



## Historic District Commission MEETING AGENDA

Monday, January 26, 2026 - 6:00 PM  
Council Chambers, Easton Town Office  
14 S Harrison Street

### Call to Order

- 1) Approval of the Agenda for January 26, 2026.

### Old Business

#### New Business

- 1) **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:** New construction of a two-story commercial training building with other facility improvements including the construction of an off-street parking area with seven (7) spaces.  
  
The Commission granted a Certificate of Appropriateness for this scope of work on October 28, 2024 (application 2024 - 1318) and June 23, 2025 (application 2025-1482).
- 2) **Application Number:** 2026 - 1629 / HD 26 - 06  
**Applicant:** Brummell Does LLC: Landscaping & Lawn Care  
on behalf of Midshore Community Foundation Inc.  
**Location:** 100 E. Dover Street (Midshore Community Foundation)  
Tax Map 0104, Grid 00EA, Parcel 1194  
**Zoning District:** CB  
**Historic Status:** Contributing (T-12)

- Request:** In-kind replacement of the side yard picket fence.
- 3) **Application Number:** 2026 - 1631 / HD 26 - 07  
**Applicant:** Callahan Signs  
on behalf of Maury Donnelly & Parr, Inc  
**Location:** 16 N. Washington Street  
Tax Map 0103, Grid 00EA, Parcel 1212  
**Zoning District:** CB  
**Historic Status:** Contributing  
**Request:** Installation of a 25"x27" double-sided PVC hanging sign.
- 4) **Application Number:** 2026 - 1632 / HD 26 - 08  
**Applicant:** Callahan Signs  
on behalf of Neighborhood Service Center Inc.  
**Location:** 126 Port Street  
Tax Map 0104, Grid 00EA, Parcel 1501  
**Zoning District:** CB  
**Historic Status:** Non contributing  
**Request:** Installation of individual 3/16" acrylic lettering (7" height) via stud mounts across a 60" total span.
- 5) **Application Number:** 2026 - 1633 / HD 26 - 09  
**Applicant:** Robert Wenneson  
**Location:** 304 S. Harrison Street  
Tax Map 0105, Grid 00EA, Parcel 2269  
**Zoning District:** R-10A  
**Historic Status:** Contributing  
**Request:** In-kind replacement of the side yard fence.
- On February 12, 2024, the Commission granted a Certificate of Appropriateness for the replacement of the damaged sections of the wooden picket style fencing facing Harrison Street and the rear alley (application 2024-1111).

**Election of Officers**

- 1) Annual Election for Chairperson and Vice Chairperson.

**Discussion Item**

## **Approval of Minutes**

- 1) Approval of the Draft Decision Summary from the January 12, 2026 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: 1/12/2025

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

**Property Address:** 52 S Washington Street

**Applicant:** Timothy Crosby, AIA on behalf of Foundation of Hope Inc.

**Application Number:** 2025-1485

**Code Enforcement Case:** Yes  No

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### **Project Description:**

The applicant seeks approval to construct a new two-story structure on a vacant lot at the corner of S. Washington and South Streets. Proposed materials include Andersen 400 Series SDL windows, fiberglass doors, brick and fiber cement siding, composite trim, PVC shutters, and iron railings. The roofing will consist of a combination of standing seam metal and asphalt shingles. Proposed site improvements include the construction of an off-street parking area with seven (7) spaces, landscape installations, the installation of brick sidewalk on S Washington Street, and the construction of a small stormwater management feature.

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### **Background Information:**

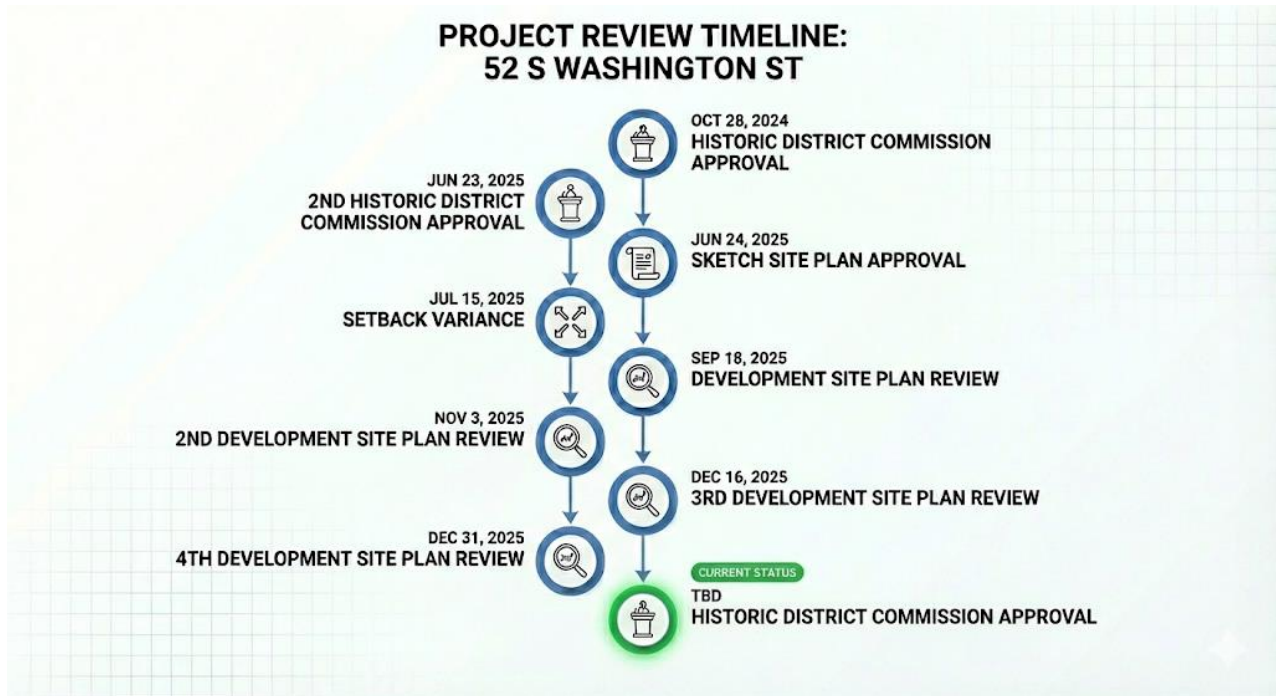
This project first went before the Historic District Commission on October 28, 2024. At that time, the application was approved subject to staff's five (5) recommended conditions. This certificate of appropriateness (COA) subsequently lapsed as no building permit was obtained within six months from the date of its issuance. The project received subsequent approval from the HDC on June 23<sup>rd</sup>, 2025 subject to the same five (5) conditions. This COA also lapsed as no building permit was obtained within six months.

The project received sketch site plan approval from the Planning Commission on June 24<sup>th</sup>, 2025 and was granted a side setback variance by the Board of Zoning Appeals on July 15<sup>th</sup>, 2025. The project is now going through the development site plan review process and will be submitting a 5<sup>th</sup> revision for staff review shortly.

Remaining steps in the review process include development site plan approval, receiving a new COA, and building/grading permit review.



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## Historic District Guidelines:

### Guideline 12. Universal Guidance for Parking Lots

- a. Provide adequate lighting on all parking lots.
- b. Clearly mark entries and exits to the parking lots and provide directional signs at appropriate locations.

### Guideline 13. New Parking Lots

- a. Locate new parking lots in the rear of existing buildings, so that they are not visible from a primary public right-of-way.
- b. Avoid adding new surface parking lots that front on major streets.
- c. Provide a minimum 3-foot-wide landscape street front edge for all new parking lots, where possible. Landscaping should be 42 inches in height to screen automobiles from immediate view but allow visual access.
- d. Provide a low brick wall, fence or some other form of compatible screening to separate the sidewalk or street from parking lots where a 3-foot-wide landscaping buffer is not possible.



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- e. Provide one approved tree planting for every 7.5 parking spaces with not more than 15 uninterrupted parking spaces in surface parking lots. Planting islands must contain a minimum of 64 square feet per tree with a minimum dimension of 6 feet per side.
- f. Provide adequate hose bibs to ensure available water for landscape maintenance in all parking lots.

**Guideline 19. Trees and Street Plantings**

- a. Preserve existing shade trees.
- b. New shade trees should be located where they will not obscure important historic features or damage historic buildings with roots or branches.
- c. The use of planter boxes and other landscaping features is encouraged. The design should be compatible with the character of the building and surrounding district.
- d. Stormwater management features and rain gardens should be unobtrusive and compatible with the surrounding district.

**Guideline 23. Vacant Lots**

- b. It is appropriate to convert vacant lots to public parklets or gardens, or to utilize existing lots for new construction or surface parking lots in keeping with the applicable sections of these guidelines (see Parking and Parking Lots in Chapter 6.2 and Chapter 6.4 for Guidelines for New Construction).

**Guideline 94. Style**

New infill buildings should be compatible with the overall historic and architectural character of the area, yet they should also be recognizable as products of their own time. For example, windows of contemporary design might be appropriate if their size and proportions were similar to those of surrounding properties.

- a. Avoid imitating earlier or historic architectural styles.
- b. Create a new design that compliments the existing historic surroundings through compatible scale, form, massing, height, color, and character.
- c. Architectural details of new infill buildings should relate to and be compatible with the architectural detailing of adjacent buildings. For example, matching cornice heights and referencing the façade rhythm of surrounding buildings.

**Guideline 95. Siting**

- a. Site new construction on existing vacant lots whenever possible.
- b. New buildings should be oriented to face the street.



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- c. Landscaping, such as front yards, should be in keeping with those of neighboring properties.

**Guideline 96. Orientation, Alignment, and Setback**

- a. Orient new construction toward the major street. See Chapter 4.5 Design Principles for additional information.
- b. Align new buildings with the setback of surrounding buildings on the street. Avoid constructing new buildings which have setbacks that are significantly deeper or shallower than surrounding buildings.

**Guideline 97. Form, Massing, Height, and Scale**

- a. Respect the form and massing of adjacent and surrounding historic properties. New buildings should be compatible with surrounding property and generally should occupy the same visual volume.
- b. The massing of a façade of an addition should be compatible to the façade of the building to which it is attached.
- c. The width and proportion of infill buildings should be similar to or compatible with surrounding buildings. Where new buildings are significantly wider than surrounding buildings, their facades should be visually divided to maintain street rhythm.
- d. Construct new buildings to a height compatible with adjacent buildings. New buildings should have the same number of stories as surrounding buildings.
- e. Match cornice and window heights to neighboring buildings to achieve streetscape unity.

**Guideline 98. Street Rhythm**

- a. The overall size, massing, and form of a new building should respect the existing street rhythm.
- b. Avoid designs that interrupt or otherwise disrupt the street rhythm.

**Guideline 99. ADA Ramps for New Construction and Additions**

- a. Ramps should blend with surrounding materials.
- b. Designs, including railings, should be simple.
- c. Where possible, ramps should be located on the rear or side elevations rather than on the primary façade.

**Guideline 103. Materials**



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- a. Exterior materials of a new buildings or addition should be compatible with surrounding buildings or the building to which it is attached.
- b. Board siding, including wood and cementitious/fiber cement board, may be appropriate.
- c. Unpainted brick masonry is generally an appropriate material for exterior walls throughout the district.
- d. Stucco surfaces are generally most appropriate for rear or side elevations.
- e. Stone or pressed concrete block may be appropriate in some settings, or for some parts of façades.

**Guideline 105. Exterior Color**

- a. Exterior wall and detail color of new construction should harmonize with the colors of surrounding historic properties.
- b. Avoid flashy colors or patterns that overshadow architectural details and detract from the surrounding buildings.
- c. Consider whether the building is usually in shadow or bright light when choosing paint color. Darker colors are more appropriate on well-lit façades, and lighter colors on shadowed façades.
- d. Avoid using more than three exterior colors for a new building or addition.

**Guideline 106. Details and Ornamentation**

- a. The details and ornamentation of a new building should be compatible with those of neighboring buildings.
- b. The details and ornamentation of an addition should be compatible with those of the building to which it is attached.
- c. Avoid introducing dramatically different details and ornamentation on a new building or addition.
- d. Avoid exactly copying details and ornamentation from existing buildings for a new building or addition.
- e. Simple and understated elements are preferred for new construction within the historic district.
- f. Minimize the amount or type of decoration on the façade. Instead, allow the building's lines and fenestration to dominate.

**Guideline 107. Placement**



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- a. On streets where storefronts are dominant, recessed entries are preferred.
- b. Doors may be centered or aligned to either side of the façade.

**Guideline 108. Design**

- a. Doors within storefronts should be compatible with the design of the storefront. Wood storefronts may have wood doors, and metal storefronts may have metal doors.
- b. Secondary doors should be understated and simple in design as compared to the front or main door.

**Guideline 109. Energy and Sustainability**

- a. Employ the use of shutters and awnings.
- b. Wherever possible, use durable, repairable, and recyclable building materials.
- c. Utilize energy efficient windows with low emissivity (“low-e”) glass.
- d. Place energy efficient HVAC equipment on non-visible rooftop locations, in the rear of buildings, or in other locations that are not visible from the street.
- e. Add natural sustainable features to the site, such as shade trees, where possible. Locate shade trees where they will not grow to damage historic buildings.
- f. Avoid paving up to the building foundation, which can create a heat island effect. Use permeable materials or landscaping with native plants to help control stormwater and reduce heat transmission to the building interior.
- g. Avoid removing existing shade trees or vegetation.
- h. Use permeable paving where appropriate to manage stormwater.
- i. Employ features that provide natural light to the building interior, such as glass doors and transom, clearstories, and roof monitors.
- j. As part of a larger architectural project, the HDC will entertain new building concepts that may not be immediately recognizable in the Town of Easton Historic District, such as “net zero” properties.

**Guideline 110. Exterior Lighting**

- a. Exterior light fixtures should match the character of the building.
- b. Place building-mounted lighting to illuminate functional building elements, like entrances and signs.
- c. Utilize accent lighting to highlight architectural elements. Accent light fixtures should be placed in inconspicuous locations and should generally not be visible from street-level.



- d. Exterior lighting design should be subordinate to the overall façade design.

### **Guideline 112. Proportion**

- a. The proportions of a façade of a new building should be compatible with the façades of its neighbors.
- b. Avoid dramatically different proportions on new buildings and additions

### **Guideline 113. Façade Rhythm**

- a. Avoid façade rhythms drastically different from those in the surrounding area.
- b. The rhythm of a façade of an addition should be compatible to the façade of the building to which it is attached.

### **Guideline 114. Landscape Features**

- a. Design compatible landscaping for a new building's property.
- b. Unnecessarily removing character-defining landscape to construct a new building or addition.
- c. Designing an incompatible landscape for a new building or addition.

### **Guideline 115. Roof Form**

- a. Roof forms should be consistent with and similar to adjacent buildings.
- b. Avoid constructing new buildings with roofs that vary significantly in shape or pitch.
- c. In general, the heights of cornices and parapets on new buildings should match those of adjacent buildings.

### **Guideline 116 Roof Material**

- a. Roof material should generally be consistent with that of surrounding buildings.
- b. Roof colors, where visible, should be compatible with the color scheme of the new building and the surrounding area.

### **Guideline 117. Gutters and Downspouts**

- a. Where possible, locate gutters so that they are obscured by parapets.
- b. Locate downspouts in inconspicuous locations on the façade.
- c. Half-round gutters and round downspouts are generally more appropriate than corrugated or "K-Style" gutters.

### **Guideline 121. General Guidelines for Utilities for New Construction**



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- a. Locate electric, telephone, and cable services underground whenever possible.
- b. Where underground placement is not possible, utilize the rear or other non-visible façade.
- c. Locate exterior conduit and housing in an inconspicuous area and paint housing to match the exterior surface to which it is applied.

**Guideline 122. Trash and Refuse Containers**

- a. Locate dumpsters and other trash receptacles in the rear or on a non-visible side elevation.
- b. Employ opaque fencing or screening to limit the view from public rights-of-way.

**Guideline 123. Mechanical Equipment**

- a. Rooftop mechanical systems should be positioned so as not to be visible from the street.
- b. Where rooftop location is not possible, mechanical systems should be located at a side or rear elevation and screened with fences or plantings.

**Guideline 126. Arrangement**

- a. Windows should be present on all elevations that are visible from the street.
- b. Window heights and sizes on new buildings should generally be consistent with that of the surrounding buildings.
- c. The relationship of voids to solids should be similar to that of neighboring buildings.
- d. Window orientation should be consistent with the directional expression of surrounding buildings.

**Guideline 127. Window Type**

- a. Windows should match the character of the new building's façade. Traditionally styled buildings should have traditional windows, while contemporary or modern style buildings should have modern windows.
- b. Vinyl windows are generally not manufactured in historic proportions and are not appropriate for use in the historic district.
- c. Wood, aluminum, aluminum clad wood, and fiberglass may be appropriate materials.

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**Recommended Conditions:**

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



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1. A landscape buffer a minimum of three (3) feet wide shall be installed between the edge of the parking lot and S Washington Street. Plantings shall native species and at least 42” in height.
2. HVAC equipment shall be located on a non-visible rooftop location or within a side yard location that is not visible from a public right-of-way.
3. Trash cans shall be screened from view using opaque fencing.
4. Minor revisions to the proposed site and structure that are consistent with the Historic District Guidelines may be administratively approved by staff after consultation with the Chair and/or Vice-Chair of the Commission.

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**Draft Motions:**

1. I move that the Historic District Commission **approve the application with staffs recommend conditions.**

OR

2. I move that the Historic District Commission table the application pending the following revisions...

OR

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



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

**Meeting Date:** 10/28/2024  
**Application Number:** 2024-1318  
**Location:** 52 S Washington Street  
**Applicant:** Timothy F. Crosby AIA

**Request:** The applicant is requesting approval for the construction of a new two-story, 5400 square foot structure on the vacant lot located on the corner of S. Washington Street and South Street. Proposed site improvements include the construction of an off-street parking area with seven (7) spaces, additional landscaping, and the addition of a small stormwater management feature. The materials proposed for this structure include vinyl-clad wood windows, fiberglass doors, a combination of brick and fiber cement siding, composite trim, PVC shutters, iron railings, standing seam metal roofing, and asphalt shingle roofing.

**The Applicant amended their application to reflect the use of half-round gutters and downspouts.**

Commissioner Stuart moved to **approve the amended application subject to the following conditions:**

- 1) **A minimum landscape buffer of three (3) feet shall be installed between the edge of the parking lot and S. Washington Street. Planting shall be of a native species, and at least 42" in height;**
- 2) **all HVAC equipment shall be located on a non-visible rooftop location or within a side yard location that is not visible from a public right of way;**
- 3) **trash receptacles shall be screened from view using opaque fencing;**
- 4) **half-round gutters and downspouts shall be utilized; and**
- 5) **minor revisions to the proposed site and structure that are consistent with the Historic District Guidelines may be administratively approved by staff after consultation with the Chairperson and/or Vice Chairperson of the Commission.**

Commissioner Bateman seconded the motion.  
FOR: 4 - Demby, Bateman, Greer, 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".

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

11/13/2024  
\_\_\_\_\_  
Date



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

**Meeting Date:** 6/23/2025  
**Application Number:** 2025-1485  
**Location:** 52 S Washington Street  
**Applicant:** Crosby and Associates LLC

**Request:** The Applicant is requesting approval for the construction of a new two-story, 5400 square foot structure on the vacant lot located on the corner of S. Washington Street and South Street. Proposed site improvements include the construction of an off-street parking area with seven (7) spaces, additional landscaping, and the addition of a small stormwater management feature. The materials proposed for this structure include Andrew 400 Series windows, fiberglass doors, a combination of brick and fiber cement siding, composite trim, PVC shutters, iron railings, standing seam metal roofing, and asphalt shingle roofing.

Commissioner Bateman moved to **approve the application subject to the following conditions:**

- 1. A minimum landscape buffer of three (3) feet shall be installed between the edge of the parking lot and S. Washington Street. Planting shall be of a native species, and at least 42” in height.**
- 2. All HVAC equipment shall be located on a non-visible rooftop location or within a side yard location that is not visible from a public right of way.**
- 3. Trash receptacles shall be screened from view using opaque fencing.**
- 4. Half-round gutters and downspouts shall be utilized.**
- 5. Minor revisions to the proposed site and structure that are consistent with the Historic District Guidelines may be administratively approved by staff after consultation with the Chair and/or Vice-Chair of the Commission.**

Commissioner Stuart seconded the motion.  
 FOR: 6 - Demby, Brophy, Bateman, Carey, Startt, 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”.

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

7/23/2025  
 Date



**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	OTHER
<u>NEW CONSTRUCTION/ADDITION</u>				
EXTERIOR ALTERATIONS				
FOR TREE REMOVAL(S) - PLEASE USE THE TREE REMOVAL APPLICATION				

### PROPERTY INFORMATION

ADDRESS 52 S. Washington Street, Easton (corner of South St. & Washington St.)

Contributing  Non-Contributing      YEAR BUILT: \_\_\_\_\_ NATIONAL REGISTAR # \_\_\_\_\_

### PROPERTY INFORMATION

OWNER NAME Foundation of HOPE, Inc. / Keasha Haythe, President & CEO

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

### Applicant or Agent

NAME Timothy F. Crosby

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

Description of Proposal (include additional sheets, as necessary)

New construction of a two-story building with office, meeting and program space for a nonprofit organization. Building will be wood frame construction, with brick veneer on the main, side and rear facades and wood siding on the facade facing South Street. A classical style portico marks the main entrance with four doric columns supporting a classical entablature. Other details include a large cornice at the roof line, gabled roofs, architectural cast stone window and door lintels and sills, and six over six double hung windows. See attached renderings.
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### Specific Requirements

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

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

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

Signature of Applicant or Agent

Date

Printed Name of Applicant or Agent

_____
12/19/25
Timothy F. Crosby / Owner, Crosby & Associates, AIA, LLC



# Historic District Commission Application Checklist

Revised December 2022

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

## Requirements:

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

The application submitted shall include 2 copies plus 1 digital.

## All Applications to Include:

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

## New Construction / Addition

- Dimensioned elevations drawn to an appropriate scale illustrating all sides of the proposed structure. Drawings shall include notations outlining roof pitches, trim details and the type of windows and doors to be used for the project
- Site plan drawn to an appropriate scale and including setbacks and neighboring structures. Site Plan should illustrate the footprint(s) of all proposed EXISTING AND PROPOSED construction.
- Construction schedule
- 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.
- Manufacturer's 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.
- Manufacturer's 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.***

December 15, 2025



## **NEW EDUCATION AND TRAINING CENTER EASTON, MARYLAND**

### **PROJECT OVERVIEW**

The Foundation of HOPE, Inc. will be constructing a new Education and Training Center on the corner of Washington Street and South Street in Easton, Maryland.

The new facility will provide space for the Foundation to provide its educational and training services to its Clients – Teenage Females from the Eastern Shore. The new facility will also provide office space, conference space, and support space to other community non-profit organizations.

Foundation of Hope will create a new building that reflects and honors the historic character of the surrounding buildings through its exterior appearance and design.

### **SITE PLANNING**

The new building will be located on a vacant site at the corner of Washington Street and South Street. The proposed site contains approximately 11,000 square feet of space. A detailed Site Development Plan is included in the information submitted for the Historic District Commission's review.

The new building will be located on the southwest corner of the site. Parking for the building will be located in the north corner of the site, with the entrance aligned with the Port Street intersection with Washington Street.

As much as possible, the existing landscape will be preserved and integrated into the new site development plan. Additional landscaping will be installed, especially at the base of the building and in the yard space on the South Street side of the building.

The new building will be placed on the site so that the front of the new building will be aligned with the facades of the existing buildings on Washington Street. The south side façade of the new building will be aligned with the front facades of the existing buildings on South Street.

When completed, the new building will fit with its existing context and continue the historic streetscape of Washington and South Street.

### **NEW BUILDING DESCRIPTION**

The new building's exterior design is based on Federal design principles. The new building will have key elements of the Federal style of architecture including symmetry in design, rectangular or square building shapes, hipped and gable shaped roofs, decorative entrance features, including transom and sidelights over the front door, double-hung windows, classical details like pilasters, columns and cornices, and a focus on elegant, restrained ornamentation; essentially, a simple, classical aesthetic with emphasis on balanced proportions and refined details, seen in the form of decorative moldings around the doors and windows.

The new building has a footprint of 2,500 square feet. It will be a two-story building with a total square footage of 5,000 square feet. The proposed floor plans are included in the materials attached to the HDC application.

The main entry of the new building is located on the northwest corner of the site facing Washington Street. The design of the entry is emphasized by a large front porch supported by Tuscan style columns topped with a detailed cornice and roof. The entry has a gabled front roof with elaborate fascia trim and a center round window. The building has a north/south gable roof aligned with Washington Street. The south end of the building includes a hipped roof section that is meant to moderate the scale of the building and make the transition to the scale of the buildings on South Street.

Overall, the new building will complement and enhance the existing historic context of Easton by the scale, rhythm, and proportion of the proposed design.

### **BUILDING SYSTEMS AND MATERIALS**

The proposed building systems and materials are detailed in the product and manufacturer's information included with this application.

### **CONCLUSIONS**

The Foundation of HOPE, Inc. believes that the design of the new building and its proposed site development plan deserves the approval of the Town of Easton Historic District Commission and requests the Commission issue a renewal of the Certificate of Appropriateness for this design proposal.



PROPERTY FROM SOUTH ST.



PROPERTY FROM WASHINGTON & SOUTH ST.



PROPERTY FROM WASHINGTON & PORT ST.



PROPERTY FROM WASHINGTON ST.



SOUTH VIEW OF WASHINGTON ST.



NORTH VIEW OF WASHINGTON ST.



NEIGHBORING PROPERTY - VERIZON BUILDING



CONTEXT FROM WASHINGTON & SOUTH ST.

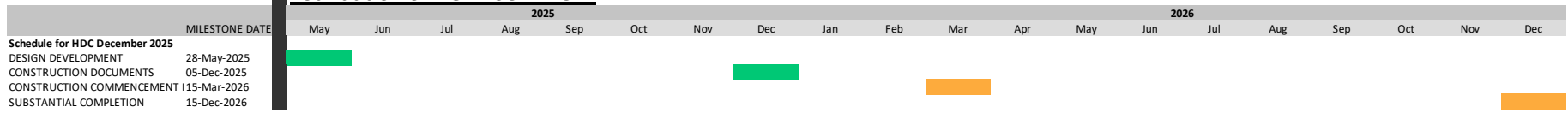


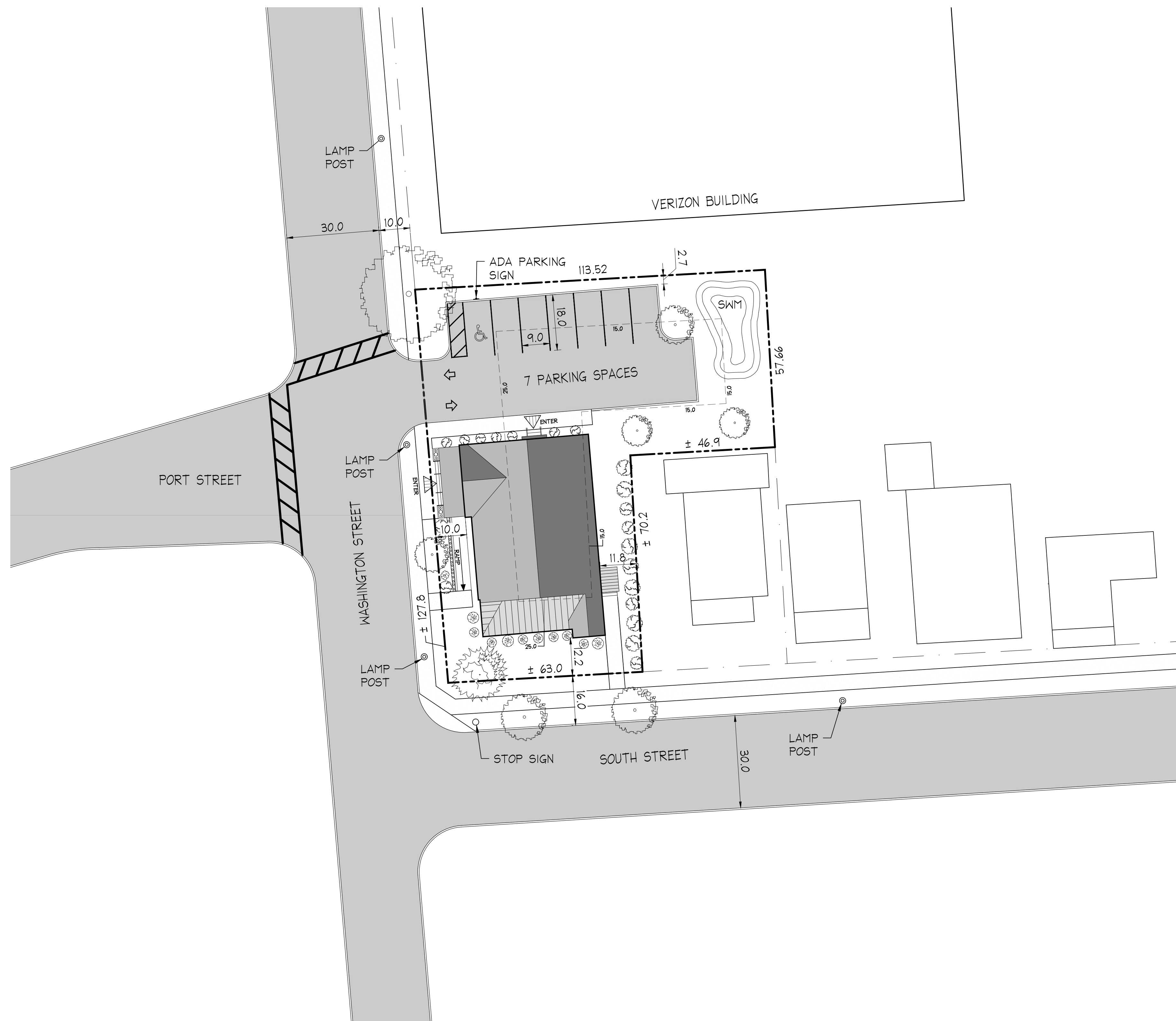
CONTEXT FROM WASHINGTON & GOLDSBOROUGH ST.



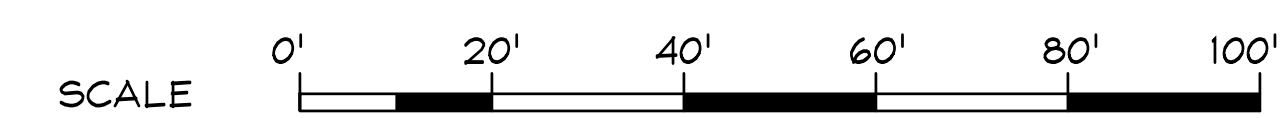
CONTEXT FROM SOUTH ST.

## Foundation of HOPE SCHEDULE





**1** SITE PLAN - PROPOSED  
 C101 SCALE: 1" = 20'



ARCHITECT  
**TIMOTHY F. CROSBY AIA**  
 513 COURT LANE  
 CAMBRIDGE, MD 21613  
 LICENSE No. MD-5220-A

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NEW COMMERCIAL / OFFICE BUILDING FOR:

**FOUNDATION OF HOPE, INC**

51 SOUTH WASHINGTON STREET  
 EASTON, MARYLAND 21601

REV #	REVISION	DATE
1	ISSUE FOR REVIEW BY HISTORIC DISTRICT COMMISSION	10/14/24

**SITE PLAN - PROPOSED**

DRAWN BY: **PGA**  
 REVIEWED BY: **TFC**  
 PROJECT NUMBER: **0092022**  
 SCALE: **AS NOTED**  
 ISSUE DATE: **10/14/2024**  
 PROJECT STATUS: **HDC**  
 DRAWING NUMBER:

**C101**

ARCHITECT  
**TIMOTHY F. CROSBY AIA**  
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 CAMBRIDGE, MD 21613  
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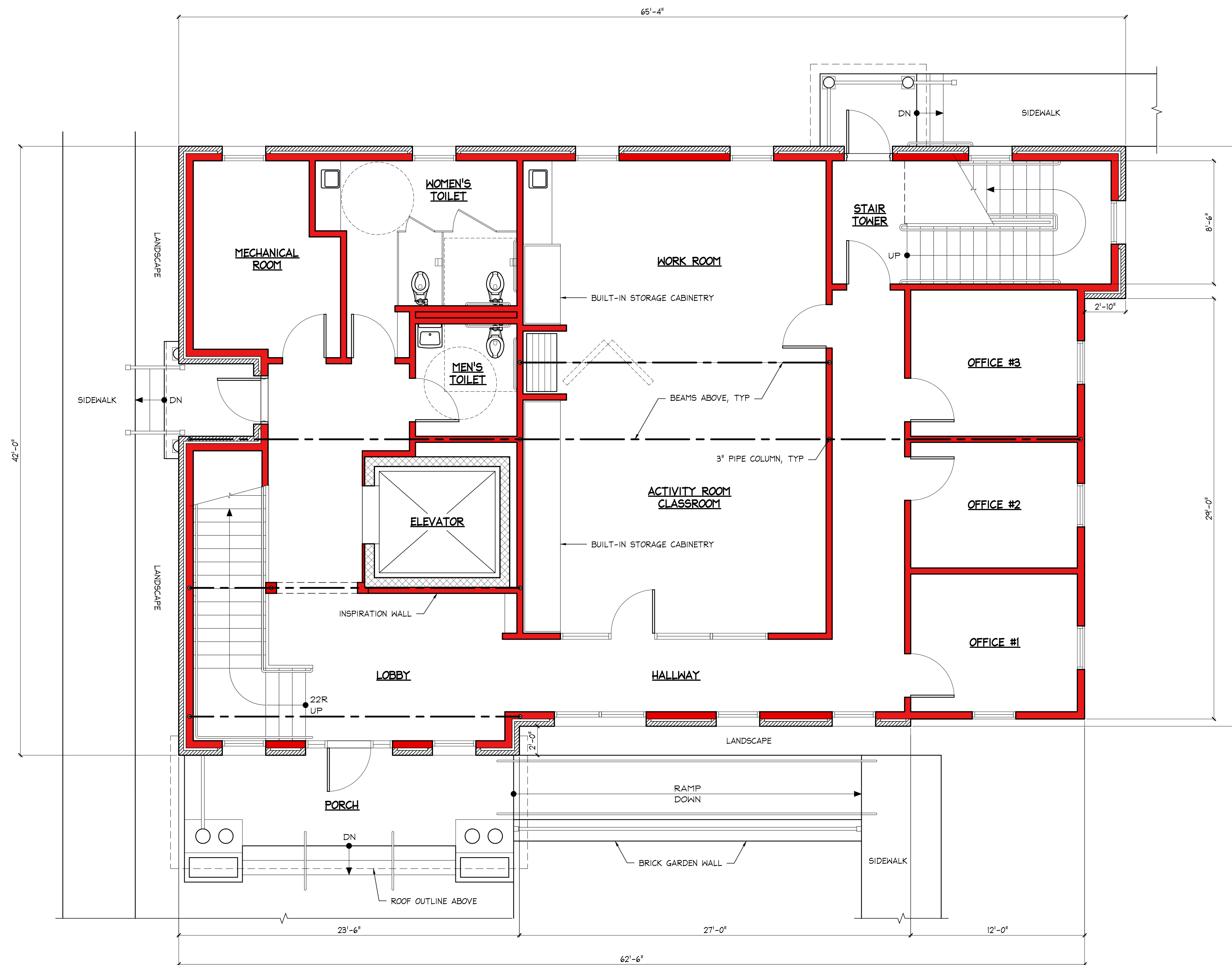
NEW COMMERCIAL / OFFICE BUILDING FOR:  
**FOUNDATION OF HOPE, INC**  
 51 SOUTH WASHINGTON STREET  
 EASTON, MARYLAND 21601

REV #	REVISION	DATE
1	ISSUE FOR REVIEW BY HISTORIC DISTRICT COMMISSION	10/14/24

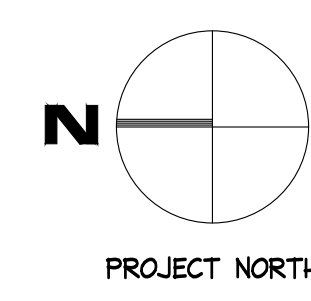
**FIRST FLOOR PLAN - PROPOSED**

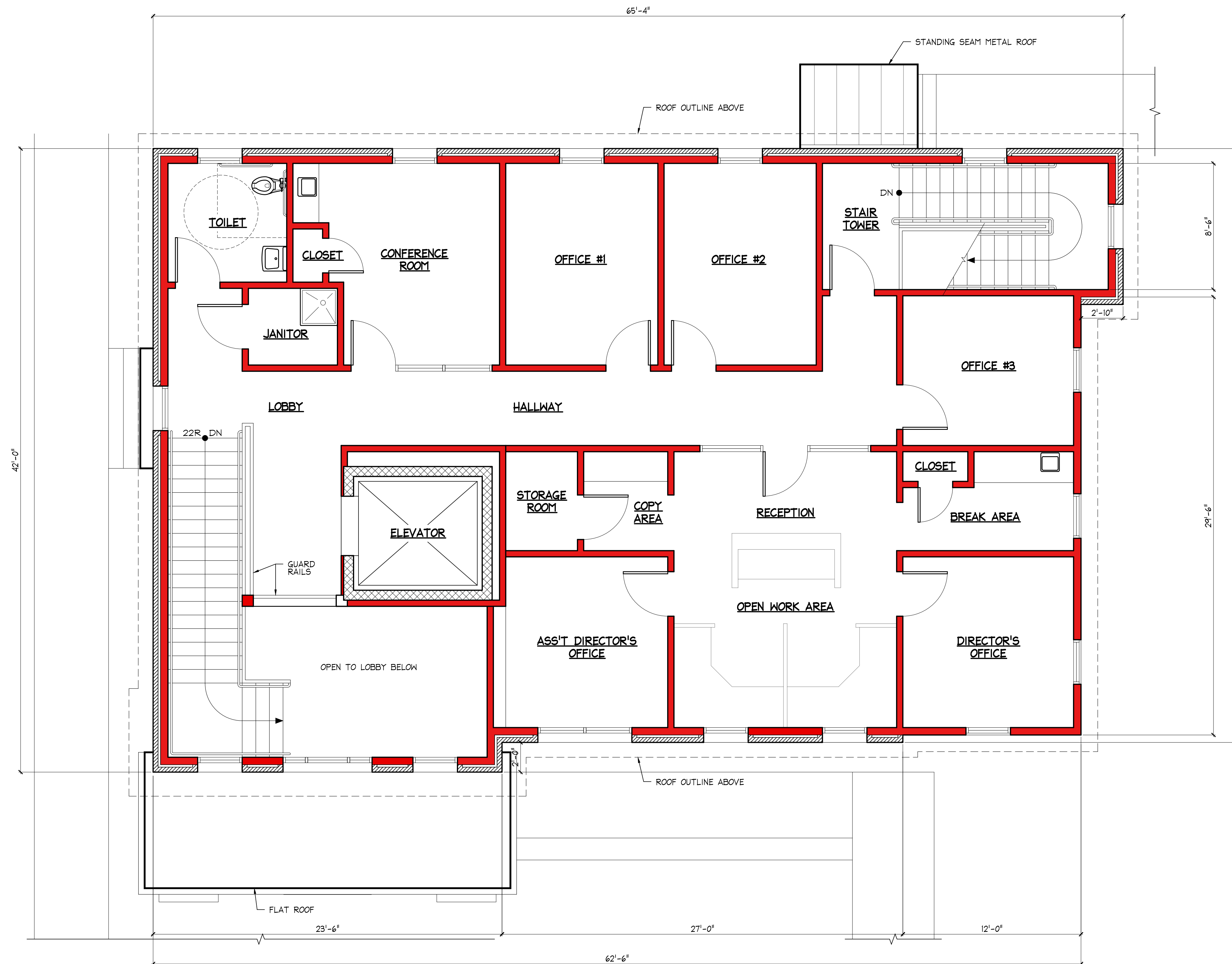
DRAWN BY: CR  
 REVIEWED BY: TFC  
 PROJECT NUMBER: 0092022  
 SCALE: AS NOTED  
 ISSUE DATE: 10/14/2024  
 PROJECT STATUS: HDC  
 DRAWING NUMBER:

**A101**

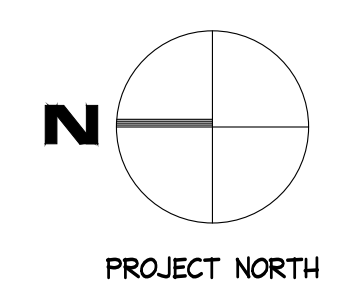


**1** FIRST FLOOR PLAN - PROPOSED  
 A101 SCALE: 1/4" = 1'-0"





1 SECOND FLOOR PLAN - PROPOSED  
 A102 SCALE: 1/4" = 1'-0"



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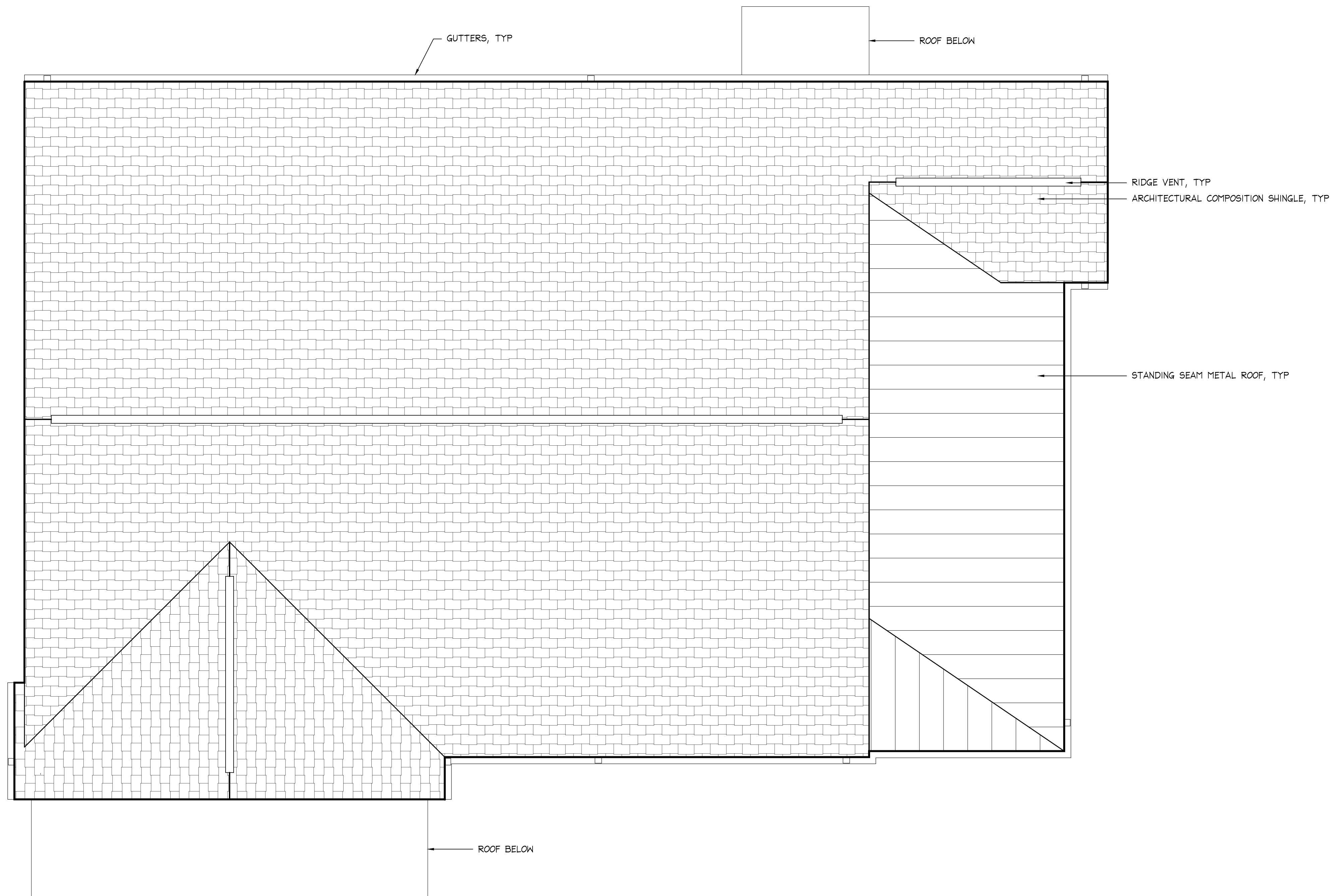
NEW COMMERCIAL / OFFICE BUILDING FOR:  
**FOUNDATION OF HOPE, INC**  
 51 SOUTH WASHINGTON STREET  
 EASTON, MARYLAND 21601

REV #	REVISION	DATE
1	ISSUE FOR REVIEW BY HISTORIC DISTRICT COMMISSION	10/14/24

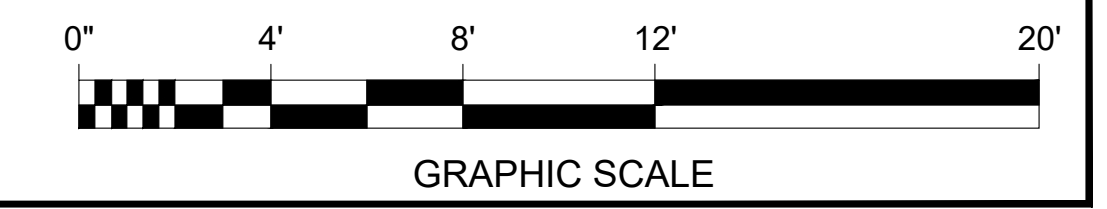
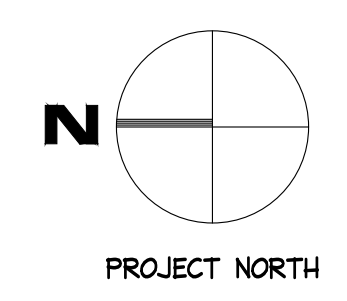
**SECOND FLOOR PLAN - PROPOSED**

DRAWN BY:	CR
REVIEWED BY:	TFC
PROJECT NUMBER:	0092022
SCALE:	AS NOTED
ISSUE DATE:	10/14/2024
PROJECT STATUS:	HDC
DRAWING NUMBER:	A102

**A102**



1 ROOF PLAN - PROPOSED  
 A103 SCALE: 1/4" = 1'-0"



ARCHITECT  
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NEW COMMERCIAL / OFFICE BUILDING FOR:  
**FOUNDATION OF HOPE, INC**  
 51 SOUTH WASHINGTON STREET  
 EASTON, MARYLAND 21601

REV #	REVISION	DATE
1	ISSUE FOR REVIEW BY HISTORIC DISTRICT COMMISSION	10/14/24

**ROOF PLAN - PROPOSED**

DRAWN BY: CR  
 REVIEWED BY: TFC  
 PROJECT NUMBER: 0092022  
 SCALE: AS NOTED  
 ISSUE DATE: 10/14/2024  
 PROJECT STATUS: HDC  
 DRAWING NUMBER: A103



1 WEST ELEVATION - PROPOSED  
 A201 SCALE: 1/4" = 1'-0"

ARCHITECT  
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 LICENSE No. MD-5220-A

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NEW COMMERCIAL / OFFICE BUILDING FOR:  
**FOUNDATION OF HOPE, INC**  
 51 SOUTH WASHINGTON STREET  
 EASTON, MARYLAND 21601

REV #	REVISION	DATE
1	ISSUE FOR REVIEW BY HISTORIC DISTRICT COMMISSION	10/14/24

**BUILDING ELEVATIONS PROPOSED**

DRAWN BY: **PGA**

REVIEWED BY: **TFC**

PROJECT NUMBER: **0092022**

SCALE: **AS NOTED**

ISSUE DATE: **10/14/2024**

PROJECT STATUS: **HDC**

DRAWING NUMBER:  
**R201**



1 WEST ELEVATION - PROPOSED  
 A201 SCALE: 1/4" = 1'-0"

ARCHITECT  
**TIMOTHY F. CROSBY AIA**  
 513 COURT LANE  
 CAMBRIDGE, MD 21613  
 LICENSE No. MD-5220-A

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NEW COMMERCIAL / OFFICE BUILDING FOR:  
**FOUNDATION OF HOPE, INC**  
 51 SOUTH WASHINGTON STREET  
 EASTON, MARYLAND 21601

REV #	REVISION	DATE
1	ISSUE FOR REVIEW BY HISTORIC DISTRICT COMMISSION	10/14/24

**BUILDING ELEVATIONS PROPOSED**

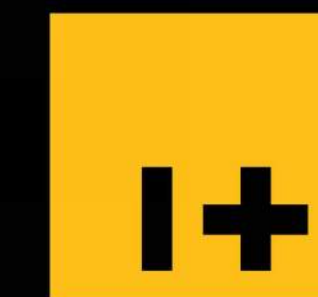
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 REVIEWED BY: TFC  
 PROJECT NUMBER: 0092022  
 SCALE: AS NOTED  
 ISSUE DATE: 10/14/2024  
 PROJECT STATUS: HDC  
 DRAWING NUMBER: **A201**



1 SOUTH ELEVATION - PROPOSED  
 A202 SCALE: 1/4" = 1'-0"

ARCHITECT  
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 CAMBRIDGE, MD 21613  
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**FOUNDATION OF HOPE, INC**  
 51 SOUTH WASHINGTON STREET  
 EASTON, MARYLAND 21601

REV #	REVISION	DATE
1	ISSUE FOR REVIEW BY HISTORIC DISTRICT COMMISSION	10/14/24

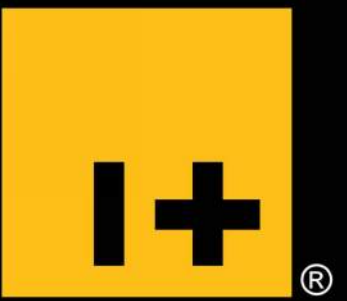
**BUILDING ELEVATIONS PROPOSED**

DRAWN BY: CR  
 REVIEWED BY: TFC  
 PROJECT NUMBER: 0092022  
 SCALE: AS NOTED  
 ISSUE DATE: 10/14/2024  
 PROJECT STATUS: HDC  
 DRAWING NUMBER:

**A202**

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NEW COMMERCIAL / OFFICE BUILDING FOR:  
**FOUNDATION OF HOPE, INC**  
 51 SOUTH WASHINGTON STREET  
 EASTON, MARYLAND 21601

REV #	REVISION	DATE
1	ISSUE FOR REVIEW BY HISTORIC DISTRICT COMMISSION	10/14/24

**BUILDING ELEVATIONS PROPOSED**

DRAWN BY: CR  
 REVIEWED BY: TFC  
 PROJECT NUMBER: 0092022  
 SCALE: AS NOTED  
 ISSUE DATE: 10/14/2024  
 PROJECT STATUS: HDC  
 DRAWING NUMBER:

**A203**



**1 EAST ELEVATION - PROPOSED**  
 SCALE: 1/4" = 1'-0"



1 NORTH ELEVATION - PROPOSED  
 A204 SCALE: 1/4" = 1'-0"

ARCHITECT  
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 CAMBRIDGE, MD 21613  
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NEW COMMERCIAL / OFFICE BUILDING FOR:  
**FOUNDATION OF HOPE, INC**  
 51 SOUTH WASHINGTON STREET  
 EASTON, MARYLAND 21601

REV #	REVISION	DATE
1	ISSUE FOR REVIEW BY HISTORIC DISTRICT COMMISSION	10/14/24

**BUILDING ELEVATIONS PROPOSED**

DRAWN BY: CR  
 REVIEWED BY: TFC  
 PROJECT NUMBER: 0092022  
 SCALE: AS NOTED  
 ISSUE DATE: 10/14/2024  
 PROJECT STATUS: HDC  
 DRAWING NUMBER:

**A204**



**THE FOUNDATION OF HOPE - NEW EDUCATION AND TRAINING CENTER  
52 S. WASHINGTON STREET, EASTON, MARYLAND**

**HISTORIC DISTRICT COMMISSION APPLICATION: October 14<sup>TH</sup>, 2024  
MATERIALS AND SYSTEMS RECAP**

**DOORS**

- **FRONT DOOR**  
THERMA-TRU FIBERGLASS CLASSIC 6 PANEL DOOR W/ TRANSOM & SIDELIGHTS
- **SIDE & REAR ENTRY DOORS**  
THERMA-TRU FIBERGLASS CLASSIC 6 PANEL DOOR W/ TRANSOM

**WINDOWS**

- **TYPICAL**  
ANDERSEN 400 SERIES DOUBLE-HUNG
- **FRONT GABLE**  
ANDERSEN 400 SERIES FIXED ROUND

**SIDING**

- **BRICK**  
MOULDED BRICK W/ SIZE, COLOR & TEXTURE COMPARABLE TO NEARBY CONTRIBUTING BUILDINGS IN THE EASTON HISTORIC DISTRICT. THE FINAL BRICK SELECTION SHALL BE BASED ON PROVIDED SAMPLES AND REQUIRED APPROVALS BY LOCAL AGENCIES.
- **MASONRY WALL LINTELS & SILLS**  
CAST STONE
- **LAP SIDING**  
JamesHardie: HARDIE-PLANK, SMOOTH, 5 INCH EXPOSURE, BLIND FASTENED & PAINTED
- **SOFFIT PANELS**  
JamesHardie: HARDIE-SOFFIT, SMOOTH, VENTED, PAINTED

**TRIMS**

- **WINDOWS**  
AZEK 'J-CASING' EXTERIOR TRIM, 4" & 6"  
COMPOSITE BRICK MOULD AS NEEDED IN BRICK WALLS
- **DOORS**  
AZEK 'J-CASING' EXTERIOR TRIM, 4" & 6"
- **FACIA, SOFFITS, FRIEZES**  
AZEK 'SOFFIT SYSTEM' SPECIALTY EXTERIOR TRIM
- **RAKE TRIM**  
AZEK 'RABBETED TRIM' 6" & 8" EXTERIOR TRIM

**TRIMS** cont.

- **BASE/HORIZONTAL TRIMS**  
AZEK 'UNIVERSAL SKIRT BOARD' EXTERIOR TRIM
- **CORNER BOARDS**  
AZEK 6" 'J-QUICK CORNER' EXTERIOR TRIM
- **SPECIALTY TRIMS**  
AZEK PVC MOULDING & AZEK MOULDABLE PVC STOCK AS NEEDED
- **WINDOW SHUTTERS**  
TIMBERLANE FIXED LOUVER, ASSEMBLED W/ "ENDURIAN" PVC COMPONENTS & PAINTED
- **PORCH COLUMNS & PILASTERS**  
H.B. & G. PermaCast Plus ROUND COLUMNS, BASE & CAPITAL, PAINTED

**RAILINGS & HANDRAILS**

- **RAMP, STEPS & PORCHES**  
CUSTOM FABRICATED IRON, POWDER COATED BLACK

**ROOFING**

- **PITCHED MAIN ROOF**  
GAF, TIMBERLINE HDZ SHINGLES
- **PITCHED SHED ROOFS**  
PAC-CLAD PAC-150 ARCHITECTURAL METAL ROOF PANELS,  
PRE-FINISHED, FIELD CRIMPED 1-1/2" HIGH STANDING SEAMS @ 16" O.C.
- **FLAT ENTRY PORTICO ROOF**  
FULLY ADHERED MEMBRANE ROOF

**GUTTERS & DOWNSPOUTS**

- **GUTTERS**  
5" "K" PATTERN, PRE-FINISHED SEAMLESS ALUMINUM
- **DOWN SPOUTS**  
3" x 4" SMOOTH BOX SECTION, PRE-FINISHED ALUMINUM

END OF DOCUMENT

# THE FOUNDATION OF HOPE

NEW EDUCATION AND TRAINING CENTER  
EASTON, MARYLAND

## PROJECT MATERIALS MANUFACTURERS' CUTSHEETS

HDC APPLICATION - OCTOBER 14<sup>TH</sup>, 2024







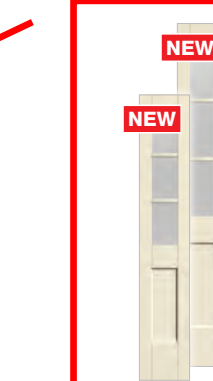
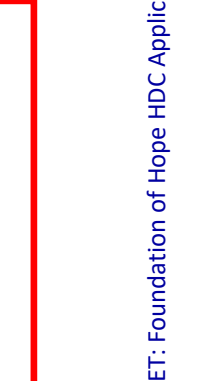
### Fiber-Classic® & Smooth-Star® Fiberglass Doors

#### Solid Panel

				
Smooth	Smooth	Smooth	Smooth	Smooth
<b>S960</b> 6 2'8" x 6'8" 2'10" x 6'8" 3'0" x 6'8"	<b>S4800</b> 6 E 2'8" x 6'8" 2'10" x 6'8" 3'0" x 6'8"	<b>S84800</b> 6 2'8" x 8'0" 2'10" x 8'0" 3'0" x 8'0"	<b>S600</b> 6 2'8" x 6'8" 2'10" x 6'8" 3'0" x 6'8"	<b>S8600</b> 6 2'8" x 8'0" 2'10" x 8'0" 3'0" x 8'0"
<b>S210</b> 6 E 2'6" x 6'8" 2'8" x 6'8" (7'0") 2'10" x 6'8" (7'0") 3'0" x 6'8" (7'0")	<b>S810</b> 6 2'6" x 8'0" 2'8" x 8'0" 2'10" x 8'0" 3'0" x 8'0"	<b>S100</b> 6 E 2'0" x 6'8" Δ 2'4" x 6'8" Δ 2'6" x 6'8" Δ 2'8" x 6'8" Δ (7'0") 2'10" x 6'8" Δ (7'0") 3'0" x 6'8" Δ (7'0") 3'6" x 6'8"	<b>S81000</b> 6 2'0" x 8'0" 2'4" x 8'0" 2'6" x 8'0" 2'8" x 8'0" 2'10" x 8'0" 3'0" x 8'0" 3'6" x 8'0"	

#### Side Lites

**CLEAR GLASS WITH DIVIDED LITES** *Continued* 

					
Smooth	Smooth	Smooth	Smooth	Smooth	Smooth
<b>S4200</b> NEW 6 E 2'8" x 6'8" (7'0") 2'10" x 6'8" (7'0") 3'0" x 6'8" (7'0")	<b>S84200</b> NEW 6 E 2'8" x 8'0" 2'10" x 8'0" 3'0" x 8'0"	<b>S6200</b> NEW 6 E 2'8" x 6'8" (7'0") 2'10" x 6'8" (7'0") 3'0" x 6'8" (7'0")	<b>S86200</b> NEW 6 E 2'8" x 8'0" 2'10" x 8'0" 3'0" x 8'0"	<b>S9200</b> NEW 6 E 2'8" x 6'8" (7'0") 2'10" x 6'8" (7'0") 3'0" x 6'8" (7'0")	<b>S89200</b> NEW 6 E 2'8" x 8'0" 2'10" x 8'0" 3'0" x 8'0"
<b>S4200SL</b> NEW 6 E 12" x 6'8" (7'0") 14" x 6'8" (7'0")	<b>S84200SL</b> NEW 6 E 12" x 8'0" 14" x 8'0"	<b>S6200SL</b> NEW 6 E 12" x 6'8" (7'0") 14" x 6'8" (7'0")	<b>S86200SL</b> NEW 6 E 12" x 8'0" 14" x 8'0"		

# Transoms

Transoms can be stained or painted to match a Fiber-Classic® or Smooth-Star® door system.

## BLACKSTONE



**BSRT**  
3'0" door + (2) 12" sidelites  
Continuous Sill Systems Only

## SEDONA



**19055T**  
3'0" door + (2) 12" sidelites  
3'0" door + (2) 14" sidelites  
Continuous Sill Systems Only



**19520T**  
3'0" door + (2) 12" sidelites  
3'0" door + (2) 14" sidelites  
Continuous Sill Systems Only

## SALINAS



**SART**  
3'0" door + (2) 12" sidelites  
Continuous Sill Systems Only

## MAPLE PARK



**FWRT**  
3'0" door + (2) 12" sidelites  
3'0" door + (2) 14" sidelites  
Continuous Sill Systems Only

## SARATOGA



**19750T**  
3'0" door + (2) 12" sidelites  
Continuous Sill Systems Only



**19740T**  
3'0" Door Only

## WELLESLEY

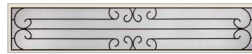


**19730T**  
3'0" door + (2) 12" sidelites  
Continuous Sill Systems Only



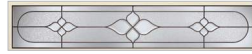
**19720T**  
3'0" Door Only

## RISERVA



**RSRT**  
3'0" door + (2) 12" sidelites  
Continuous Sill Systems Only

## CONCORDE



**CNRT**  
3'0" door + (2) 12" sidelites  
3'0" door + (2) 14" sidelites  
Continuous Sill Systems Only

## KENSINGTON



**KNRT**  
3'0" door + (2) 12" sidelites  
3'0" door + (2) 14" sidelites  
Continuous Sill Systems Only

## PEMBRIDGE



**PBRT**  
3'0" door + (2) 12" sidelites  
3'0" door + (2) 14" sidelites  
Continuous / Boxed Sill Systems

## AXIS



**AXRT**  
3'0" door + (2) 12" sidelites  
3'0" door + (2) 14" sidelites  
Continuous / Boxed Sill Systems

## CALIX



**CXRT**  
3'0" door + (2) 12" sidelites  
Continuous / Boxed Sill Systems



**CX30T**  
3'0" Door Only

## LATITUDE



**LTRT**  
3'0" door + (2) 12" sidelites  
Continuous / Boxed Sill Systems



**LT30T**  
3'0" Door Only

## ECHELON



**ECRT**  
3'0" door + (2) 12" sidelites  
Continuous / Boxed Sill Systems




**EC30T**  
3'0" Door Only

## CLEAR GLASS



Grille Sticks Applied




**19020T**  
  
3'0" door + (2) 12" sidelites  
Continuous Sill Systems Only  
3'0" door + (2) 14" sidelites  
Continuous / Boxed Sill Systems



Grille Sticks Applied



**19220T**  
  
3'0" door + (2) 12" sidelites  
3'0" door + (2) 14" sidelites  
Continuous / Boxed Sill Systems



Grille Sticks Applied



**19200T**  
  
3'0" Door Only



**19210T**  
  
12" & 14" Sidelite Only

### Key

 No Stile Lines

 Flush-Glazed Glass with Detailed Sticking (FG)

 Low-E Glass (LE)

 Simulated Divided Lites (SDLF2)

 Black Nickel Caming (1D)

 Brushed Nickel Caming (1C)

 Brass Caming (1A)

 Wrought Iron (1W)

 WBDR Options

 WBDR / HVHZ Options

 6'6" Height Available

 Elevated 10" Bottom Rail Options



## TILT-WASH DOUBLE-HUNG WINDOWS

Andersen® 400 Series tilt-wash double-hung windows are engineered to provide outstanding performance and style. Combined with the tilt-to-clean sash, it's easy to see why it's our best selling double-hung. Exteriors use three different levels of protection from the elements. On the inside you have the choice of natural pine or low-maintenance white, dark bronze or black\* finish. For added style there is a wide range of grille patterns and hardware options.

### DURABLE

- Virtually maintenance-free
- Perma-Shield® exteriors never need painting and won't peel, blister, flake or corrode\*\*
- Frame exterior is protected by a tough vinyl cover that resists dents and repels water and provides long-lasting protection
- Available with Stormwatch® protection for coastal areas

### ENERGY EFFICIENT

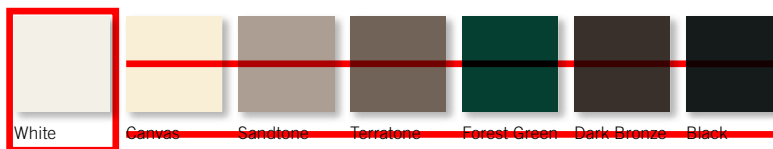
- Weather-resistant construction for greater comfort and energy efficiency
- Weatherstripping is designed to seal out drafts, wind and water
- Variety of Low-E4® glass options are available to help control heating and cooling costs in any climate
- Many 400 Series tilt-wash double-hung windows have options that make them ENERGY STAR® v. 6.0 certified throughout the U.S.



### BEAUTIFUL

- Seven exterior color options
- Natural pine, white, dark bronze or black\* interiors
- Add style with grilles, exterior trim or patterned glass

### EXTERIOR COLORS



\*Dark Bronze and Black interiors are only available with Dark Bronze and Black exteriors respectively. See your Andersen dealer for availability. \*\*Visit [andersenwindows.com/warranty](http://andersenwindows.com/warranty) for details. "ENERGY STAR" is a registered trademark of the U.S. Environmental Protection Agency.

# SPECIALTY WINDOWS

## FEATURES

### FRAME

**A** Wood frame members are treated with a water-repellent preservative for long-lasting protection and performance. Radii are made of laminated pine, offering improved strength and appearance.

**B** The lined sections of the jamb and sill on eyebrow, extended gothic, octagon, monumental, Flexiframe®, custom arch and arch windows are covered with a low-maintenance, fiberglass-reinforced composite. The arched head members and Springline™ units are covered with stretch-formed aluminum.

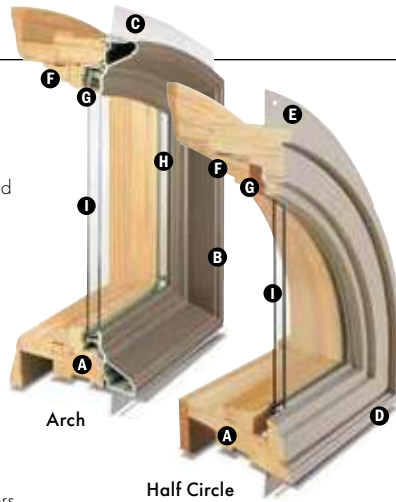
**C** The vinyl installation flange on eyebrow, extended gothic, octagon, monumental, Flexiframe, custom arch, arch and Springline units extends 1 1/4" (32) around the entire perimeter of the unit. It helps seal the unit to the structure.

**D** Circle, half circle, quarter circle, elliptical and oval windows are covered with a rigid vinyl cladding. Low-maintenance exterior cladding provides long-lasting beauty.

**E** Rigid vinyl cladding on circle, half circle, quarter circle, elliptical and oval window frames forms a full-perimeter installation flange for securing the unit to the structure. It also helps maintain an attractive appearance while minimizing maintenance.

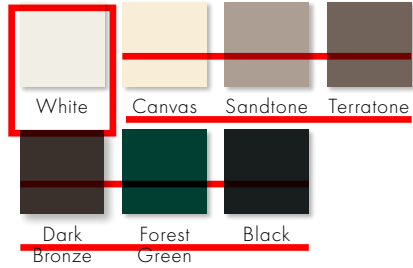
**F** Inside trim stop is made of unfinished pine. Arched trim stops are made with quality, full-length laminated pine. Units are shipped with the trim stops tacked on, so removal is easy – expediting finishing and joining procedures.

**G** Unfinished interior wood glazing stops help secure the glass in place. Arched glazing stops are made with full-length laminated pine.



## EXTERIOR & INTERIOR OPTIONS

### EXTERIOR COLORS



### INTERIOR OPTIONS



### GLASS

**H** In addition to stainless steel glass spacers, black or white glass spacers are now available to allow the spacer to blend in with the unit color.

**I** High-Performance options include:

- Low-E4® glass
- Low-E4 HeatLock® glass
- Low-E4 SmartSun™ glass
- Low-E4 SmartSun HeatLock glass
- Low-E4 Sun glass

Tempered and other glass options are available. Contact your Andersen supplier.

A removable translucent film helps shield the glass from damage during delivery and construction, and simplifies finishing at the job site.

### Patterned Glass

Patterned glass options are available. See page 12 for more details.



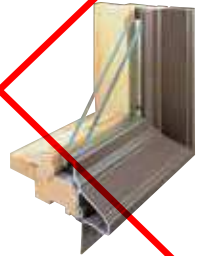
Specialty windows are available with Stormwatch® Protection. Visit [andersenwindows.com/coastal](http://andersenwindows.com/coastal) for more details.



Circle/Oval



Springline™



Flexiframe®

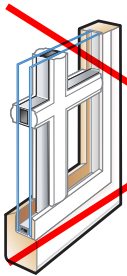
\*Visit [andersenwindows.com/warranty](http://andersenwindows.com/warranty) for details.

\*\*Products with dark bronze and black interiors have matching exteriors.

Dimensions in parentheses are in millimeters.

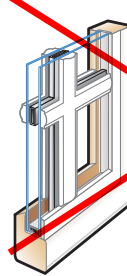
Printing limitations prevent exact replication of colors. See your Andersen supplier for actual color samples.

Naturally occurring variations in grain, color and texture of wood make each window one of a kind. All wood interiors are unfinished unless a finish is specified.



**FULL DIVIDED LIGHT**

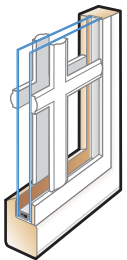
For an authentic look, full divided light grilles are permanently applied to the interior and exterior of the window with a spacer bar between the glass.



**FULL DIVIDED LIGHT WITH ENERGY SPACER**

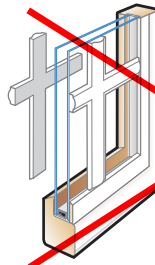
Full Divided light with energy spacer has grilles that are permanently applied to the interior and exterior of the window. The narrow spacer bar minimizes transfer of heat and cold to the interior surface, improving the overall thermal performance. Products will have the same U-Factor, SHGC and visible transmission as they would with simulated divided light grilles.

Available on A-Series windows.



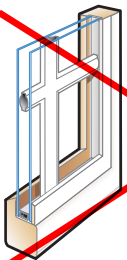
**SIMULATED DIVIDED LIGHT**

Simulated divided light offers permanently applied grilles on the exterior and interior with no spacer bar between the glass.



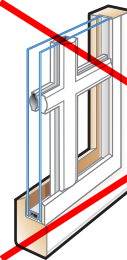
**SIMULATED DIVIDED LIGHT WITH REMOVABLE INTERIOR GRILLES**

Simulated divided light grilles have permanently applied grilles on the exterior and removable interior grilles for easy cleaning.



**FINELIGHT™ GRILLES-BETWEEN-THE-GLASS**

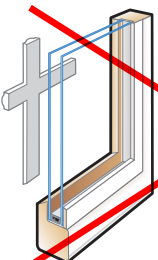
Finelight™ grilles-between-the-glass are located between the panes of glass making windows and doors easy to clean. With a sculpted profile and a two-sided color scheme, they match both the interior and exterior of the window or door.



**FINELIGHT™ GRILLES-BETWEEN-THE-GLASS WITH PERMANENT EXTERIOR GRILLES**

Finelight™ grilles-between-the-glass are located between the panes of glass making windows and doors easier to clean. The permanent grilles on the exterior provide architectural style and detail.

Available on 100 Series products.



**REMOVABLE INTERIOR GRILLES**

Removable interior grilles are located on the room side glass surface and come off the glass for easy cleaning.

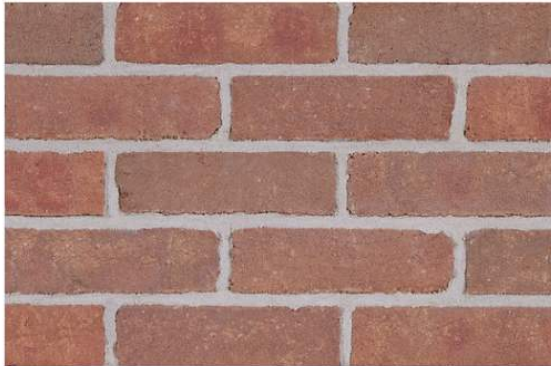
# GRILLE COMPARISON CHART

GRILLE TYPE	PRODUCTS	EASE OF CLEANING	STYLE AUTHENTICITY
 <b>FULL DIVIDED LIGHT</b>	E-Series A-Series 400 Series 100 Series Big Doors Entry Doors	● ○ ○ ○	● ● ● ●
 <b>FULL DIVIDED LIGHT WITH ENERGY SPACER</b>	A-Series*	● ○ ○ ○	● ● ● ●
 <b>SIMULATED DIVIDED LIGHT</b>	E-Series** A-Series 400 Series 200 Series 100 Series Big Doors** Entry Doors	● ○ ○ ○	● ● ● ○
 <b>SIMULATED DIVIDED LIGHT WITH REMOVABLE INTERIOR GRILLES</b>	A-Series 400 Series 200 Series Big Doors Entry Doors	● ● ○ ○	● ● ● ○
 <b>FINELIGHT™ GRILLES-BETWEEN-THE-GLASS</b>	E-Series A-Series 400 Series 200 Series 100 Series Big Doors Entry Doors	● ● ● ●	● ○ ○ ○
 <b>FINELIGHT™ GRILLES-BETWEEN-THE-GLASS WITH EXTERIOR GRILLES</b>	100 Series	● ● ○ ○	● ● ○ ○
 <b>REMOVABLE INTERIOR GRILLES</b>	E-Series A-Series 400 Series 200 Series Big Doors Entry Doors	● ● ● ○	● ○ ○ ○



\*A-Series windows only.  
 \*\*Simulated divided light exterior only available.  
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**NOTE FROM ARCHITECT:**  
FINAL BRICK SELECTION PENDING REQUIRED APPROVAL(S) OF SAMPLES TO BE PROVIDED PRIOR TO COMMENCING WORK.



f p

## BELCREST 530

Type	Face
Color	Red
Texture	Sandmold
Plant	Plant 3
Manufacturing Method	Molded
Coating	Sand
Series	Belcrest

### Gallery



Belcrest 530

Sizes Specs

Sizes	Width	Height	Length	Unit/Sq Ft
Modular	3 5/8"   92mm	2 1/4"   57mm	7 5/8"   194mm	6.86
Modular 3/4 Flat Back	3/4"   19mm	2 1/4"   57mm	7 5/8"   194mm	6.86

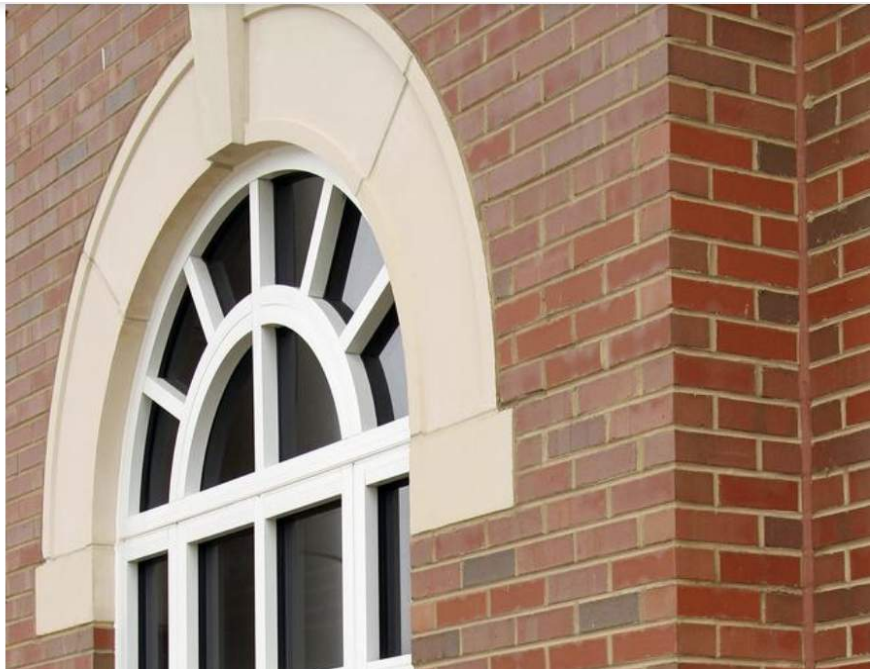


## ARRIS-CAST CAST STONE

### Manufactured In:

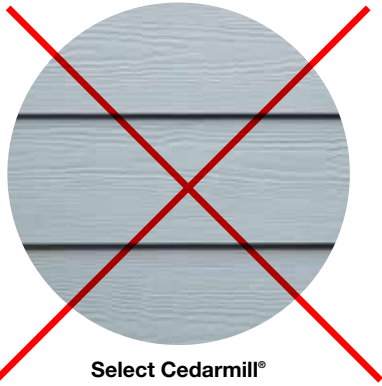
Fort Valley  
Georgia

Choose ARRIS-cast to complement our Renaissance® colors, or create your own shade. From custom decorative accessories to our catalogue of architectural shapes, ARRIS-cast provides the ideal finishing touches for your project.



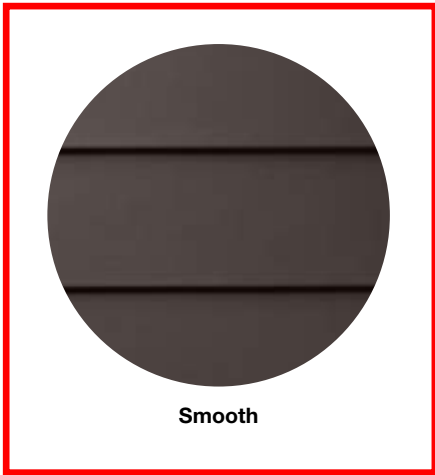


# Hardie® Plank



Select Cedarmill®

	Thickness 5/16 in		Length 12 ft planks			
<b>Width</b>	5.25 in	6.25 in	7.25 in	8.25 in	9.25 in*	12 in*
<b>Exposure</b>	4 in	5 in	6 in	7 in	8 in	10.75 in
<b>Prime Pcs/Pallet</b>	360	308	252	230	190	152
<b>ColorPlus® Pcs/Pallet</b>	324	280	252	210	—	—
<b>Pcs/Sq.</b>	25.0	20.0	16.7	14.3	12.5	9.3



Smooth

Select Cedarmill®

	5.25 in	6.25 in	7.25 in	8.25 in
<b>Statement Collection®</b>				•
<b>Dream Collection®</b>	•	•	•	•
<b>Prime</b>	•	•	•	•

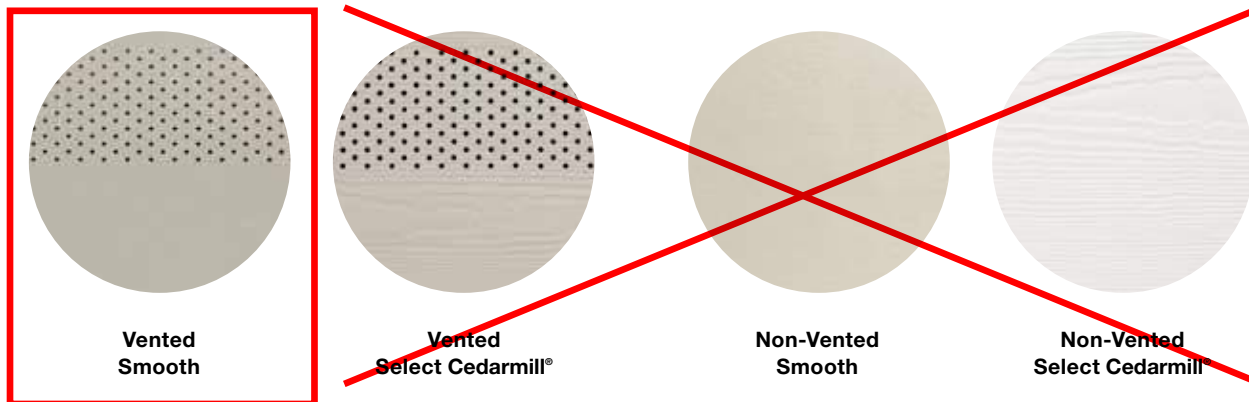
Smooth

	5.25 in	6.25 in	7.25 in	8.25 in
<b>Statement Collection®</b>				•
<b>Dream Collection®</b>	•	•	•	•
<b>Prime</b>	•	•	•	•

# Hardie® Plank

From Victorians to Colonials, Hardie® Plank is the perfect siding for your style, and has the durability and long-lasting beauty that can transform your home exterior. With endless gorgeous color and plank pairings available, you'll discover a Hardie® Plank style that transforms your home's aesthetic.

# Hardie® Soffit



				Thickness 1/4 in
<b>Length</b>	12 ft	12 ft	8 ft	8 ft
<b>Width</b>	12 in	16 in	24 in	48 in
<b>Prime Pcs/Pallet</b>	200	150	100	50
<b>ColorPlus® Pcs/Pallet</b>	216	156	108	—

Vented Smooth			
Size	12 ft x 12 in	12 ft x 16 in	8 ft x 24 in
Statement Collection®	•	•	•
Dream Collection®	•	•	•
Prime	•	•	•

<del>Non-Vented Smooth</del>				
Size	12 ft x 12 in	12 ft x 16 in	8 ft x 24 in	4 ft x 8 ft
Statement Collection®	•	•	•	
Dream Collection®	•	•	•	
Prime	•	•	•	•

# Hardie® Soffit

Every part of your home's exterior matters. With Hardie® Soffit panels, you can live confidently, knowing that gaps between eaves and exterior walls are covered to provide trusted protection.

### DID YOU KNOW?

Using vented soffit improves ventilation and reduces the chance of water-vapor condensation that can promote mold, mildew and stains and which can damage your home's framing over time.

In warm climates, vented soffit allows hot, humid air to escape, which not only helps prevent condensation in the attic, but also helps reduce air-conditioning costs.

In cool climates, vented soffit helps prevent condensation from forming on the interior side of the roof sheathing and reduces the chances of roof-damaging ice dams.

## DESIGNED FOR EASY INSTALLATION ENGINEERED TO ENDURE

Our premium products are made from engineered polymer using advanced materials science and crafted for installation ease. With moisture resistance and durability far superior to traditional wood and other non-wood alternatives, AZEK ensures your build stays as beautiful on day 1,000 as on day 1.

### MOISTURE-RESISTANT

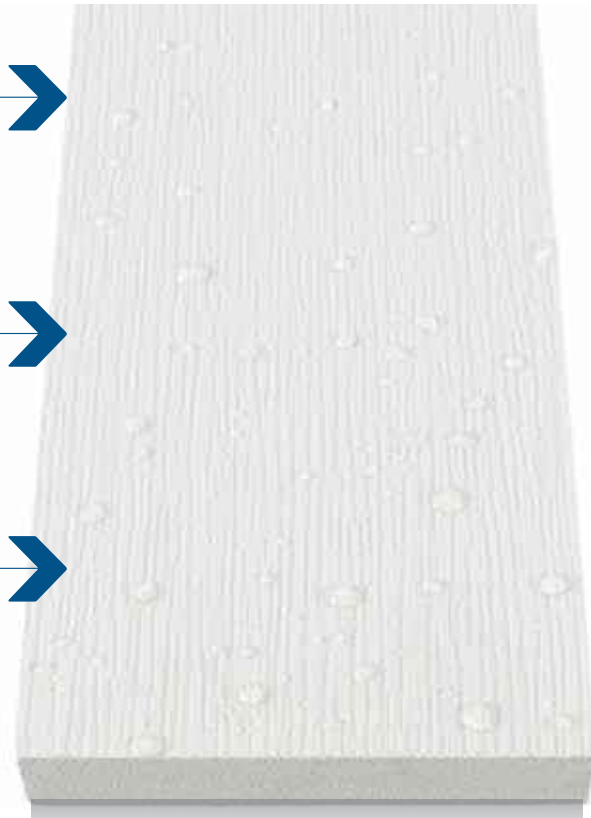
AZEK boards are 100% protected, inside and out, from both water exposure and absorption.

### UNPRECEDENTED DURABILITY

Our flexible and durable engineered polymer prevents jobsite breakage and delivers long-lasting protection for homeowners.

### ROT-RESISTANT

Say goodbye to splitting, splintering, and rotting caused by constant exposure to the elements.



Smooth  
Finish (S)



Woodgrain  
Finish (W)



PaintPro  
Technology (P)

# AZEK PRODUCTS ARE DESIGNED TO

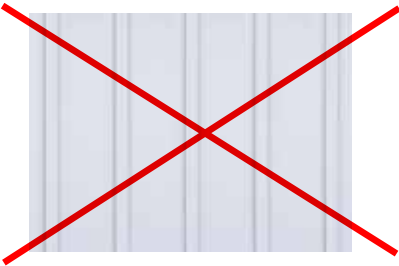
AZEK offers more trim sizes and solution-based moulding profiles than any other brand on the market. Our engineered polymer products serve as the exteriors solution you need—and your project deserves.



## INTEGRATED DRIP EDGE

Designed for water management around doors and windows, it's also ideal for band board installations.

See page 35.



## BOARD AND BATTEN

AZEK Sheet and Trim with PaintPro Technology are a perfect solution for Board and Batten Siding.

See page 16.



Made in the USA



MATERIALS CUTSHEET: Foundation of Hope HDC Application 10/14/2024



## UNIVERSAL SKIRT BOARD OR ONE-PIECE SKIRT BOARD

The perfect transition between siding and grade with no starter strips needed.

See page 34.

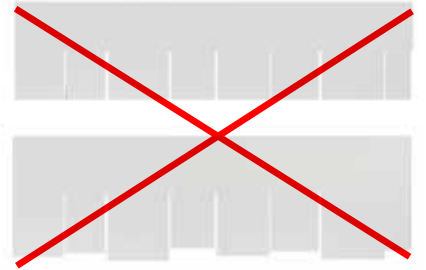


## J-SERIES QUICK CORNER™ OUTSIDE CORNER

One-piece corner boards install quickly with no caulk required and no unsightly edges.

See page 38

# PROVIDE INSTALLATION SOLUTIONS



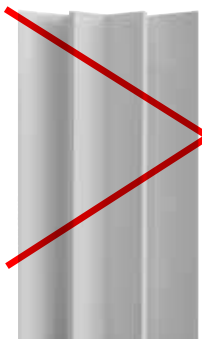
## STRAIGHT AND STAGGERED SHINGLE SIDING

AZEK Shingle Siding available in three sizes, all with PaintPro Technology.  
See page 14.



## FLANGE SLOTTED TRIM, RABBETED TRIM, AND J-SERIES J-CASING

Trim boards are designed to reduce installation time and create beautiful window and door surrounds.  
See page 32.



## J-SERIES QUICK CORNER INSIDE CORNER

Inside Corner installs with hidden fasteners to eliminate the need for excessive face nailing and touch-ups.  
See page 38.



## THREE-PLUS-ONE COLUMN WRAP

Easy-to-install three-plus-one column wrap saves time and installation costs.  
See page 37.

# AZEK® MOULDING

With over 30 different profiles to mix and match, you can customize any build with a distinctive look.



## BED MOULDING

Similar to crown moulding, a bed mould is used to cover the joint between the ceiling and wall.

## RAMS CROWN

Consider installing Rams Crown at the top of a column or post, or use in place of a crown for a distinctive look.

## CROWN MOULDING

Crown Moulding is used for a classic look, bridging the corner between the wall and ceiling.

## BAND MOULDING

Band Moulding can be used alone or added to the base of a crown for a premium finish.

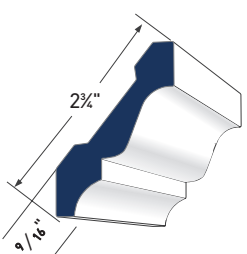
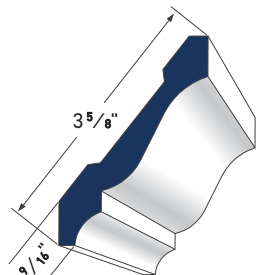
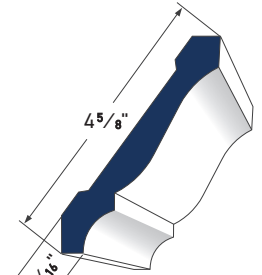
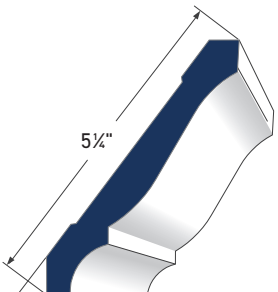
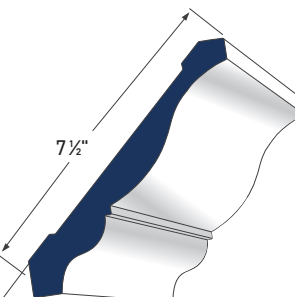
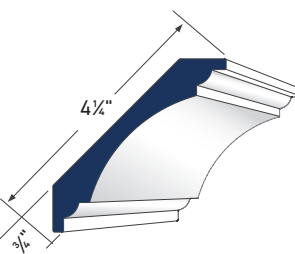
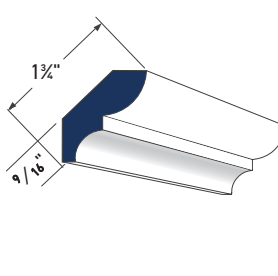
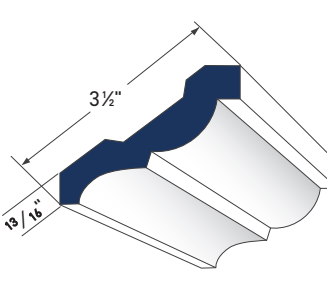
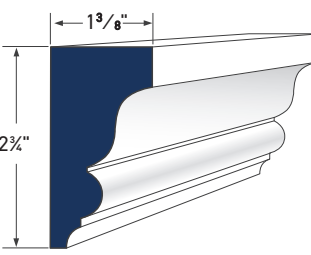
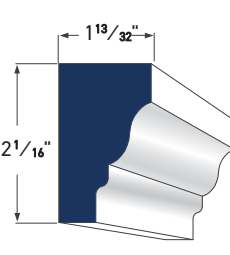
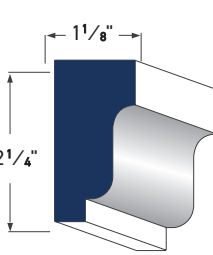
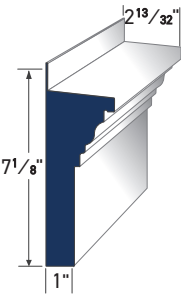


## THE MOST BEAUTIFUL, HIGH-PERFORMANCE MOULDING LINE AVAILABLE

With crisp, architectural details reminiscent of premium wood mouldings, high-performance AZEK® Moulding will last beautifully without the maintenance hassles associated with wood. Backed by AZEK's promise of high quality and lasting performance, AZEK Moulding will retain a like-new appearance despite the tests of time and weather. AZEK Moulding offers greater stability and predictability when fastening. Unlike traditional wood moulding, AZEK Moulding resists moisture and insect damage and will not rot or split.

# CROWN PROFILES

Crown moulding profiles are typically decorative mouldings designed for use along the intersection of a wall or ceiling. They may be combined with other mouldings to create a built-up profile.

 <p>3" CROWN AZM-52 LENGTH: 16'</p>	 <p>4" CROWN AZM-49 LENGTH: 16'</p>	 <p>5" CROWN AZM-47 LENGTH: 16'</p>	 <p>6" CROWN AZM-45 LENGTH: 16'</p>
 <p>8" CROWN AZM-43 LENGTH: 16'</p>	 <p>COVE MOULDING AZM-80 LENGTH: 16'</p>	 <p>BED MOULDING AZM-75 LENGTH: 16'</p>	 <p>3 1/2" BED MOULDING AZM-28 LENGTH: 16'</p>
 <p>IMPERIAL RAKE CROWN AZM-6937 LENGTH: 16'</p>	 <p>RAMS CROWN AZM-6934 LENGTH: 16'</p>	 <p>SOLID CROWN AZM-7954 LENGTH: 16'</p>	 <p>CROSSHEAD PEDIMENT AZM-6216 LENGTH: 18'</p>

# TIMBERLANE

Because every "Welcome Home" moment should be extraordinary

<https://www.timberlane.com/>

## Fixed Louver Shutters

Timberlane's fixed louver shutters are a simple, well-constructed shutter style that combines looks and functionality. Each available fixed louver shutter features stationary louver blades that are perfect for adding privacy, sunlight, and even ventilation when paired with functional shutter hardware.



### WL1: 1-3/4" Fixed Louver Shutter

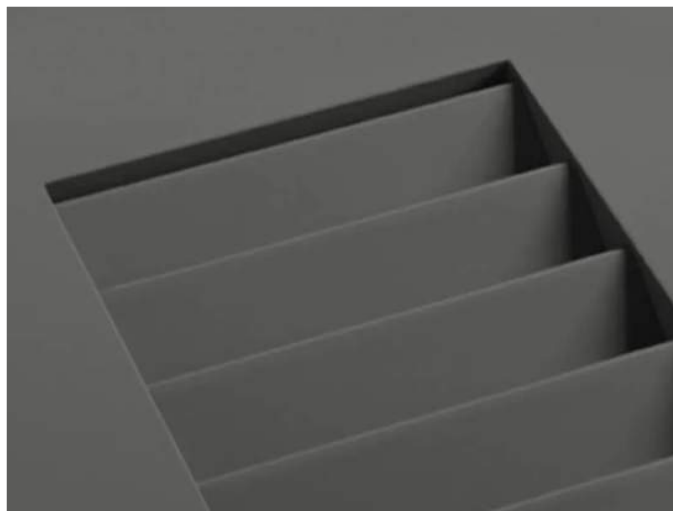
Deeply textured and dramatic. The wide louvers, set at a 30-degree pitch on 1-1/2" centers, make the magic of the play of light. From morning until evening, there is constant visual interest as light and shadow play across the surface of each shutter.

#### Cross Section:



#### Available In:

Endurian (Exclusive PVC) ~~Premium Wood~~



Stiles	2-1/2"
Top Rail	2-1/2"
Middle Rail(s)	2-1/2"
Bottom Rail	3-3/4" to 5"
Stile/Rail Thickness	1-5/16"
Louver Pitch	30 degrees
Louver Spacing	1-1/2" on center
Louver Thickness	3/8"
Louver Width	1-3/4"

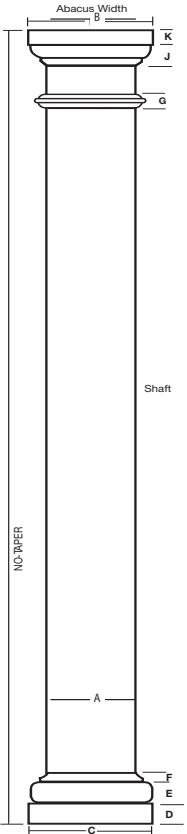


## Round No-Taper PermaCast® Plus Columns

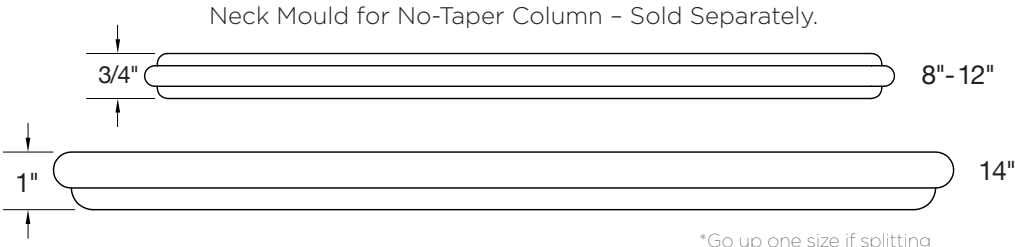
ROUND NO-TAPER PERMACAST® PLUS COLUMN DIMENSIONS (IN INCHES)

Col. Size	A	B	C	D	E	F	G	J	K	L	Lengths Available. (ft.)
8"	7 <sup>5</sup> / <sub>8</sub> "	7 <sup>5</sup> / <sub>8</sub> "	10 <sup>1</sup> / <sub>2</sub> "	1 <sup>7</sup> / <sub>8</sub> "	1 <sup>3</sup> / <sub>4</sub> "	3/4"	3/4"	1 <sup>1</sup> / <sub>4</sub> "	1 <sup>1</sup> / <sub>2</sub> "	10 <sup>5</sup> / <sub>8</sub> "	6, 8, 9, 10
10"	9 <sup>5</sup> / <sub>8</sub> "	9 <sup>5</sup> / <sub>8</sub> "	13 <sup>1</sup> / <sub>8</sub> "	2 <sup>3</sup> / <sub>8</sub> "	2 <sup>1</sup> / <sub>8</sub> "	3/4"	3/4"	1 <sup>1</sup> / <sub>4</sub> "	2"	12 <sup>5</sup> / <sub>8</sub> "	6, 8, 9, 10, 12
12"	11 <sup>5</sup> / <sub>8</sub> "	11 <sup>5</sup> / <sub>8</sub> "	16 <sup>1</sup> / <sub>2</sub> "	2 <sup>3</sup> / <sub>4</sub> "	2 <sup>3</sup> / <sub>8</sub> "	7/8"	3/4"	1 <sup>1</sup> / <sub>4</sub> "	2"	15 <sup>7</sup> / <sub>8</sub> "	6, 8, 9, 10, 12
14"	13 <sup>5</sup> / <sub>8</sub> "	13 <sup>5</sup> / <sub>8</sub> "	19 <sup>1</sup> / <sub>2</sub> "	3 <sup>3</sup> / <sub>8</sub> "	3 <sup>1</sup> / <sub>8</sub> "	1 <sup>1</sup> / <sub>8</sub> "	1"	2 <sup>1</sup> / <sub>4</sub> "	3"	19 <sup>1</sup> / <sub>8</sub> "	6, 8, 9, 10, 12, 14
16"	15 <sup>3</sup> / <sub>4</sub> "	15 <sup>3</sup> / <sub>4</sub> "	22"	3 <sup>7</sup> / <sub>8</sub> "	3 <sup>1</sup> / <sub>2</sub> "	1 <sup>1</sup> / <sub>4</sub> "	1"	2 <sup>1</sup> / <sub>4</sub> "	2 <sup>3</sup> / <sub>4</sub> "	22"	6, 8, 9, 10, 12, 14, 16, 18, 20
18"	17 <sup>1</sup> / <sub>2</sub> "	17 <sup>1</sup> / <sub>2</sub> "	24 <sup>5</sup> / <sub>8</sub> "	4"	4"	1 <sup>5</sup> / <sub>8</sub> "	1 <sup>3</sup> / <sub>8</sub> "	2 <sup>3</sup> / <sub>4</sub> "	3 <sup>1</sup> / <sub>8</sub> "	24 <sup>5</sup> / <sub>8</sub> "	6, 8, 9, 10, 12, 14, 16, 18, 20
24"	24"	24"	33 <sup>1</sup> / <sub>2</sub> "	5 <sup>3</sup> / <sub>4</sub> "	5 <sup>1</sup> / <sub>4</sub> "	2 <sup>5</sup> / <sub>8</sub> "	2 <sup>1</sup> / <sub>8</sub> "	3 <sup>1</sup> / <sub>2</sub> "	4 <sup>1</sup> / <sub>8</sub> "	33 <sup>3</sup> / <sub>8</sub> "	8, 9, 10, 12, 14, 16, 20, 24, 26, 28, 30

Neck mould not included.  
 Flashing and Installation Kit not available with No-Taper Tuscan cap and base sets.  
 • Split columns are not load bearing.



PermaCast® Plus Plain No-Taper Column with Poly Tuscan Cap and Base.



\*Go up one size if splitting

# IRON RAILING



42" HIGH WROUGHT IRON GUARD RAIL  
CUSTOM FABRICATED

WROUGHT IRON RAMP & STAIR HANDRAILS  
(NOT SHOWN) CUSTOM FABRICATED  
PER CODE REQUIREMENTS



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

Now with GAF Time-Release Algae-Fighting Technology and LayerLock™ Technology, Timberline HDZ<sup>®</sup> offers everything you can expect from an architectural shingle roof, and more.

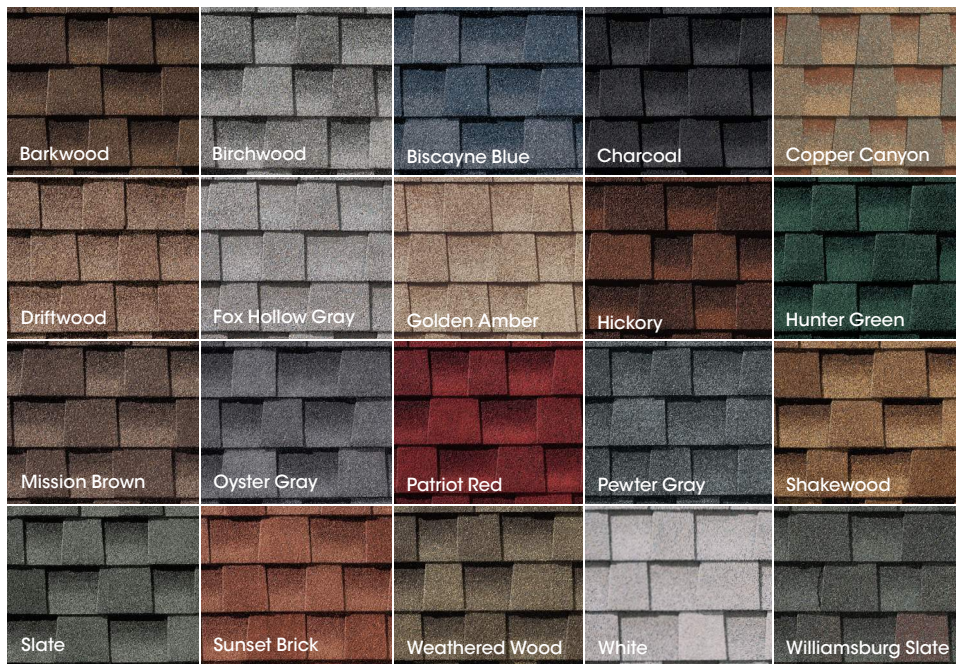


# Timberline HDZ® Shingles

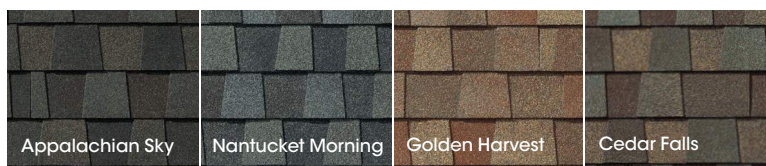
## Benefits:

- **LayerLock™ Technology** — mechanically fuses the common bond between overlapping shingle layers
- **Up to 99.9% nailing accuracy** — the StrikeZone™ nailing area is so easy to hit that a roofer placed 999 out of 1,000 nails correctly in our test<sup>1</sup>
- **WindProven™ Limited Wind Warranty** — when installed with the required combination of GAF Accessories, Timberline HDZ® Shingles are eligible for a wind warranty with no maximum wind speed limitation<sup>3</sup>
- **Dura Grip™ sealant** pairs with the microgranule surface of the Strike-Zone™ nailing area. Then, an asphalt to-asphalt monolithic bond cures for durability, strength, and exceptional wind uplift performance.
- **25-year StainGuard Plus™ Algae Protection Limited Warranty** against blue-green algae discoloration.<sup>2</sup> Proprietary GAF Time-Release Algae-Fighting Technology helps protect your shingles from unsightly stains.
- **For the best look** — use TimberTex® Premium Ridge Cap Shingles or TimberCrest® Premium SBS-Modified Ridge Cap Shingles

## Colors:



## Harvest Blend Colors<sup>5</sup>



## Product details:

### Product/System Specifics

- Fiberglass asphalt construction
- **Dimensions (approx.):** 13 1/4" x 39 3/8" (337 x 1,000 mm)
- **Exposure:** 5 5/8" (143 mm)
- **Bundles/Square:** 3
- **Pieces/Square:** 64
- **StainGuard Plus™ Algae Protection<sup>2</sup> Limited Warranty**
- **Hip/Ridge:** TimberTex®; TimberCrest®; Seal-A-Ridge®; Z®Ridge; Ridglass®<sup>5</sup>
- **Starter:** Pro-Start®; QuickStart®; WeatherBlocker™

### Applicable Standards & Protocols:

- UL Listed to ANSI/UL 790 Class A
- State of Florida approved
- Classified by UL in accordance with ICC-ES AC438
- Meets ASTM D7158, Class H
- Meets ASTM D3161, Class F
- Meets ASTM D3018, Type 1
- Meets ASTM D3462<sup>4</sup>
- Miami-Dade County Product Control approved
- ICC-ES Evaluation Reports ESR-1475 and ESR-3267
- Meets Texas Department of Insurance Requirements
- Rated by the CRRC; Can be used to comply with Title 24 Cool Roof requirements (some colors)

<sup>1</sup> Lifetime refers to the length of warranty coverage provided and means as long as the original individual owner(s) of a single-family detached residence [or eligible second owner(s)] owns the property where the qualifying GAF products are installed. For other owners/structures, Lifetime coverage is not applicable. Lifetime coverage on shingles requires the use of GAF Lifetime Shingles only. See the *GAF Shingle & Accessory Limited Warranty* for complete coverage and restrictions. Visit [gaf.com/LRS](http://gaf.com/LRS) for qualifying GAF products. Lifetime coverage on shingles and accessories requires the use of any GAF Lifetime Shingle and at least 3 qualifying GAF Accessories. See the *GAF Roofing System Limited Warranty* for complete coverage and restrictions. For installations not eligible for the *GAF Roofing System Limited Warranty*, see the *GAF Shingle & Accessory Limited Warranty*. Visit [gaf.com/LRS](http://gaf.com/LRS) for qualifying GAF products.

<sup>2</sup> Results based on study conducted by Home Innovation Research Labs, an independent research lab, comparing installation of Timberline HDZ® Shingles to Timberline HDZ® Shingles on a 16-square roof deck using standard 4-nail nailing pattern under controlled laboratory conditions. Actual results may vary.

<sup>3</sup> 25-year StainGuard Plus™ Algae Protection Limited Warranty against blue-green algae discoloration is available only on products sold in packages bearing the StainGuard Plus™ logo. See *GAF Shingle & Accessory Limited Warranty* for complete coverage and restrictions and qualifying products.

<sup>4</sup> 15-year WindProven™ limited wind warranty on GAF Shingles with LayerLock™ Technology requires the use of GAF Starter Strips, Roof Deck Protection, Ridge Cap Shingles, and Leak Barrier or Attic Ventilation. See *GAF Roofing System Limited Warranty* for complete coverage and restrictions. Visit [gaf.com/LRS](http://gaf.com/LRS) for qualifying GAF products. For installations not eligible for the *GAF Roofing System Limited Warranty*, see the *GAF Shingle & Accessory Limited Warranty*.

<sup>5</sup> Periodically tested by independent and internal labs to ensure compliance with ASTM D3462 at time of manufacture.

<sup>6</sup> Harvest Blend colors are only available on TimberTex® Ridge Cap Shingles, Seal-A-Ridge® Ridge Cap Shingles, and TimberCrest® Premium SBS-Modified Ridge Cap Shingles.

Note: It is difficult to reproduce the color clarity and actual color blends of these products. Before selecting your color, please ask to see several full-size shingles.



Private Residence, FL  
Installing contractor: Moore Roofing  
Architect: WHL Architecture  
Distributor: ABC Supply  
Photo: hortonphotoinc.com  
Profile: Snap-Clad  
Color: Cityscape



PAC-150 standing seam metal roofing panels combine semi-structural metal panel performance with architectural roofing panel aesthetics. Maximum panel length is limited when factory or shop-formed but virtually unlimited when field-formed; minimum panel length is approximately 4'.

PAC-150 roofing panels feature a 1.5" leg height which requires mechanical field seaming to either 90° or 180°. Panels have a concealed-fastener clip designed to allow for maximum design flexibility.

This panel combines an attractive thin-rib profile with superior structural performance. PAC-150 panels are designed for application over a variety of substrates in slopes as low as 1:12. PAC-150 roofing panels are available in a variety of widths from 12" to 20".

### OIL CANNING

Jobsite factors such as temperature variation, unlevel substrate and/or improper installation may promote oil canning. Oil canning does not affect panel finish or structural integrity and therefore is not cause for rejection.

### REGIONAL AVAILABILITY

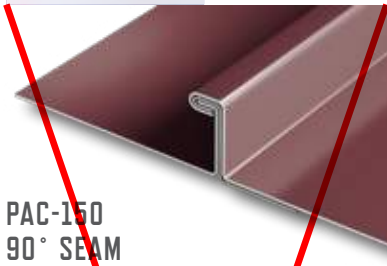
PAC-150 is produced only in Petersen's Georgia, Maryland and Arizona facilities; additional freight charges might apply.

### CURVED APPLICATIONS

The PAC-150 panels can be curved to a minimum radius of 20'. Curving can be done in the field or at the factory depending on the radius and length of the panel. For details about curving capabilities, please contact the Acworth, Ga., or Annapolis Junction, Md., factories.

### SEAMERS

PAC-150 panels require the use of mechanical seamers. When seaming panels on slopes greater than 6:12, caution must be exercised to prevent seamer slippage and resulting finish scratches that may void the warranty. Seamers are available along with hand crimpers and other tools through D.I. Roof Seamers, which is the only supplier of this equipment approved by Petersen. For details and rental information visit [pac-clad.diroofseamers.com](http://pac-clad.diroofseamers.com).



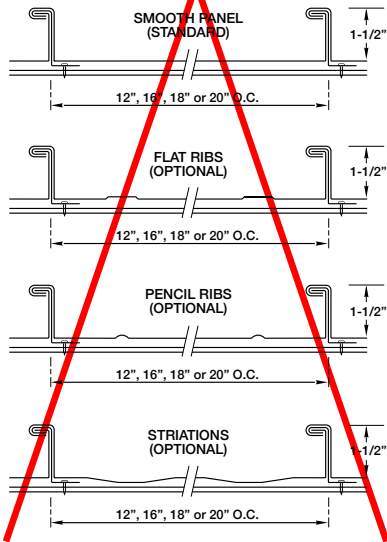
**PAC-150  
90° SEAM**

**MATERIALS**

.032 aluminum      24 gauge steel

**SPECS**

12", 16", 18"  
or 20" O.C.      1-1/2" High



**PAC-150  
180° SEAM**

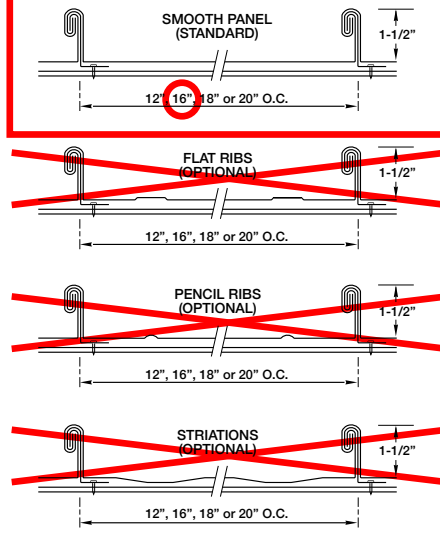


**MATERIALS**

.032 aluminum      24 gauge steel

**SPECS**

12", 16", 18"  
or 20" O.C.      1-1/2" High



**PRODUCT FEATURES**

- ▶ 35-year non-prorated finish warranty
- ▶ Weathertightness warranty available
- ▶ Available in four pan variations; smooth, striated, pencil rib or flat rib. Check locally for panel condition availability
- ▶ Maximum panel length of 64' when factory or shop-formed but virtually unlimited when field-formed
- ▶ Mechanically seamed in the field to 90° or 180°
- ▶ NOTE: Seamers for PAC-150 are available from [pac-clad.diroofseamers.com](http://pac-clad.diroofseamers.com)

**MATERIAL**

- ▶ 43 stocked colors (24 gauge steel)
- ▶ 36 stocked colors (.032 aluminum)
- ▶ Galvalume Plus available

**UL CLASSIFICATION**

- ▶ UL-580
- ▶ UL-1897
- ▶ TAS-125

**FLORIDA BUILDING  
PRODUCT APPROVALS**

Contact the Acworth, Georgia facility for PAC-150 product approvals.

Photo below: Theodore Roosevelt Visitor Center, Onward, MS  
Contractor: Central Roofing  
Architect: John S. Odom  
Distributor: MS Roofing Supply  
Owner: U.S. Fish and Wildlife Service  
Photo: [hortonphotoinc.com](http://hortonphotoinc.com)  
Profile: PAC-150  
Color: Weathered Steel

## GUTTERS & DOWNSPOUTS



**SEAMLESS GUTTER, PREFINISHED ALUMINUM  
5" 'K' STYLE GUTTER + 3" x 4" SMOOTH DOWNSPOUT**



# THE FOUNDATION OF HOPE

EASTON - MARYLAND



# THE FOUNDATION OF HOPE

EASTON - MARYLAND



# THE FOUNDATION OF HOPE

EASTON - MARYLAND



# THE FOUNDATION OF HOPE

EASTON - MARYLAND



# THE FOUNDATION OF HOPE

EASTON - MARYLAND



# THE FOUNDATION OF HOPE

EASTON - MARYLAND



# THE FOUNDATION OF HOPE

EASTON - MARYLAND



# THE FOUNDATION OF HOPE

EASTON - MARYLAND



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

## **Historic District Commission Staff Report**

Meeting Date: 1/26/2026

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

**Property Address:** 100 E Dover Street

**Applicant:** Joe Brummell on behalf of Mid-Shore Community Foundation

**Application Number:** 2025-1629

**Code Enforcement Case:** Yes  No

---

### **Project Description:**

The applicant is proposing the in-kind replacement of the existing four-foot-tall wooden picket style fencing. The existing fence runs along the entirety of the front property line (Harrison Street) and portions of the other property lines.

---

### **Background:**

This fence has been replaced multiple times going back to at least 1989 with the most recent replacement being approved in 2006. The current request stems from a stop work order issued by the Building Inspection Division after it was discovered that the existing fence was in the process of being removed and replaced.

---

### **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:**



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

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 that are not more than 4-feet tall are exempt from the setback requirements of the Zoning Ordinance and may be located in any yard.

---

**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>			
2101023527		100 E DOVER ST		MID SHORE COMMUNITY FOUNDATION INC			
<b>YEAR BUILT</b>		<b>PHYSICAL CONDITION</b>					
1801*		VERY GOOD					
<b>ARCHITECTURAL STYLE</b>				<b>ADDITION(S)</b>			
FEDERAL				ALL ARE HISTORIC + CONTRIBUTIONS			
<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>
				A	T-12	Y	
<b>NOTES</b>							
FINE EXAMPLE OF FEDERAL SIDE-PASSAGE PLAN DWELLING. ELABORATE ENTRANCE W/FULL ENTABLATURE + ELEGANT FAN LIGHT. FRET WORK CORNICE BELOW EAVES.							



RECEIVED

HD 26 - 06

JAN 05 2026

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

Table with application details: Application #: 2026-1629, Date Received: 01/05/2026, Fee Paid: \$75.00, HDC Meeting Date: 01/26/26, Date Property Posted: 01/20/26

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: 100 E. Deer St. Easton, MD 21601
Contributing Non-Contributing YEAR BUILT: NATIONAL REGISTAR #

PROPERTY INFORMATION
OWNER NAME: Mid-Shore Community Foundation
TELEPHONE NO. EMAIL

Applicant or Agent (If other than property owner, written authorization from owner is required.)
NAME: Joe Brummel, Brummel Does
TELEPHONE NO. EMAIL

Description of Proposal (include additional sheets, as necessary)
Replace exterior picket fence with like in kind and color.

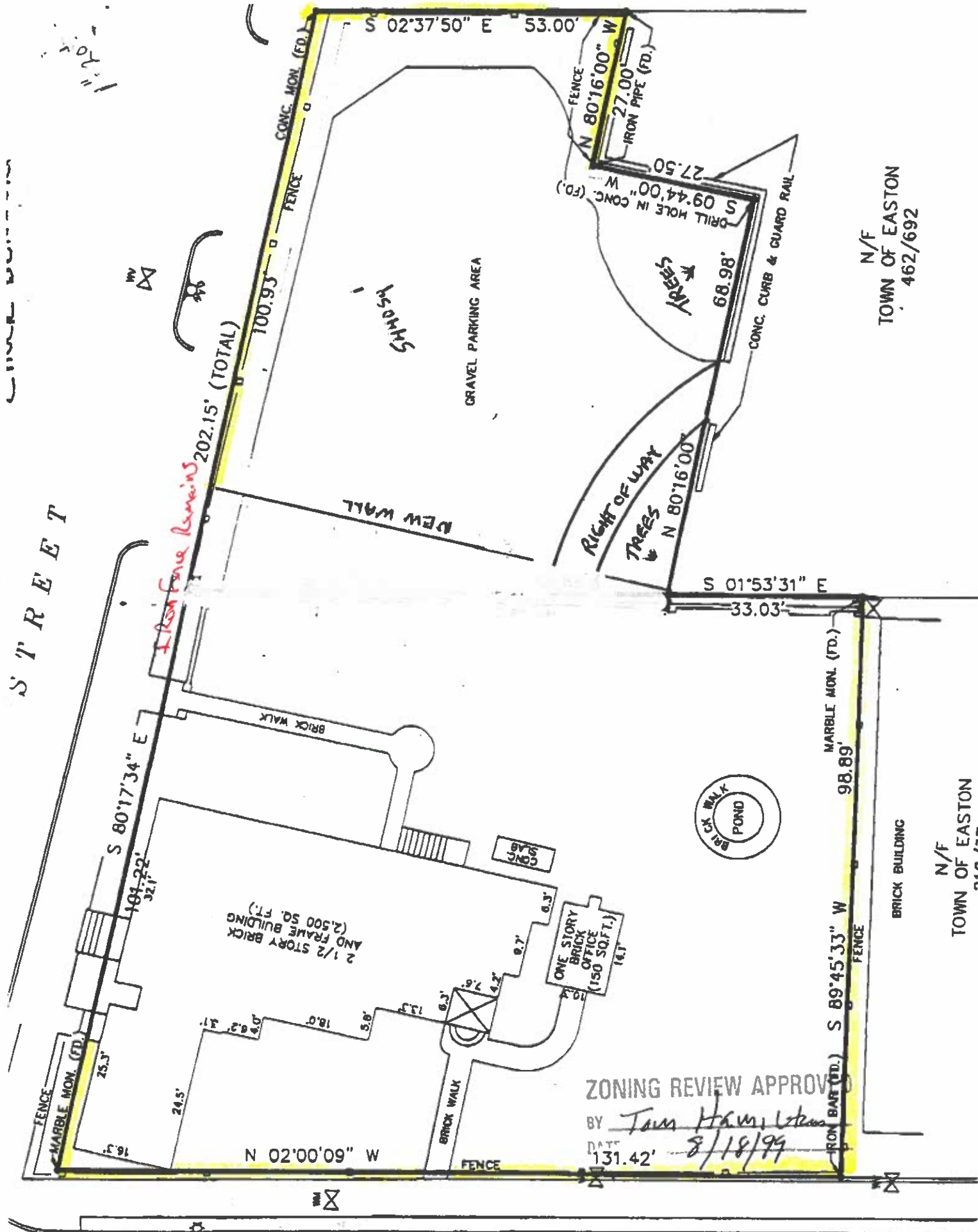
- Specific Requirements
The payment of fees is due at the time of application submittal.
As of July 1, 2025, the fees are as follows:
Commercial - \$200 Residential - \$75 Signs - \$75 Staff Approval \$25
Provide 2 hard copies plus 1 digital copy of the application and all supplemental information.
Disclose 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: 1/5/26
Printed Name of Applicant or Agent: Joe Brummel

Revised 4.4.2022

LINE BUILDING

STREET



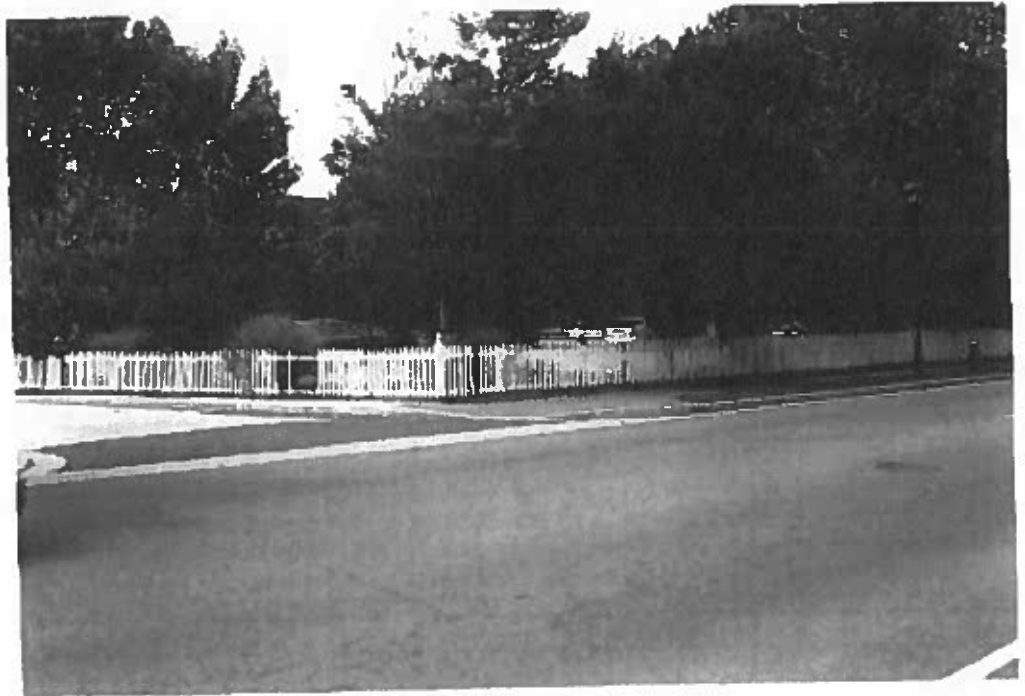
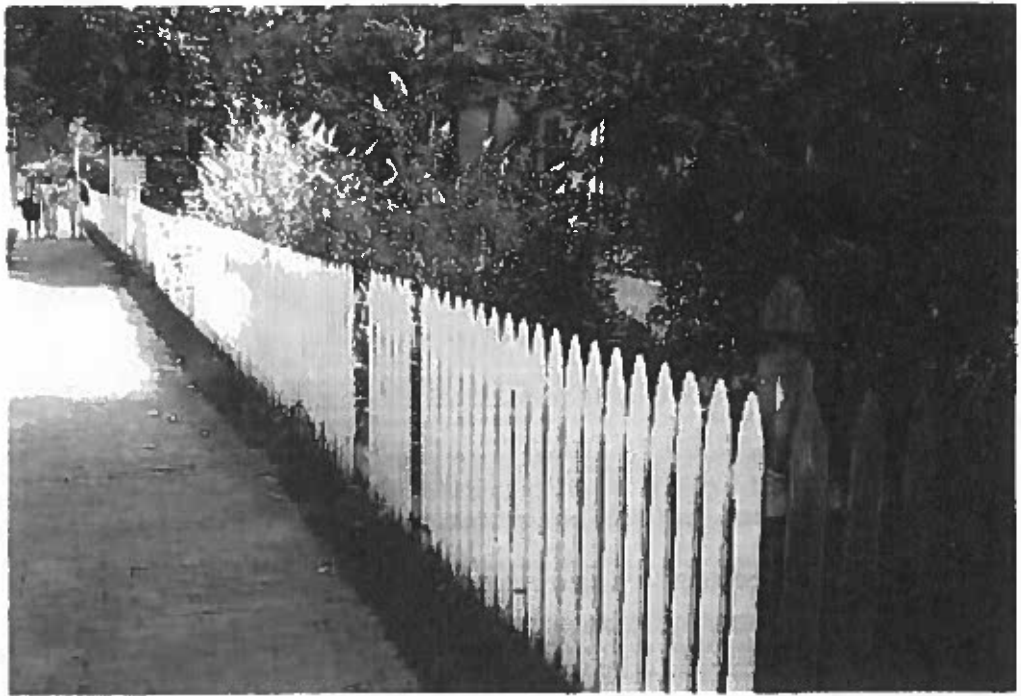
N/F  
TOWN OF EASTON  
462/692

N/F  
TOWN OF EASTON  
112 177

ZONING REVIEW APPROVED

BY Tom Hamilton

DATE 8/18/99





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

## Historic District Commission Staff Report

Meeting Date: 1/26/2026

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

**Property Address:** 16 N. Washington Street

**Applicant:** John Callahan on behalf of 16 N Washington St LLC.

**Application Number:** 2026-1631

**Code Enforcement Case:** Yes  No

---

### Project Description:

The applicant is proposing to install a 25” by 27” (4.7 square foot) hanging sign on the front facade of the structure. The sign will be constructed of PVC and mounted to the building via an existing metal bracket.

---

### Historic District Guidelines:

#### Guideline 25. General Guidelines for Signage



Figure 1

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

#### Guideline 31. Hanging and Bracket Signs

- a. Utilize existing sign brackets where possible.

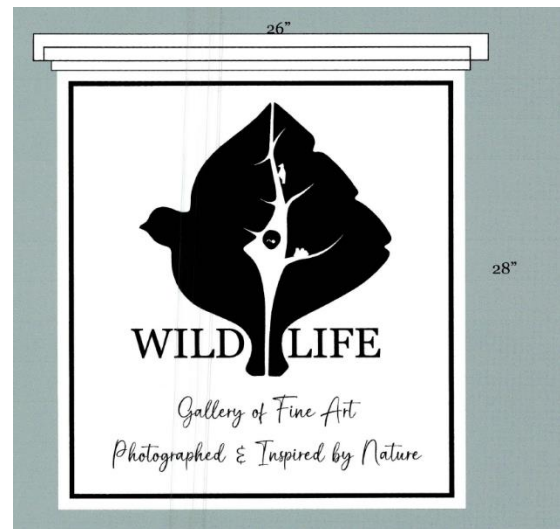


**TOWN OF EASTON  
PLANNING & ZONING  
14 S Harrison Street, Easton MD 21601**

- b. Mount hanging and projecting signs to a masonry building with connections through the mortar joints rather than through brick or stone units to the greatest extent possible.
- c. The bracket itself should contribute to the overall design of the hanging sign and may be decorative in character. Avoid overly ornate styles that are not in keeping with the historic features of the building.
- d. Hanging signs should be mounted perpendicular to the façade and should have a minimum clearance of 8'-0" above the sidewalk and be recessed a minimum of 1'-0" behind the plane of the curb.**
- e. Hanging signs should have a maximum area of 8 square feet per face.
- f. Avoid nationally or regionally distributed signs, or vacuum formed signs that are not in keeping with the character of the building.
- g. Avoid internally lighted signs, or those that use flashing or moving illumination
- h. Illumination of hanging signs should be external and be shielded to protect pedestrians and motorists from glare

**Background Information:**

On June 9, 2025 the Commission approved the installation of a similar hanging sign at this location (*Figure 2*). Given the configuration of this building and the number of signs requested, the Planning Commission reviewed this request and approved the sign as proposed. The bracket for this sign needed to be moved up in order to accommodate the required eight feet of clearance between the sign and the sidewalk.



*Figure 2 Previously Approved Signage*

**Staff Recommendation:**

Staff supports a **conditional approval** of this application by the Commission. In order to comply with the Zoning Ordinance requirements for signage on buildings with multiple businesses accessed by a common entrance, the Planning Commission must approve the sign's placement and size. In addition, the bracket may need to be raised to provide the required eight feet of clearance between the bottom of the sign and the sidewalk. Consistent with the HDC Guidelines, all bracket connections must be installed through mortar joints.



**Recommended Conditions:**

1. The hanging sign shall be mounted with connection through a mortar joint.
  2. The applicant shall obtain approval from the Planning Commission.
  3. The top of the sign shall be aligned with the hanging sign that was approved by the Historic District Commission in 2025 (#25 - 1469)
- 

**Draft Motions:**

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

OR

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

OR

3. I move an alternate motion.



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

## Appendix A: Historic District Survey Sheet

### EASTON HISTORIC DISTRICT SURVEY

PROPERTY #:

Picture:



<b>TAX ID</b>		<b>ADDRESS</b>		<b>OWNER NAME</b>			
2101003526		16 N WASHINGTON ST		WASHINGTON STREET PLAZA LLC			
<b>YEAR BUILT</b>		<b>PHYSICAL CONDITION</b>					
1900		VERY GOOD-ALTERED					
<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>
				B	T-405	Y	
<b>NOTES</b>							
NICELY DETAILED 2 PART COMMERCIAL BLOCK BUILDING. MODERN 1ST FLOOR ENTRY AND WINDOWS.							



RECEIVED

HD 26 - 07

JAN 13 2026

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

Table with application details: Application #: 2026 - 1631, Date Received: 01/13/2026, Fee Paid: \$75.00, HDC Meeting Date: 01/26/2026, Date Property Posted: 01/21/2026

HISTORIC DISTRICT COMMISSION HEARING APPLICATION

APPLICATION TYPE (PLEASE CIRCLE)

Form with application type options: ROOFING, DEMOLITION, SIGNAGE (circled), FENCING, OTHER, NEW CONSTRUCTION/ADDITION, EXTERIOR ALTERATIONS, FOR TREE REMOVAL(S) - PLEASE USE THE TREE REMOVAL APPLICATION

PROPERTY INFORMATION

Form with address: 16 N Washington, Contributing/Non-Contributing checkboxes, YEAR BUILT: 1900, NATIONAL REGISTRAR #

PROPERTY INFORMATION

Form with owner name: 16 North Washington St LLC, TELEPHONE NO., EMAIL

Applicant or Agent

Form with name: Callahan Signs / John Callahan, TELEPHONE NO., EMAIL

Description of Proposal (include additional sheets, as necessary)

Text box containing description: Sign is for MDP Insurance. 25" x 27" hanging sign to hang off existing scroll bracket on building. Double sided sign will be 3/4" PVC with vinyl prints and trim at top.

Specific Requirements

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

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

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

Signature of Applicant or Agent, Date (1/13/26), Printed Name of Applicant or Agent (John Callahan)

Revised 4.4.2022

25"



27"





Samantha Smith <ssmith@eastonmd.gov>

---

**Re: Office Sign for MDP Permit Acknowledgement 16 N. Washington Street**

---

**Joslyn Bredholt**

Tue, Jan 13, 2026 at 11:23 AM

To: Callahan Signs , Casey Grieves

Cc: "ssmith@eastonmd.gov" <ssmith@eastonmd.gov>

Good Morning,

Yes, we have requested Callahan Signs to submit the permit on our behalf. In order to hang a sign at our business.

Thank you,

Joslyn Bredholt | Director of Marketing

---

Maury, Donnelly & Parr, Inc. | 10150 York Road, Suite 420, Cockeysville, MD 21030



[Quoted text hidden]



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

## Historic District Commission Staff Report

Meeting Date: 1/26/2026

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

**Property Address:** 126 Port Street

**Applicant:** John Callahan on behalf of Neighborhood Service Center Inc.

**Application Number:** 2026-1632

**Code Enforcement Case:** Yes  No

---

### Project Description:

The applicant is proposing to install a 7” tall by 60” long wall sign consisting of individual acrylic letters. The building to which the sign will be mounted is considered a non-contributing structure to the Easton Historic District.

---

### Historic District Guidelines:

#### Guideline 25. General Guidelines for Signage

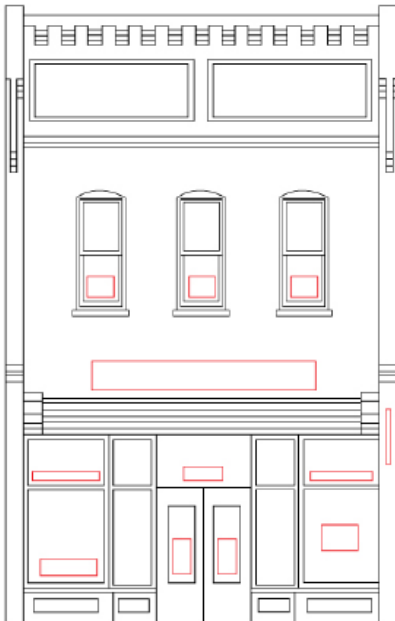


Figure 1

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

#### Guideline 35. Wall Signs



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

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

- a. Wall signs mounted above a storefront cornice or signboard area should not cover upper floor windows, window surrounds or decorative features of the front façade. On one-story buildings, signs should not cover the cornice or project above it.
- b. Wall signs should generally be mounted above the storefront, within a sign band or on the façade between the storefront cornice and the second story windowsills.
- c. Wall signs should be an appropriate scale for the wall to which they are attached.
- d. It is inappropriate to paint over existing historic signs (often referred to as “ghost signs”).

---

**Staff Recommendation:**

Staff supports **approval** of this application as submitted. The proposed sign is similar in design to other signage on the building, is located so as not to obscure architectural features, and is consistent with the placement of existing wall signs.

---

**Draft Motions:**

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



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

**Appendix A: Historic District Survey Sheet**

**EASTON HISTORIC DISTRICT SURVEY**

PROPERTY #:

Picture:



<b>TAX ID</b>		<b>ADDRESS</b>		<b>OWNER NAME</b>			
2101077082		126 PORT ST		NEIGHBORHOOD SERVICE CENTER, INC.			
<b>YEAR BUILT</b>		<b>PHYSICAL CONDITION</b>					
1980*		VERY GOOD					
<b>ARCHITECTURAL STYLE</b>				<b>ADDITION(S)</b>			
COLONIAL REVIVAL INFLUENCE				NONE			
<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		N	AGE
<b>NOTES</b>							
MODERN COMMERCIAL STRIP CENTER							

RECEIVED

JAN 13 2026

HD 26 - 08



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

Application #: 2026 - 1632
Date Received: 01/13/2026
Fee Paid: \$75.00
HDC Meeting Date: 01/26/2026
Date Property Posted: 01/21/2026

### 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: 126 Port St

Contributing     Non-Contributing    YEAR BUILT: \_\_\_\_\_ NATIONAL REGISTAR # \_\_\_\_\_

#### PROPERTY INFORMATION

OWNER NAME: Neighborhood Service Center Inc

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

#### Applicant or Agent

NAME: Callahan Signs / John Callahan

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

Description of Proposal (include additional sheets, as necessary)

3/16" Thick individual acrylic letters to be attached to building with stud mounts. Letters measure about 7" tall and total length of FOOD PANTRY is approx. 60"

#### Specific Requirements

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

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

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

Signature of Applicant or Agent:

Date: 1/13/26

Printed Name of Applicant or Agent: John Callahan

Revised 4.4.2022

# 7" FOOD PANTRY







Samantha Smith <[ssmith@eastonmd.gov](mailto:ssmith@eastonmd.gov)>

---

## Permit Application Acknowledgement: 126 Port Street

---

**Andy Hollis**

Tue, Jan 13, 2026 at 6:40 PM

To: Callahan Signs, "[ssmith@eastonmd.gov](mailto:ssmith@eastonmd.gov)" <[ssmith@eastonmd.gov](mailto:ssmith@eastonmd.gov)>

Yes you have my permission for submission.

Andy

*Andy Hollis, Executive Director  
Neighborhood Service Center, Inc.*

---

**From:** Callahan Signs

**Sent:** Tuesday, January 13, 2026 11:08 AM

**To:** Andy Hollis ; [ssmith@eastonmd.gov](mailto:ssmith@eastonmd.gov) <[ssmith@eastonmd.gov](mailto:ssmith@eastonmd.gov)>

**Subject:** Permit Application Acknowledgement: 126 Port Street

[Quoted text hidden]



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

## Historic District Commission Staff Report

Meeting Date: 1/26/2026

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

**Property Address:** 304 S Harrison Street

**Applicant:** Bob Wenneson

**Application Number:** 2025-1633

**Code Enforcement Case:** Yes  No

---

### Project Description:

The applicant is proposing the in-kind replacement of the existing wooden picket style fencing located along the south property line. The fence will be a combination of 6-foot tall and 4-foot-tall wood picket fencing.

---

### Background:

The Historic District Commission issued a COA (#24-1111) on February 12, 2024 for the replacement of similar fencing located along the north and alley facing property lines. This fence was made up of 4-foot tall, 5.5-foot tall, and 6.5-foot-tall sections.

---

### 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. The proposed fence is a simple, unobtrusive style and is consistent with other fences approved by the HDC. Fences that are not more than 4-feet tall are exempt from the setback requirements of the Zoning



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

Ordinance and may be located in any yard. Fences up to 8-feet tall are also exempt from the setback requirements but may only be located in side and rear yards.

---

**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>			
2101001698		304 S HARRISON ST		BARTLETT, CYNTHIA M			
<b>YEAR BUILT</b>		<b>PHYSICAL CONDITION</b>					
1920		VERY GOOD					
<b>ARCHITECTURAL STYLE</b>				<b>ADDITION(S)</b>			
DUTCH COLONIAL REVIVAL				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>							
DIFFICULT TO SEE FROM PUBLIC RIGHT-OF-WAY, BUT APPEARS TO RETAIN HIGH DEGREE OF INTEGRITY							



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

**Meeting Date:** 2/12/2024  
**Application Number:** 2024-1111  
**Location:** 304 S Harrison Street  
**Applicant:** Robert Wenneson and Cynthia Lilley

Request: The applicant is proposing an in-kind fence replacement. The fencing will be a wooden picket style fencing, and will incorporate a total perimeter that includes: 65’ of 4’ tall fencing, 8’ of fencing that ascends from 4’ tall to 5.5’ tall, 102’ of 5.5’ tall fencing, and 42’ of 6.5’ tall fencing.

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

FOR: 5 - Demby, Brophy, Bateman, 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

2/27/2024  
 \_\_\_\_\_  
 Date



RECEIVED

JAN 13 2026

HD 26 - 09

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

Table with application details: Application #: 2026 - 1633, Date Received: 01/13/2026, Fee Paid: \$75.00, HDC Meeting Date: 01/26/2026, Date Property Posted: 01/21/2026

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: 304 S. HARRISON ST.
Contributing Non-Contributing YEAR BUILT: NATIONAL REGISTAR #

PROPERTY INFORMATION

OWNER NAME: BOB WENNESON
TELEPHONE NO. EMAIL

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

NAME TELEPHONE NO. EMAIL

Description of Proposal (include additional sheets, as necessary)

In Kind fence replacement - rt. hand side (south) of property.
Same location
Same heights & dimensions.
Same material (wood/cedar).

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: 1.13.2026
Printed Name of Applicant or Agent: BOB WENNESON

Revised 4.4.2022

**304 S. Harrison Street - HDC Application, in kind fence replacement  
Applicant – Bob Wenneson**



**Narrative Description of Work:**

Existing deteriorated fence on right-hand (south) side of property to be replaced. New fence shall be in same location. Height of new fence shall be equal to or less than existing (6' pickets behind front façade of home, 4' height from that point to street corner.)

Fence material shall be same as existing (wood), unpainted cedar with 4x4 pressure treated posts and 2x4 rails. Fence shall be same style as new fence fronting property along Harrison Street (3½" wide pickets).



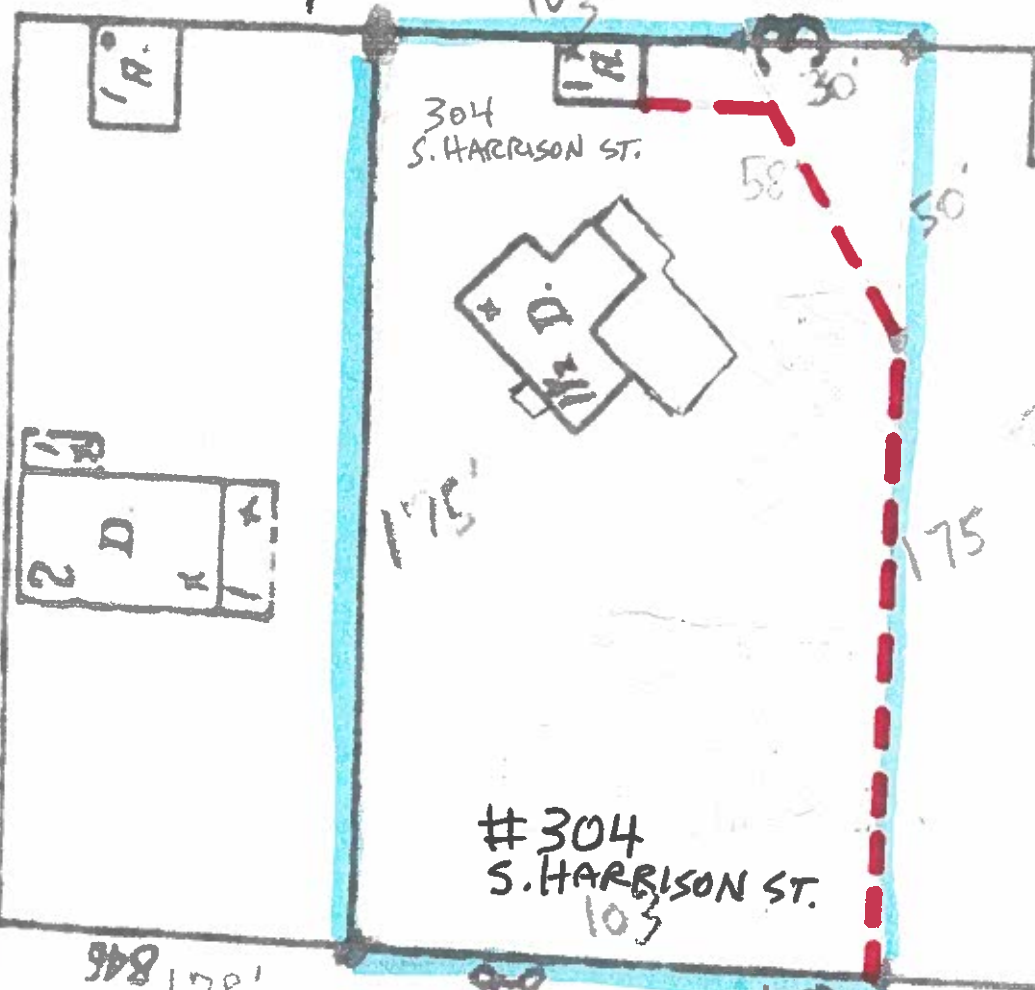
121

 = PROPERTY LINE  
 = FENCE REPLCMNT.

WILSON ALLEY

EARLE ST.

6" W. PIPE



S. HARRISON ST.

S. HARRISON ST. (written vertically)

817

816

815

814

810



Re: 304 S. Harrison St.  
Bob Wenneson



This section of fencing shall have  
5' heights lowered to 4'.



ditto



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

Monday, January 12, 2026 at 6:00 p.m.  
Town Hall Chamber 2  
14 S. Harrison Street, Easton, Maryland

**Archived video of the meeting is available at:**

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

**Attendance:**

Commission Members:

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

Staff:

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

**Absent:**

Commission Members:

- Emily Carey

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

**2. Agenda Summary Review** —

**Vice Chairperson Brophy moved to approve the January 12, 2026 Agenda Summary. Commissioner Stuart seconded the motion.**

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

**3. Old Business** —

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**a. File No.:** 2025 - 1442 / HD 25 - 32  
**Applicant:** Rauch Inc.  
**on behalf of For All Seasons**  
**Location:** 300 Talbot Street, Easton, MD 21601  
Tax Map 0104, Grid 00EA, Parcel 1874  
**Zoning:** CG

**Request:** The Applicant is requesting an amendment to the previously approved scope of work for the replacement of approximately 130 linear feet of wooden privacy fencing located along the south of the principle structure. The new fence will be a six (6) foot tall shadowbox style wooden fence. Additionally, the Applicant is requesting to install approximately 215 linear feet of fencing along Towers Lane. This fence will be six (6) feet in height, but will decrease to four (4) feet in height once it is within 25 feet of the property line. The principal structure on this property is a non contributing structure to the Historic District.

**Background:** 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.

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

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

**Applicant Presentation:**  
Benjamin VanNest, Rauch Inc.

**Public Comment** — None  
**Public Comment Written** — None

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

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

**4. New Business —**

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**a. File No.:** 2025 - 1624 / HD 26 - 03  
**Applicant:** Latrish Oseko  
**Location:** 123 S. Locust Lane, Easton, MD 21601  
Tax Map 0104, Grid 00EA, Parcel 1857  
**Zoning:** R-7A

**Request:** The Applicant is requesting to install approximately 108 linear feet of wooden privacy fencing located along the rear yard, and portions of the north and south side property lines. The new fence will be a six (6) foot tall pressure treated wooden fence. The principal structure on this property is a contributing structure to the Historic District.

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

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

**Applicant Presentation:**  
Latrish Oseko

**Public Comment** — None  
**Public Comment Written** — None

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

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

**b. File No.:** 2025 - 1622 / HD 26 - 01  
**Applicant:** Ronald Newnam on behalf of TG LLC  
**Location:** 224 N. Aurora Street, Easton, MD 21601  
Tax Map 0103, Grid 00EA, Parcel 0685, Lot 1B  
**Zoning:** R-7A

**Request:** The Applicant is seeking an after-the-fact approval for the replacement of the existing wooden steps situated on the north side of the front porch. The newly installed steps are constructed of pressure-treated lumber, and will be painted grey to match the color of the existing front porch. This is a contributing structure to the Historic District.

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**Background:** 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.

Historic District Guideline references:  
i. *Guideline 64. Preserve Historic Porches*  
ii. *Guideline 65. Make Sensitive Replacements*

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

**Applicant Presentation:**  
Ronald Newnam

**Public Comment** — None  
**Public Comment Written** — None

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

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

- c. **File No.:**        **2025 - 1623 / HD 26 - 02**
- Applicant:**    **Gordon Architects**
- Location:**    204 S. Harrison Street, Easton, MD 21601  
                          Tax Map 0105, Grid 00EA, Parcel 2113
- Zoning:**        R-10A

**Request:**        The Applicant is requesting the removal of approximately 24 linear feet of wooden privacy fencing located along the side yard to be replaced with a new picket style fence in the same footprint. The new fence will be five and one-quarter (5.25) feet in height, and will incorporate a decorative gate. The principal structure on this property is a contributing structure to the Historic District.

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

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

187 **Applicant Presentation:**  
188 George Gordon, Gordon Architects

189  
190 **Public Comment** — None  
191 **Public Comment Written** — None

192  
193 **Commissioner Stuart moved to approve the application as submitted. Commissioner**  
194 **Bateman seconded the motion.**

195  
196 Vote 6 - 0 - 0 - 1  
197 FOR: 6 - Demby, Brophy, Bateman, Carr, Startt, Stuart  
198 AGAINST: 0  
199 ABSTAIN: 0  
200 ABSENT: 1 - Carey

201  
202 **d. File No.:** 2025 - 1625 / HD 26 - 04  
203 **Applicant:** Crosby & Associates, LLC  
204 on behalf of Foundation of Hope Inc.  
205 **Location:** 52 S. Washington Street, Easton, MD 21601  
206 Tax Map 0104, Grid 00EA, Parcel 1463  
207 **Zoning:** CB

208  
209 **Request:** The construction of a new two-story commercial training  
210 facility has been withdrawn from the January 12, 2026 Historic District  
211 Commission agenda.

212  
213 **e. File No.:** 2025 - 1626 / HD 26 - 05  
214 **Applicant:** Rosin Creek Collaborative  
215 on behalf of Bethel A.M.E. Church  
216 **Location:** 110 S. Hanson Street, Easton, MD 21601  
217 Tax Map 0104, Grid 00EA, Parcel 1915  
218 **Zoning:** R-7A

219  
220 **Request:** The Applicant is requesting to replace twelve (12) non-historic  
221 first floor windows on the north, south, and east elevations of the structure with  
222 new single-pane TDL wood windows and new exterior storm windows. This is a  
223 contributing structure to the Historic District, and is subject to a preservation  
224 easement through the Maryland Historic Trust (MHT).

225  
226 **Background:** On September 22, 2025 the Maryland Historic Trust issued an  
227 approval letter for the proposed scope of work, with the determination that it is  
228 consistent with the Secretary of the Interior’s Standards for the Treatment of  
229 Historic Properties. This approval remains valid for a period of six (6) months  
230 from the date of the aforementioned letter.

231  
232 Historic District Guideline references:

- 233 i. *Guideline 6. Secretary of the Interior's Standards for the Rehabilitation of*
- 234 *Historic Properties*
- 235 ii. *Guideline 9. Secretary of the Interior's Standards for the Rehabilitation of*
- 236 *Historic Properties*
- 237 iii. *Guideline 1. Preserve Significant Historic Features*
- 238 iv. *Guideline 3. Make Sensitive Replacements*
- 239 v. *Guideline 90. Make Sensitive Replacements (Windows)*
- 240 vi. *Guideline 92. Storm Windows*

241  
242 **Staff Presentation:**

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

245  
246 **Applicant Presentation:**

247 Andrew Yerkes, Rosin Creek Collaborative

248  
249 **Public Comment** — None

250 **Public Comment Written** — None

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

254

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

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262 **5. Discussion Item** — None

263  
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265 **6. Decision Summary Review** —

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

269

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

277 **7. Administrative Approval** — None

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279

280 **8. Consent Docket** — None

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282

283 **9. Adjournment** — Vice Chairperson Brophy moved to adjourn. Commissioner Bateman  
284 seconded the motion. The meeting was adjourned at 6:20 p.m.