



## Historic District Commission MEETING AGENDA

Monday, February 23, 2026 - 6:00 PM  
Council Chambers, Easton Town Office  
14 S Harrison Street

### Call to Order

- 1) Approval of the Agenda for February 23, 2026.

### Old Business

- 1) **Application Number:** 2026 - 1631 / HD 26 - 07  
**Applicant:** Callahan Signs  
on behalf of Maury Donnelly & Parr, Inc  
16 N. Washington Street  
Tax Map 0103, Grid 00EA, Parcel 1212  
**Location:**  
**Zoning District:** CB  
**Historic Status:** Contributing  
**Request:** Installation of a 25"x27" double-sided PVC hanging sign.

### New Business

- 1) **Application Number:** 2026 - 1642 / HD 26 - 14  
**Applicant:** MJH Construction, LLC  
on behalf of Moon River Investments, LLC  
**Location:** 33 S. Harrison Street  
Tax Map 0104, Grid 00EA, Parcel 1519  
**Zoning District:** CB  
**Historic Status:** Contributing  
**Request:** Replacement of the roof, windows, siding and doors.
- 2) **Application Number:** 2026 - 1644 / HD 26 - 15  
**Applicant:** Huntington Construction LLC  
on behalf of Peter and Janet Doyle  
**Location:** 207 S. Aurora Street  
Tax Map 0105, Grid 00EA, Parcel 2143  
**Zoning District:** R-10A  
**Historic Status:** Contributing  
**Request:** Construction of a 12' x 14' porch addition.

## **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.
- 2) Approval of the Draft Decision Summary from the February 9, 2026 Meeting.

### **Administrative Approval**

- 1) **Application Number:** 2026 - 1651 / HD 26 - 17  
**Applicant:** Thompson Creek Window Company  
on behalf of Carol Feeney  
**Location:** 112 Talbot Street  
Tax Map 0104, Grid 00EA, Parcel 1931  
**Zoning District:** R-7A  
**Historic Status:** Contributing  
**Request:** In-kind asphalt shingle roof  
replacement.

### **Consent Docket**

### **Adjournment**



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

## Historic District Commission Staff Report

Meeting Date: 02/23/2026

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

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

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

**Application Number:** 2026-1631

**Code Enforcement Case:** Yes  No

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### 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.

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### Historic District Guidelines:

#### Guideline 25. General Guidelines for Signage

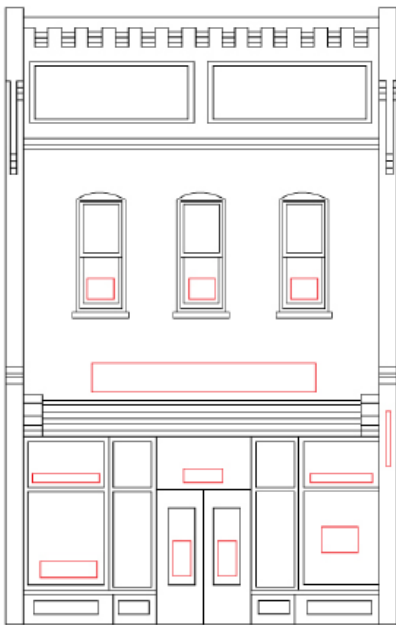


Figure 1

- 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.

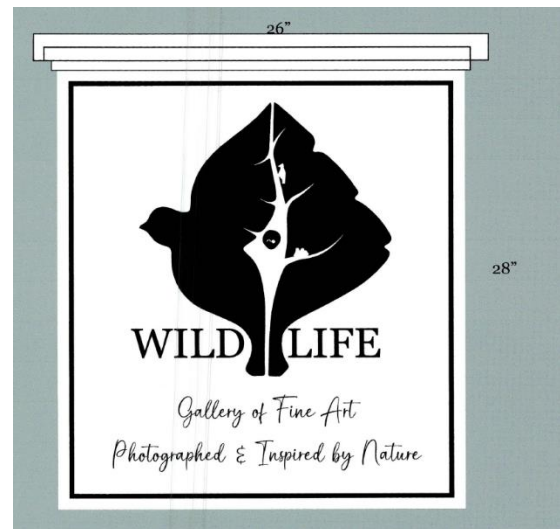


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- b. Mount hanging and projecting signs to a masonry building with connections through the mortar joints rather than through brick or stone units to the greatest extent possible.
- c. The bracket itself should contribute to the overall design of the 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)
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**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.



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 14 S Harrison Street, Easton MD 21601

## Appendix A: Historic District Survey Sheet

### EASTON HISTORIC DISTRICT SURVEY

PROPERTY #:

Picture:



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



RECEIVED

HD 26 - 07

JAN 13 2026

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

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

HISTORIC DISTRICT COMMISSION HEARING APPLICATION

APPLICATION TYPE (PLEASE CIRCLE)

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

PROPERTY INFORMATION

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

PROPERTY INFORMATION

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

Applicant or Agent

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

Description of Proposal (include additional sheets, as necessary)

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

Specific Requirements

- List of specific requirements including payment of fees, design drawings, and disclosure of easements.

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.

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

Signature and name fields for Applicant or Agent: Signature of Applicant or Agent, Date (1/13/26), Printed Name of Applicant or Agent (John Callahan)

Revised 4.4.2022

25"



27"





Samantha Smith <ssmith@eastonmd.gov>

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

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**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

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



[Quoted text hidden]



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14 S Harrison Street, Easton MD 21601

## Historic District Commission Staff Report

Meeting Date: 2/23/2026

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

**Property Address:** 33 S Harrison Street

**Applicant:** Michael J Harkowa on behalf of Moon River Investments LLC

**Application Number:** 2026-1642

**Code Enforcement Case:** Yes  No

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### Project Description:

The applicant is seeking approval for extensive alterations to a **contributing** structure. Exterior improvements include replacement of existing aluminum siding and underlying cedar shakes with fiber-cement shingle siding, repair and replacement of deteriorated wood trim, and installation of new windows and doors. Windows will be replaced with energy-efficient wood sash units featuring simulated divided lights and a black exterior finish. The existing asphalt shingle roof will be replaced with a new architectural asphalt shingle roof.

The rear portion of the building will be reframed to increase wall height and accommodate a standard-height door, along with construction of a new shed roof designed to match existing exterior trim details. Gutters and downspouts will be replaced and a second exterior light will be added at the front entry for symmetry. Proposed materials for the project include the following:

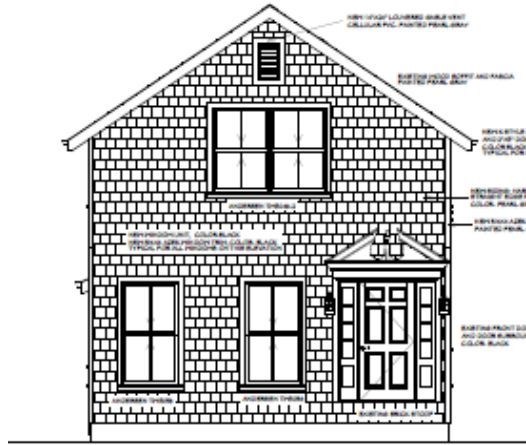
- **Windows:** Anderson 400 Series (Vinyl-clad wood)
- **Siding:** Hardie Shingle (Fiber cement) with straight edge, 7" exposure
- **Roof:** Architectural Asphalt Shingles
- **Doors:** Side – Fiberglass, Rear – Anderson 400 Series
- **Trim, Fascia & Soffit:** PVC (Azek)
- **Gable Vent:** Cellular PVC



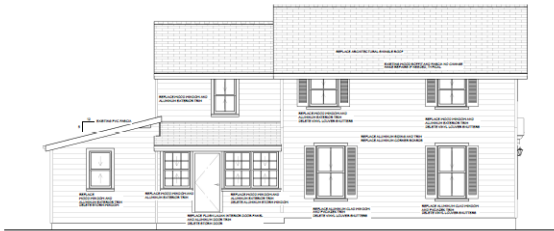
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**EXISTING FRONT ELEVATION**



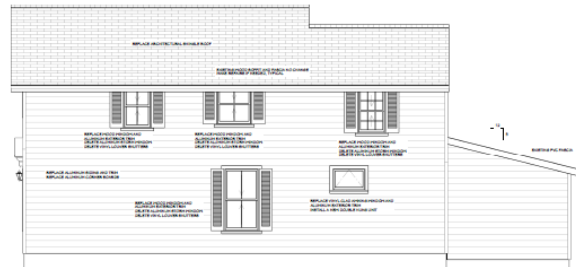
**PROPOSED FRONT ELEVATION**



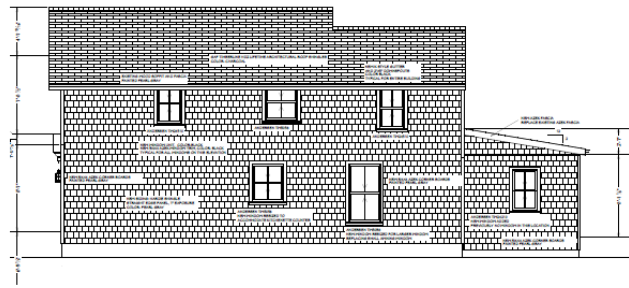
**EXISTING LEFT SIDE ELEVATION**



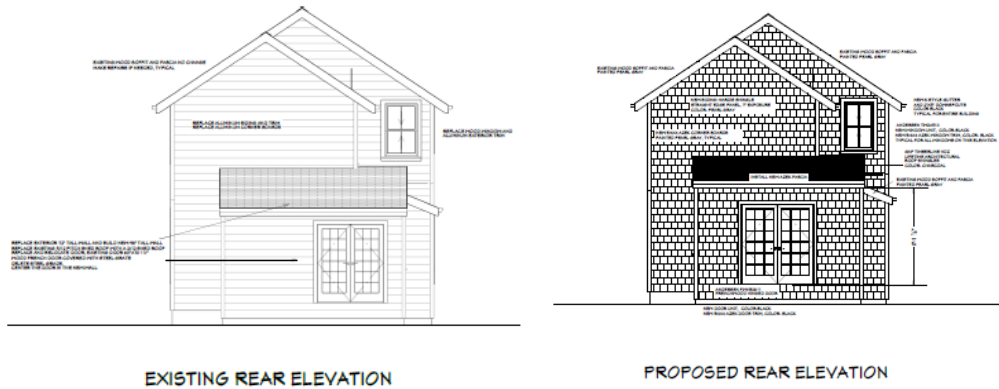
**PROPOSED LEFT SIDE ELEVATION**



**EXISTING RIGHT SIDE ELEVATION**



**PROPOSED RIGHT SIDE ELEVATION**



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## Historic District Guidelines:

### Guideline 1. Preserve Significant Historic Features

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

### Guideline 2. Repair Rather than Replace

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

### Guideline 3. Make Sensitive Replacements

When a historic element is deteriorated to the point that replacement is required, the replacement should replicate the element as closely as possible.

- a. Replace as little historic material as possible. This may include patching, splicing, or piecing-in replacement materials such as individual roofing tiles, shingles, or siding, masonry patches, or dutchman repairs for wood elements.



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

**Guideline 4. Restore Significant Historic Features**

It is appropriate to restore previously damaged or altered historic features to their historic appearance. Restoration should be based on physical evidence and/or documentation of the building's historic appearance.

- a. Remove non-historic materials that cover all or part of the façade. This may include inappropriate siding, cladding, or wrapping on façade elements such as cornices or storefronts.**
- b. Restore or replace underlying historic materials with new elements that closely replicate the historic appearance.**
- c. Take care to remove non-historic materials in a way that does not damage underlying historic materials.
- d. Replace missing features (such as cornices, storefronts, etc.) with historically appropriate replacement features. The design of replacement features should be based on its historical appearance and substantiated by documentary, physical, or pictorial evidence. This may be accomplished by locating historic photographs which show the original appearance of the element, replicating existing but incomplete elements, or by reproducing elements visible on neighboring buildings of the same style and date range.
- e. Where no evidence of the feature's original appearance exists, utilize a simple design consistent with the scale, massing, and style of the building and surrounding area.



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f. Historic additions that are in keeping with the overall design of the building and are over 50 years old have achieved significance in their own right and should be retained or restored.

**Guideline 40. Details and Ornamentation**

- a. Maintain historic details and ornamentation. Keep painted surfaces, including wood and metal, painted. Numerous coats of paint that obscure details and ornamentation should be removed prior to repainting
- b. Repair deteriorated details and ornamentation. Where the deterioration is so severe that replacement is necessary, only the deteriorated elements should be replaced. Replacements should match the original in material size, profile, texture and other defining characteristics as closely as possible.
- c. If a substitute material is used, it should be visually, physically, and chemically compatible with surrounding original material.
- d. Missing details and ornamentation should be replaced. Their design should be based on documentary evidence. Do not add conjectural features or historically incorrect details or ornamentation to a building.
- e. Avoid removing or covering details or ornamentation.

**Guideline 41. Maintain Original and Historic Doors**

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

**Guideline 42. Make Sensitive Replacements**

- a. Replace historic doors and surrounds in-kind, where repair is not possible. The replacement door should duplicate the original as closely as possible.
- b. Replacement doors should be compatible with the overall character of the façade in which they are located.



c. Doors located on the front façade of historic properties are typically solid wood.

Replacement doors for front façades should be wood. **Alternative materials, provided they are smooth and painted, may be used for doors located on the sides or rear of the property. See Appendix B for additional information on Substitute Materials.**

d. If the location of a door to be replaced is not under a protective cover, then an alternate material may be considered for increased durability. The design must be compatible with the architectural style of the property and should mimic the appearance of the original door.

#### **Guideline 43. Restore Missing or Inappropriately Altered Doors**

a. Replace inappropriately designed, non-original doors or surrounds with an appropriately designed door or surround based on documentary or photographic evidence. If no such evidence exists, the design of the replacement door or surround should be complimentary to the character of the façade in which it is located. A simple design is often best.

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

#### **Guideline 46. Maintain Historic Windows for Energy Efficiency**

**a. When historic windows are too deteriorated to repair, install compatible and energy-efficient replacement windows that match the historic windows. They should also be durable, repairable, and recyclable.**

b. Replace missing windows with new, energy efficient windows matching the remainder of the historic windows on the building.

**c. Retrofit historic windows with high-performance glazing or clear film if the historic character can be maintained.**

#### **Guideline 62. Choose Appropriate Color Schemes**

a. Choose a harmonious color palate. Avoid mixing clashing colors.

b. Use contrasting colors to accent details, such as trim, dentil molding, etc.

c. Use the paint scheme to tie elements of the building together.



d. Consider whether the building is usually in shadow or bright light when choosing paint colors. Darker colors are more appropriate on well-lit facades, and lighter colors on shadowed facades.

**Guideline 68. Maintain Historic Roof Shape**

- a. Preserve the historic shape and slope of the roof. If a roof will be replaced completely, it shall be replaced with the same roof form or a similar form complimentary to the architectural style.
- b. Details, ornamentation and other character-defining elements should be maintained.
- c. The addition of dormers should be undergone sensitively. If a dormer is added, its size, design, and placement should be in keeping with the character of the building and in scale with its size. Its siding and roofing should match the existing, and its windows should be consistent with the building's other windows in terms of style, type, and material.
- d. Do not increase the height or change the shape of parapets unless to restore an inappropriately altered condition to its historic appearance.
- e. Roofs on secondary structures should be consistent with the architectural style of the main building in terms of shape and slope.
- f. Missing or severely damaged roof towers, dormers, finials, cresting, chimneys and other character-defining elements should be replaced based on documentary or photographic evidence. If no evidence of the appearance of the element exists, a new element should be designed to be compatible with the overall character of the building.

**Guideline 70. Roof Material**

- a. Retain and repair visible historic roofing materials where feasible.
- b. Where total replacement of all roofing material is required, the new roofing should match the existing material or be a roofing material that is consistent with the building's architectural style.
- c. Heavy-weight architectural shingles are preferred when existing asphalt shingles are replaced.

**Guideline 76. Preserve Historic Wood Siding**

- a. Maintain existing wood façades using appropriate paint or other protective coatings.
- b. Repair minor deterioration using an appropriate wood consolidant or filler.



- c. Remove metal, vinyl, asbestos shingles and other inappropriate materials from façades and repair damaged wood as necessary.**

#### **Guideline 77. Make Sensitive Replacements**

- a. If the deterioration is severe, replace only the affected areas with wood siding that matches the existing in size, shape, profile, and texture.
- b. Avoid replacing original wood siding with a different type of wood siding; for example, replacing 4-inch horizontal wood board siding with wood shingles.
- c. Avoid applying replacement material that will damage underlying materials, trap moisture, or compromise the structural capacity of the façade.
- d. Avoid applying replacement material so that it damages or destroys other character-defining elements including trim and ornamental pieces.

#### **Guideline 78. Substitute Materials for Siding**

The use of alternate materials for siding on historic buildings will be evaluated on a case-by-case basis. The HDC will consider the significance and character of the subject building, as well as the surrounding street context in determining whether the use of alternate siding at a particular building site is appropriate.

**The HDC may recommend that exterior siding be removed down to the original wood siding before new siding is installed.**

- a. Contributing buildings with original wood siding are to continue with wood siding.
- b. If a contributing building was previously covered with asbestos, metal, or vinyl siding, these materials may remain. If the later additional material is removed, it is preferred to repair and use the original wood siding. On a case-by-case basis, deteriorating original wood can be examined, and an alternate material may be considered.**
- c. If the existing siding is not historically appropriate, consider replacing all of the siding with an appropriate alternative.

#### **Guideline 79. Fiber Cement Siding**

- a. Use smooth finished boards matching the original profile and reveal as closely as possible. Although many of these boards come in a wood-grain texture, this is not



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historically appropriate. Historic wood siding was planed and sanded smooth prior to painting, and a smooth plank creates a more appropriate finish.

**b. Although fiber cement replacement siding may be approved when replacing existing synthetic siding, it is generally not appropriate to replace wood siding with fiber cement or other synthetic siding, however, severely deteriorated siding will be considered on a case-by-case basis.**

c. Siding joints and seams are to be lapped toward the rear of the building, and joints must be staggered randomly to avoid a “stair step” appearance. Joints will be avoided in areas with spans of less than 12 feet in length.

d. Maintain existing trim details at window and door surrounds. If necessary, “pad out” existing window trim to maintain the existing detail, depth, and appearance.

e. Use of aluminum- or vinyl-wrapped wood for trim or fascia is not appropriate and will not be approved.

f. Avoid applying replacement material so that it damages or destroys other character-defining elements including trim and ornamental pieces.

**Guideline 89. Maintain Historic Windows**

a. Maintain the historic shape, size, alignment, pattern, and details of existing historic windows. Where altered, consider restoring to its historic appearance based on physical or documentary evidence.

b. Do not infill window openings or cover existing historic windows.

c. Consider reopening windows that are presently blocked or boarded over.

d. Repair damaged or deteriorated windows. This may include replacing broken panes, sanding and repainting, or oiling operable components such as locks and chains.

e. Replace missing window elements, such as hardware or trim, in-kind.

f. Do not cover or wrap window trim or sills. Metal and vinyl coverings retain moisture and accelerate deterioration of wood and masonry elements.

g. Fix drafty windows by replacing weather stripping and ensuring that the window is well-fitted to the window opening. Add storm windows to provide a thermal break, if needed. Storm windows are a cost-effective alternative to replacing historic windows.



### **Guideline 90. Make Sensitive Replacements**

- a. Replace windows that cannot be repaired in-kind. Replacement windows must match the original windows in size, proportion, design, and style. The number of windowpanes and the muntin and mullion profiles should match the historic window.**
- b. Replacement units for historic divided light (multi-pane) windows must have the appearance of a true divided light. Simulated divided light windows with three dimensional muntins are usually appropriate. “Snap-in” or “between-the-glass” vinyl muntins do not simulate a historic appearance and will not be approved for windows within the historic district.**
- c. Maintain the window type. For example, replacing a double-hung window with a casement window is not preferred.
- d. Maintain the historic window opening size and surrounding trim. Altering the window opening to accommodate larger or smaller windows is not preferred.
- e. Where inappropriate replacements were previously installed, and the original window appearance is unknown, neighboring buildings may provide clues to appropriate configurations. In general, a style of window that is in keeping with the architectural style of the building is most appropriate. Where the style of window cannot be determined, a one-over-one window configuration is usually most appropriate.**
- f. Windows constructed of hollow core or extruded vinyl components should not be used. Other alternative materials, including fiberglass composite or aluminum-clad, may be appropriate in some circumstances. See Appendix B for additional information on substitute materials.
- g. Certain rare or unique windows should not be replaced or altered. This determination will be made by the HDC.

### **Appendix B.2 Common Substitute Materials (Doors)**

For residential properties, replacement doors of wood, fiberglass, or composite matching the historic feature or in a design compatible with the building’s architectural design are most



appropriate. **Fiberglass and composite doors** can be produced to mimic the style of historic doors and can be painted, a traditional finish for historic doors.

### **Appendix B.2 Common Substitute Materials (Siding)**

**Fiber cement board** with a smooth finish is also an appropriate replacement for existing vinyl, asbestos, or aluminum siding. A smooth, rather than woodgrain, finish is appropriate, as it mimics the appearance of planed and painted wood boards. Fiber cement board may be approved for use as a replacement for historic wood siding or on newly constructed buildings within the Historic District.

### **Appendix B.2 Common Substitute Materials (Windows)**

**Vinyl clad** windows are similar to aluminum- and fiberglass-clad windows, in that they are wood or composite windows with a vinyl facing. Vinyl-clad windows are not paintable and are not typically repairable.

Vinyl clad windows may be appropriate for use in some properties constructed in the mid-20th century, on noncontributing buildings, or on nonvisible elevations (such as the rear or obscured side) or contributing buildings.

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### **Staff Analysis:**

This application proposes the use of substitute materials for a number of features including siding, windows, trim, and doors. The Commission should consider the condition of the existing features, the historic significance of the structure, the surrounding context, and how well the proposed materials replicate the historic material; to determine whether these substitute materials are appropriate. Guidelines 42c, 79, and Appendix B.2 speak directly to the proposed materials for these features. The Commission may also elect to approve the removal of the aluminum siding and require an inspection of the underlying cedar shake prior to the new siding being installed.

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### **Draft Motions:**

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

OR

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



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

OR

3. I move an alternate motion.



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

## Appendix A: 2012 Easton Historic District Survey Sheet

### EASTON HISTORIC DISTRICT SURVEY

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

Picture:



|  |                        |                           |                              |                            |                     |                     |                |
|--|------------------------|---------------------------|------------------------------|----------------------------|---------------------|---------------------|----------------|
| <b>TAX ID</b>  |                        | <b>ADDRESS</b>            |                              | <b>OWNER NAME</b>          |                     |                     |                |
| 2101025287   |                        | 33 S HARRISON ST          |                              | B & A CHARTERS CORPORATION |                     |                     |                |
| <b>YEAR BUILT</b>  |                        | <b>PHYSICAL CONDITION</b> |                              |                            |                     |                     |                |
| 1890   |                        | GOOD-ALTERED              |                              |                            |                     |                     |                |
| <b>ARCHITECTURAL STYLE</b>   |                        |                           |                              | <b>ADDITION(S)</b>         |                     |                     |                |
| NATIONAL FOLK WITH LATER COLONIAL REVIVAL<br>DETAIL  |                        |                           |                              | 1 STORY REAR SHED ADDITION |                     |                     |                |
| <b>NHL<br/>DISTRICT</b>  | <b>NR<br/>DISTRICT</b> | <b>NR<br/>LISTED</b>      | <b>MEETS NR<br/>CRITERIA</b> | <b>1980 NR<br/>RATING</b>  | <b>MD INVENTORY</b> | <b>CONTRIBUTING</b> | <b>NC CODE</b> |
|  |                        |                           |                              | C                          |                     | Y                   |                |
| <b>NOTES</b>   |                        |                           |                              |                            |                     |                     |                |
| 2 STORY 3 BAY GABLE FRONT SIDE PASSAGE DWELLING W/ 2 STORY REAR ELL AND SIDE PORCH. 2 1/2 WINDOWS 2ND STORY WINDOWS ARE SHORTER AND WIDER THAN BELOW. 1ST FLOOR WINDOWS MAY HAVE ORIGINALLY BEEN SIMILAR TO #31 + 29 S. HARRISON COLONIAL REVIVAL DOOR LATER |                        |                           |                              |                            |                     |                     |                |
| ADDITION. WALLS COVERED IN BEADED ALUMINUM SIDING  |                        |                           |                              |                            |                     |                     |                |



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

|                       |             |
|-----------------------|-------------|
| Application #:        | 2026 - 1642 |
| Date Received:        | 02/02/2026  |
| Fee Paid:             | \$200.00    |
| HDC Meeting Date:     | 02/23/2026  |
| Date Property Posted: | 02/16/2026  |

### 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: 33 S. HARRISON ST., EASTON, MD 21601

Contributing     Non-Contributing    YEAR BUILT: 1890    NATIONAL REGISTAR # \_\_\_\_\_

**PROPERTY INFORMATION**

OWNER NAME: MOON RIVER INVESTMENTS, LLC

TELEPHONE NO. [REDACTED]    EMAIL [REDACTED]

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

NAME: GEOFF TURNER

TELEPHONE NO. [REDACTED]    EMAIL [REDACTED]

Description of Proposal (include additional sheets, as necessary)

REPLACE THE ROOF, WINDOWS, SIDE DOOR, BACK DOOR, SIDING, SOME EXTERIOR TRIM AS NEEDED & AND PAINT.

REPLACE REAR SECTION WALLS AND ROOF TO ACCOMMODATE NEW 82" TAN DOOR AND ADDED CEILING HEIGHTS AS WELL AS ADD (1) WINDOW. DELETE SHUTTERS (VINYL SHUTTERS)

**Specific Requirements**

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

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

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

Signature of Applicant or Agent: [Signature]

Date: 1/30/2026

Printed Name of Applicant or Agent: MICHAEL J. HARKOWA



## 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) **NOT AVAILABLE**
- Written authorization from the property owner authorizing the applicant to apply on their behalf.

### New Construction / Addition

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

## Renovations

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

## Windows

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

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

## Roofing

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

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

## Signs

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

## Landscaping & Trees

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

JUST CLEANING UP LANDSCAPING, TRIMMING, REPLACE 3 OVER GROWN SHRUBS IN FRONT OF BUILDING WITH BOXWOODS.

## Fence

- Application must include:
  - o 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.
  - o Proposed fence style and material
  - o Include photograph, manufacturer cut-sheet of the fence, or detailed sketch of proposed fence.
  - o 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.*



MJH Construction, LLC  
8648 Commerce Drive, Suite 900  
Easton, MD 21601  
[REDACTED]  
MHIC# 51251 MHBR# 7833

## Historic District Application- Request Explanation

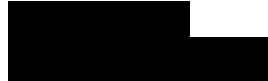
January 29, 2026

Project Address:

33 South Harrison Street, Easton, MD 21601

Owner:

Moon River Investments, LLC  
7663 Tred Avon Circle  
Easton, MD 21601



Explanation of request:

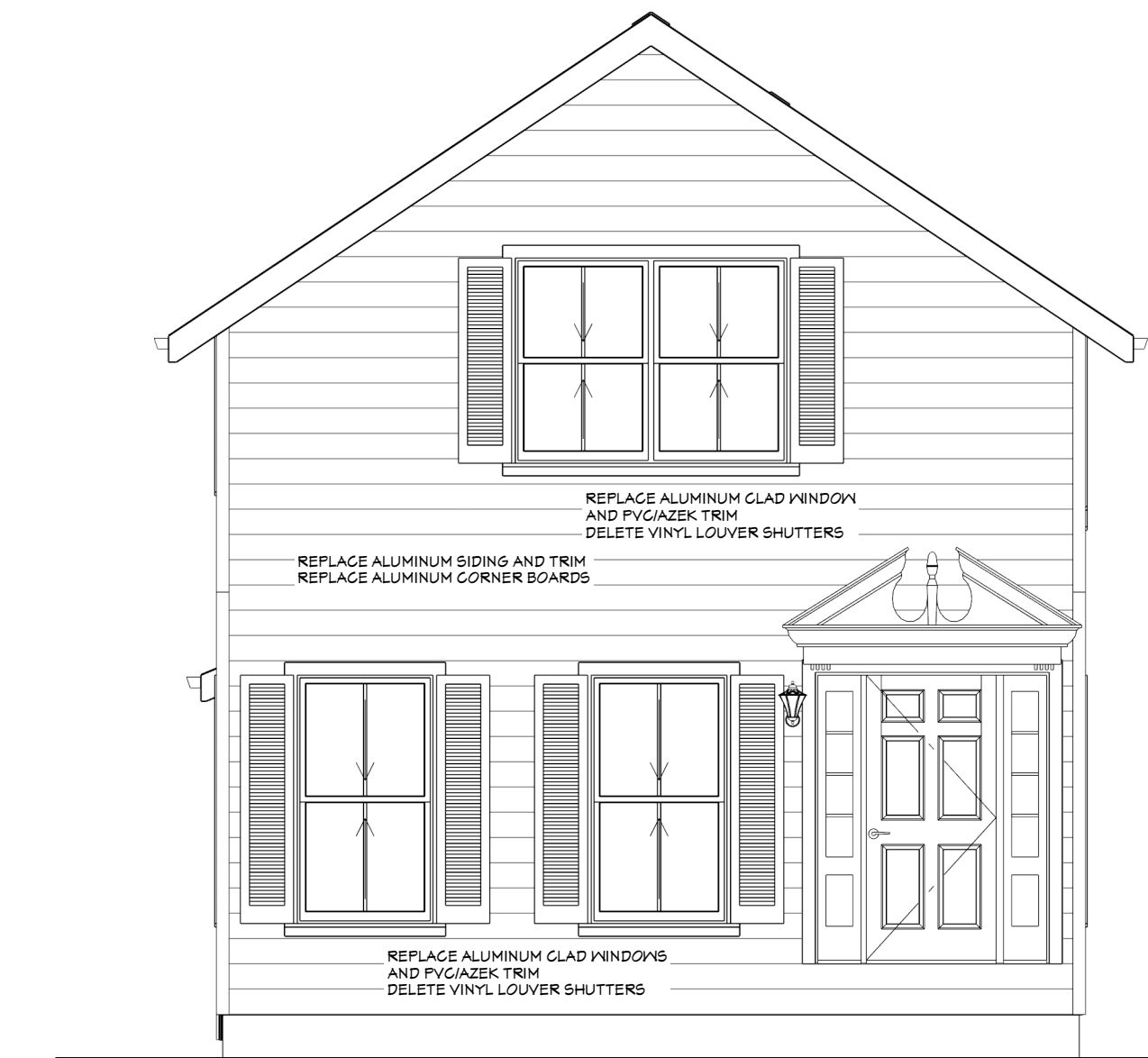
Renovate the existing office building on the interior and exterior to use as the office for Moon River Investments, LLC and a tenant office on the second floor. Replace the existing aluminum siding and trim, repair the existing wood trim at the soffits and fascias, replace the improper side and rear doors and replace the windows of which some have been replaced but do not match the original style windows. We will also clean up the landscaping, trim the overgrown plantings on sides and rear of the building and replace the overgrown hollies in the front flower bed with new boxwoods.

1. Existing back room on the building has a shed roof with a very low ceiling height (72") and short door (60"x70 1/2"). Reframe the back walls to 8'-0" tall to allow replacement of the back door with a standard height 60"x 82" door and install a new shed roof. Match the exterior trim details on the new walls and roof with the existing details on the building.
2. Replace the existing architectural asphalt shingle roof with a GAF Timberline Lifetime HDZ architectural asphalt shingle roof, color Charcoal.
3. Replace the windows with new energy efficient Andersen 400 Series wood sash windows with the appropriate simulated divided light grille pattern. Change the window color to black.
4. Replace the existing 8" aluminum siding with James Hardie brand Hardie Shingle Straight Edge Shingle siding with a 7" exposure, color Pearl Gray.
5. Replace and/or repair any deteriorated exterior trim. Paint the existing trim Pearl Gray.
6. Replace the deteriorated white 5" K style aluminum gutter and 2x3 downspouts with new black 5" K style gutter with black 2x3 downspouts.
7. Add a light the right side of the front door so there will be a light on both sides of the door.
8. Clean up the landscape on the front, sides and back of the property, trim back the overgrown plants and shrubs, clean up any weeds and clean up the fence.





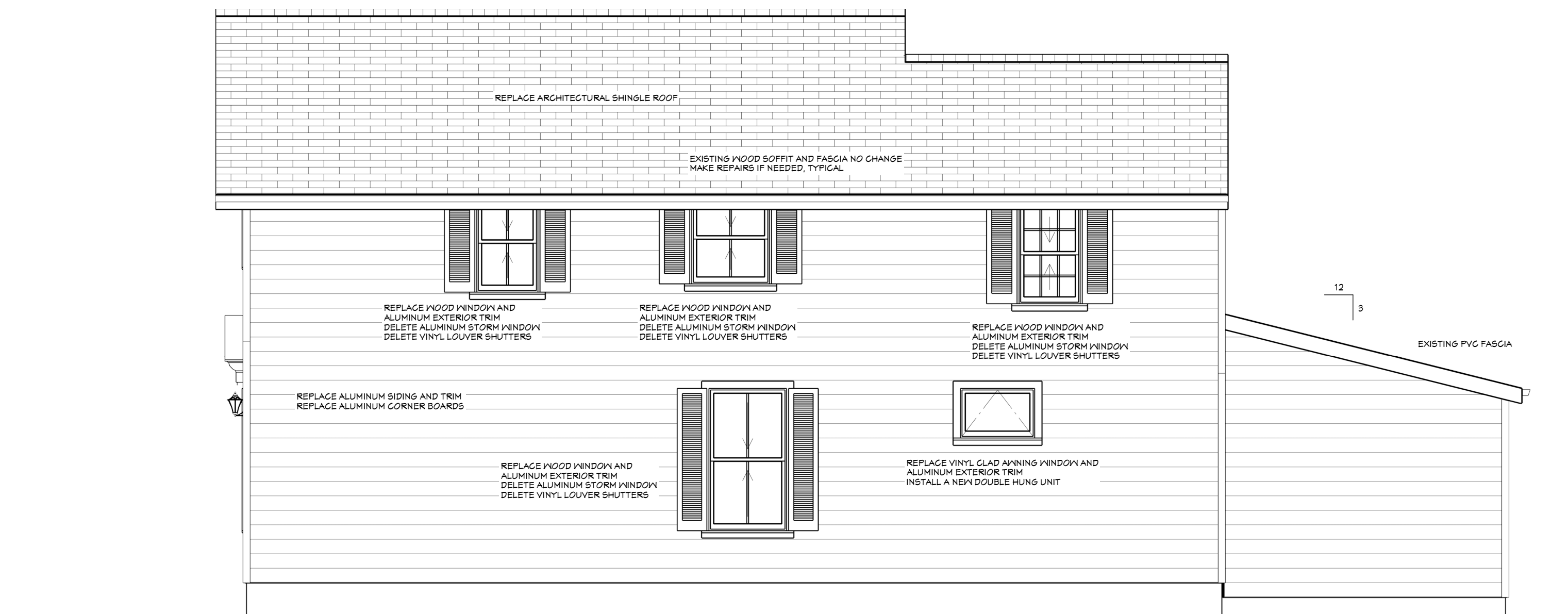
EXISTING LEFT SIDE ELEVATION



EXISTING FRONT ELEVATION



EXISTING REAR ELEVATION



EXISTING RIGHT SIDE ELEVATION



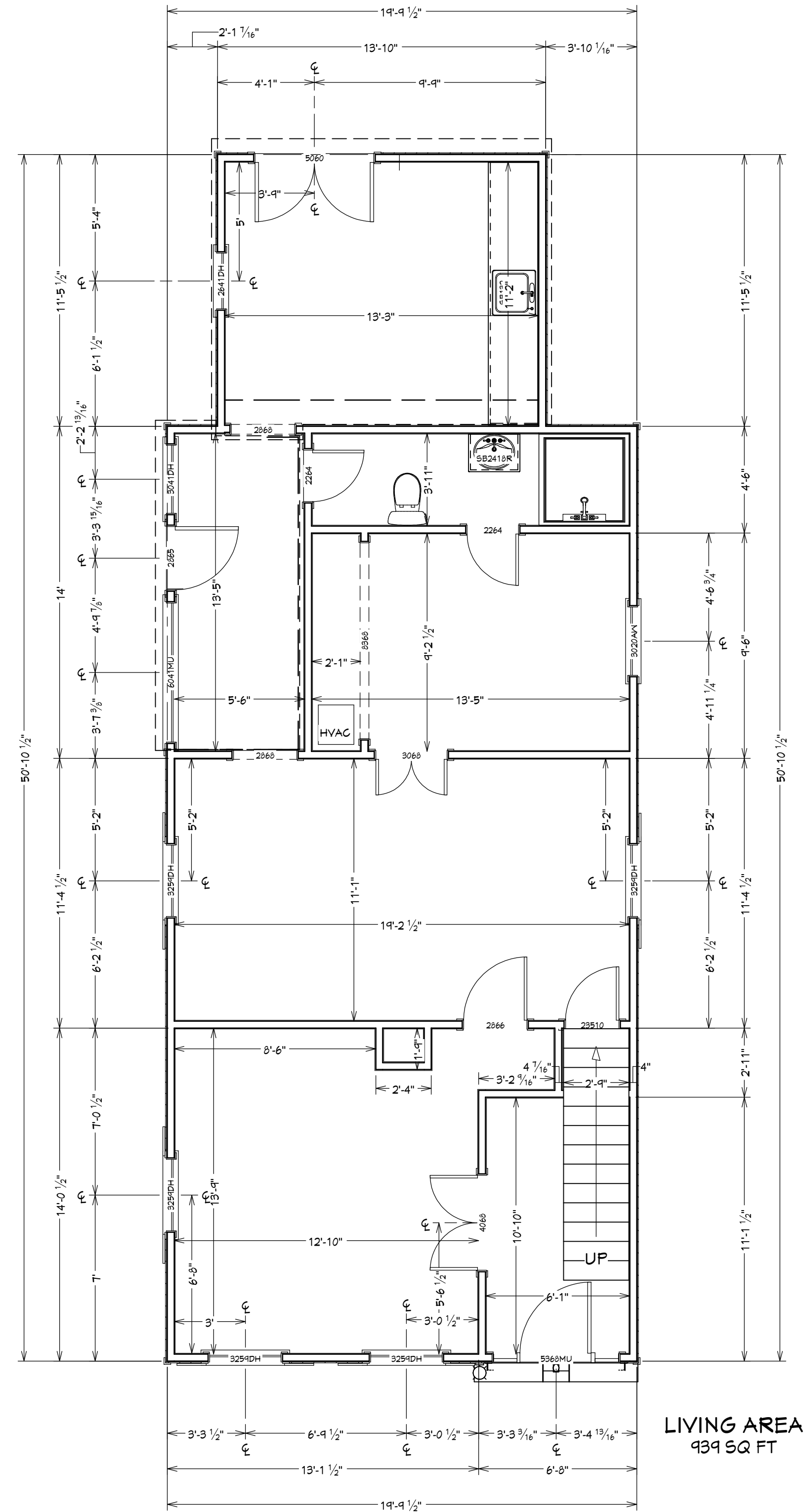
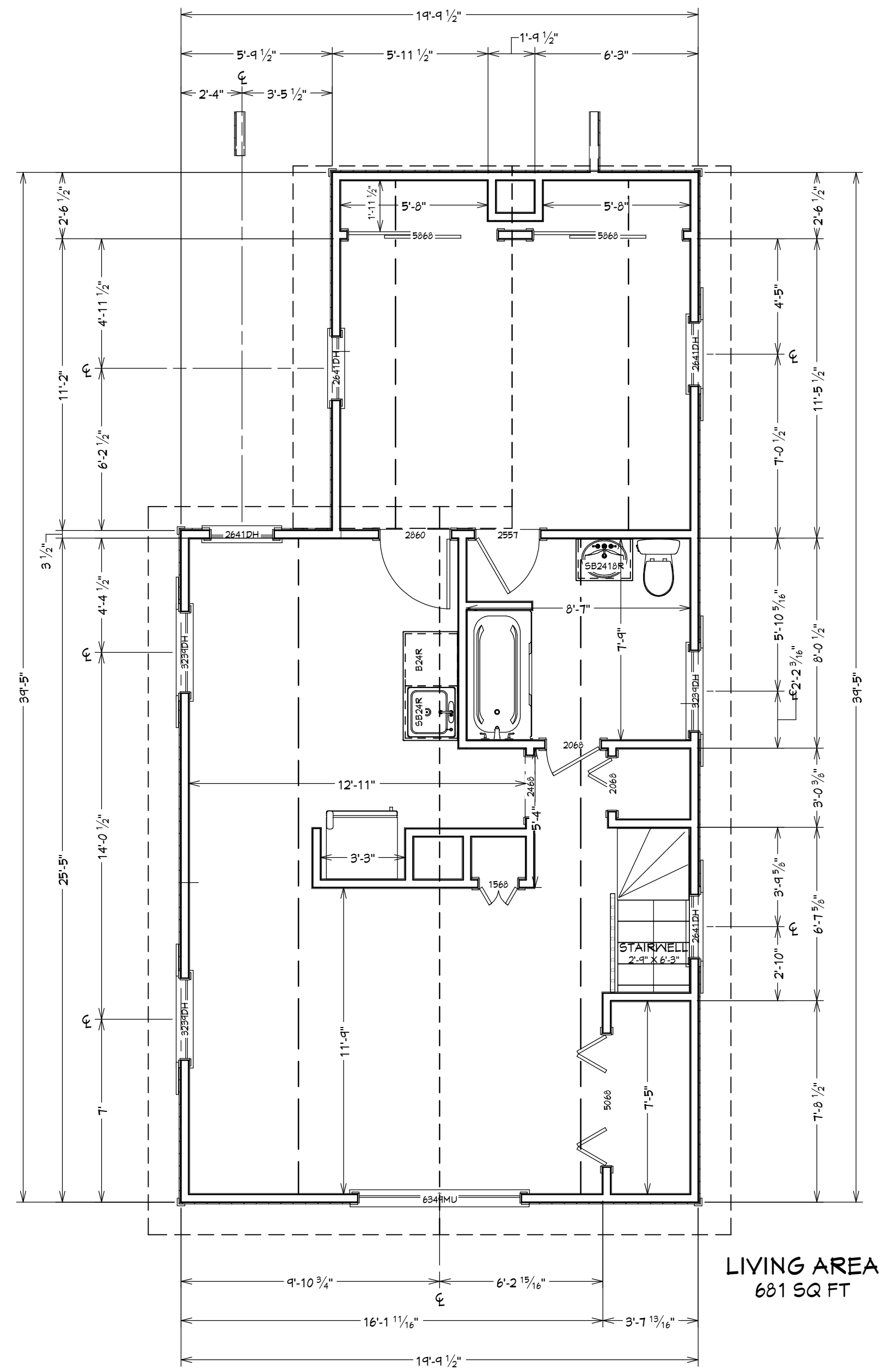
Design - Build  
Remodel  
mjhconstruction.com

MJH Construction, LLC

8648 Commerce Drive, Suite 400  
Easton, MD 21601  
410.690.9455  
MHIC # 51251 MHRB # 1833

Moon River Investments LLC

33 South Harrison Street  
Easton, MD 21601



January 30, 2026

SCALE 1/4"=1'-0"  
SHEET:

2 OF 5





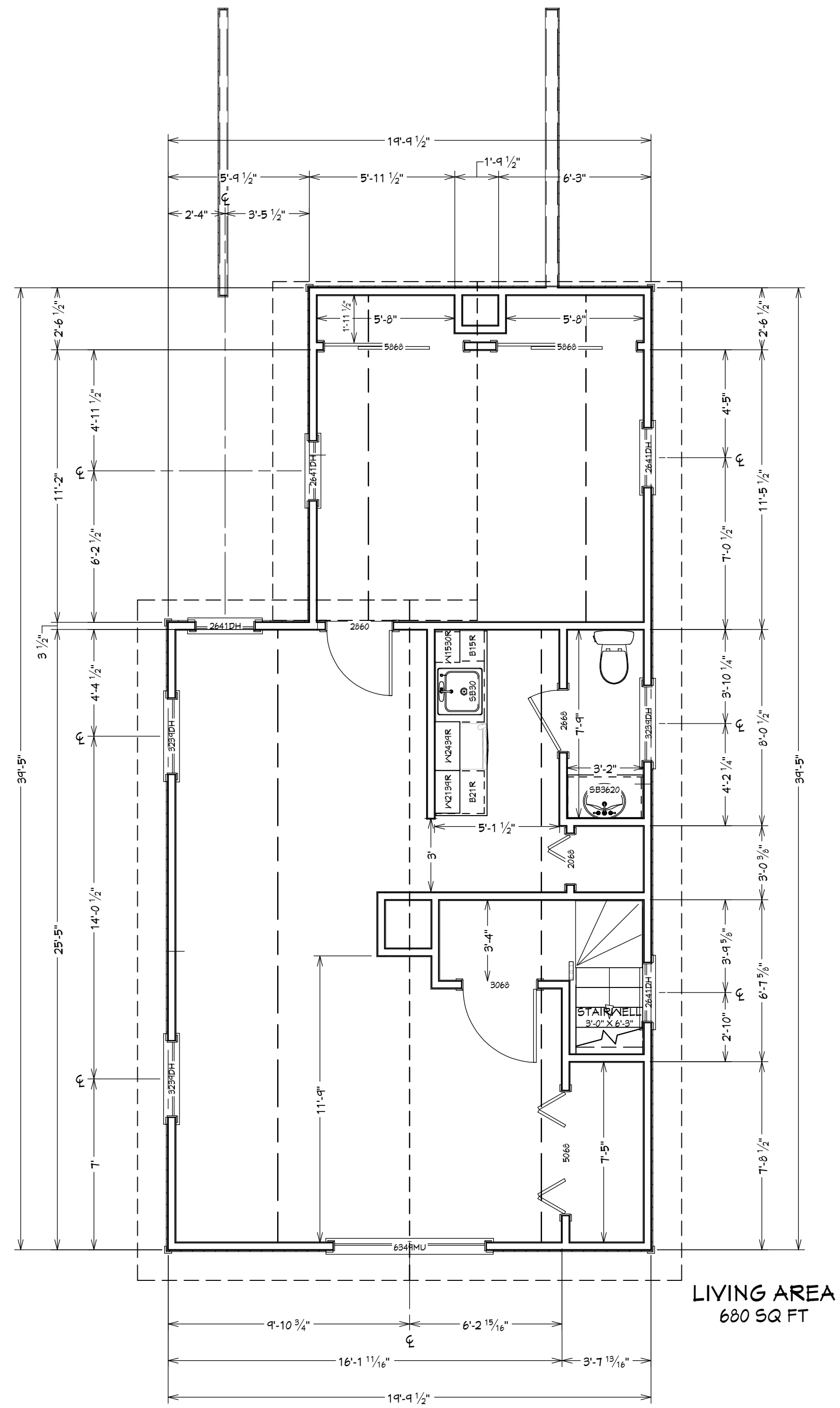
Design - Build  
Remodel  
mjhconstruction.com

MJH Construction, LLC

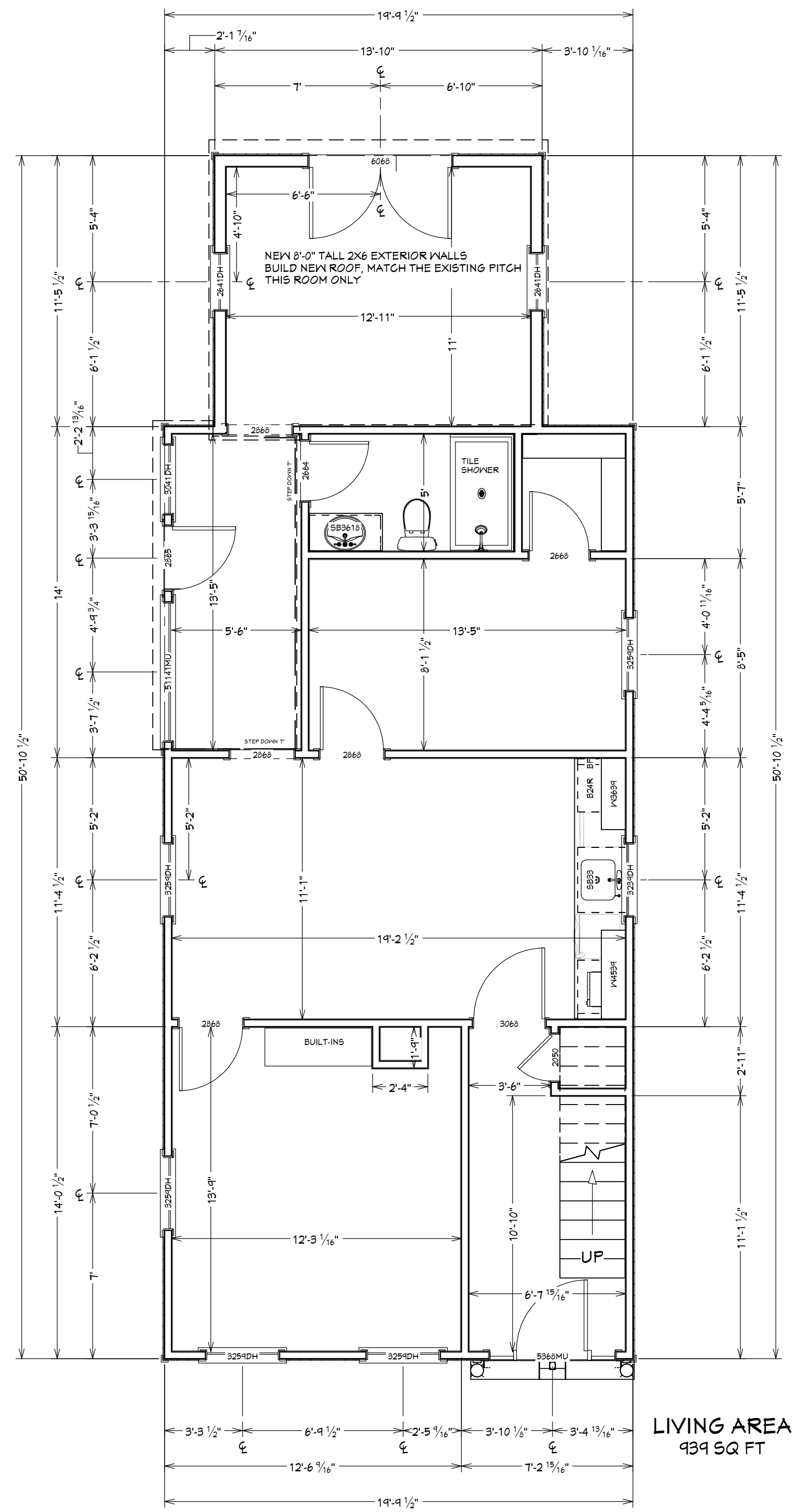
8648 Commerce Drive, Suite 400  
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410.640.9455  
MHIC # 51251 MHRB # 1833

Moon River Investments LLC

33 South Harrison Street  
Easton, MD 21601



PROPOSED 2ND FLOOR



PROPOSED 1ST FLOOR

January 30, 2026

SCALE 1/4"=1'-0"

SHEET:

4 OF 5



FRONT ELEVATION



RIGHT SIDE



LEFT SIDE



REAR ELEVATION



SIDING, SOFFIT, FASCIA GUTTER



SIDE DOOR



REAR ELEVATION



REAR ELEVATION



CEDAR SHINGLE UNDER ALUMINUM SIDING



WOOD WINDOW WITH ALUMINUM TRIM VINYL SHUTTERS



ALUMINUM CLAD WINDOW WITH AZEK (PVC) TRIM



WOOD WINDOW WITH ALUMINUM TRIM



Design - Build Remodel  
mjhconstruction.com

MJH Construction, LLC

8648 Commerce Drive, Suite 400  
Easton, MD 21601  
410.640.9455

MHIC # 51251 MHRB # 1833

Moon River Investments LLC

33 South Harrison Street  
Easton, MD 21601

January 30, 2026

SCALE 1/4"=1'-0"

SHEET:

5 OF 5

Description of Materials  
33 South Harrison Street

|    | A                       | B                                     | C  |
|----|-------------------------|---------------------------------------|--|
| 1  | Material                | Existing                              | Proposed   |
| 2  |                         |                                       |  |
| 3  | Roofing                 | Architectural Shingles- Asphalt       | GAF Timberline Lifetime HDZ architectural asphalt shingle, Charcoal                |
| 4  | Gutter                  | 5" K style aluminum (white)           | 5" K style aluminum, black   |
| 5  | Downspouts              | 2"x 3" Aluminum (white)               | 2"x 3" Aluminum, black   |
| 6  | Fascia                  | Painted wood and PVC (Azek)           | New and repaired or replacement trim, PVC (Azek) painted Pearl Gray                |
| 7  | Soffit                  | Painted wood and PVC (Azek)           | New and repaired or replacement trim painted PVC (Azek) painted Pearl Gray         |
| 8  | Corner Baords           | 3" Aluminum                           | 5/4 x 4 PVC (Azek) painted Pearl Gray  |
| 9  | Exterior Wndow Trim     | Painted wood, aluminum and PVC (Azek) | 5/4 x 4 PVC (Azek) painted black   |
| 10 | Exterior Door Trim      | Painted wood, aluminum and PVC (Azek) | 5/4 x 4 PVC (Azek) painted black   |
| 11 | Windows                 | Painted wood and aluminum clad units  | Andersen 400 Series Wood Sash with Flexacron finish (factory paint), black         |
| 12 | Front Door and Surround | Painted wood                          | Not being replaced, paint black  |
| 13 | Side Door               | Flush wood door, painted              | Therma Tru Fiberglass skin door, 1 panel 4 light door- painted finish, black       |
| 14 | Back Door               | Wood interior door 15 light French    | Andersen 400 Series wood door w/ Flexacron finish (factory paint), 15 Light, black |
| 15 | Siding                  | 8" Aluminum over cedar shingles       | Hardie Shingle straight edge shingles with 7" exposure, color Pearl Gray           |
| 16 | Shutters                | Vinyl- louvered                       | Delete shutters  |

**GAF** Timberline®  
America's #1-Selling Shingles



Millions of families find peace of mind under a Timberline® roof thanks to the right combination of beauty, performance, and reliability.

We protect what matters most™



# Choose a system built to protect

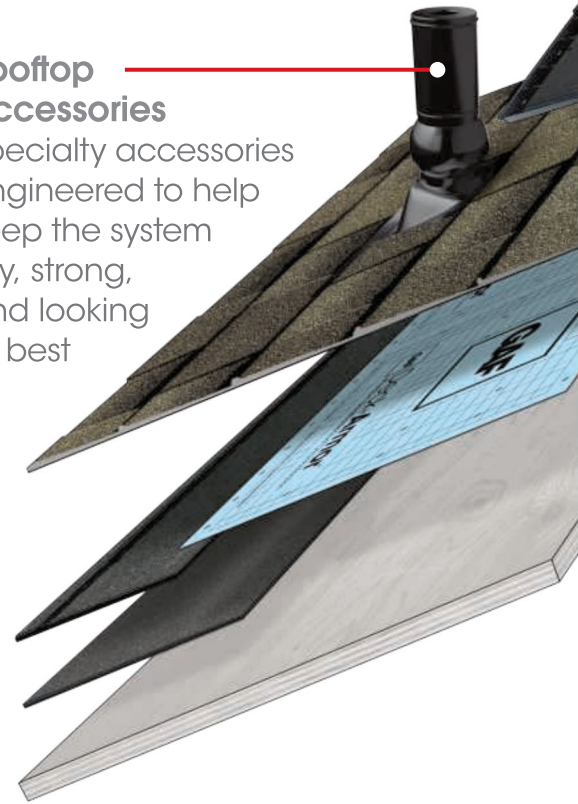
Much more than high-quality shingles, the GAF residential roofing system has multiple layers that work together to provide durable, weather-resistant protection.

Install any GAF Lifetime<sup>†</sup> shingle and any 3 qualifying GAF accessories and get a Lifetime<sup>†</sup> Limited Warranty on your qualifying GAF products plus non-prorated coverage for the first 10 years.

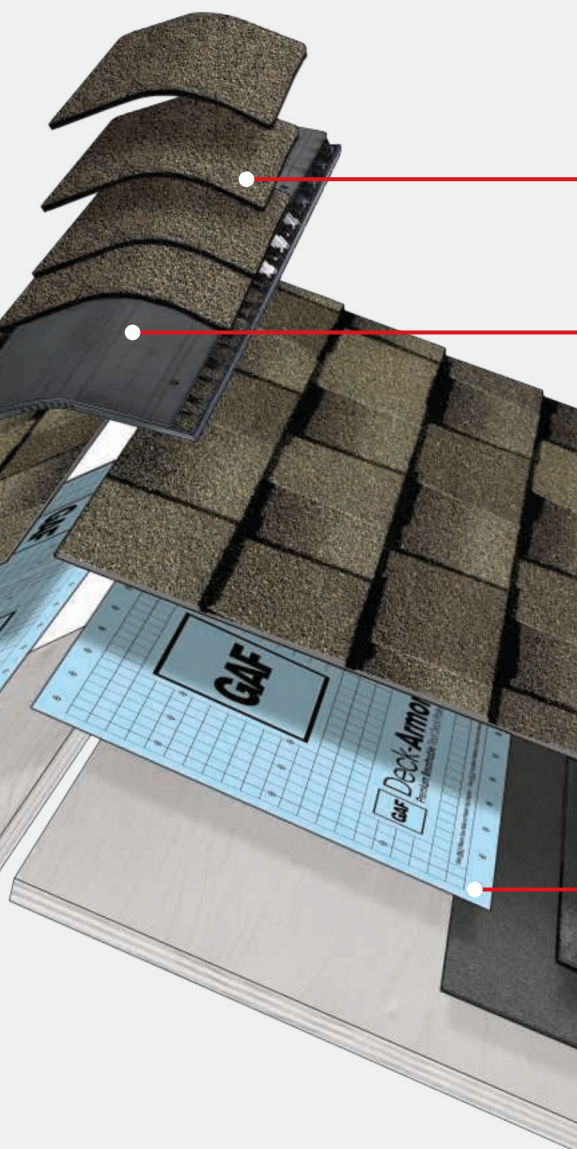
For even stronger coverage, ask your GAF factory-certified contractor<sup>1</sup> about enhanced GAF warranties.

## Rooftop Accessories

Specialty accessories engineered to help keep the system dry, strong, and looking its best



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



### **Ridge Cap Shingles**

Helps defend against leaks at the hips and ridges

### **Attic Ventilation**

Helps reduce attic moisture and heat

### **Lifetime<sup>+</sup> Shingles**

Helps beautify and protect for years to come

### **Starter Strip Shingles**

Helps guard against shingle blow-offs

### **Roof Deck Protection**

Helps shield the roof deck from moisture infiltration

### **Leak Barrier**

Helps prevent leaks caused by wind-driven rain and ice dams

Visit [gaf.com/system](https://www.gaf.com/system) to learn about the GAF Roofing System



<sup>1</sup> Contractors enrolled in GAF certification programs are not employees or agents of GAF, and GAF does not control or otherwise supervise these independent businesses. Contractors may receive benefits, such as loyalty rewards points and discounts on marketing tools from GAF for participating in the program and offering GAF enhanced warranties, which require the use of a minimum amount of GAF products. Your dealings with a Contractor, and any services they provide to you, are subject to the *Contractor Terms of Use*. Visit [gaf.com/gaf-contractor-terms-of-use](https://www.gaf.com/gaf-contractor-terms-of-use) for details.

# Timberline HDZ® Shingles

Engineered to be first and built to last, Timberline HDZ® Shingles are eligible for the industry's only wind warranty with no wind speed limit<sup>1</sup> when installed with four required GAF accessories. They also feature algae protection you can see, powering the 25-year limited warranty against blue-green algae discoloration.<sup>2</sup> Plus, with two distinct color collections, Timberline HDZ® Shingles deliver unrivaled beauty that demands a second look. [gaf.com/hdz](http://gaf.com/hdz)



## High Definition® Colors



## Bold Definition Colors



## Regionally Available High Definition® Colors



<sup>1</sup> 15-year WindProven™ Limited Wind Warranty covers GAF shingles with LayerLock® Technology only and requires the use of GAF starter strips, roof deck protection, ridge cap shingles, and leak barrier or attic ventilation. See *GAF Roofing System Limited Warranty* for complete coverage and restrictions. Visit [gaf.com/LRS](http://gaf.com/LRS) for qualifying GAF products. For installations not eligible for the WindProven™ Limited Wind Warranty, see *GAF Shingle & Accessory Limited Warranty* for complete coverage and restrictions.

<sup>2</sup> 25-year StainGuard Plus™ Algae Protection Limited Warranty against blue-green algae discoloration is available only on products sold in packages bearing the StainGuard Plus™ logo. See *GAF Shingle & Accessory Limited Warranty* for complete coverage and restrictions.

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.

The best homes leave a  
lasting impression.

**#1**  
Brand of Siding in  
North America\*



Hardie® Plank & Hardie® Shingle Light Mist  
Hardie® Trim Arctic White

VIRGINIA, D.C. & BALTIMORE COLOR & PRODUCT AVAILABILITY

**NOW FEATURING:**  
Hardie® Architectural Panel, Hardie™ Architectural Metal Trim & Hardie® Artisan® Trim

# Build with the best to protect the beauty of your home.

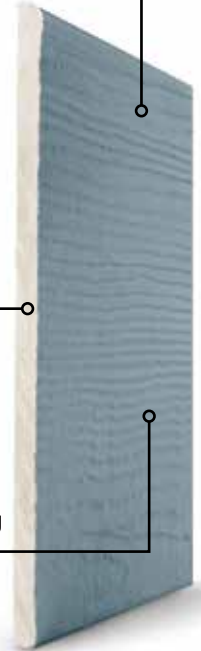
Warm woodgrain texture without the cost and high maintenance of real wood.

## TRUSTED PROTECTION WITH HARDIE® FIBER CEMENT.

|   | HARDIE® SIDING | VINYL SIDING | WOOD-BASED SIDING |
|---|----------------|--------------|-------------------|
| Will not burn; noncombustible**               | ✓              | ⊘            | ⊘                 |
| Will not melt                                 | ✓              | ⊘            | ✓                 |
| Does not appeal to pests                      | ✓              | ✓            | ⊘                 |
| Hail and impact resistant                     | ✓              | ⊘            | ✓                 |
| Resistant to warping, shrinking, and swelling | ✓              | ⊘            | ⊘                 |
| Easily painted                                | ✓              | ⊘            | ✓                 |
| Real wood look and feel                       | ✓              | ⊘            | ✓                 |

5x thicker than vinyl siding provides deep shadow lines and less visible seams.

ColorPlus® Technology finishes are baked on at the factory for a long-lasting consistent finish.



All Hardie® fiber cement products come with a transferable 30-year, non-prorated limited substrate warranty, meaning we stand 100% behind Hardie® fiber cement siding, trim and soffit products for 30 years.

ColorPlus® Technology finishes come with a 15-year limited warranty.

### 30-YEAR, NON-PRORATED SIDING, TRIM AND SOFFIT SUBSTRATE WARRANTY COVERAGE BY JAMES HARDIE



Scan to learn more about the lifetime value of Hardie® products.

## Complete Exterior™ by James Hardie

### ONE MATERIAL

Only Hardie® fiber cement products are **Engineered for Climate®**, resisting damage from fire, water, and insects and delivering optimal performance for your home's specific region.

### ONE SOURCE

The #1 brand of siding in North America that is made in the U.S.A. With 11 manufacturing sites and nationwide distribution, your product is available when your contractor needs it.

### ONE WARRANTY

Rest easy knowing that all your siding, trim and soffit is backed with a 30-year non-prorated warranty from a single trusted manufacturer. One manufacturer to contact makes your life easier, giving you more time to enjoy your home.

(from cover) \* Based on Freedonia 2022 Global Siding (Cladding) demand estimates and James Hardie sales in North America.

\*\* Hardie® fiber cement products are noncombustible and/or have a Class A fire rating when tested in accordance with ASTM E84. Fiber cement fire resistance does not extend to applied paints or coatings, which may be damaged or char when exposed to flames. The use of noncombustible siding, combined with other fire mitigation measures, may help harden a home against external fire.



# Unmatched performance & protection.

## Fire Resistant

Help prepare your home for the unpredictable with noncombustible siding that won't burn or ignite when exposed to a direct flame.

- Verified noncombustible per ASTM E136
- Will not contribute fuel to a fire
- Class A fire rated per ASTM E84, with a flame spread index / smoke developed index of less than 0/5
- Verified in wall assemblies with 1-hour and 2-hour fire-ratings per ASTM E119



## Water Resistant

From rain to ice to snow, precipitation patterns can lead to warping, swelling and cracking in wood-based siding. Take shelter from the storm knowing that your siding is built to resist water damage.

- FEMA Class 5 flood damage resistance (highest rating)
- Rated for use in High Velocity Hurricane zones by Miami-Dade County, Florida\*

\*Applies to most products by James Hardie.  
For full list go to: [www.jameshardie.com/miami-dade-NOA](http://www.jameshardie.com/miami-dade-NOA)



## Pest Resistant

Creatures can wreak havoc on wood-based siding. It can be pecked by birds or be damaged by woodpeckers, termites and other pests. Hardie® fiber cement holds no appeal for these critters, saving you the maintenance hassle.



# Building a Better Future for All™.



## Building a Culture of Sustainability

Throughout our company and across our value chain, sustainability is foundational at James Hardie. Our sustainability goals are integrated into our business operations, governance structure and company culture. We have ambitious targets that align with our purpose of **Building a Better Future for All™**, the issues that matter most to our stakeholders and our overall corporate objectives. From our frontline employees to the builders who use our products, each person plays a role in putting our sustainability initiatives into action.



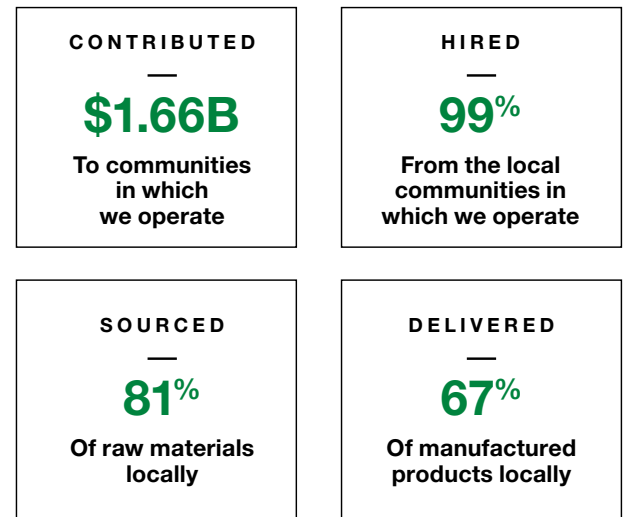
Scan code to find out more about our sustainability efforts.

## ADDING VALUE TO OUR COMMUNITIES

We recognize our ability to impact the communities in which we live and work. While maintaining a global mindset, we put great care into how our business affects local communities. We contribute by sourcing, employing, delivering and giving locally.

## CREATING AN IMPACT

We invest in the local community and aim to locate the plants close to suppliers, customers and potential new employees, as well as sustainable transportation opportunities.



Above statistics are the James Hardie impact from fiscal year 2024.

## SETTING AMBITIOUS GOALS AS RESPONSIBLE STEWARDS



### Reducing Scope 1+2 Emission

Reduce absolute Scope 1+2 GHG emissions by 42% by 2030 from 2021 baseline and work towards net zero by 2050



### Minimizing Waste

Zero manufacturing waste to landfill by 2035



### Recycling Water

Recycle an additional 20M cubic feet of water per year by 2030, compared to 2019

# 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's exterior. With a variety of colors, textures, and sizes, you'll discover a Hardie® Plank style that transforms your home's aesthetic.



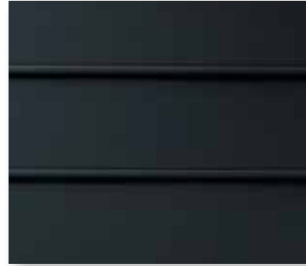
Hardie® Plank Mountain Sage



Hardie® Plank  
Smooth



Hardie® Plank  
Select Cedarmill®



Hardie® Plank  
Beaded Smooth



Hardie® Plank  
Beaded Select Cedarmill®

# Hardie® Shingle

Restore the look of your grand Cape Cod home or add distinction to your handsome bungalow. Hardie® Shingle embodies the enchanting look of cedar shingles with lower maintenance. You can create your perfect exterior style using Hardie® Shingle around your entire home, or place it in accent areas for an added boost of charm you'll love.

Better than the real thing, Hardie® Shingle resists rotting, curling, warping and splitting.



Hardie® Shingle  
Straight Edge Panel



Hardie® Shingle  
Staggered Edge Panel



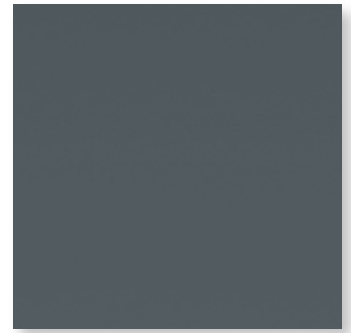
Hardie® Shingle  
Staggered Edge  
Arctic White

# Hardie® Panel

Hardie® Panel delivers style and substance. When combined with Hardie® Trim Batten, it achieves the rustic board-and-batten look that defines your charming cottage or modern farmhouse. Its crisp, clean lines and ability to pair beautifully with other siding products make Hardie® Panel a smart choice for the home of your dreams.



**Hardie® Panel**  
Select Cedarmill®



**Hardie® Panel**  
Smooth



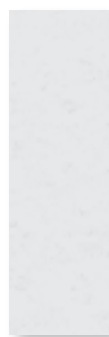
**Hardie® Panel**  
Stucco



**Hardie® Panel**  
Sierra 8



# Hardie® Trim Batten



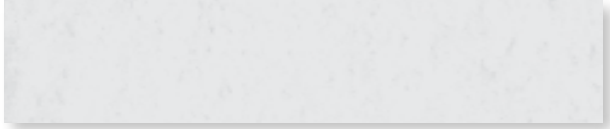
**Hardie® Trim Batten**  
Smooth



**Hardie® Trim Batten**  
Rustic Grain

# Hardie® Trim

Hardie® Trim provides design flexibility for columns, friezes, doors, windows and other accent areas. More durable than wood, Hardie® Trim is the perfect option for a long lasting home. Hardie® Trim is a low maintenance and durable accent for your exterior.



**Hardie® Trim**  
Smooth



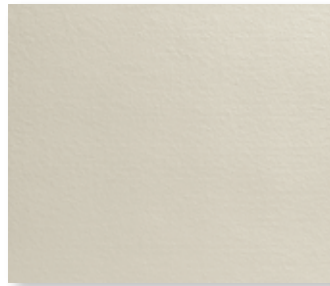
**Hardie® Plank** Night Gray  
**Hardie® Trim** Arctic White

# Hardie® Soffit

A home is only as strong as its most vulnerable areas. With Hardie® Soffit panel, you can live confidently, knowing that the gap between eaves and exterior walls is covered. These panels complete your look and help protect it from moisture and pests.



**Hardie® Soffit Vented Smooth**  
Arctic White



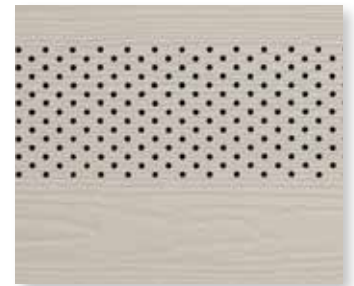
**Hardie® Soffit**  
Non-Vented Smooth



**Hardie® Soffit**  
Vented Smooth



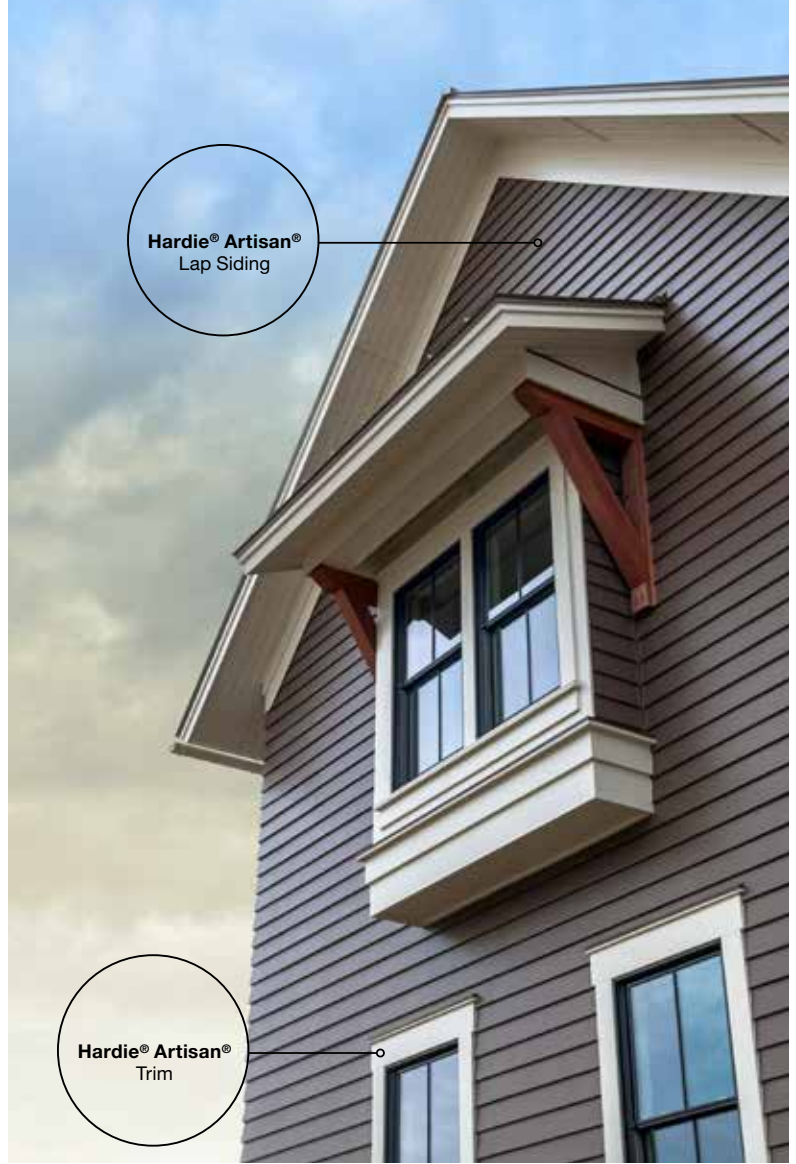
**Hardie® Soffit**  
Non-Vented  
Select Cedarmill®



**Hardie® Soffit**  
Vented Select Cedarmill®

# Hardie® Artisan® Siding & Trim

Offering gorgeous, deep shadow lines and extra thick boards, Hardie® Artisan® Siding and Trim will set your home apart. The 5/8-inch thickness and unique features of Hardie® Artisan® siding provide precise fit and finish as well as the freedom to miter corners for attractive, streamlined styling.



### MITERED CORNERS

Add sophistication to your design with mitered corners that can be crafted on-site with any Hardie® Artisan® Siding profile.



### LOCK JOINT SYSTEM

Hardie® Artisan® Siding flat wall profiles have a lock joint system that helps enable faster, cleaner installation.



### DESIGN FLEXIBILITY

Hardie® Artisan® Siding flat wall profiles can be oriented vertically, horizontally or used as soffit.

### Flat wall profiles



Lap Siding



Trim



Shiplap



Square Channel



V-Groove



## Hardie™ Architectural Metal Trim

### Transition trim

|  |                                       |   |
|--|---------------------------------------|---|
|  | Low Profile Inside Corner Transition  | Use for transition from panel siding to lap siding on an inside corner.     |
|  | 2-piece J Trim                        | Use at openings, edges of panels & at metal trim transitions.               |
|  | Low Profile Outside Corner Transition | Use for transition from panel siding to lap siding on an outside corner.    |
|  | J Trim                                | Use as a trim at abutments (e.g. soffit, masonry, windows, etc.).           |
|  | Vertical Siding H-Mold Transition     | Cover vertical joints where you transition from panel siding to lap siding. |

### Joint & end trim

|  |                                   |                                      |
|--|-----------------------------------|--------------------------------------|
|  | Vertical Y Trim                   | Use along vertical butt joints.      |
|  | Vertical H Trim                   |                                      |
|  | Vertical T Trim                   |                                      |
|  | Low Profile Horizontal Z Trim     | Use along horizontal control joints. |
|  | Horizontal Z Flashing Trim        |                                      |
|  | Horizontal Angled T Flashing Trim |                                      |

### Corner trim

|  |                                     |                      |
|--|-------------------------------------|----------------------|
|  | Low Profile Inside Corner Trim      | Use for corners.     |
|  | Inside Corner Trim                  |                      |
|  | Low Profile Outside Corner Trim     | Use for bay windows. |
|  | Low Profile 45° Inside Corner Trim  |                      |
|  | Low Profile 45° Outside Corner Trim |                      |

### Base trim

|  |                         |                                |
|--|-------------------------|--------------------------------|
|  | Raised Reveal Base Trim | Reveal & ledge to rest panels. |
|  | L Base Trim             | Low profile starter strip.     |

## Hardie® Architectural Panel

Going from beyond wood-look designs, the clean lines of Hardie® Architectural Panel can help achieve a range of styles from traditional to more modern looks. Infuse your exterior with nature-inspired textures and stucco inspired designs. Mix and match with other Hardie® products to create a unique and beautiful exterior for your home.



**Sea Grass**

Gentle, linear pattern with a dynamic finish



**Fine Sand**

Even texture with a consistent finish

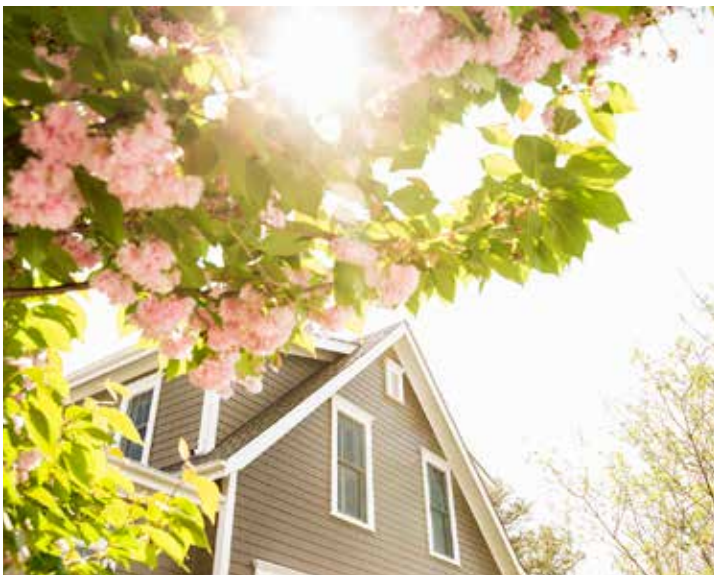
All Hardie® Architectural Panel products come with a primed finish



# Take pride in timeless beauty.

## PRIMER

A quality primer is the first step to ensuring that the paint color you select expresses your home's true beauty now – and for years to come. Our distinctive primer is climate tested and engineered to enhance the performance of paint on Hardie® fiber cement exterior solutions. It helps to provide consistent, long lasting paint adhesion, even in demanding conditions.



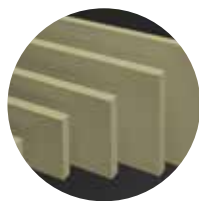
## COLORPLUS® TECHNOLOGY

ColorPlus® Technology finishes are fully cured on our boards in a controlled factory environment and arrive at your home ready for installation year-round. With prefinished color products, you'll have peace of mind, knowing you'll have a more consistent color and finish that doesn't depend on good weather.

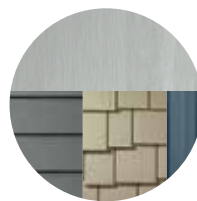
With a variety of color options available to help bring your vision to life, ColorPlus® Technology finishes help keep your home looking beautiful longer.

- Exceptional finish adhesion
- Superior color retention
- Superior UV resistance

Find the perfect finish for your home.



Primed



Statement Collection®



Dream Collection®

### ColorPlus® Technology Finishes

|                                     |                                     |   |
|-------------------------------------|-------------------------------------|---|
| Primed & ready to paint             | Your region's most popular colors   | Nearly 700 finish options   |
| Locally stocked & readily available | Locally stocked & readily available | Made to order in a wide variety of siding & trim styles                                       |
|                                     |                                     | <small>(Made specifically for you, products may incur additional cost and lead time.)</small> |

# Statement Collection® Color Availability



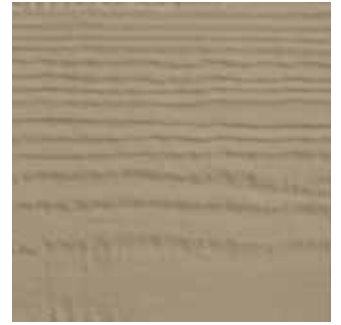
ARCTIC WHITE 1 | 2 | 3



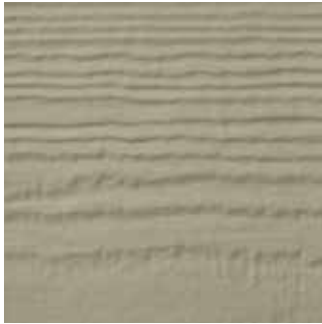
COBBLE STONE 1 | 2



NAVAJO BEIGE 1



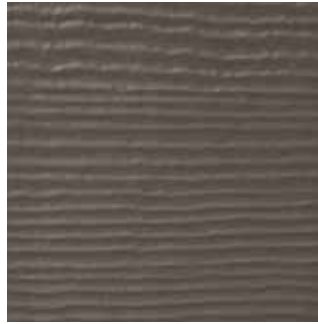
KHAKI BROWN 1



MONTEREY TAUPE 1



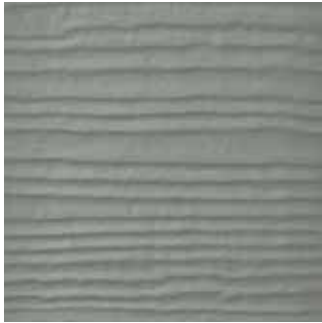
TIMBER BARK 1 | 2



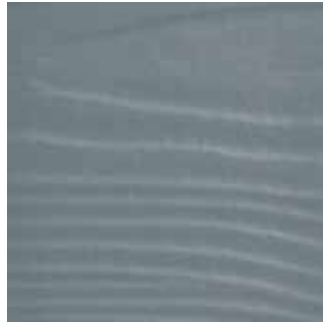
RICH ESPRESSO 1



MOUNTAIN SAGE 1



GRAY SLATE 1



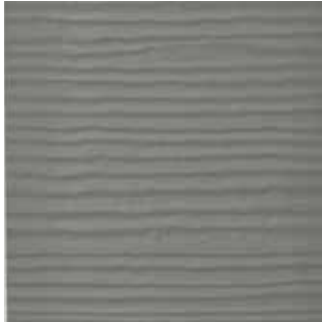
BOOTHBAY BLUE 1



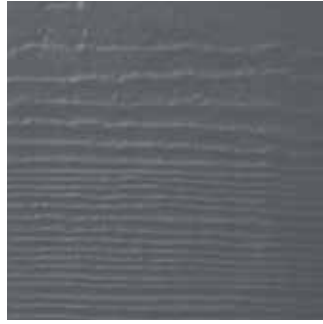
LIGHT MIST 1



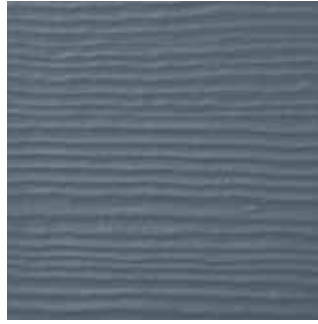
PEARL GRAY 1



AGED PEWTER 1



NIGHT GRAY 1



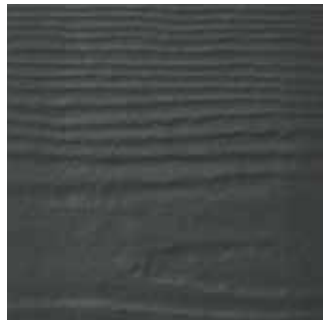
EVENING BLUE 1



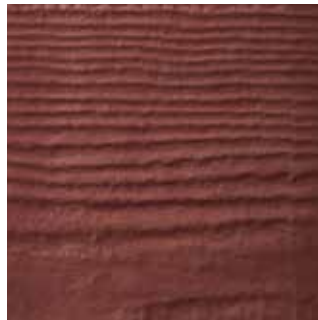
DEEP OCEAN 1

**PRODUCT AVAILABILITY KEY**

- 1** Hardie® Siding  
Hardie® Plank, Hardie® Shingle, Hardie® Panel, Hardie® Trim Batten
- 2** Hardie® Trim
- 3** Hardie® Soffit



IRON GRAY 1 | 2



COUNTRYLANE RED 1



MIDNIGHT BLACK 2  
(Only available in Hardie® Trim)

|  | Primed | Statement Collection® | Dream Collection® | Exposure | Primed Pcs/Pallet | ColorPlus® Pcs/Pallet | Pcs/Sq. |
|--|--------|-----------------------|-------------------|----------|-------------------|-----------------------|---------|
|--|--------|-----------------------|-------------------|----------|-------------------|-----------------------|---------|

### Hardie® Plank Thickness 5/16 in.

|                   |    |    |    |       |     |     |      |
|-------------------|----|----|----|-------|-----|-----|------|
| 12 ft. x 5.25 in. | •• |    | •• | 4 in. | 360 | 324 | 25.0 |
| 12 ft. x 6.25 in. | •• |    | •• | 5 in. | 308 | 280 | 20.0 |
| 12 ft. x 7.25 in. | •• |    | •• | 6 in. | 252 | 252 | 16.7 |
| 12 ft. x 8.25 in. | •• | •• | •• | 7 in. | 230 | 210 | 14.3 |

### Hardie® Plank - Beaded Thickness 5/16 in.

|                   |    |  |    |       |     |     |      |
|-------------------|----|--|----|-------|-----|-----|------|
| 12 ft. x 8.25 in. | •• |  | •• | 7 in. | 230 | 210 | 14.3 |
|-------------------|----|--|----|-------|-----|-----|------|

### Hardie® Shingle - Straight Edge Panel Thickness 1/4 in.

|                    |   |   |   |       |    |     |      |
|--------------------|---|---|---|-------|----|-----|------|
| 48 in. x 14 in.    |   |   | • | 5 in. | -  | 120 | 60.0 |
| 48 in. x 15.25 in. | • | • | • | 7 in. | 86 | 86  | 43.0 |

### Hardie® Shingle - Staggered Edge Panel Thickness 1/4 in.

|                    |   |   |   |       |     |     |      |
|--------------------|---|---|---|-------|-----|-----|------|
| 48 in. x 15.25 in. | • | • | • | 6 in. | 100 | 100 | 50.0 |
|--------------------|---|---|---|-------|-----|-----|------|

### Hardie® Panel Thickness 5/16 in.

|                |    |    |    |   |    |    |     |
|----------------|----|----|----|---|----|----|-----|
| 4 ft. x 8 ft.  | •• |    | •• | - | 50 | 50 | 3.1 |
| 4 ft. x 9 ft.  | •• |    |    | - | 50 | -  | 2.8 |
| 4 ft. x 10 ft. | •• | •• | •• | - | 50 | 50 | 2.5 |

### Hardie® Panel - Stucco Thickness 5/16 in.

|                |   |  |   |   |    |    |     |
|----------------|---|--|---|---|----|----|-----|
| 4 ft. x 8 ft.  | • |  | • | - | 50 | 50 | 3.1 |
| 4 ft. x 9 ft.  | • |  |   | - | 50 | -  | 2.8 |
| 4 ft. x 10 ft. | • |  | • | - | 50 | 50 | 2.5 |

### Hardie® Panel - Sierra 8 Thickness 5/16 in.

|                |   |  |  |   |    |   |     |
|----------------|---|--|--|---|----|---|-----|
| 4 ft. x 8 ft.  | • |  |  | - | 50 | - | 3.1 |
| 4 ft. x 9 ft.  | • |  |  | - | 50 | - | 2.8 |
| 4 ft. x 10 ft. | • |  |  | - | 50 | - | 2.5 |

|  | Primed | Statement Collection® | Dream Collection® | Primed Pcs/Pallet | ColorPlus® Pcs/Pallet | Pcs/Sq. |
|--|--------|-----------------------|-------------------|-------------------|-----------------------|---------|
|--|--------|-----------------------|-------------------|-------------------|-----------------------|---------|

### 4/4 Hardie® Trim Thickness 3/4 in.

|                    |   |    |   |     |     |      |
|--------------------|---|----|---|-----|-----|------|
| 12 ft. x 3.5 in.   | • | •  | • | 312 | 312 | 28.6 |
| 12 ft. x 5.5 in.   | • | •  | • | 208 | 208 | 18.2 |
| 12 ft. x 7.25 in.  | • | •  | • | 156 | 156 | 13.8 |
| 12 ft. x 9.25 in.  | • | AW | • | 104 | 104 | 10.8 |
| 12 ft. x 11.25 in. | • | •  | • | 104 | 104 | 8.9  |

AW- only available in Arctic White in smooth texture.

### 5/4 Hardie® Trim Thickness 1 in.

|                    |   |    |   |     |     |      |
|--------------------|---|----|---|-----|-----|------|
| 12 ft. x 3.5 in.   | • | •  | • | 240 | 240 | 28.6 |
| 12 ft. x 4.5 in.   | • | •  | • | 200 | 200 | 22.2 |
| 12 ft. x 5.5 in.   | • | •  | • | 160 | 160 | 18.2 |
| 12 ft. x 7.25 in.  | • | •  | • | 120 | 120 | 13.8 |
| 12 ft. x 9.25 in.  | • | AW | • | 80  | 80  | 10.8 |
| 12 ft. x 11.25 in. | • | •  | • | 80  | 80  | 8.9  |

AW- only available in Arctic White in smooth texture.

### Hardie® Trim Batten Thickness 3/4 in.

|                  |    |   |    |     |     |    |
|------------------|----|---|----|-----|-----|----|
| 12 ft. x 2.5 in. | •• | • | •• | 437 | 190 | 40 |
|------------------|----|---|----|-----|-----|----|

### Hardie® Soffit - Vented Thickness 1/4 in.

|                 |    |   |    |     |     |     |
|-----------------|----|---|----|-----|-----|-----|
| 12 ft. x 12 in. | •• | • | •• | 200 | 216 | 8.3 |
| 12 ft. x 16 in. | •• | • | •• | 150 | 156 | 6.3 |
| 8 ft. x 24 in.  | •• | • | •• | 100 | 108 | 6.3 |

### Hardie® Soffit - Non-Vented Thickness 1/4 in.

|                 |    |   |    |     |     |     |
|-----------------|----|---|----|-----|-----|-----|
| 12 ft. x 12 in. | •• | • | •• | 200 | 216 | 8.3 |
| 12 ft. x 16 in. | •• | • | •• | 150 | 156 | 6.3 |
| 8 ft. x 24 in.  | •• | • | •• | 100 | 108 | 6.3 |
| 8 ft. x 48 in.  | •• |   |    | 50  | -   | 3.1 |

**Product Texture Key** Smooth • Textured •

## Hardie® Artisan® Siding

|   | Primed | Exposure | Pcs/Pallet | Pcs/Sq. |
|---|--------|----------|------------|---------|
| <b>Lap Siding</b> - Thickness 5/8 in.     |        |          |            |         |
| 12 ft. x 7.25 in.                         | •      | 6 in.    | 144        | 16.7    |
| 12 ft. x 8.25 in.                         | •      | 7 in.    | 125        | 14.3    |
| <b>V-Groove</b> - Thickness 5/8 in.       |        |          |            |         |
| 12 ft. x 8.25 in.                         | •      | 7 in.    | 126        | 14.3    |
| <b>Shiplap</b> - Thickness 5/8 in.        |        |          |            |         |
| 12 ft. x 10.25 in.                        | •      | 9 in.    | 105        | 11.1    |
| <b>Square Channel</b> - Thickness 5/8 in. |        |          |            |         |
| 12 ft. x 10.25 in.                        | •      | 9 in.    | 105        | 11.1    |
| <b>Trim</b> - Thickness 1.5 in.           |        |          |            |         |
| 12 ft. x 3.5 in.                          | •      | -        | 192        | 28.6    |
| 12 ft. x 5.5 in.                          | •      | -        | 120        | 18.2    |

## Hardie® Architectural Panel

|                                       | Primed | Pcs/Pallet | Pcs/Sq. |
|---------------------------------------|--------|------------|---------|
| <b>Fine Sand</b> - Thickness 5/16 in. |        |            |         |
| 4 ft. x 8 ft.                         | •      | 50         | 3.1     |
| 4 ft. x 10 ft.                        | •      | 50         | 3.2     |
| 4 ft. x 12 ft.                        | •      | 40         | 2.5     |
| <b>Sea Grass</b> - Thickness 5/16 in. |        |            |         |
| 4 ft. x 8 ft.                         | •      | 50         | 3.1     |
| 4 ft. x 10 ft.                        | •      | 50         | 3.2     |
| 4 ft. x 12 ft.                        | •      | 40         | 2.5     |

All Hardie® Architectural Panels now have a flat edge.

## Hardie™ Architectural Metal Trim - Length 10 ft.

| Transition trim                       | Qty | Joint & end trim                  | Qty | Corner trim                         | Qty |
|---------------------------------------|-----|-----------------------------------|-----|-------------------------------------|-----|
| J Trim                                | 25  | Vertical Y Trim                   | 15  | Inside Corner Trim                  | 10  |
| 2-piece J Trim                        | 25  | Vertical T Trim                   | 25  | Low Profile 45° Inside Corner Trim  | 10  |
| Low Profile Outside Corner Transition | 10  | Vertical H Trim                   | 25  | Low Profile Inside Corner Trim      | 10  |
| Low Profile Inside Corner Transition  | 10  | Low Profile Horizontal Z Trim     | 25  | Low Profile 45° Outside Corner Trim | 10  |
| Vertical H-Mold Transition            | 25  | Horizontal Z Flashing Trim        | 25  | Low Profile Outside Corner Trim     | 10  |
| <b>Base trim</b>                      |     | Horizontal Angled T Flashing Trim | 25  |                                     |     |
| Raised Reveal Base Trim               | 15  |                                   |     |                                     |     |
| L Base Trim                           | 25  |                                   |     |                                     |     |

## Hardie™ Moisture Management Products

### Hardie™ Flex Flashing

 Thickness 60 mil.

75 ft. x 6 in. | 75 ft. x 9 in.

### Hardie™ Pro-Flashing

 Thickness 20 mil.

75 ft. x 4 in. | 75 ft. x 6 in. | 75 ft. x 9 in.

### Hardie™ Seam Tape

 Thickness 3.2 mil.

165 ft. x 1 7/8 in.

### Hardie™ Weather Barrier

 Thickness 11 mil.

100 ft. x 3 ft. | 100 ft. x 9 ft. | 150 ft. x 9 ft.

## INSTALLATION ACCESSORIES



**Touch-Up Kits for ColorPlus® Technology finishes**



**OSI® QUAD® MAX Color-Matched Caulk\***



**Hardie™ Blade Saw Blades**



**PacTool® Gecko Gauge**

**Joint Flashing** - Adding flashing behind butt joints provides an extra level of protection against the entry of water at the joint.

**Hardie™ Trim Flat Tabs** - Eliminate face nails and improve the aesthetic of trim applications around windows, doors and band boards.

**Hardie™ Trim Corner Tabs** - To eliminate face nail holes that would detract from the finished look of corner trim installations.



\*For matching Dream Collection® products, contact your local James Hardie representative. PacTool and PacTool Gecko Gauge are registered trademarks for General Tools & Instruments Company LLC. QUAD MAX is a registered trademark for HENKEL AG & CO. KGAA. Diablo is a registered trademark of Freud America, Inc.



Hardie®  
Artisan® Siding  
Shiplap

# Bring your vision to life.

HARDIE™ DESIGNER,  
POWERED BY HOVER

See how beautifully things can come together with the Hardie™ Designer, powered by Hover. Using just one photo of your exterior, you can instantly visualize your home in a variety of architectural styles and product designs.



Start Your Design



What The Best Are Made Of™

1.888.542.7343

jameshardie.com

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# Hardie® Shingle Siding

Submittal Form

**03**

Submitted to: .....

Project Name: .....

Submitted by: .....

Date: .....

HZ5® Product Zone     HZ10® Product Zone

Product :     Straight Edge Panel     Staggered Edge Panel  
 Half Round Panel     Individual

Product Finish:  Primed     ColorPlus® Technology

Product Texture:  Select Cedarmill®

# Hardie® Shingle Siding

Specification Sheet

**03**

**DIVISION: 07 00 00 THERMAL AND MOISTURE PROTECTION**

**SECTION: 07 46 46 FIBER CEMENT SIDING**

## HARDIE® SHINGLE SIDING

### Manufacturer

James Hardie Building Products Inc.

The products are manufactured at the following locations, with quality control inspections by ICC-ES:

- Cleburne, Texas
- Plant City, Florida
- Reno, Nevada
- Waxahachie, Texas
- Prattville, Alabama
- Peru, Illinois
- Pulaski, Virginia
- Tacoma, Washington
- Fontana, California
- Summerville, South Carolina

### Compliance with the following codes

- 2006 thru 2021 International Building Code (IBC)
- 2006 thru 2021 International Residential Code (IRC)

For more information about other compliances and applicable uses, refer to ICC-ES ESR-2290

### Features

- Noncombustible
- Dimensionally Stable
- Resistant to damage caused by pests
- Weather Resistant-Engineered for Climate®
- Impact resistant
- Sustainable

### Use

James Hardie fiber-cement cladding shingles are used as exterior wall covering. The product complies with IBC Section 1403.9 and IRC Section R703.10. The product may be used on exterior walls of buildings of Type I, II, III and IV construction (IBC).

### Description

Hardie® Shingle siding is a single-faced, cellulose fiber-reinforced cement (fiber-cement) product. Hardie® Shingle siding complies with ASTM C1186, as Grade II, Type A; has a flame-spread index of 0 and a smoke-developed index of 5 when tested in accordance with ASTM E84; and is classified as noncombustible when tested in accordance with ASTM E136.

### Available Sizes

| Product  | Width (in)                         | Height (in) | Thickness (in) |
|--|------------------------------------|-------------|----------------|
| Shingle Panel<br>5 inch exposure<br>(Straight edge)              | 48                                 | 14          | 1/4            |
| Shingle Panel<br>6 inch Exposure<br>(Staggered Edge)             | 48                                 | 15-1/4      | 1/4            |
| Shingle Panel<br>7 inch exposure<br>(Straight Edge & Half Round) | 48                                 | 15-1/4      | 1/4            |
| Individual<br>shingles 5 inch exposure                           | 3-1/2, 4-1/2,<br>5-1/2, 7, 8-3/4   | 14          | 1/4            |
| Individual<br>shingles 7 inch exposure                           | 4-3/16, 5-1/2,<br>6-3/4, 7-1/4, 10 | 15-1/4      | 1/4            |

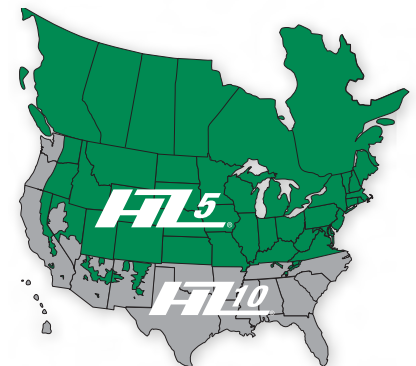
Weight: 2.12 lbs. per square foot

### Texture & Finish

Hardie® Shingle siding is available in wood grain texture. Finish options are primed for field paint, or factory finished with ColorPlus® Technology. Color and exposure availability varies by region.

### Engineered for Climate®

Hardie® Shingle siding is engineered for performance to specific weather conditions by climate zones as identified by the following map.



**Performance Properties**

| General Property                   | Test Method       | Unit or Characteristic                             | Requirement   | Result                                     |      |
|------------------------------------|-------------------|--|---|--|------|
| <b>PHYSICAL ATTRIBUTES</b>         | ASTM C1185        | Length   | ± 0.5% or ± 1/4in   | Pass                                       |      |
|                                    |                   | Width  | ± 0.5% or ± 1/4 in  |  |      |
|                                    |                   | Thickness  | ± 0.04 in   |  |      |
|                                    |                   | Squareness   | Δ in diagonals ≤ 1/32 in/ft of sheet length.<br>Opposite sheet sides shall not vary in length by more than 1/32 in/ft |  |      |
|                                    |                   | Edge Straightness                                  | ≤ 1/32 in/ft of length  |  |      |
|                                    |                   | Density, lb/ft <sup>3</sup>                        | As reported   |  | 83   |
| Water Absorption, % by mass        | ASTM C1185        | As reported  | 36  |  |      |
| Water Tightness                    | ASTM C1185        | Physical Observations                              | No drop formation   | Pass                                       |      |
| Flexural Strength                  | ASTM C1185        | Wet conditioned, psi                               | >1015 psi   | Pass                                       |      |
|                                    |                   | Equilibrium conditioned, psi                       | >1450 psi   |  |      |
| <b>THERMAL</b>                     | ASTM C177         | Thermal Conductivity<br>(BTU/(hr·ft°F))/inch       |   | 2.07                                       |      |
|                                    |                   | Actual Thermal Conductivity<br>(K <sub>eff</sub> ) | As reported   | 6.62                                       |      |
|                                    |                   | Thermal Resistance<br>R=1/ K <sub>eff</sub>        |   | 0.48                                       |      |
|                                    |                   | Actual Thermal Resistance<br>(R)                   |   | 0.15                                       |      |
| <b>DURABILITY</b>                  | ASTM C1185        | Warm Water Resistance                              | Physical Observations   | No visible cracks or structural alteration | Pass |
|                                    |                   | Heat/Rain Resistance                               | Physical Observations   | No visible cracks or structural alteration | Pass |
|                                    | ASTM C1185        | Freeze/Thaw Resistance                             | Physical Observations   | No visible cracks or structural alteration | Pass |
|                                    |                   |  | Mass Loss, %  | ≤ 3.0%                                     |      |
|                                    |                   | Freeze/Thaw, % strength retention                  | ≥ 80%   |  |      |
| UV Accelerated Weathering Test     | ASTM G23          | Physical Observations                              | No cracking, checking, or crazing   | Pass                                       |      |
| <b>FIRE CHARACTERISTICS</b>        | ASTM E84          | Surface Burning Characteristics                    | Flame Spread Index (FSI)  | 0  |      |
|                                    |                   |  | Smoke Developed Index (SDI)   | ≤ 5  |      |
|                                    |                   |  | Fuel Contributed  | 0  |      |
|                                    |                   |  | NFPA Class  | A  |      |
|                                    |                   |  | Uniform Building Code Class   | As reported                                | 1    |
|                                    |                   | International Building Code® class                 |   | A  |      |
|                                    | Noncombustibility | ASTM E136  | Noncombustible  | Pass/fail                                  | Pass |
| Fire Resistance Rated Construction | ASTM E119         | Fire Resistance Rating                             | 1-hour  | Note 1                                     |      |

Note 1: listed on Warnock Hersey

**Installation**

Install Hardie® Shingle siding in accordance with:

- Hardie® Shingle siding installation instructions
- ICC-ES ESR 2290
- Requirements of authorities having jurisdiction

**Warranty**

Hardie® Shingle siding: 30-year, Non-Prorated, Limited Warranty  
ColorPlus® Technology: 15-year Limited Finish Warranty

**Sustainable Design Contribution**

- Regionally sourced content- varies by project location
- Avoidance of certain chemicals or Red List Compliance

Detailed product information for LEED projects, or other state or regional sustainability programs is available through James Hardie Technical Services.

**Storage and Handling**

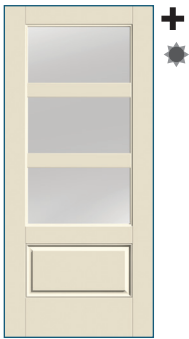
Store flat and keep dry and covered prior to installation.

**Technical Services**

Contact James Hardie Technical Services online at JamesHardie.com, or by phone at (800)426-4051

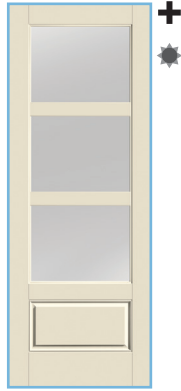
**IMPORTANT:** Failure to install and finish this product in accordance with applicable building codes and James Hardie written application instructions may affect system performance, violate local building codes, void the product-only warranty and lead to personal injury. **DESIGN ADVICE:** Any information or assistance provided by James Hardie in relation to specific projects must be approved by the relevant specialists engaged for the project eg. builder, architect or engineer. James Hardie will not be responsible in connection with any such information or assistance.

**Smooth-Star.**



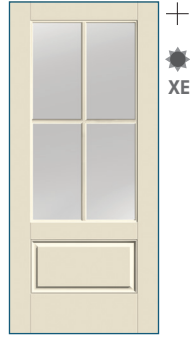
**S5730**

|     |     |
|-----|-----|
| 2/6 | 6/8 |
| 2/8 | 6/8 |
| 3/0 | 6/8 |



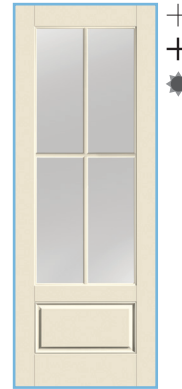
**S85730**

|     |     |
|-----|-----|
| 2/6 | 8/0 |
| 2/8 | 8/0 |
| 3/0 | 8/0 |



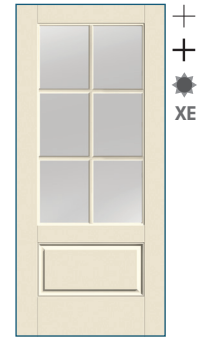
**S2103**

|     |     |
|-----|-----|
| 2/6 | 6/8 |
| 2/8 | 6/8 |
| 3/0 | 6/8 |



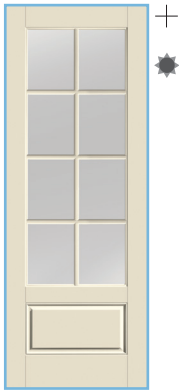
**S82103**

|     |     |
|-----|-----|
| 2/6 | 8/0 |
| 2/8 | 8/0 |
| 3/0 | 8/0 |



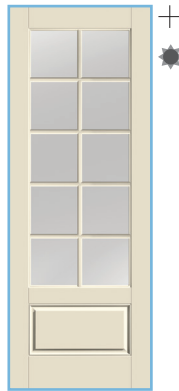
**S2104**

|     |     |
|-----|-----|
| 2/6 | 6/8 |
| 2/8 | 6/8 |
| 3/0 | 6/8 |



**S82105**

|     |     |
|-----|-----|
| 2/6 | 8/0 |
| 2/8 | 8/0 |
| 3/0 | 8/0 |



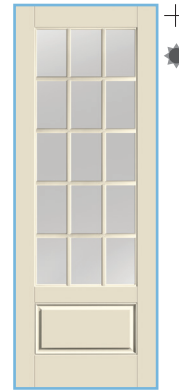
**S82106**

|     |     |
|-----|-----|
| 2/6 | 8/0 |
| 2/8 | 8/0 |
| 3/0 | 8/0 |



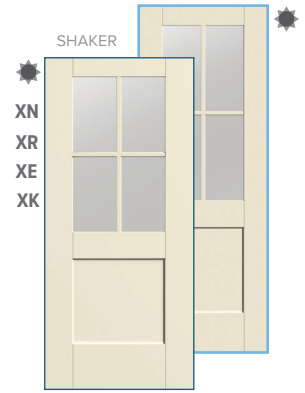
**S2250**

|     |     |
|-----|-----|
| 2/6 | 6/8 |
| 2/8 | 6/8 |
| 3/0 | 6/8 |



**S82107**

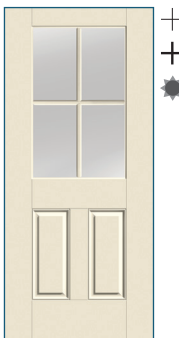
|     |     |
|-----|-----|
| 2/6 | 8/0 |
| 2/8 | 8/0 |
| 3/0 | 8/0 |



**S4200**    **S84200**

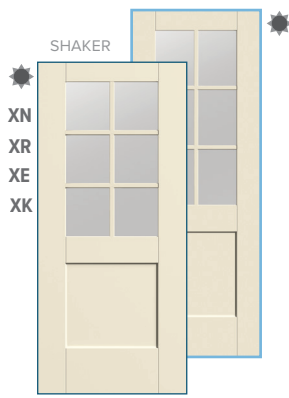
|      |     |     |
|------|-----|-----|
| 2/6  | 6/8 | 8/0 |
| 2/8  | 6/8 | 8/0 |
| 2/10 | 6/8 | 8/0 |
| 3/0  | 6/8 | 8/0 |

**Selected Door S4200**



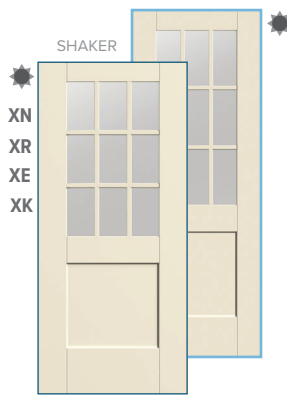
**S1350**

|     |     |
|-----|-----|
| 2/8 | 6/8 |
| 3/0 | 6/8 |



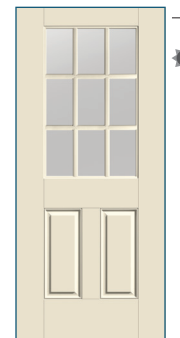
**S6200**    **S86200**

|      |     |     |
|------|-----|-----|
| 2/6  | 6/8 | 8/0 |
| 2/8  | 6/8 | 8/0 |
| 2/10 | 6/8 | 8/0 |
| 3/0  | 6/8 | 8/0 |



**S9200**    **S96200**

|      |     |     |
|------|-----|-----|
| 2/6  | 6/8 | 8/0 |
| 2/8  | 6/8 | 8/0 |
| 2/10 | 6/8 | 8/0 |
| 3/0  | 6/8 | 8/0 |



**S2150**

|     |     |
|-----|-----|
| 2/8 | 6/8 |
| 3/0 | 6/8 |

\*This door style is made from a flush door and will not have stile lines.

\*\*Add the code to the blank in the style number for the desired door and glass combination.

# EnLiten™ Flush-Glazed Designs

Simplified beauty. Resilient designs.

## Designs for any entry.

Your door should always welcome you home - while playing seamlessly into your style. Our EnLiten flush-glazed designs create striking profiles that effortlessly combine indoor and outdoor living spaces, inviting in more natural light than ever. The possibilities are endless, giving you doors that perfectly fit your lifestyle.



Flush-Glazed Glass



Lip-Lite Frame

## Create a clean look with maximum views.

During manufacturing, glass is built directly into the door with a high-performance adhesive weather seal to reduce the potential for air and water infiltration. This design eliminates the need for a lite frame and screw plugs, achieving a seamless, consistent finish. EnLiten flush-glazed designs offer up to a 16% increase in visible glass area as compared to conventional lite frames, creating an airy, open feeling in the home with larger daylight openings.



Flush-Glazed Glass



Lip-Lite Frame



### Superior Sound Dampening

Doors with flush-glazed glass do a better job of dampening outside noise compared to a Lip-lite alternative.



### 11% More Energy-Efficient

The Low-E glass used in flush-glazed doors delivers a clear view and is 11% more energy efficient than 1/2" Low-E glass in a Lip-lite frame.\*



### Withstands Winds Up to 167mph

Door systems with flush-glazed glass are designed and tested to withstand wind forces up to 167 mph (DP-50).\*\* (ASTM-E330)

\*Comparison of U-factor values of a flush-glazed full-lite door and a Lip-lite full-lite door, both with Low-E glass.

\*\*Must be installed as part of a Therma-Tru door system in compliance with a Therma-Tru product approval. Impact-rated products not available.

\*\*\*Brand Use Study, 2018 Builder magazine



EnLiten flush-glazed designs are backed by the industry's most comprehensive lifetime limited warranty, plus warranty riders for peace of mind - all from the entry door brand building professionals choose most.\*\*\*



**Simulated Divided Lites (SDLs)  
with Grilles Between Glass (GBGs)**

Choose wood-grained or smooth-textured SDL bars layered over flat bronze GBG bars to achieve the most authentic divided lite look.

Look for the ( **+** ) icon.

Shown with flat bronze GBGs, recommended



**Simulated Divided Lites (SDLs)**

Wood-grained or smooth SDL bars are adhered to the interior and exterior panes of tempered glass. Can be stained or painted to complement the door and home.

Look for the ( **++** ) icons.

**SDL Bar Options**

Classic Craft® Fir



(40.64 mm / 1.6 in.)

Look for the **+** (SDL) icon



(107.96 mm / 4.25 in.)

Look for the **+** (SDLF3) icon



(139.70 mm / 5.5 in.)

Look for the **+** (SDLF4) icon

Classic Craft® Canvas



(40.64 mm / 1.6 in.)

Look for the **+** (SDL) icon

Classic Craft® Mahogany



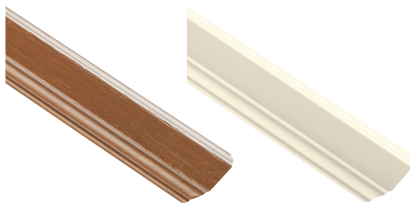
(40.64 mm / 1.6 in.)

Look for the **+** (SDLF6) icon

\*\*SDLF5 is a mix of SDLF3 and SDLF4

Fiber-Classic®

Smooth-Star®

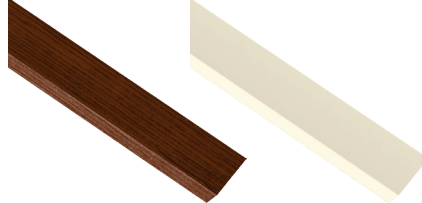


(28.6 mm / 1.125 in.)

Look for the **+** (SDL) icon

Fiber-Classic®

Smooth-Star®

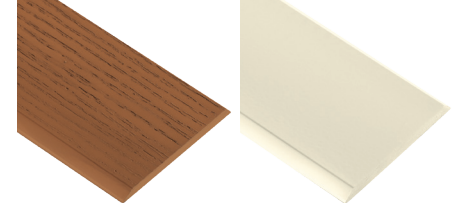


(28.6 mm / 1.125 in.)

Look for the **+** (SDLF1) icon

Fiber-Classic®

Smooth-Star®



(88.9 mm / 3.5 in.)

Look for the **+** (SDLF2) icon

Details make the difference

# AZEK® Trim

Quality AZEK Trim protects against moisture infiltration and adds the final touch that takes an exterior from good to great. It comes in the sizes and dimensions pros want, with choices of smooth and woodgrain finish in Classic White or reversible smooth/woodgrain with PaintPro® Technology.

|     |     |     |     |
|-----|-----|-----|-----|
| 12' | 16' | 18' | 20' |
|-----|-----|-----|-----|

### 5/8 X Thickness

| Nominal       | Actual         |     |  |     |  |
|---------------|----------------|-----|--|-----|--|
| 5/8 x 5 1/2"  | 5/8" x 5 1/2"  | S W |  | S W |  |
| 5/8 x 5 1/2"  | 5/8" x 5 1/2"  | S W |  | S W |  |
| 5/8 x 7 1/4"  | 5/8" x 7 1/4"  | S W |  | S W |  |
| 5/8 x 9 1/4"  | 5/8" x 9 1/4"  | S W |  | S W |  |
| 5/8 x 11 1/4" | 5/8" x 11 1/4" | S W |  | S W |  |
| 5/8 x 15 1/4" | 5/8" x 15 1/4" | S W |  | S W |  |

### 4/4 X Thickness

| Nominal | Actual         |     |   |     |  |
|---------|----------------|-----|---|-----|--|
| 1 x 2   | 3/4" x 1 1/2"  |     | P | S W |  |
| 1 x 3   | 3/4" x 2 1/2"  |     | P |     |  |
| 1 x 4   | 3/4" x 3 1/2"  | S W | P | S W |  |
| 1 x 5   | 3/4" x 4 1/2"  | S W |   | S W |  |
| 1 x 6   | 3/4" x 5 1/2"  | S W | P | S W |  |
| 1 x 8   | 3/4" x 7 1/2"  | S W | P | S W |  |
| 1 x 10  | 3/4" x 9 1/2"  | S W | P | S W |  |
| 1 x 12  | 3/4" x 11 1/2" | S W | P | S W |  |
| 1 x 16  | 3/4" x 15 1/2" | S W | P | S W |  |

### 5/4 X Thickness

| Nominal  | Actual       |     |   |   |     |
|----------|--------------|-----|---|---|-----|
| 5/4 x 4  | 1" x 3 1/2"  | S W | P | S | S W |
| 5/4 x 5  | 1" x 4 1/2"  | S W |   | S | S W |
| 5/4 x 6  | 1" x 5 1/2"  | S W | P | S | S W |
| 5/4 x 8  | 1" x 7 1/2"  | S W | P | S | S W |
| 5/4 x 10 | 1" x 9 1/2"  | S W | P | S | S W |
| 5/4 x 12 | 1" x 11 1/2" | S W | P | S | S W |
| 5/4 x 16 | 1" x 15 1/2" | S W | P | S | S W |

|     |     |     |     |
|-----|-----|-----|-----|
| 12' | 16' | 18' | 20' |
|-----|-----|-----|-----|

### 6/4 X Thickness

| Nominal  | Actual           |  |  |  |   |
|----------|------------------|--|--|--|---|
| 6/4 x 4  | 1 1/2" x 3 1/2"  |  |  |  | W |
| 6/4 x 6  | 1 1/2" x 5 1/2"  |  |  |  | W |
| 6/4 x 8  | 1 1/2" x 7 1/2"  |  |  |  | W |
| 6/4 x 10 | 1 1/2" x 9 1/2"  |  |  |  | W |
| 6/4 x 12 | 1 1/2" x 11 1/2" |  |  |  | W |

### 8/4 X Thickness

| Nominal  | Actual           |  |   |   |  |
|----------|------------------|--|---|---|--|
| 8/4 x 2  | 1 1/2" x 1 1/2"  |  | P | S |  |
| 8/4 x 4  | 1 1/2" x 3 1/2"  |  | P | S |  |
| 8/4 x 6  | 1 1/2" x 5 1/2"  |  | P | S |  |
| 8/4 x 8  | 1 1/2" x 7 1/2"  |  | P | S |  |
| 8/4 x 10 | 1 1/2" x 9 1/2"  |  | P | S |  |
| 8/4 x 12 | 1 1/2" x 11 1/2" |  | P | S |  |

\*AZEK Trim, including 8/4 boards, is not suitable for structural use.

Product Finish Availability Smooth **S** Woodgrain **W** PaintPro **P**

See trim engineered specifically for AZEK Lap Siding on page 24.

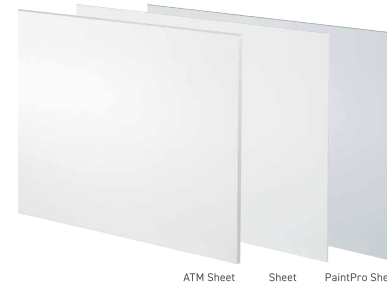




## AZEK® Sheet

Applications over 16" wide are easy with AZEK Sheet. Use Sheet for bay windows, dormers, and raised panels.

| Actual    | 8'    | 10'   | 12' | 18' | 20' |
|-----------|-------|-------|-----|-----|-----|
| 3/4" x 4' | S W   | S W   | S   | S   |     |
| 1/2" x 4' | S W P | S W P | S P | S   |     |
| 5/8" x 4' | S     | S     | S   | S   |     |
| 3/4" x 4' | S W P | S W P | S   | S   |     |
| 1" x 4'   | S     | S     | S   | S   | S   |



## AZEK-to-Mill

ATM's thick profile makes it ideal for fabrication. Its consistent density offers a superior product for milling operations.

| Actual              | 8' | 10' | 12' | 18' | 20' |
|---------------------|----|-----|-----|-----|-----|
| 1 1/2" x 9 1/2"     |    |     |     | S   |     |
| 1 1/2" x 3 1/2"     |    |     |     | S   |     |
| 1 1/2" x 5 1/2"     |    |     |     | S   |     |
| 1 1/2" x 7 1/2"     |    |     |     | S   |     |
| 1 1/2" x 9 1/2"     |    |     |     | S   |     |
| 1 1/2" x 11 1/2"    |    |     |     | S   |     |
| 1 1/2" x 48" Sheet  | S  |     |     |     |     |
| 1 1/2" x 48" Sheet* | S  | S   | S   |     | S   |

\*16' length available in PaintPro®.



Product Finish Availability Smooth  Woodgrain  PaintPro



## Cornerboards

AZEK® Cornerboards offer faster installations and a seamless finish to complement any home exterior. Unlike two-piece cornerboards, which attract dirt in the seam, our one-piece cornerboards feature smooth outside edges to keep dirt away during installation.

|     |     |
|-----|-----|
| 10' | 20' |
|-----|-----|

### Cornerboard

| Nominal      | Actual               | Smooth | Woodgrain | PaintPro |
|--------------|----------------------|--------|-----------|----------|
| 5/4 x 4 x 4  | 1" x 3 1/2" x 3 1/2" | ☑      | ☑         | ☑        |
| 5/4 x 6 x 6  | 1" x 5 1/2" x 5 1/2" | ☑      | ☑         | ☑        |
| 5/4 x 8 x 8* | 1" x 7 1/2" x 7 1/2" |        |           | ☑        |

### Rabbeted Cornerboard

| Nominal      | Actual               | Smooth | Woodgrain | PaintPro |
|--------------|----------------------|--------|-----------|----------|
| 5/4 x 4 x 4  | 1" x 3 1/2" x 3 1/2" | ☑      | ☑         | ☑        |
| 5/4 x 6 x 6  | 1" x 5 1/2" x 5 1/2" | ☑      | ☑         | ☑        |
| 5/4 x 8 x 8* | 1" x 7 1/2" x 7 1/2" |        |           | ☑        |

### Inside Cornerboard

| Nominal | Actual          | Smooth | Woodgrain | PaintPro |
|---------|-----------------|--------|-----------|----------|
| 2 x 2   | 1 1/2" x 1 1/2" |        |           | ☑        |

\*5/4 x 8" x 8" only available in Traditional

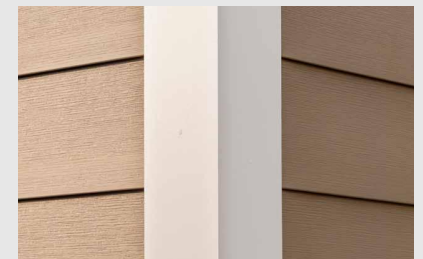
Product Finish Availability Smooth **☑** Woodgrain **☑** PaintPro **☑**

## GET A QUICK, SEAMLESS & CLEAN INSTALLATION



### ⊗ THE PROBLEM

Multiple pieces require more time and labor. Caulk is required to combine two trim boards. Other materials are not approved for ground and masonry contact.



### ☑ THE SOLUTION

AZEK Cornerboard means no seams, no caulk, and no paint required. Lengths up to 20' make installation faster.

# Skirt Boards

The perfect transition between grade and siding, our matte white skirt boards are approved for ground contact without worry or the need for additional flashing or starter strips. The one-piece version (also available with PaintPro®) in either smooth or woodgrain has an integral flange and angled top to help manage water. The universal version is smooth/woodgrain reversible and features a separate metal water management flange that fits into a routed groove.

|     |     |
|-----|-----|
| 16' | 18' |
|-----|-----|

## One-Piece Skirt Board

| Nominal      | Actual               |   |   |
|--------------|----------------------|---|---|
| 4/4 x 8      | 3/4" x 7 1/2"        |   | W |
| 4/4 x 10     | 3/4" x 9 1/2"        |   | W |
| 5/4 x 8 x 8* | 1" x 7 1/2" x 7 1/2" |   | W |
| 5/4 x 6      | 1" x 5 1/2"          |   | W |
| 5/4 x 8      | 1" x 7 1/2"          |   | W |
| 5/4 x 10     | 1" x 9 1/2"          | P | W |

## Universal Skirt Board

| Nominal  | Actual       |  |   |
|----------|--------------|--|---|
| 5/4 x 6  | 1" x 5 1/2"  |  | W |
| 5/4 x 8  | 1" x 7 1/2"  |  | W |
| 5/4 x 10 | 1" x 9 1/2"  |  | W |
| 5/4 x 12 | 1" x 11 1/2" |  | W |

1 1/2" nailing flange length & 1/2" drip edge overhang

# Integrated Drip Edge

AZEK® Integrated Drip Edge channels water away from window and door surrounds. The two-piece system includes a metal drip edge that fits into a groove routed in the trim board. The board itself is smooth/woodgrain reversible.

|         |             | 18' |
|---------|-------------|-----|
| Nominal | Actual      |     |
| 5/4 x 4 | 1" x 3 1/2" | W   |
| 5/4 x 6 | 1" x 5 1/2" | W   |

1 1/2" nailing flange length & 1/8" drip edge overhang

46 | AZEKexteriors.com

## SAVE ON INSTALLATION TIME & COST



### ⊗ THE PROBLEM

Wood trim has failing paint, messy caulk, and is not approved for ground or masonry contact.



### ⊕ THE SOLUTION

AZEK One-Piece Skirt Board is moisture resistant and approved for ground contact.



Product Finish Availability Smooth **S** Woodgrain **W** PaintPro **P**



MJH Construction, LLC  
8648 Commerce Drive, Suite 900  
Easton, MD 21601

MHIC# 51251 MHBR# 7833

### Agent Authorization

January 29, 2026

Project Address:  
33 South Harrison Street, Easton, MD 21601

Owner:  
Moon River Investments, LLC  
7663 Tred Avon Circle  
Easton, MD 21601

Let this letter advise the Town of Easton's Historic District Commission and Building Department that the owners of 33 South Harrison Street, Easton, MD 21601, Moon River Investments, LLC Geoff Turner, President do hereby designate Michael J. Harkowa and MJH Construction, LLC (MHIC# 51251, MHBR# 7833) to be their authorized agent for the Historic District Commission application, design and renovation of the building located at 33 South Harrison, Easton, MD 21601.

  
Geoff Turner (Jan 29, 2026 14:03:58 EST)

Date: 01/29/2026

Geoff Turner, President  
Moon River Investments, LLC

# TILT-WASH DOUBLE-HUNG FULL-FRAME WINDOWS

## FEATURES

### FRAME

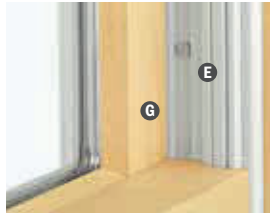
**A** Exterior outer frame members are covered with a Perma-Shield® rigid vinyl cladding that minimizes maintenance and provides an attractive appearance.

**B** Sill members are constructed with a wood core and Fibrex® material exterior for exceptional, long-lasting\* performance. Sill ends are protected and sealed with weather-resistant covers.

**C** Natural wood stops are available in pine, and prefinished white, dark bronze and black.\*\*

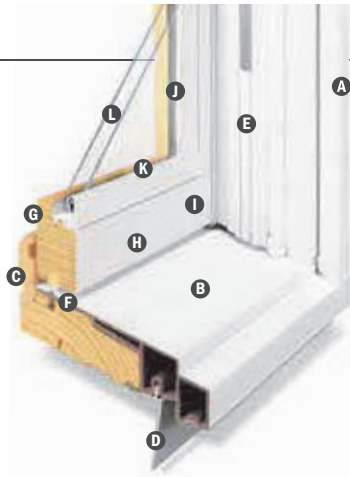
**D** A factory-applied rigid vinyl installation flange on the head, sill and sides of the outer frame helps secure the unit to the structure.

**E** An extruded rigid vinyl jamb liner and fin provide a protective seal against the outer frame members. Jamb liners are available in gray or white, and must be specified when ordering. Contact your Andersen supplier for details.



Unique block-and-tackle balancers feature sized-to-the-unit rust-resistant springs that require no adjustment. Glass-reinforced nylon balancer shoes provide smooth, reliable sash operation. They automatically lock the balancer into position when sash are tilted into wash mode. Sash can be removed, without tools, for drywall pass-through.

**F** Weatherstrip throughout the unit provides a long-lasting, energy-efficient, weather-resistant seal. For the top and bottom rails, an enclosed foam material is used. The head jamb liner and sill have a rigid vinyl rib that the weatherstrip material compresses against. At the meeting rail, compressible vinyl bulb material is used. Side jamb liners use leaf-type weatherstrip with foam inserts.



### SASH

Slide wash assists make it easy to tilt the sash into wash mode position.

**G** Wood sash members are treated with a water-repellent preservative for long-lasting† protection and performance. Interior surfaces are unfinished pine. Low-maintenance prefinished white interiors are also available.

**H** A polyester-stabilized coat with a Flexacron® finish is electrostatically applied to penetrate all exterior surfaces for maximum protection and a lustrous finish.

**I** Sash joints simulate the look of traditional mortise-and-tenon construction inside and out.

### GLASS

**J** Glass spacers are available in black, stainless steel and white.

**K** Silicone bed glazing provides superior weathertightness and durability.

**L** High-Performance glass options include:

- Low-E4® glass
- Low-E4 HeatLock® glass
- Low-E4 SmartSun™ glass
- Low-E4 SmartSun HeatLock glass
- Low-E4 Sun glass
- Low-E4 PassiveSun® HeatLock 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 11 for more details.

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

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

†These finishes are "living finishes" that will change with time and use, see limited warranty for details.

"Flexacron" is a registered trademark of PPG Industries, Inc.

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.

Printing limitations prevent exact replication of colors and finishes.

See your Andersen supplier for actual color and finish samples

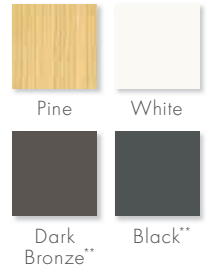
Dimensions in parentheses are in millimeters.

## EXTERIORS & INTERIORS

### EXTERIOR COLORS



### INTERIOR OPTIONS



## HARDWARE

### TRADITIONAL



Lock & Keeper

Black | Stone | **White**

Stone finish is standard for pine interiors, and white finish is standard for white interiors. Other finishes are optional.

## OPTIONAL HARDWARE Sold Separately

### ESTATE™



Lock & Keeper

Antique Brass | **Bright Brass**  
Distressed Bronze | Distressed Nickel  
Oil Rubbed Bronze | Satin Nickel

Estate lock and keeper reduces the clear opening height by 1/16" (14). Consult your local building code official for egress code requirements in your area.

### TRADITIONAL



Bar Lift

Available in all hardware finishes. Shown in black.

### TRADITIONAL



Hand Lift



Finger Lifts

Available in all hardware finishes. Shown in white.

### CONTEMPORARY



Bar Lift

Available in all hardware finishes. Shown in oil rubbed bronze.

Bold name denotes finish shown.

## HARDWARE FINISHES



**SASH OPTIONS**



Cottage Reverse Cottage

**PERFORMANCE OPTIONS**

**Performance Grade (PG) Upgrades**

A high inside sill stop\* with exterior sill brackets and hidden interior brackets provides additional structural support for tilt-wash windows, allowing standard non-impact glass units to achieve higher performance ratings. PG ratings are more comprehensive than Design Pressure (DP) ratings for measuring product performance. For up-to-date performance information of individual products, visit [andersenwindows.com](http://andersenwindows.com). Use of this option will subtract 5/8" (16) from the clear opening height. PG upgrades are not available for 72" (1829) and 76" (1930) heights. Contact your Andersen supplier for availability.

**Coastal Windows**

400 Series tilt-wash windows are available with Stormwatch® Protection. Visit [andersenwindows.com/coastal](http://andersenwindows.com/coastal) or refer to the Andersen 400 Series Coastal Product Guide for more information.



**ACCESSORIES** Sold Separately

**FRAME**

**Extension Jamb**



The base jamb depth is 4 1/2" (114). Extension jambs are available in unfinished pine, maple and oak or prefinished white, dark bronze and black. Some sizes may be veneered.

Factory-applied and non-applied extension jambs are available in 1/16" (1.5) increments between 4 9/16" (116) and 7 1/8" (181). Extension jambs can be factory applied to either three sides (stool and apron) or four sides (picture frame casing).

For overall jamb depths greater than 7 1/8" (181), interior extension jambs are available in 1/16" (1.5) increments between 7 1/8" (181) and 9" (229) for field application. They are available in 8' (2438) and 12' (3658) lineals.

**Pine Stool**



A clear pine stool is available and ready for finishing. The stool is available in 4 9/16" (116) for use in wall depths up to 5 1/4" (133) and in 6 9/16" (167) for use in wall depths up to 7 1/8" (181). Works with 2 1/4" (57) and 2 1/2" (64) casing widths.

**HARDWARE**

**Window Opening Control Device**



A recessed window opening control device is available, which limits the sash travel to less than 4" (102) when the window is first opened. Available factory applied, or as a field-applied kit in white, stone and black.

**ENERGY PERFORMANCE PANEL\*\***



A factory-installed energy performance panel provides greater energy efficiency for northern climates while allowing ventilation when needed. Constructed with an aluminum-framed single-pane upper and lower glass panels, and a charcoal powder-coated aluminum screen mesh. Available in white, Sandtone and Terratone to match product exteriors. Canvas, dark bronze, forest green and black are available by special order.

Combination units can improve Sound Transmission Class (STC) and Outdoor Indoor Transmission Class (OITC) ratings, and are ideal for projects near airports, busy roadways and other noisy environments. For example, adding a combination unit to a 400 Series tilt-wash double-hung (size 3862) unit with Low-E4® glass will improve its STC rating from 26 to 32. Contact your Andersen supplier for additional STC and OITC rating information.

A field-applied self-storing storm/ insect screen combination unit\*\* is also available.

**ANDERSEN® ART GLASS**

Available for 400 Series tilt-wash picture and transom windows. Andersen art glass panels come in a variety of original patterns. For more information, see the Art Glass section starting on page 175 or visit [andersenwindows.com/artglass](http://andersenwindows.com/artglass).

**INSECT SCREENS**

**Insect Screen Frames**



Full and half insect screens are available for most window sizes. The half insect screen (shown above) allows ventilation without affecting the view through the upper sash. Frames are available in colors to match product exteriors.

**TruScene® Insect Screens**

Our TruScene insect screens let in over 25% more fresh air† and provide 50% greater clarity than conventional Andersen insect screens, all while keeping out unwanted small insects.

**Conventional Insect Screens**

Conventional insect screens have charcoal gray powder-coated aluminum screen mesh.

**GRILLES**

Grilles are available in a variety of configurations and widths. See page 18 for details.

**EXTERIOR TRIM**

Available with Andersen exterior trim. See the Exterior Trim section starting on page 177.

CAUTION: Painting and staining may cause damage to rigid vinyl. Andersen does not warrant the adhesion or performance of homeowner-applied paint over vinyl or other factory-coated surfaces. For vinyl painting instructions and preparation, contact your Andersen supplier. Do not paint weatherstrip. Creosote-based stains should not come in contact with Andersen products. Abrasive cleaners or solutions containing corrosive solvents should not be used on Andersen products. See page 223 for a complete list of cautions.

400 Series Tilt-Wash Double-Hung Full-Frame Windows

\*Infringes on the overall net clear opening. The unit clear operable area may not meet egress requirements. Consult your local building code official for egress requirements in your area.

\*\*Installed energy performance panels and combination units may reduce the overall net clear opening. The unit clear operable area may not meet egress requirements. Consult your local building code official for egress requirements in your area.

†TruScene insect screens let in over 25% more fresh air than standard Andersen fiberglass insect screens.

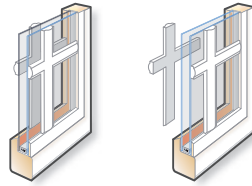
Dimensions in parentheses are in millimeters.

# GRILLES

Grille patterns are available in widths and configurations to fit any architectural style, or the taste of any customer. We can match virtually any existing grille pattern, and we'll even work with you and your customers to create custom patterns.

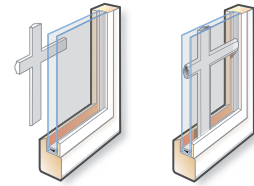


Full Divided Light With Energy Spacer



## Simulated Divided Light Options

Permanent grilles on the exterior and interior with no spacer between the glass (left). Permanent exterior grilles with removable interior grilles (right) are available in natural wood or prefinished white.



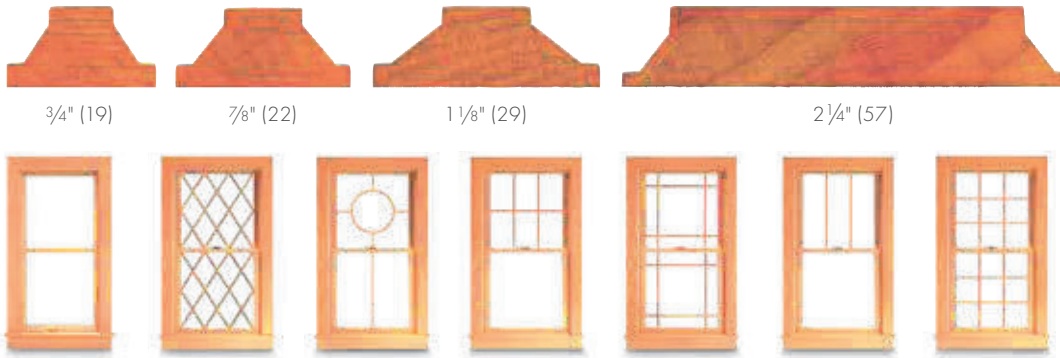
## Convenient Cleaning Options

Removable interior grilles come off for easy cleaning (left). Andersen® Finelight™ grilles-between-the-glass\*\* (right) are installed between the glass panes and feature contoured ¾" (19) and 1" (25) profiles.

## Full Divided Light Options\*

Permanent grilles on the interior and exterior with a spacer between the glass (left). For improved thermal performance, choose full divided light with an energy spacer (right) — a 3 mm gap around a narrow spacer minimizes transfer of heat and cold to the interior glass.

## Grille Bar Widths & Patterns†



Actual width shown.

Grilles on casement, awning and Flexiframe® windows ordered with contemporary interior trim stops have a matching contemporary interior grille profile (not shown).

The 2 ¼" (57) width grille can be positioned horizontally across the center of a casement window to simulate the look of a double-hung window, or simulate a multi-unit combination such as a transom over a window or patio door.

\*Full divided light with an energy spacer is available for most products with dual-pane glass, some size and glass restrictions apply. Full divided light and full divided light with an energy spacer are not available for products with triple-pane glass. Contact your Andersen supplier for more information.  
\*\*7/8" (22), 1 1/8" (29) and 2 1/4" (57) are not available in Finelight grilles-between-the-glass.

†For all standard patterns available for a specific window or patio door, refer to the detailed product sections in this product guide or contact your Andersen supplier for more information.  
Dimensions in parentheses are in millimeters.



# PERFORMANCE

As our best-selling products, Andersen® 400 Series line offers a distinct blend of design, reliability and trade confidence. Designed for easy installation for replacement, remodel or new construction projects, 400 Series products feature our Perma-Shield® exterior cladding that revolutionized the window industry. They're also backed by our renowned limited warranty and the largest service network in the industry.

## LOW MAINTENANCE, NEVER NEEDS PAINTING

The Perma-Shield exteriors on Andersen 400 Series windows and patio doors offer superior weather resistance and are virtually maintenance free.

## BUILT FOR YEARS TO COME\*

Our products are built strong to last long.\* We use the right materials in the right places, including solid wood, fiberglass and our own Fibrex® composite material. These give our windows and patio doors superior strength, stability and long-term beauty.

## RIGOROUSLY TESTED

The exclusive Andersen Perma-Shield system gives our windows and patio doors a tough, protective shell that safeguards the wood inside. It repels water, resists dents\* and stays beautiful for years.

## PERFORMANCE GRADE (PG) UPGRADE

PG upgrade is available for select sizes of 400 Series casement, awning and tilt-wash double-hung windows. Products with PG upgrade achieve higher air, water and structural ratings as opposed to standard products.



## ENERGY-SAVING GLASS FOR ANY CLIMATE

Andersen makes windows and patio doors with options that make them ENERGY STAR® v. 7.0 certified throughout the United States.

Visit [andersenwindows.com/energystar](http://andersenwindows.com/energystar) for more information and to verify that the product with your glass option is certified in your area.



## QUALITY SO SOLID, THE WARRANTY IS TRANSFERABLE\*

Many other window and door warranties end when a home is sold, but our coverage – 20 years on glass, 10 years on non-glass parts – transfers from each owner to the next. And because it's not prorated, the coverage offers full benefits year after year, owner after owner. So it can add real value when you decide to sell your home.

## OWNER2OWNER® LIMITED WARRANTY

## KEEPS THE WEATHER OUT

Our weather-resistant construction and careful selection of weatherstrip by product type seals out drafts, wind and water whatever the weather.

## OPTIONS FOR THE HARSHTEST WEATHER

400 Series windows are available with Stormwatch® Protection to meet building code requirements in coastal areas.\*\* Products with Stormwatch Protection are energy efficient, resist the effects of salt water, and stand up to hurricane-force winds and wind-borne debris. For details, visit [andersenwindows.com/coastal](http://andersenwindows.com/coastal) or refer to the Andersen 400 Series Coastal Product Guide for more information.



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

\*\*Consult your local building code official for code requirements in your area. "ENERGY STAR" is a registered trademark of the U.S. Environmental Protection Agency.



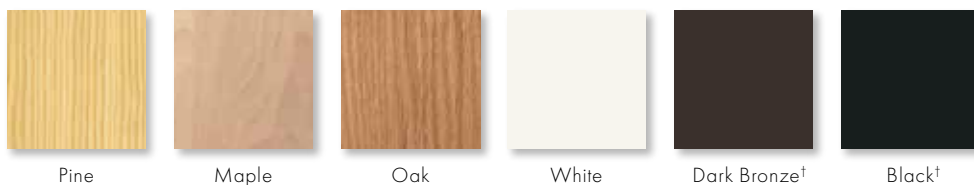
## EXTERIORS & INTERIORS

Our Perma-Shield® exterior cladding system, a time-tested Andersen innovation, offers low maintenance and durability while also providing an attractive appearance. The interiors of all 400 Series windows and patio doors are available in unfinished stain-grade pine or with a long-lasting\*, low-maintenance white finish. Select windows are also available with a dark bronze or black finish. 400 Series Woodwright® windows and Frenchwood® patio doors are also available with unfinished maple or oak interiors.

### EXTERIOR COLORS\*\*



### INTERIOR OPTIONS\*\*



Design your window at  
[andersenwindows.com/design-tool](https://andersenwindows.com/design-tool)

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

\*\*Some products are not available in all colors or wood species. Contact your Andersen supplier for details.

†Most products with dark bronze and black interiors have matching exteriors; see the individual product sections for details.

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.

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

# ANDERSEN® 400 SERIES WINDOWS

## Casement & Awning Windows

Now available with either traditional or contemporary interior trim stops and grilles to match any architectural style.

With thin profiles, easy opening and energy efficiency, it's easy to see why these windows are best sellers. Available as integral twin or triple units, they bring in up to six feet of floor-to-ceiling fresh air. Use them in bay or bow windows, or combine them with coordinating picture, transom or specialty windows.



## Complementary Casement Windows

Available in rectangles, trapezoids and curved shapes, and custom sizes in a variety of wood species. French casement windows, with no post between the sash, are also offered.



## Woodwright® Double-Hung & Single-Hung Windows

Great for replicating the look of traditional architecture thanks to their classic design, and availability in pine, maple and oak wood species. Use them in bay windows, or combine them with coordinating picture or transom windows. Springline™ single-hung, and arch and unequal leg arch double-hung windows are also available.



## Specialty Windows

Add style or create an accent with curved window shapes. Or, choose Flexiframe® windows that can be designed in nearly any shape made of straight lines, provided no angle is less than 14 degrees. Flexiframe windows are often used with casement or awning windows, and can be ordered with contemporary interior trim stops.

## Complementary Specialty Windows

An additional 34 uncommon shapes in a variety of wood species.



## Tilt-Wash Double-Hung Windows

Extremely energy efficient and our best-selling double-hung window. They balance the timeless look of double-hung windows with modern design options. Use them in bay windows, or combine them with coordinating picture or transom windows.

## Gliding Windows

Superior energy efficiency, reliable performance and uncommon beauty. Both sash open for improved ventilation.





## ANDERSEN® 400 SERIES PATIO DOORS

### Frenchwood® Gliding & Hinged Inswing Patio Doors

Wide wood profiles provide the authentic craftsmanship of traditional French doors. Add blinds-between-the-glass to conveniently control light and privacy. Frame any patio door with our Frenchwood sidelights and transoms.



For contemporary-style patio door options, visit [andersenwindows.com/doors](http://andersenwindows.com/doors).

### Complementary Curved Top Patio Doors

Springline™ and arch hinged inswing and outswing patio doors offer dramatic curves. Handcrafted in a variety of wood species. Arch sidelights are also available.



# ICC-ES Evaluation Report

ESR-1074


Reissued August 2025

Revised January 2026

Subject to renewal August 2026

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|  |  |   |   |
|--|--|---|---|
| <p><b>DIVISION: 06 00 00—<br/>WOOD, PLASTICS AND<br/>COMPOSITES</b></p> <p><b>Section: 06 50 00—<br/>Structural Plastics</b></p> | <p><b>REPORT HOLDER:</b><br/><b>AZEK BUILDING<br/>PRODUCTS LLC</b></p> | <p><b>EVALUATION SUBJECT:</b></p> <p><b>AZEK® TRIMBOARDS<br/>TRADITIONAL,<br/>AZEK® MILLWORK,<br/>AZEK® TO MILL,<br/>AZEK® TRIMBOARDS<br/>FRONTIER SERIES,<br/>AZEK® SHEETS,<br/>AZEK® BEADBOARD,<br/>AZEK®<br/>CORNERBOARDS,<br/>AZEK® UNIVERSAL<br/>SKIRT BOARD,<br/>AZEK® FINISH GRADE<br/>TRIM,<br/>AZEK® INTEGRATED<br/>DRIP EDGE,<br/>AZEK® RABBETED<br/>CORNERBOARDS,<br/>AZEK® RABBETED<br/>TRIMBOARDS,<br/>AZEK® COLUMN<br/>WRAP, AND<br/>AZEK® PAINTPRO<br/>TRIMBOARD</b></p> |  |
|--|--|---|---|

## 1.0 EVALUATION SCOPE

### 1.1 Compliance with the following codes:

- 2024, 2021, 2018 and 2015 [International Building Code® \(IBC\)](#)
- 2024, 2021, 2018 and 2015 [International Residential Code® \(IRC\)](#)
- 2013 [Abu Dhabi International Building Code \(ADIBC\)](#)†

†The ADIBC is based on the 2009 IBC. 2009 IBC code sections referenced in this report are the same sections in the ADIBC.

**Properties evaluated:**

- Weather resistance
- Termite resistance
- Surface burning characteristics
- Ignition Resistance
- Structural—negative-transverse wind loads on soffits

**1.2 Evaluation to the following green code(s) and/or standards:**

- 2025 and 2022 [California Green Building Standards Code \(CALGreen\)](#), Title 24, Part 11
- 2020, 2015, 2012 and 2008 ICC 700 [National Green Building Standard™](#) (ICC 700-2020, ICC 700-2015, ICC 700-2012 and ICC 700-2008)

**Attributes verified:**

- See Section 3.0

**2.0 USES**

AZEK® Trimboards Traditional, AZEK® Millwork, AZEK® to Mill, AZEK® Trimboards Frontier Series, AZEK® Sheets, AZEK® Beadboard, AZEK® Cornerboards, AZEK® Universal Skirt Board, AZEK® Finish Grade Trim, AZEK® Integrated Drip Edge, AZEK® Rabbeted Cornerboards, AZEK® Rabbeted Trimboards, AZEK® Column Wrap, and AZEK® Paintpro Trimboards are used as nonload-bearing exterior trim.

**3.0 DESCRIPTION**

AZEK® Trimboards Traditional, AZEK® Millwork, AZEK® to Mill, AZEK® Trimboards Frontier Series, AZEK® Sheets, AZEK® Beadboard, AZEK® Cornerboards, AZEK® Universal Skirt Board, AZEK® Finish Grade Trim, AZEK® Integrated Drip Edge, AZEK® Rabbeted Cornerboards, AZEK® Rabbeted Trimboards, AZEK® Column Wrap, and AZEK® Paintpro Trimboards are rigid cellular PVC solid cross sections installed as corner boards, soffits, fascias, column wraps, door pilasters, frieze boards, nonload-bearing rake boards, architectural millwork, door trim, and window trim. The material is expanded rigid poly-vinyl-chloride material with a small-cell micro structure.

AZEK® Trimboards Traditional are supplied with a smooth surface on both sides.

AZEK® Millwork is machined from AZEK® Trimboards using common woodworking equipment.

AZEK® Trimboards Frontier Series are supplied with a textured surface on one side and a smooth surface on the other.

AZEK® Trimboards Traditional and AZEK® Trimboards Frontier Series are available in nominal widths of 4 inches to 16 inches and nominal thicknesses of  $\frac{5}{8}$ ,  $\frac{1}{4}$ ,  $\frac{5}{4}$  and  $\frac{6}{4}$  inches.

AZEK® Sheets are available in 4-foot (1.2 m) widths and in lengths of 8, 10, 12, 18 and 20 feet (2.4, 3.0, 3.6, 5.4 and 6.0 m), with actual thicknesses of,  $\frac{3}{8}$ ,  $\frac{1}{2}$ ,  $\frac{5}{8}$ ,  $\frac{3}{4}$  and  $1\frac{1}{4}$  inches (9.5, 12.7, 15.0, 19.1, 25.4 and 31.75 mm).

AZEK® Beadboards are available in two nominal sizes,  $\frac{1}{2}$  inch thick by 6 inches wide by 18 feet long and  $\frac{5}{8}$  inch thick by 4 inches wide by 18 feet long.

AZEK® Cornerboards are available in nominal thicknesses of  $\frac{6}{4}$  and  $\frac{5}{4}$  inches, nominal outside-corner widths of 4 and 6 inches, and in lengths of 10 and 20 feet.

AZEK® Universal Skirt Board is used to provide a transition between siding and trim, and is a two-piece product that consists of a routed AZEK® Trimboard with a  $1\frac{1}{2}$ -inch (33.75 mm) nailing flange and  $\frac{1}{4}$ -inch (6.35 mm) drip edge overhang. The AZEK® Universal Skirt Board is available in a nominal thickness of  $\frac{5}{4}$  inches, nominal widths of 6, 8 and 10 inches, and a length of 18 feet (5.4 m).

AZEK® Integrated Drip Edge is used to assist in directing water away from window and door surrounds and is a two-piece product that consists of a routed AZEK Trimboard with a  $1\frac{1}{4}$ -inch (33.75 mm) nailing flange and  $\frac{1}{8}$ -inch (3.18 mm) drip edge overhang.

The AZEK® Integrated Drip Edge is available in a nominal thickness of  $\frac{5}{4}$  inches, nominal widths of 4 and

6 inches, and a length of 18 feet (5.4 m).

AZEK<sup>®</sup> Finish Grade Trim is used to provide installation with hidden fasteners (a fastener-free trim surface) and is a two-piece product consisting of a base trim piece and a cover trim piece. AZEK<sup>®</sup> Finish Grade Trim is available in an installed nominal thickness of  $\frac{9}{4}$  inches, nominal widths of 4 and 6 inches, and a length of 18 feet (5.4 m).

AZEK<sup>®</sup> Rabbeted Cornerboards and Trimboards are produced with a  $\frac{3}{4}$ -inch (19 mm) square removed from each edge. The AZEK<sup>®</sup> Rabbeted Cornerboards are available in a nominal thickness of  $\frac{5}{4}$  inches, nominal widths of 4, 6 and 8 inches, and lengths of 10 and 20 feet (3 m and 6 m). AZEK<sup>®</sup> Rabbeted Trimboards are available in a nominal thickness of  $\frac{5}{4}$  inches, nominal widths of 4, 6 and 8 inches, and a length of 18 feet (5.4 m).

AZEK Column Wrap consists of three connected panels and a fourth locking panel that secures the Column Wrap in place. AZEK Column Wrap is  $\frac{1}{2}$  inch thick and has actual outside dimensions of  $4\frac{3}{4}$  inches,  $6\frac{3}{4}$  inches, or  $8\frac{3}{4}$  inches, and is installed around a nominal 4-by-4, 6-by-6 or 8-by-8 wood column or post. AZEK Column Wrap is available in 10-foot lengths.

AZEK<sup>®</sup> Paintpro Trimboards are available in nominal thicknesses of  $\frac{5}{4}$  inches and  $\frac{4}{4}$  inch, widths up to 12 inches, and lengths up to 18 feet (5.4 m).

The attributes of the AZEK products have been verified as conforming to the requirements of (i) CALGreen Section A4.405.1.1 for prefinished building materials and Section A5.406.1.2 for reduced maintenance; (ii) ICC 700-2020 Sections 602.1.6 and 11.602.1.6 for termite-resistant materials and Sections 601.7 and 11.601.7 for site-applied finishing materials (iii) ICC 700-2015 and ICC 700-2012 Sections 602.1.6 and 11.602.1.6 for termite-resistant materials and Sections 601.7, 11.601.7, and 12.1(A).601.7 for site-applied finishing materials; and (iv) ICC 700-2008 Section 602.8 for termite-resistant materials and Section 601.7 for site-applied finishing materials. Note that decisions on compliance for those areas rest with the user of this report. The user is advised of the project-specific provisions that may be contingent upon meeting specific conditions, and the verification of those conditions is outside the scope of this report. These codes or standards often provide supplemental information as guidance.

## 4.0 DESIGN AND INSTALLATION

### 4.1 General:

AZEK Trimboards Traditional, AZEK<sup>®</sup> Millwork, AZEK to Mill, AZEK<sup>®</sup> Trimboards Frontier Series, AZEK<sup>®</sup> Sheets, AZEK<sup>®</sup> Beadboard, AZEK<sup>®</sup> Cornerboards AZEK<sup>®</sup> Universal Skirt Board, AZEK<sup>®</sup> Finish Grade Trim, AZEK<sup>®</sup> Integrated Drip, AZEK<sup>®</sup> Rabbeted Cornerboards, AZEK<sup>®</sup> Rabbeted Trimboards, AZEK<sup>®</sup> Column Wrap, and AZEK<sup>®</sup> Paintpro Trimboards must be installed in accordance with the manufacturer's published installation instructions and this report.

The manufacturer's published installation instructions and this report must be strictly adhered to, and a copy of the instructions must be available at all times on the jobsite during installation. The instructions within this report must govern if there are any conflicts between the manufacturer's published installation instructions and this report.

### 4.2 Fasteners:

Fasteners must be stainless steel or hot-dipped galvanized, and must be approved box nails or finish wood screws designed for wood trim and wood siding with a thinner shank. Nails must have blunt points and full-rounded heads. The fasteners must be long enough to penetrate the solid wood substrate a minimum of  $1\frac{1}{2}$  inches (38.1 mm). The fasteners located at board ends must be placed no more than 2 inches (50.8 mm) from the end of the board.

When fasteners are installed in pressure-treated wood (preservative or fire-retardant), the appropriate adjustment factors based on the pressure-treated wood manufacturer's recommendations or appropriate code provisions shall be applied to reduce the capacity of the fastener.

Fasteners shall have an appropriate corrosion protection for exterior use and the substrate in which it is installed.

### 4.3 Surface-burning Characteristics:

4.4 All AZEK products covered under this evaluation report, up to a maximum nominal thickness of  $\frac{9}{4}$  inches, and AZEK<sup>®</sup> Finish Grade Trim at a maximum nominal installed thickness of  $\frac{9}{4}$  inches, have a flame-spread index of less than or equal to 25 when tested in accordance with ASTM E84. **Termite Resistance:**

All products have demonstrated equivalent termite resistance to that of an approved preservative-treated wood or naturally durable wood in accordance with the code.

#### 4.5 Ignition Resistance:

AZEK® Paintpro Trimboards products between nominal thicknesses of  $\frac{5}{4}$  inches and  $\frac{4}{4}$  inch and all other products with nominal thicknesses between  $\frac{1}{4}$  inch and 1 inch have been shown to comply with NFPA 268 and 2024, 2021 and 2018 IBC Section 1405.1.1.1. Therefore, these products may be used in Types I, II, III, and IV-HT construction per Section 1405.1 of the 2024 IBC (Types I, II, III, and IV construction per Section 1405.1 of the 2021 and 2018 IBC) and the following limitations apply:

- For any fire separation distance, the products shall be limited to installations of 40 feet (12.2 m) in height above grade plan.
- For fire separation distances 5 feet or less, the products in addition to any other combustible exterior wall covering products also complying with Section 1405.1 of the 2024, 2021 and 2018 IBC shall be limited to 10 percent of the exterior wall surface.
- For fire separation distances greater than 5 feet (1524 mm), there shall be no limit on the percentage of the exterior wall surface area.
- Installation must comply with 2024, 2021 and 2018 IBC Section 1405.

#### 4.6 Fire-resistance:

When the products are installed on the outside of a fire-resistance rated wall assembly rated for exposure from the inside, the fire-resistance rating will not be adversely affected.

#### 4.7 Wind Load Assembly—Soffits Using AZEK® Trimboards:

**4.7.1** AZEK® Trimboards Traditional, AZEK® Trimboards Frontier Series, and AZEK® Rabbeted Trimboards measuring a minimum of 12 inches by 48 inches (304.8 mm by 1219.2 mm) must be installed on minimum 2-by-4 wood framing SPF stud grade (G = 0.42) spaced 16 inches (406.4 mm) on center. The trimboards are placed with the long direction perpendicular to the wood framing and are fastened to each of the wood members with two  $3\frac{1}{4}$ -inch-long (82.55 mm), 16d box nails, located 1 inch (25.4 mm) from the seam/edge of panels. Trimboards nominally 1 inch and  $1\frac{1}{4}$  inches thick have a maximum allowable design load of 60 psf (2880 N/m<sup>2</sup>) suction, negative wind load.

**4.7.2** AZEK® Paintpro Trimboards measuring a minimum of 12 inches by 48 inches (304.8 mm by 1219.2 mm) must be installed on minimum 2-by-x4 wood framing SPF stud grade (G=0.42) spaced 16 inches (406.4 mm) on center. The trimboards are placed with the long direction perpendicular to the wood framing and are fastened to each of the wood members with two 8d common nails located  $\frac{3}{4}$  inch (19.1 mm) from the seam/edge of panels. Nails must be minimum  $2\frac{3}{4}$  inches (69.9 mm) long for nominal  $\frac{5}{4}$ -inch-thick trimboards and  $2\frac{1}{2}$  inches long (63.5 mm) for nominal  $\frac{4}{4}$ -inch-thick trimboards. The trimboards have a maximum allowable design load of 70 psf (3,360 N/m<sup>2</sup>) suction, negative wind load.

## 5.0 CONDITIONS OF USE

The AZEK® Trimboards Traditional, AZEK® Millwork, AZEK to Mill, AZEK® Trimboards Frontier Series, AZEK® Sheets, AZEK® Beadboard, AZEK® Cornerboards AZEK® Universal Skirt Board, AZEK® Finish Grade Trim, AZEK® Integrated Drip Edge, AZEK® Rabbeted Cornerboards, AZEK® Rabbeted Trimboards, AZEK® Column Wrap, and AZEK® Paintpro Trimboards described in this report comply with, or are suitable alternatives to what is specified in, those codes listed in Section 1.0 of this report, subject to the following conditions:

- 5.1 This evaluation report and the manufacturer's published installation instructions, when required by the code official, must be submitted at the time of permit application.
- 5.2 The trim must be manufactured, identified, and installed in accordance with this report and the AZEK Building Products instructions.
- 5.3 Except as noted in Section 4.5, the products are limited to the following construction types:
  - 5.3.1 Nonload-bearing exterior trim on buildings of combustible construction (Type V of the IBC).
  - 5.3.2 All construction types permitted under the IRC.
  - 5.3.3 Installation of the products in fire-resistance-rated construction must comply with Section 4.6 of this report.
- 5.4 The product must be installed over solid backing material, such as approved exterior sheathing covered with an approved water-resistant barrier or approved exterior wall covering.

## 6.0 EVIDENCE SUBMITTED

Data in accordance with the ICC-ES Acceptance Criteria for Rigid Cellular PVC Nonload-Bearing Exterior Trim (AC227), dated December 2019 (editorially revised February 2024).

## 7.0 IDENTIFICATION

- 7.1 Each package of AZEK® Trimboards Traditional, AZEK® Millwork, AZEK to Mill, AZEK® Trimboards Frontier Series, AZEK® Sheets, AZEK® Beadboard, AZEK® Cornerboards AZEK® Universal Skirt Board, AZEK® Finish Grade Trim, AZEK® Integrated Drip Edge, AZEK® Rabbeted Cornerboards AZEK® Rabbeted Trimboards, AZEK Column Wrap, and AZEK® Paintpro Trimboards described in this report must be labeled with the CPG Building Products LLC name, address and telephone number; the product trade name; and the evaluation report number (ESR-1074).
- 7.2 The report holder's contact information is the following:

**AZEK BUILDING PRODUCTS LLC**  
894 PRAIRIE AVE.  
WILMINGTON, OHIO 45177  
(866) 862-7832  
[www.azek.com](http://www.azek.com)  
[info@azek.com](mailto:info@azek.com)

The Most Trusted Online Source for Specialty Roofing, Siding and Ventilation Supplies

Home » Shop All Products » Gable Vents » PVC Gable Vents » Ekena Millwork Vertical Surface Mount PVC Gable Vent

### Ekena Millwork Vertical Surface Mount PVC Gable Vent

Item# GVPVE14X2401SN



**\$145.15**

Width

Length

Available In : Non-Functional

 Functional
  Non-Functional

CLEAR

#### Return Policy

Due to the manufacturer's requirements, this product is non-returnable. Please review your chosen selections prior to ordering. You can view our shipping and return policy here for more information.

- Surface mount installation is simple and quick, with screws and adhesive

**Get \$10 Off**

- Many sizes and styles available, to fit the need of any project
- Durable and long lasting, PVC is impervious to exterior elements
- PVC can be easily painted to match existing trim

**Order Today and Get It as Soon as** Thu. Feb 19th



**Free Shipping**

This product qualifies for free shipping to lower 48 states.



**Made to Order**

Typically ships between 7-10 business days.



**Hassle-Free Returns**

We accept returns on most non-custom products. Visit our Returns page for more information.

**Product Summary**

Surface mount PVC gable vents are not only long-lasting, durable, and easy to install, they instantly add tremendous value and character to the exterior of a home. Paint the PVC with your chosen exterior color before installation.

PVC gable vents are available in a functional option, to allow air flow, and in a non-functional option, if you want to simply enhance the architectural features of your home. Keep the traditional look of an exterior gable vent, without the downsides of traditional wood, by ordering PVC gable vents. Dimension attribute is the width x height.

**Features**

- Dimensions: 14"W x 20"H – Frame Size: 3-1/2"W x 1"P – Venting Area: 6 Sq. In.
- Surface mount installation is simple and quick, with screws and adhesive
- Many sizes and styles available, to fit the need of any project
- Durable and long lasting, PVC is impervious to exterior elements
- Functional and non-functional options are both readily available
- PVC paints easily to match existing trim

RoofingDirect.com offers an excellent selection of PVC gable vents made of high quality materials for your next job. Our team has decades of industry experience, and are always willing to help you out. Please contact us, and we'll be able to answer any questions.

**Features + Benefits**

- Surface mount installation is simple and quick, with screws and adhesive
- Many sizes and styles available, to fit the need of any project
- Durable and long lasting, PVC is impervious to exterior elements
- PVC can be easily painted to match existing trim

**Product Specifications**

**Get \$10 Off**

|                       |   |                           |                       |
|-----------------------|---|---------------------------|-----------------------|
| <b>Item #</b>         | GVPVE01S  | <b>Brand</b>              | Ekena Millwork        |
| <b>Warranty</b>       | Visit:<br>Download: <a href="#">ekena-millwork-pvc-warranty.pdf</a> | <b>Weight</b>             | 11 lbs                |
| <b>Material</b>       | Expanded Cellular PVC   | <b>Material</b>           | Expanded Cellular PVC |
| <b>Brand</b>          | TrueCraft   | <b>Product Width</b>      | 14 in.                |
| <b>Product Height</b> | 20 in.  | <b>Product Projection</b> | 1 in.                 |

**Product Venting** 6 in.  
**Area**

**Warranty & Documents**

**Warranty Information** Download

GVSM.pdf Download

**Product Reviews**

There are no reviews yet

< Add a review

**Ekena Millwork Vertical Surface Mount PVC Gable Vent**

---

Rating \*  

★
★
★
★
★
0/5

Your review

Add photos or video to your review

I'm not a robot

reCAPTCHA  
[Privacy](#) • [Terms](#)

**Get \$10 Off**



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

## Historic District Commission Staff Report

Meeting Date: 2/23/2026

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

**Property Address:** 207 S Aurora Street

**Applicant:** Thomas Huntington on behalf of Pet and Janet Doyle

**Application Number:** 2026-1644

**Code Enforcement Case:** Yes  No

---

### Project Description:

The applicant is seeking approval to construct a 14-foot wide by 12-foot deep side porch. In order to construct the porch, an existing window will need to be removed and converted to an entryway. Proposed materials for the project include the following:

- **Decking:** Timbertech PVC (Porch Collection)
- **Railing:** Vinyl – Square Balusters
- **Roof:** Architectural Asphalt Shingles
- **Door:** French Doors (Unspecified Material)
- **Skirting:** Not Specified
- **Trim:** Composite Material
- **Fascia & Soffit:** Vinyl
- **Gable End:** Not Specified

This structure is considered a **contributing** structure to the Easton Historic District.

---

### Historic District Guidelines:

#### Guideline 44. Adding New Doors

- a. Avoid adding a new door to a front façade.
- b. Install additional doors, when needed, at the side or rear of the property. Avoid converting historic windows to door openings, especially where visible from the public-right-of-way.

#### Guideline 66. Adding New Porches



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

- a. Avoid adding a new porch to the front façade of a contributing building unless historical evidence exists to indicate a porch previously existed.
- b. A new porch may be added to a side or rear façade if it is designed to be compatible with the overall character of the building.

**Guideline 67. New Rear Decks and Patios**

- a. New decks and patios should be located so they are not visible from the primary right-of-way. Avoid locating decks and patios so they are visible from a primary right-of-way, employ landscaping and other screening measures as necessary.
- b. New decks and patios should be designed to be compatible with the architectural style, scale, form, and materials of the main building on the property.
- c. Alternate materials may be used on side or rear construction.



Figure 51: Many historic homes were constructed with rear or side porches. When visible from the public right-of-way, new porches should integrate with the setting.

**Appendix B.2 Common Substitute Materials (Porch and Deck)**

**Composite** materials are made from a mix of plastic and wood fibers. The material is manufactured for use as porch and deck floorboards and stair treads. These materials are formed into planks to imitate wood decking and are installed in a manner similar to traditional wood planks. The product is sometimes available in a paintable finish. Use of composite decks and staircases is **appropriate for installations in the rear of the property**. In non-contributing buildings, it may be appropriate for use in flooring and stair treads on front porches if the



material closely matches the original in profile, dimension, finish, and overall appearance, or if the porch floor is not significantly visible from the right-of-way.

It is generally not appropriate to replace concrete or brick masonry stairs or porches with wood or composite materials. Concrete and brick or stone masonry porches should be repaired or replaced in-kind. Alternative proposals will be evaluated on a case-by-case basis.

**Fiberglass** is commonly used to replicate decorative features, such as columns and balusters. Fiberglass columns are available in a variety of shapes and sizes. Round and square profiles are available, as are columns that mimic the classical orders (Doric, Ionic, Corinthian, etc.), and designs mimicking the square, tapered columns found on Craftsman style bungalows. Similarly, fiberglass railings are available in a range of styles and profiles. Fiberglass columns and railings are typically more expensive than their wood counterparts. A fiberglass replacement column or railing may be appropriate if it closely matches the design and proportion of the original elements.

**Vinyl** is another common material for replacement columns and railings, which are available in a variety of designs. They are used for new construction and are most appropriate for buildings constructed in the late-20th century and later. Like vinyl windows, vinyl porch columns and railings are susceptible to fading and warping as a result of UV exposure and have a relatively short lifespan. The dimensions of vinyl columns typically do not match historic proportions or details and **their use on historic buildings is discouraged.**

---

### **Staff Analysis:**

The proposal to construct a new porch on the side elevation of this home is consistent with Guideline 66b which recommends placing new porches on the side or rear elevation (if its design is compatible with the building). The porch design has some notable differences from the historic front porch. Most notably, the front porch has round columns with brick piers and a hipped roof. The proposed porch proposes square posts, concrete piers, and a gable roof. The proposal also involves converting a historic window opening to a door opening which may be inconsistent with Guideline 44b.

As this porch will be visible from S Aurora Street, the proposed materials may not be consistent with Appendix B.2. Specifically, the hollow vinyl railing and vinyl fascia & soffit are



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

inconsistent with the Guidelines. The Commission will also need to determine if composite decking is appropriate for this elevation given it will be visible from S Aurora Street.

---

**Draft Motions:**

1. I move that the Historic District Commission **approve** the application based on the following findings...

OR

2. I move that the Historic District Commission **deny** the application based on the finding that the project is inconsistent with Guidelines 44b, 66b, 67, and Appendix B.2

OR

3. I move an alternate motion.



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

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

**EASTON HISTORIC DISTRICT SURVEY**

PROPERTY #:

Picture:



|   |                    |                           |                          |                       |                     |                     |                |
|---|--------------------|---------------------------|--------------------------|-----------------------|---------------------|---------------------|----------------|
| <b>TAX ID</b>   |                    | <b>ADDRESS</b>            |                          | <b>OWNER NAME</b>     |                     |                     |                |
| 2101012088  |                    | 207 S AURORA ST           |                          | FRAME MICHAEL C       |                     |                     |                |
| <b>YEAR BUILT</b>   |                    | <b>PHYSICAL CONDITION</b> |                          |                       |                     |                     |                |
| 1900  |                    | VERY GOOD                 |                          |                       |                     |                     |                |
| <b>ARCHITECTURAL STYLE</b>  |                    |                           |                          | <b>ADDITION(S)</b>    |                     |                     |                |
| QUEEN ANNE  |                    |                           |                          |                       |                     |                     |                |
| <b>NHL DISTRICT</b>   | <b>NR DISTRICT</b> | <b>NR LISTED</b>          | <b>MEETS NR CRITERIA</b> | <b>1980 NR RATING</b> | <b>MD INVENTORY</b> | <b>CONTRIBUTING</b> | <b>NC CODE</b> |
|   |                    |                           |                          | B                     |                     | y                   |                |
| <b>NOTES</b>  |                    |                           |                          |                       |                     |                     |                |
| 2 1/2 STORY 2 BAY GABLE FRONT DWELLING WITH 2 STORY SIDE CROSS GABLE PROJECTION 1/1 WINDOWS APPEAR TO BE REPLACEMENTS BUT GLAZED AND PANEL DOOR IS ORIGINAL. WALLS SHEATHED IN ASBESTOS SHINGLES. 2 CAR GARAGE APPEARS MODERN BUT MATCHES HOUSE NICELY. |                    |                           |                          |                       |                     |                     |                |



RECEIVED

FEB 09 2026

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

Table with application details: Application #: 2026 - 1644, Date Received: 02/09/2026, Fee Paid: \$75.00, HDC Meeting Date: 02/23/2026, Date Property Posted: 02/16/2026

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 207 S. AURORA ST.
Contributing Non-Contributing YEAR BUILT: 1900 NATIONAL REGISTAR #

PROPERTY INFORMATION

OWNER NAME PETE AND JANET DOYLE
TELEPHONE NO. EMAIL

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

NAME THOMAS HUNTINGTON
TELEPHONE NO. EMAIL

Description of Proposal (include additional sheets, as necessary)

BUILD 12X14 PORCH ADDITION, TREATED FRAMING, COMPOSITE DECKING AND RAIL, COMPOSITE LATTICE BELOW, 6X6 POSTS/WALLS, EXPOSED RAFTERS, EXPOSED 2X6 TONGUE & GROOVE ROOF SHEATHING, ARCHITECTURAL SHINGLES, IN SECT 5 AREA.

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 2/8/2026
Printed Name of Applicant or Agent THOMAS L. HUNTINGTON

# HUNTINGTON CONSTRUCTION LLC

**Date: 2/8/2026**

**Description of Project:**

Pete and Janet Doyle, owners of 207 S. Aurora St. in Easton, have requested I apply for a permit on their behalf to build a screen porch on the side of their home.

**Specs:**

The porch is to be 14' wide and 12' deep.

The concrete footers will comply with current code requirements with 6 x 6 treated posts supporting the treated deck framing.

Composite lattice will be installed below the deck as shown in drawing.

The deck surface will be Timbertech by Azek composite porch floor boards

The railing will be composite Endurance Rail with square balusters between 6 x 6 treated posts wrapped in pvc board

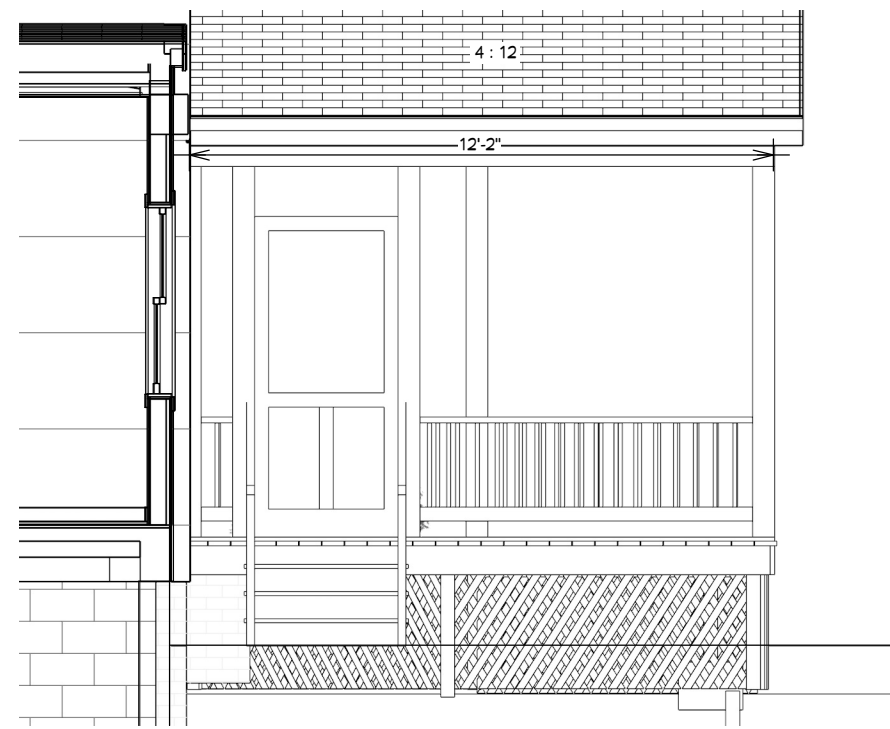
The entire porch will be wrapped in screen. Composite trim to cover screen. Fasia and soffit to be coil stock and vinyl to approximate proportions of existing house soffit and fascia

There will be a set of steps with a screen door towards the back yard. The treads will be the same brand and color of the porch flooring.

The rafters will be exposed on the interior with 2 x 6 tongue and groove exposed boards above.

The roof will be Certainteed Landmark architectural shingles to match shingles on the existing house

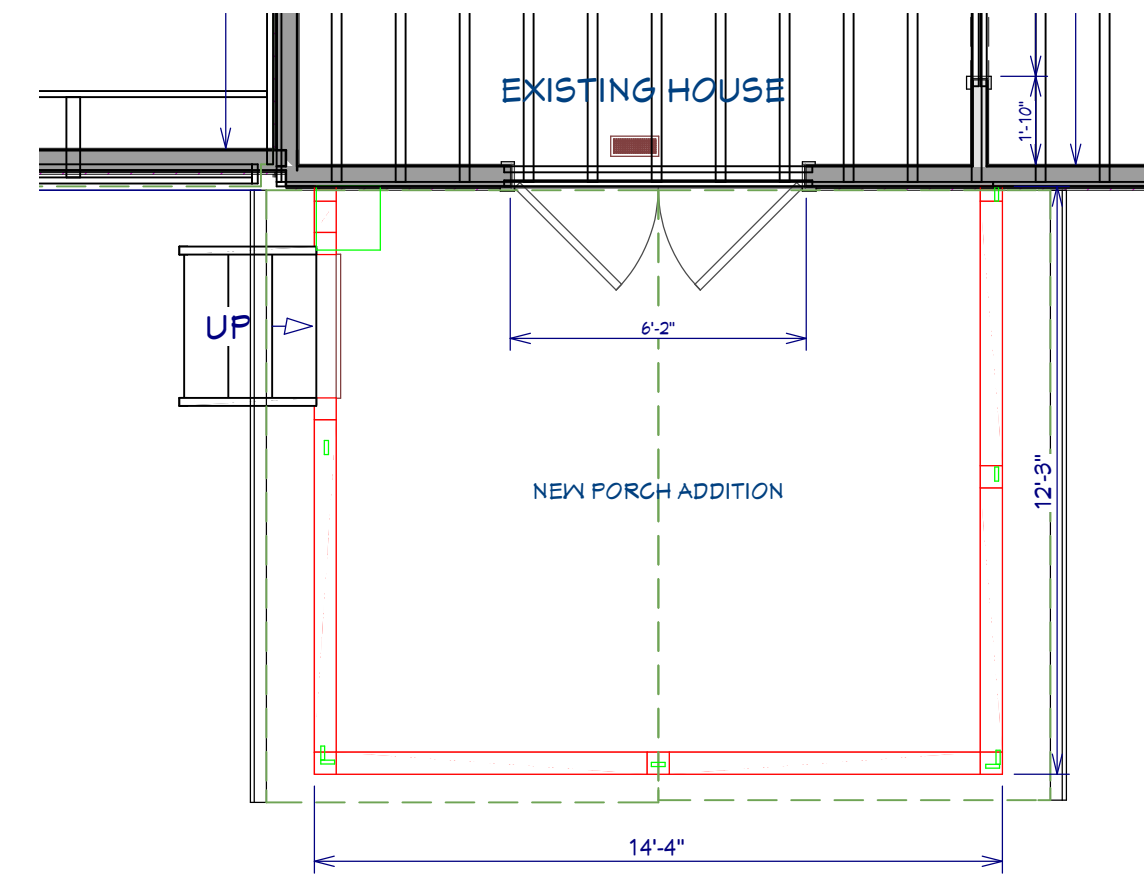
The existing window will be removed and replaced with a 6068 Andersen or Marvin hinged french door.



Elevation 3



Elevation 2



1st Floor



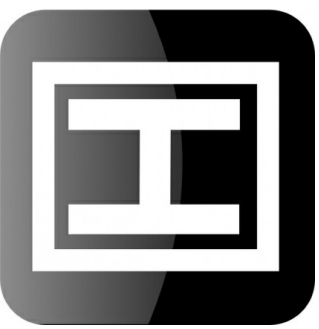
LEFT BACK



STREET VIEW PHOTO



STREET VIEW



**PRACTICAL ARTS  
DRAFTING AND DESIGN**

THOMAS HUNTINGTON  
thomhuntington@gmail.com  
410.330.4455

**SCREEN PORCH ADDITION**

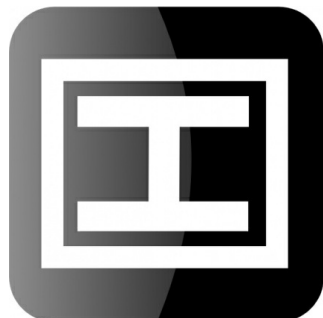
PETE AND JANET DOYLE  
207 S. AURORA ST EASTON, MD 21601

DATE:  
2/9/2026

SCALE:  
MIXED

SHEET:

**A-1**



**PRACTICAL ARTS  
DRAFTING AND DESIGN**

THOMAS HUNTINGTON  
thomhuntington@gmail.com  
410.330.4455

**SCREEN PORCH ADDITION**

PETE AND JANET DOYLE  
207 S. AURORA ST EASTON, MD 21601

DATE:

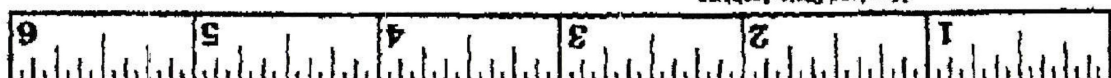
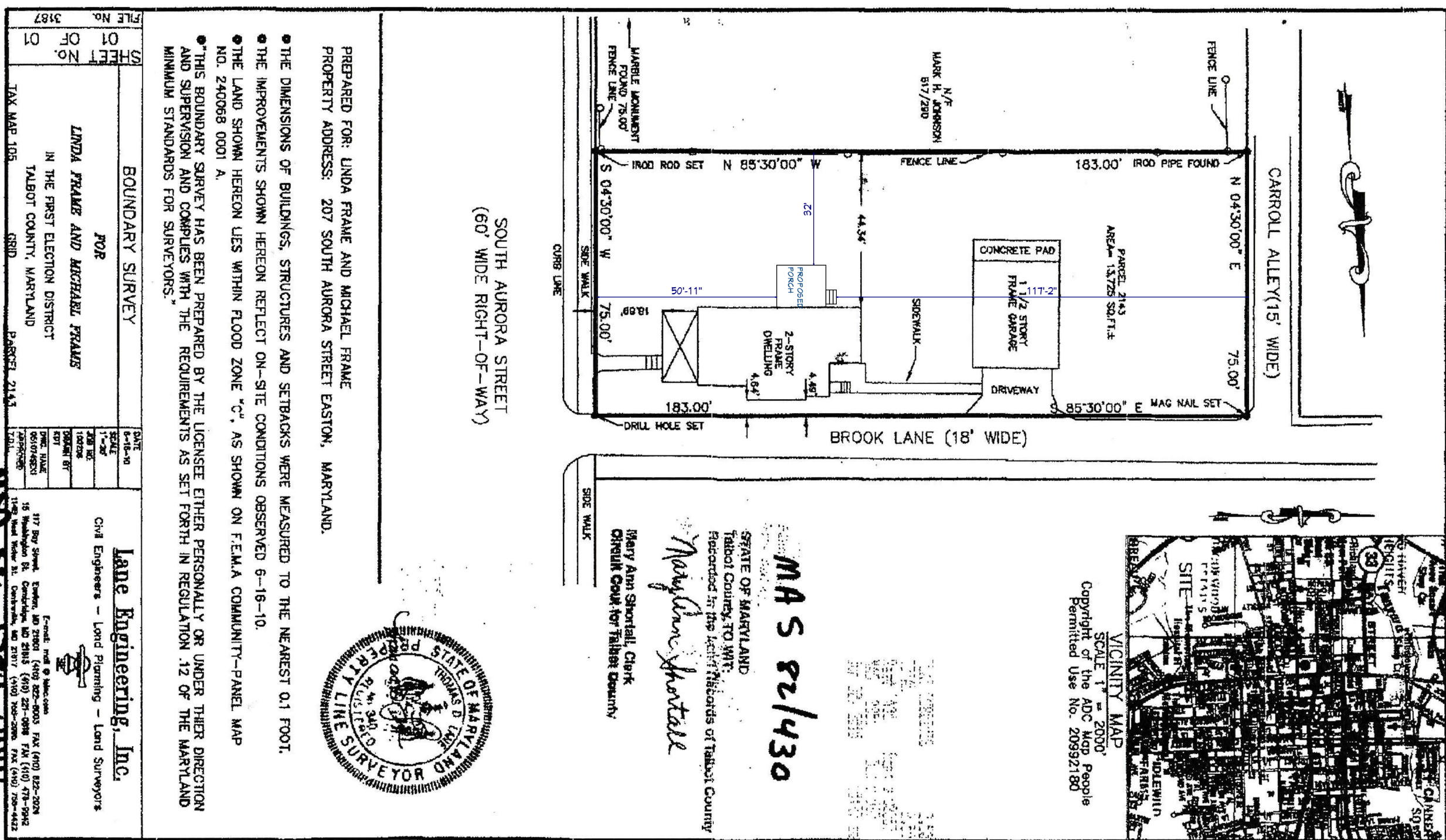
2/9/2026

SCALE:

SHEET:

**A- 2**

TALBOT COUNTY CIRCUIT COURT Subdivision Plats, TA) Plat Book MAS 82, p. 430, MSA\_S1254\_4446. Date available 2010/06/30. Printed 04/22/2024.



00302

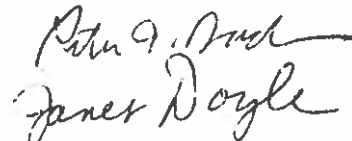
207 S. Aurora Street  
Easton, MD 21601  
February 8, 2026

Town of Easton  
Easton MD 21601

To Whom It May Concern:

We, Peter Doyle and Janet Doyle, owners of the residence at 207 S. Aurora Street, Easton, MD 21601, authorize Thomas Huntington of Huntington Construction LLC to apply for a permit to build a screened-in porch, to be affixed to the south side of our house.

Sincerely,



Peter and Janet Doyle



TIMBERTECH ADVANCED PVC

## Porch Collection

Hardwood & Stained Wood Looks

Give your porch the refined look of premium hardwood with all the benefits of a durable capped polymer material. Our high-performance, low-maintenance porch boards are designed with a tongue-and-groove system for minimal gapping, giving you a smooth surface you'll never have to sand, stain, or seal.

**PORCH COLOR Coastline®**



**SAMPLE SIZE**

FREE SHIPPING ON ORDERS OVER \$99\*



Quantity:

Quantity selector showing '1' with up/down arrows

Add to Cart button

Contractor Rebates button

Add to Wish List button

Description



## White 4'x36" -level Endurance Vinyl Railing ~ Square Balusters

A sturdy 4'x36" level Endurance vinyl railing with square balusters for timeless style and durability.

[View Product](#)

### Endurance Original Railing by RDI with Square Balusters

#### What It Is

Endurance Vinyl Railing is a vinyl deck railing system made by RDI (Rail Design Innovations) that uses square vinyl balusters to create a classic, clean picket-style look. It's designed to be durable, easy to install, and visually versatile — fitting both traditional and contemporary homes. This system is one of RDI's core vinyl railing lines, offering a great balance of price, performance, and aesthetics.

[Want Pro Tips?](#)



Home > Porch Collection

# TIMBERTECH ADVANCED PVC Porch Collection



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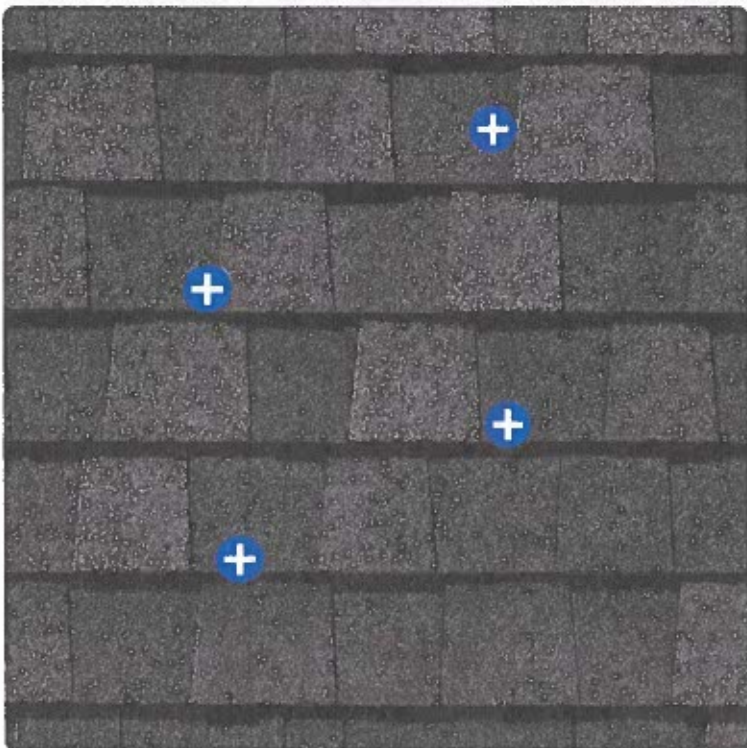
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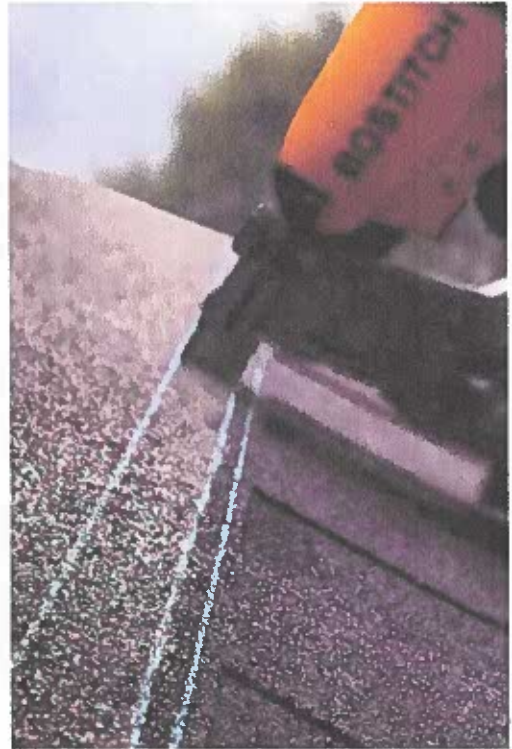
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**Town of Easton Historic District Commission  
Draft Decision Summary**

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

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

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

**Attendance:**

Commission Members:

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

Staff:

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

**Absent:**

Commission Members:

- Emily Carey

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

**2. Agenda Summary Review** —

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

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

**3. Old Business** —

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

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

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

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

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

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

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

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

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

**4. New Business —**

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

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

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

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

**Applicant Presentation:**  
Latrish Oseko

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

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

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

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

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

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

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

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

**Applicant Presentation:**  
Ronald Newnam

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

231  
232 Historic District Guideline references:

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

241  
242 **Staff Presentation:**

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

245  
246 **Applicant Presentation:**

247 Andrew Yerkes, Rosin Creek Collaborative

248  
249 **Public Comment — None**

250 **Public Comment Written — None**

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

254  
255 Vote                    6 - 0 - 0 - 1  
256 FOR:                    6 - Demby, Brophy, Bateman, Carr, Startt, Stuart  
257 AGAINST:            0  
258 ABSTAIN:            0  
259 ABSENT:            1 - Carey

260  
261  
262 **5. Discussion Item — None**

263  
264  
265 **6. Decision Summary Review —**

266  
267 **Vice Chairperson Brophy moved to approve the December 22, 2025 Decision**  
268 **Summary. Commissioner Startt seconded the motion.**

269  
270 Vote                    6 - 0 - 0 - 1  
271 FOR:                    6 - Demby, Brophy, Bateman, Carr, Startt, Stuart  
272 AGAINST:            0  
273 ABSTAIN:            0  
274 ABSENT:            1 - Carey

277 **7. Administrative Approval** — None

278

279

280 **8. Consent Docket** — None

281

282

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



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

Monday, February 9, 2026 at 6:00 p.m.  
Town Hall Chamber 2  
14 S. Harrison Street, Easton, Maryland

**Archived video of the meeting is available at:**  
[Town of Easton Agenda and Minutes](http://eastonmd.gov)  
[eastonmd.gov](http://eastonmd.gov)

**Attendance:**

Commission Members:

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

Staff:

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

**Absent:**

Commission Members:

- Emily Carey
- Joshua Startt AIA

Staff:

- Samantha Smith, Administrative Specialist

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

**2. Agenda Summary Review** —

**Vice Chairperson Brophy moved to approve the February 9, 2026 Agenda Summary. Commissioner Stuart seconded the motion.**

|             |  |
|-------------|--|
| <u>Vote</u> | <u>5 - 0 - 0 - 2</u>                     |
| FOR:        | 5 - Demby, Brophy, Bateman, Carr, Stuart |
| AGAINST:    | 0  |
| ABSTAIN:    | 0  |
| ABSENT:     | 2 - Carey, Startt                        |

**3. Old Business** —

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

**Request:** The 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.

**4. New Business —**

**a. File No.:** 2025 - 1625 / HD 26 - 04  
**Applicant:** Crosby & Associates, LLC  
**Location:** 52 S. Washington Street, Easton, MD 21601  
Tax Map 0104, Grid 00EA, Parcel 1463, Lot 2  
**Zoning:** CB

**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.

**Background:** On October 28, 2024, the Commission granted a Certificate of Appropriateness for this scope of work (application 2024-1318) 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.

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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.

The Certificate of Appropriateness for application 2024-1318 lapsed as no building permit was obtained within six (6) months from the date of issuance. This project received a new approval from the Commission on June 23rd, 2025 (application 2025-1485) subject to the same five (5) conditions. However, the COA for application 2025-1485 also lapsed as no building permit was obtained within six (6) months of issuance.

On June 24, 2025, the project received sketch site plan approval from Planning Commission (application 2025-1454), and was granted a variance from the minimum parking and maneuvering space setback by the Board of Zoning Appeals on July 15, 2025 (V-1490 / V 25-04).

Historic District Guideline references:

- i. *Guideline 12. Universal Guidance for Parking Lots*
- ii. *Guideline 13. New Parking Lots*
- iii. *Guideline 19. Trees and Street Plantings*
- iv. *Guideline 23. Vacant Lots*
- v. *Guideline 94. Style*
- vi. *Guideline 95. Siting*
- vii. *Guideline 96. Orientation, Alignment, and Setback*
- viii. *Guideline 97. Form, Massing, Height, and Scale*
- ix. *Guideline 98. Street Rhythm*
- x. *Guideline 99. ADA Ramps for New Construction and Additions*
- xi. *Guideline 103. Materials*
- xii. *Guideline 105. Exterior Color*
- xiii. *Guideline 106. Details and Ornamentation*
- xiv. *Guideline 107. Placement*
- xv. *Guideline 108. Design*
- xvi. *Guideline 109. Energy and Sustainability*
- xvii. *Guideline 110. Exterior Lighting*
- xviii. *Guideline 112. Proportion*
- xix. *Guideline 113. Façade Rhythm*
- xx. *Guideline 114. Landscape Features*
- xxi. *Guideline 115. Roof Form*
- xxii. *Guideline 116. Roof Material*
- xxiii. *Guideline 117. Gutters and Downspouts*
- xxiv. *Guideline 121. General Guidelines for Utilities for New Construction*
- xxv. *Guideline 122. Trash and Refuse Containers*
- xxvi. *Guideline 123. Mechanical Equipment*
- xxvii. *Guideline 126. Arrangement*

141 *xxviii. Guideline 127. Window Type*

142  
143 **Staff Presentation:**

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

146  
147 **Applicant Presentation:**

148 Alan Brock AIA, Crosby & Associates, LLC  
149 Kesha Haithe, Foundation of Hope Inc.

150  
151 **Public Comment** — None

152 **Public Comment Written** — None

153  
154 **Commissioner Bateman moved to approve the application as submitted.**  
155 **Vice Chairperson Brophy seconded the motion.**

156  
157 Vote 5 - 0 - 0 - 2  
158 FOR: 5 - Demby, Brophy, Bateman, Carr, Stuart  
159 AGAINST: 0  
160 ABSTAIN: 0  
161 ABSENT: 2 - Carey, Startt

- 162  
163 **b. File No.:** 2026 - 1629 / HD 26 - 06  
164 **Applicant:** Brummell Does LLC: Landscaping & Lawn Care  
165 on behalf of Midshore Community Foundation Inc.  
166 **Location:** 100 E. Dover Street, Easton, MD 21601  
167 Tax Map 0104, Grid 00EA, Parcel 1194  
168 **Zoning:** CB

169  
170 **Request:** The Applicant is proposing the in-kind replacement of the existing  
171 four (4) foot tall wooden picket style fencing along the front property line of  
172 Harrison Street, and portions of the other property lines. The principal structure  
173 on this property is a contributing structure to the Historic District, and is listed on  
174 the Maryland Inventory of Historic Places (T-12).

175  
176 **Background:** This fence has been replaced on multiple occasions dating back to  
177 1989, with the most recent replacement having received approval in July of 2006.  
178 A stop work order was issued by the Building Inspection Division after it was  
179 discovered that the picket fence was being replaced without a building permit or a  
180 Certificate of Appropriateness.

181  
182 Historic District Guideline references:  
183 *i. Guideline 14. Perimeter Walls and Fences*

184  
185 **Staff Presentation:**

186 Miguel Salinas, Planning and Zoning Director

187 Nicholas Johnson AICP, Town Planner - Current

188

189 **Applicant Presentation:**

190 Joe Brummell, Brummell Does LLC

191

192 **Public Comment** — None

193 **Public Comment Written** — None

194

195 **Vice Chairperson Brophy moved to approve the application as submitted.**

196 **Commissioner Stuart seconded the motion.**

197

198 Vote 5 - 0 - 0 - 2

199 FOR: 5 - Demby, Brophy, Bateman, Carr, Stuart

200 AGAINST: 0

201 ABSTAIN: 0

202 ABSENT: 2 - Carey, Startt

203

204 **c. File No.:** 2026 - 1631 / HD 26 - 07

205 **Applicant:** Callahan Signs

206 on behalf of Maury Donnelly & Parr, Inc.

207 **Location:** 16 N. Washington Street, Easton, MD 21601

208 Tax Map 0103, Grid 00EA, Parcel 1212

209 **Zoning:** CB

210

211 **Request:** The Applicant is requesting to install a 25” by 27” (4.7 square  
212 foot) hanging sign on the front facade of the structure. The sign will be  
213 constructed of PVC and mounted to the building by an existing metal bracket. The  
214 structure to which the sign will be mounted is a contributing structure to the  
215 Historic District.

216  
217 **Background:** This project is scheduled to appear on the February 19, 2026  
218 Planning Commission agenda for signage approval where two (2) or more  
219 businesses occupy one (1) building with a common entrance.

220  
221 Historic District Guideline references:

222 *i. Guideline 25. General Guidelines for Signage*

223 *ii. Guideline 31. Hanging and Bracket Signs*

224

225 **Staff Presentation:**

226 Miguel Salinas, Planning and Zoning Director

227 Nicholas Johnson AICP, Town Planner - Current

228

229 **Applicant Presentation:**

230 None

231

232 **Public Comment** — None  
233 **Public Comment Written** — None

234  
235 **Vice Chairperson Brophy moved to table the application subject to the Planning**  
236 **Commission's approval regarding the sign's placement, size, and minimum**  
237 **clearance height. Commissioner Bateman seconded the motion.**  
238

239 Vote 5 - 0 - 0 - 2  
240 FOR: 5 - Demby, Brophy, Bateman, Carr, Stuart  
241 AGAINST: 0  
242 ABSTAIN: 0  
243 ABSENT: 2 - Carey, Startt  
244

- 245 **d. File No.:** 2026 - 1632 / HD 26 - 08  
246 **Applicant:** Callahan Signs  
247 on behalf of Neighborhood Service Center Inc.  
248 **Location:** 126 Port Street, Easton, MD 21601  
249 Tax Map 0104, Grid 00EA, Parcel 1501  
250 **Zoning:** CB  
251

252 **Request:** The Applicant is requesting to install a 7” by 60” (2.92 square  
253 foot) wall sign consisting of individual acrylic letters. The structure to which the  
254 sign will be mounted is a non contributing structure to the Historic District.  
255

256 Historic District Guideline references:

- 257 i. *Guideline 25. General Guidelines for Signage*  
258 ii. *Guideline 35. Wall Signs*  
259

260 **Staff Presentation:**

261 Miguel Salinas, Planning and Zoning Director  
262 Nicholas Johnson AICP, Town Planner - Current  
263

264 **Applicant Presentation:**

265 None  
266

267 **Public Comment** — None

268 **Public Comment Written** — None  
269

270 **Commissioner Bateman moved to approve the application as submitted.**  
271 **Commissioner Carr seconded the motion.**  
272

273 Vote 5 - 0 - 0 - 2  
274 FOR: 5 - Demby, Brophy, Bateman, Carr, Stuart  
275 AGAINST: 0  
276 ABSTAIN: 0

277 ABSENT: 2 - Carey, Startt

278

279 e. **File No.:** 2026 - 1633 / HD 26 - 09

280 **Applicant:** Robert Wenneson

281 **Location:** 304 S. Harrison Street, Easton, MD 21601

282 Tax Map 0105, Grid 00EA, Parcel 2269

283 **Zoning:** R-10A

284

285 **Request:** The Applicant is proposing the replacement of the existing wooden  
286 picket style fencing along the south property line. The fence will consist of a  
287 combination of six (6) foot tall and four (4) foot tall wooden picket fencing. The  
288 principal structure on this property is a contributing structure to the Historic  
289 District.

290

291 **Background:** On February 12, 2024, the Commission granted a Certificate of  
292 Appropriateness for the replacement of the damaged sections of the wooden  
293 picket style fencing facing Harrison Street and the rear alley (application 2024-  
294 1111).

296 Historic District Guideline references:

297 i. *Guideline 14. Perimeter Walls and Fences*

298

299 **Staff Presentation:**

300 Miguel Salinas, Planning and Zoning Director

301 Nicholas Johnson AICP, Town Planner - Current

302

303 **Applicant Presentation:**

304 None

305

306 **Public Comment** — None

307 **Public Comment Written** — None

308

309 **Vice Chairperson Brophy moved to approve the application as submitted.**

310 **Commissioner Bateman seconded the motion.**

311

312 Vote 5 - 0 - 0 - 2

313 FOR: 5 - Demby, Brophy, Bateman, Carr, Stuart

314 AGAINST: 0

315 ABSTAIN: 0

316 ABSENT: 2 - Carey, Startt

317

318 f. **File No.:** 2026 - 1634 / HD 26 - 10

319 **Applicant:** Thomas Lane

320 **Location:** 115 S. Harrison Street, Easton, MD 21601

321 Tax Map 0104, Grid 00EA, Parcel 1962

322 **Zoning:** R-7A

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**Request:** The Applicant is requesting approval for the installation of an iron handrail on the front porch steps. The proposed handrail is intended to match the existing iron railing located on the north side of the steps. This is a contributing structure to the Historic District.

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

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

**Applicant Presentation:**  
Thomas Lane

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

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

|             |  |
|-------------|--|
| <u>Vote</u> | <u>5 - 0 - 0 - 2</u>                     |
| FOR:        | 5 - Demby, Brophy, Bateman, Carr, Stuart |
| AGAINST:    | 0  |
| ABSTAIN:    | 0  |
| ABSENT:     | 2 - Carey, Startt                        |

- 5. **Discussion Item** — None
  
- 6. **Election of Officers** — The annual election for Chairperson and Vice Chairperson was tabled to the February 23, 2026 Historic District Commission meeting.
  
- 7. **Decision Summary Review** — The approval of the draft decision summary from the January 12, 2026 Historic District Commission meeting was tabled to the February 23, 2026 meeting.
  
- 8. **Administrative Approval** —
  - a. **File No.:** 2026 - 1637 / HD 26 - 11

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**Applicant:** Permit Flow  
on behalf of Jake Marden  
**Location:** 212 Davis Avenue, Easton, MD 21601  
Tax Map 0105, Grid 00EA, Parcel 2199  
**Zoning:** R-7A

**Request:** The Applicant is requesting administrative approval for the in-kind replacement of the asphalt shingle roof with new architectural asphalt shingles. Given that the request complies with §28-601.E.4.d of the Town of Easton Zoning Ordinance and the Easton Historic District Design Guidelines, the application may be administratively approved subject to the following condition:

1. The existing trim, fascia, soffit and gutters shall remain.

This is a contributing structure to the Historic District.

Historic District Guideline references:  
*i. Guideline 2.5 Staff Approvals*  
*ii. Guideline 68. Maintain Historic Roof Shape*  
*iii. Guideline 70. Roof Material*

**b. File No.:** 2026 - 1638 / HD 26 - 12  
**Applicant:** C&C Architecture  
on behalf of Walbridge Real Estate Investments LLC  
**Location:** 201 E. Dover Street, Easton, MD 21601  
Tax Map 0104, Grid 00EA, Parcel 1167  
**Zoning:** CB

**Request:** The Applicant is requesting administrative approval for the installation of new HVAC units along the east side of the structure. Given that the request complies with §28-601.E.4.d of the Town of Easton Zoning Ordinance and the Easton Historic District Design Guidelines, the application may be administratively approved subject to the following 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. 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.

414 4. Mechanical equipment shall be floor-mounted on a level pad rather than  
415 bracketed to the historic exterior walls to prevent structural damage or  
416 vibration-related degradation of the masonry.

417  
418 This is a contributing structure to the Historic District.

419  
420 Historic District Guideline references:

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

423  
424 **c. File No.:** 2026 - 1639 / HD 26 - 13  
425 **Applicant:** Foundation of Hope Inc.  
426 **Location:** 52 S. Washington Street, Easton, MD 21601  
427 Tax Map 0104, Grid 00EA, Parcel 1463, Lot 2  
428 **Zoning:** CB

429  
430 **Request:** The Applicant is requesting administrative approval for the  
431 temporary placement of a 16 square foot sign. The sign will be displayed for a  
432 duration of approximately 60-90 days. Given that the request complies with §28-  
433 601.E.4.d of the Town of Easton Zoning Ordinance and the Easton Historic  
434 District Design Guidelines, the application may be administratively approved as  
435 submitted.

436  
437 Historic District Guideline references:

- 438 i. *Guideline 2.5 Staff Approvals*
- 439 ii. *Guideline 25. General Guidelines for Signage*
- 440 iii. *Guideline 28. Free-standing Signs*

441  
442 **d. File No.:** 2026 - 1645 / HD 26 - 16  
443 **Applicant:** The FA Taylor Company LLC  
444 on behalf of James Middleton  
445 **Location:** 210 Goldsborough Street, Easton, MD 21601  
446 Tax Map 0103, Grid 00EA, Parcel 1134  
447 **Zoning:** R-7A

448  
449 **Request:** The Applicant is requesting administrative approval for the in-kind  
450 replacement of the asphalt shingle roof with new architectural asphalt shingles.  
451 No trim, fascia, soffit or gutters will be replaced. Given that the request complies  
452 with §28-601.E.4.d of the Town of Easton Zoning Ordinance and the Easton  
453 Historic District Design Guidelines, the application may be administratively  
454 approved as submitted. This is a contributing structure to the Historic District.

455  
456 Historic District Guideline references:

- 457 i. *Guideline 2.5 Staff Approvals*
- 458 ii. *Guideline 68. Maintain Historic Roof Shape*
- 459 iii. *Guideline 70. Roof Material*

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**9. Consent Docket** — None

**10. Adjournment** — Commissioner Bateman moved to adjourn. Vice Chairperson Brophy seconded the motion. The meeting was adjourned at 6:18 p.m.



RECEIVED

HD 26 - 17

FEB 11 2026

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

Table with application details: Application #: 2026 - 1651, Date Received: 02/11/2026, Fee Paid: \$25.00, HDC Meeting Date: 02/23/2026, 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: 112 Talbot St. Easton, MD 21601
Contributing/Non-Contributing, YEAR BUILT: 1960, NATIONAL REGISTAR #

PROPERTY INFORMATION

OWNER NAME: Carol Feeney
TELEPHONE NO., EMAIL

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

NAME: Adam Teets
TELEPHONE NO., EMAIL

Description of Proposal (include additional sheets, as necessary)

Replacing 19 sq of shingles with GAF Timberline Ultra in charcoal color. Adding ridge vent and smart vent for proper ventilation.
Ground drop materials. No dumpster.
No trim, No soffit, No fascia, No gutters

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: Adam J. Teets
Date: 2/11/26
Printed Name of Applicant or Agent: Adam J. Teets (Thompson Creek)

Revised 4.4.2022



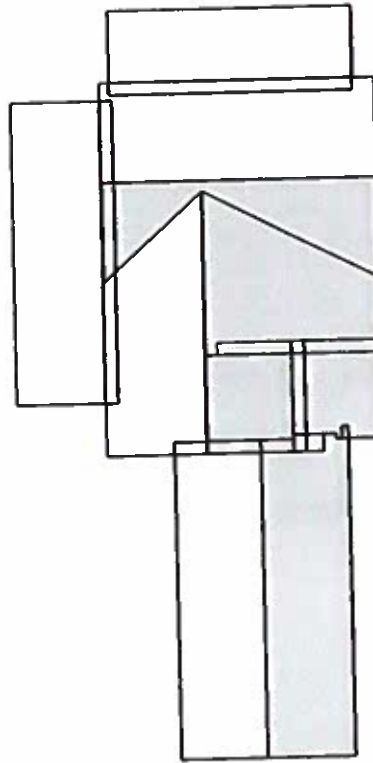
# THOMPSON CREEK WINDOW COMPANY

4200 Parliament Pl  
Lanham, MD 20706



Includes





## Contents

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

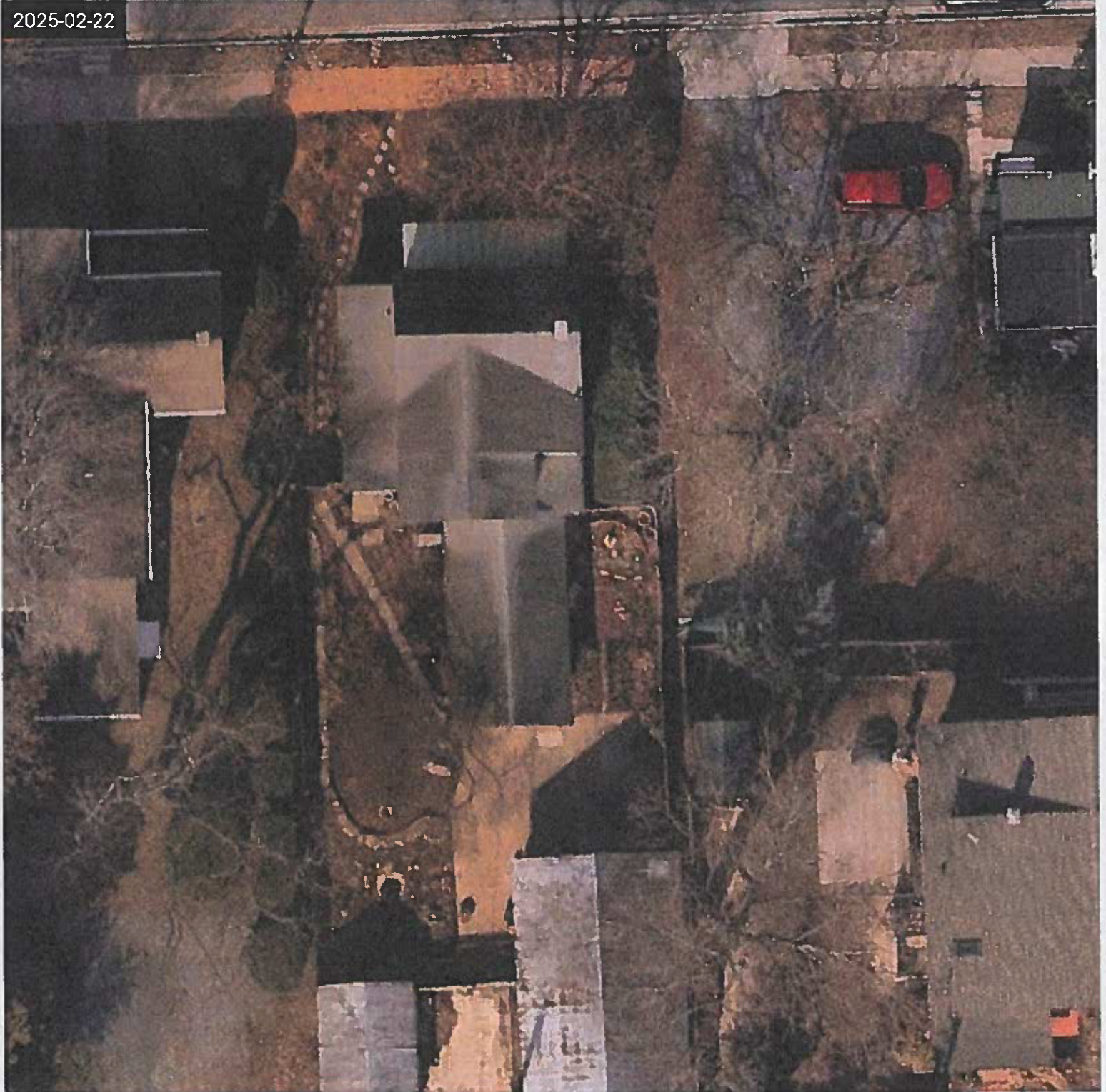
## Measurements

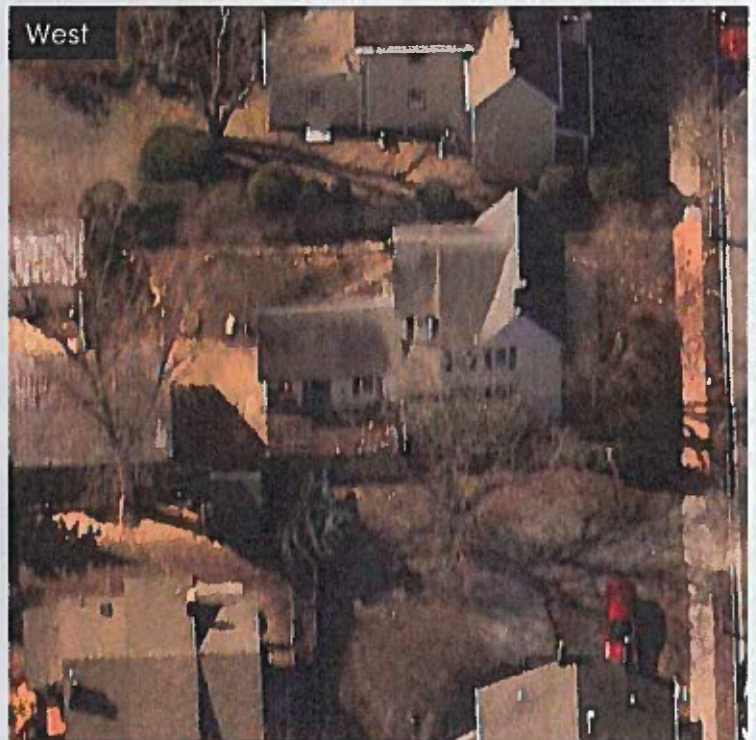
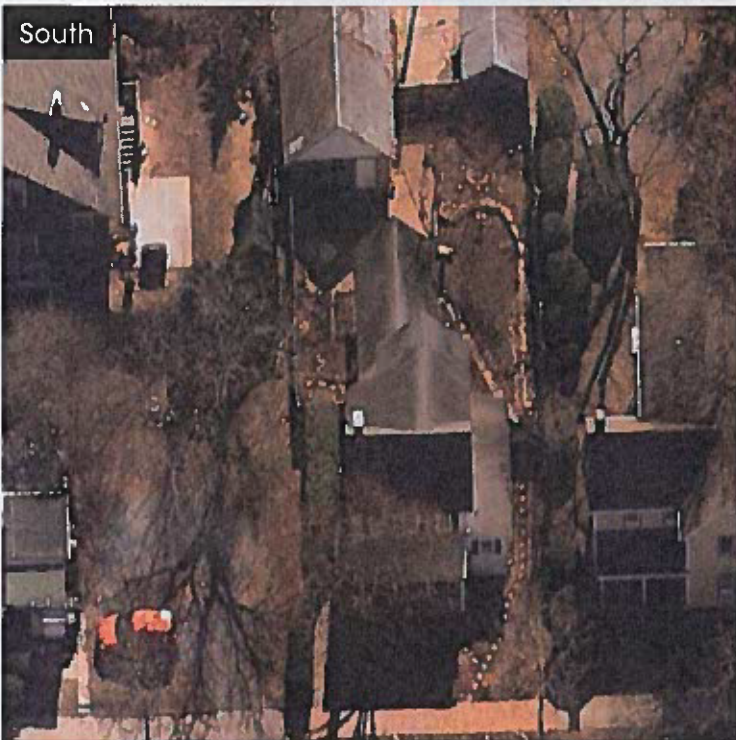
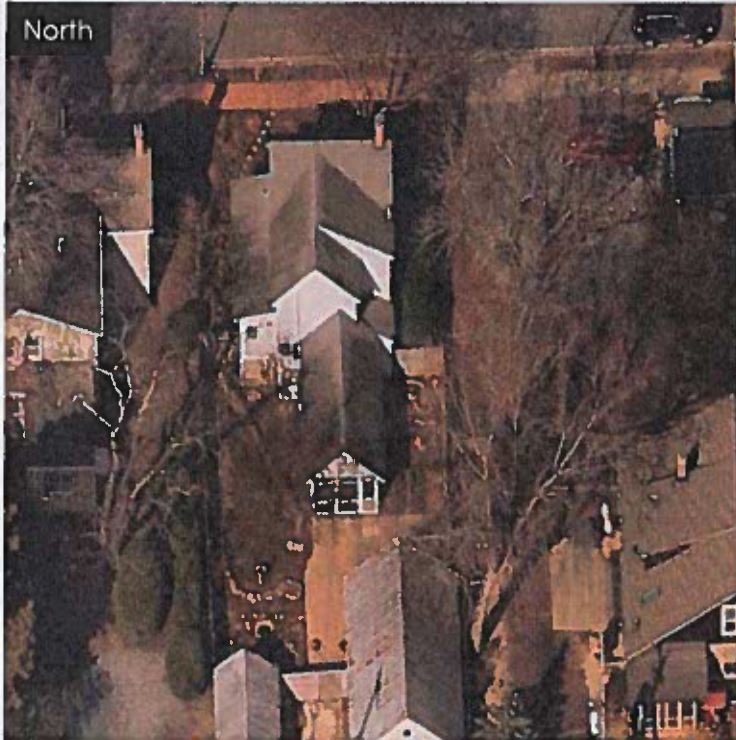
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|                   |             |
|-------------------|-------------|
| Roof Area         | 1,717 sq ft |
| Roof Facets       | 10          |
| Predominant Pitch | 11 / 12     |
| Ridges/Hips       | 68 ft       |
| Valleys           | 30 ft       |
| Rakes             | 142 ft      |
| Eaves             | 154 ft      |
| Bends             | 0 ft        |



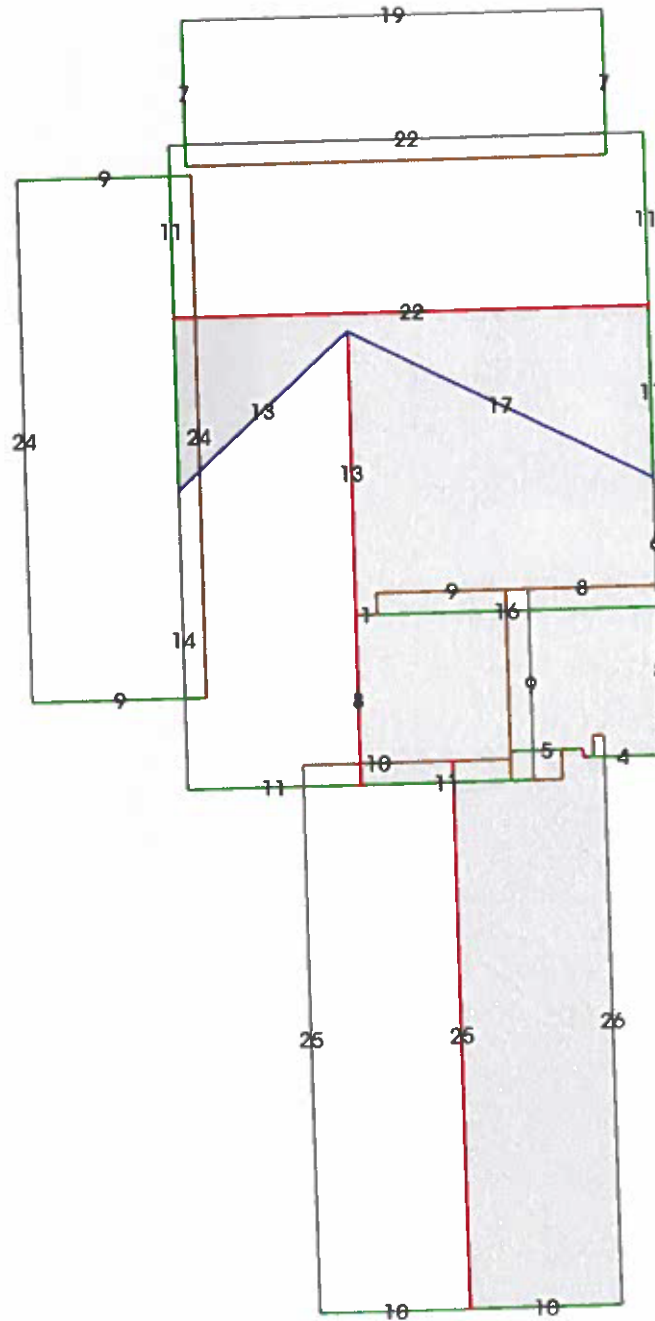
2025-02-22





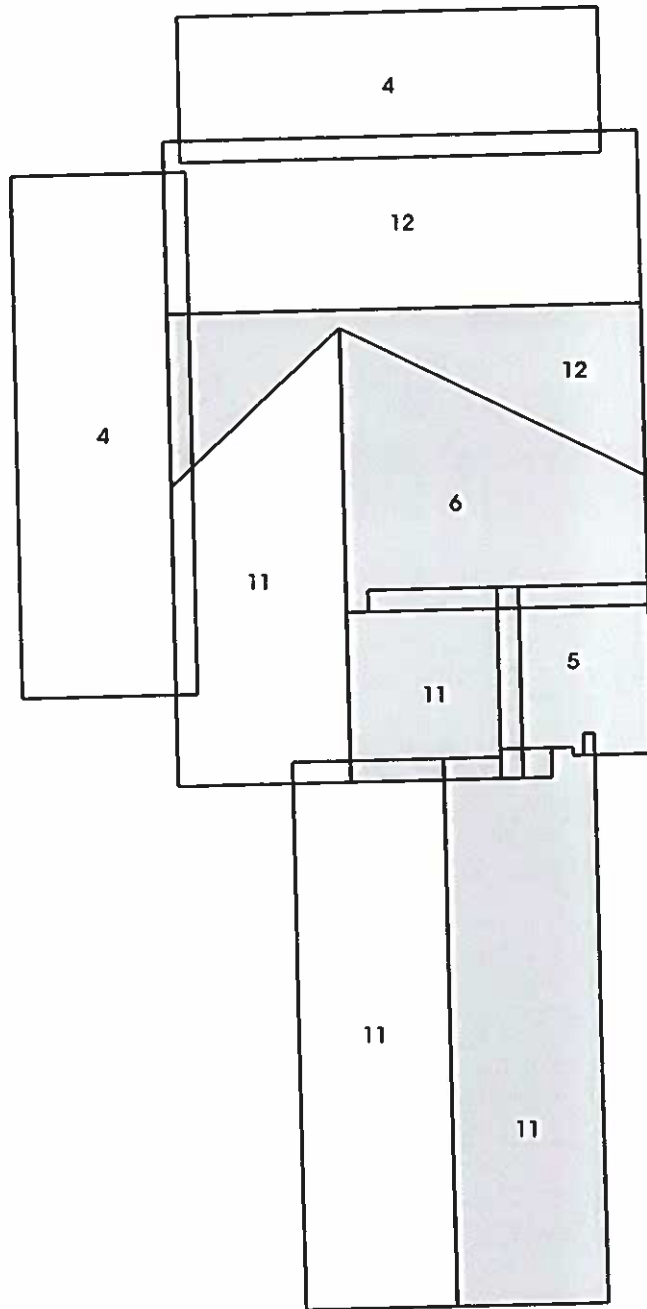


|       |      |      |
|-------|------|------|
| Flash | Step | Drip |
| 56    | 37   | 296  |

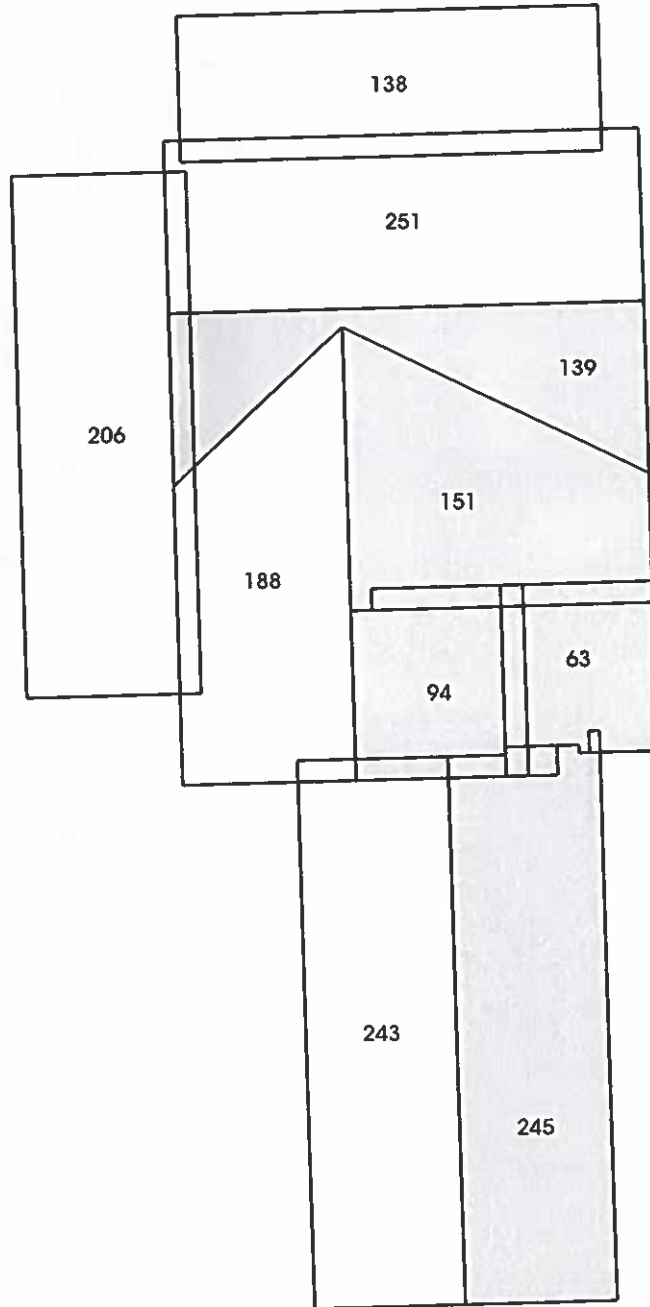


|   |  |   |  |  |
|---|--|---|--|--|
| <span style="color: red;">■</span> Bend | <span style="color: grey;">■</span> Eave | <span style="color: green;">■</span> Rake | <span style="color: red;">■</span> Ridge | <span style="color: blue;">■</span> Valley |
| 0                                       | 154                                      | 142                                       | 68                                       | 30   |

Lengths in feet



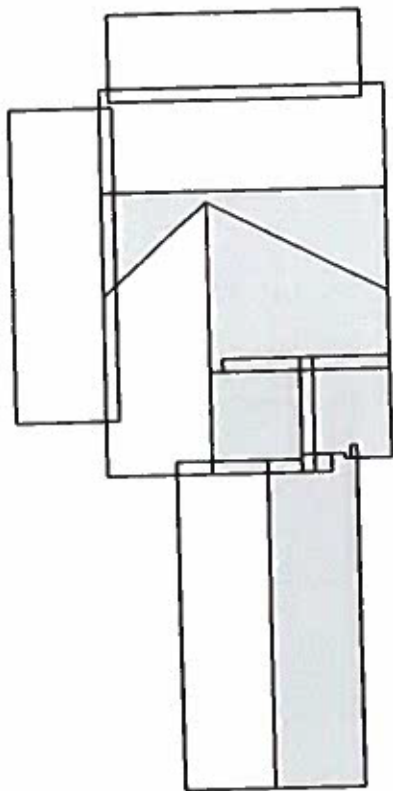
Pitches in inches per foot



Areas in square feet

|              |          |          |          |           |           |
|--------------|----------|----------|----------|-----------|-----------|
| <b>Pitch</b> | <b>4</b> | <b>5</b> | <b>6</b> | <b>11</b> | <b>12</b> |
| Area         | 344      | 63       | 151      | 770       | 389       |
| Percent      | 20%      | 4%       | 9%       | 45%       | 23%       |

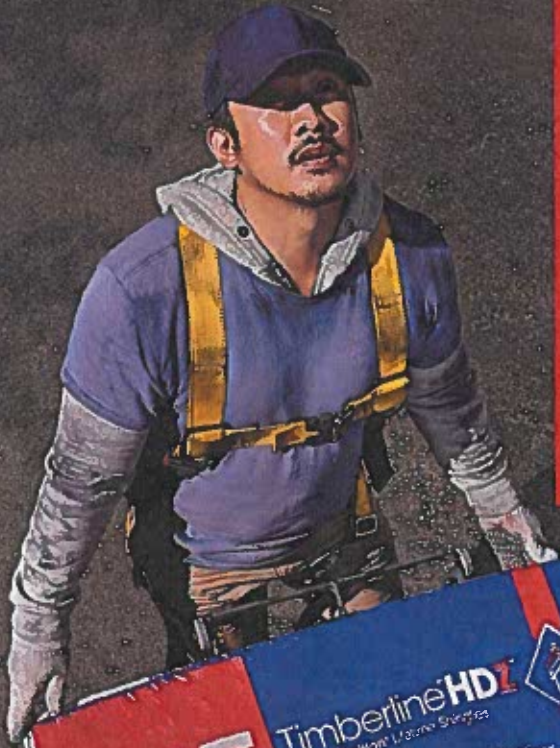
|              |           |           |           |           |            |            |            |
|--------------|-----------|-----------|-----------|-----------|------------|------------|------------|
|              |           | Suggested |           |           |            |            |            |
| <b>Waste</b> | <b>0%</b> | <b>3%</b> | <b>6%</b> | <b>8%</b> | <b>10%</b> | <b>13%</b> | <b>18%</b> |
| Area         | 1,717     | 1,768     | 1,819     | 1,854     | 1,888      | 1,940      | 2,025      |
| Squares      | 18        | 18        | 19        | 19        | 19         | 20         | 21         |



|                     |             |
|---------------------|-------------|
| <b>Roof Area</b>    | 1,717 sq ft |
| <b>Roof Facets</b>  | 10          |
| <b>Pitch</b>        | 11 / 12     |
| <hr/>               |             |
| <b>Bends</b>        | 0 ft        |
| <b>Eaves</b>        | 154 ft      |
| <b>Rakes</b>        | 142 ft      |
| <b>Ridges</b>       | 68 ft       |
| <b>Valleys</b>      | 30 ft       |
| <hr/>               |             |
| <b>Flash</b>        | 56 ft       |
| <b>Step</b>         | 37 ft       |
| <b>Drip Edge</b>    | 296 ft      |
| <hr/>               |             |
| <b>Leak Barrier</b> | 419 ft      |
| <b>Ridge Cap</b>    | 68 ft       |
| <b>Starter</b>      | 296 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.

**GAF** Timberline HDZ<sup>®</sup>  
High Definition<sup>®</sup> Shingles



**Built without  
compromise**



High Definition — Weathered Wood



NEW Bold Definition — Sierra Sand

**Timberline HDZ<sup>®</sup> Shingles deliver unrivaled beauty with High Definition<sup>®</sup> and Bold Definition color collections**

Gain the trust your business deserves with Timberline HDZ<sup>®</sup> Shingles, offering industry-first technologies and powerful warranties.\* Plus, build your business with two distinct color collections designed to appeal to even more homeowners, elevating the roof's aesthetic while delivering peace of mind.

**Visit [gaf.com/HDZ](http://gaf.com/HDZ) to learn more about our #1-selling shingle**

A **standard** INDUSTRIES COMPANY

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

We protect what matters most<sup>™</sup>

