



## Historic District Commission MEETING AGENDA

Monday, January 12, 2026 - 6:00 PM  
Council Chambers, Easton Town Office  
14 S Harrison Street

### Call to Order

- 1) Approval of the Agenda for January 12, 2026.

### Old Business

- 1) **Application Number:** 2025 - 1442 / HD 25 - 32  
**Applicant:** Rauch Inc.  
on behalf of For All Seasons  
**Location:** 300 Talbot Street (For All Seasons)  
Tax Map 0104, Grid 00EA, Parcel 1874  
**Zoning District:** CG  
**Historic Status:** Non contributing  
**Request:** Amendment to previously approved exterior alterations including the installation of a 6' wooden privacy fence.

On May 12, 2025 the Commission granted a Certificate of Appropriateness for the replacement of all exterior doors in kind, the replacement of two (2) rooftop HVAC units, and the addition of nine (9) flat skylights.

### New Business

- 1) **Application Number:** 2025 - 1624 / HD 26 - 03  
**Applicant:** Latrish Oseko  
**Location:** 123 S. Locust Lane  
Tax Map 0104, Grid 00EA, Parcel 1857  
**Zoning District:** R-7A  
**Historic Status:** Contributing  
**Request:** Fence installation.
- 2) **Application Number:** 2025 - 1622 / HD 26 - 01  
**Applicant:** Ronald Newnam  
on behalf of TG LLC

**Location:** 224 N. Aurora Street  
Tax Map 0103, Grid 00EA, Parcel 0685,  
Lot 1B  
**Zoning District:** R-7A  
**Historic Status:** Contributing  
**Request:** Approval for the replacement of the  
front porch steps.

An unpermitted work notice was issued  
after it was discovered that the existing  
steps were replaced without a building  
permit or a Certificate of  
Appropriateness.

3) **Application Number:** 2025 - 1623 / HD 26 - 02  
**Applicant:** Gordon Architects  
on behalf of George Gordan and  
Elizabeth Casquero  
**Location:** 204 S. Harrison Street  
Tax Map 0105, Grid 00EA, Parcel 2113  
**Zoning District:** R-10A  
**Historic Status:** Contributing  
**Request:** Replacement of the side yard fence.

On February 26, 2024 the Commission  
granted a Certificate of Appropriateness  
for the replacement of the damaged  
sections of the wooden privacy fence  
facing Wilson Alley (application 2024-  
1126).

4) **Application Number:** 2025 - 1625 / HD 26 - 04  
**Applicant:** Crosby & Associates, LLC  
**Location:** 52 S. Washington Street (Foundation of  
Hope Inc.)  
Tax Map 0104, Grid 0000, Parcel 1463,  
Lot 2  
**Zoning District:** CB  
**Request:** **The construction of a new two-story  
commercial training facility has been  
withdrawn from the January 12, 2026  
Historic District Commission agenda.**

5) **Application Number:** 2025 - 1626 / HD 26 - 05  
**Applicant:** Rosin Creek Collaborative  
on behalf of Bethel A.M.E. Church

**Location:** 110 S. Hanson Street (Bethel A.M.E. Church)  
Tax Map 0104, Grid 00EA, Parcel 1915  
**Zoning District:** R-7A  
**Historic Status:** Contributing  
**Request:** Replacement of the first-floor windows with single-pane TDL wood windows, and the installation of new exterior storm windows.

**Discussion Item**

**Approval of Minutes**

- 1) Approval of the Draft Decision Summary from the December 22, 2025 Meeting.

**Administrative Approval**

**Consent Docket**

**Adjournment**



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

## Historic District Commission Staff Report

Meeting Date: 1/12/2026

**Staff Contact:** Nicholas Johnson AICP, Town Planner, [njohnson@eastonmd.gov](mailto:njohnson@eastonmd.gov)

**Property Address:** 300 Talbot Street

**Applicant:** Benjamin VanNest on behalf of For All Seasons

**Application Number:** 2025-1442

**Code Enforcement Case:** Yes  No

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### Project Description:

The applicant is proposing to remove and replace approximately 130 linear feet of wooden privacy fencing located to the south of the primary structure. The new fence will be a six-foot tall shadowbox style, wood fence. The applicant will also install approximately 215 feet of new fencing running parallel to Towers Lane. This fence will be six feet in height but will drop to four feet in height once it comes within 25 feet of the property line.

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### Historic District Guidelines:

#### Guideline 14. Perimeter Walls and Fences

- c. New walls and fences should be consistent with the setback of the subject building and adjacent properties.
- d. New walls and fences must adhere to the height, material, and replacement requirements outlined in Easton's zoning ordinances.
- e. New fences and perimeter walls should be appropriate to the character of the district. Concrete block and stucco finishes are not likely to be approved, particularly in locations visible from the public right-of-way. Simple, unobtrusive fences in traditional designs in powder coated steel or aluminum or wood picket fences are most appropriate. Note: Vinyl fences will not be approved.

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### 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...



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

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:



<b>TAX ID</b>		<b>ADDRESS</b>		<b>OWNER NAME</b>			
2101006827		300 TALBOT ST		FOR ALL SEASONS, INC.			
<b>YEAR BUILT</b>		<b>PHYSICAL CONDITION</b>					
1957		EXCELLENT					
<b>ARCHITECTURAL STYLE</b>				<b>ADDITION(S)</b>			
COLONIAL REVIVAL							
<b>NHL DISTRICT</b>	<b>NR DISTRICT</b>	<b>NR LISTED</b>	<b>MEETS NR CRITERIA</b>	<b>1980 NR RATING</b>	<b>MD INVENTORY</b>	<b>CONTRIBUTING</b>	<b>NC CODE</b>
				H		N	AGE
<b>NOTES</b>							
BUILT AFTER 1941 PERIOD OF SIGNIFICANCE.							



**Town of Easton**  
 Planning and Zoning  
 14 S. Harrison Street Easton, MD 21601  
**HISTORIC DISTRICT COMMISSION**  
**CERTIFICATE OF APPROPRIATENESS**

**Meeting Date:** 5/12/2025  
**Application Number:** 2025-1442  
**Location:** 300 Talbot Street  
**Applicant:** Rauch Inc.

**Request:** The Applicant is seeking approval for multiple exterior alterations including the in-kind replacement of all exterior doors, the installation of nine (9) low-profile Velux skylights, and the replacement of two (2) rooftop HVAC units.

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

5 - Demby, Brophy, Bateman, Carey, Startt

If the scope of work changes and or the materials and methods used are contrary to that understood by the application and any supplemental information provided, the work shall not continue until such time that the Commission is notified and said differences are considered and approved by the Commission.

“A Certificate of Appropriateness shall lapse upon the expiration of the corresponding Building Permit. For applications that require a building permit but for which none is issued, this Certificate of Appropriateness shall lapse six (6) months after issuance. In the event a building permit is not required, the Certificate of Appropriateness shall lapse six (6) months from its issuance if substantial work is not underway. For good cause shown, this period may be extended by the Commission”.

In the event than any party is aggrieved by a decision of the Commission, the party has the right of appeal to the Board of Zoning Appeals in accordance with Article XIII of the Zoning Code. Appeal requests must be filed within thirty (30) days from the date of the Commission decision. Further appeal may be taken to the Circuit Court for Talbot County.

**Prior to start of work please contact the Building Inspection Department at 410 822 2525 to ensure all required building permits have been obtained. Also, please reach out to the Building Inspection department to ensure your project complies with the Town of Easton’s building codes.**

*Nicholas Johnson*  
 \_\_\_\_\_  
 Representative, Historic District Commission

6/16/2025  
 \_\_\_\_\_  
 Date



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

Application #:	2025 - 1442
Date Received:	12/31/2025
Fee Paid:	-
HDC Meeting Date:	01/12/2026
Date Property Posted:	01/05/2026

## 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:

Contributing   
  Non-Contributing   
 YEAR BUILT:    
 NATIONAL REGISTAR #

**PROPERTY INFORMATION**

OWNER NAME:

TELEPHONE NO.       EMAIL

**Applicant or Agent**

NAME:

TELEPHONE NO.       EMAIL

Description of Proposal (include additional sheets, as necessary)

Replacement of a wood privacy fence around the rear parking lot, with an extension which continues to the termination of the parking lot at Higgins Street. The existing fence is approximately 130 feet in length, the new fence will extend an additional 215 feet approximately. Extent of replaced fence along the neighboring property will be shadowbox style to match existing, the extension along Towers Lane will be picket-style with cap at 6'-0" tall, dropping to 4'-0" at Higgins Street in order to comply with setbacks. A 36" gate will provide access to the front side yard. The neighbor has provided written consent to this work.

- Specific Requirements**
- The payment of fees is due at the time of application submittal.  
 As of December 27, 2022, the fees are as follows:  
 Commercial - \$200      Residential - \$75      Signs - \$75      Staff Approval \$25
  - Provide 2 hard copies plus 1 digital copy of the application and all supplemental information.
  - Disclose any easements or deed restrictions pertaining to the property and any improvements including the details of said easements or restrictions.
  - Disclose any tax credits and or grants being considered for the project.
- The Historic District Commission (HDC) reserves the right to request reasonable additional information or design drawings that further clarify proposals. In cases where professional design services are warranted, the HDC may require the applicant to retain a licensed design consultant. If the applicant or their designee is not present for the scheduled meeting the Commission may elect to refrain from discussing and voting on the scheduled agenda item. Any modifications during review shall warrant an updated application.**

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

<b>Signature of Applicant or Agent</b>	<input style="width: 400px;" type="text" value="Ben VanNest"/>
<b>Date</b>	<input style="width: 100px;" type="text" value="12/31/2025"/> <input style="width: 300px;" type="text"/>
<b>Printed Name of Applicant or Agent</b>	<input style="width: 400px;" type="text" value="Benjamin VanNest"/>



# Historic District Commission Application Checklist

Revised December 2022

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

## Requirements:

The payment of fees is due at the time of application submittal. As of December, 2022, the fees are as follows:

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

The application submitted shall include 4 copies plus 1 digital.

## All Applications to Include:

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

## New Construction / Addition

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

## Renovations

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

## Windows

**Restoration of existing windows is the 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

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

## Landscaping & Trees

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

## Fence

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

## Demolition

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

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

## Other

- Attach all documentation supporting request

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

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

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



**Historic District Commission**

**For All Seasons Headquarters**

Fence Construction

300 Talbot Street

Historic Commission

12/31/2025



South Aurra Street view – West Elevation

Historic District Commission Members,

We at Rauch Inc., on behalf of For All Seasons Inc., request approval for work to be completed on the above property.

There is an existing fence in the parking lot area that we are proposing to replace and extend. The existing fence is an approximately 6'-0" tall treated wood shadowbox style. The proposed fence will be a 6'-0" tall board-on-board treated wood style (see example below).

The existing primary structure was constructed after the 1941 period of significance and is non-contributing.



Satellite view – Extent of new & existing fencing -

The existing fence line shown in **RED**, proposed fence shown in **GREEN**, and the shaded square in **PURPLE** will be a 36" wood gate constructed to match the fence walls. See annotated site plan for more information.



South Aurora Street view – West Elevation



View of fence from Aurora



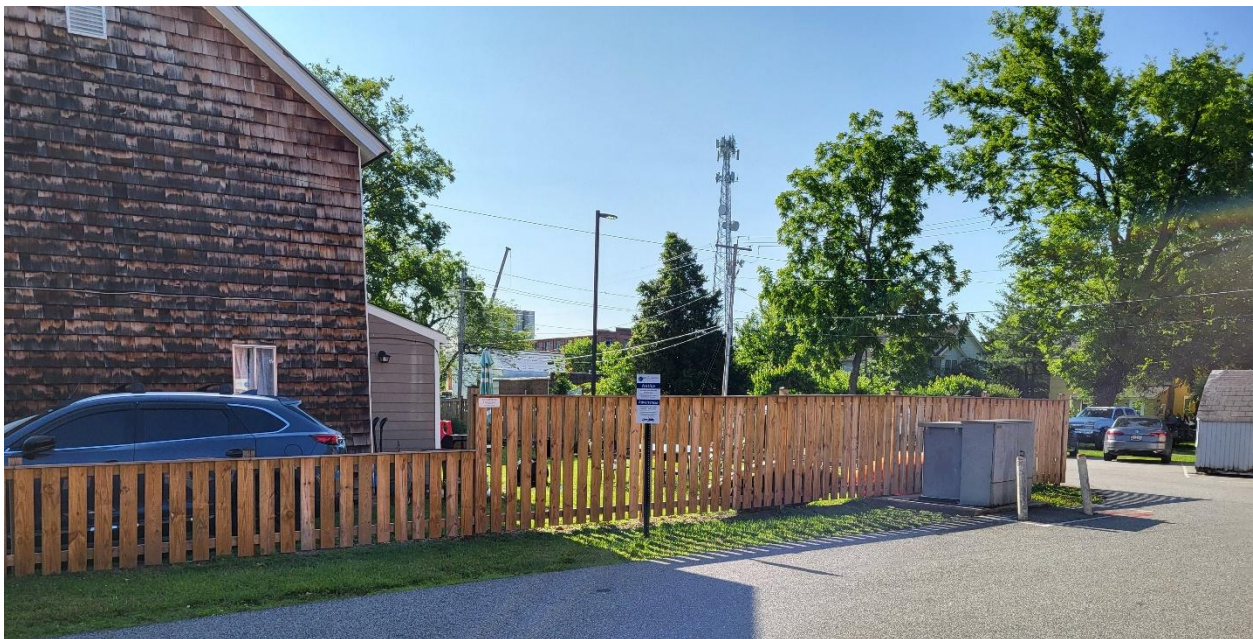
Talbot Street / parking lot view



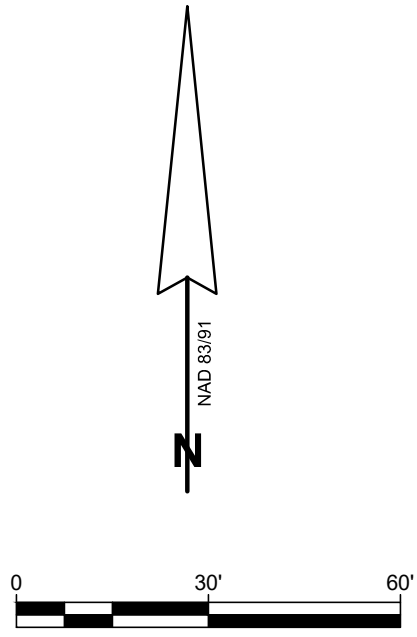
Parking lot view – Southeast & utility entrance area



Parking lot view from S. Higgins



View of neighbor's fence from Talbot St.



**LEGEND**

- N/F DENOTES NOW OR FORMERLY
- (S) DENOTES SEWER MANHOLE
- (C) DENOTES SEWER CLEANOUT
- (E) DENOTES ELECTRIC MANHOLE
- (U) DENOTES UTILITY POLE
- (GW) DENOTES GUY WIRE
- (EM) DENOTES ELECTRIC METER
- (WM) DENOTES WATER METER
- (TP) DENOTES TELEPHONE PEDESTAL
- (GM) DENOTES GAS METER
- (YI) DENOTES STORM DRAIN/YARD INLET
- (S) DENOTES SIGN
- (B) DENOTES BOLLARD
- (HP) DENOTES HANDICAPPED PARKING
- (X) DENOTES FENCE LINE

**NOTES**

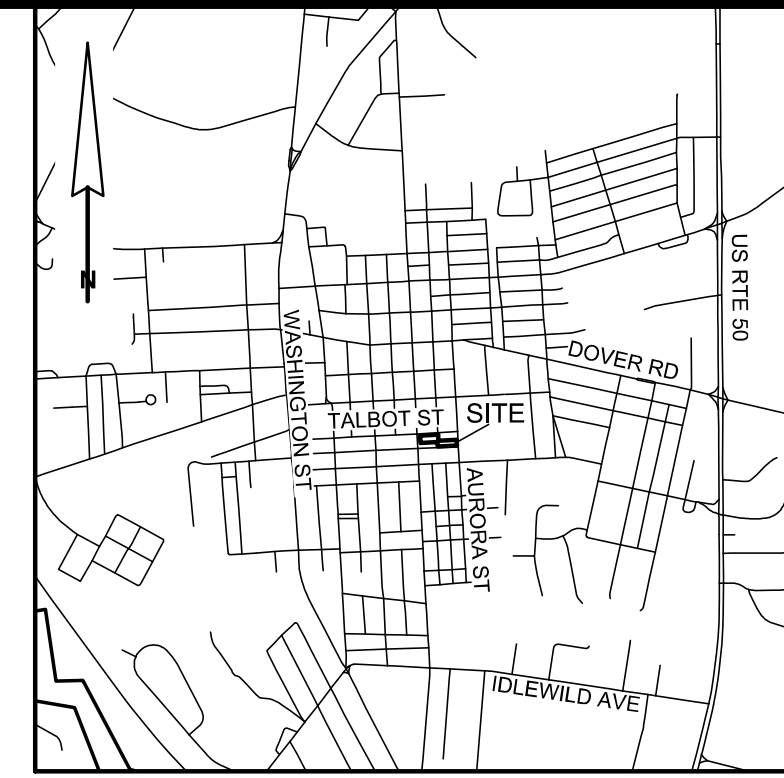
CURRENT OWNER  
FOR ALL SEASONS INC.  
300 S. TALBOT STREET  
EASTON, MD 21601

PROPERTY LOCATION  
TAX MAP 104, GRID EA, PARCEL 1874

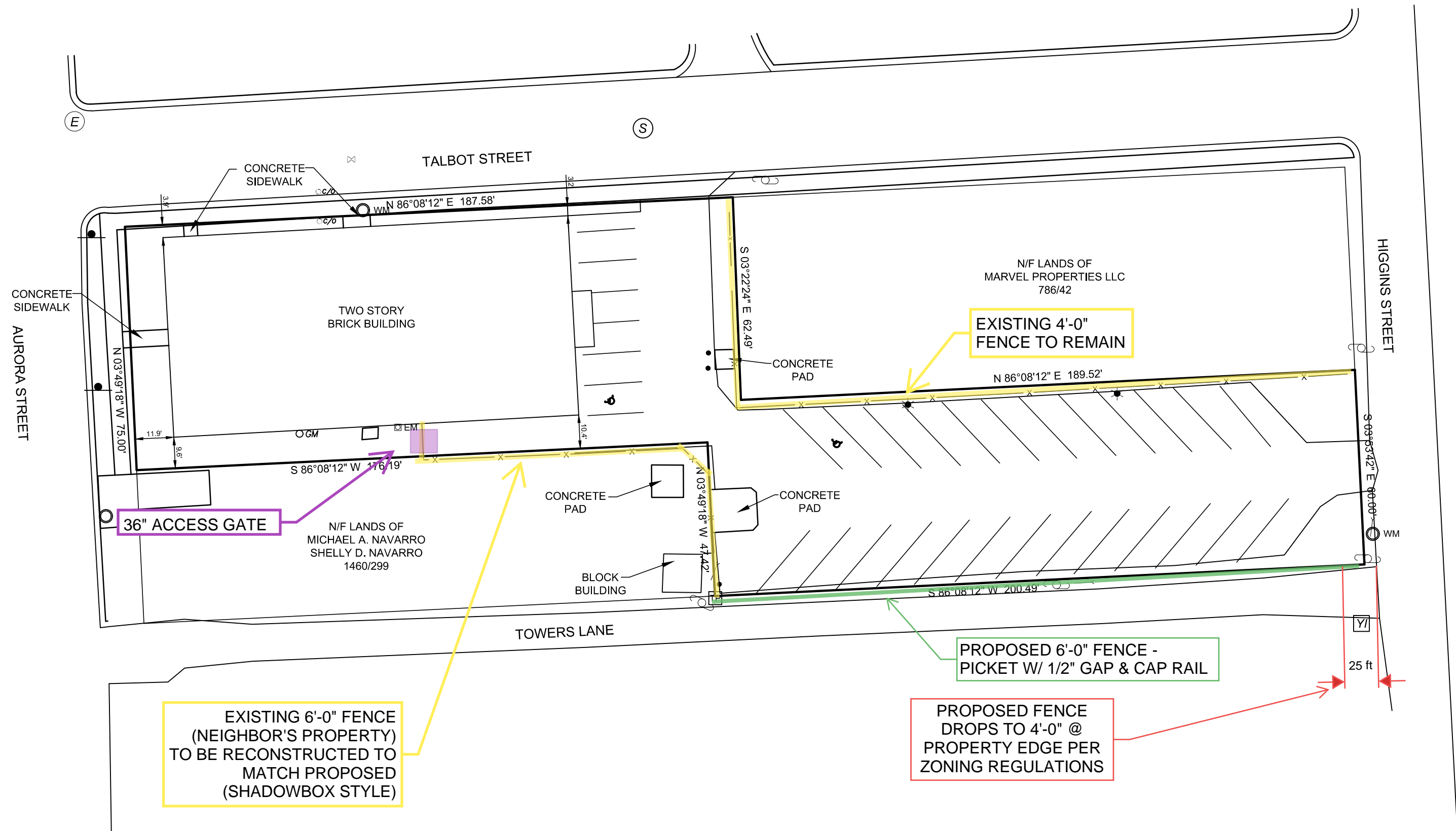
DEED REFERENCE 1511/250

PROPERTY IS ZONED "CG" - GENERAL  
COMMERCIAL DISTRICT

BUILDING SETBACKS  
FRONT - 25'  
SIDE - 10'  
REAR - 15'



VICINITY MAP  
SCALE: 1" = 2,000'



EXISTING CONDITIONS

ON THE LANDS OF

**FOR ALL SEASONS, INC.**

TAX MAP 104, GRID EA, PARCEL 1874

IN THE TOWN OF EASTON, FIRST ELECTION DISTRICT, TALBOT COUNTY, MARYLAND

PREPARED FOR: FOR ALL SEASONS, INC

**RAUCH** INC.  
engineering design &  
development services

office: 410.770.9081 | fax: 410.770.3667  
email: design@raucheng.com | web: www.raucheng.com  
address: 106 N. Harrison St - Easton, MD 21601

DRAWN BY T. COCHRAN	
SCALE 1" = 30'	
DESIGNED BY B. VANNEST	
DATE DEC. 2025	
APPROVED BY	
DATE	REVISION
SHEET NO 1 OF 1	





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

## Historic District Commission Staff Report

Meeting Date: 1/12/2026

**Staff Contact:** Nicholas Johnson AICP, Town Planner, [njohnson@eastonmd.gov](mailto:njohnson@eastonmd.gov)

**Property Address:** 123 S Locust Lane

**Applicant:** Latrish Oseko

**Application Number:** 2025-1624

**Code Enforcement Case:** Yes  No

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### Project Description:

The applicant is proposing to install approximately 108 linear feet of new 6-foot-tall wood fencing in the rear yard. The fence will be located in the rear yard along the rear property line and portions of the north and south side property lines.

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### Historic District Guidelines:

#### Guideline 14. Perimeter Walls and Fences

- c. New walls and fences should be consistent with the setback of the subject building and adjacent properties.
- d. New walls and fences must adhere to the height, material, and replacement requirements outlined in Easton's zoning ordinances.
- e. New fences and perimeter walls should be appropriate to the character of the district. Concrete block and stucco finishes are not likely to be approved, particularly in locations visible from the public right-of-way. Simple, unobtrusive fences in traditional designs in powder coated steel or aluminum or wood picket fences are most appropriate. Note: Vinyl fences will not be approved.

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### Staff Recommendation:

Staff supports a Commission **approval** of this application as submitted. The proposed fence is a simple, unobtrusive style and is consistent with other fences approved by the HDC. Fences of this height are exempt from the setback requirements of the Zoning Ordinance and are permitted to be installed up to the property line.

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### Draft Motions:

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



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

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

OR

3. I move an alternate motion.



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

**Appendix A: 2012 Easton Historic District Survey Sheet**

*Note\* This structure went through extensive renovations in 2022 as part of the Town's Housing on the Hill Initiative.*

**EASTON HISTORIC DISTRICT SURVEY**

PROPERTY #:  
 \_\_\_\_\_

Picture:



<b>TAX ID</b>		<b>ADDRESS</b>		<b>OWNER NAME</b>			
2101015400		123 S LOCUST LANE		JENKINS, BERNICE			
<b>YEAR BUILT</b>		<b>PHYSICAL CONDITION</b>					
1900		FAIR-DETERIORATING					
<b>ARCHITECTURAL STYLE</b>				<b>ADDITION(S)</b>			
NATIONAL FOLK				NONE APPARENT			
<b>NHL DISTRICT</b>	<b>NR DISTRICT</b>	<b>NR LISTED</b>	<b>MEETS NR CRITERIA</b>	<b>1980 NR RATING</b>	<b>MD INVENTORY</b>	<b>CONTRIBUTING</b>	<b>NC CODE</b>
				B		Y	
<b>NOTES</b>							
2/2 + 6/6 WOODEN WINDOWS + WOOD WINDOW + DOOR SURROUNDS. PORCH REBUILT WALLS SHEATHED IS ASBESTOS SHINGLES.							



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

## Renovated Structure – Source: Google Maps





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

Application #:	
Date Received:	
Fee Paid:	
HDC Meeting Date:	
Date Property Posted:	

# HISTORIC DISTRICT COMMISSION HEARING APPLICATION

APPLICATION TYPE  
 (PLEASE CIRCLE)

- ROOFING
- DEMOLITION
- SIGNAGE
- FENCING
- EXTERIOR ALTERATIONS
- OTHER

PROPERTY INFORMATION

ADDRESS: 123 South Locust Lane Easton MD 21601

YEAR BUILT: \_\_\_\_\_

OWNER NAME: Latrish Osisko EMAIL: \_\_\_\_\_

TELEPHONE NO: \_\_\_\_\_

Applicant or Agent NAME: Latrish Osisko EMAIL: \_\_\_\_\_

TELEPHONE NO: \_\_\_\_\_

Description of Proposal (include additional sheets, as necessary)

Install log of 6 tall Pressure treated Vertical Board fence 1x6 Boards, 4x4 Posts Pressure treated Black Post caps (1) single Gate Approx 5' wide x 6' H Arched Vertical Board cut sheets 1x6 Pickets, 2x4 support Runners, Post 4x4x9, Post 5x5x6 Gate 6x6, Hinges 10" Ice Hinges, Latch Black thumb latch

Specific Requirements: Installed August 25 - September 25

- The payment of fees is due at the time of application submittal. As of December 27, 2022, the fees are as follows: Commercial - \$200 Residential - \$75 Signs - \$75 Staff Approval \$25
  - Provide 3 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

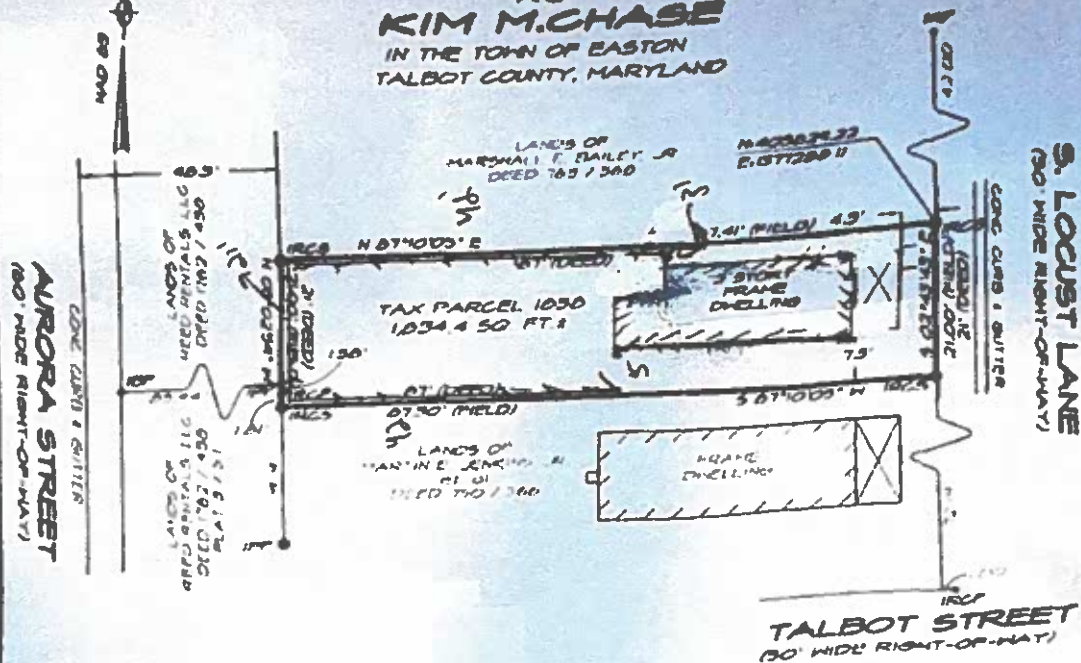
Signature of Applicant or Agent: Latrish Osisko

Date: \_\_\_\_\_

Printed Name of Applicant or Agent: Latrish Osisko

Revised 4.4.2022

**BOUNDARY SURVEY**  
ON THE LANDS OF  
**WADDELLA CHASE THOMAS**  
AND  
**KIM M. CHASE**  
IN THE TOWN OF EASTON  
TALBOT COUNTY, MARYLAND



THIS PLAT HAS BEEN PREPARED BY ME PERSONALLY OR UNDER MY RESPONSIBLE CHARGE AND COMPLIES WITH THE REQUIREMENTS AS SET FORTH IN REGULATIONS 04.13.06.03 & 04.13.06.12 OF THE MARYLAND MINIMUM STANDARDS OF PRACTICE FOR SURVEYORS. MY MARYLAND PROFESSIONAL LAND SURVEYOR LICENSE IS CURRENT WITH AN EXPIRATION DATE OF FEBRUARY 10, 2017.

**GENERAL NOTES**

1. PROPERTY, 135 S. LOCUST LANE ADDRESS, EASTON, MARYLAND 21601
2. TAX MAP, 104, PARCEL 1050
3. THE LAND SHOWN HEREON LIES WITHIN FLOOD ZONE "X", AS SHOWN ON P.I.R.M. 24041C0108AD DATED JULY 20, 2016.
4. DEED REFERENCE, 2007/516
5. IRCS DENOTES IRON ROD WITH CAP SET
6. IRCF DENOTES IRON ROD WITH CAP FOUND
7. IIPF DENOTES IRON PIPE FOUND
8. IBF DENOTES IRON BAR FOUND

DATE: 2/2/17

SCALE: 1" = 20'

DRAWN BY: DAVE

JOB NO. 17001

(800) 486-4283

MHIC # 9615 #9615-01 #9615-02  
D.C. # 2116

# LONG FENCE

Job No. \_\_\_\_\_  
Order No. \_\_\_\_\_  
Customer No. \_\_\_\_\_  
Date 7/19/25



Long Fence Company, Inc.  
1910 Betson Court • Odenton, Maryland 21113  
Ph: (301) 261-3444 • Ph: (410) 793-0600 • Fax: (301) 261-0643  
www.longfence.com



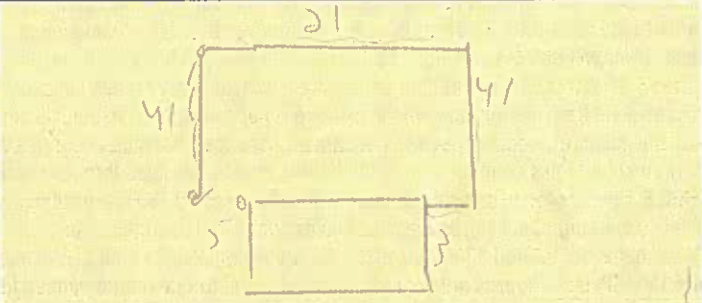
BUYER'S NAME: Latriesta Oscho

STREET: 123 South Locust Ln

CITY: Easton ST: MD ZIP: 21601

COUNTY: Talbot MAP Page/Grid: \_\_\_\_\_

HM PH: \_\_\_\_\_ WK PH. MR. \_\_\_\_\_  
CELL: \_\_\_\_\_ MS. \_\_\_\_\_



Long Fence Company, Inc. (herein called Seller) proposes to furnish materials, labor and equipment to install a

Tool 4 1/2" at 6 1/2" Pressure treated vertical board  
1/2" cap board 1 1/2" boards  
Tulsa Construction  
4 1/2" Post 8 1/2" Post Cap  
10 1/2" x 6 1/2" SW x 6 1/2" Arch bed

**Estimated Monthly Investment**  
\_\_\_\_\_ Per Month  
With Approved Credit

**PLEASE PAY OUR FOREMAN**

Additional Information or Remarks: <u>Includes All discounts &amp; Sale</u> <u>Customer to obtain own permit</u>	Total Contract Price	<u>4358</u>
	Deposit With Order	
	Due on Day Materials are Delivered	
	Due on Day of Substantial Completion And/or Balance Financed	<u>4358</u>

Work to begin approximately 7/19/25; Work to be completed approximately 7/19/25.  
This projection is contingent upon obtaining approved financing, permits, H.O.A., and other conditions beyond Seller's control.

Estimate valid for 30 days for purpose of acceptance by the buyer.  
Buyer agrees to pay for the goods, services and installation referred to above in accordance with the terms of this Agreement.  
Buyer acknowledges that before Buyer signed this Agreement, Seller submitted the Agreement to Buyer with all blank spaces filled in and that buyer had a reasonable opportunity to examine it and that thereafter a legible executed and completed copy thereof was delivered to Buyer. Buyer has read and understands both the front and reverse side of this Agreement, and agrees to the terms and conditions as set forth herein.

Long Fence Company, Inc. \_\_\_\_\_ Buyer(s) Latriesta Oscho 7/19/2025  
(Sales Representative's Signature) (Signature) Date  
Leonard J White 83297  
Sales Representative's Printed Name License No. (Signature) Date

**BUYER'S RIGHT TO CANCEL:** You, the buyer, may cancel this transaction at any time prior to midnight of the 5th business day after the date of this transaction, or midnight of the 7th business day after the date of this transaction if you are 65 years of age or older. If you cancel within the time period noted above, the seller may not keep any of your cash down payment.



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

## Historic District Commission Staff Report

Meeting Date: 1/12/2026

**Staff Contact:** Nicholas Johnson AICP, Town Planner, [njohnson@eastonmd.gov](mailto:njohnson@eastonmd.gov)

**Property Address:** 224 N Aurora Street

**Applicant:** Ronald Newnam on behalf of TG LLC

**Application Number:** 2025-1622

**Code Enforcement Case:** Yes  No

---

### Project Description:

The applicant is seeking an after-the-fact approval for the replacement of the existing front porch steps located on the north side of the porch. The front porch of this contributing duplex has two sets of steps. The steps on the south side are concrete while the steps on the north side were painted wood. The new steps are constructed of pressure treated lumber and will be painted grey to match the front porch.

---

### Historic District Guidelines:

#### Guideline 64. Preserve Historic Porches

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

#### Guideline 65. Make Sensitive Replacements

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

---

### Staff Analysis:

The proposal to replace the existing wood front porch steps with new wood steps would seemingly be consistent with Guideline 65b. However, this is complicated by the fact that this



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

front porch has two sets of front steps (one concrete, and one wood). Neighboring structures have a variety of different porch step materials including brick, concrete, and wood. The Commission will need to determine which material is most appropriate for use on this particular structure.

---

**Draft Motions:**

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



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

## Appendix A: 2012 Easton Historic District Survey Sheet

### EASTON HISTORIC DISTRICT SURVEY

PROPERTY #:

Picture:



<b>TAX ID</b>		<b>ADDRESS</b>		<b>OWNER NAME</b>			
2101013289		222 N AURORA ST		TG LLC			
<b>YEAR BUILT</b>		<b>PHYSICAL CONDITION</b>					
1910		FAIR					
<b>ARCHITECTURAL STYLE</b>				<b>ADDITION(S)</b>			
ITALIANATE INFLUENCE				NONE APPARENT			
<b>NHL DISTRICT</b>	<b>NR DISTRICT</b>	<b>NR LISTED</b>	<b>MEETS NR CRITERIA</b>	<b>1980 NR RATING</b>	<b>MD INVENTORY</b>	<b>CONTRIBUTING</b>	<b>NC CODE</b>
						Y	
<b>NOTES</b>							
ONE OF 2 UNUSUAL CONCRETE BLOCK + FRAME DUPLEXES. THIS IS THE BETTER PRESERVED OF THE TWO							

RECEIVED

DEC 15 2025

HD 26 - 01



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

TOWN OF EASTON

Application #: 2025 - 1622
Date Received: 12/15/2025
Fee Paid: \$75.00
HDC Meeting Date: 01/12/2026
Date Property Posted: 01/05/2026

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 224 N AURORA Contributing Non-Contributing YEAR BUILT: NATIONAL REGISTAR #

PROPERTY INFORMATION

OWNER NAME TGLUC TELEPHONE NO. EMAIL

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

NAME RONALD NEWMAN TELEPHONE NO. EMAIL

Description of Proposal (include additional sheets, as necessary)

Replicate Front porch steps with same material 2x6 treated 1x6 front new stair risers all to be painted grey exactly like the old steps

Specific Requirements

- The payment of fees is due at the time of application submittal. As of July 1, 2025, the fees are as follows: Commercial - \$200 Residential - \$75 Signs - \$75 Staff Approval \$25 Provide 2 hard copies plus 1 digital copy of the application and all supplemental information. Disclose any easements or deed restrictions pertaining to the property and any improvements including the details of said easements or restrictions. Disclose any tax credits and or grants being considered for the project.

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

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

Signature of Applicant or Agent Date Printed Name of Applicant or Agent RONALD NEWMAN

Revised 4.4.2022







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

## Historic District Commission Staff Report

Meeting Date: 1/12/2026

**Staff Contact:** Nicholas Johnson AICP, Town Planner, [njohnson@eastonmd.gov](mailto:njohnson@eastonmd.gov)

**Property Address:** 204 S Harrison Street

**Applicant:** George Gordon

**Application Number:** 2025-1623

**Code Enforcement Case:** Yes  No

---

### Project Description:

The applicant is proposing to remove approximately 24 linear feet of wooden privacy fencing located within the side yard. A new picket style fence will be constructed in the same location. The new fence will be 5.25 feet in height and will incorporate a decorative gate.

---

### Historic District Guidelines:

#### Guideline 14. Perimeter Walls and Fences

- c. New walls and fences should be consistent with the setback of the subject building and adjacent properties.
- d. New walls and fences must adhere to the height, material, and replacement requirements outlined in Easton's zoning ordinances.
- e. New fences and perimeter walls should be appropriate to the character of the district. Concrete block and stucco finishes are not likely to be approved, particularly in locations visible from the public right-of-way. Simple, unobtrusive fences in traditional designs in powder coated steel or aluminum or wood picket fences are most appropriate. Note: Vinyl fences will not be approved.

---

### Staff Recommendation:

Staff supports a Commission **approval** of this application as submitted. Fences of this height are exempt from the setback requirements of the Zoning Ordinance and are permitted to be installed up to the property line within rear and side yards.

---

### Draft Motions:

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



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

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

OR

3. I move an alternate motion.



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

**Appendix A: 2012 Easton Historic District Survey Sheet**

**EASTON HISTORIC DISTRICT SURVEY**

PROPERTY #:

Picture:



<b>TAX ID</b>		<b>ADDRESS</b>		<b>OWNER NAME</b>			
2101016407		204 S HARRISON ST		RADCLIFFE, STACEY E			
<b>YEAR BUILT</b>		<b>PHYSICAL CONDITION</b>					
1890		EXCELLENT					
<b>ARCHITECTURAL STYLE</b>				<b>ADDITION(S)</b>			
QUEEN ANNE				NONE APPARENT			
<b>NHL DISTRICT</b>	<b>NR DISTRICT</b>	<b>NR LISTED</b>	<b>MEETS NR CRITERIA</b>	<b>1980 NR RATING</b>	<b>MD INVENTORY</b>	<b>CONTRIBUTING</b>	<b>NC CODE</b>
				B		Y	
<b>NOTES</b>							
VINYL SIDING + REPLACEMENT WINDOWS BUT GENERALLY INTACT. FISH SCALE SHINGLES IN FRONT SIDE PORCH GABLES + SEMICIRCULAR TOWER CONCRETE BLOCK FOUNDATION SUGGESTS EITHER NEW TDR OR HOUSE POSSIBLY 20TH CENTURY. DETAIL INSPECTION NOT POSSIBLE. MODERN GARAGE.							



**Town of Easton**  
 Planning and Zoning  
 14 S. Harrison Street Easton, MD 21601 410-822-1943  
**HISTORIC DISTRICT COMMISSION**  
**CERTIFICATE OF APPROPRIATENESS**

**Meeting Date:** 2/26/2024  
**Application Number:** 2024-1126  
**Location:** 204 S Harrison Street  
**Applicant:** George Gordon

**Request:** The applicant is proposing to replace the damaged sections of the existing wooden privacy fence facing Wilson Alley. The proposed fence will be a six (6) foot tall wooden privacy fence in the same location as the existing fence.

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

FOR: 6 - Demby, Brophy, Bateman, Greer, Pezor, Stuart

If the scope of work changes and or the materials and methods used are contrary to that understood by the application and any supplemental information provided, the work shall not continue until such time that the Commission is notified and said differences are considered and approved by the Commission.

“A Certificate of Appropriateness shall lapse upon the expiration of the corresponding Building Permit. For applications that require a building permit but for which none is issued, this Certificate of Appropriateness shall lapse six (6) months after issuance. In the event a building permit is not required, the Certificate of Appropriateness shall lapse six (6) months from its issuance if substantial work is not underway. For good cause shown, this period may be extended by the Commission”.

**Prior to start of work please contact the Building Inspection Department at 410 822 2525 to ensure all required building permits have been obtained. Also, please reach out to the Building Inspection department to ensure your project complies with the Town of Easton’s building codes.**

*Nicholas Johnson*  
 \_\_\_\_\_  
 Representative, Historic District Commission

3/12/24  
 \_\_\_\_\_  
 Date



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

Application #: 2025-1623
Date Received: 12/15/2025
Fee Paid: \$75.00
HDC Meeting Date: 01/12/2026
Date Property Posted: 01/05/2026

### HISTORIC DISTRICT COMMISSION HEARING APPLICATION

**APPLICATION TYPE**  
(PLEASE CIRCLE)

ROOFING	DEMOLITION	SIGNAGE	<b>FENCING</b>	OTHER
NEW CONSTRUCTION/ADDITION		EXTERIOR ALTERATIONS		

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

**PROPERTY INFORMATION**

ADDRESS: 204 S. Harrison Street

Contributing     Non-Contributing    YEAR BUILT: 1880?    NATIONAL REGISTAR # N/A

**PROPERTY INFORMATION**

OWNER NAME: Elizabeth Casqueiro - George Gordon

TELEPHONE NO. \_\_\_\_\_ EMAIL \_\_\_\_\_

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

NAME: N/A

TELEPHONE NO. \_\_\_\_\_ EMAIL \_\_\_\_\_


Description of Proposal (include additional sheets, as necessary)

Replace an existing fence in the side yard with a new fence.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

- 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 Guid " . . . . "

Signature of Applicant or Agent: 

Date: 15 December 2025

Printed Name of Applicant or Agent: George Gordon



# 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.
- 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.

## Renovations

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

## Windows

**Restoration of existing windows is the 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

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

## Landscaping & Trees

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

## Fence

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

## Demolition

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

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

## Other

- Attach all documentation supporting request

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

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

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

# Casqueiro/Gordon Residence

204 S. Harrison Street  
Easton, Maryland 21601

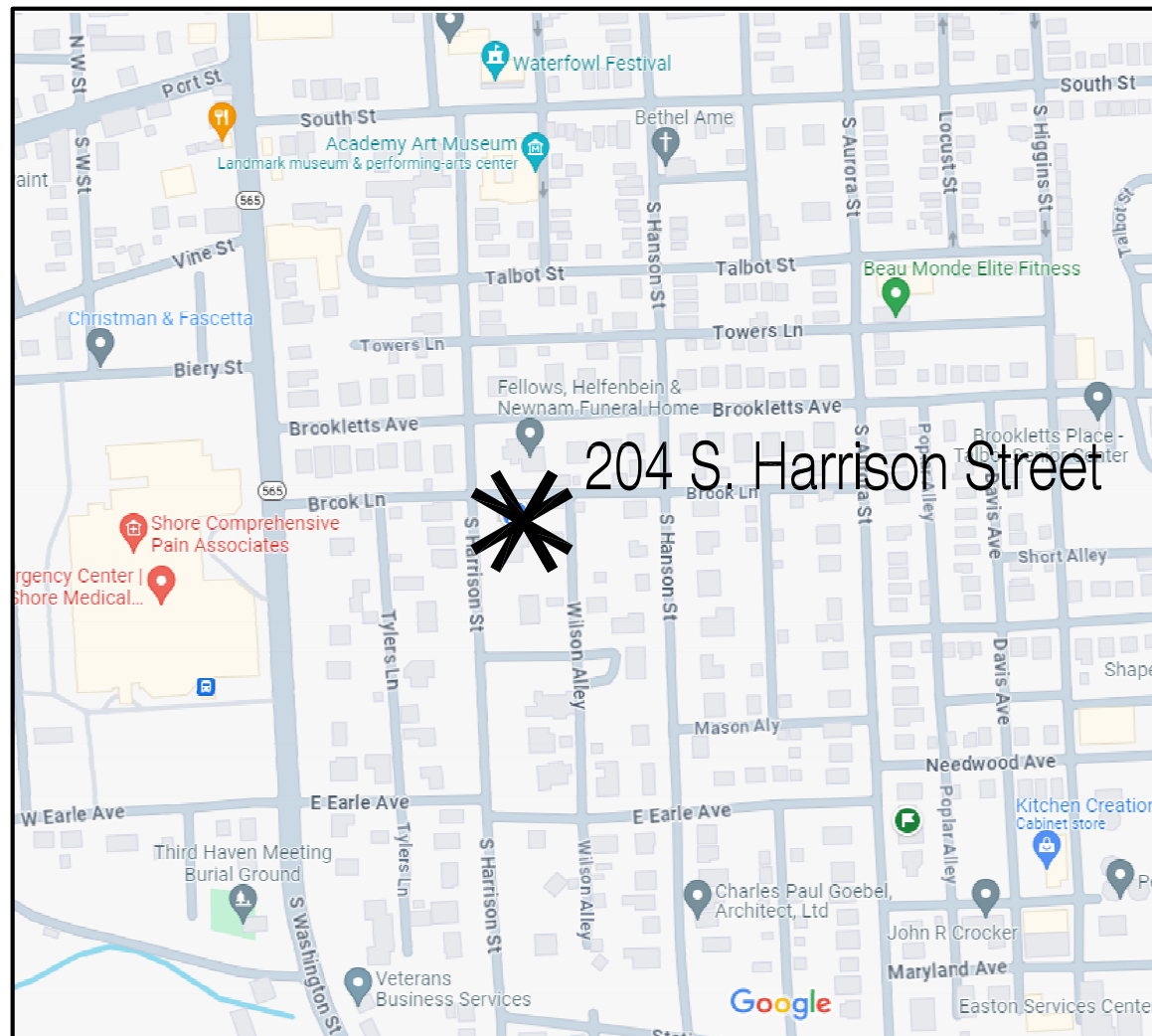
## Fence Replacement

**GORDON**  
architects  
A Professional Corporation

1032 WISCONSIN AVE, NW  
WASHINGTON, DC 20007

THIS DRAWING, THE DESIGNS INDICATED, THE FORMAT AND THE ARRANGEMENTS ARE THE PROPERTY OF GORDON ARCHITECTS AND PROTECTED BY COPYRIGHT LAWS

### LOCATION MAP



### WORK DESCRIPTION

WORK CONSISTS OF REPLACEMENT OF FRONT YARD FENCE, SOUTH SIDE OF DWELLING.

### SYMBOLS

- PLAN DETAIL REFERENCE  
DETAIL REFERENCE SHEET NUMBER
- ELEVATION REFERENCE  
DETAIL REFERENCE SHEET NUMBER
- SECTION REFERENCE  
DETAIL REFERENCE SHEET NUMBER
- EXISTING WALL TO BE REMOVED
- EXISTING WALL TO REMAIN
- NEW BRICK WALL
- NEW CMU WALL
- NEW STUD WALL

### INDEX OF DRAWINGS

#### ARCHITECTURE:

- 0001 COVER SHEET
- 0002 SURVEY
- 0003 EXIST. & PROPOSED PHOTOS
- A001 FENCE PLANS
- A002 FENCE ELEVATION & DETAILS

### GENERAL NOTES

1. DO NOT SCALE DRAWINGS.
2. CONTRACTOR MUST VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS PRIOR TO DEMOLITION, CONSTRUCTION / FABRICATION OF ANY ITEMS.
3. CONTRACTOR SHALL REQUEST CLARIFICATION IN THE EVENT THAT IF HE DISCOVERS ANY UNFORESEEN CONDITIONS NOT COVERED BY THESE DRAWINGS, NOTES, AND SPECIFICATIONS.
4. CONTRACTOR SHALL VERIFY EXACT LOCATIONS OF ALL UNDERGROUND UTILITIES, INCLUDING EXISTING WATER, SEWER, AND STORM MAINS PRIOR TO BEGINNING HIS WORK AND SHALL MAKE CERTAIN THAT ALL CONNECTIONS CAN BE MADE.
5. CONTRACTOR SHALL COORDINATE ALL TRADES.
6. ALL DEBRIS IS TO BE REMOVED FROM THE SITE.
7. ALLEY AND / OR STREETS / SIDEWALK SHALL BE SWEEPED CLEAN AT ALL TIMES DURING EXCAVATION AND CONSTRUCTION.
8. ANY STOCKPILING, REGARDLESS OF LOCATION SHALL BE STABILIZED AND COVERED WITH PLASTIC OR CANVAS, AFTER ITS ESTABLISHMENT AND FOR DURATION OF PROJECT.
9. ALL DIMENSIONS ARE TO FINISH FACE UNLESS NOTED OTHERWISE.
10. MECHANICAL FASTENING TO STOREFRONT / WINDOW SYSTEM IS NOT PERMITTED.
11. PROPERLY SEAL ALL EXTERIOR PENETRATIONS TO PREVENT MOISTURE INFILTRATION INTO BASE BUILDING ELEMENTS.
12. ANY ROOF CURBS, OR PENETRATIONS MUST BE A MINIMUM OF 18" OF FLASHING, AND SUBMITTED FOR LANDLORD REVIEW.
13. NO PLUMBING IS PERMITTED IN THE LANDLORD DEMISING PARTITION. CONTRACTOR IS TO FURR OUT DEMISING WALL FOR ALL PLUMBING PIPES AND VENT STACKS WHEN NECESSARY.
14. NO MECAHNICAL FASTENERS ARE PERMITTED ON THE CURTAIN WALL OR WINDOW SYSTEMS.

### APPLICABLE CODES

MBPS Residential Code 2021

**Casqueiro/Gordon Residence**  
 204 S. Harrison Street  
 Easton, Maryland 21601

#### REVIEWS / REVISIONS

NO.	DESCRIPTION	DATE.
1	Fence Permit Filing	16 Dec. 2025

Cover Sheet

SCALE: AS NOTED

PROJECT NUMBER GA 2502

DATE: 16 December 2025

0001

**Casqueiro/Gordon Residence**  
204 S. Harrison Street  
Easton, Maryland 21601

REVIEWS / REVISIONS

NO.	DESCRIPTION	DATE.
1	Fence Permit Filing	16 Dec. 2025

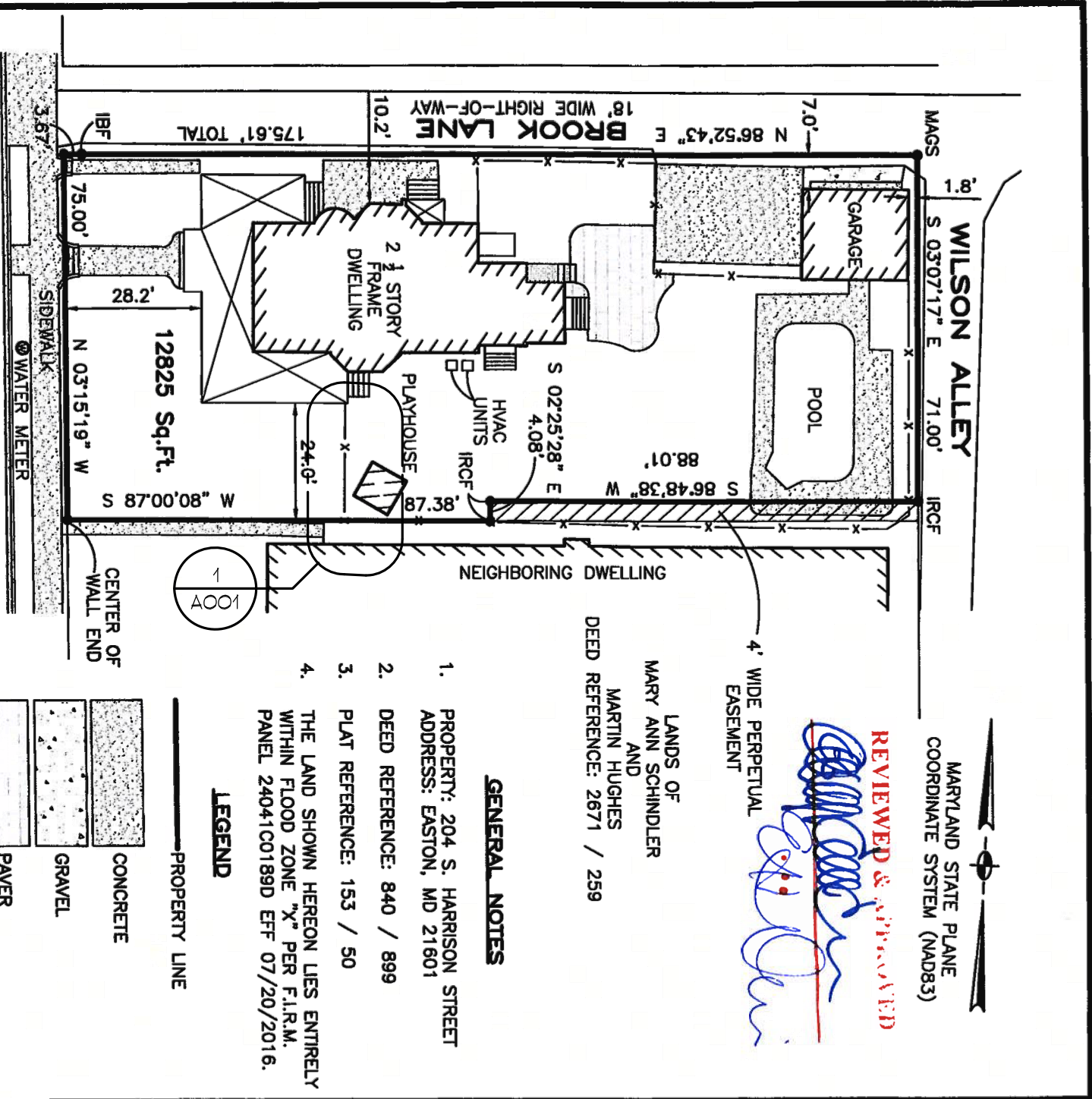
Property Survey Sheet

SCALE: AS NOTED

PROJECT NUMBER GA 2502

DATE: 16 December 2025

**0002**



THIS PLAT HAS BEEN PREPARED BY ME PERSONALLY OR UNDER MY RESPONSIBLE CHARGE AND COMPLIES WITH THE REQUIREMENTS AS SET FORTH IN REGULATION 09.13.06.12 OF THE MARYLAND MINIMUM STANDARDS OF PRACTICE FOR SURVEYORS. MY MARYLAND PROFESSIONAL LAND SURVEYOR LICENSE IS CURRENT WITH AN EXPIRATION DATE OF FEBRUARY 10, 2021.



CHRISTOPHER D. WATERS  
PROFESSIONAL LAND SURVEYOR  
MARYLAND No. 11052

*[Signature]*  
DATE

**SURVEYOR CERTIFICATION**

**PLAT SHOWING**

THE LANDS OF  
**STACEY E. RADCLIFFE**  
AND  
**DAVID M. LEFFINGWELL**

TAX MAP: 105, GRID: 00, PARCEL 2113  
IN THE TOWN OF EASTON, TALBOT COUNTY, MARYLAND  
Date: 08/03/20 Scale: 1" = 30' Proj.No.: 2825

**DAVIS, BOWEN & FRIEDEL, INC.**  
ARCHITECTS ENGINEERS SURVEYORS

EASTON, MARYLAND (410) 770-4744  
SALESBURY, MARYLAND (410) 543-9091  
MILFORD, DELAWARE (302) 424-1441

Casqueiro/Gordon Residence  
204 S. Harrison Street  
Easton, Maryland 21601

REVIEWS / REVISIONS

NO.	DESCRIPTION	DATE.
1	Fence Permit Filing	16 Dec. 2025

Fence  
Photos  
Exist/Proposed

SCALE: AS NOTED

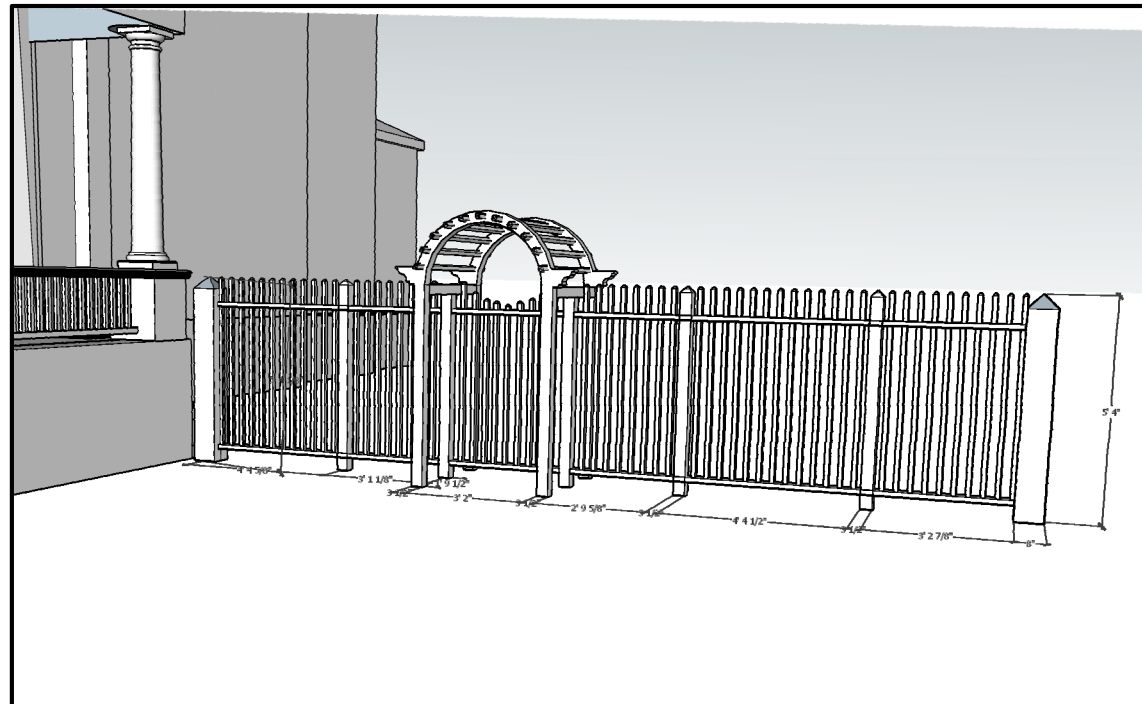
PROJECT NUMBER GA 2502

DATE: 16 December 2025

0003



Existing Fence



Proposed Fence Design





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Casqueiro/Gordon Residence  
204 S. Harrison Street  
Easton, Maryland 21601

REVIEWS / REVISIONS

NO.	DESCRIPTION	DATE
1	Fence Permit Filing	16 Dec. 2025

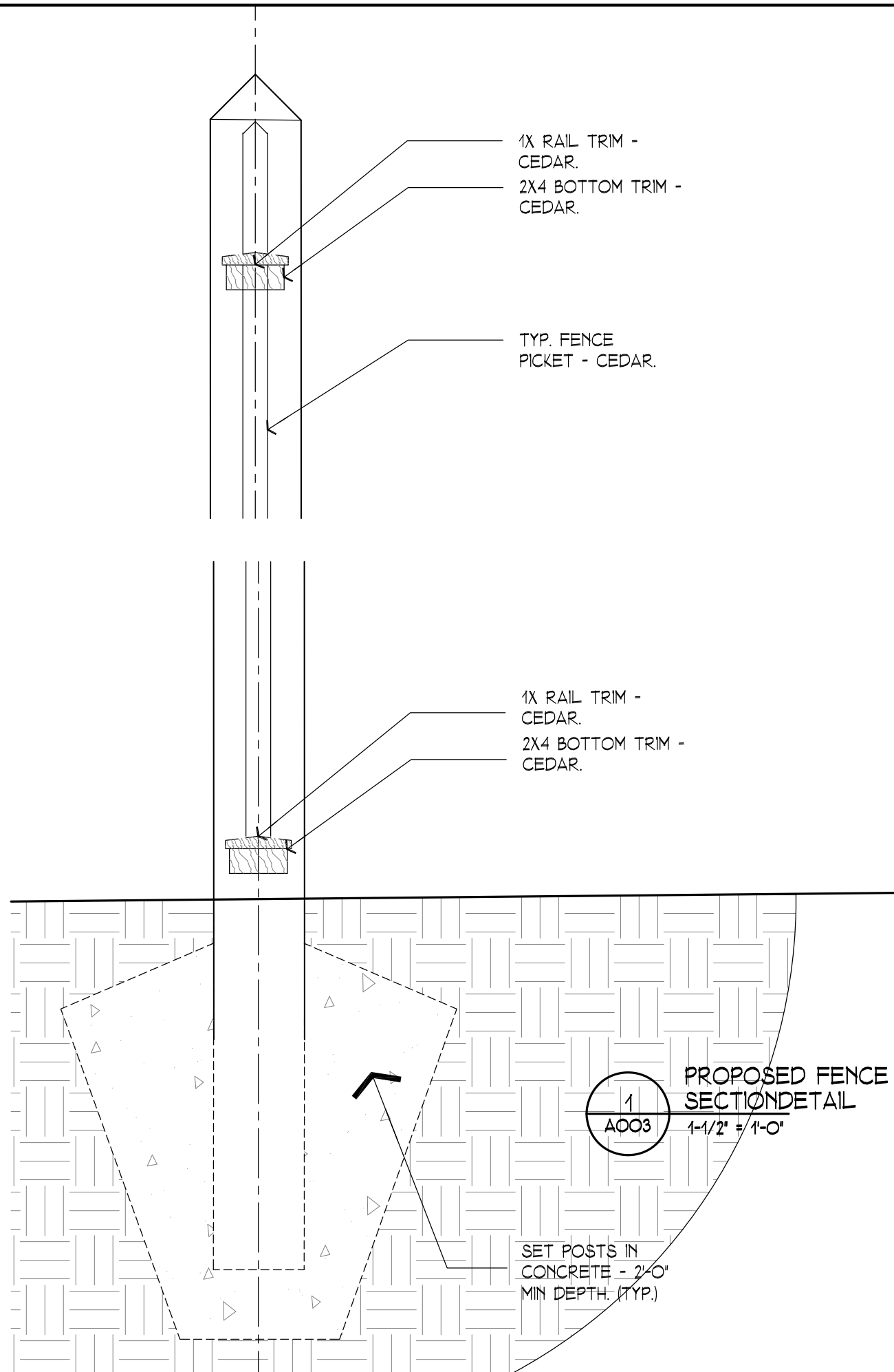
Fence  
Details

SCALE: AS NOTED

PROJECT NUMBER GA 2502

DATE: 16 December 2025

**A003**





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

## **Historic District Commission Staff Report**

Meeting Date: 1/12/2026

**Staff Contact:** Nicholas Johnson AICP, Town Planner, [njohnson@eastonmd.gov](mailto:njohnson@eastonmd.gov)

**Property Address:** 110 S Hanson Street

**Applicant:** Raymond Pagano

**Application Number:** 2025-1626

**Code Enforcement Case:** Yes  No

---

### **Project Description:**

The applicant is proposing to replace twelve (12) non-historic, first floor windows on the north, south, and east elevations. The new windows will be wood with true-divided-light and exterior storm windows.

This property is subject to a preservation easement through the Maryland Historic Trust (MHT) and is considered a contributing structure to the Easton Historic District. The applicant has provided a letter from the MHT approving the proposed work.

---

### **Historic District Guidelines:**

#### **Guideline 1. Preserve Significant Historic Features**

- a. Avoid the removal of historic architectural features and materials. Historic architectural features include large scale characteristics including the building's overall shape, roof form, and fenestration patterns, as well as small-scale features like moldings, brackets, ornaments, and other examples of skilled craftsmanship.
- b. Retain existing historic building materials, including brick and stone masonry, wood shingles and siding, stucco, etc., to the greatest extent possible. Avoid removing historic materials that are in serviceable condition.

#### **Guideline 3. Make Sensitive Replacements**

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



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

**Guideline 90. Make Sensitive Replacements (Windows)**

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

**Guideline 92. Storm Windows**

- a. Detachable wood screens and storm windows were often used in residential and upper floor commercial windows through the first half of the twentieth century. Historic screens and storm windows should be maintained and preserved.
- b. New storm windows and screens should appropriately fit the window to which they are attached. Avoid installing over or undersized storm windows or screens. Install these units to avoid damaging or obscuring historic window surrounds or trim.
- c. Storm windows must have clear, untinted glass.

---

**Staff Recommendation:**

**Staff recommends approval** of the application as submitted. The proposal to replace non-historic windows with wood units and install new storm windows is **consistent with HDC Design Guidelines 90e and 92.**

---

**Draft Motions:**

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



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

**Appendix A: 2012 Easton Historic District Survey Sheet**

**EASTON HISTORIC DISTRICT SURVEY**

PROPERTY #:

Picture:



<b>TAX ID</b>		<b>ADDRESS</b>		<b>OWNER NAME</b>			
2101026445		110 THOROGOOD LANE		BETHEL A. M. E. CHURCH			
<b>YEAR BUILT</b>		<b>PHYSICAL CONDITION</b>					
1877*		VERY GOOD					
<b>ARCHITECTURAL STYLE</b>				<b>ADDITION(S)</b>			
GOTHIC REVIVAL				2-STORY REAR SECTION			
<b>NHL DISTRICT</b>	<b>NR DISTRICT</b>	<b>NR LISTED</b>	<b>MEETS NR CRITERIA</b>	<b>1980 NR RATING</b>	<b>MD INVENTORY</b>	<b>CONTRIBUTING</b>	<b>NC CODE</b>
				B		Y	
<b>NOTES</b>							
SIGNIFICANT ARCHITECTURALLY. FREDERICK DOUGLAS WAS ONE OF FIRST SPEAKERS. BRICK ON SIDE WALLS IS SPALLING IN AREAS AND PAINT NEEDS REFRESHING ON TRIM BUT OTHERWISE INTACT.							



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

Table with application details: Application #: 2025 - 1626, Date Received: 12/22/2025, Fee Paid: \$200.00, HDC Meeting Date: 01/12/2026, Date Property Posted: 01/05/2026

HISTORIC DISTRICT COMMISSION HEARING APPLICATION

APPLICATION TYPE (PLEASE CIRCLE)

- ROOFING, DEMOLITION, SIGNAGE, FENCING, NEW CONSTRUCTION/ADDITION, EXTERIOR ALTERATIONS, OTHER REPLACING WINDOWS 1ST FLOOR, FOR TREE REMOVAL(S) - PLEASE USE THE TREE REMOVAL APPLICATION

PROPERTY INFORMATION

ADDRESS: 110 SOUTH HANSON STREET
Contributing/Non-Contributing checkboxes
YEAR BUILT: 1829 NATIONAL REGISTAR #

PROPERTY INFORMATION

OWNER NAME: REV. GARY WENDELL / ARC MICHAEL DOWLING
TELEPHONE NO. [REDACTED] EMAIL [REDACTED]

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

NAME: RAYMOND PAGANO
TELEPHONE NO. [REDACTED] EMAIL [REDACTED]

Description of Proposal (include additional sheets, as necessary)

REMOVE FIRST FLOOR WINDOWS AND REPLACE WITH ALL WOOD WINDOWS
ADD STORM WINDOWS

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: 12.18.25
Printed Name of Applicant or Agent: RAY PAGANO

## 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:
  - o Windows
  - o Doors
  - o Trim, fascia, soffit, etc
  - o Decking/ porch flooring materials
  - o Roofing Materials, gutters

## 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

- 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

Wes Moore  
Governor  
Aruna Miller  
Lt. Governor



Rebecca L. Flora  
AICP, LEED ND / BD+C  
Secretary  
Elizabeth Hughes  
MHT Director and  
State Historic Preservation Officer  
MARYLAND HISTORICAL TRUST

September 22, 2025

Michael Dowling  
6 Steele Avenue  
Annapolis, Maryland 21401

Re: Bethel AME Church, Talbot County - Change/Alteration  
Maryland Historical Trust Preservation Easement  
FY2017 African American Heritage Preservation Program Grant

Dear Mr. Dowling:

The Maryland Historical Trust (MHT) is in receipt of your application, received on August 11, 2025, in conjunction with a FY2017 African American Heritage Preservation Program Grant, requesting approval to replace the existing non-historic first-floor windows with new single-pane TDL wood windows and new exterior storm windows. MHT's Easement Committee (Committee) reviewed the information on August 26, 2025.

Based on the review and recommendation of the Committee, I approve the request to replace the existing non-historic first-floor windows with new single-pane TDL wood windows and new exterior storm windows. This work is consistent with the *Secretary of the Interior's Standards for the Treatment of Historic Properties*, specifically the *General Rehabilitation Standards 6 and 9*.

This work is approved for a period of six months from the date of this letter. Should you require additional time to complete this project, make changes to the scope of work as approved, or have any questions regarding this letter, please contact MHT Easement Staff via email at [mht.easements@maryland.gov](mailto:mht.easements@maryland.gov).

Sincerely,  


Elizabeth Hughes  
Director  
Maryland Historical Trust

EH/KAJ

cc: Bill Hersch, MHT



**Exterior Preservation  
of the  
Bethel AME Church**  
110 South Hanson Street  
Easton, MD 21601

Michael Justin Dowling  
ARCHITECT

150 South Street, Suite 204  
Annapolis, MD 21401

ARCHITECTURE - URBAN DESIGN

Sheet: **A5**  
Date: **FEBRUARY 2016**  
Job: **110 SOUTH HANSON STREET**  
Project:  
Revised: **19 FEBRUARY 2016**  
**REVISION 2**

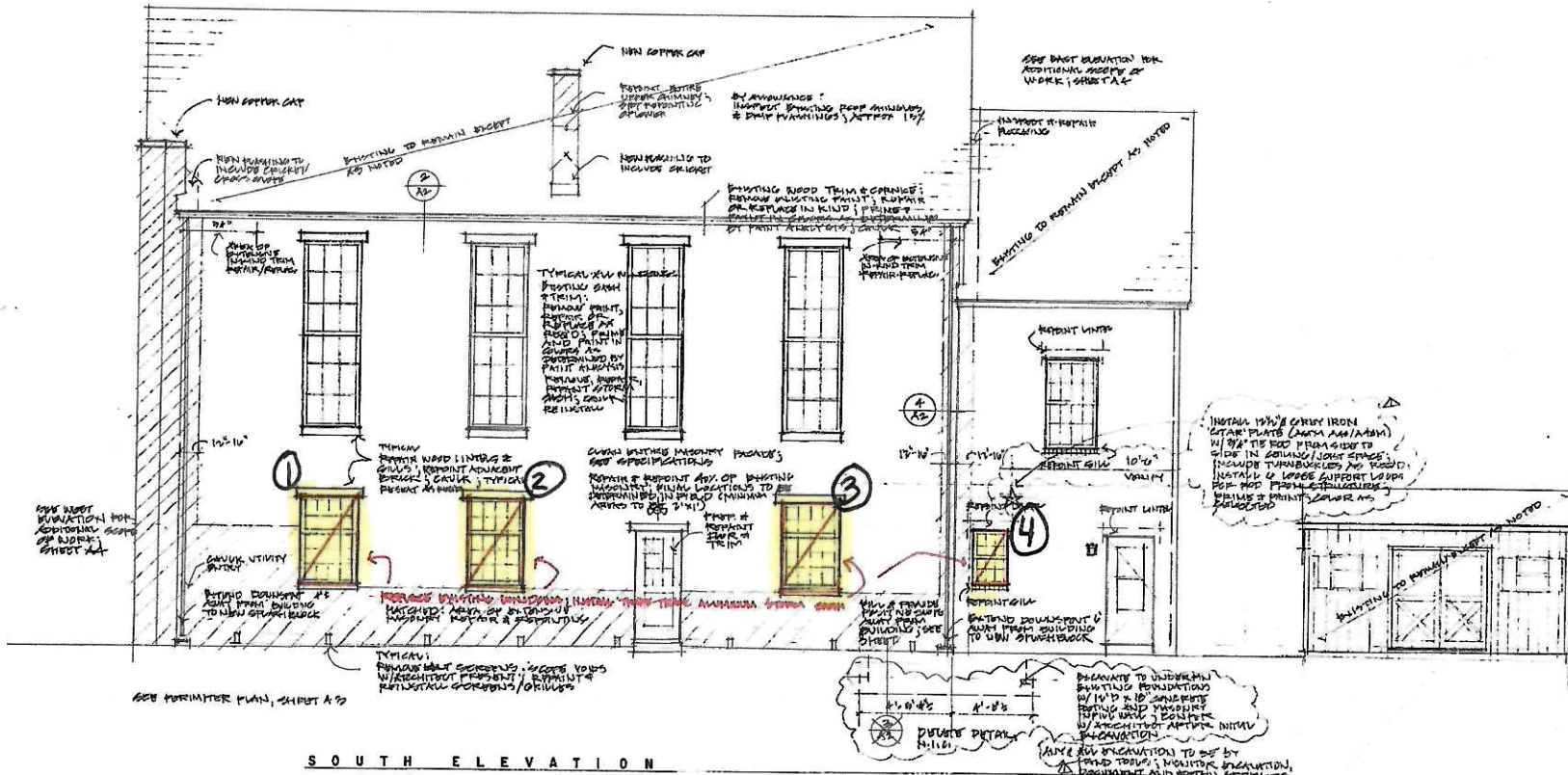
These Architectural Drawings are given in confidence and shall only be used pursuant to the agreement with the Architect. No other use, dissemination or duplication may be made without the prior written consent of the Architect. All common law rights of copyright and otherwise are hereby specifically reserved.

The Architect assumes no responsibility for unauthorized changes to these drawings. All dimensions and conditions must be verified in the field before commencing work. Any and all discrepancies in or between the Architect's Drawings and those of any consultants, vendor or existing and contractual conditions, must be brought to the Architect's attention and resolved before construction proceeds. All dimensions and conditions must be verified in the field with the Architect before beginning work to verify the intent of the work. Field conditions may necessitate change, adjustments and/or clarification of details.

I certify that these documents were prepared or approved by me, and that I am a duly licensed architect under the laws of the State of Maryland, License number 5006, expiration date 18 March 2018.

Michael Justin Dowling Date

**NOTE**  
BRICKWORK REPORTING AND REPAIR/RECONSTRUCTION TO BE IN-LINE AS TO COLOR, SIZES, TEXTURE & WORKMANSHIP. PROVIDE UP TO 3 SAMPLE PAINTS/MOCK UPS FOR FIELD EVALUATION.  
SEE SPECIFICATIONS



**SOUTH ELEVATION**

SCALE: 1/4" = 1'-0"  
NOTES ARE TYPICAL



**Bethel Church**  
**10-29-2025**

Quote #: UGFJVZV

A Proposal for Window and Door Products prepared for:

Rosin Creek Collaborative  
7328 Church Hill Road  
Chestertown, MD 21620  
Contact Name: Greg Adomanis



**Job Site:**  
110 South Hanson Street  
Easton, MD 21601  
Contact Name: Ray Pagano



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

**Featuring products from:**

**MARVIN**

JGP25476  
WNS08116



JIM PRETTYMAN  
WARRENS WOOD WORKS  
8708 BROOKS DR  
EASTON, MD 21601-7490  
Phone: (443) 786-0294

Email: jim@warrenswoodworks.com

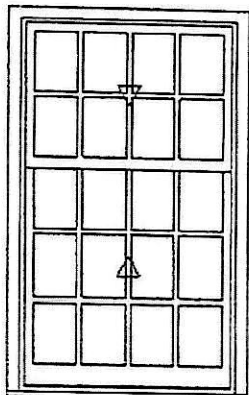
This report was generated on 10/29/2025 11:38:46 AM using the Marvin Order Management System, version 0004.18.00 (Current). Price in USD. Unit availability and price are subject to change. Dealer terms and conditions may apply.

### LINE ITEM QUOTES

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

Line #1	Mark Unit: South Side -Front to Back #1	Net Price:	
Qty: 1		Ext. Net Price:	USD

#### MARVIN



As Viewed From The Exterior

MO 43 1/2" X 69 3/4"

FS 40 3/8" X 68 3/16"

OC 43" X 69 1/2"

RO 41 3/8" X 68 11/16"

Egress Information

No Egress Information available.

Performance Information

Product Performance Information is currently unavailable in the OMS for this product and glazing option. To request product performance information not in the OMS, contact your Marvin representative or submit an Assistance Request.

Performance Grade

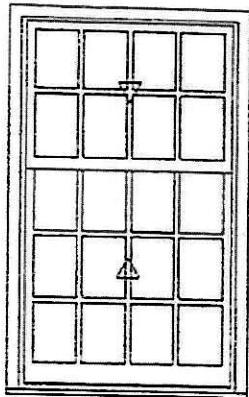
No Performance Grade Information available.

- Primed Pine Exterior
- Bare Pine Interior
- Back Prime
- Ultimate Wood Double Hung
- Masonry Opening w/ Subsill
- 43 1/2" X 69 3/4"
- Rough Opening w/ Subsill
- 41 3/8" X 68 11/16"
- Cottage 2.0:5.0
- Top Sash
- Primed Pine Sash Exterior
- Bare Pine Sash Interior
- G.S. 35" X 23 43/64"
- SG
- Clear
- ADL
- Rectangular - Special Cut 4W2H
- Ovolo Exterior Glazing Profile
- Ovolo Interior Glazing Profile
- Energy Panel
- Stone White Surround
- Clear
- \*\*\*Energy Panel Ship Loose
- Bottom Sash
- Primed Pine Sash Exterior
- Bare Pine Sash Interior
- G.S. 35" X 35 33/64"
- SG
- Clear
- ADL
- Rectangular - Special Cut 4W3H
- Ovolo Exterior Glazing Profile
- Ovolo Interior Glazing Profile
- Energy Panel
- Stone White Surround
- Clear
- \*\*\*Energy Panel Ship Loose
- Satin Taupe Sash Lock
- Beige Jamb Hardware
- Non Finger-Jointed Blindstop
- Extruded Aluminum Screen
- Stone White Surround
- Bright View Mesh
- 4 9/16" Jamb
- Primed Pine Non Finger-Jointed BMC
- Primed Pine Standard Subsill
- Non Finger-Jointed Subsill
- Non Finger-Jointed Sill
- Installed Installation Brackets
- \*\*\*Note: ADL lite cuts are subject to approval.
- \*\*\*Note: Unit Availability and Price is Subject to Change

Line #2	Mark Unit: South Side -Front to Back #2	Net Price:	
---------	---	------------	--

Qty: 1		Ext. Net Price:	USD
--------	--	-----------------	-----

**MARVIN**



As Viewed From The Exterior

MO 43 1/2" X 69 3/4"

FS 40 3/8" X 68 3/16"

OC 43" X 69 1/2"

RO 41 3/8" X 68 11/16"

Egress Information

No Egress Information available.

Performance Information

Product Performance Information is currently unavailable in the OMS for this product and glazing option. To request product performance information not in the OMS, contact your Marvin representative or submit an Assistance Request.

Performance Grade

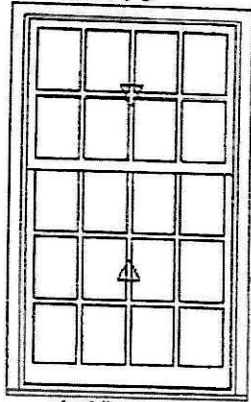
No Performance Grade Information available.

- Primed Pine Exterior
- Bare Pine Interior
- Back Prime
- Ultimate Wood Double Hung
- Masonry Opening w/ Subsill
- 43 1/2" X 69 3/4"
- Rough Opening w/ Subsill
- 41 3/8" X 68 11/16"
- Cottage 2.0:5.0
- Top Sash
- Primed Pine Sash Exterior
- Bare Pine Sash Interior
- G.S. 35" X 23 43/64"
- SG
- Clear
- ADL
- Rectangular - Special Cut 4W2H
- Ovolo Exterior Glazing Profile
- Ovolo Interior Glazing Profile
- Energy Panel
- Stone White Surround
- Clear
- \*\*\*Energy Panel Ship Loose
- Bottom Sash
- Primed Pine Sash Exterior
- Bare Pine Sash Interior
- G.S. 35" X 35 33/64"
- SG
- Clear
- ADL
- Rectangular - Special Cut 4W3H
- Ovolo Exterior Glazing Profile
- Ovolo Interior Glazing Profile
- Energy Panel
- Stone White Surround
- Clear
- \*\*\*Energy Panel Ship Loose
- Satin Taupe Sash Lock
- Beige Jamb Hardware
- Non Finger-Jointed Blindstop
- Extruded Aluminum Screen
- Stone White Surround
- Bright View Mesh
- 4 9/16" Jamb
- Primed Pine Non Finger-Jointed BMC
- Primed Pine Standard Subsill
- Non Finger-Jointed Subsill
- Non Finger-Jointed Sill
- Installed Installation Brackets
- \*\*\*Note: ADL lite cuts are subject to approval.
- \*\*\*Note: Unit Availability and Price is Subject to Change

Line #3	Mark Unit: South Side -Front to Back #3	Net Price:	
Qty: 1		Ext. Net Price:	USD

**MARVIN**

- Primed Pine Exterior
- Bare Pine Interior
- Back Prime
- Ultimate Wood Double Hung
- Masonry Opening w/ Subsill
- 43 1/2" X 69 3/4"
- Rough Opening w/ Subsill



As Viewed From The Exterior

MO 43 1/2" X 69 3/4"

FS 40 3/8" X 68 3/16"

OC 43" X 69 1/2"

RO 41 3/8" X 68 11/16"

Egress Information

No Egress Information available.

Performance Information

Product Performance Information is currently unavailable in the OMS for this product and glazing option. To request product performance information not in the OMS, contact your Marvin representative or submit an Assistance Request.

Performance Grade

No Performance Grade Information available.

41 3/8" X 68 11/16"

Cottage 2.0:5.0

Top Sash

Primed Pine Sash Exterior

Bare Pine Sash Interior

G.S. 35" X 23 43/64"

SG

Clear

ADL

Rectangular - Special Cut 4W2H

Ovolo Exterior Glazing Profile

Ovolo Interior Glazing Profile

Energy Panel

Stone White Surround

Clear

\*\*\*Energy Panel Ship Loose

Bottom Sash

Primed Pine Sash Exterior

Bare Pine Sash Interior

G.S. 35" X 35 33/64"

SG

Clear

ADL

Rectangular - Special Cut 4W3H

Ovolo Exterior Glazing Profile

Ovolo Interior Glazing Profile

Energy Panel

Stone White Surround

Clear

\*\*\*Energy Panel Ship Loose

Satin Taupe Sash Lock

Beige Jamb Hardware

Non Finger-Jointed Blindstop

Extruded Aluminum Screen

Stone White Surround

Bright View Mesh

4 9/16" Jamb

Primed Pine Non Finger-Jointed BMC

Primed Pine Standard Subsil

Non Finger-Jointed Subsil

Non Finger-Jointed Sill

Installed Installation Brackets

\*\*\*Note: ADL lite cuts are subject to approval.

\*\*\*Note: Unit Availability and Price is Subject to Change

Line #4	Mark Unit: South Side -Front to Back #4	Net Price:	
Qty: 1		Ext. Net Price:	USD

**MARVIN**

Primed Pine Exterior

Bare Pine Interior

Back Prime

Ultimate Wood Double Hung

Masonry Opening w/ Subsil

28" X 42 1/4"

Rough Opening w/ Subsil

25 7/8" X 41 3/16"

Top Sash

Primed Pine Sash Exterior

Bare Pine Sash Interior

SG

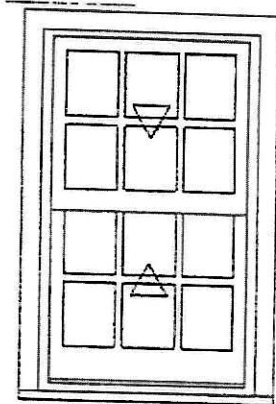
Clear

ADL

Rectangular - Special Cut 3W2H

Ovolo Exterior Glazing Profile

Ovolo Interior Glazing Profile



As Viewed From The Exterior

MO 28" X 42 1/4"

FS 24 7/8" X 40 11/16"

OC 27 1/2" X 42"

RO 25 7/8" X 41 3/16"

**Egress Information**

Width: 21 5/16" Height: 14 3/32"

Net Clear Opening: 2.09 SqFt

**Performance Information**

Product Performance Information is currently unavailable in the OMS for this product and glazing option. To request product performance information not in the OMS, contact your Marvin representative or submit an Assistance Request.

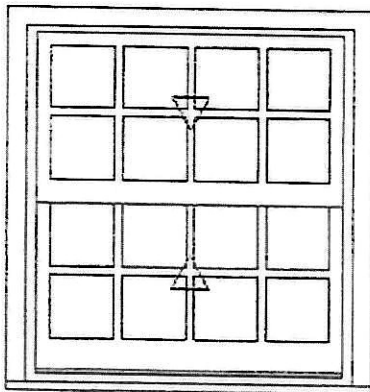
**Performance Grade**

No Performance Grade Information available.

- Energy Panel
- Stone White Surround
- Clear
- \*\*\*Energy Panel Ship Loose
- Bottom Sash
- Primed Pine Sash Exterior
- Bare Pine Sash Interior
- SG
- Clear
- ADL
- Rectangular - Special Cut 3W2H
- Ovolo Exterior Glazing Profile
- Ovolo Interior Glazing Profile
- Energy Panel
- Stone White Surround
- Clear
- \*\*\*Energy Panel Ship Loose
- Satin Taupe Sash Lock
- Beige Jamb Hardware
- Non Finger-Jointed Blindstop
- Aluminum Screen
- Stone White Surround
- Bright View Mesh
- 4 9/16" Jamb
- Primed Pine Non Finger Jointed BMC
- Primed Pine Standard Subsill
- Non Finger-Jointed Subsill
- Non Finger-Jointed Sill
- Installed Installation Brackets
- \*\*\*Note: ADL lite cuts are subject to approval.
- \*\*\*Note: Unit Availability and Price is Subject to Change

Line #5	Mark Unit: Rear left to right #1	Net Price:	
Qty: 1		Ext. Net Price:	USD

**MARVIN**



As Viewed From The Exterior

MO 40" X 42 1/4"

FS 36 7/8" X 40 11/16"

OC 39 1/2" X 42"

RO 37 7/8" X 41 3/16"

**Egress Information**

Width: 33 5/16" Height: 14 3/32"

Net Clear Opening: 3.26 SqFt

**Performance Information**

Product Performance Information is currently unavailable in the OMS for this product and

OMS Ver. 0004.18.00 (Current)

- Primed Pine Exterior
- Bare Pine Interior
- Back Prime
- Ultimate Wood Double Hung
- Masonry Opening w/ Subsill
- 40" X 42 1/4"
- Rough Opening w/ Subsill
- 37 7/8" X 41 3/16"
- Top Sash
- Primed Pine Sash Exterior
- Bare Pine Sash Interior
- SG
- Clear
- ADL
- Rectangular - Special Cut 4W2H
- Ovolo Exterior Glazing Profile
- Ovolo Interior Glazing Profile
- Energy Panel
- Stone White Surround
- Clear
- \*\*\*Energy Panel Ship Loose
- Bottom Sash
- Primed Pine Sash Exterior
- Bare Pine Sash Interior
- SG
- Clear
- ADL
- Rectangular - Special Cut 4W2H
- Ovolo Exterior Glazing Profile

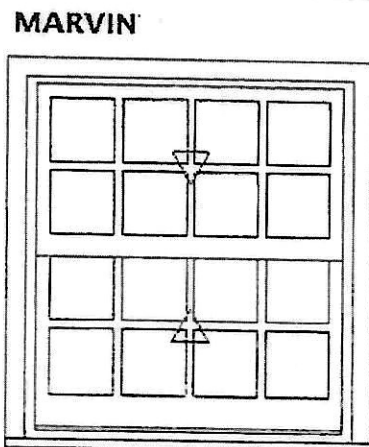
Processed on: 10/29/2025 11:38:46 AM

For product warranty information please visit, [www.marvin.com/support/warranty](http://www.marvin.com/support/warranty)

glazing option. To request product performance information not in the OMS, contact your Marvin representative or submit an Assistance Request.  
**Performance Grade**  
 No Performance Grade Information available.

Ovolo Interior Glazing Profile  
 Energy Panel  
 Stone White Surround  
 Clear  
 \*\*\*Energy Panel Ship Loose  
 Satin Taupe Sash Lock  
 Beige Jamb Hardware  
 Non Finger-Jointed Blindstop  
 Aluminum Screen  
 Stone White Surround  
 Bright View Mesh  
 4 9/16" Jamb  
 Primed Pine Non Finger-Jointed BMC  
 Primed Pine Standard Subsill  
 Non Finger-Jointed Subsill  
 Non Finger-Jointed Sill  
 Installed Installation Brackets  
 \*\*\*Note: ADL lite cuts are subject to approval.  
 \*\*\*Note: Unit Availability and Price is Subject to Change

Line #6	Mark Unit: Rear left to right #2	Net Price:	
Qty: 1		Ext. Net Price:	USD



As Viewed From The Exterior

MO 40" X 42 1/4"  
 FS 36 7/8" X 40 11/16"  
 OC 39 1/2" X 42"  
 RO 37 7/8" X 41 3/16"

**Egress Information**  
 Width: 33 5/16" Height: 14 3/32"  
 Net Clear Opening: 3.26 SqFt

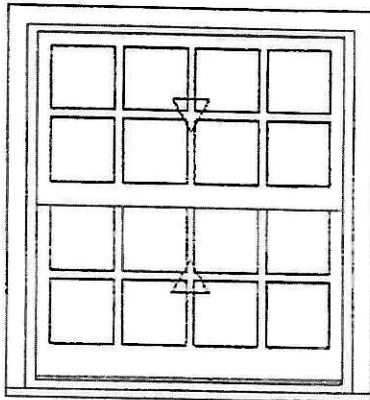
**Performance Information**  
 Product Performance Information is currently unavailable in the OMS for this product and glazing option. To request product performance information not in the OMS, contact your Marvin representative or submit an Assistance Request.  
**Performance Grade**  
 No Performance Grade Information available.

Primed Pine Exterior  
 Bare Pine Interior  
 Back Prime  
 Ultimate Wood Double Hung  
 Masonry Opening w/ Subsill  
 40" X 42 1/4"  
 Rough Opening w/ Subsill  
 37 7/8" X 41 3/16"  
 Top Sash  
 Primed Pine Sash Exterior  
 Bare Pine Sash Interior  
 SG  
 Clear  
 ADL  
 Rectangular - Special Cut 4W2H  
 Ovolo Exterior Glazing Profile  
 Ovolo Interior Glazing Profile  
 Energy Panel  
 Stone White Surround  
 Clear  
 \*\*\*Energy Panel Ship Loose  
 Bottom Sash  
 Primed Pine Sash Exterior  
 Bare Pine Sash Interior  
 SG  
 Clear  
 ADL  
 Rectangular - Special Cut 4W2H  
 Ovolo Exterior Glazing Profile  
 Ovolo Interior Glazing Profile  
 Energy Panel  
 Stone White Surround  
 Clear  
 \*\*\*Energy Panel Ship Loose  
 Satin Taupe Sash Lock  
 Beige Jamb Hardware  
 Non Finger-Jointed Blindstop  
 Aluminum Screen  
 Stone White Surround  
 Bright View Mesh  
 4 9/16" Jamb  
 Primed Pine Non Finger Jointed BMC

Primed Pine Standard Subsill  
 Non Finger-Jointed Subsill  
 Non Finger-Jointed Sill  
 Installed Installation Brackets  
 \*\*\*Note: ADL lite cuts are subject to approval.  
 \*\*\*Note: Unit Availability and Price is Subject to Change

Line #7	Mark Unit: Rear left to right #3	Net Price:	
Qty: 1		Ext. Net Price:	USD

**MARVIN**



As Viewed From The Exterior

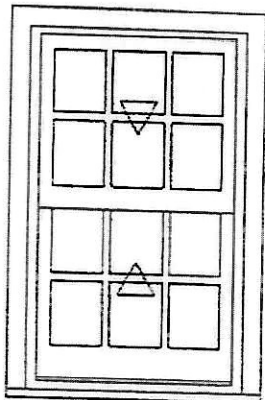
MO 40" X 42 1/4"  
 FS 36 7/8" X 40 11/16"  
 OC 39 1/2" X 42"  
 RO 37 7/8" X 41 3/16"  
**Egress Information**  
 Width: 33 5/16" Height: 14 3/32"  
 Net Clear Opening: 3.26 SqFt

**Performance Information**  
 Product Performance Information is currently unavailable in the OMS for this product and glazing option. To request product performance information not in the OMS, contact your Marvin representative or submit an Assistance Request.  
**Performance Grade**  
 No Performance Grade Information available

Primed Pine Exterior  
 Bare Pine Interior  
 Back Prime  
 Ultimate Wood Double Hung  
 Masonry Opening w/ Subsill  
 40" X 42 1/4"  
 Rough Opening w/ Subsill  
 37 7/8" X 41 3/16"  
 Top Sash  
 Primed Pine Sash Exterior  
 Bare Pine Sash Interior  
 SG  
 Clear  
 ADL  
 Rectangular - Special Cut 4W2H  
 Ovolo Exterior Glazing Profile  
 Ovolo Interior Glazing Profile  
 Energy Panel  
 Stone White Surround  
 Clear  
 \*\*\*Energy Panel Ship Loose  
 Bottom Sash  
 Primed Pine Sash Exterior  
 Bare Pine Sash Interior  
 SG  
 Clear  
 ADL  
 Rectangular - Special Cut 4W2H  
 Ovolo Exterior Glazing Profile  
 Ovolo Interior Glazing Profile  
 Energy Panel  
 Stone White Surround  
 Clear  
 \*\*\*Energy Panel Ship Loose  
 Satin Taupe Sash Lock  
 Beige Jamb Hardware  
 Non Finger-Jointed Blindstop  
 Aluminum Screen  
 Stone White Surround  
 Bright View Mesh  
 4 9/16" Jamb  
 Primed Pine Non Finger-Jointed BMC  
 Primed Pine Standard Subsill  
 Non Finger-Jointed Subsill  
 Non Finger-Jointed Sill  
 Installed Installation Brackets  
 \*\*\*Note: ADL lite cuts are subject to approval.  
 \*\*\*Note: Unit Availability and Price is Subject to Change

Line #8	Mark Unit: North Side- Back to Front #1	Net Price:	
Qty: 1		Ext. Net Price:	USD

**MARVIN**



As Viewed From The Exterior

MO 28" X 42 1/4"  
 FS 24 7/8" X 40 11/16"  
 OC 27 1/2" X 42"  
 RO 25 7/8" X 41 3/16"

**Egress Information**

Width: 21 5/16" Height: 14 3/32"

Net Clear Opening: 2.09 SqFt

**Performance Information**

Product Performance Information is currently unavailable in the OMS for this product and glazing option. To request product performance information not in the OMS, contact your Marvin representative or submit an Assistance Request.

**Performance Grade**

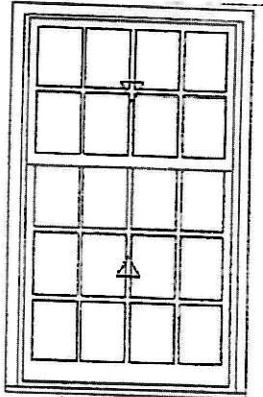
No Performance Grade Information available.

- Primed Pine Exterior
- Bare Pine Interior
- Back Prime
- Ultimate Wood Double Hung
- Masonry Opening w/ Subsill
- 28" X 42 1/4"
- Rough Opening w/ Subsill
- 25 7/8" X 41 3/16"
- Top Sash
- Primed Pine Sash Exterior
- Bare Pine Sash Interior
- SG
- Clear
- ADL
- Rectangular - Special Cut 3W2H
- Ovolo Exterior Glazing Profile
- Ovolo Interior Glazing Profile
- Energy Panel
- Stone White Surround
- Clear
- \*\*\*Energy Panel Ship Loose
- Bottom Sash
- Primed Pine Sash Exterior
- Bare Pine Sash Interior
- SG
- Clear
- ADL
- Rectangular - Special Cut 3W2H
- Ovolo Exterior Glazing Profile
- Ovolo Interior Glazing Profile
- Energy Panel
- Stone White Surround
- Clear
- \*\*\*Energy Panel Ship Loose
- Satin Taupe Sash Lock
- Beige Jamb Hardware
- Non Finger-Jointed Blindstop
- Aluminum Screen
- Stone White Surround
- Bright View Mesh
- 4 9/16" Jamb
- Primed Pine Non Finger Jointed BMC
- Primed Pine Standard Subsill
- Non Finger-Jointed Subsill
- Non Finger-Jointed Sill
- Installed Installation Brackets
- \*\*\*Note: ADL lite cuts are subject to approval.
- \*\*\*Note: Unit Availability and Price is Subject to Change

Line #9	Mark Unit: North Side- Back to Front #2	Net Price:	
Qty: 1		Ext. Net Price:	USD

**MARVIN**

- Primed Pine Exterior
- Bare Pine Interior
- Back Prime
- Ultimate Wood Double Hung
- Masonry Opening w/ Subsill
- 43 3/4" X 70"
- Rough Opening w/ Subsill
- 41 5/8" X 68 15/16"
- Cottage 2.0:5.0
- Top Sash
- Primed Pine Sash Exterior
- Bare Pine Sash Interior
- G.S. 35 1/4" X 23 25/32"



As Viewed From The Exterior

MO 43 3/4" X 70"  
 FS 40 5/8" X 68 7/16"  
 OC 43 1/4" X 69 3/4"  
 RO 41 5/8" X 68 15/16"

**Egress Information**

No Egress Information available.

**Performance Information**

Product Performance Information is currently unavailable in the OMS for this product and glazing option. To request product performance information not in the OMS, contact your Marvin representative or submit an Assistance Request.

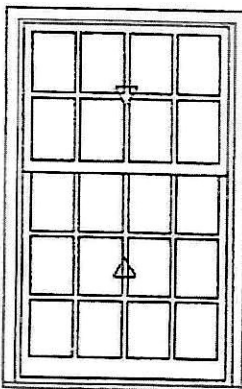
**Performance Grade**

No Performance Grade Information available.

- SG
- Clear
- ADL
- Rectangular - Special Cut 4W2H
- Ovolo Exterior Glazing Profile
- Ovolo Interior Glazing Profile
- Energy Panel
- Stone White Surround
- Clear
- \*\*\*Energy Panel Ship Loose
- Bottom Sash
- Primed Pine Sash Exterior
- Bare Pine Sash Interior
- G.S. 35 1/4" X 35 21/32"
- SG
- Clear
- ADL
- Rectangular - Special Cut 4W3H
- Ovolo Exterior Glazing Profile
- Ovolo Interior Glazing Profile
- Energy Panel
- Stone White Surround
- Clear
- \*\*\*Energy Panel Ship Loose
- Satin Taupe Sash Lock
- Beige Jamb Hardware
- Non Finger-Jointed Blindstop
- Extruded Aluminum Screen
- Stone White Surround
- Bright View Mesh
- 4 9/16" Jamb
- Primed Pine Non Finger-Jointed BMC
- Primed Pine Standard Subsill
- Non Finger-Jointed Subsill
- Non Finger-Jointed Sill
- Installed Installation Brackets
- \*\*\*Note: ADL lite cuts are subject to approval.
- \*\*\*Note: Unit Availability and Price is Subject to Change

Line #10	Mark Unit: North Side- Back to Front #3	Net Price:	
Qty: 1		Ext. Net Price:	USD

**MARVIN**



As Viewed From The Exterior

MO 43 1/2" X 70"  
 FS 40 3/8" X 68 7/16"  
 OC 43" X 69 3/4"  
 RO 41 3/8" X 68 15/16"

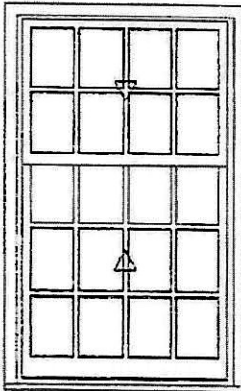
- Primed Pine Exterior
- Bare Pine Interior
- Back Prime
- Ultimate Wood Double Hung
- Masonry Opening w/ Subsill
- 43 1/2" X 70"
- Rough Opening w/ Subsill
- 41 3/8" X 68 15/16"
- Cottage 2.0:5.0
- Top Sash
- Primed Pine Sash Exterior
- Bare Pine Sash Interior
- G.S. 35" X 23 25/32"
- SG
- Clear
- ADL
- Rectangular - Special Cut 4W2H
- Ovolo Exterior Glazing Profile
- Ovolo Interior Glazing Profile
- Energy Panel
- Stone White Surround
- Clear
- \*\*\*Energy Panel Ship Loose

**Egress Information**  
 No Egress Information available.  
**Performance Information**  
 Product Performance Information is currently unavailable in the OMS for this product and glazing option. To request product performance information not in the OMS, contact your Marvin representative or submit an Assistance Request.  
**Performance Grade**  
 No Performance Grade Information available.

Bottom Sash  
 Primed Pine Sash Exterior  
 Bare Pine Sash Interior  
 G.S. 35" X 35 21/32"  
 SG  
 Clear  
 ADL  
 Rectangular - Special Cut 4W3H  
 Ovolo Exterior Glazing Profile  
 Ovolo Interior Glazing Profile  
 Energy Panel  
 Stone White Surround  
 Clear  
 \*\*\*Energy Panel Ship Loose  
 Satin Taupe Sash Lock  
 Beige Jamb Hardware  
 Non Finger-Jointed Blindstop  
 Extruded Aluminum Screen  
 Stone White Surround  
 Bright View Mesh  
 4 9/16" Jamb  
 Primed Pine Non Finger-Jointed BMC  
 Primed Pine Standard Subsill  
 Non Finger-Jointed Subsill  
 Non Finger-Jointed Sill  
 Installed Installation Brackets  
 \*\*\*Note: ADL lite cuts are subject to approval.  
 \*\*\*Note: Unit Availability and Price is Subject to Change

Line #11	Mark Unit: North Side- Back to Front #4	Net Price:	
Qty: 1		Ext. Net Price:	USD

**MARVIN**



As Viewed From The Exterior

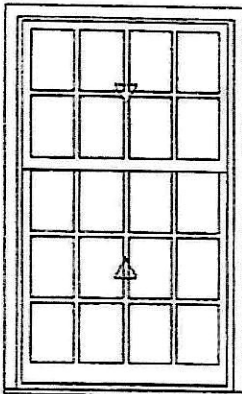
MO 43 1/2" X 70"  
 FS 40 3/8" X 68 7/16"  
 OC 43" X 69 3/4"  
 RO 41 3/8" X 68 15/16"  
**Egress Information**  
 No Egress Information available.  
**Performance Information**  
 Product Performance Information is currently unavailable in the OMS for this product and glazing option. To request product performance information not in the OMS, contact your Marvin representative or submit an Assistance Request.  
**Performance Grade**  
 No Performance Grade Information available.

Primed Pine Exterior  
 Bare Pine Interior  
 Back Prime  
 Ultimate Wood Double Hung  
 Masonry Opening w/ Subsill  
 43 1/2" X 70"  
 Rough Opening w/ Subsill  
 41 3/8" X 68 15/16"  
 Cottage 2.0:5.0  
 Top Sash  
 Primed Pine Sash Exterior  
 Bare Pine Sash Interior  
 G.S. 35" X 23 25/32"  
 SG  
 Clear  
 ADL  
 Rectangular - Special Cut 4W2H  
 Ovolo Exterior Glazing Profile  
 Ovolo Interior Glazing Profile  
 Energy Panel  
 Stone White Surround  
 Clear  
 \*\*\*Energy Panel Ship Loose  
 Bottom Sash  
 Primed Pine Sash Exterior  
 Bare Pine Sash Interior  
 G.S. 35" X 35 21/32"  
 SG  
 Clear  
 ADL  
 Rectangular - Special Cut 4W3H  
 Ovolo Exterior Glazing Profile  
 Ovolo Interior Glazing Profile

Energy Panel  
 Stone White Surround  
 Clear  
 \*\*\*Energy Panel Ship Loose  
 Satin Taupe Sash Lock  
 Beige Jamb Hardware  
 Non Finger-Jointed Blindstop  
 Extruded Aluminum Screen  
 Stone White Surround  
 Bright View Mesh  
 4 9/16" Jamb  
 Primed Pine Non Finger-Jointed BMC  
 Primed Pine Standard Subsill  
 Non Finger-Jointed Subsill  
 Non Finger-Jointed Sill  
 Installed Installation Brackets  
 \*\*\*Note: ADL lite cuts are subject to approval.  
 \*\*\*Note: Unit Availability and Price is Subject to Change

Line #12	Mark Unit: North Side- Back to Front #5	Net Price:	
Qty: 1		Ext. Net Price:	USD

**MARVIN**



As Viewed From The Exterior

MO 43 1/2" X 70"  
 FS 40 3/8" X 68 7/16"  
 OC 43" X 69 3/4"  
 RO 41 3/8" X 68 15/16"

**Egress Information**

No Egress Information available.

**Performance Information**

Product Performance Information is currently unavailable in the OMS for this product and glazing option. To request product performance information not in the OMS, contact your Marvin representative or submit an Assistance Request.

**Performance Grade**

No Performance Grade Information available.

Primed Pine Exterior  
 Bare Pine Interior  
 Back Prime  
 Ultimate Wood Double Hung  
 Masonry Opening w/ Subsill  
 43 1/2" X 70"  
 Rough Opening w/ Subsill  
 41 3/8" X 68 15/16"  
 Cottage 2.0:5.0  
 Top Sash  
 Primed Pine Sash Exterior  
 Bare Pine Sash Interior  
 G.S. 35" X 23 25/32"  
 SG  
 Clear  
 ADL  
 Rectangular - Special Cut 4W2H  
 Ovolo Exterior Glazing Profile  
 Ovolo Interior Glazing Profile  
 Energy Panel  
 Stone White Surround  
 Clear  
 \*\*\*Energy Panel Ship Loose  
 Bottom Sash  
 Primed Pine Sash Exterior  
 Bare Pine Sash Interior  
 G.S. 35" X 35 21/32"  
 SG  
 Clear  
 ADL  
 Rectangular - Special Cut 4W3H  
 Ovolo Exterior Glazing Profile  
 Ovolo Interior Glazing Profile  
 Energy Panel  
 Stone White Surround  
 Clear  
 \*\*\*Energy Panel Ship Loose  
 Satin Taupe Sash Lock  
 Beige Jamb Hardware  
 Non Finger-Jointed Blindstop  
 Extruded Aluminum Screen  
 Stone White Surround  
 Bright View Mesh

4 9/16" Jambs  
Primed Pine Non Finger-Jointed BMC  
Primed Pine Standard Subsill  
Non Finger-Jointed Subsill  
Non Finger-Jointed Sill  
Installed Installation Brackets  
\*\*\*Note: ADL lite cuts are subject to approval.  
\*\*\*Note: Unit Availability and Price is Subject to Change

	Project Subtotal Net Price:
	0.000% Sales Tax:
	Project Total Net Price:

## TERMS AND CONDITIONS

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

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

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

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

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

Thank you for your business.

PLEASE VERIFY CURRENT LEAD TIME AT TIME OF ORDER

## PRODUCT AND PERFORMANCE INFORMATION

### NFRC Ratings:

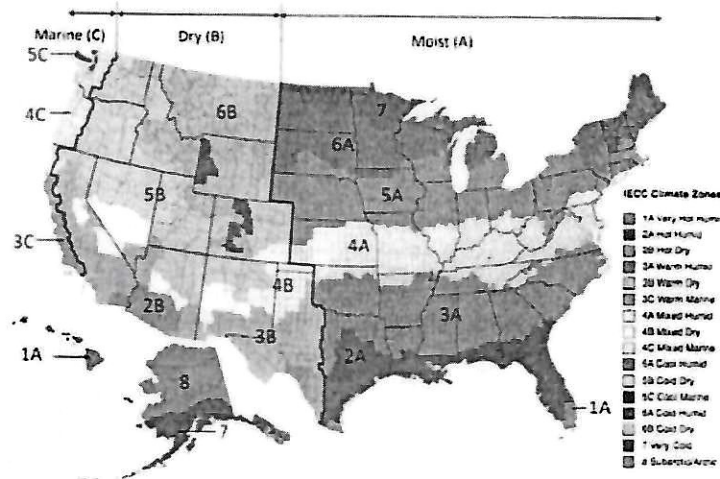
NFRC energy ratings may vary depending on the exact configuration of glass thickness used on the unit. NFRC energy values and ratings may change over time due to ongoing product changes, updated test results or requirements. NFRC values and ratings are finalized on the date of manufacture.

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

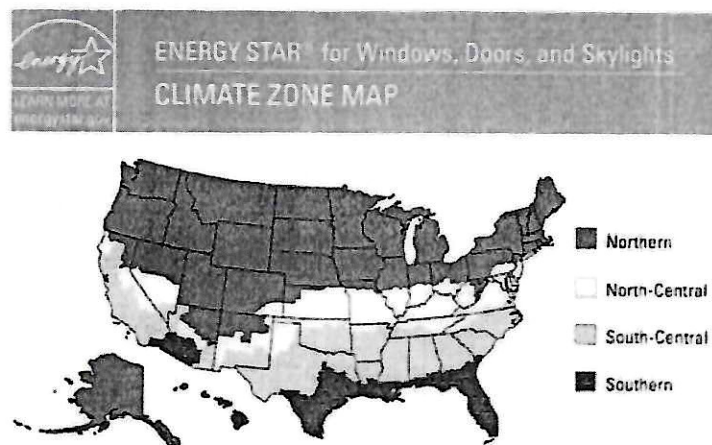
### Code (residential, building or energy) Compliance:

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

### 2021 IECC Climate Zone Map:



### ENERGY STAR Version 7 Climate Zone Map:



**PURCHASE APPROVAL/SIGN OFF**

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

Seller: \_\_\_\_\_

Buyer: \_\_\_\_\_

## Specifications

### General

All aluminum combination storm & screen windows as manufactured by SWS, LLC, Church Hill MD.

### Material

All aluminum sections shall be of 6063 extruded aluminum. Structural members shall have a T6 heat treating with non structural shapes. T-5 Masterframe shapes shall have .050 to .055 nominal walls, depending on structural requirements. Insert shapes shall have .050 nominal walls.

### Construction

Masterframe shall be interlocking butted joints. Each corner screw boss shall accept two (2) #6, 3/4" long, 410 Hard Phillips head screws. Window shall be provided with sleeve type, interlocking top expander, side expanders and bottom expanders. Glass inserts shall be miter cut and joined by 1/4 x 1/4 die cast zinc swivel key at left and right top. Bottom of inserts to be joined by 1/4 x 1/4 zinc die cast corner key. Lock to be of heavy duty design zinc die cast with stainless steel compression spring staked into aluminum handle. All four corners to be peened into zinc die casting. Top swivels allow inserts to be tilted into house for ease of cleaning and maintenance.

### Insert Weather-stripping

Top and bottom glass panels shall be provided with a .262 interlock at meeting rail. Masterframe shall have full height Poly Pile Weather-stripping. When in position pile should afford extra weather-stripping on glass panels. Top masterframe shall be equipped with "U" channel type acceptance. Bottom panel shall be provided with .187 interlock which shall mate with bottom master frame. Screen panel to be weather-stripping with nylon pile on top. Height of pile to allow for 30% crush height. Screen panel shall be of hollow type construction with 1/2 x 1/4 corner key for extra rigidity.



Commercial Application

### Glazing

Inserts shall be glazed with "U" type (wrap around) spline. Pen and screw assembly, for easy replacement. All glass to be 19 oz. float. 26 oz. float can be supplied upon request. Also available 26 oz. Low "E" coated glass.

### Screen

Screen wire shall be 18 x 16 mesh with charcoal tint alodizing for minimum glare and maximum corrosion resistance.

### Hardware

All die casting used shall be tumble finished, self lubricating, Zamack #3 type, zinc. Locks shall be of one piece design with positive 3/8" penetration into side masterframe opening. All zinc hardware is designed to obtain maximum wear and efficiency.

### Finish

Aluminum extrusions shall be etched and in accordance with Government Specifications... White Only, Anodized or Bronze finish available on special order quantities.

### General Appearance (Estate Model)

Window shall be of flush type mount with expanders on all four sides. Side expander shall be provided with bead that overlaps and seals facia of prime wood window. Note: Various mounts are available. All work materials to be of first quality workmanship and guaranteed in accordance with our standard guarantee, previously issued.



Historic Residence



Shore Window Systems  
Church Hill, MD  
410-310-8438



ALL COMPONENTS AND PRODUCTS PROUDLY MADE IN THE USA.



## High Performance Energy Saving Storm Windows...



SWS storm windows protect Historic Windows while improving curb appeal.



Maintains the character of original windows. The example above shows the left window with our storm window, the right side is prior to installation.



New SWS storm windows reduce drafts and increase efficiency.



SWS storm windows improve efficiency while reducing street noise in the home.

*Your storm windows absorb the brunt of frigid winter weather and keep heat inside where it belongs. With high performance insulating storm windows, you can virtually see your heating costs fall and feel your home comfort level increase*



Shore Window Systems  
410-310-8438

# One of the Best Investments . . . You can Make for Your Home

## 4 Ways Storm Windows Can Save Your House

### 1. Big Energy-Efficiency Gains

Most replacement windows today are double-paned glass units, and window manufacturers are quick to tell you to throw out your old single-paned windows and buy replacements. But you can get the same performance by adding this extra piece of glass and creating an air space between the two windows. Reasonably priced well below the cost of a replacement window, and you get the energy performance of a new double-paned window.

**Here are the facts:** The addition of exterior storm windows alone can cut air infiltration by 64.3% bringing it below 2009 IECC (International Energy Conservation Code) standards, which most of the US currently uses. Source: //windowstandards.org. Over 64% is a HUGE leap in efficiency that's not often accomplished in remodeling. Installing storm windows in your home can provide the quickest payback of any energy-savings investment you can make. Lower energy bills can help you pay for this lifetime investment for your home within a few years.

### 2. Protects Your Historic Window

If you're reading this, I hope you are planning to eventually restore your historic wood windows. These windows are fantastic and there are many reasons to save them. So, whether you have already restored your windows or it is somewhere in your future plans, adding exterior storm windows does wonders to protect your old windows.

Storm windows can dramatically extend the life of your existing windows. By keeping them protected from the elements, you minimize the regular maintenance that is required as well. Paint, putty and wood all will last longer and require less work when storm windows are installed.

### 3. Maintains Historic Character

Historic storm windows are extremely simple to add to your house. They don't require any modifications to your existing windows.



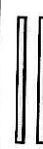

And let's be honest, if adding storm windows keeps you from tearing out your drafty old windows and replacing them with vinyl, they have done wonders to save the historic character of your house.

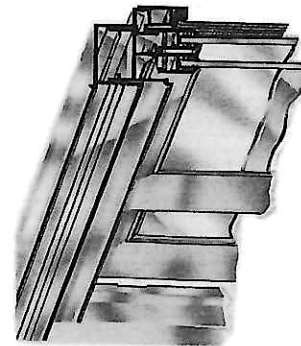
Whether you want to protect and enhance the efficiency of your restored historic windows or you need an affordable alternative to window replacement, storm windows are the way to go.

### 4. Sound Reduction

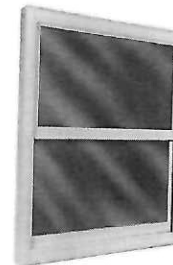
SWS storm windows add three-four inches of sound deadening air space. New storm windows will reduce outside noise and make your home a quieter place to live.

## Storm Window Performance Comparison

				
	CLEAR	CLEAR INSULATED	CLEAR ENERGY ADVANTAGE LOW-E ENERGY STORM PANEL	CLEAR INSULATED ENERGY ADVANTAGE STORM PANEL
PERFORMANCE <sup>1</sup>				
ENERGY RATING INDEX <sup>2</sup> (HUNDREDS BTU/HOUR/SQ. FT.)	-2376	-98	+151	+480
DAYLIGHT TRANSMITTANCE	91%	83%	76%	70%
UV TRANSMITTANCE	85%	73%	58%	50%
CONDENSATION RESISTANCE FACTOR <sup>3</sup> AIR FILLED	23	64	73	81
INSIDE NIGHTTIME SURFACE TEMPERATURE AIR FILLED	16°F	45°F	51°F	57°F
SHADING COEFFICIENT	1.0	0.93	0.82	0.75
GLASS R-VALUE (WINTER) <sup>4</sup> AIR FILLED	R-1	R-2	R-3	R-4
GLASS U-VALUE (WINTER) <sup>4</sup> AIR FILLED	1.12	0.50	0.38	0.26

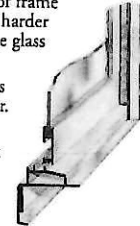


Estate Double-Hung



### Features

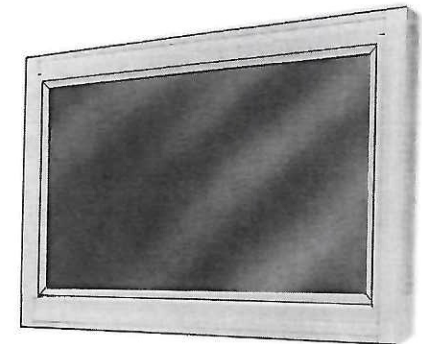
- Heavy Extruded insert frames for maximum strength in any size window. Also prevents deflection of aluminum frames under extreme wind conditions.
- Pile weather-stripping inside of frame for positive weather-seal. The harder the wind blows, the tighter the glass frames become.
- Marine type glazing eliminates pressure cracks in cold weather.
- Interlock at meeting rail (not shown). Continuous interlock from jamb to jamb. Exceeds ¼" in depth.
- Hollow tube type screen extrusion for maximum rigidity.



## The Estate Expander Type Combination Storm & Screen Window

Here is the ultimate in storm windows for the most discriminating buyer. The *Estate* allows full expansion on all four sides for a complete flush type installation, regardless of distortion on the existing wood frame. In White baked enamel, The *Estate* becomes "invisible," blending perfectly with the present structure and enhancing the architectural beauty of your home, regardless of the period. For the best performance, install storm windows with optional "Low E" coated glass - it's like adding another layer of glass.

Estate Picture Window



### Being indoors never looked so good, through the Estate Picture Window.

- Fixed-removable, an energy-efficient complement to the Estate Double-Hung
- Expander-type frame allows easy installation
- Expanders on four sides mean installation into most out-of-square openings
- Low air-filtration assures lower heating costs
- Exceeds AMA specifications and requirements
- 15-year guarantee
- Available in white painted finish

Engineered and Manufactured to the Highest Quality Standards



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

Monday, December 22, 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](http://eastonmd.gov)  
[eastonmd.gov](http://eastonmd.gov)

**Attendance:**

Commission Members:

- Ernie Demby, Chairperson
- Maria Brophy CFM, Vice Chairperson
- Jim Carr
- Joshua Startt AIA

Staff:

- Samantha Smith, Administrative Specialist

**Absent:**

Commission Members:

- Kevin Bateman
- Emily Carey
- Michael Stuart

Staff:

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

**1. Call to Order** — Chairperson Demby called the meeting to order at 6:01 pm.

**2. Agenda Summary Review** —

**Vice Chairperson Brophy moved to approve the December 22, 2025 Agenda Summary. Commissioner Startt seconded the motion.**

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

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**3. Old Business —**

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

**Request:** The Applicant is requesting to replace the current one over one windows with two over two simulated divided light (SDL) wood windows. This is a contributing structure to the Historic District.

**Background:** On October 14, 2025 the Commission granted a Certificate of Appropriateness for multiple exterior alterations to the structure including the installation of new private walkways, a reconfigured parking area, and the addition of a swimming pool and a pre-fabricated shed. Other approved alterations included new wood privacy fencing (the application was amended to state that the fence will not exceed four (4) feet in height between the front of the house and Brookletts Avenue), the repair or replacement of all existing shutters, and the replacement of existing double-hung windows in-kind. The basement windows will be replaced with new aluminum-clad windows, and an exterior basement access will be removed. A new front door with sidelites will be installed, and the existing asphalt shingle roof will be replaced with slate. Additionally, a rear deck and sunroom will be demolished to construct a new one-story addition.

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 89. Maintain Historic Windows*
- v. Guideline 90. Make Sensitive Replacements (Windows)*
- vi. Guideline 91. Shutters*
- vii. Guideline 93. Sills, Lintels, and Frames*

**Staff Presentation:**

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

**Applicant Presentation:**

Caroline Dalton

93 **Public Comment** — None  
94 **Public Comment Written** — None

95  
96 **Vice Chairperson Brophy moved to table the amended application. Commissioner**  
97 **Startt seconded the motion. The Commission requested additional information**  
98 **regarding the existing condition of the windows.**  
99

100 Vote 4 - 0 - 0 - 3  
101 FOR: 4 - Demby, Brophy, Carr, Startt  
102 AGAINST: 0  
103 ABSTAIN: 0  
104 ABSENT: 3 - Bateman, Carey, Stuart  
105

106  
107 **4. New Business —**

- 108  
109 **a. File No.:** 2025 - 1621 / HD 25 - 125  
110 **Applicant:** Church of Christ in Easton  
111 **Location:** 517 E. Dover Street, Easton, MD 21601  
112 Tax Map 0104, Grid 00EA, Parcel 1206  
113 **Zoning:** CB  
114

115 **Request:** The Applicant is seeking approval for the placement of a 10' by  
116 16' by 8'7" prefabricated shed along the North side of the property fronting  
117 Smith's Alley. The principal structure on this property is a non contributing  
118 structure to the Historic District.  
119

120 Historic District Guideline references:  
121 *i. Guideline 11. Erect New Outbuildings Sensitive*  
122

123 **Staff Presentation:**  
124 Miguel Salinas, Planning and Zoning Director  
125 Nicholas Johnson AICP, Town Planner - Current  
126

127 **Applicant Presentation:**  
128 Jerome Harris  
129

130 **Public Comment** — None  
131 **Public Comment Written** — None  
132

133 **Commissioner Startt moved to approve the application as submitted. Vice**  
134 **Chairperson Brophy seconded the motion.**  
135

136 Vote 4 - 0 - 0 - 3  
137 FOR: 4 - Demby, Brophy, Carr, Startt  
138 AGAINST: 0

139 ABSTAIN: 0  
140 ABSENT: 3 - Bateman, Carey, Stuart  
141  
142

143 **5. Discussion Item —**  
144

145 a. The Commission held an open dialogue weighing the importance of historic  
146 preservation against practical challenges faced by property owners such as  
147 financial hardship. The Commission generally agreed that the use of alternative  
148 materials and styles should be evaluated with more flexibility in appropriate  
149 circumstances.  
150

151 b. East End Small Area Plan — The final report for the East End Small Area Plan is  
152 now available for public review. The final report was formally presented at a joint  
153 Town Council and Planning Commission workshop on Monday, December 8,  
154 2025. The Town of Easton Planning Commission will ultimately conduct a Public  
155 Hearing on the proposed new Plan, with at least 60 days public notice of the  
156 Hearing. The full report can be accessed online on the Town of Easton’s *Engage*  
157 *Easton* project page, and a physical copy is available for review at the Town of  
158 Easton Offices.  
159  
160

161 **6. Decision Summary Review —**  
162

163 **Vice Chairperson Brophy moved to approve the December 8, 2025 Decision**  
164 **Summary. Commissioner Startt seconded the motion.**  
165

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

171  
172

173 **7. Administrative Approval — None**  
174

175 **8. Consent Docket — None**  
176  
177

178 **9. Adjournment —** Vice Chairperson Brophy moved to adjourn. Commissioner Carr  
179 seconded the motion. The meeting was adjourned at 6:44 p.m.  
180