



Historic District Commission MEETING AGENDA

Monday, February 9, 2026 - 6:00 PM
Council Chambers, Easton Town Office
14 S Harrison Street

Call to Order

- 1) Approval of the Agenda for February 9, 2026.

Old Business

- 1) **Application Number:** 2025 - 1577 / HD 25 - 101
Applicant: Anne Decker Architects
on behalf of Caroline Dalton
Location: 7 Brookletts Avenue
Tax Map 0104, Grid 00EA, Parcel 1972
Zoning District: R-10A
Historic Status: Contributing
Request: **The amendment to a previously approved Certificate of Appropriateness (COA) for the replacement of all windows with a two over two window design has been withdrawn from the February 9, 2026 Historic District Commission agenda.**

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 00EA, 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:
Request:

Contributing
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).

6) Application Number:
Applicant:
Location:

2026 - 1634 / HD 26 - 10
Thomas Lane
115 S. Harrison Street
Tax Map 0104, Grid 00EA, Parcel 1962

Zoning District:
Historic Status:
Request:

R-7A
Contributing
Installation of an iron railing to the front porch.

Discussion Item

Election of Officers

- 1) Annual Election for Chairperson and Vice Chairperson.

Approval of Minutes

- 1) Approval of the Draft Decision Summary from the January 12, 2026 Meeting.

Administrative Approval

1) Application Number:
Applicant:

Location:

Zoning District:
Historic Status:
Request:

2026 - 1637 / HD 26 - 11
Permit Flow
on behalf of Jake Marden
212 Davis Avenue
Tax Map 0105, Grid 00EA, Parcel 2199
R-7A
Contributing
In-kind asphalt shingle roof replacement.

2) Application Number:

2026 - 1638 / HD 26 - 12

Applicant: C&C Architecture
on behalf of Walbridge Real Estate
Investments LLC
Location: 201 E. Dover Street
Tax Map 0104, Grid 00EA, Parcel 1167
Zoning District: CB
Historic Status: Contributing
Request: Replacement of split sytem condenser
and five (5) mini split condensers.

3) **Application Number:** 2026 - 1639 / HD 26 - 13
Applicant: Foundation of Hope, Inc.
Location: 52 S. Washington Street
Tax Map 0104, Grid 00EA, Parcel 1463,
Lot 2
Zoning District: CB
Request: Installation of a 16 square foot sign on a
temporary basis (60-90 days).

4) **Application Number:** 2026 - 1645 / HD 26 - 16
Applicant: The FA Taylor Company LLC
on behalf of James Middleton
Location: 210 Goldsborough Street
Tax Map 0103, Grid 00EA, Parcel 1134
Zoning District: R-7A
Historic Status: Contributing
Request: In-kind asphalt shingle roof
replacement.

Consent Docket

Adjournment



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

Historic District Commission Staff Report

Meeting Date: 02/09/2026

Staff Contact: Nicholas Johnson, Town Planner, 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 ☒

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.

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 23rd, 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 24th, 2025 and was granted a side setback variance by the Board of Zoning Appeals on July 15th, 2025. The project is now going through the development site plan review process and will be submitting a 5th 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.



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 facades, and lighter colors on shadowed facades.
- 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.



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- 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.

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.

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 #: 2025 - 1625

Date Received: 12/19/2025

Fee Paid: \$200.00

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

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.

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

Timothy Crosby

Date

12/19/25

Printed Name of Applicant or Agent

Timothy F. Crosby / Owner, Crosby & Associates, AIA, LLC

Revised 4.4.2022



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

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

Roofing

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

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

Signs

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

Landscaping & Trees

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

Fence

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

Demolition

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

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

Other

- ☐ Attach all documentation supporting request

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

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

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

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.

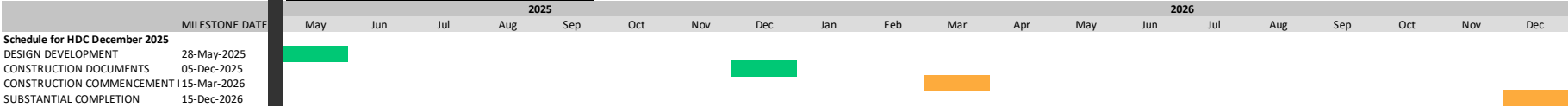


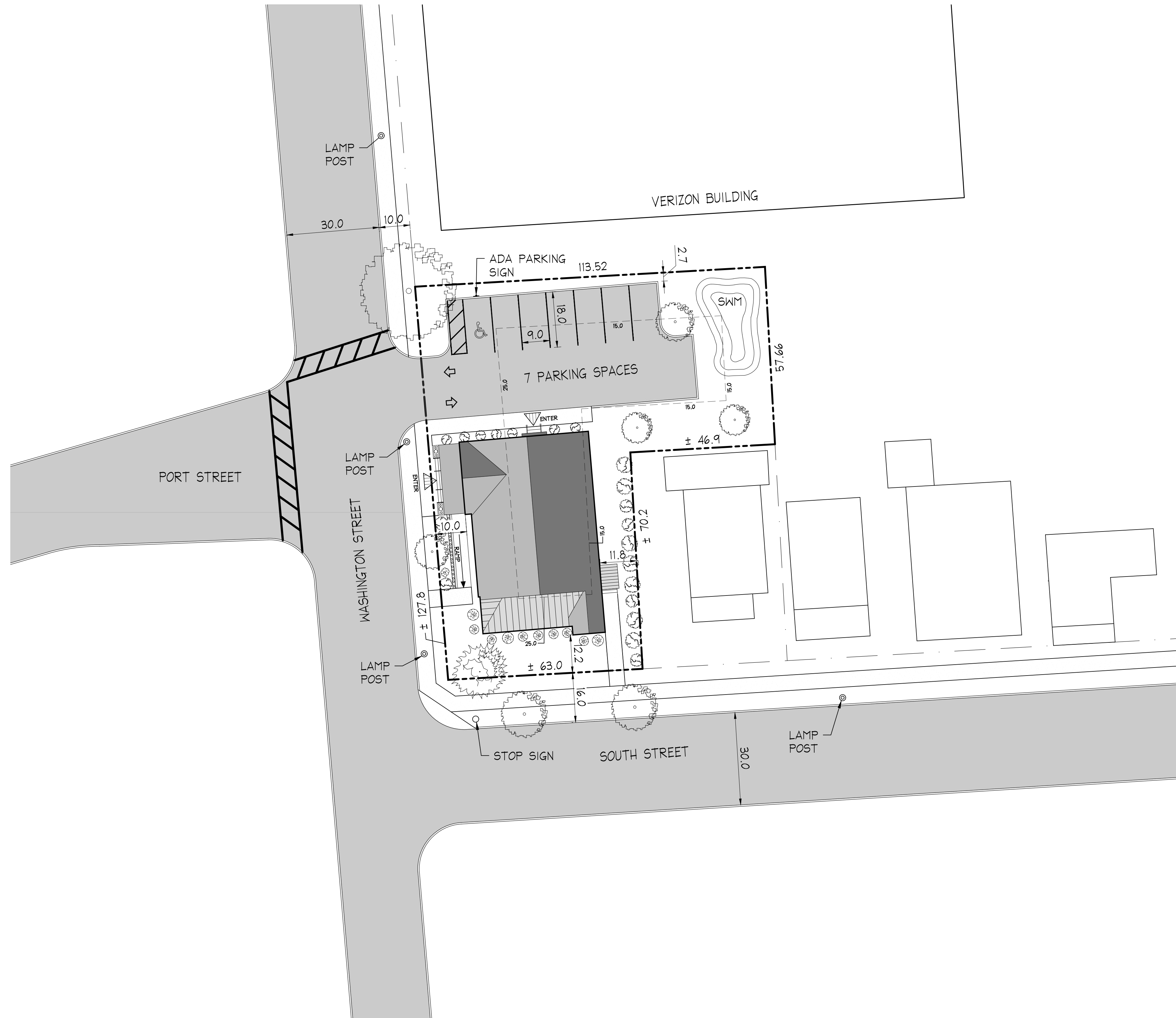
CONTEXT FROM WASHINGTON & GOLDSBOROUGH ST.



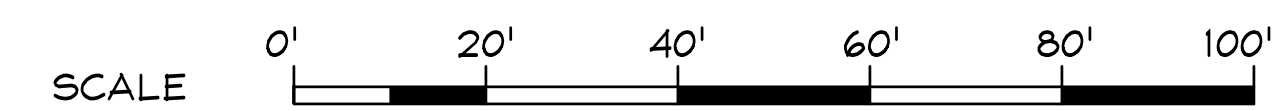
CONTEXT FROM SOUTH ST.

Foundation of HOPE SCHEDULE





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



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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**

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NEW COMMERCIAL / OFFICE BUILDING FOR:

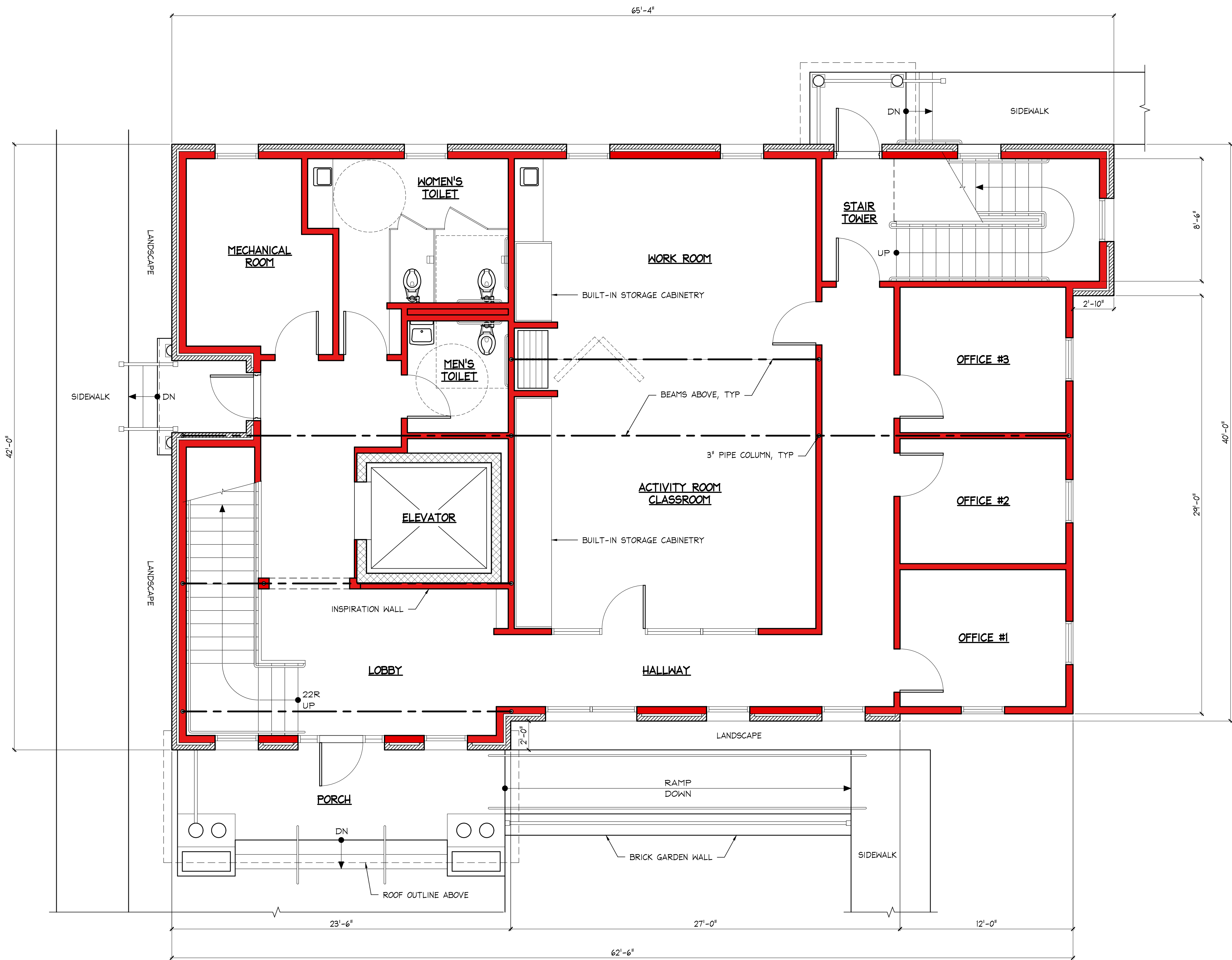
FOUNDATION OF HOPE, INC

51 SOUTH WASHINGTON STREET
EASTON, MARYLAND 21601

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

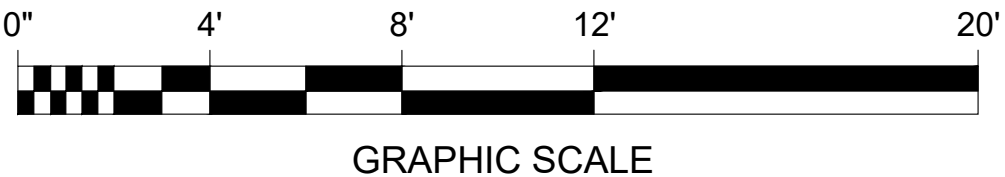
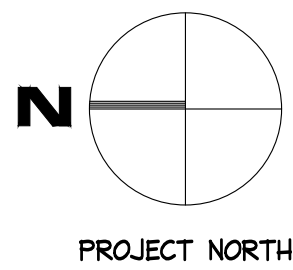
FIRST FLOOR PLAN - PROPOSED	
DRAWN BY:	CR
REVIEWED BY:	TFC
PROJECT NUMBER:	0092022
SCALE:	AS NOTED
ISSUE DATE:	10/14/2024
PROJECT STATUS:	HDC
DRAWING NUMBER:	

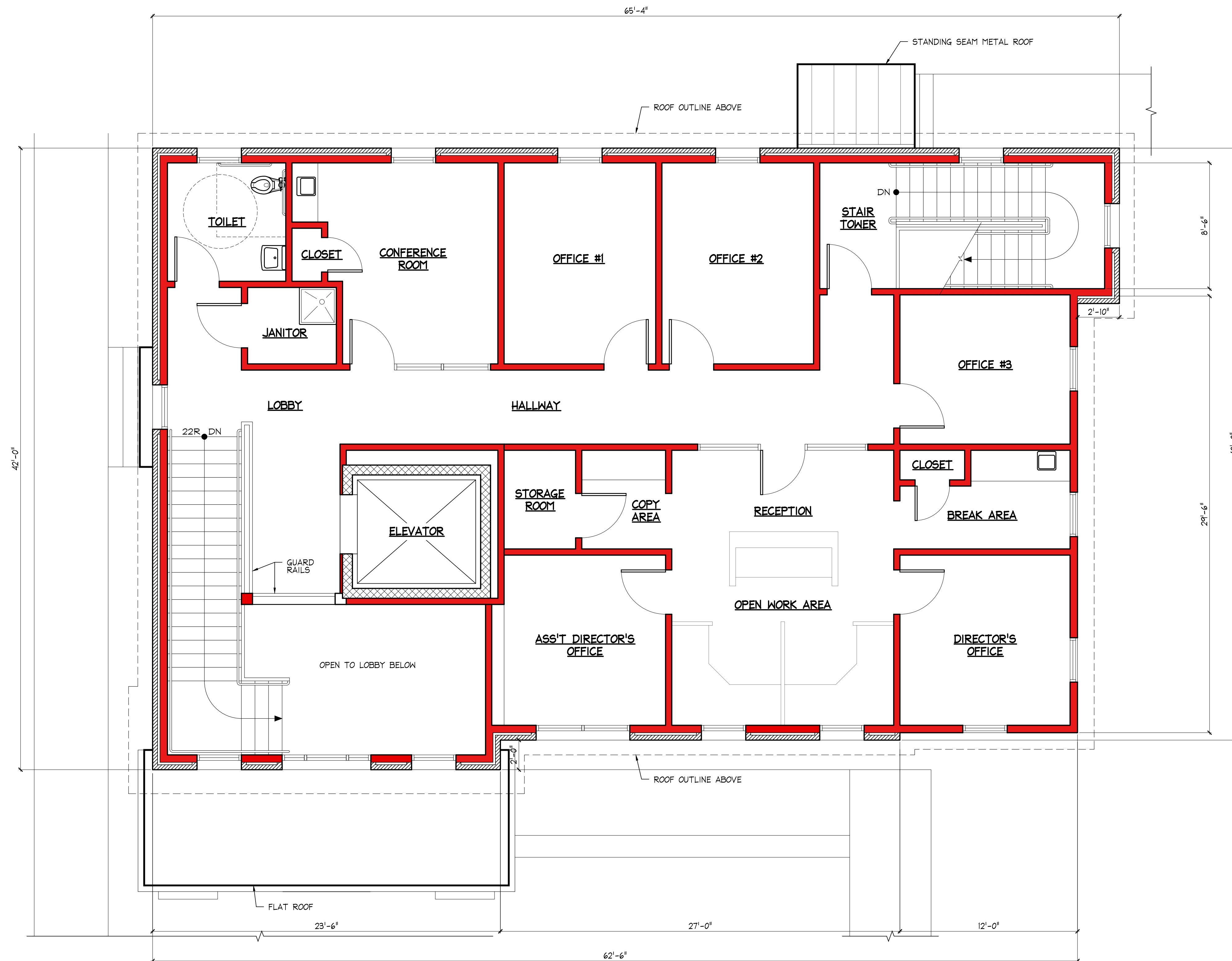
A101



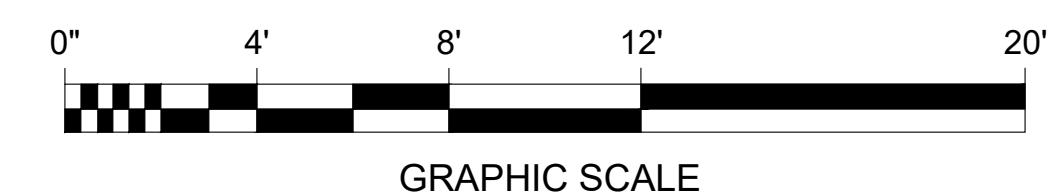
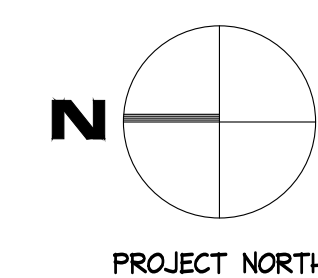
1 FIRST FLOOR PLAN - PROPOSED

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

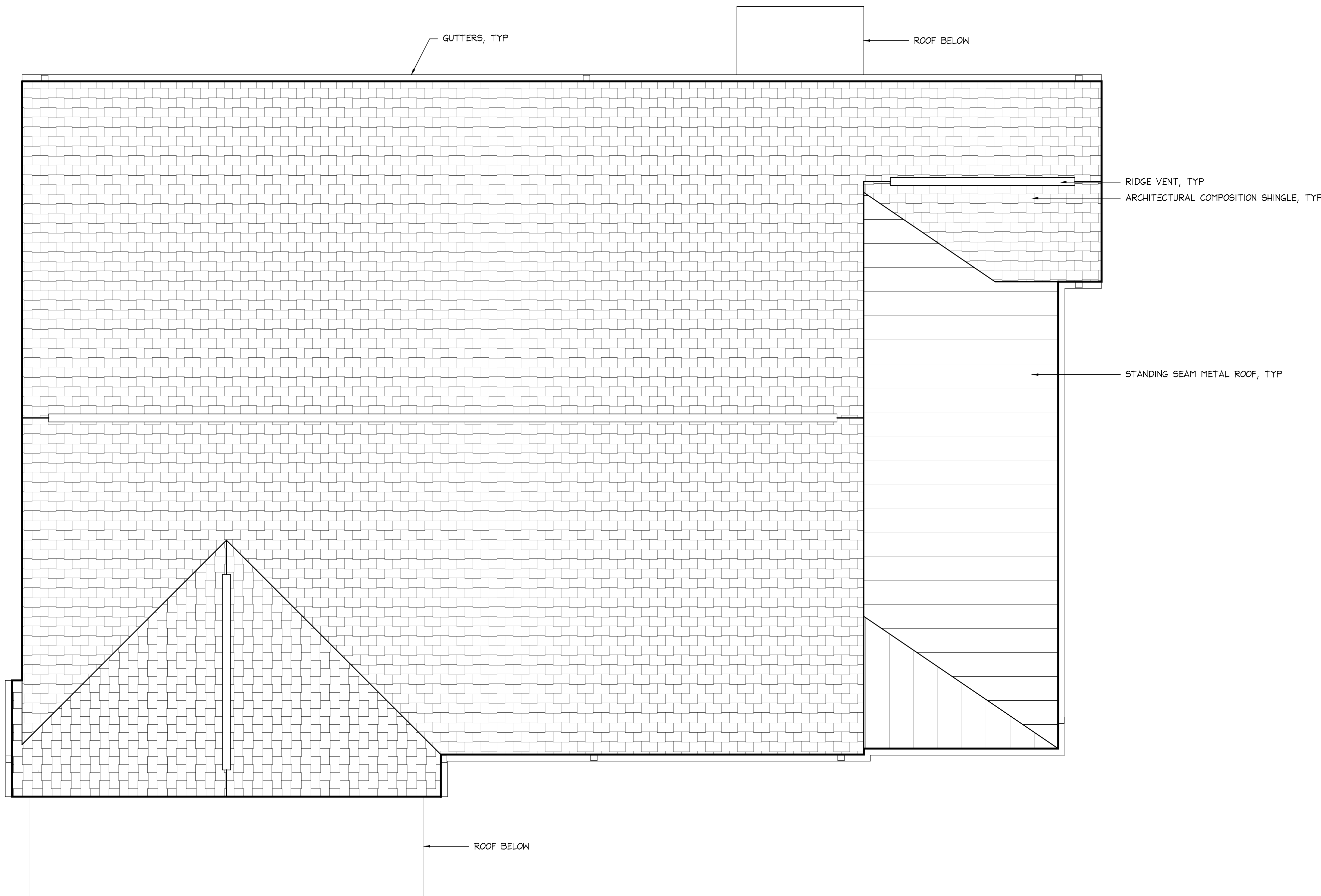
ISSUE DATE: 10/14/2024

PROJECT STATUS: HDC

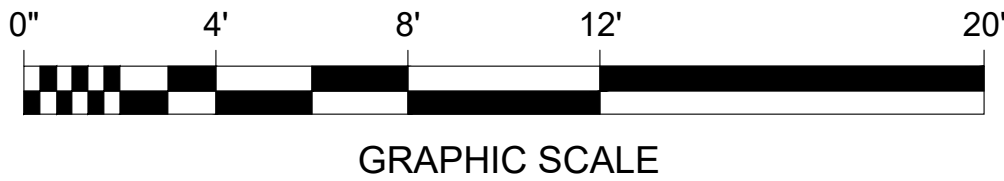
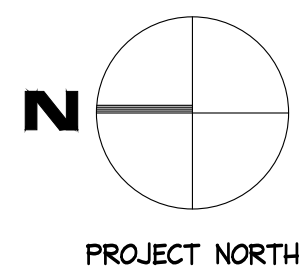
DRAWING NUMBER:

A102

Page 31 of 156



1 ROOF PLAN - PROPOSED
A103 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

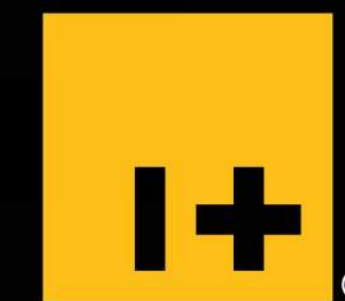
ROOF PLAN - PROPOSED	
DRAWN BY:	CR
REVIEWED BY:	TFC
PROJECT NUMBER:	0092022
SCALE:	AS NOTED
ISSUE DATE:	10/14/2024
PROJECT STATUS:	HDC
DRAWING NUMBER:	A103



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

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NEW COMMERCIAL / OFFICE BUILDING FOR:

FOUNDATION OF HOPE, INC

51 SOUTH WASHINGTON STREET
EASTON, MARYLAND 21601

REV #	REVISION	DATE
0	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"

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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

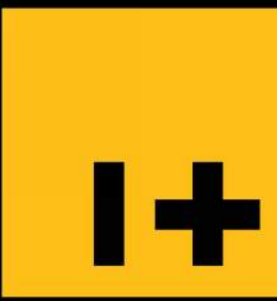
DRAWN BY:	CR
REVIEWED BY:	TFC
PROJECT NUMBER:	0092022
SCALE:	AS NOTED
ISSUE DATE:	10/14/2024
PROJECT STATUS:	HDC
DRAWING NUMBER:	A201



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

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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



1 EAST ELEVATION - PROPOSED
A203 SCALE: 1/4" = 1'-0"

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NEW COMMERCIAL / OFFICE BUILDING FOR:
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51 SOUTH WASHINGTON STREET
EASTON, MARYLAND 21601

REV #	REVISION	DATE
0	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 NORTH ELEVATION - PROPOSED
A204 SCALE: 1/4" = 1'-0"

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NEW COMMERCIAL / OFFICE BUILDING FOR:
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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 14TH, 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

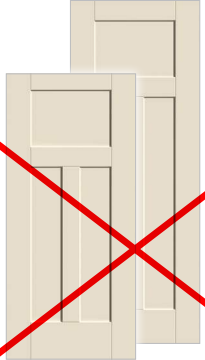
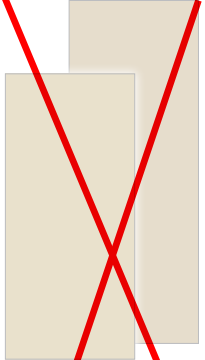
PROJECT MATERIALS MANUFACTURERS' CUTSHEETS

HDC APPLICATION - OCTOBER 14TH, 2024



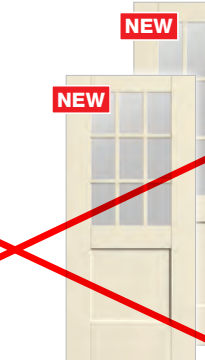
Fiber-Classic[®] & Smooth-Star[®] Fiberglass Doors

Solid Panel

					
Smooth	Smooth	Smooth	Smooth	Smooth	
S960   2'8" x 6'8" 2'10" x 6'8" 3'0" x 6'8"	S4800   2'8" x 6'8" 2'10" x 6'8" 3'0" x 6'8"	S84800  2'8" x 8'0" 2'10" x 8'0" 3'0" x 8'0"	S600  2'8" x 6'8" 2'10" x 6'8" 3'0" x 6'8"	S8600  2'8" x 8'0" 2'10" x 8'0" 3'0" x 8'0"	
			S210   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")	S810  2'6" x 8'0" 2'8" x 8'0" 2'10" x 8'0" 3'0" x 8'0"	
				S100   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"	S81000   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

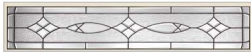
CLEAR GLASS WITH DIVIDED LITES *Continued*

									
Smooth	Smooth	Smooth	Smooth	Smooth	Smooth	Smooth	Smooth	Smooth	Smooth
S4200    2'8" x 6'8" (7'0") 2'10" x 6'8" (7'0") 3'0" x 6'8" (7'0")	S84200    2'8" x 8'0" 2'10" x 8'0" 3'0" x 8'0"	S6200    2'8" x 6'8" (7'0") 2'10" x 6'8" (7'0") 3'0" x 6'8" (7'0")	S86200    2'8" x 8'0" 2'10" x 8'0" 3'0" x 8'0"	S9200    2'8" x 6'8" (7'0") 2'10" x 6'8" (7'0") 3'0" x 6'8" (7'0")	S89200    2'8" x 8'0" 2'10" x 8'0" 3'0" x 8'0"	S4200SL    12" x 6'8" (7'0") 14" x 6'8" (7'0")	S84200SL    12" x 8'0" 14" x 8'0"	S6200SL    12" x 6'8" (7'0") 14" x 6'8" (7'0")	S86200SL    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. ♦ ■ ■ ■

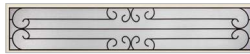


19730T
3'0" door + (2) 12" sidelites
Continuous Sill Systems Only



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)

6 WBDR Options

6 WBDR / HVHZ Options

▲ 6'6" Height Available

E 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

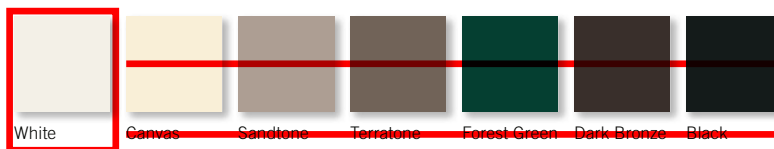
- Weather-resistant construction for greater comfort and energy efficiency
- Weatherstripping is designed to seal out drafts, wind and water
- Variety of Low-E4® glass options are available to help control heating and cooling costs in any climate
- Many 400 Series tilt-wash double-hung windows have options 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 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.

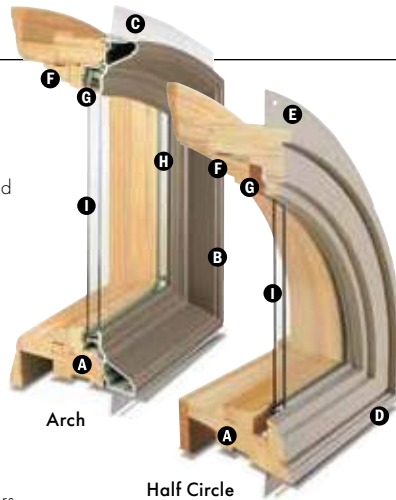
C The vinyl installation flange on eyebrow, extended gothic, octagon, monumental, Flexiframe, custom arch, arch and Springline units extends 1 1/4" (32) around the entire perimeter of the unit. It helps seal the unit to the structure.

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.

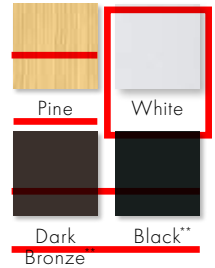


EXTERIOR & INTERIOR OPTIONS

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.

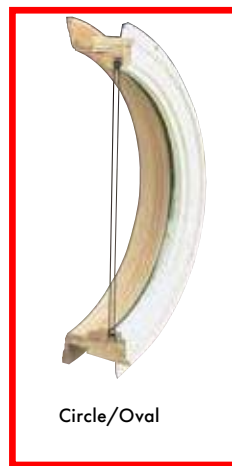
A removable translucent film helps shield the glass from damage during delivery and construction, and simplifies finishing at the job site.

Patterned Glass

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



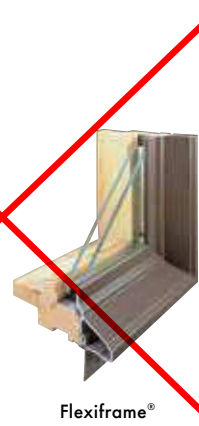
Specialty windows are available with Stormwatch® Protection. Visit andersenwindows.com/coastal for more details.



Circle/Oval



Springline™



Flexiframe®

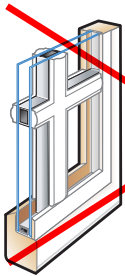
*Visit andersenwindows.com/warranty for details.

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

Dimensions in parentheses are in millimeters.

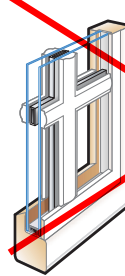
Printing limitations prevent exact replication of colors. See your Andersen supplier for actual color samples.

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

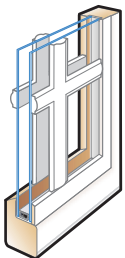
For an authentic look, full divided light grilles are permanently applied to the interior and exterior of the window with a spacer bar between the glass.



FULL DIVIDED LIGHT WITH ENERGY SPACER

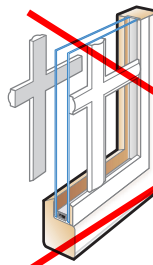
Full Divided light with energy spacer has grilles that are permanently applied to the interior and exterior of the window. The narrow spacer bar minimizes transfer of heat and cold to the interior surface, improving the overall thermal performance. Products will have the same U-Factor, SHGC and visible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

Available on A-Series windows.



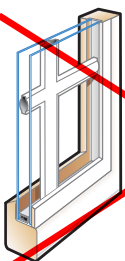
SIMULATED DIVIDED LIGHT

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



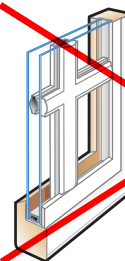
SIMULATED DIVIDED LIGHT WITH REMOVABLE INTERIOR GRILLES

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



FINELIGHT™ GRILLES-BETWEEN-THE-GLASS

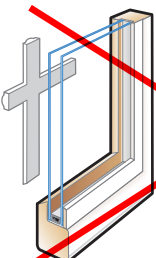
Finelight™ grilles-between-the-glass are located between the panes of glass making windows and doors easy to clean. With a sculpted profile and a two-sided color scheme, they match both the interior and exterior of the window or door.



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.

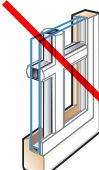
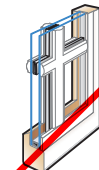
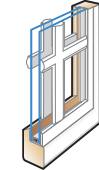
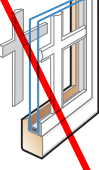
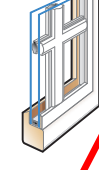
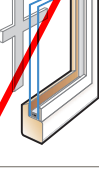
Available on 100 Series products.



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

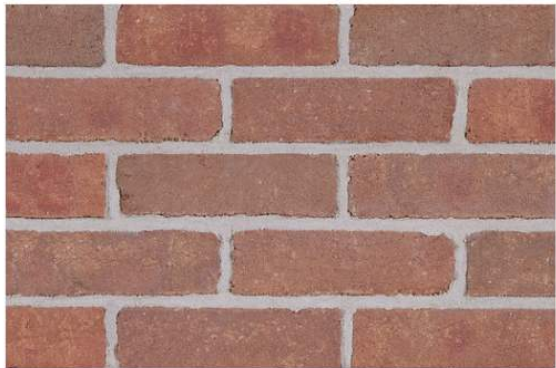
GRILLE TYPE	PRODUCTS	EASE OF CLEANING	STYLE AUTHENTICITY
 FULL DIVIDED LIGHT	E-Series A-Series 400 Series 100 Series Big Doors Entry Doors	● ○ ○ ○	● ● ● ●
 FULL DIVIDED LIGHT WITH ENERGY SPACER	A-Series*	● ○ ○ ○	● ● ● ●
 SIMULATED DIVIDED LIGHT	E-Series** A-Series 400 Series 200 Series 100 Series Big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

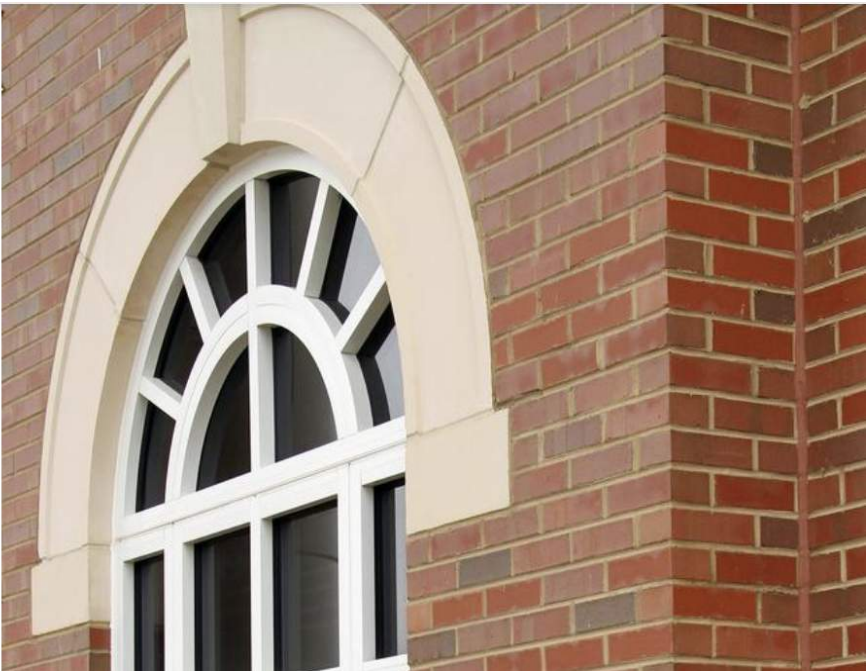
Arriscraft
Building Stone · Brick · Limestone

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®



Smooth

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

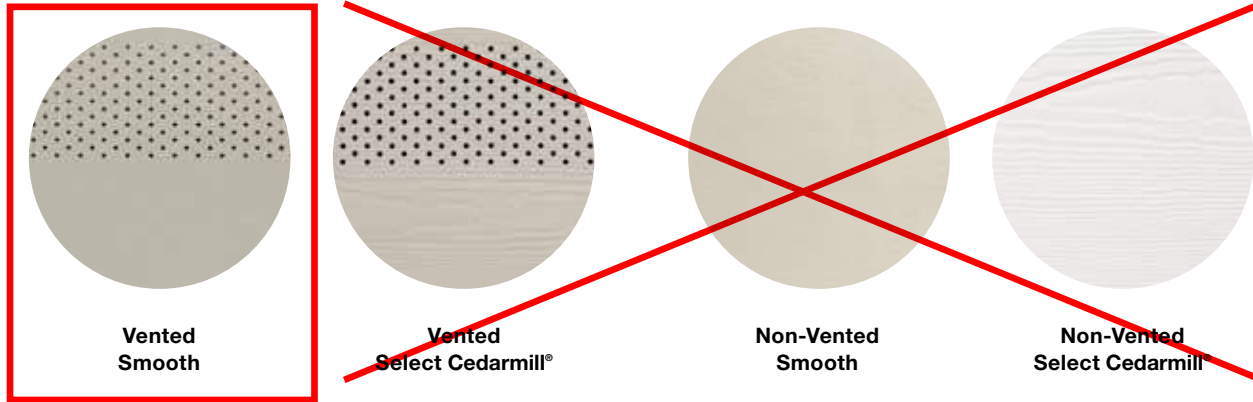
Select Cedarmill®				
Width	5.25 in	6.25 in	7.25 in	8.25 in
Statement Collection®				•
Dream Collection®	•	•	•	•
Prime	•	•	•	•

Smooth				
Width	5.25 in	6.25 in	7.25 in	8.25 in
Statement Collection®				●
Dream Collection®	●	●	●	●
Prime	●	●	●	●

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

	12 ft	12 ft	8 ft	8 ft
Length	12 ft	12 ft	8 ft	8 ft
Width	12 in	16 in	24 in	48 in
Prime Pcs/Pallet	200	150	100	50
ColorPlus® Pcs/Pallet	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	•	•	•

Non-Vented Smooth

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

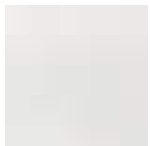
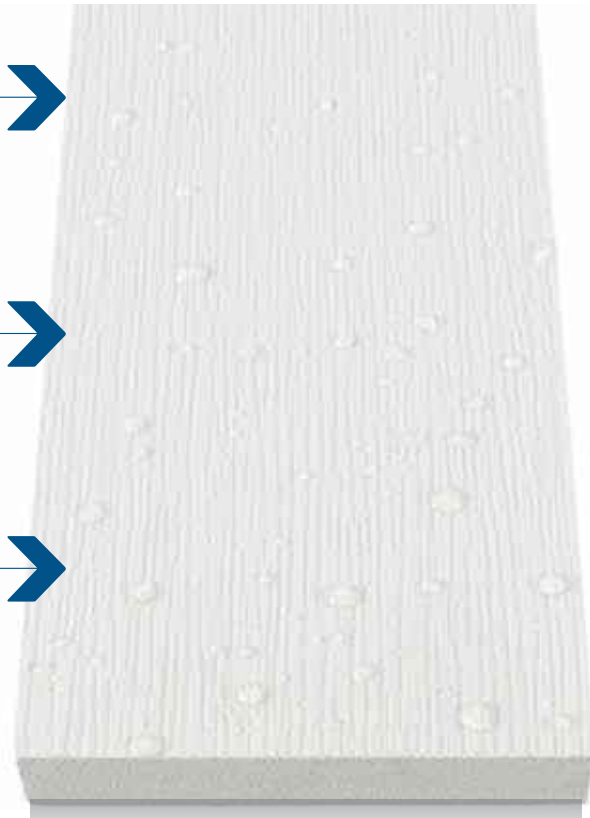
AZEK boards are 100% protected, inside and out, from both water exposure and absorption.

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

AZEK
EXTERIORS



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.

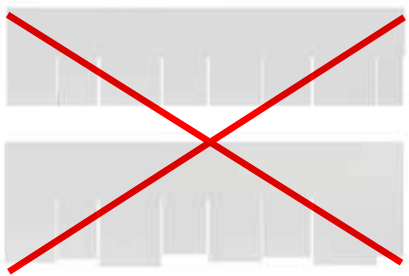


J-SERIES QUICK CORNER™ OUTSIDE CORNER

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

See page 38

PROVIDE INSTALLATION SOLUTIONS



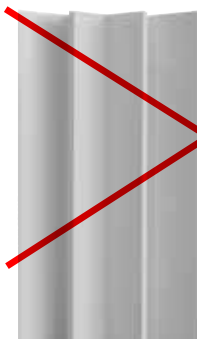
STRAIGHT AND STAGGERED SHINGLE SIDING

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



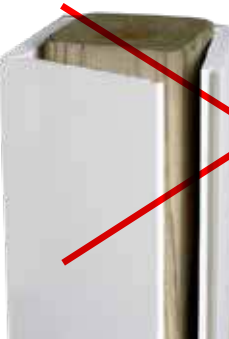
FLANGE SLOTTED TRIM, RABBETED TRIM, AND J-SERIES J-CASING

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.

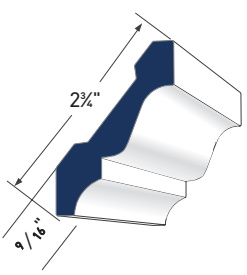
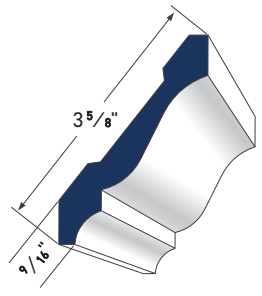
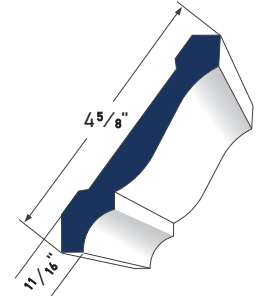
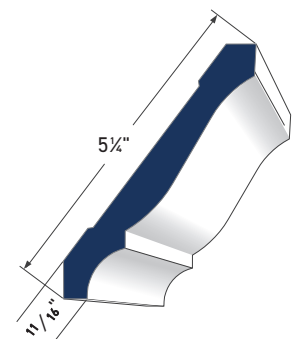
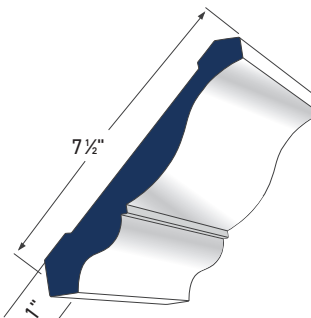
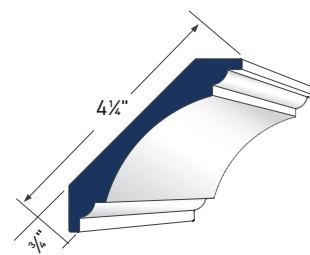
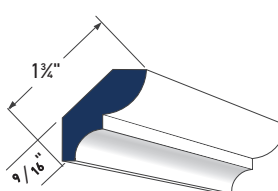
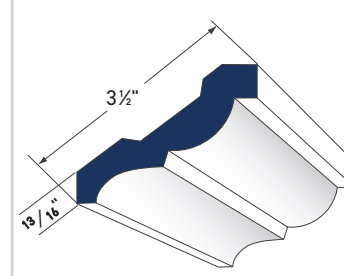
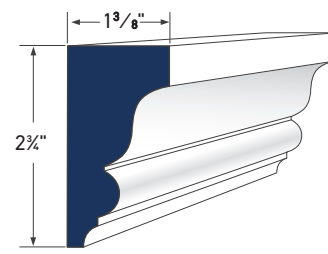
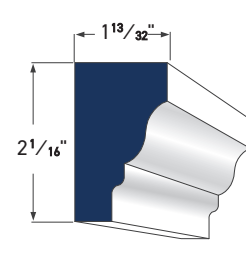
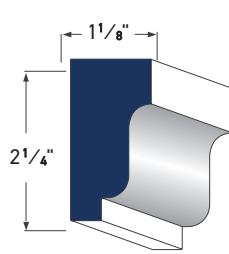
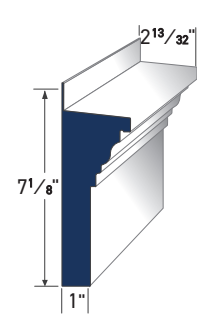


THE MOST BEAUTIFUL, HIGH-PERFORMANCE MOULDING LINE AVAILABLE

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.

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

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

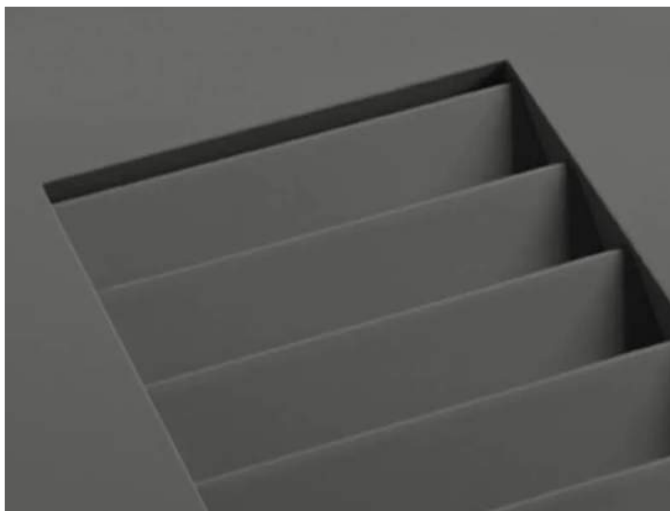
Deeply textured and dramatic. The wide louvers, set at a 30-degree pitch on 1-1/2" centers, make the magic of the play of light. From morning until evening, there is constant visual interest as light and shadow play across the surface of each shutter.

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"



Tuscan Cap
(Round)



Tuscan Base Poly
(Round)

Round No-Taper PermaCast® Plus Columns

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

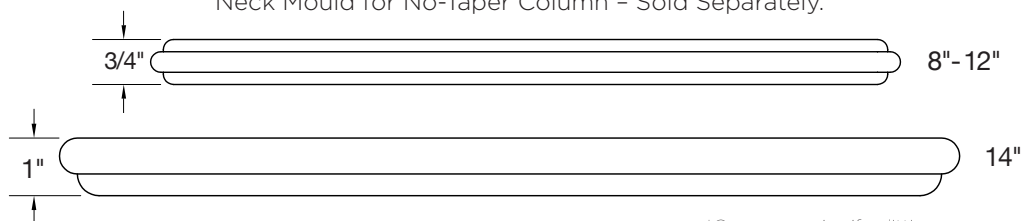
Col. Size	A	B	C	D	E	F	G	J	K	L	Lengths Available. (ft.)
8"	7 ⁵ / ₈ "	7 ⁵ / ₈ "	10 ¹ / ₂ "	1 ⁷ / ₈ "	1 ³ / ₄ "	3 ⁴ / ₈ "	3 ⁴ / ₈ "	1 ¹ / ₄ "	1 ¹ / ₂ "	10 ⁵ / ₈ "	6, 8, 9, 10
10"	9 ⁵ / ₈ "	9 ⁵ / ₈ "	13 ¹ / ₈ "	2 ³ / ₈ "	2 ¹ / ₈ "	3 ⁴ / ₈ "	3 ⁴ / ₈ "	1 ¹ / ₄ "	2"	12 ⁵ / ₈ "	6, 8, 9, 10, 12
12"	11 ⁵ / ₈ "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

Neck mould not included.

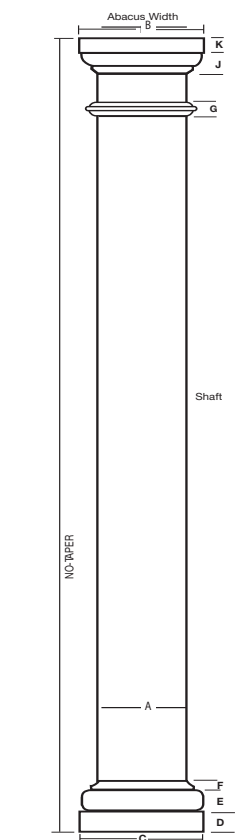
Flashing and Installation Kit not available with No-Taper Tuscan cap and base sets.

• Split columns are not load bearing.

Neck Mould for No-Taper Column - Sold Separately.



*Go up one size if splitting



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

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® offers everything you can expect from an architectural shingle roof, and more.

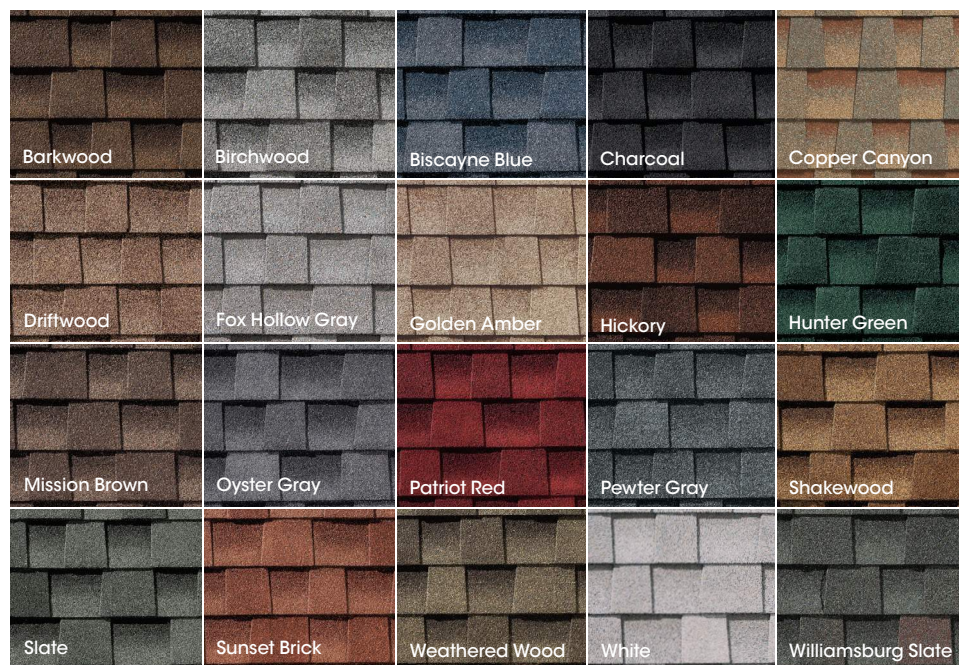


Timberline HDZ® Shingles

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 test¹
- **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 limitation³
- **Dura Grip™** sealant pairs with the microgranule surface of the StrikeZone™ 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.² 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 Colors⁵



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 Protection²** Limited Warranty
- **Hip/Ridge:** TimberTex®; TimberCrest®; Seal-A-Ridge®; Z®Ridge; Ridglass®⁵
- **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 D3462⁴
- 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)

¹ 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 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 for qualifying GAF products.

² 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.

³ 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.

⁴ 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 for qualifying GAF products. For installations not eligible for the *GAF Roofing System Limited Warranty*, see the *GAF Shingle & Accessory Limited Warranty*.

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

⁶ 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.



We protect what matters most™



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.

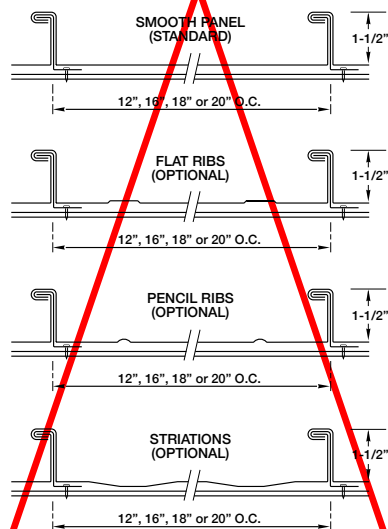
PAC-150 90° SEAM

MATERIALS

.032 aluminum 24 gauge steel

SPECS

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



PAC-150 180° SEAM

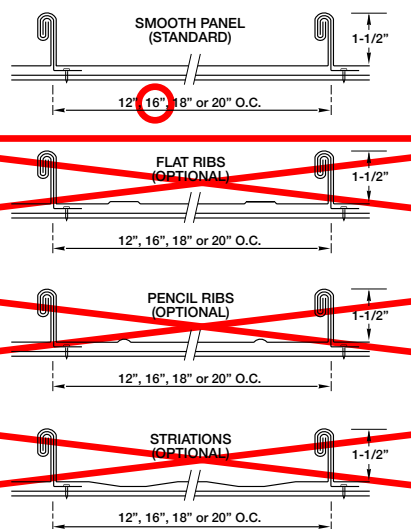


MATERIALS

.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

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
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



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

Historic District Commission Staff Report

Meeting Date: 02/09/2026

Staff Contact: Nicholas Johnson AICP, Town Planner, 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:



TAX ID		ADDRESS		OWNER NAME			
2101023527		100 E DOVER ST		MID SHORE COMMUNITY FOUNDATION INC			
YEAR BUILT		PHYSICAL CONDITION					
1801*		VERY GOOD					
ARCHITECTURAL STYLE				ADDITION(S)			
FEDERAL				ALL ARE HISTORIC + CONTRIBUTIONS			
NHL DISTRICT	NR DISTRICT	NR LISTED	MEETS NR CRITERIA	1980 NR RATING	MD INVENTORY	CONTRIBUTING	NC CODE
				A	T-12	Y	
NOTES							
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

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 Brummell, Brummell Does

TELEPHONE NO.

EMAIL

Description of Proposal (include additional sheets, as necessary)

Replace exterior picket fence with the 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

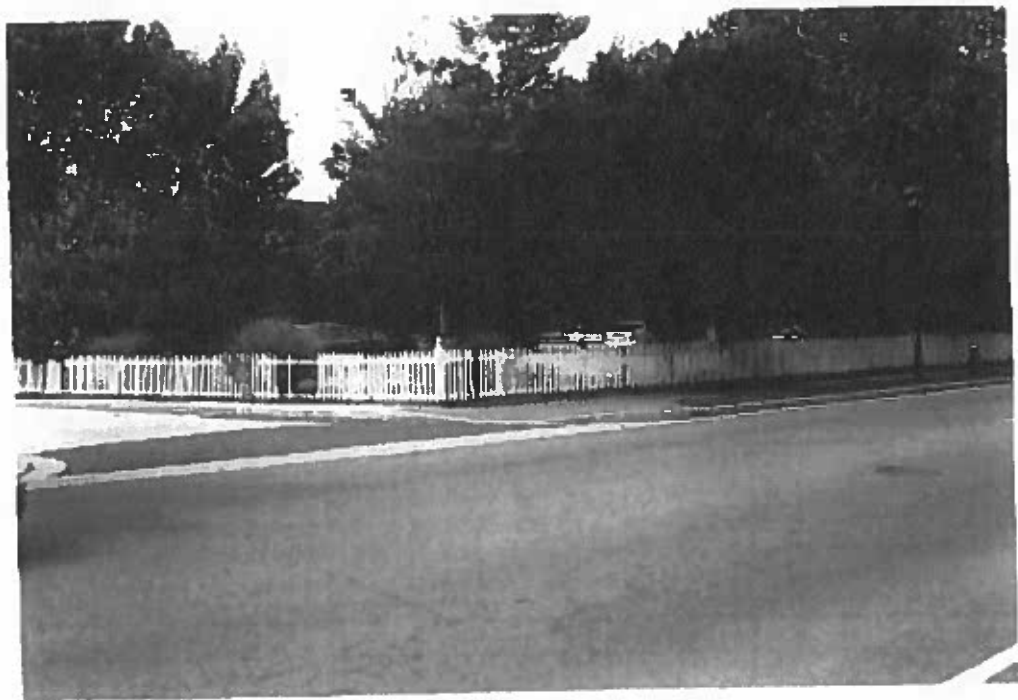
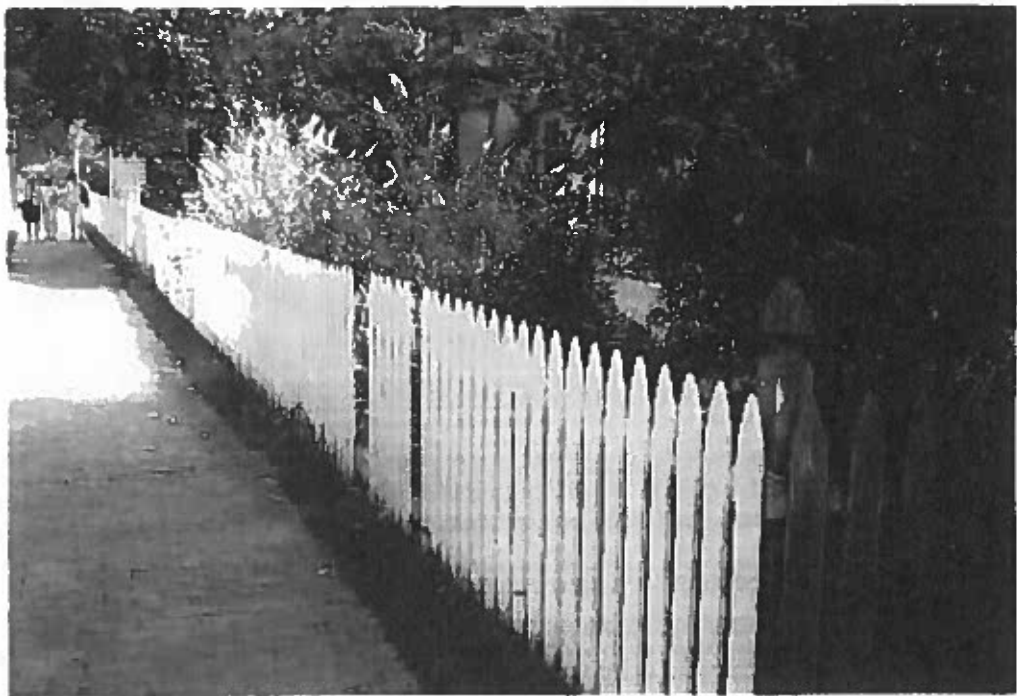
Printed Name of Applicant or Agent

1/5/26
Joe Brummell

Revised 4.4.2022

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

Historic District Commission Staff Report

Meeting Date: 02/09/2026

Staff Contact: Nicholas Johnson, AICP - Town Planner, 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

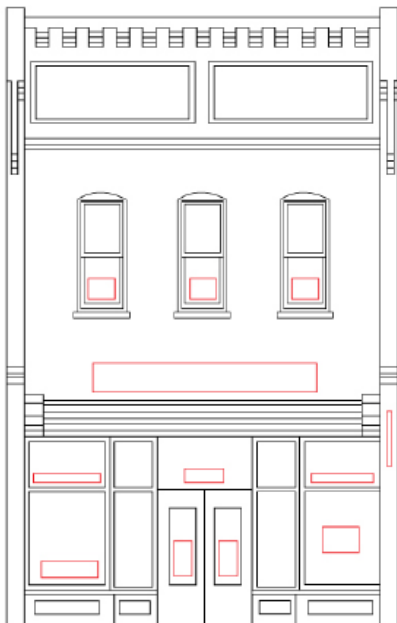


Figure 1

- 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.

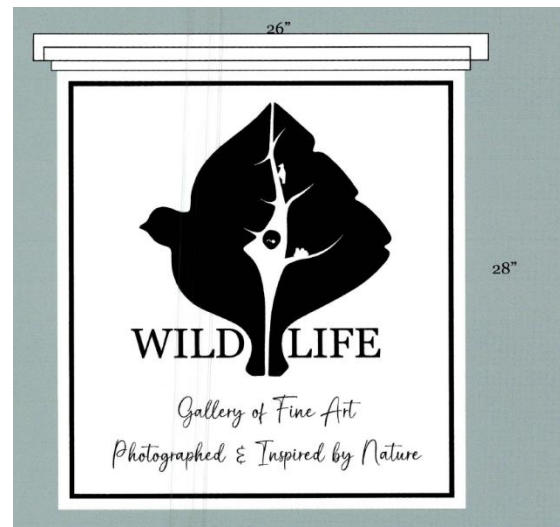


Figure 2 Previously Approved Signage

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:



TAX ID		ADDRESS		OWNER NAME			
2101003526		16 N WASHINGTON ST		WASHINGTON STREET PLAZA LLC			
YEAR BUILT		PHYSICAL CONDITION					
1900		VERY GOOD-ALTERED					
ARCHITECTURAL STYLE				ADDITION(S)			
ITALIANATE INFLUENCE				NONE APPARENT			
NHL DISTRICT	NR DISTRICT	NR LISTED	MEETS NR CRITERIA	1980 NR RATING	MD INVENTORY	CONTRIBUTING	NC CODE
				B	T-405	Y	
NOTES							
NICELY DETAILED 2 PART COMMERCIAL BLOCK BUILDING. MODERN 1ST FLOOR ENTRY AND WINDOWS.							



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

RECEIVED

JAN 13 2026

HD 26 - 07

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)

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

PROPERTY INFORMATION

ADDRESS: 16 N Washington
☐ Contributing ☒ Non-Contributing YEAR BUILT: 1900 NATIONAL REGISTAR #

PROPERTY INFORMATION

OWNER NAME: 16 North Washington St LLC
TELEPHONE NO. EMAIL

Applicant or Agent

NAME: Callahan Signs / John Callahan
TELEPHONE NO. EMAIL

Description of Proposal (include additional sheets, as necessary)

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

- 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

1/13/26
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: 02/09/2026

Staff Contact: Nicholas Johnson, AICP - Town Planner, 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

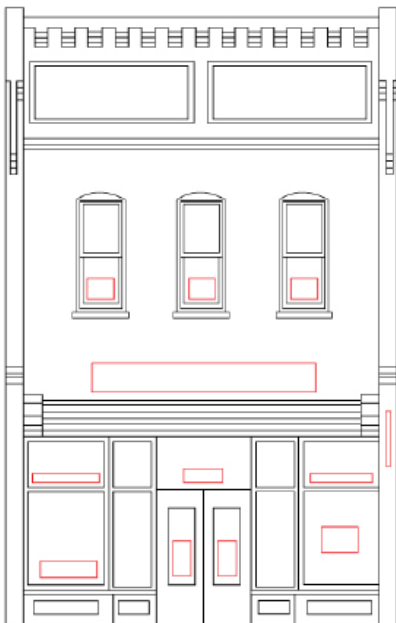


Figure 1

- 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:



TAX ID		ADDRESS		OWNER NAME			
2101077082		126 PORT ST		NEIGHBORHOOD SERVICE CENTER, INC.			
YEAR BUILT		PHYSICAL CONDITION					
1980*		VERY GOOD					
ARCHITECTURAL STYLE				ADDITION(S)			
COLONIAL REVIVAL INFLUENCE				NONE			
NHL DISTRICT	NR DISTRICT	NR LISTED	MEETS NR CRITERIA	1980 NR RATING	MD INVENTORY	CONTRIBUTING	NC CODE
				B		N	AGE
NOTES							
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

Printed Name of Applicant or Agent

1/13/26
John Callahan

Revised 4.4.2022

 **FOOD PANTRY**

 60"





Samantha Smith <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" <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 <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: 02/09/2026

Staff Contact: Nicholas Johnson AICP, Town Planner, 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:



TAX ID		ADDRESS		OWNER NAME			
2101001698		304 S HARRISON ST		BARTLETT, CYNTHIA M			
YEAR BUILT		PHYSICAL CONDITION					
1920		VERY GOOD					
ARCHITECTURAL STYLE				ADDITION(S)			
DUTCH COLONIAL REVIVAL				NONE APPARENT			
NHL DISTRICT	NR DISTRICT	NR LISTED	MEETS NR CRITERIA	1980 NR RATING	MD INVENTORY	CONTRIBUTING	NC CODE
				B		Y	
NOTES							
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

TOWN OF EASTON

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. [REDACTED] EMAIL [REDACTED]

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)

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

Specific Requirements

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

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

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

Signature of Applicant or Agent

Date

Printed Name of Applicant or Agent

<u>1-13-2026</u>	<u>BOB WENNESON</u>
------------------	---------------------

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

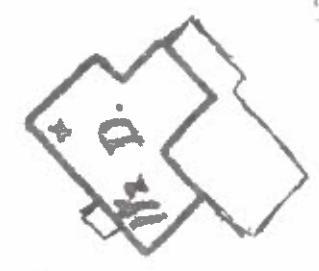


= FENCE REPLCMNT.

WILSON ALLEY

EARLE ST.

304 S. HARRISON ST.



#304 S. HARRISON ST.

6" W. PIPE

6"

T.H.

S. HARRISON ST.

S. HARRISON ST.

40'



Re: 304 S. Harrison St.
Bob Wenneson



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



ditto



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

Historic District Commission Staff Report

Meeting Date: 2/9/2026

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

Property Address: 115 S Harrison Street

Applicant: Thomas and Maribeth Lane

Application Number: 2026-1634

Code Enforcement Case: Yes ☐ No ☒

Project Description:

The applicant is seeking approval for the installation of an iron handrail on the front porch steps. Currently, there is one iron handrail located on the north side of the steps. The applicant is proposing to install a second, identical railing on the opposite side of the steps.

Historic District Guidelines:

Guideline 64. Preserve Historic Porches

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

Guideline 65. Make Sensitive Replacements

- a. Replace missing posts and railings where necessary to match size, shape, profile, proportion, and spacing to the historic feature.
- b. Use wood for porch details and structural parts, including steps, decking, and foundations, unless it can be documented that other materials were historically used on the house or used at an early date.
- c. Alternate materials may be allowable on a on side or rear porches if the new material, size, scale, and overall appearance matches the historic feature.
- d. Front porches on contributing historic structures are held to a higher standard than side or rear porches.

Staff Analysis:

The Historic District Guidelines provide limited guidance regarding the addition of new railings on front porches, as the provisions related to front porches primarily address the



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

replacement of existing features and materials. The proposed addition of a second, matching railing constructed of an appropriate material appears to be consistent with the Guidelines as a whole. Given the limited detail provided in the application, the Commission may wish to include a condition of approval requiring that the new railing match the existing railing in design, material, and finish.

Recommended Condition(s):

1. The new railing system shall be designed, fabricated, and installed to match the existing railings on the subject property in all aspects of physical appearance. This includes, but is not limited to:
 - **Design & Profile:** The profile of the top and bottom rails, the dimensions and decorative detailing of the balusters, and the design of the handrail shall replicate the existing railing.
 - **Material:** The railing shall be constructed of wrought iron to match the existing material.
 - **Spacing & Scale:** Baluster spacing and the overall height of the railing shall be identical to the existing installation.

Draft Motions:

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

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

OR
3. I move an alternate motion.



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

Appendix A: 2012 Easton Historic District Survey Sheet

EASTON HISTORIC DISTRICT SURVEY

PROPERTY #:

Picture:



TAX ID		ADDRESS		OWNER NAME			
2101017454		115 S HARRISON ST		NEARY, PAMELA			
YEAR BUILT		PHYSICAL CONDITION					
1890		EXCELLENT					
ARCHITECTURAL STYLE				ADDITION(S)			
QUEEN ANNE				NONE APPARENT			
NHL DISTRICT	NR DISTRICT	NR LISTED	MEETS NR CRITERIA	1980 NR RATING	MD INVENTORY	CONTRIBUTING	NC CODE
				B		Y	
NOTES							
2 1/2 STORY 3-BAY ASYMMETRICAL GABLE FRONT DWELLING ON BRICK FOUNDATION. FISH SCALE SHINGLES AND SEMICIRCULAR WINDOW IN FRONT GABLE. 2/2 WINDOWS ORIGINAL AS IS RAISED PANEL DOOR AND 2-LIGHT TRANSOM METAL STANDING SEAM ON HIPPED ROOF PORCH LEFT SIDE PORCH							
ENTRY							

RECEIVED

JAN 20 2026

Lane 1 of 5

HD 26 - 10



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

Application #: 2026 - 1634
Date Received: 01/20/2026
Fee Paid: \$75.00
HDC Meeting Date: 02/09/2026
Date Property Posted: 02/04/2026

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 115 S. Harrison Street
☐ Contributing ☐ Non-Contributing YEAR BUILT: 1890± NATIONAL REGISTAR # _____

PROPERTY INFORMATION

OWNER NAME Maribeth and Thomas Lane
TELEPHONE NO. _____ EMAIL _____

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

NAME Thomas Lane
TELEPHONE NO. _____ EMAIL _____

Description of Proposal (include additional sheets, as necessary)

• Add second railing on front porch step
• Match existing railing (to remain)
• Needed for safety. (Steps are treacherous when wet.)
• Contractor is Maryland Iron, Odenton MD
• See attached pictures

Specific Requirements

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

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

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

Signature of Applicant or Agent

Date

Printed Name of Applicant or Agent

Thomas J. Lane
1/20/2026
Thomas J. Lane

Revised 4.4.2022



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.
- ☐ ^{N.A.} 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.

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

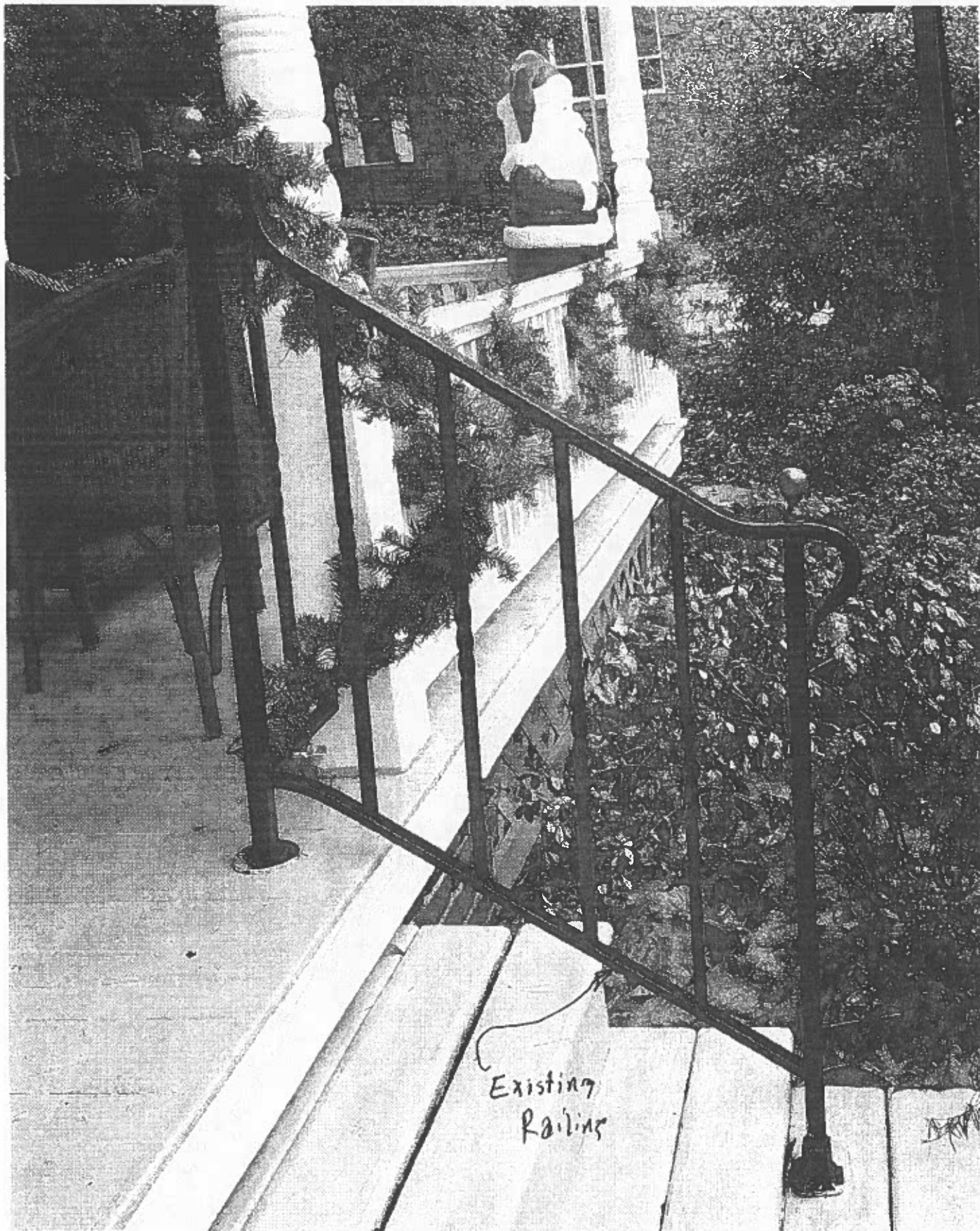
Other

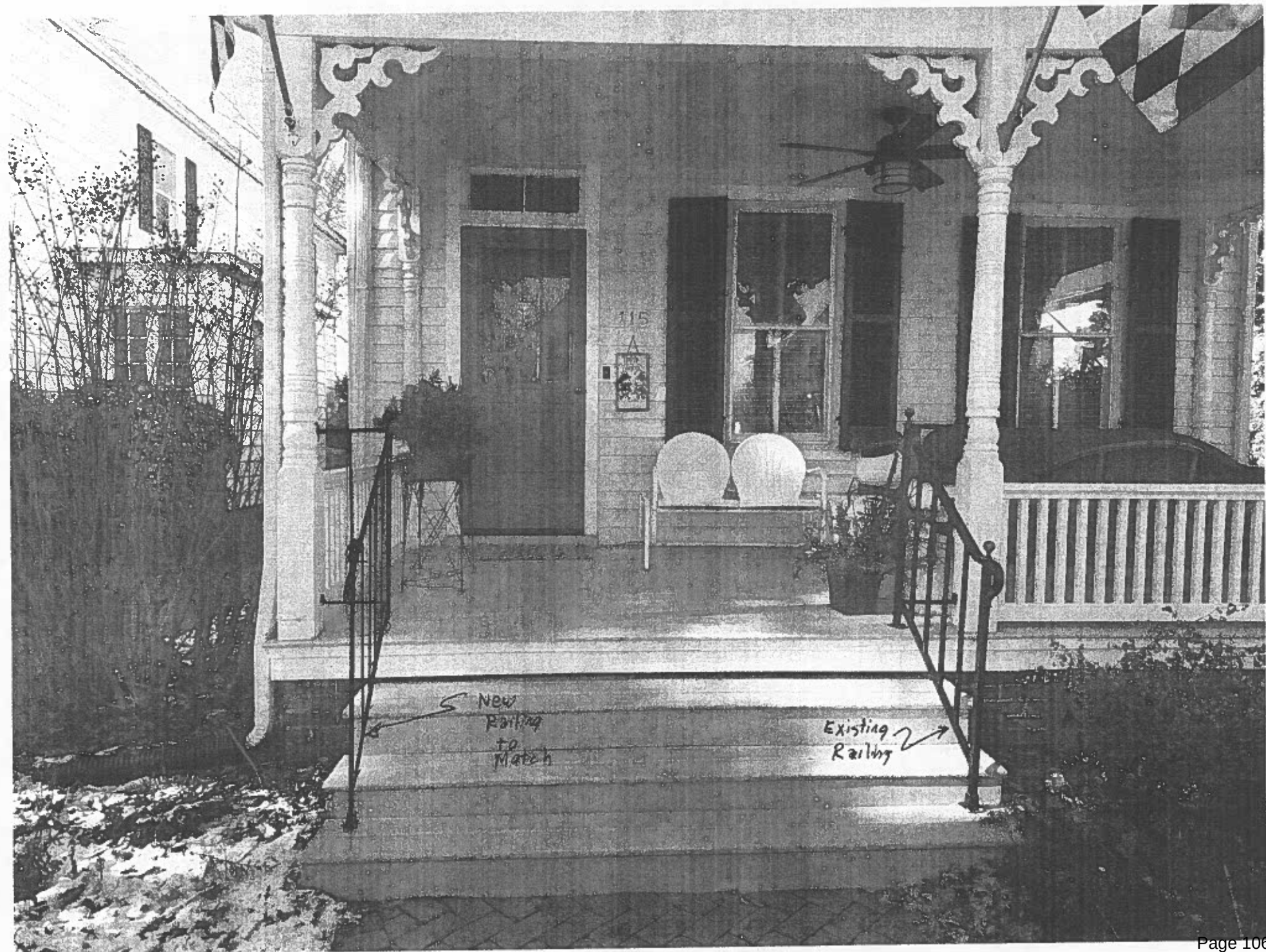
- ☒ Attach all documentation supporting request

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.





Lane - 115 S. Harrison Street

Lane 5 of 5

**TOWN OF EASTON**

PLANNING AND ZONING

14 SOUTH HARRISON STREET, EASTON, MD 21601

HD 26 - 11

Application #: 2026 - 1637

Date Received: 01/23/2026

Fee Paid:

HDC Meeting Date: 01/26/2026

Date Property Posted: -

HISTORIC DISTRICT COMMISSION HEARING APPLICATION**APPLICATION TYPE**

(PLEASE CIRCLE)

ROOFING

DEMOLITION

SIGNAGE

FENCING

OTHER

NEW CONSTRUCTION/ADDITION

EXTERIOR ALTERATIONS

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

PROPERTY INFORMATION

ADDRESS

212 Davis Avenue, Easton, MD 21601

☐ Contributing☐ Non-Contributing

YEAR BUILT:

1920

NATIONAL REGISTAR #

PROPERTY INFORMATION

OWNER NAME

Jake Marden

TELEPHONE NO.

EMAIL

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

NAME

Rifat Hossain

TELEPHONE NO.

EMAIL

Description of Proposal (include additional sheets, as necessary)

The project involves the complete removal of up to two layers of existing asphalt roof shingles and underlayment. No structural changes.

Specific Requirements

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

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

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

Any modifications during review shall warrant an updated application.

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

Signature of Applicant or Agent

Date

Printed Name of Applicant or Agent

01/23/2026

Rifat Hossain

Revised 4.4.2022



Historic District Commission Application Checklist

Revised April 2022

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

Requirements:

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

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

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

All Applications to Include:

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

New Construction / Addition

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

Renovations

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

Windows

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

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

Roofing

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

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

Signs

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

Landscaping & Trees

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

Fence

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

Demolition

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

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

Other

- ☐ Attach all documentation supporting request

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

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

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

ROOFING MANUFACTURER CUT-SHEETS

Project Overview

Property Address: 212 Davis Avenue, Easton, MD 21601

Contractor: Roofing Pups

Manufacturer: GAF

This document provides a manufacturer-style cut sheet aligned with the **approved scope of work** for the roofing replacement project. All components, installation methods, and warranties reflect the current estimate and installation standards.

CUT SHEET 1 — ASPHALT SHINGLE ROOFING SYSTEM

Roof Plane Identification (For Permitting & Inspection)

- Front Elevation Roof Plane — Asphalt Shingle Replacement
- Rear Elevation Roof Plane — Asphalt Shingle Replacement
- Left Elevation Roof Plane — Asphalt Shingle Replacement
- Right Elevation Roof Plane — Asphalt Shingle Replacement

Product

GAF Timberline® HDZ™ Architectural Asphalt Shingles

Manufacturer

GAF

Roofing System Type

Architectural / Dimensional Asphalt Shingle Roofing System

Intended Installation Location on Building

All primary roof areas and sloped roof planes following removal of existing roofing materials.

Installation Components (Per Approved Scope of Work)

- Removal of up to **one (1) existing layer of asphalt shingles**
- Roof deck inspection including OSB / plywood / plank decking
 - Includes **five (5) sheets of 1/2-inch plywood** for deck repairs
 - Replacement of damaged, deteriorated, or dry-rotted decking as required
 - Additional plywood beyond included allowance billed per estimate
 - Plank decking equivalency: **60 SF = 5 sheets of plywood**; additional plank billed per linear foot per estimate
- Installation of **Roofing Pups “Guard Dog” roof deck protection** underlayment
- Installation of **Ice & Water Shield** at all required locations, including:
 - Valleys
 - Eaves
 - Wall transitions
 - Chimneys, vent pipes, skylights, and roof penetrations
- Installation of **3.5-inch aluminum drip edge** at all eave and rake edges (where applicable)
- Installation of **starter shingles** at all roof edges (eaves and rakes)
- Installation of **all new vent pipe collars**
- Installation of **GAF Timberline HDZ shingles** using a **six-nail fastening pattern per shingle** to enhance wind resistance and maximize warranty coverage
- Installation of **rolled ridge vent system** at all roof ridges
- Installation of **GAF ridge cap shingles** at all ridge locations
- Use of **magnetic nail collection** to ensure site cleanliness

Ventilation

- Continuous ridge vent exhaust system installed at all roof ridges
- Intake ventilation provided via SmartVent™ system where applicable (see Cut Sheet 2)

Warranty Information

- **Roofing Pups Lifetime No-Leak Workmanship Warranty** covering labor and materials
- **GAF Lifetime Limited Manufacturer Warranty** covering material defects
- Warranties are transferable one (1) time in accordance with manufacturer and contractor terms

CUT SHEET 2 — INTAKE VENTILATION SYSTEM

Roof Plane / Edge Identification (For Permitting & Inspection)

- Front Elevation Eave Line — SmartVent™ Intake Vent
- Rear Elevation Eave Line — SmartVent™ Intake Vent
- Dormer or roof-to-wall transitions (where applicable)

Product

SmartVent™ Continuous Intake Vent

Manufacturer

SmartVent Products

Ventilation System Type

Under-shingle continuous intake ventilation system

Intended Installation Location on Building

- Along soffit eave edges, or
- Along roof-to-wall transitions where traditional soffit ventilation is limited or unavailable

Key Features

- Installed beneath shingles and concealed from ground-level view
- Provides **18 square inches of Net Free Area (NFA) per linear foot**
- Balances attic intake airflow to enhance ridge vent exhaust performance
- Reduces moisture accumulation and heat buildup

System Function

- Supplies continuous intake air to attic space
 - Improves overall attic ventilation efficiency
 - Supports long-term roofing system performance
-

FINAL INSPECTION

- Final inspection conducted upon completion of installation
 - Ensures compliance with scope of work, manufacturer specifications, and customer satisfaction
-

APPLICABLE STANDARDS

- Installed in accordance with current **GAF published specifications**

- Installed in compliance with all applicable **local and state building codes** for Easton, Maryland
-

















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

ADMINISTRATIVE CERTIFICATE OF APPROPRIATENESS

Approval Date: January 29, 2026
Application Number: HD-26-1638
Location: 201 E Dover Street
Applicant: Christian Chute on behalf of Walbridge Real Estate Investments LLC
Request: HVAC Installation

The applicant, Christian Chute, requested approval for residential improvements at 201 E Dover Street. The request is to install new HVAC units located on the east side of the structure. The existing mini split unit located on the west side of the building will be removed. Given that the request complies with §28-601.E.4.d of the Town of Easton Zoning Ordinance and the Easton Historic District Design Guidelines, **the application is approved subject to the following conditions;**

- 1. Any exterior line sets shall be painted to match the color of the surface to which they are attached.**
- 2. The unit(s) must be fully screened from public view from the right-of-way. Note: Specifications for any screening material must be submitted to staff for review prior to installation.**
- 3. Line sets shall enter the building through existing openings or non-historic material (such as modern foundation infill) wherever possible. If penetration through historic masonry or siding is required, it must be done through mortar joints rather than through the face of the brick or stone, and;**
- 4. Mechanical equipment shall be floor-mounted on a level pad rather than bracketed to the historic exterior walls to prevent structural damage or vibration-related degradation of the masonry.**

Historic District Guideline references: 48

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 two (2) years after issuance. In the event a building permit is not required, the Certificate of Appropriateness shall lapse two (2) years 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

1/29/2026
Date



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

HD 26 - 12

Application #: 2026 - 1638
Date Received: 01/26/2026
Fee Paid: \$25.00
HDC Meeting Date: 02/09/2026
Date Property Posted: -

HISTORIC DISTRICT COMMISSION HEARING APPLICATION

APPLICATION TYPE (PLEASE CIRCLE)

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

PROPERTY INFORMATION

ADDRESS 201 East Dover St.
☐ Contributing ☒ Non-Contributing YEAR BUILT: 1900 NATIONAL REGISTAR # _____

PROPERTY INFORMATION

OWNER NAME Walbridge Real Estate Investments LLC
TELEPHONE NO. _____ EMAIL _____

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

NAME Christian Chute
TELEPHONE NO. _____ EMAIL _____

Description of Proposal (include additional sheets, as necessary)

Replacement of split system condenser and (5) minisplit condensers at new location per attaced site plan.

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.

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Any modifications during review shall warrant an updated application.

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

Signature of Applicant or Agent

Date

Printed Name of Applicant or Agent

(01.24.26)
Christian Chute

Revised 4.4.2022



Historic District Commission Application Checklist

Revised April 2022

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- ☒ A narrative fully explaining the request
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- ☐ Description of all existing materials and a listing of all materials to be used for proposed project.
included in narrative
- ☒ Manufacturer cut-sheets and material specifications related to all proposed work.
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Roofing

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- ☐ 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

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 - Show and label the location of new and any existing fence. (this can be completed on two separate site plans for clarity)
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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

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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.

ATTACHMENT A

C + C Architecture
7760 Bloomfield Road, Easton, MD 21601



Project Site: 201 East Dover Street
Easton, MD 21601

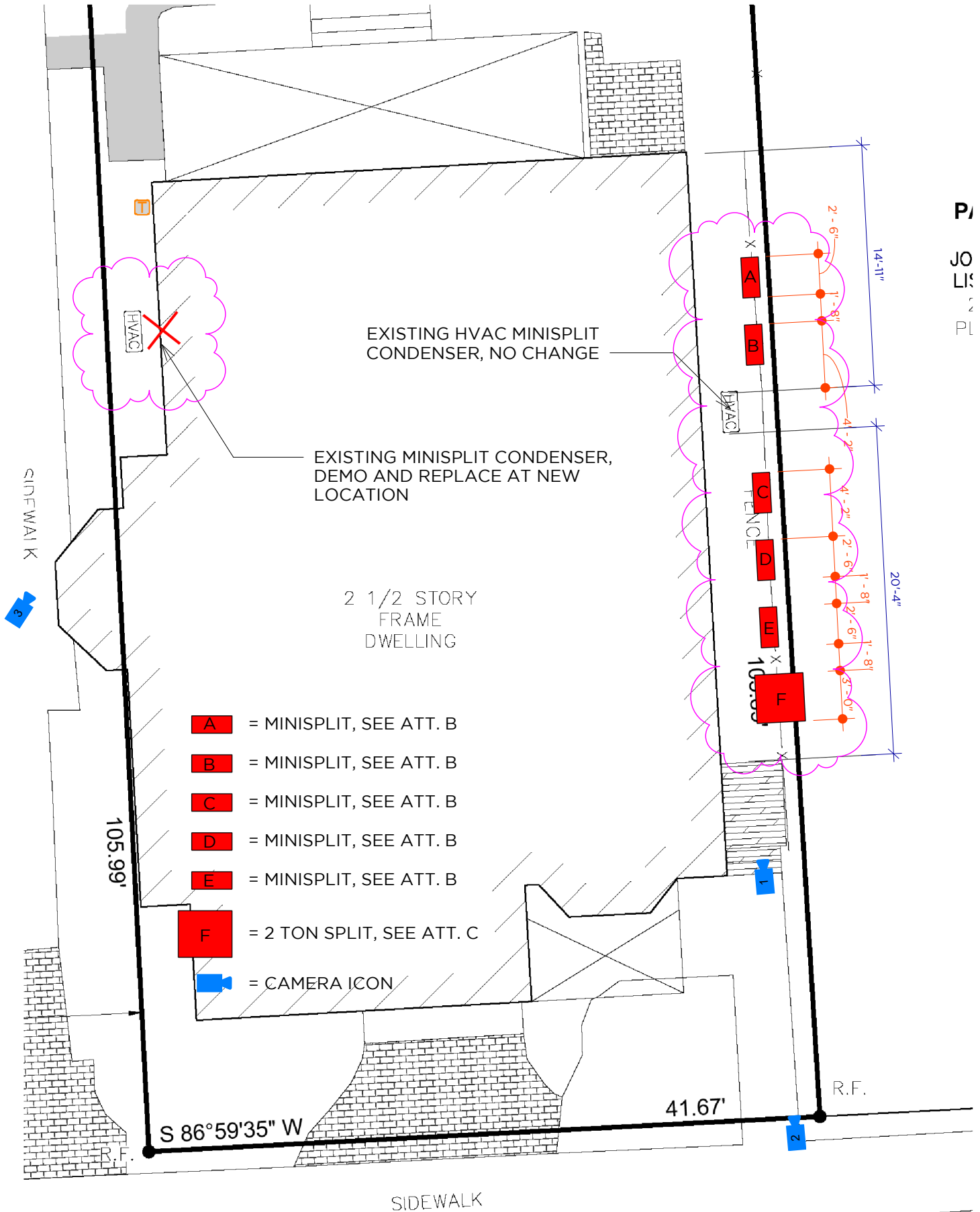
Memo Re: Narrative regarding installation of HVAC units

DATE: (01.24.26)

ATTACHMENTS: Attachment A – Narrative
Attachment B – Site Plan
Attachment C – Specifications
Attachment D – Specifications
Attachment E – Photos
Attachment F – Letter of Authorization

Proposal for installation of 5 new minisplit condensing units and replacement of 1 existing minisplit unit to allow for heating and cooling of the permitted renovation of the structure at 201 East Dover Street, application #25-00020727. The existing minisplit unit that is located on Hansen street will be replaced with a split system condensing unit (red box F on site plan) and relocated to the east elevation, more hidden from the public view. There is currently one existing unit located on the east elevation. In addition, five additional minisplit condensing units (red boxes A-E on site plan) will be placed in the same location per the attached site plan.

Christian Chute, AIA



- A = MINISPLIT, SEE ATT. B
- B = MINISPLIT, SEE ATT. B
- C = MINISPLIT, SEE ATT. B
- D = MINISPLIT, SEE ATT. B
- E = MINISPLIT, SEE ATT. B
- F = 2 TON SPLIT, SEE ATT. C
- ▶ = CAMERA ICON



c and c Architecture
201 East Dover Street
Easton, MD 21601

ATTACHMENT B HVAC
SITE PLAN

Project number
Date
Scale:

2507
(01.24.26)
1/8" = 1'-0"

ATTACHMENT B: minisplit and ducted minisplit specifications



9000 BTU Mini Split Air Conditioner - Heat Pump - SENL/09CD/220V

Technical Specifications

Model Number	SENL-09CD/220
Style	Ductless Mini Split AC With Heat Pump
Power Supply (V-Ph-Hz)	208/230V, 1Ph, 60Hz
Voltage Range	187-253
SEER2	21.2
EER2	12.6
Cooling Capacity (BTU)	9000
Heating Capacity (BTU)	10000
HSPF2-4	9.1
HSPF2-5	7
COP W/W	3.2
Minimum Circuit Ampacity (A)	12
Max Fuse (A)	15
Indoor Air Flow (Turbo/H/M/L) CFM	312 / 264.9 / 184.2 / 153
Indoor Noise Level (Turbo/H/M/L) dB	40.5 / 35.5 / 31.5 / 23.0
Indoor Dimensions (WxDxH) (in.)	28.43 x 7.35 x 11.42
Indoor Weight	15.98 lbs.
Outdoor Dimensions (WxDxH) (in.)	30.12 x 11.93 x 21.85
Outdoor Weight	54.23 lbs.
Refrigerant Type	R454B
Refrigerant Pre-charge	25 FL
Connection Wiring	14"4 AWG
Thermostat Type	Remote Control
Alexa	Enabled
Warranty	5 Years Compressor / 5 Years Parts

24000 BTU Concealed Duct Air Conditioner - Heat Pump - SENA/24HF/ID

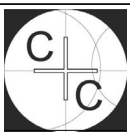
Technical Specifications

Model Number	SENA-24HF-ID
Style	Concealed Duct Mini Split AC With Heat Pump
Power Supply (V-Ph-Hz)	208/230V, 1Ph, 60Hz
Voltage Range	187-253
SEER2	19
EER2	12
Cooling Capacity (BTU)	24000
Heating Capacity (BTU)	5000-28000
Cooling Input Range (W)	870-2400
Cooling Current Range (A)	4-10.5
Heating Capacity (BTU)	26000
Heating Range (BTU)	7300-31400
Heating Input Range (W)	440-2480
Heating Current Range (A)	2.4-10
HSPF2-4	11.7
HSPF2-5	9.3
COP W/W	3.81
Minimum Circuit Ampacity (A)	25
Max Fuse (A)	25
Indoor Air Flow (Turbo/H/M/L) CFM	853.5 / 706.3 / 618.0 / 500.3
Indoor Noise Level (H/M/L) dB	40.0 / 37.0 / 35 / 29.5
Indoor Dimensions (WxDxH) (in.)	39.37 x 29.53 x 9.65
Indoor Weight	80.47 lbs.
Moisture Removal (L/h)	2.03
Outdoor Air Flow (Max) CFM	2236.7
Outdoor Noise Level dB	61.5
Outdoor Dimensions (WxDxH) (in.)	37.24 x 16.14 x 31.89
Outdoor Weight	130.29 lbs.
Minimum Outdoor Heating Temperature	-22°F / -30°C
Refrigerant Type / Charge oz	R454B / 63.49
Refrigerant Pre-charge	25 FL
Connection Wiring	14"4 AWG
Thermostat Type	Wired Remote
Warranty	10 Years Compressor / 5 Years Parts

12000 BTU Concealed Duct Air Conditioner - Heat Pump - SENA/12HF/ID

Technical Specifications

Model Number	SENA-12HF-ID
Style	Concealed Duct Mini Split AC With Heat Pump
Power Supply (V-Ph-Hz)	208/230V, 1Ph, 60Hz
Voltage Range	187-253
SEER2	20
EER2	12
Cooling Capacity (BTU)	12000
Cooling Range (BTU)	3400-13500
Cooling Input Range (W)	145-1200
Cooling Current Range (A)	1.3-5.5
Heating Capacity (BTU)	12500
Heating Range (BTU)	3800-16200
Heating Input Range (W)	260-1450
Heating Current Range (A)	1.9-6.5
HSPF2-4	10
HSPF2-5	8
COP W/W	3.39
Minimum Circuit Ampacity (A)	15
Max Fuse (A)	15
Indoor Air Flow (Turbo/H/M/L) CFM	400.2 / 323.7 / 254.9 / 176.6
Indoor Noise Level (H/M/L) dB	36 / 34.5 / 32.5
Indoor Dimensions (WxDxH) (in.)	27.56 x 15.92 x 7.87
Indoor Weight	39.48 lbs.
Moisture Removal (L/h)	1.2
Outdoor Air Flow (Max) CFM	1470.6
Outdoor Noise Level dB	56
Outdoor Dimensions (WxDxH) (in.)	31.89 x 12.99 x 21.81
Outdoor Weight	72.75 lbs.
Minimum Outdoor Heating Temperature	-22°F / -30°C
Refrigerant Type / Charge oz	R454B / 35.27
Refrigerant Pre-charge	25 FL
Connection Wiring	14"4 AWG
Thermostat Type	Wired Remote
Alexa	Enabled
Warranty	10 Years Compressor / 5 Years Parts



c and c Architecture
201 East Dover Street
Easton, MD 21601

ATTACHMENT C SPECIFICATIONS

Project number
Date
Scale:

2507
(01.24.26)



GLZS4B



ENERGY-EFFICIENT STANDARD FAMILY
R-32 SPLIT SYSTEM HEAT PUMP
15.2 SEER2 & 7.8 HSPF2
1½ TO 5 TONS

Contents

Nomenclature.....	2
Product Specifications.....	3
Expanded Cooling Data	4
Expanded Heating Data.....	18
Performance Data	20
Dimensions	21
Wiring Diagrams	22
Accessories	24

R32

Standard Features

- High-efficiency compressor
- SmartShift® technology to ensure quiet reliable defrost
- Enhanced aluminum fin coil- 5 mm diameter on 1.5T-3.5 Ton
- Enhanced aluminum fin coil with 7mm diameter copper tubes in 4.0- to 5.0-ton
- Single-speed PSC condenser fan motor
- Factory-installed bi-flow liquid-line filter drier
- Factory-installed suction-line accumulator
- Factory-installed compressor crankcase heater
- Factory-installed high-capacity muffler
- High- and low-pressure switches
- Service valves with sweat connections and easy access to gauge ports
- Fully charged for 15’ of tubing length
- Fully enclosed contactor with lug connection
- Ground lug connection
- Capacitors with extended life
- AHRI Certified; ETL Listed

Cabinet Features

- Removable grille-style top design compliant with UL 60335-2-40
- Steel louver coil guard
- Heavy-gauge galvanized-steel cabinet
- Attractive Architectural Gray powder-paint finish with 500-hour salt-spray approval
- Top and side maintenance access
- When properly anchored, meets the 2023 Florida Building Code unit integrity requirements for hurricane-type winds (Anchor bracket kits available.)

10
YEAR
PARTS
LIMITED
WARRANTY

Intertek

AHRI CERTIFIED

COMPANY WITH
QUALITY SYSTEM
CERTIFIED BY DNV GL
= ISO 9001 =

COMPANY WITH
ENVIRONMENTAL SYSTEM
CERTIFIED BY DNV GL
= ISO 14001 =

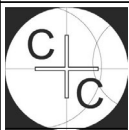
BBB
ACCREDITED
BUSINESS

* Complete warranty details available from your local dealer or at www.goodmanmfg.com. To receive the 10-Year Parts Limited Warranty, online registration must be completed within 60 days of installation. Online registration is not required in California or Québec. The duration of warranty coverages in Texas and Florida differs in some cases.

SS-GLZS4B-R32

www.goodmanmfg.com

06/24



c and c Architecture
201 East Dover Street
Easton, MD 21601

ATTACHMENT D
SPECIFICATIONS

Project number 2507
Date (01.24.26)
Scale:



PHOTO 1

LOCATION FOR NEW CONDENSER
UNITS PER SITE PLAN

EXISTING MINISPLIT CONDENSER



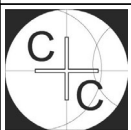
PHOTO 2

PROPOSED LOCATION
FOR CONDENSER
UNITS



PHOTO 3

REPLACE AND RELOCATE EXISTING UNIT



c and c Architecture
201 East Dover Street
Easton, MD 21601

ATTACHMENT E
PHOTOS

Project number
Date
Scale:

2507
(01.24.26)



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

ADMINISTRATIVE CERTIFICATE OF APPROPRIATENESS

Approval Date: January 28, 2026
Application Number: HD-26-1639
Location: 52 S Washington Street
Applicant: Keasha Haythe on behalf of Foundation of Hope Inc.
Request: Temporary Signage

The applicant, Keasha Haythe, requested approval for the installation of a temporary sign at 52 S Washington Street. The sign will be approximately 7 feet tall and will have an area of 16 square feet. The sign will be displayed for approximately 60-90 days. Given that the request complies with §28-601.E.4.d of the Town of Easton Zoning Ordinance and the Easton Historic District Design Guidelines, the application is **approved as submitted**.

Historic District Guideline references: 2.5, 25, and 28

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 two (2) years after issuance. In the event a building permit is not required, the Certificate of Appropriateness shall lapse two (2) years 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

1/28/2026

Date



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

Plan Review Comments

Date: January 27, 2026
Application Number: 26-21352
Address: 52 S Washington Street
Project: Limited Duration Signage

The Planning and Zoning Department has approved your application for a signage permit subject to the following conditions:

- This permit is valid for **one year from the date of issuance** but may be renewed annually. Please reach out to the Planning and Zoning Department if you would like to renew this signage permit.
- The height of the sign may not exceed 8-feet above the surface of the ground.
- If the sign becomes frayed, torn, broken, or is no longer legible, it will be deemed unmaintained and required to be removed.
- Illumination of the sign is prohibited.
- Any modifications or revisions to the approved permit plans must be submitted for review and approval prior to implementation.

Nicholas H Johnson, AICP

Town Planner - Current
Planning & Zoning Department
Town of Easton
Phone: 410-822-1943
njohnson@eastonMD.gov

Nicholas Johnson

Certificate of Occupancy Update & Signage Application

for Commercial and Industrial Buildings



Town of Easton

Building Inspection Division
14 South Harrison Street
Easton, Maryland 21601
Telephone 410-822-2526
Fax 410-822-8738

APPLICANT INSTRUCTIONS: Complete all parts of this application, the Building Inspection Division can answer questions, regarding the completion of this application. This application is for the update of a Certificate of Occupancy only when no change occurs in the classification of the occupancy or the use within that classification. Additional Applications are required for construction activity. This application may need to be accompanied by a code analysis prepared by a registered design professional.

Signage Application should be accompanied by two sets of the signage construction documents prepared or detailing information provided within the application.

Office Use Only

Received Date 01 / 22 / 26
Building Permit Number 26-21352
Total Permit Fees \$ _____

Part 1: Property Information

	Update Application Date	☐	Tax Map
☐		☐	Grid
<u>52 S. Washington Street</u>	Project's Address	☐	Parcel
	Project's Subdivision (if any)	☐	Lot
<u>Easton, MD 21601</u>	Project's City, State and Zipcode	☐	Zoning

Part 2: Owner - Tenant Information

Owner	
<u>Foundation of HOPE, Inc.</u>	Name
<u>P.O. Box 1604</u>	Address
<u>Easton, MD 21601</u>	City, State and Zip Code
	E-Mail Address and Telephone Number
For a Multiple Occupancy Building Provide Tenants information by attaching additional sheets	
	Name
	Address
	City, State and Zip Code
	E-Mail Address and Telephone Number
	Occupied Square Footage

Part 3: Certification

The applicant hereby certifies by completing this application as follows; (1) "I am the owner of record of the named property, or that the proposed update is authorized by the owner of record and that I have been authorized by the owner to make this application as their agent.", (2) "That the information contained in the application is a full disclosure of the update to the Certificate of Occupancy." and (3) "That the information contained in the application is in compliance with all applicable covenants and or deed restrictions."

The applicant further certifies; (1) "That I will comply with all codes of the Town of Easton and the State of Maryland which are applicable thereto.", (2) "That I will perform no work on the above property without making the appropriate applications and acquiring the required permits." and (3) "That the Town Officials shall have the authority to enter areas covered by this application prior to issuance of the updated Certificate of Occupancy".

Keasha Haythe
Signature of Applicant

Keasha Haythe
Printed Name of Applicant

Telephone Number

See above
E-Mail Address

President/CEO
Connection with Application

P.O. Box 1604 Easton, MD 21601
Mailing Address of Applicant

Revised Dec. 2021

	Name
	Address
	City, State and Zip Code
	E-Mail and Telephone
Occupancy and Use Type	Occupied Square Footage

Occupancy Design ☐ Single Occupancy ☐ Multiple Occupancies	Occupancy Separation ☐ Single Occupancy ☐ Non-Separated ☐ Separated	Fire Protection ☐ No Sprinklers ☐ Partially Sprinklered ☐ Fully Sprinklered	Number of Fire Areas ☐ Single Fire Area ☐ _____ Fire Areas	Parking Spaces Available ☐ Total _____ ☐ ADA _____
---	---	---	---	---

Occupancy Classification	Basement	First	Second	Third	Fourth
Assembly					
Business					
Educational					
Factory and Industrial					
High Hazard					
Institutional					
Mercantile					
Residential					
Storage					
Utility and Miscellaneous					
Total Building Floor	_____	_____	_____	_____	_____

Construction Type	Structural Frame	Bearing Walls Exterior/Interior	Non Bearing Walls Exterior/Interior	Floor Construction	Roof Construction
		/	/		

This image shows a single sheet of white paper with horizontal blue or grey ruling lines. The lines are evenly spaced and run across the width of the page. There is no handwriting or other markings on the paper.

____/____/____ Former Tenant Vacating Date	____/____/____ Tenant Anticipated Occupancy Date	
---	---	--

Part 10: Signage Information & Grid

Sign Application Type:

- ☐ Check if Application is for the replacement, restoration or re-facing of an existing sign.
- ☐ Sidewalk ☐ Freestanding ☐ Wall ☐ Roof ☒ Freestanding ☐ Projecting/Suspending ☐ Master Sign Plan
- ☐ Marquee ☐ Institutional ☐ Awning or Canopy ☐ Directory ☐ Multiple Tenancy ☒ Other
- ☐ Check if signage selected above is to feature electronic or digital enhancements

Signage Contractor Information

Chuck Callahan	Name
West Callahan	Contact
	Address
Easton, MD	City, State and Zip Code
	Telephone Number
216001	E-Mail Address

Sign Information

- | | | | |
|---|---|----------------------|--|
| 1. Length of façade sign serves | | 1a. Square Footage | |
| 2. Location Zoning Classification | | | |
| 3. Location Zoning Classification | | | |
| 4. Historic District? | ☒ Yes ☐ No | | |
| 5. Temporary Signage? | ☒ Yes ☐ No | | |
| 5a. Display Date | | 5b. Consecutive Days | |
| 6. Signage Installation Completion Date | | | |
| 7. Cost of Sign | 215.00 | | |

Summary of Request (consider proposed signage special approvals, location, height, width, area, illumination, material(s) and color(s), lettering, number of faces, footer detail, total height from surface of road, nearest dimension from walking surface below, visibility triangle, reader-board, method of construction or attachment, clearance from objects, landscaping, electronic/digital display, etc.)

Temp. Sign

Additional Information Required

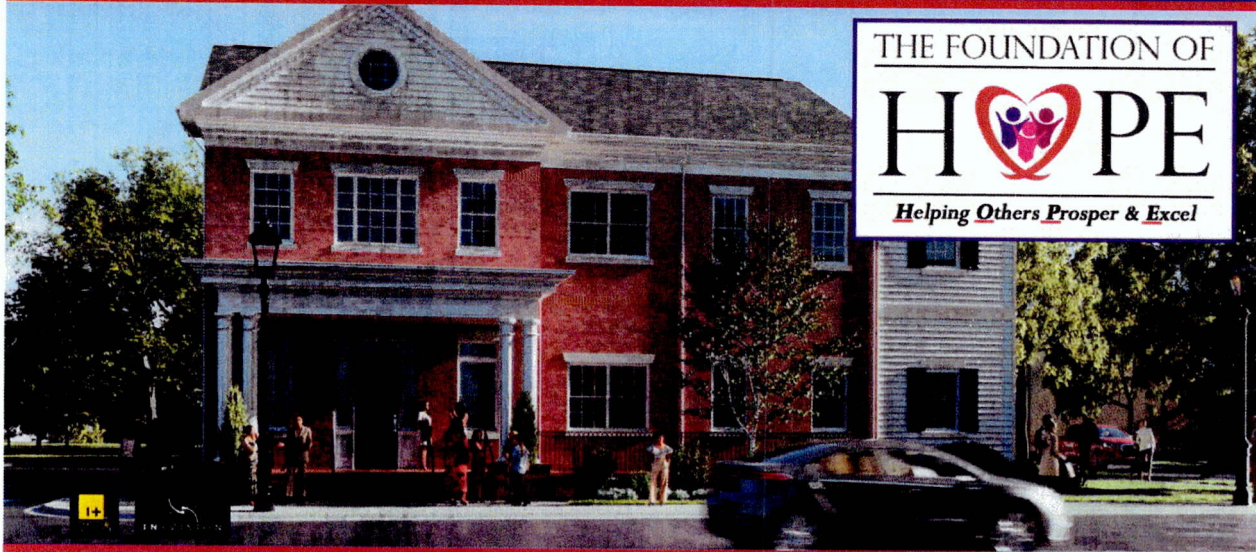
1. Attach site plan(s) and other details as necessary or required.
2. Attach dimensioned drawing of the proposed sign or use grid below to sketch.
3. Include any relevant approvals/details.
4. If the applicant is other than the owner, include a letter of certification from the owner.

[illegible]

Office Use Only

Building Inspection Division	Planning and Zoning	Planning Commission	Historic District Commission
General Information ☐ Received Date ____/____/____ ☐ Permit Number _____ ☐ Permit Fee \$ _____	General Information ☐ Not Applicable ☐ County Receipt Received	Application ☐ Not Applicable ☐ Yes - In Review ☐ Yes - Approved	Application ☐ Not Applicable ☐ Yes - In Review ☐ Yes - Approved
Approval ☐ Date ____/____/____ ☐ BID Initials _____	Approval ☐ Date ____/____/____ ☐ Town Impact \$ _____ ☐ P&Z Initials _____	Approval ☐ Date ____/____/____ ☐ PC Initials _____	Approval ☐ Date ____/____/____ ☐ HDC Initials _____

Future Home Of The **HOPE CENTER**



THE FOUNDATION OF

H  **PE**

Helping Others Prosper & Excel

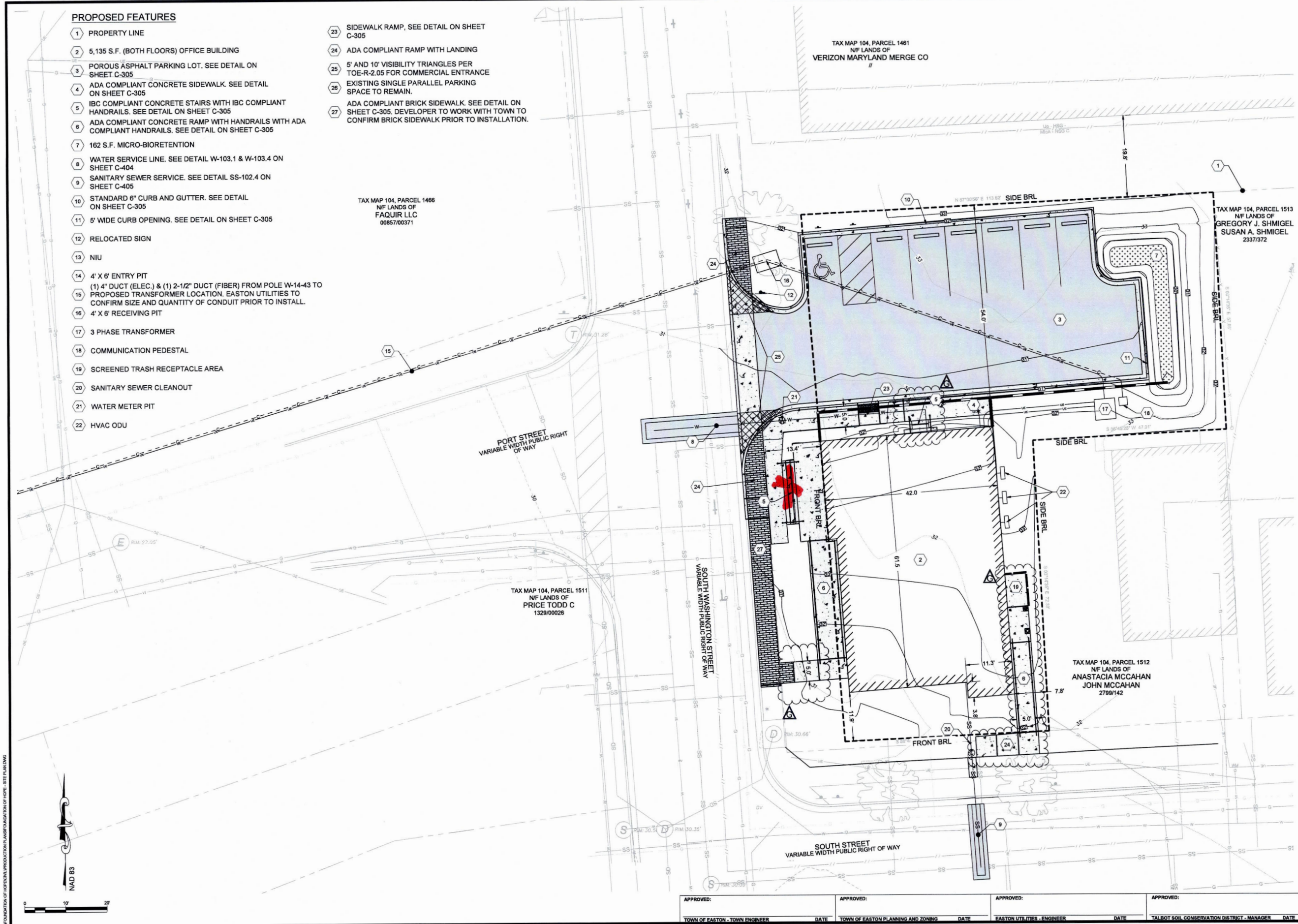
***A Hub Of Learning, Inspiration, and Encouragement
For Local Girls and Our Community!***

**Learn More And Support
This Vital Community Project:**

***FoundationofHOPEMaryland.org/
HOPE-Center***



Size : 4ft x 4ft.



PROPOSED FEATURES

- 1 PROPERTY LINE
- 2 5,135 S.F. (BOTH FLOORS) OFFICE BUILDING
- 3 POROUS ASPHALT PARKING LOT. SEE DETAIL ON SHEET C-305
- 4 ADA COMPLIANT CONCRETE SIDEWALK. SEE DETAIL ON SHEET C-305
- 5 IBC COMPLIANT CONCRETE STAIRS WITH IBC COMPLIANT HANDRAILS. SEE DETAIL ON SHEET C-305
- 6 ADA COMPLIANT CONCRETE RAMP WITH HANDRAILS WITH ADA COMPLIANT HANDRAILS. SEE DETAIL ON SHEET C-305
- 7 162 S.F. MICRO-BIORETENTION
- 8 WATER SERVICE LINE. SEE DETAIL W-103.1 & W-103.4 ON SHEET C-404
- 9 SANITARY SEWER SERVICE. SEE DETAIL SS-102.4 ON SHEET C-405
- 10 STANDARD 6" CURB AND GUTTER. SEE DETAIL ON SHEET C-305
- 11 5' WIDE CURB OPENING. SEE DETAIL ON SHEET C-305
- 12 RELOCATED SIGN
- 13 NIU
- 14 4' X 6' ENTRY PIT
- 15 (1) 4" DUCT (ELEC.) & (1) 2-1/2" DUCT (FIBER) FROM POLE W-14-43 TO PROPOSED TRANSFORMER LOCATION. EASTON UTILITIES TO CONFIRM SIZE AND QUANTITY OF CONDUIT PRIOR TO INSTALL.
- 16 4' X 6' RECEIVING PIT
- 17 3 PHASE TRANSFORMER
- 18 COMMUNICATION PEDESTAL
- 19 SCREENED TRASH RECEPTACLE AREA
- 20 SANITARY SEWER CLEANOUT
- 21 WATER METER PIT
- 22 HVAC ODU
- 23 SIDEWALK RAMP. SEE DETAIL ON SHEET C-305
- 24 ADA COMPLIANT RAMP WITH LANDING
- 25 5' AND 10' VISIBILITY TRIANGLES PER TOE-R-2.05 FOR COMMERCIAL ENTRANCE
- 26 EXISTING SINGLE PARALLEL PARKING SPACE TO REMAIN.
- 27 ADA COMPLIANT BRICK SIDEWALK. SEE DETAIL ON SHEET C-305. DEVELOPER TO WORK WITH TOWN TO CONFIRM BRICK SIDEWALK PRIOR TO INSTALLATION.

TAX MAP 104, PARCEL 1466
N/F LANDS OF
FAQUIR LLC
00857/00371

TAX MAP 104, PARCEL 1511
N/F LANDS OF
PRICE TODD C
1329/00026

TAX MAP 104, PARCEL 1461
N/F LANDS OF
VERIZON MARYLAND MERGE CO
//

TAX MAP 104, PARCEL 1513
N/F LANDS OF
GREGORY J. SHMIGEL
SUSAN A. SHMIGEL
2337/372

TAX MAP 104, PARCEL 1512
N/F LANDS OF
ANASTACIA MCCAHAN
JOHN MCCAHAN
2789/142

OVERALL SITE PLAN

FOR
FOUNDATION OF HOPE
TAX MAP 0104, ID 0000, PARCEL 1463
FIRST ELECTION DISTRICT, TALBOT COUNTY, MARYLAND
PREPARED FOR FOUNDATION OF HOPE

RAUCH
Engineering | Survey | Architecture | Environmental
Main Office: 108 N. Harrison St. - Easton, MD 21001
Web: www.rauchraich.com | Email: info@rauchraich.com
Phone: 410.770.8061 | Fax: 410.770.8067

Professional Certification.
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland.
License No. 11024
Expiration Date: July 24, 2026

REVISIONS		DATE	DESCRIPTION
REV. #	DATE	DESCRIPTION	
A	02/02/2025	ISSUED FOR REVIEW	
B	02/02/2025	REVISED TO ADD COMMENTS FROM TOWN ENGINEER	
C	02/02/2025	REVISED TO ADD COMMENTS FROM TOWN ENGINEER	
D	02/02/2025	REVISED TO ADD COMMENTS FROM TOWN ENGINEER	
E	02/02/2025	REVISED TO ADD COMMENTS FROM TOWN ENGINEER	
F	02/02/2025	REVISED TO ADD COMMENTS FROM TOWN ENGINEER	
G	02/02/2025	REVISED TO ADD COMMENTS FROM TOWN ENGINEER	
H	02/02/2025	REVISED TO ADD COMMENTS FROM TOWN ENGINEER	

DATE: 12/11/2025
SCALE: 1" = 10'
DRAWN BY: AK
DESIGNED BY: AK
APPROVED BY: AK
SHEET NO.: C-100
FOR PERMIT

22 FOUNDATION OF HOPE, 108 N. HARRISON ST., EASTON, MD 21001



Nicholas Johnson <njohnson@eastonmd.gov>

Foundation of Hope - Sign

Keasha Haythe

Tue, Jan 27, 2026 at 12:02 PM

To: Nicholas Johnson <njohnson@eastonmd.gov>

Good afternoon!

The sign will be displayed for about 60-90 days. Once w stat construction the sign will come down. The height is 4ft. A picture is attached with the application and I believe I wrote it on there 4ft.x4ft.

Please do not hesitate if you need anything else. Stay warm.

Thank you.

Sincere Regards

Keasha

Keasha Haythe, CEcD
Foundation of HOPE, Inc.
P.O. Box 1604
Easton, MD 21601

[Quoted text hidden]



Nicholas Johnson <njohnson@eastonmd.gov>

Foundation of Hope - Sign

Keasha Haythe

Tue, Jan 27, 2026 at 2:09 PM

To: Nicholas Johnson <njohnson@eastonmd.gov>

Approximately 6-7ft with support.

Keasha Haythe, CEcD
Foundation of HOPE, Inc.
P.O. Box 1604
Easton, MD 21601

Sent from my iPhone

On Jan 27, 2026, at 1:19 PM, Nicholas Johnson <njohnson@eastonmd.gov> wrote:

[Quoted text hidden]



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

HD 26 - 16

Application #:	2026 - 1645
Date Received:	02/09/2026
Fee Paid:	
HDC Meeting Date:	02/09/2026
Date Property Posted:	-

HISTORIC DISTRICT COMMISSION HEARING APPLICATION

APPLICATION TYPE (PLEASE CIRCLE)

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

PROPERTY INFORMATION

ADDRESS: 210 Goldsborough St, Easton MD 21601
☐ Contributing ☐ Non-Contributing YEAR BUILT: _____ NATIONAL REGISTAR # _____

PROPERTY INFORMATION

OWNER NAME: Jason Middleton
TELEPHONE NO. _____ EMAIL: [REDACTED]

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

NAME: The FA Taylor Company LLC
TELEPHONE NO. _____ EMAIL: [REDACTED]

Description of Proposal (include additional sheets, as necessary)

Please see attached scope of work.

Specific Requirements

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

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

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

Signature of Applicant or Agent

Date

Printed Name of Applicant or Agent

<u>James Bartley</u>
2/9/2026
James Bartley

Revised 4.4.2022

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

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

Roofing

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

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

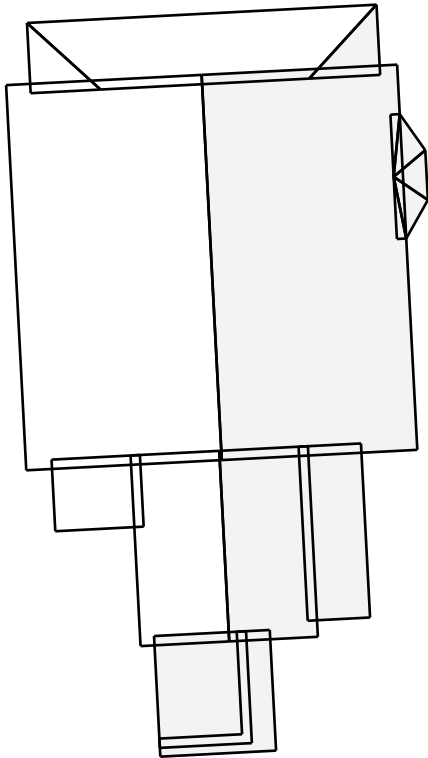
Signs

- ☐ 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

210 GOLDSBOROUGH SCOPE OF WORK

GAF HDZ Shingles

1. Mobilize and comply with all current OSHA regulations.
2. Clean the plywood roof decks of all debris and inspect the plywood for defects.
All areas found to be defective will be removed and replaced with like material. This work will be completed as an EXTRA to the base contract price at the rate of \$5.25 per sq. ft.
3. Install GAF Weather Watch Ice and water shield in a 3'-0" wide area along the roof's eaves, at all roof penetrations, crickets, and changes in roof elevation (jump walls).
4. Install GAF TigerPaw synthetic underlayment to the remaining areas of the roof deck.
5. Install .032 Kynar finish aluminum drip edge to the eaves and rake edges of the roof.
6. Install GAF Starter shingles at all eaves and rakes of the roof.
7. Install GAF HDZ Architectural shingles using six (6) nails per shingle in accordance with 130 mph wind warranty guidelines.
8. Install the GAF Snow Country ridge vent to the ridges.
9. Install GAF TimberTex cap shingles.
10. Install new lifetime warranty vent pipe flashing.
11. Magnet sweeps the grounds daily.
12. Upon completing our work, we will provide the owner with a **GAF Golden Pledge Warranty. (The Manufacturer offers a 100% non-prorated 40-year material and labor guarantee against manufacturing defects and a 25-year workmanship warranty.**



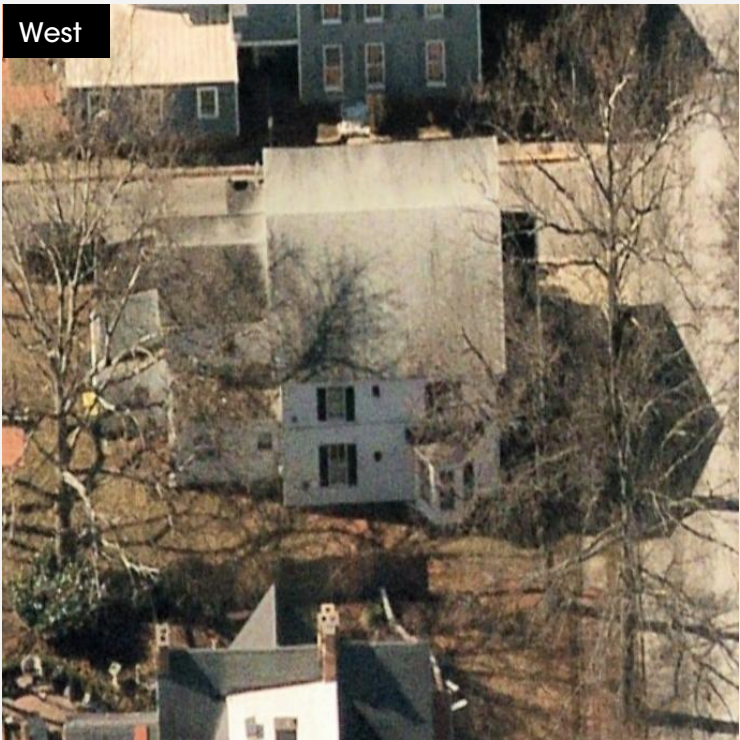
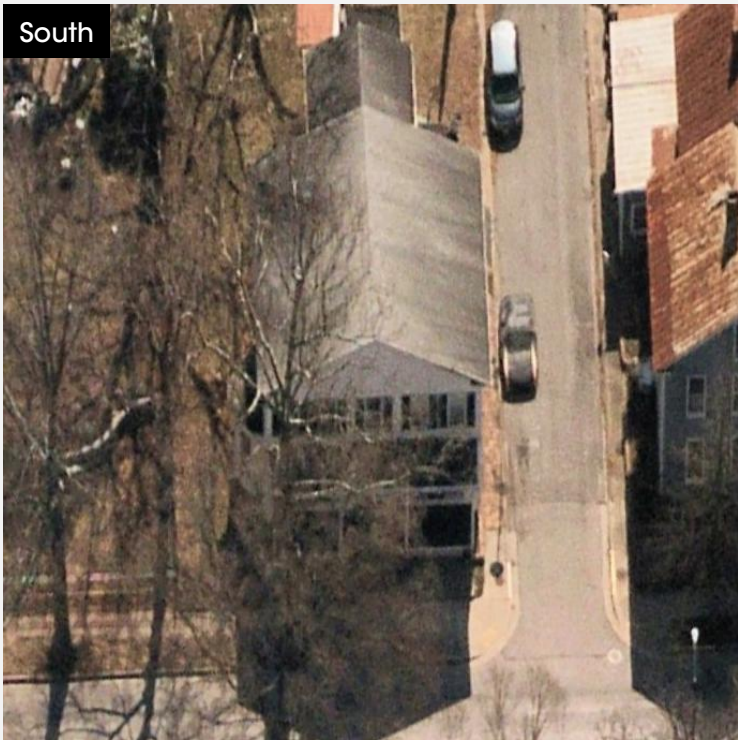
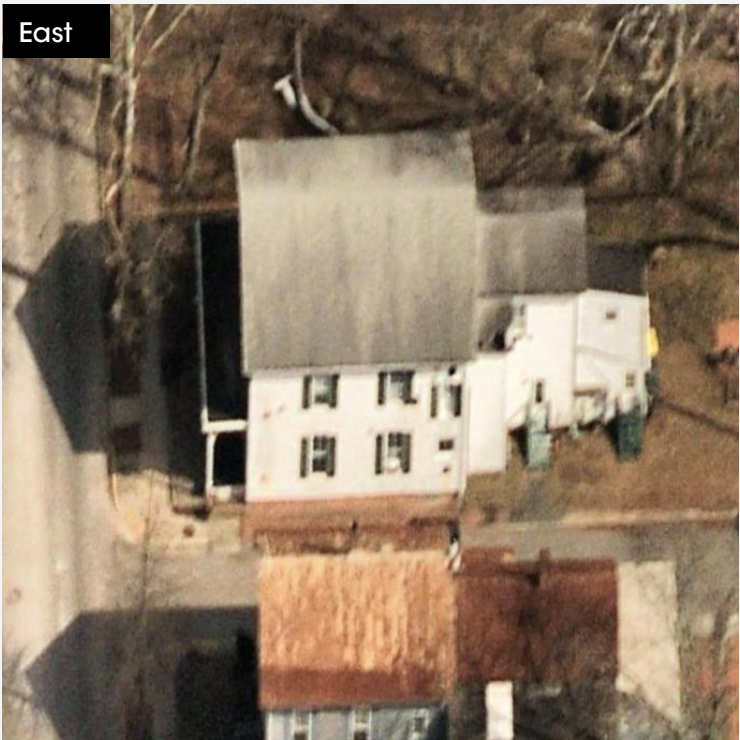
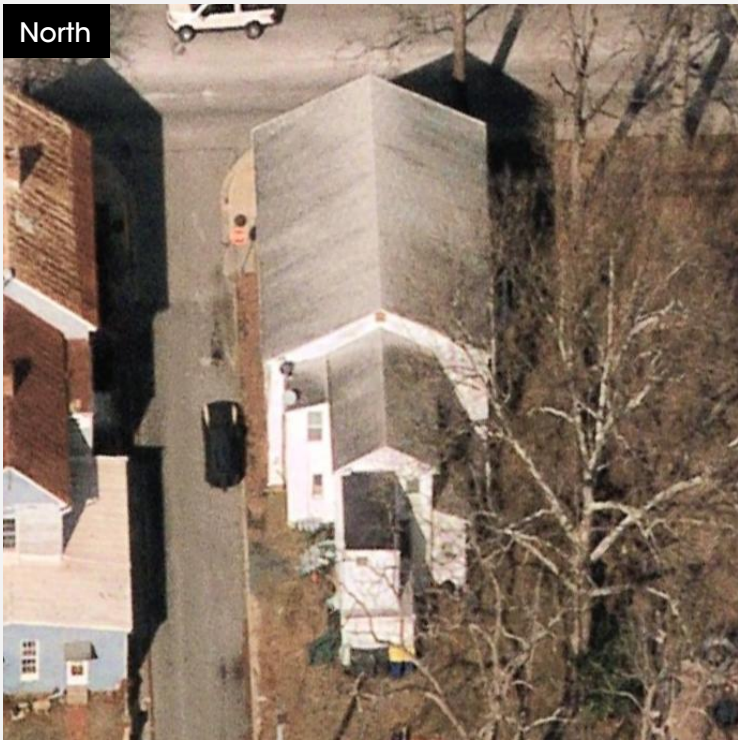
Contents

Overview	1
Top View	2
Side Views	3
Lengths	4
Pitches	5
Areas	6
Summary	7
Materials	8

Measurements

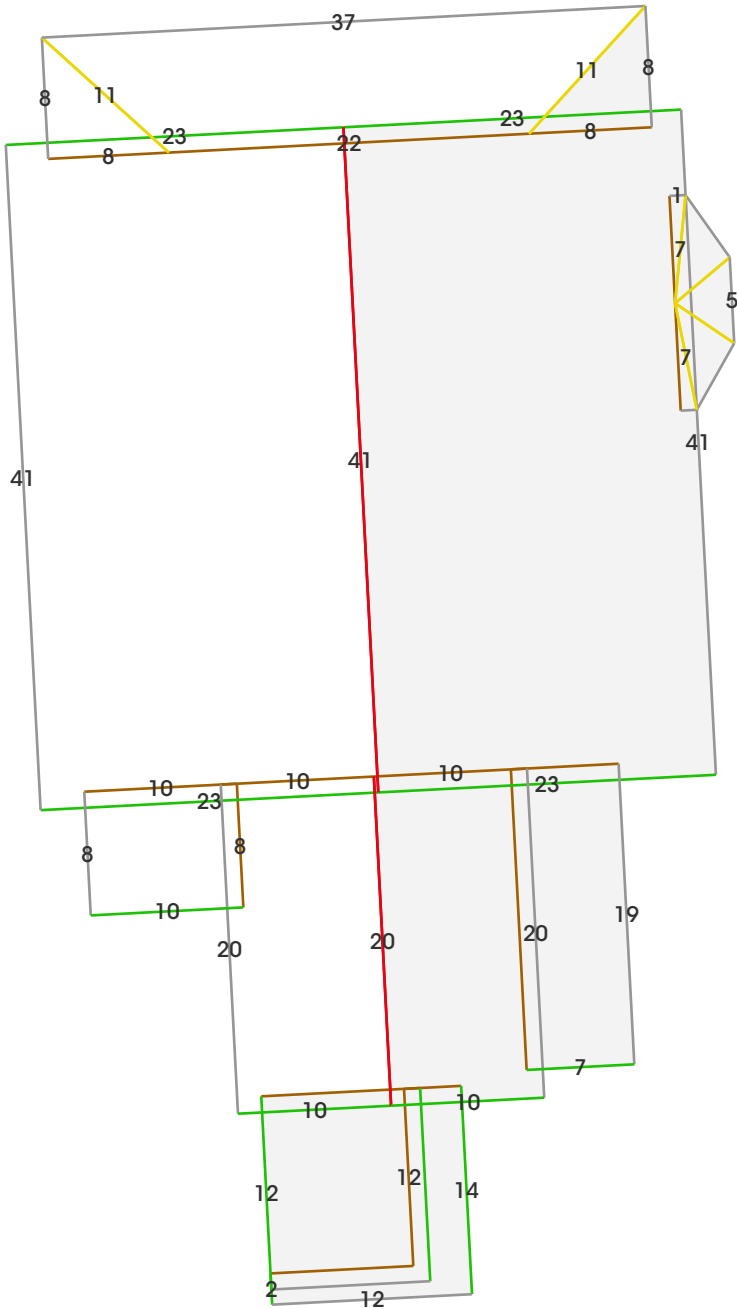
Roof Area	3,032 sq ft
Roof Facets	16
Predominant Pitch	5 / 12
Ridges/Hips	106 ft
Rakes	169 ft
Eaves	241 ft





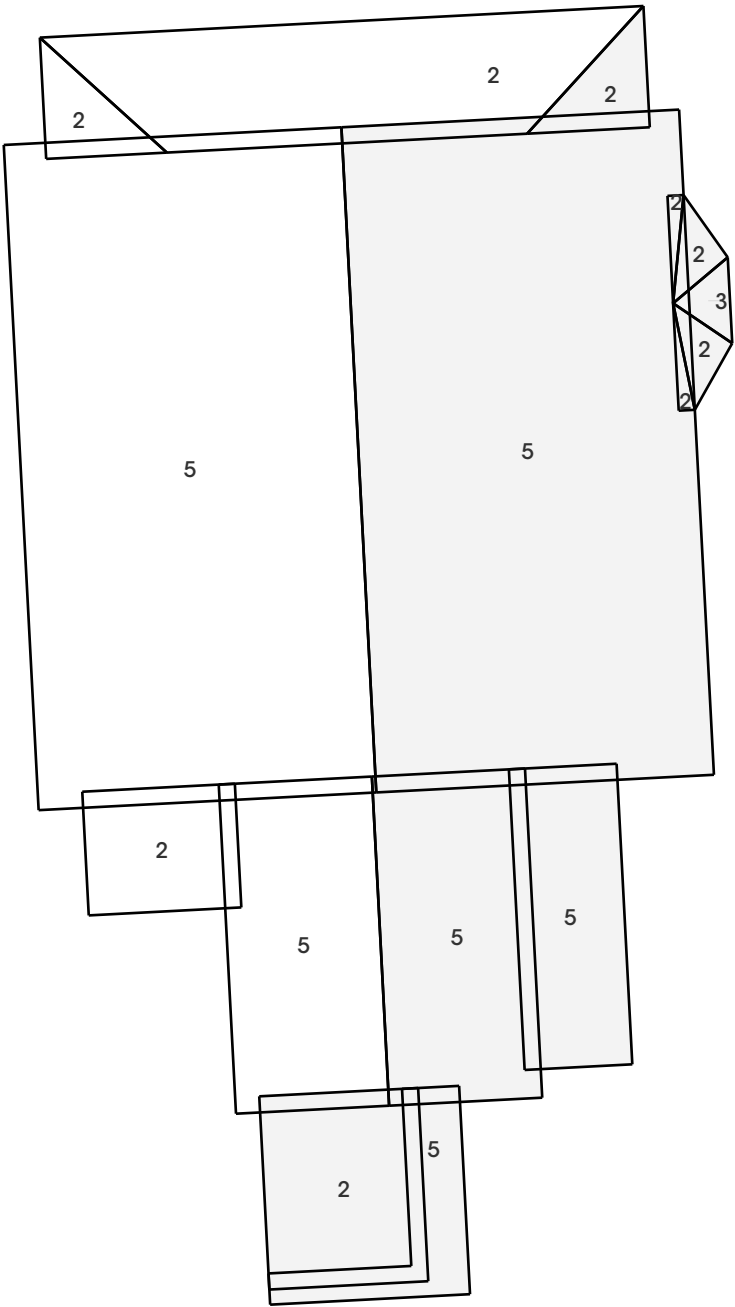


Flash	Step	Drip
71	78	411

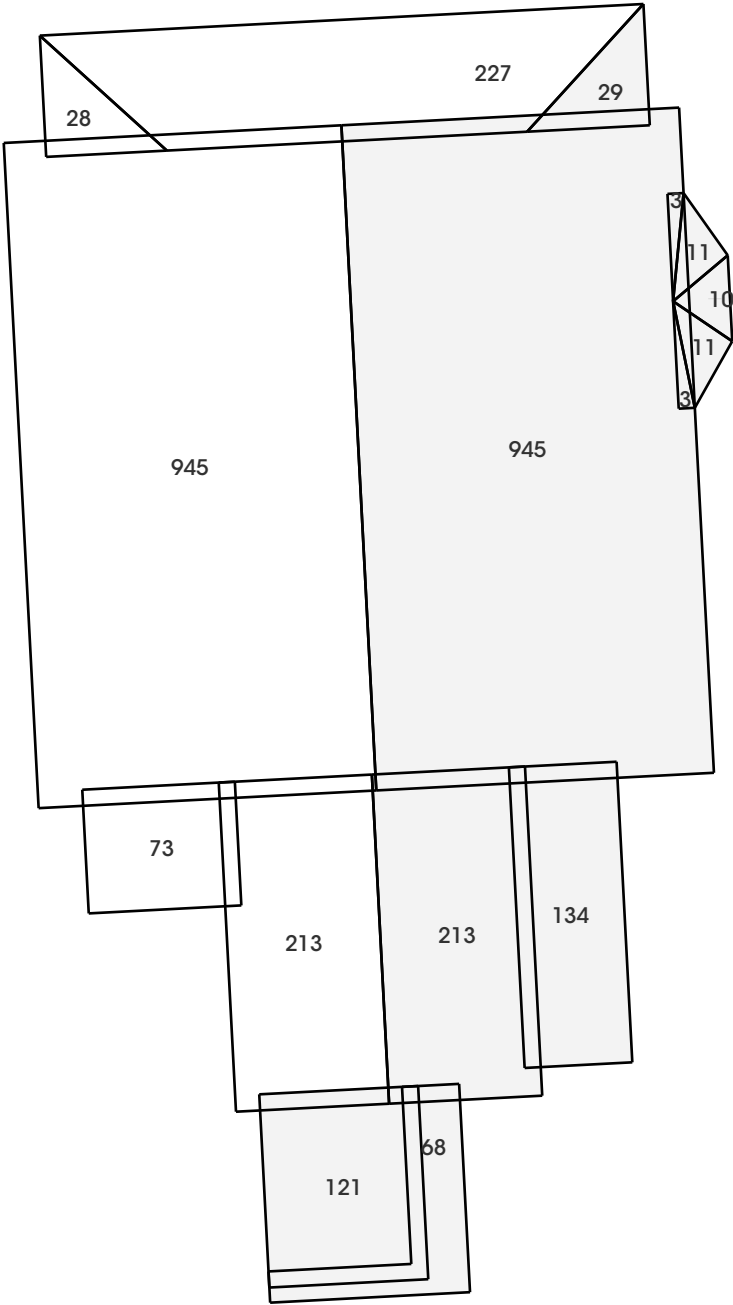


Eave	Hip	Rake	Ridge
241	44	169	62

Lengths in feet



Pitches in inches per foot



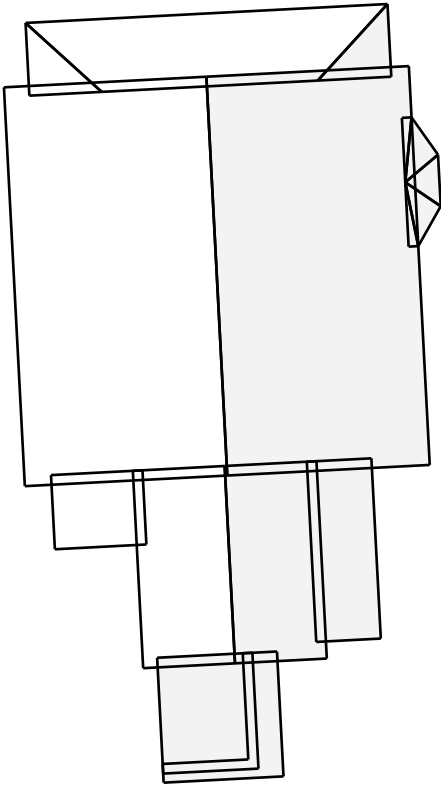
Areas in square feet



Pitch	2	3	5
Area	507	10	2,515
Percent	17%	0%	83%

Suggested

Waste	0%	8%	11%	13%	15%	18%	23%
Area	3,032	3,275	3,365	3,426	3,487	3,578	3,729
Squares	31	33	34	35	35	36	38



Roof Area	3,032 sq ft
Roof Facets	16
Pitch	5 / 12
Eaves	241 ft
Hips	44 ft
Rakes	169 ft
Ridges	62 ft
Flash	71 ft
Step	78 ft
Drip Edge	411 ft
Leak Barrier	604 ft
Ridge Cap	106 ft
Starter	411 ft

Notes: 1) Measurements are rounded to the nearest whole number. 2) Rakes are defined as sloped roof edges. 3) Eaves are defined as level roof edges. 4) Flashing pertains to level roof edges and excludes valleys. 5) Step flashing pertains to sloped roof edges and excludes areas around penetrations. 6) Drip edge = eaves + rakes. 7) Waste table excludes additional materials needed for ridges, hips, valleys, etc. 8) Suggested waste factor is based on the roof complexity and is provided for guidance purposes only. You should confirm the appropriate waste factor prior to ordering.



	Waste	0%	8%	Suggested 13%	18%
Shingle Products					
Timberline: HDZ, UHDZ, NS, ASII, HDZ RS	bundle	93	100	105	110
Royal Sovereign					
Low-Slope Roofing System					
Liberty Base/Ply Sheet	roll	0	0	0	0
Liberty Cap Sheet	roll	0	0	0	0
Liberty Asphalt Primer	gallon	0	0	0	0
Liberty Flashing Cement	gallon	0	0	0	0
Starter					
WeatherBlocker	bundle	5	5	5	5
Pro-Start	bundle	4	4	4	5
Quick-Start	roll	13	14	15	15
Roof Deck Protection					
Deck-Armor, Tiger Paw, FeltBuster 10 sq	roll	4	4	4	4
Shingle-Mate	roll	8	9	9	9
VersaShield	roll	9	10	10	11
Leak Barrier					
StormGuard, WeatherWatch 2 sq	roll	10	10	11	11
WeatherWatch 1.5 sq	roll	13	14	14	15
Ridge Cap					
Seal-A-Ridge, Seal-A-Ridge AS	bundle	5	5	5	5
TimberTex	bundle	6	6	6	7
Z-Ridge	bundle	4	4	4	4
TimberCrest	box	6	6	6	7
Nails					
Cap Nails	box	2	2	2	2
Coil Nails 1.25 in	box	2	2	2	2
Step Flashing					
Step Flashing 10 ft	piece	8	9	9	10
Step Flashing 8 ft	piece	10	11	12	12
Drip Edge					
Drip Edge 10 ft	piece	42	45	47	49
Drip Edge 8 ft	piece	52	56	59	61

Notes: 1) These approximate quantities are based on estimated measurements and are for guidance purposes only. You should always confirm quantities prior to ordering and ensure you are following local building code requirements. 2) For Timberline, 3 bundles = 0.984 squares. 3) Starter = eaves + rakes. 4) Leak barrier = bends + eaves + flashing + hips + rakes + step + valleys. 5) Ridge cap = hips + ridges. 6) Low-slope products applied to 1/12 pitch areas. 7) Timberline products applied to 2/12 pitch areas and above. 8) Installed coverage will be less and depend on quantity and width of side and end laps. 9) Liberty low slope roofing system should be installed as a system. For more information, see gaf.com/liberty.



Static

	Quantity	Units
Cobra® Rigid Vent 3™, SnowCountry® & SnowCountry® Advanced	41	ft
Cobra® Exhaust Vent Roll - Nail Gunnable	52	ft
Cobra® Exhaust Vent Roll - Hand Nailable	44	ft
Cobra® RidgeRunner®	59	ft
Cobra® Hip Vent	81	ft
Master Flow® SSB960 Metal Super Slant-Back Roof Vents	13	vent
Master Flow® RV50/R50 Square-Top Roof Vents	15	vent
Master Flow® IR65 Plastic Slant-Back Roof Vents	12	vent
Master Flow® High-Capacity Dome Vents	6	vent
Master Flow® 10' Aluminum Ridge Vent	34	ft
Cobra IntakePro® Rooftop Intake Vent	81	ft
Master Flow® Undereave Intake Vents - 16" x 8"	15	vent

Powered - Roof Mount

	Exhaust (vent)	Cobra IntakePro (ft)	Master Flow 16x8 Intake (vent)
Master Flow® ERV4 Power Attic Vents	2	107	20
Master Flow® ERV5 Power & Wi-Fi Attic Vents	2	134	24
Master Flow® ERV6 Power Attic Vents	2	160	29
Master Flow EZ Cool™ Plug-in Power Attic Vents	2	112	21
Master Flow® GreenMachine™ Solar/Dual-Powered Vents	4	112	21
Master Flow® GreenMachine™ High-Power Solar/Dual-Powered Vents	3	120	22
Master Flow® 12" Wind Turbines	5	132	24
Master Flow® 14" Wind Turbines	4	150	27

Note: The estimated quantity of attic ventilation products in this report is based solely on the total exterior square footage of all roof planes and is meant for estimating purposes only. It is the responsibility of the installer to verify the correct quantity and type of attic ventilation products prior to commencement of work. Installer must always review job-specific attic ventilation needs such as local code requirements, attic floor square footage, roof design, and conditioned spaces under the roof. GAF recommends a minimum of 1 square foot of attic ventilation (evenly split between intake and exhaust) for every 300 square feet of attic floor space. The amount of exhaust ventilation at or near the ridge must never exceed the amount of intake ventilation at or near the soffit. See gaf.com/ventcalculator for details.



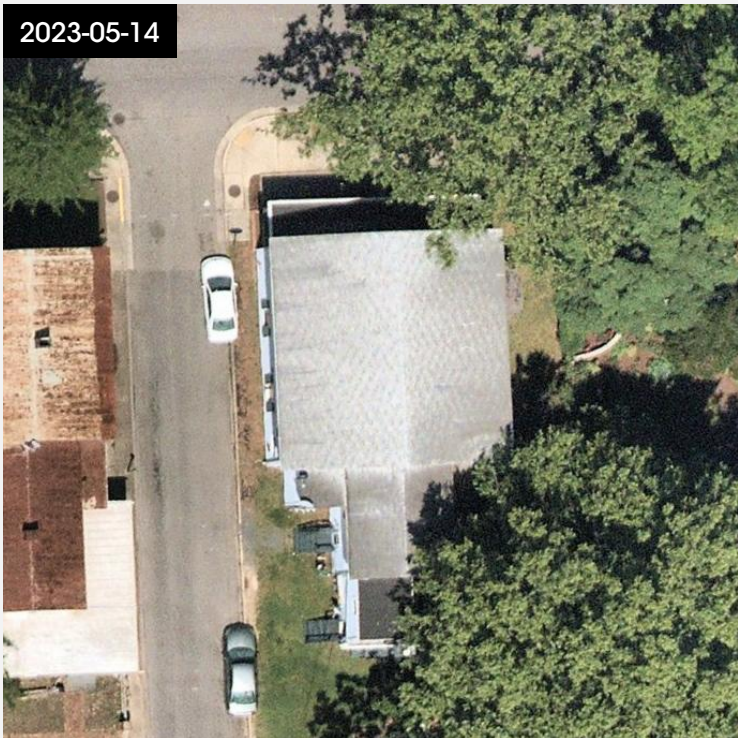
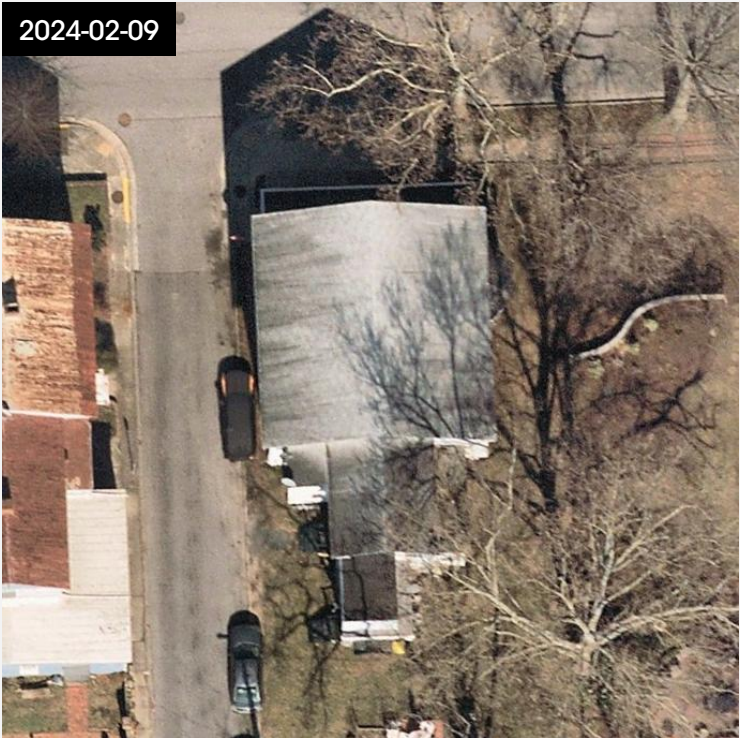
FORTIFIED Roof™ Materials

GAF and IBHS have formed an alliance to help make resilient roofing more accessible to homeowners across the country. Below are GAF products that can be used to comply with certain FORTIFIED Roof™ requirements. Use of GAF products listed below does not guarantee FORTIFIED Roof™ designation will be issued.

* Eligibility criteria, terms, and restrictions apply. For details see fortifiedspecs.org. U.S. only. For more information about the GAF and IBHS alliance visit gaf.com/fortified.

	Waste	0%	8%	Suggested 13%	18%
Shingle Products for High Wind and Hurricane Designation					
Timberline HDZ, UHDZ, NS, HDZ RS	bundle	93	100	105	110
Camelot II, Woodland	bundle	122	131	138	144
Grand Sequoia, Grand Sequoia AS/RS	bundle	152	164	172	179
Shingle Products for Hail Supplement					
Timberline HDZ, UHDZ, AS II	bundle	93	100	105	110
Grand Sequoia AS	bundle	152	164	172	179
Fully Adhered Starter					
Quick-Start	roll	13	14	15	15
Sealed Roof Deck					
<i>Option A: Seam tape and underlayment</i>					
Deck Seam Tape	roll	19	21	22	22
Deck-Armor, Tiger Paw, FeltBuster 10 sq	roll	4	4	4	4
<i>Option B: Two-ply underlayment</i>					
Deck-Armor, Tiger Paw, FeltBuster 10 sq	roll	7	7	7	8
Ridge Cap					
Seal-A-Ridge	bundle	5	5	5	5
TimberTex	bundle	6	6	6	7
Z-Ridge	bundle	4	4	4	4
Seal-A-Ridge AS	bundle	5	5	5	5
TimberCrest	box	6	6	6	7
Enhanced Roof Deck Attachment					
Framing Nails 2 3/8 8d ring shank 2k/box	box	3	3	3	3
Nails					
Cap Nails 1 in x .083 ring shank	box	2	2	2	2
Coil Nails 1.25 in	box	2	2	2	2
Drip Edge (minimum 26-gauge for steel)					
Drip Edge 10 ft	piece	42	45	47	49
Drip Edge 8 ft	piece	52	56	59	61

Notes: 1) These approximate quantities are based on estimated measurements and are for guidance purposes only. You should always confirm quantities prior to ordering and ensure you are following local building code requirements. 2) For Timberline, 3 bundles = 0.984 squares. 3) Starter = eaves + rakes. 4) Leak barrier = bends + eaves + flashing + hips + rakes + step + valleys. 5) Ridge cap = hips + ridges. 6) Timberline products applied to 2/12 pitch areas and above. 7) Installed coverage will be less and depend on quantity and width of side and end laps. 8) Seam tape calculation assumes 12LF for every 32SF of sheathing.



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* See GAF Shingle & Accessory Limited Warranty for complete coverage and restrictions.

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