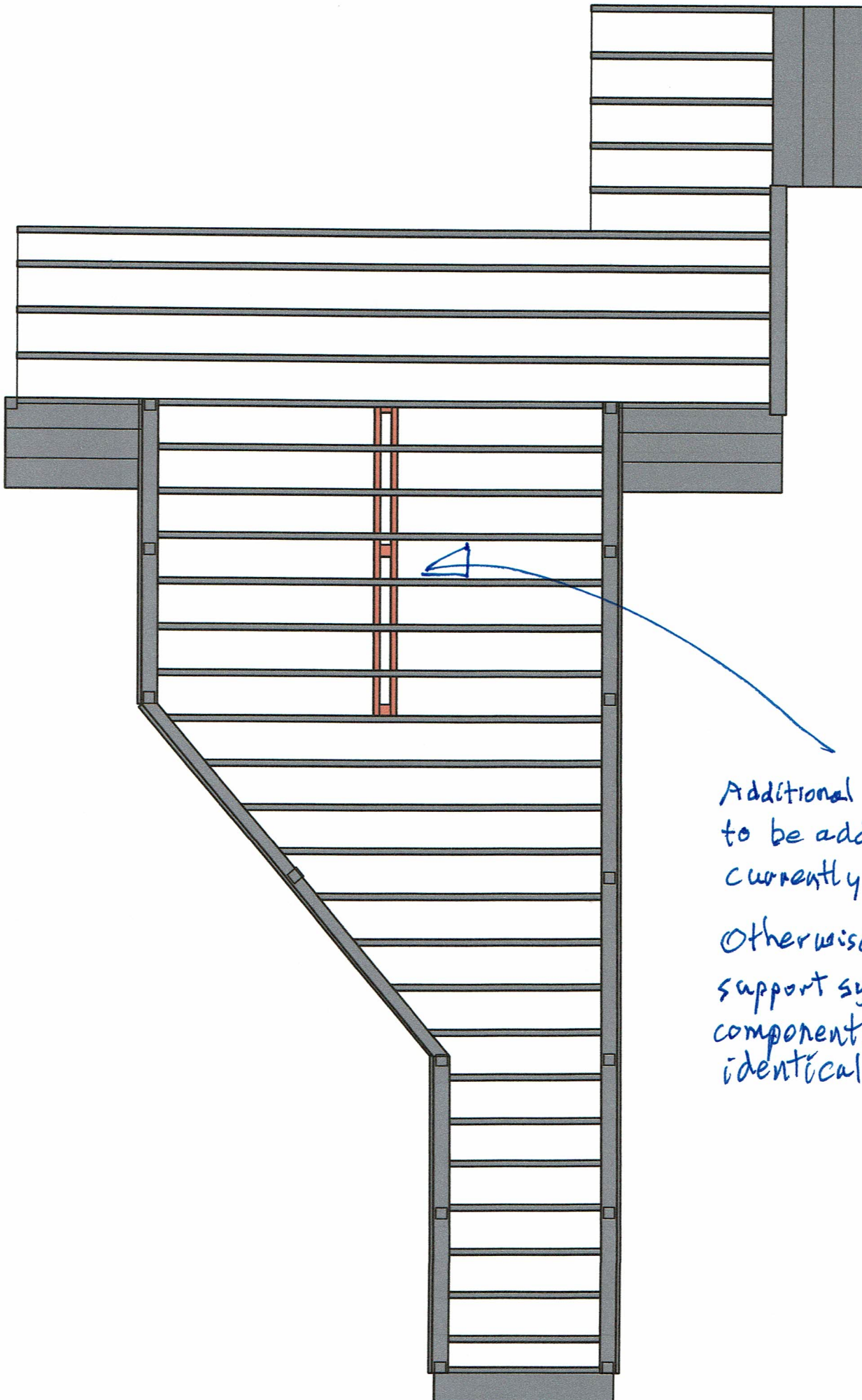
BACK OF
HOUSE
(ALLEY VIEW)

↑
DECK

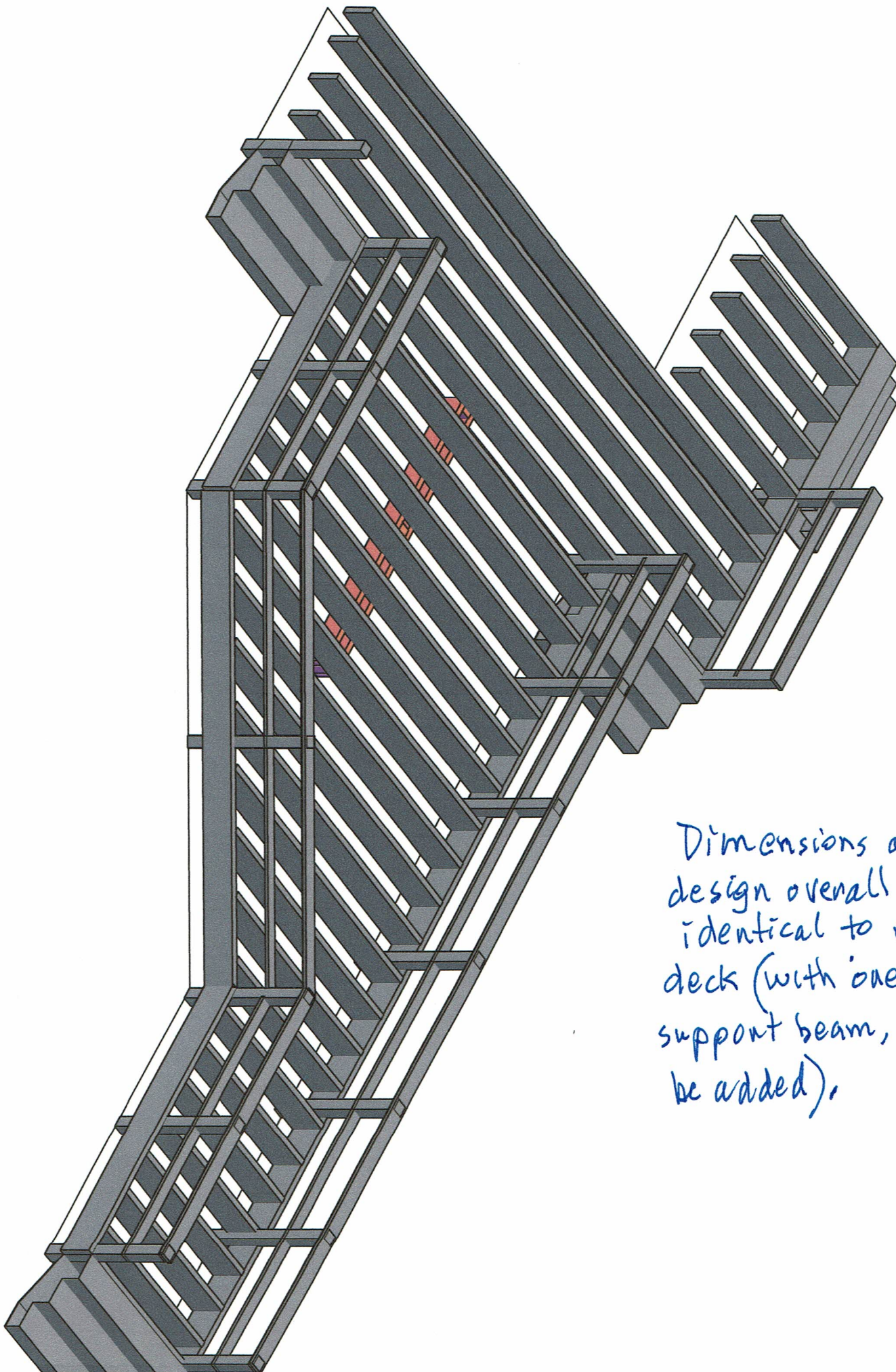


BACK OF HOUSE.





Additional support
to be added (not
currently present).
Otherwise, all
support system
components are
identical to existing.



Dimensions and design overall to be identical to existing deck (with one additional support beam, red, to be added).



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

Monday, November 24, 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
\(eastonmd.gov\)](http://eastonmd.gov)

Attendance:

Commission Members:

Ernie Demby, Chairperson
Maria Brophy CFM, Vice Chairperson (via teleconference)
Kevin Bateman
Jim Carr
Joshua Startt AIA
Michael Stuart (via teleconference)

Staff:

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

Absent:

Commission Members:

Emily Carey

Staff:

Samantha Smith, Administrative Specialist

1. **Call to Order** — Chairperson Demby called the meeting to order at 6:00 pm.
2. **Agenda Summary Review** —

**Commissioner Carr moved to approve the November 24, 2025 Agenda Summary.
Commissioner Startt seconded the motion.**

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

3. Old Business —

- a. **File No.:** 2023 - 0924 / HD 23 - 50
Applicant: 4 North LLC
Location: 4 N. Washington Street, Easton, MD 21601
Tax Map 0103, Grid 00EA, Parcel 1217
Zoning: CB

Request: The Applicant is requesting an amendment to the previously approved scope of work to the Dover Street and Washington Street facades of this structure. The proposed changes include removing a door and brick step on the Dover Street facing facade and re-installing a new door at grade. A new egress window will be added to the alley facing facade and a small window opening will be bricked in. The Applicant has also modified the placement of the doors and windows on the alley facing facade. This is a contributing structure to the Historic District, and is listed on the Maryland Inventory of Historic Places (T-402).

Background: On May 8, 2023 the Historic District Commission granted a Certificate of Appropriateness for various alterations to the Dover Street storefront, and the installation of new windows on the East façade with the condition that the muntin on the new windows shall be SDL. On April 8, 2024 the Commission granted approval for the replacement of the existing metal siding with fiber-cement siding, the infill of the first floor window opening facing the east alley facade, and the replacement of the existing flat roofing with the determination that membrane or metal roof shall be an appropriate replacement material. The applicant has since indicated that membrane will be the material installed. On May 22, 2024, the Commission approved further modifications to the East alley façade. These modifications include filling an existing doorway with brick, adding two new doors, adding brick infill to the transom, and installing new second-floor windows. On July 8, 2024, the Commission approved the replacement of a deteriorated brick wall section on the alley-facing façade with fiber cement board and batten siding. Most recently on May 24, 2025, the Commission approved the replacement of four (4) second floor windows with clad-wood windows with decorative grilles to match the existing pattern, and the construction of a small second floor addition on the Dover Street façade.

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 41. Maintain Original and Historic Doors*
- v. *Guideline 42. Make Sensitive Replacements (Doors)*
- vi. *Guideline 43. Restore Missing or Inappropriately Altered Doors*
- vii. *Guideline 53. Façade Illumination*

- viii. *Guideline 89. Maintain Historic Windows*
- ix. *Guideline 90. Make Sensitive Replacements (Windows)*
- x. *Guideline 93 Sills, Lintels, and Frames*

Staff Presentation:

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

Applicant Presentation:

Richard Marks, 4 North LLC

Public Comment — None

Public Comment Written — None

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

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

4. New Business —

- a. **File No.:** 2025 - 1601 / HD 25 - 117
- Applicant:** Callahan Signs
 on behalf of MacLeod Law Group
- Location:** 31 E. Dover Street, Easton, MD 21601
 Tax Map 0103, Grid 00EA, Parcel 1222
- Zoning:** CB

Request: The Applicant is proposing to install a 27” by 14” wall sign to be mounted above the entrance to the second-floor unit. The building to which the sign will be mounted is a contributing structure to the Historic District.

Historic District Guideline references:

- i. *Guideline 25. General Guidelines for Signage*
- ii. *Guideline 35. Wall Signs*

Staff Presentation:

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

Applicant Presentation:

John Callahan, Callahan Signs

Public Comment — None

Public Comment Written — None

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

<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 Applicant is seeking approval for alterations to the front porch. The existing tongue and groove wood porch decking will be replaced with 1” composite decking with a grooved edge, and two (2) round columns on the front porch will also be replaced in-kind. This is a contributing structure to the Historic District, and is listed on the Maryland Inventory of Historic Places (T-424).

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 64. Preserve Historic Porches*
- v. Guideline 65. Make Sensitive Replacements (Porches)*
- vi. Appendix B.2. Common Substitute Materials*

Staff Presentation:

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

Applicant Presentation:

Charles and Sydney Mills
Camryn Schooley, VN Management, Inc.

Public Comment — None
Public Comment Written — None

Commissioner Bateman moved to table the application pending additional research regarding alternate deck materials, and additional information on the proposed method of installation. Commissioner Carr seconded the motion.

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

- c. File No.:** 2025 - 1608 / HD 25 - 118
- Applicant:** James Carr
- Location:** 107 Brookletts Avenue, Easton, MD 21601
Tax Map 0104, Grid 00EA, Parcel 1923
- Zoning:** R-10A

Request: The Applicant is requesting approval for the demolition and subsequent reconstruction of an attached pool house/outbuilding. The new structure will be rebuilt in the original footprint and will utilize materials that include cementitious lap siding, architectural asphalt shingles, K-style gutters, aluminum-clad wood windows, and skylights.

Background: While the main structure of the property is a contributing structure to the Historic District, the Historic District survey notes a modern garage/cottage as non contributing. The construction of the original garage was approved by the Commission on June 13, 1988 (#88-7315). On September 10, 1990, the Commission approved the demolition of this garage and the reconstruction of a 22' x 28' garage (#90-8292). The construction of the existing pool house/garage was approved by the Commission on July 12, 2004 (#04-4037).

Historic District Guideline references:

- i. Guideline 100. Rear Additions*
- ii. Guideline 129. Partial Demolition*

Staff Presentation:

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

Applicant Presentation:

James Carr

Public Comment — None
Public Comment Written — None

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

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

5. Discussion Item —

- a. Redevelopment at 521 August Street: Sidewalk Material — Commissioner Bateman provided an update regarding the approved sidewalk material at 521 August Street. The East End Area Association has since coordinated with the developer and reached a mutually agreeable solution to revise the sidewalk material to be exclusively brick.

6. Decision Summary Review —

**Commissioner Startt moved to approve the November 10, 2025 Decision Summary.
Commissioner Bateman seconded the motion.**

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

7. Administrative Approval

- a. **File No.:** 2025 - 1609 / HD 25 - 119
Applicant: Tidewater Heating & Cooling
on behalf of Matthew and Jennifer Woltmann
Location: 211 Davis Avenue, Easton, MD 21601
Tax Map 0105, Grid 00EA, Parcel 2198
Zoning: R-7A

Request: The Applicant is requesting administrative approval for an after the fact installation of a HVAC mini-split. 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 exterior line sets shall be painted to match the surface to which they are attached.
2. The units shall be located on a non-visible side façade, or screened from view using planting, fencing, or other lattice material.
3. The units shall be mounted in a way that does not damage the historic material.

This is a contributing structure to the Historic District.

Historic District Guideline references:

- i. Guideline 2.5 Staff Approvals*
- ii. Guideline 48. HVAC*

- b. File No.:** 2025 - 1610 / HD 25 - 120
Applicant: Brevon Developers
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 requesting administrative approval for an after the fact installation of a HVAC mini-split. 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 exterior line sets shall be painted to match the surface to which they are attached.
2. The units shall be located on a non-visible side façade, or screened from view using planting, fencing, or other lattice material.
3. The units shall be mounted in a way that does not damage the historic material.

This is a contributing structure to the Historic District.

Historic District Guideline references:

- i. Guideline 2.5 Staff Approvals*
- ii. Guideline 48. HVAC*

8. Consent Docket — None

9. **Adjournment** — Commissioner Bateman moved to adjourn. Commissioner Carr seconded the motion. The meeting was adjourned at 7:11 p.m.

RECEIVED

DEC 02 2025

HD 25 - 124



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

Table with application details: Application #: 2025 - 1620, Date Received: 12/02/2025, Fee Paid: \$25.00, HDC Meeting Date: 12/08/2025, Date Property Posted: -

HISTORIC DISTRICT COMMISSION HEARING APPLICATION

APPLICATION TYPE (PLEASE CIRCLE)

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

PROPERTY INFORMATION

ADDRESS: 111 E. Dover Street, Contributing/Non-Contributing, YEAR BUILT: 1900, NATIONAL REGISTAR #

PROPERTY INFORMATION

OWNER NAME: For All Seasons Inc., TELEPHONE NO., EMAIL

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

NAME: Rebecca Wates MIKE BROCK, TELEPHONE NO., EMAIL

Description of Proposal (include additional sheets, as necessary)

We are proposing to remove the current asphalt shingle roofing system that is showing signs of aging and replace in kind. We are proposing to remove the current TPO flat roofing system that is aging and replace in kind. We are proposing to apply a urethane coating to metal roof area that will extend roof life and enhance appearance in black.

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: Rebecca Wates, Date: 11/30/25, Printed Name of Applicant or Agent: Rebecca Wates

Revised 4.4.2022

MCCALL: ROOFING PROPOSAL

FEB 25, 2025

Project #33658394743

MARASUN

roofing | siding | windows | gutters | solar



JOSH MCCALL



410-200-5380

111 East Dover St
Easton, MD
21601



We can help you with

Roofing & Gutters
913 S. Talbot Street St. Michaels, MD 21663



INTRODUCTION

Hi Josh,

Thank you for allowing Marasun the opportunity to provide this quote on the repairs to your home.

The following estimate is for:

Proposal #1: Asphalt Shingle Roof Replacement: For the front slopes currently covered in OLD asphalt shingles, we are proposing to replace them with the Top Rated Owens Corning Duration Shingle System with the OWENS CORNING SYSTEM PROTECTION WARRANTY which includes all Owens Corning shingles and components - TRU PROtection period of 50 years - No proration of system value - Includes tear off and disposal if required - Materials only coverage after 50 years - Blow Off Coverage - 15 Years - StreakGuard Algae Resistance - First 25 Years and the Marasun Limited Lifetime Warranty.

Proposal #2: Metal Roof Coating:

For all of the existing metal roofing, we are proposing to coat the metal roof slopes on this building with an Acrymax Metal Roof Coating product. This is a multi step process that will treat the rust and help preserve the existing metal roof as it is still in serviceable condition. We will treat the minor rusting areas with a primer that will halt the rusting process. We will treat any other small problem areas we see while up there with a flashing grade sealant. The coating will consist of 4 steps which are - cleaning, priming/flashing, base coat, and final coat.

Proposal #3: TPO Roof Coating:

We are proposing to coat the TPO roofs on this building with a Ure-A-Sil coating. This is a multi step process very similar to the Acrymax that will involve the same 4 step process with the only difference being the products used. We considered replacement for the TPO roof slopes but decided that a coating was a better option based on the TPO's age and the existence of gutter straps currently mounted on the TPO. We will take special care to reseal all gutter straps with a brush grade sealant prior to the base and finish coat of sealant.

Marasun is Licensed by the state of Maryland Home Improvement Commission and our License Number is 120560 . In Delaware our License number is DE-2022-000005015. We carry full Workers Comp and Liability Insurance at the \$1,000,000, 2,000,000, 1,000,000 level. We would be happy to share our insurance and license information with you if you would like.

We QA your installation all throughout the job and do a final QA after the installation is complete to make sure that your job meets all of our expectations. Our Goal is a 5 star experience for you and a Google 5 star rating for Marasun.

If you have any questions, please give me a call. We always want to provide the best value to our clients.

Kind regards,
Mike Brock



PROPOSED SOLUTION



Proposal 1:

We are proposing to remove your existing shingles and inspect your decking for any rotted wood. We will replace any additional rotted decking at a charge of \$75 per sheet, including labor.

We will install Ice and Watershield, an adhesive backed Rolled Asphalt product at the eaves, valleys, all areas with flashing and all penetrations.

We will then install drip edge on the rakes and eaves of the house.

We will then cover the rest of the roof with Synthetic Underlayment. At this point, the roof is dried in.

We will then install Starter Shingles on eaves of the roof to improve the wind resistance of your new roof.

We will then install the Shingle System.

We will replace all Pipe Boots.

After the shingles are installed, we will install Hip and Ridge Shingles.



Proposal 2:

Acrymax AF 130 Acrylic Elastomeric Coating System for Metal Roofs

1st Visit - The roof surface is pressure washed to remove all dirt, dust, and other foreign contaminants. This step ensures maximum adhesion of the system to the roof substrate. In some cases, the use of a primer may be necessary. Any problem areas found during surface preparation must be properly addressed before the system can be installed such as holes, bubbles and defects in prior coatings.

2nd Visit - We will work out any surface rust and will apply Acrymax PC 125 Rust Inhibitor Primer to any areas that need primer.

3rd Visit - We will roll a base coat of 100% acrylic elastomeric coating (AF130BC) formulated for maximum adhesion.

4th Visit - A top coat of Acrymax AF-130 is then applied to the roof. This 100% acrylic elastomeric coating forms a seamless, flexible, rubber-like seal that provides industry-leading UV protection, reflectivity, weatherability, and resistance to ponding water.



Proposal 3:

Ure-A-Sil Flat Roof Coating Process

1st Visit - The roof surface is pressure washed to remove all dirt, dust, and other foreign contaminants. This step ensures maximum adhesion of the system to the roof substrate. In some cases, the use of a primer may be necessary. Any problem areas found during surface preparation must be properly addressed before the system can be installed such as holes, bubbles and defects in prior coatings.

2nd Visit - All seams, transitions, penetrations, drains, and other flashing details are coated with Urethane Brush-Grade 522. This highly flexible mastic enables the system to withstand the natural expansion and contraction (thermal cycling) of the roof structure. This step of the application process is especially important, as the "details" of a flat roof are the most common spots for leaks to occur.

3rd Visit - A base coat of Aromatic Urethane 520 is then applied to the roof. This step is what sets the Ure-A-Sil system apart from other roof coating systems on the market. This aromatic urethane base layer acts as a primer and provides the system with superior strength, durability, flexibility, and adhesion.

4th Visit - A top coat of Silicone 410 or High-Solids Silicone 412 is then applied to the roof. This silicone top layer not only completes the system, it forms a seamless, flexible, rubber-like seal that provides industry-leading UV protection, reflectivity, weatherability, and resistance to ponding water.



This is our proposed work area for your roof replacement

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

The area outlined in green is the TPO roof area that we will be coating.

The area outlined in pink is the metal roof area that we will be coating.

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

The orange circle represents the addition of a solar vent in this attic space to meet code requirements.

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

The street in front of the structure is our intended area for the dumpster to be placed during the timeframe of your project.

ARCHITECTURAL ROOFING SYSTEM

Description	Qty
OWENS CORNING TRUDEFINITION DURATION	
OWENS CORNING TRUDEFINITION DURATION SHINGLES: Duration® series shingles are unrivaled by any other architectural shingles because they feature our patented surenail® technology	76
OWENS CORNING PROEDGE HIP AND RIDGE: ProEdge® Hip & Ridge shingles provide a clean and consistent look.	4
OWENS CORNING STARTER STRIP: Starter strip shingles provide increased wind resistance to the overall shingle system.	4
OWENS CORNING RHINOROOF GRANULATED ICE AND WATERSHIELD 1.95 SQ Protects a roof from the damaging effects of water intrusion due to wind-driven rain and ice dams because fully adhered roofing underlayment sticks aggressively to the deck surface and forms a watertight seal around fasteners used to install shingles and other roof materials.	4
OWENS CORNING RHINOROOF U20 SYNTHETIC UNDERLAYMENT 10 sq 42" X 286' Long A lightweight, synthetic polymer-based underlayment that outperforms felt and outclasses other synthetics. designed for use on roof decks as a water-resistant layer beneath asphalt roofing shingles.	3
ROOFING ACCESSORIES - FASTENERS, SEALANTS AND PAINT	
MARASUN COMPOUND: 1" STINGER RING SHANK ELECTRO-GALVANIZED NAILS: Cap nails for underlayment installation. This is a warranty requirement for most shingle manufacturers.	1.25
MARASUN COMPOUND: 1 1/4" COIL NAILS: Electro galvanized nails used to fasten down the roofing system	1.5
TRI-BUILT ELASTOMERIC SEALANT Clear	1
MARASUN COMPOUND: ROOF ACCESSORY PAINT: is used to paint flashings and penetrations to match the roof.	1
PIPE BOOTS	
TRI BUILT 1 1/4" TO 3" ADJUSTABLE ROOF PIPE FLASHING BLACK: used to seal around plumbing vents that penetrate through the roof decking. These have a flange that is secured to the deck and the roofing material is installed to create a positive lap creating a proper seal.	1

TRIM & FLASHING MATERIALS

DRIP EDGE - TRI ODE 2": 31

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

TRI BUILT ALUMINUM TRIM COIL 24" X 50': 1

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

MARASUN COMPOUND: ALUMINUM STEP FLASHING 1

Bundle of 50. Covers 20LF

RIDGE AND EAVE VENTILATION

GAF MASTERFLOW GREEN MACHINE HIGH-POWER SOLAR ROOF VENT - 750 CFM: 1

ASPHALT ROOF REPLACEMENT LABOR

ASPHALT ROOF REPLACEMENT 3/12 - 8/12: 2

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

ASPHALT ROOF REPLACEMENT 9/12 - 12/12: 13

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

ASPHALT ROOF REPLACEMENT 13/12 +: 12

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

VENTILATION LABOR

SOLAR ATTIC FAN WITH NEW ROOF: 1

designed to reduce attic temperatures and remove destructive moisture, making your home more comfortable.

CHIMNEY AND CUPOLA LABOR

CHIMNEY FLASHING (MASONRY): 3

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

ROOFING SERVICES

WASTE DISPOSAL FEE: 22

Dump fees for waste disposal.

CATCH-ALL SYSTEM: 1

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

EQUIPTER TRASH MANAGEMENT (DAY): 1

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

Town of Easton: Building Permit 1

Town of Easton: Historic District Building Permit 1

OWENS CORNING WARRANTIES

Lifetime Limited Warranty

Includes all Owens Corning shingles and components

TRU PROtection period of 50 years

no proration of system value

includes tear off and disposal if required

Materials only coverage after 50 years

Blow Off Coverage - 15 Years

StreakGuard Algae Resistance - First 25 Years

Required: Minimum of 3 OC Components

Must be installed by an OC Preferred Contractor. Marasun is an Owens Corning Certified Contractor.

Marasun offers a Limited Lifetime Workmanship Warranty.

Exclusions: Existing skylights, cupolas, HVAC accessories, or any other on roof components that are not replaced by Marasun Roofing.

Quote subtotal	XXXXXXXXXX
Total	XXXXXXXXXX

EXISTING TRIM, FASCIA, SOFFIT, AND GUTTER TO REMAIN

METAL ROOF COATING

Description	Qty
METAL ROOF SOFT WASH	
ROOF SOFT WASH - METAL ROOF: Chemical Soft Wash of the roof. Includes Materials and Labor/SQ	850
SOFT WASH 2ND STORY CHARGE Includes Materials and Labor.	850
ACRYMAX ROOF COATING MATERIALS	
ACRYMAX PC-125 RUST INHIBITIVE PRIMER FOR METAL ROOFS- 1 GALLON	2
ACRYMAX AF-315-1 FIBRATED ELASTOMERIC COATING- 1 GALLON (1 GALLON/1.5SQ) FLASHING GRADE	1
ACRYMAX AF-130BC-5 ELASTOMERIC BASE COATING- 5 GALLON (5 GALLONS/3SQ)	3
ACRYMAX AF-130XT-5 HIGH STRENGTH ELASTOMERIC FINISH COATING (5 GALLONS/3SQ) Code 1: Aluminum Gray, Concrete Gray, White Code 2: Antique White, Barn Red, Black, Bronze, Franklin White, Gray Sky, Iceberg, Manor White, Nuance, Orange Cream, Red, Slate Gray, Smoke Gray, Tan, Terra Cotta, Topiary Green	3
ROOF COATING LABOR	
ROOF PREP FOR ROOF COATING SYSTEM All seams, penetrations, curbs, and parapet wall details are to be flashed using the appropriate brush grade sealant and Rust Inhibitor: Apply a layer of into each seam. Repair all cracks and splits in roof using polyester reinforced fabric and brush grade sealant.	8.5
COATING LABOR - SINGLE LAYER: This is for the labor to roll a single layer of coating product. There will be a layer for prime, base and surface coats depending on the product being installed. Each layer will require a separate visit and this quantity will be the size of the area covered multiplied by the layers/visits required to install the product.	8.5
COATING LABOR - SINGLE LAYER: This is for the labor to roll a single layer of coating product. There will be a layer for prime, base and surface coats depending on the product being installed. Each layer will require a separate visit and this quantity will be the size of the area covered multiplied by the layers/visits required to install the product.	8.5
COATING ACCESSORIES	
FLAT ROOF TPO FRAME ROLLER	2

FLAT ROOF TPO ROLLER COVER	6
FLAT ROOF TPO CHIP BRUSH	2
FLAT ROOF RAGS - 8LB	1
FREIGHT CHARGE	1
The cost of delivery of materials to our warehouse.	

Quote subtotal ██████████

Total ██████████

*EXISTING TRIM, FASCIA, SOFFIT, AND GUTTER
TO REMAIN*

TPO COATING

Description	Qty
Roof Softwash	
ROOF SOFT WASH - FLAT ROOF: Chemical Soft Wash of the roof. Includes Materials and Labor/SQ	690
AMERICAN WEATHERSTAR URE-A-SIL COATING MATERIALS	
<p>URETHANE BRUSH-GRADE 522</p> <p>Urethane Brush-Grade 522 is a high-solids, single-component, moisture-curing polyurethane elastomeric coating. Specifically formulated with a thicker consistency than Urethane 520, Urethane Brush-Grade 522 is a mastic designed to waterproof and protect large gaps and problem areas. 5 Gallon Pail. Suitable substrates include modified bitumen, built-up roofs, single-ply, EPDM, spray polyurethane foam, and concrete roof decks.</p>	1
POLY-1- Reinforcement Fabric - 12" Width x 300' Length	.25
<p>URE-A-SIL AROMATIC URETHANE 520</p> <p>A base coat of Aromatic Urethane 520 is applied to the roof. This step is what sets the Ure-A-Sil system apart from other roof coating systems on the market. This aromatic urethane base layer acts as a primer and provides the system with superior strength, durability, flexibility, and adhesion. Applied at a minimum of 1.5GAL/SQ for 15 Year Full System Warranty and 20 Year Material Warranty. Ordered in 5 Gallon Pail.</p> <p>Type: Single-component moisture cure urethane Viscosity: 2000 cps Elongation: 350% ± 50% Tensile strength: 975 ± 25 psi Volume solids: 70% ± 2% Color: Silver</p>	3

HIGH SOLIDS SILICONE 412

2

A top coat of High-Solids Silicone 412 is then applied to the roof. This silicone top layer not only completes the system, it forms a seamless, flexible, rubber-like seal that provides industry-leading UV protection, reflectivity, weatherability, and resistance to ponding water. Applied at 1.1GAL/SQ for 15 Year Full System Warranty and 20 Year Material Warranty. Ordered in 5 Gallon Pail.

Type: UV resistant elastomeric

Elongation: 170% + 25%

Tensile strength: 450 psi + 50 psi

Volume solids: 92% ± 2%

Color: White, gray, and tan

ROOF COATING LABOR

ROOF PREP FOR ROOF COATING SYSTEM

7

All seams, penetrations, curbs, and parapet wall details are to be flashed using the appropriate brush grade sealant: Apply a layer of into each seam. Repair all cracks and splits in roof using polyester reinforced fabric and brush grade sealant.

COATING LABOR - SINGLE LAYER:

7

This is for the labor to roll a single layer of coating product. There will be a layer for prime, base and surface coats depending on the product being installed. Each layer will require a separate visit and this quantity will be the size of the area covered multiplied by the layers/visits required to install the product.

COATING LABOR - SINGLE LAYER:

7

This is for the labor to roll a single layer of coating product. There will be a layer for prime, base and surface coats depending on the product being installed. Each layer will require a separate visit and this quantity will be the size of the area covered multiplied by the layers/visits required to install the product.

COATING ACCESSORIES

FLAT ROOF TPO FRAME ROLLER

2

FLAT ROOF TPO ROLLER COVER

6

FLAT ROOF TPO CHIP BRUSH

2

FLAT ROOF RAGS - 8LB

1

FREIGHT CHARGE

1

The cost of delivery of materials to our warehouse.

Quote subtotal

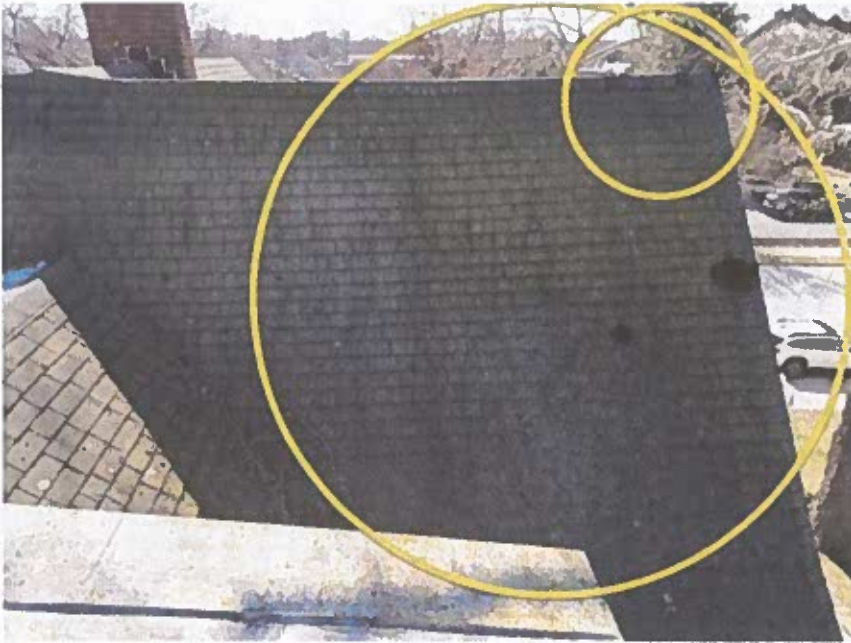
██████████

Total

██████████

ALL EXISTING TRIM, FASCIA, SOFFIT, AND GUTTER TO REMAIN

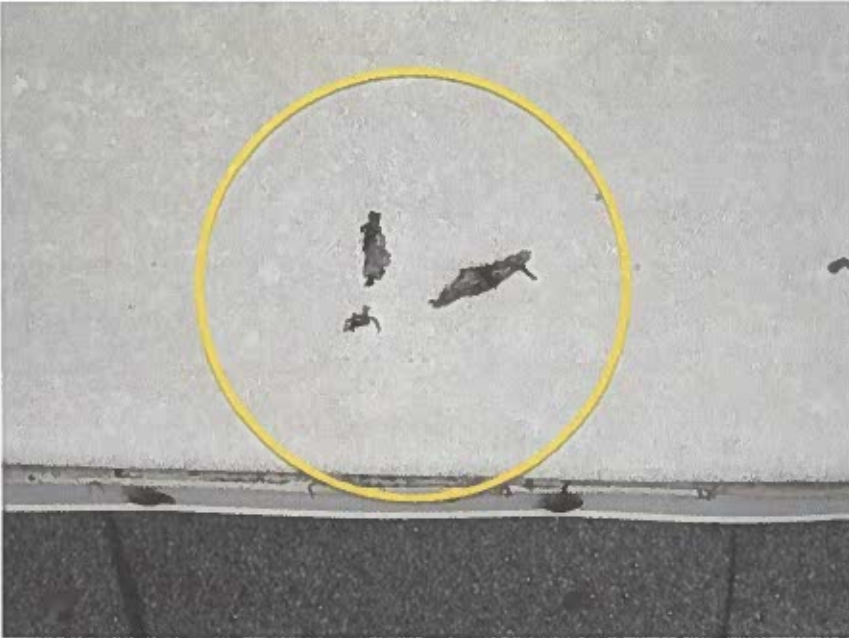
INSPECTION



Many of your roof slopes have granular loss. These granules are essential because they protect the roof from the sun, rain, and other harsh weather conditions. Without granules, your shingles absorb more heat, making your home less energy efficient. Water can seep into exposed areas, leading to leaks, mold, and costly structural damage. Once enough granules are lost, the roof will fail much sooner than expected.



Because they sit at the highest point of your roof, ridge caps take the most impact from wind, rain, hail, and sun exposure. Over time, they can crack, curl, or even break off. Damaged or missing ridge caps create weak points where water can seep in, leading to leaks and structural damage. They also help hold the roof together—if they fail, wind can lift surrounding shingles and cause more widespread damage.

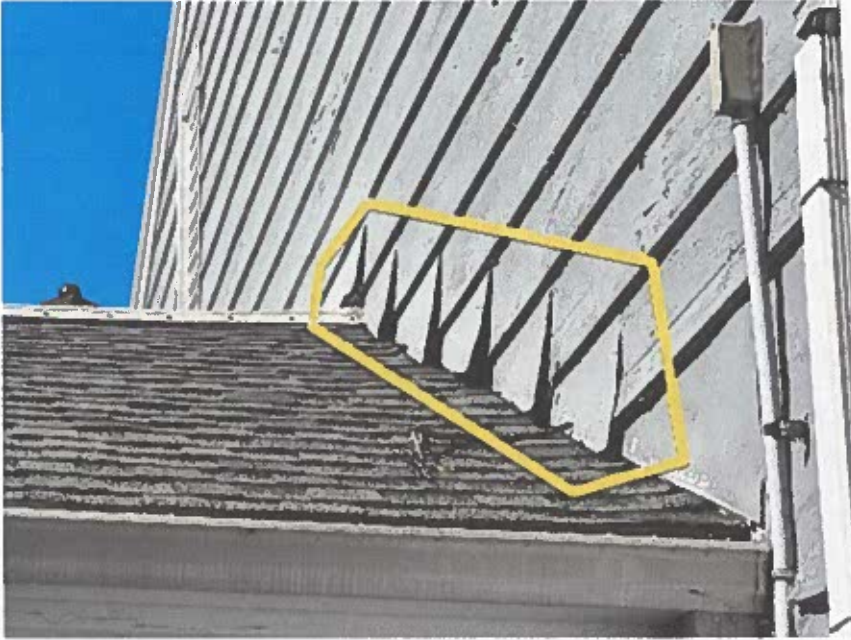


There are several spots on the TPO flat roofs where the membrane has been ripped or torn, allowing water to penetrate into the decking.

This can be sealed with a layer of brush grade sealant, a layer of fiber reinforced flashing material, covered by another layer of brush grade sealant.



When shingles start to cup or curl, it means they're reaching the end of their lifespan. This occurs due to prolonged exposure to the sun, moisture, and temperature changes, which cause the shingles to dry out and lose their flexibility. Curled shingles can no longer lay flat, making them more prone to wind damage, leaks, and even blowing off in a storm. Once shingles start curling, they can't properly protect your roof, which increases the risk of water damage inside your home.



Over time, metal flashing can rust or corrode, creating openings for water to seep through. If the flashing wasn't installed correctly or if it has worn out, gaps can form where water can get in. Sometimes, the caulking or sealant around the flashing deteriorates, letting water slip behind it. As the house settles or shifts, it can cause flashing to loosen, leaving gaps. When step flashing fails, water can seep into the walls or attic, leading to leaks, mold growth, and even structural damage over time.*



These black areas are caused by the shingles shrinking to the point where significant rot damage is being caused due to water infiltration.

Ure-A-Sil®

ROOF RESTORATION SYSTEM

The Ultimate Flat Roof Restoration Solution

The Ure-A-Sil Roof Restoration System is the ultimate solution to restore and protect a variety of flat roof surfaces including modified bitumen, smooth and gravel BUR, EPDM, single-ply, concrete decks, and spray polyurethane foam. It combines the industry-leading durability and adhesion qualities of Aromatic Urethane 520 with the unsurpassed UV protection and weatherability of Silicone 410 or High-Solids Silicone 412.

The Ure-A-Sil System offers facility managers and property owners a variety of money-saving benefits. It does more than just stop leaks—it effectively reduces maintenance costs, lowers building energy consumption, improves performance, and extends service life. Best of all, the Ure-A-Sil System costs significantly less than a conventional roof replacement.

Basic Uses

The Ure-A-Sil Roof Restoration System is a versatile and durable application designed to restore and protect a wide range of commercial and industrial roof substrates from weathering and moisture intrusion. It is especially effective as a protective coating membrane for entire roof surface, to use for spot repair, and to provide additional protection for flashing.

Features/Benefits

- Stops leaks and vastly improves performance
- Costs significantly less than a total roof replacement
- Substantially reduces maintenance and energy costs
- Extends service life by restoring the existing roof membrane
- Industry-leading UV stability, reflectivity, and durability
- Cures to form a seamless, watertight membrane
- Long-term StarGard Warranty plans available
- Provides minimal interruption to business

Suitable Substrates

- Built-Up Roofs
- Concrete
- EPDM
- Modified Bitumen
- Single-Ply
- Spray Polyurethane Foam



SURFACE PREPARATION

To ensure maximum adhesion, the roof is pressure washed to remove all dirt, dust, debris, and other foreign contaminants.

1

SEAMS/DETAILS

All seams and flashing details are coated with Urethane Brush-Grade 522 to help withstand the expansion and contraction of the roof structure.

2

BASE COAT

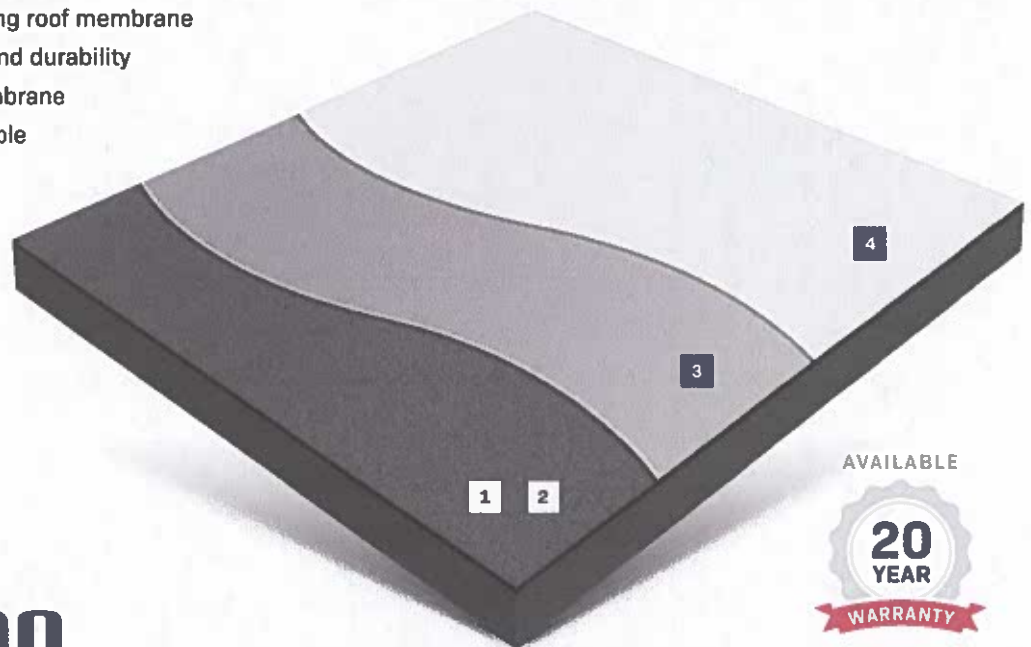
A base coat Aromatic Urethane 520 acts as a primer and provides the system with excellent strength, durability, flexibility, and adhesion.

3

TOP COAT

A top coat of Silicone 410/High-Solids Silicone 412 forms a seamless rubber-like membrane and provides industry-leading UV protection, reflectivity, and resistance to ponding water.

4



AVAILABLE



QUICK SPEC

ADHESION TEST

To ensure a successful application, an adhesion test is recommended to ensure maximum adhesion of the Aromatic Urethane 520 base coat to the existing roof substrate(s).

PRE-INSPECTION

Before system application, pre-inspect the roof for necessary repairs. The inspection should include, but not be limited to:

- HVAC flashing
- Proper drainage
- Seams, terminations, reglets
- Roof penetrations
- Water leakage
- Sign or display anchorage
- Drains and location of drains
- Parapet roof detail
- Wet or damp insulation
- Coping and flashing

INSTALLATION TIPS

- All roof surfaces to be coated must be properly cleaned and prepared. Pressure washing at 3000-4000 psi is recommended.
- Existing coatings must be checked for proper adhesion. Before application, any loosely adhered coating must be removed and bare surfaces must be prepared, cleaned, and checked for compatibility. In some cases, the use of a primer may be necessary.
- Silicone 410, High-Solids Silicone 412, and Aromatic Urethane 520 may be applied using medium nap roller, synthetic brush, tank spreader, or airless spray equipment.
- Apply Aromatic Urethane 520 base coat to clean, dry, sound surfaces free of contaminants and other foreign matter.
- Depending on temperature and humidity, allow 6-12 hours for urethane base coat to cure. Allow 2-8 for silicone top coat to cure. For technical assistance, contact your American WeatherStar Field Representative for more information.

TECHNICAL DATA

SILICONE 410	
Solids by Volume	69% ± 2
Elongation	318%
Tensile Strength	500 psi
Reflectivity	84%
Emissivity	.85

HIGH-SOLIDS SILICONE 412	
Solids by Volume	96% ± 2
Elongation	170 ± 25
Tensile Strength	450 ± 50
Reflectivity	Initial .87
Emissivity	Initial .89

AROMATIC URETHANE 520	
Solids by Volume	70% ± 2
Elongation	350 ± 50%
Tensile Strength	975 ± 25 psi
Viscosity	2,000 cps

Please see product data sheets for complete technical data.

SUBSTRATE	TERM	BASE COAT	INTERMEDIATE COAT	INTERMEDIATE COAT	TOP COAT	TOTAL DFT*
BUR Modified Bitumen	12 years	Urethane 520	-	-	Silicone 410/412	30
	15 years	Urethane 520	-	-	Silicone 410/412	35
	20 years	Urethane 520	Silicone 410/412	-	Silicone 410/412	40
EPDM Single-Ply	12 years	Urethane 520	-	-	Silicone 410/412	25
	15 years	Urethane 520	-	-	Silicone 410/412	30
	20 years	Urethane 520	Silicone 410/412	-	Silicone 410/412	35
Concrete	12 years	Urethane 520	Urethane 520	-	Silicone 410/412	38
	15 years	Urethane 520	Urethane 520	-	Silicone 410/412	45
	20 years	Urethane 520	Urethane 520	Silicone 410/412	Silicone 410/412	55
Spray Foam	12 years	Urethane 520	-	-	Silicone 410/412	25
	15 years	Urethane 520	-	-	Silicone 410/412	30
	20 years	Urethane 520	Silicone 410/412	-	Silicone 410/412	35

*Dry film thickness (DFT) is rounded to the nearest mil and is theoretical. Actual DFT varies depending on substrate, application technique, and waste factor.

NOTE: This document is intended as an overview of installation procedures only. Please refer to application guidelines for complete installation information. Published technical information is subject to change without notice. Please visit www.americanweatherstar.com or contact your Field Representative for current technical data.



1. Product Name

Acrymax® AF-130 Elastomeric
Acrylic Roof Coating

2. Manufacturer

Acrymax Technologies Inc.
221 Brooke St.
Media, PA 19063
610-566-7470
800-553-0523
610-891-0834 Fax
www.acrymax.com

3. Product Description

Basic Use

A superior quality 100% acrylic elastomeric coating formulated for superior weatherability and durability. Exhibits outstanding UV resistance and elongation. Used as protective coating or as component of reinforced membrane systems.

Features

- Excellent adhesion
- UV Resistant
- Mildew resistant
- Provides barrier to ultraviolet light to prevent degradation of underlying substrate
- Reflective white and light colors lower roof surface temperatures which can help reduce cooling costs
- Excellent dirt pick-up resistance
- Environmentally friendly waterborne formulation
- Meets all VOC requirements

Sizes

Container sizes are typically 1 and 5 gallon pails and 55-gallon drums.

Colors

AF-130 is available in white, aluminum gray, and other

standard Acrymax colors (*see Acrymax color chart*), Custom colors are available by special order.

Limitations

Successful coating applications require proper selection of coating system for specific application. Comply with manufacturer's recommendations. Adequate and thorough surface

preparation is required. Elastomeric coating systems are designed for application to smooth surfaces. Do not apply when rain, fog, or freezing temperatures are possible within 24 hours after application or when temperature can fall below the dew point before coating can dry. Acrymax coatings should only be applied to sound and properly prepared surfaces and

4. TECHNICAL DATA

Typical Properties (Liquid Coating)

Weight per Gallon	12.1 +/- .3 lbs.	ASTM D1475
% Solids by Weight	66.9 +/- 2	ASTM D2369
% Solids by Volume	50.8 +/- 2	ASTM D2697
Pigment volume concentration	~ 43.0%	
Viscosity	95- 115 kU	ASTM D562
V.O.C.	< 100 g/l	ASTM D3960
pH	8.8 – 9.3	ASTM E70
Flash point	N/A	

Typical Physical Properties (20 mil Cured film)

Low temperature flexibility	Passes 1/8" mandrel bend @ -15°	ASTM D522
Elongation at max stress	240% @ 74° F 80% @ 0° F	ASTM D2370
Elongation at break	245% @ 74° F 130% @ 0° F	ASTM D2370
Tensile Strength at max stress	240 psi @ 74° F 700 psi @ 0° F	ASTM D2370
Tensile Strength at break	230 psi @ 74° F 700 psi @ 0° F	ASTM D2370
Recovery after 25% elongation	65%	ASTM D412
Permeability (20 mil film)	<20 perms	ASTM D1653
Accelerated Weathering	1000 hours No cracking or checking	ASTM G154
Approvals	Consult manufacturer for information on approvals of various products by industry agencies or other entities.	

should not be applied over wet insulation.

5. Installation

Preparation: All surfaces must be clean and free of dirt, dust, oil, and other contaminants that can interfere with adhesion. Power washing is recommended to insure a clean surface. Primers should be used as appropriate for the surface to be coated. Consult appropriate system specification or Acrymax for information regarding priming. Priming is not a substitute for proper cleaning.

Application: Acrymax AF-130 can be applied by brush, roller, or spray. Do not thin or dilute. Consult guidelines for specific type of application or substrate to be coated for detailed preparation, application, and coverage information.

Coverage: Acrymax AF-130 should be applied at the minimum rate of 1 to 1.5 gallons per 100 square feet per coat to provide a uniform, pinhole free, and continuous membrane over entire surface. Two coats minimum. If applied over AF-130BC then minimum of one coat required. Material requirements will vary depending on surface condition, service conditions, and the warranty requirements of the specific job. It is suggested that a minimum of 10% be added to calculated material requirements to account for overspray or applicator error to provide for complete and adequate coverage.

Acrymax elastomeric coating systems should be applied to achieve a minimum dry film thickness (dft) of 15 mils. At minimum application rates the elastomeric system will provide a reflective and or protective coating. For waterproofing applications the applied dry film thickness of the coating should be

30 mils or more. Polyester reinforcement fabric should be used if necessary. When reinforcement is used minimum membrane thickness should be 40-45 mils. See specific system application guidelines or consult Acrymax for detailed information and material requirements.

Drying Time: Drying time depends on temperature, direct sunlight, air movement, relative humidity, dew point, etc. and can vary considerably. Allow minimum of 2 hours between coats. Do not apply at temperatures below 45°F or when rain, fog, or freezing temperatures are possible within 24 hours after application. It is the responsibility of the applicator or foreman on the job to determine if present and forecast weather conditions are acceptable for application of waterborne coatings.

Clean-up: Clean up with soap and water before coating dries. Waterborne coatings will not redissolve after drying, so pumps and other application equipment must be cleaned immediately following use and before coating dries.

6. Availability and Cost

Acrymax coatings are available from Acrymax and through select distributors throughout the United States.

Cost information may be obtained from through the manufacturer at the number listed in section 2.

7. Warranty

Limited Material Warranty: Since Acrymax does not control the application of its products, or the condition of the surfaces to which they are applied; Acrymax's liability will under no circumstances exceed replacement of the product proven defective. Acrymax limited material warranty is available when all materials are used in strict accordance with all

of Acrymax's requirements and recommendations. Acrymax's sole responsibility under this limited material warranty is for defective material and Acrymax's only obligation shall be to either replace, or refund the purchase price of, the materials or part thereof proven to be defective. No statement by anyone may supersede this limited material warranty, except when done in writing by Acrymax's Technical Service Office in Media, PA. Specific projects that meet certain requirements may qualify for extended or system warranties. Consult Acrymax for complete warranty information.

8. Maintenance

Periodic inspections are advised for all projects. An occasional cleaning and/or recoating of surfaces may be required depending on environmental conditions to which material is exposed. Repair as necessary.

9. Technical Services

Factory service personnel offer design assistance and technical support. For technical assistance, contact Acrymax.

10. Disclaimer

The technical data and suggestions for use contained in this document and Acrymax published product information are believed to be true and accurate as of the date of issuance. The statements contained in these product information publications do not constitute a warranty, expressed or implied, as to the performance of these products. All technical information is subject to change without notice.

Publication: AF-130 Product Data (Rev. 2) Date: 02-01-06

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Read and comply with Material Safety Data Sheet