Historic District Commission
MEETING AGENDA

Monday, April 27, 2026 - 6:00 PM
Council Chambers, Easton Town Office
14 S Harrison Street

Call to Order

1) Approval of the Agenda for April 27, 2026.

Old Business

1)

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:	Amendment to a previously approved Certificate of Appropriateness (COA) for the construction of a 12' x 14' side porch using square columns. On March 9, 2026, the Commission granted a COA for the scope of work subject to the condition of the porch consisting of round columns (non-vinyl).

2)

Application Number:	2025 - 1593 / HD 25 - 113
Applicant:	VF Builders on behalf of Victoria Walk Condominiums
Location:	408A Goldsborough Street Tax Map 0103, Grid 00EA, Parcel 1091
Zoning District:	R-7A
Historic Status:	Contributing
Request:	Replacement of the existing wooden decking of the front porch.

New Business

1)

Application Number:	2026 - 1660 / HD 26 - 21

Applicant: Hallmark Dixon Construction LLC
on behalf of Kenneth Dederick

Location: 303 Goldsborough Street
Tax Map 0103, Grid 00EA, Parcel 0741

Zoning District: R-7A

Historic Status: Contributing

Request: Installation of solar roof panels on rear garage, and the installation of a front yard fence.

2) **Application Number:** 2026 - 1704 / HD 26 - 40

Applicant: Brummell Does LLC
on behalf of Charles and Lisa Hartge

Location: 112 Brookletts Avenue
Tax Map 0105, Grid 00EA, Parcel 2117

Zoning District: R-10A

Historic Status: Contributing

Request: Installation of sections of cedar picket fence.

3) **Application Number:** 2026 - 1700 / HD 26 - 37

Applicant: Wood Ingenuity LLC

Location: 123 S. Washington Street
Tax Map 0104, Grid 00EA, Parcel 1987

Zoning District: CB

Historic Status: Non contributing

Request: Installation of PVC signage.

4) **Application Number:** 2026 - 1711 / HD 26 - 43

Applicant: Nathan Tocus and Truvella Thomas

Location: 214 S. Washington Street
Tax Map 0105, Grid 00EA, Parcel 2091

Zoning District: R-10A

Historic Status: Contributing

Request: Replacement of the existing 6" half round copper gutters and 6" aluminum K-style gutters, with aluminum half round gutters and downspouts.

5) **Application Number:** 2026 - 1708 / HD 26 - 41

	Applicant:	Economy Restoration, LLC on behalf of Waterfowl Festival Inc.
	Location:	40 S. Harrison Street Tax Map 0104, Grid 00EA, Parcel 1535
	Zoning District:	CB
	Historic Status:	Contributing (T-484)
	Request:	Replacement of the front and rear flat roofs, and the replacement of the upper and lower arch roofs.
6)	**Application Number:**	2026 - 1710 / HD 26 - 42
	Applicant:	Pamela P. Gardner, AIA LLC on behalf of Marshall and Mindy Mintz
	Location:	205 S. Hanson Street Tax Map 0105, Grid 00EA, Parcel 2119
	Zoning District:	R-10A
	Historic Status:	Contributing
	Request:	Replacement of the windows on the first and second floors, and the replacement of the existing french doors and landing.

Discussion Item

Approval of Minutes

1) Approval of the Draft Decision Summary from the April 13, 2026 Meeting.

Administrative Approval

Emergency Approval

Adjournment

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

Meeting Date:	**3/9/2026**
Application Number:	**2026-1664**
Location:	**207 S Aurora Street**
Applicant:	**Huntington Construction LLC on behalf of Peter and Janet Doyle**

Request: The Applicant is seeking approval for the construction of a new side porch measuring 14 feet wide by 12 feet deep. The proposed porch materials include Timbertech PVC decking, vinyl railing, and a composite trim. To accommodate the porch construction, an existing window will be removed and converted into an entryway featuring French doors of an unspecified material. The section of roof being replaced will utilize architectural asphalt shingles to match the existing shingles on the house, with the fascia and soffit proposed in vinyl. The material for the gable end is unspecified.

The Applicant amended the application to propose the following changes in scope of work and materials:

1. **The soffit, trim, and fascia will consist of a composite material.**
2. **The railing will consist of a wood or composite material.**
3. **The new porch will consist of round columns (not of a vinyl material).**
4. **Landscape plantings will be used to screen the porch's foundation from view.**

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

1. **The Applicant shall provide a cutsheet for the amended materials for the soffit, trim and fascia, the railing, and the French double doors that is consistent with the Historic District Guidelines. This material is subject to administrative approval by staff, following consultation with the Chairperson and Vice Chairperson.**

Commissioner Startt seconded the motion.
FOR 5 - Demby, Brophy, Bateman, Startt, Stuart

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

"A Certificate of Appropriateness shall lapse upon the expiration of the corresponding Building Permit. For applications that require a building permit but for which none is issued, this Certificate of Appropriateness shall lapse two (2) years after issuance. In the event a building permit is not required, the Certificate of Appropriateness shall lapse two (2) years from its issuance if substantial work is not underway. For good cause shown, this period may be extended by the Commission".

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

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

Nicholas Johnson
Representative, Historic District Commission

3/25/2026
Date

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

Historic District Commission Staff Report

Meeting Date: 4/27/2026

Staff Contact: Nicholas Johnson AICP, Town Planner, 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 a revision to their previous 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:** Cellular PVC with aluminum core – Square Balusters
- **Roof:** Architectural Asphalt Shingles
- **Door:** French Doors
- **Skirting:** Lattice
- **Trim:** Composite Material (AZEK)
- **Fascia & Soffit:** Composite Material (AZEK)
- **Columns:** Fiberglass - Square
- **Gable End:** Not Specified

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

Background:

The Commission issued a certificate of appropriateness on March 9, 2026 for the construction of a new side porch on this structure. The porch that was approved would have had round columns to match the columns on the historic front porch. This approval was also subject to additional information being provided to staff on the materials for soffit, fascia, trim, railing, and doors.

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

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.

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 columns constructed of fiberglass to better accommodate screening.

Draft Motions:

1. I move that the Historic District Commission **deny** the application based on the finding that the proposed square columns are not harmonious with the architectural style of the primary residence and do not align with the existing materials of the structure.

OR

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

OR

3. I move an alternate motion.

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

Appendix A: 2012 Easton Historic District Survey Sheet

EASTON HISTORIC DISTRICT SURVEY

PROPERTY #: _____

Picture:



TAX ID	ADDRESS	OWNER NAME
2101012088	207 S AURORA ST	FRAME MICHAEL C

YEAR BUILT	PHYSICAL CONDITION
1900	VERY GOOD

ARCHITECTURAL STYLE	ADDITION(S)
QUEEN ANNE	

NHL DISTRICT	NR DISTRICT	NR LISTED	MEETS NR CRITERIA	1980 NR RATING	MD INVENTORY	CONTRIBUTING	NC CODE
				B		Y	

NOTES

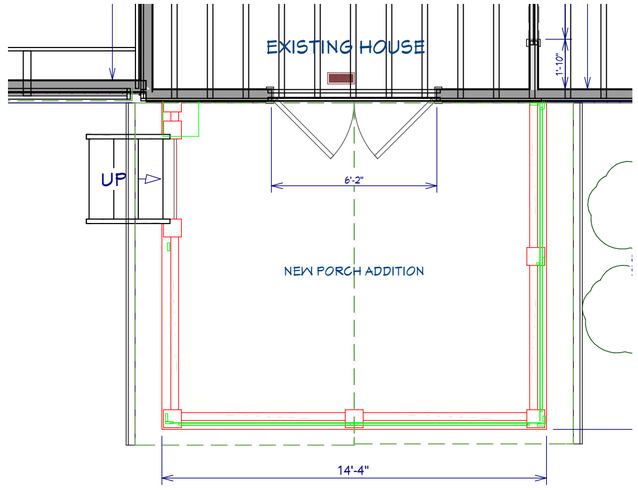
2 1/2 STORY 2 BAY GABLE FRONT DWELLING WITH 2 STORY SIDE CROSS GABLE PROJECTION 1/1 WINDOWS APPEAR TO BE REPLACEMENTS BUT GLAZED AND PANEL DOOR IS ORIGINAL. WALLS SHEATHED IN ASBESTOS SHINGLES. 2 CAR GARAGE APPEARS MODERN BUT MATCHES HOUSE NICELY.



Elevation 3



Elevation 2



1st Floor



LEFT BACK1



STREET VIEW PHOTO



ANGLE FROM STREET

PRACTICAL ARTS
DRAFTING AND DESIGN
THOMAS HUNTINGTON
410.330.4455 thomhuntington@gmail.com

SCREEN PORCH ADDITION

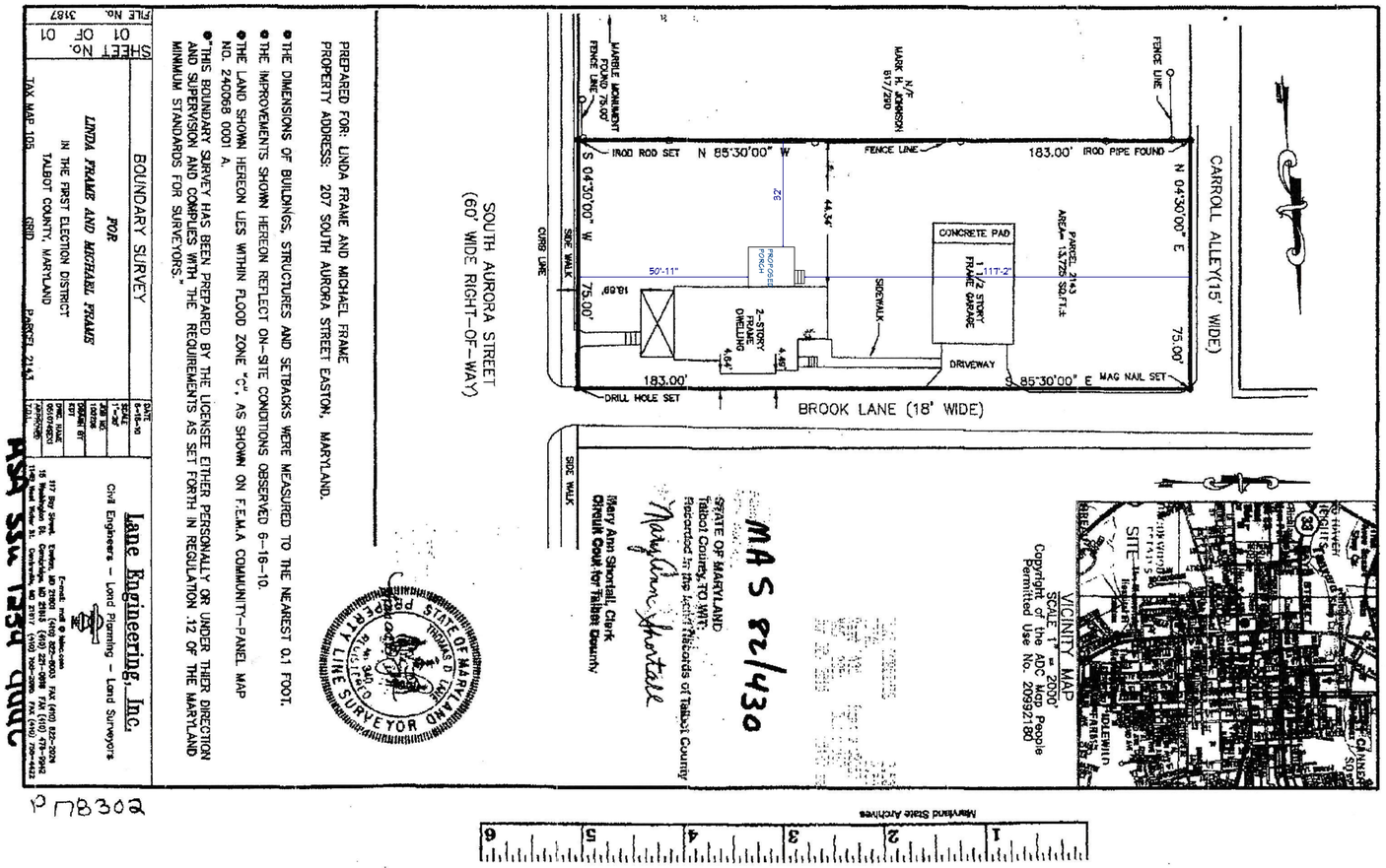
PETE AND JANET DOYLE
207 S. AURORA ST EASTON,MD 21601

DATE: 4/7/2026

SCALE: MIXED

SHEET: A-1

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.



PRACTICAL ARTS
DRAFTING AND DESIGN

THOMAS HUNTINGTON
410.330.4455 thomhuntington@gmail.com

SCREEN PORCH ADDITION

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

DATE:
4/7/2026

SCALE:

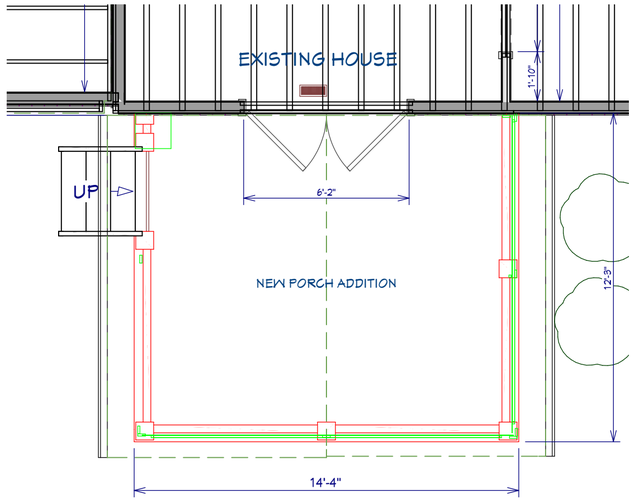
SHEET:
A- 2



DOYLE SQ COL ANGLE



ROUND COLUMNS FRONT
WITH SQUARE COLUMNS PORCH



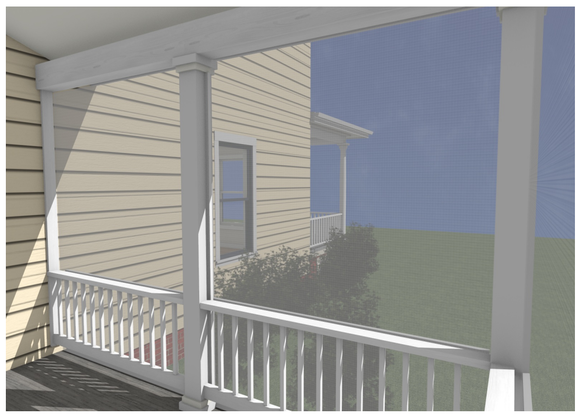
1st Floor



LEFT BACK



LEFT REAR



INTERIOR

PRACTICAL ARTS
DRAFTING AND DESIGN

THOMAS HUNTINGTON
410.330.4455 thomhuntington@gmail.com

SCREEN PORCH ADDITION

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

DATE:
4/7/2026

SCALE:

SHEET:
A-3

AZEK EXTERIORS

SOFFIT FASCIA + TRIM

1/2

THE MOST TRUSTED NAME IN TRIM

Beautiful and long-lasting, AZEK Trim is a more workable and durable replacement to traditional wood in non-stress and non-load-bearing applications. It is easily milled, routed and heat formed for exquisite custom looks or curved applications. AZEK Trim does not require paint for protection but is easily painted for aesthetic purposes. AZEK Trim is available in two finishes: Traditional has a smooth, semimatte finish while Frontier features a rustic, woodgrain appearance.

Visit the AZEK BIM library to easily download BIM content on Trimboards for designing in REVIT.

AZEK TRIM AVAILABLE WITH PROTECTIVE FILM

To ensure that it looks as beautiful on homes as it does when it leaves our facilities, Classic AZEK Trim comes with Protective Film to preserve the crisp white semimatte finish on both Traditional and Frontier finishes. The film protects our trim through every production phase:

- Shipping
- Repacking
- Installation
- Storage

CHAT WITH US

SOFFIT FASCIA TRIM
PAGE 2/2

- Handling



AZEK Trim with Protective Film should be kept dry prior to installation. Do not expose film to direct sunlight for extended periods. Protective Film can be removed prior to, during or immediately after installation.

ORDER SAMPLE

DOWNLOAD BIM/REVIT

Share:

Sizing

8/4 X THICKNESS Traditional Only

NOMINAL	ACTUAL	LENGTHS
8/4 x 4	1 ½" x 3 ½"	18'
8/4 x 6	1 ½" x 5 ½"	18'



8" x 8" Square Columns

PermaCast® Plus Columns

1/3



Columns 2/3



HB&G's PermaCast® Plus columns are the most used columns in the United States. Made from a proprietary blend of fiber-reinforced polymers, PermaCast® Plus columns provide an aesthetically pleasing column with exceptional structural capabilities. This durable and low maintenance column provides a seamless look to your front porch that stands up to the elements like no other product on the market.

PermaCast® Plus columns are available in tapered, no-taper, square, craftsman, and RoughSawn® profiles. With a multitude of sizes and styles and a wide variety of caps and bases, you can truly make your front porch an inviting piece of art. PermaCast® Plus columns are rot-proof weatherproof, insect proof, and come with a Limited Lifetime Warranty.

Round Columns are available fluted or plain. Square columns are available in plain, fluted (in certain sizes), and recessed panel varieties. With the application of different moulding styles, an applied panel column can be achieved as well. Our latest innovation, the RoughSawn® column, gives you the look of a cedar post with the benefits of fiberglass. This style column is available in both square and craftsman options. PermaCast® Plus columns, excluding RoughSawn® and Square Recessed Panel, can be factory split to wrap an existing post. Split columns are not load bearing.

To make installation easier, our 6-12″ Round and Square Poly Tuscan Cap and Base sets with flashing cap come with the patented* Plumb-Fit® installation system included. (Plumb-bob not included)

*Patent 9689674

COLUMNS
3/3



PermaCast® Plus Square Columns

INTEX™
MILLWORK SOLUTIONS

RAILING 1/3

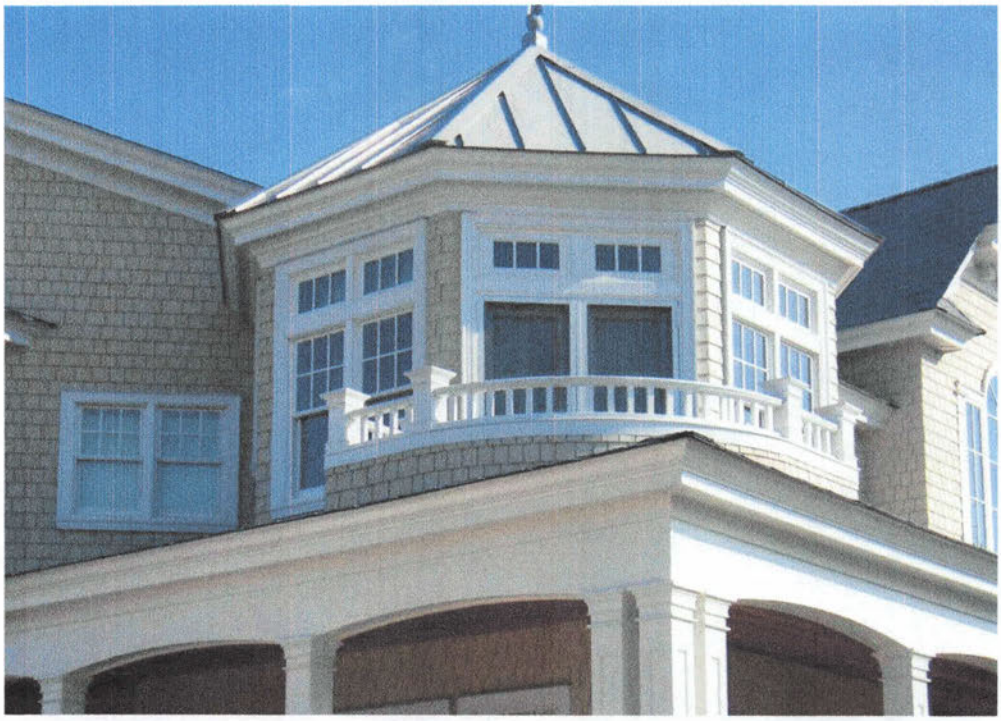
Dartmouth

Elegant Profile with Modern Characteristics

Our new RS35 Dartmouth Extruded Rail System offers outstanding strength in a range of beautiful, standard designs – available for level and stair rail.

- 100% Extruded Cellular PVC with Aluminum Core
- RS35350 Beverage Friendly Flat Cap
- 3 5/8" and 4" Rail Widths
- Commercially Code Approved for 12' Span – 12' Spans contain heavy-duty aluminum
- Hidden Stainless Steel Fasteners
- 1 1/2" Square Edge Balusters and Square Edge Posts
- 5" Standard Newel Cover; 6", 8", 10" and 12" Optional
- Multiple Newel Caps Available
- Painting is not necessary, but can be painted – No dark colors – LRV 55 or greater
- In House Custom Radius Capability

RAILING 2/3



"We chose the INTEX Dartmouth rail system for a recent deck renovation because of the engineered approach which allowed us to meet or exceed the code required guard rail standards. The hidden fasteners were easy to install and the aluminum sub-rail system created a secure base onto which the visible top rail was installed after very careful fitting. The result is a very solid, precise fitting system with no visible fasteners. Three sections of the rail were custom curved and fit perfectly after being templated by the INTEX rep whose help throughout the project was valuable."

-Walter E. Henry, P.E.

Options Available

- 6' & 8' Stair Kits
- Glass Baluster Rail Kits
- Radius Application
- Gates
- Three-Line Rail
- Deco Panels
- Turned & Chamfered Balusters

RAILING 3/3



Railing Options

ANDERSEN WINDOWS & DOORS

SOLD BY:

Builders FirstSource - Easton Easton
6031 Connection Dr Ste 400
Irving, TX 75039-2605
Fax: (214) 231-8270

SOLD TO:

French Double Door

CREATED DATE
3/16/2026

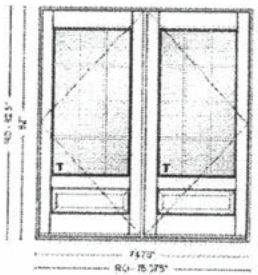
LATEST UPDATE
3/16/2026

OWNER
vincent gannon

Abbreviated Quote Report - Customer Pricing

QUOTE NAME	PROJECT NAME	QUOTE NUMBER	CUSTOMER PO#	TRADE ID
Thom Huntington	Thom Huntington	8926239		

ORDER NOTES: **DELIVERY NOTES:**



Item	Qty	Operation	Location	Unit Price	Ext. Price
100	1	Active Left-Passive Right	None Assigned	[redacted]	

RO Size = 75 3/8" x 82 1/2" **Unit Size = 74 3/4" x 82"**

AEOD6068, Unit, Architectural Entry Doors 2 Panel Residential Outswing, 181 Panel, Standard Panel Layout, 4 9/16" Frame Depth, Bronze - Painted On-Floor Drainage Sill, 4 11/16" Stile Width, 6 1/2" Top Rail Height, 8" Bottom Rail Height, White Exterior Frame, White Exterior Sash/Panel, w/White - Painted Interior Frame, w/White - Painted Interior Sash/Panel, Active Left-Passive Right, Dual Pane Low-E4 Tempered Argon Fill Contour Finelight Grilles-Between-the-Glass 3 Wide, 4 High, Colonial Pattern, White, w/White, 3/4" Grille Bar, Stainless Glass / Grille Spacer, Multi-Point - Installed, Newbury, Satin Nickel, Satin Nickel, Exterior Keyed Lock

Trim Set 1: AEOD Active Left-Passive Right Newbury Satin Nickel PN:2579455
Exterior Keyed Lock 1: AEOD LH Newbury Satin Nickel PN:2579457

Unit #	U-Factor	SHGC	ENERGY STAR	Clear Opening/Unit #	Width	Height	Area (Sq. Ft)
A1	---	---	NO	A1	33.0310	79.1590	18.1576

Reeb Report

BUILDERS FIRSTSOURCE-EASTON
8401 OCEAN GATEWAY
EASTON MD 21601
410-822-4880

Project Information (ID #10115005 Revision #14608005)

Hide

Project Name: Huntington-russell
Customer:
Contact Name:
Phone (Main):
Phone (Cell):
Customer Type:
Terms:

Quote Date: 03/12/2026
Submitted Date:
PO#: FRWCIT DOUBLE DOOR

Sales Rep Name: VJ Gannon

Delivery Information

Hide

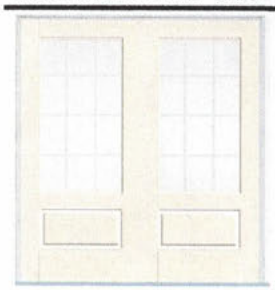
Shipping Contact:
Shipping Address:
City:
State:
Zip:

Comments:

Unit Detail

Hide All Configuration Options

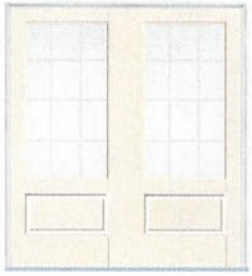
Item: 0002: Ext 72" x 80" S2250-GBGFWLE LHO 4 9/16" FrameSaver **Location:** **Quantity: 1**



Exterior View

Smooth Star 72"x80" Double Door
Active Handle Set Multi-Point
Passive Handle Set Multi-Point

[redacted]



Interior View

Configuration Options Hide

Ext Smooth Star Double Door 72" x 80" S2250-GBGFWLE (GBG),Therma-Tru White Aluminum , 4 9/16" FrameSaver, On-Guard Primed Standard Brickmould, Left Hand Outswing, Brushed Nickel NRP Hinges, Mill Outswing Bumper Sill, Bronze Compression Weatherstripping, Brushed Nickel Heirloom Wide Multi-Point Lock

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

Historic District Commission Staff Report

Meeting Date: 4/27/2026

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

Property Address: 408A Goldsborough Street

Applicant: Wilson Vasquez on behalf of Victoria Walk Council of Unit Owners

Application Number: 2025-1593

Code Enforcement Case: Yes ☐ No ☒

Project Description:

The applicant is seeking approval for alterations to the front porch of a contributing structure. The existing tongue and groove wood porch decking will be removed and replaced with 3-1/8" tongue-and-groove composite decking. The existing wood skirting and two risers will be removed and replaced with composite materials. Approximately 35 linear feet of railing and two front porch columns will be removed and replaced "in-kind". In addition to being considered contributing to the Easton Historic District, this structure is listed on the Maryland Inventory of Historic Places.



Figure 1: Goldsborough Street Perspective – 2015 Google Street View

Background:

This request first came before the Commission during the November 24, 2025 meeting. At that time the applicant was proposing a different composite decking material and a more

limited scope of work. The scope of work at that time was limited to the replacement of two columns and the decking replacement. This request was tabled pending additional research regarding alternate deck materials, and additional information on the proposed method of installation.

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.

c. Materials or additions which were added after the building's initial construction – for example a porch, or a kitchen addition – may have since achieved historic significance in their own right and should be preserved.

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.

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).

THERE ARE FIVE SITUATIONS WHERE SUBSTITUTE MATERIALS MAY BE APPROVED:

1. WHEN HISTORIC MATERIAL IS UNAVAILABLE,
2. WHERE HISTORIC CRAFT TECHNIQUES OR SKILLED ARTISANS ARE UNAVAILABLE,
3. IF LITTLE INFORMATION EXISTS ABOUT A BUILDING'S HISTORIC MATERIALS, OR,
4. UPON CODE-RELATED CHANGES.
5. WHEN THE COMMISSION DETERMINES THAT SUCH A METERIAL IS ACCEPTABLE FOR THE GIVEN SITUATION.

Guideline 64. Preserve Historic Porches

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

Guideline 65. Make Sensitive Replacements (Porches)

a. Replace missing posts and railings where necessary to match size, shape, profile, proportion, and spacing to the historic feature.

b. Use wood for porch details and structural parts, including steps, decking, and foundations, unless it can be documented that other materials were historically used on the house or used at an early date.

c. Alternate materials may be allowable on a side or rear porches if the new material, size, scale, and overall appearance matches the historic feature.

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

Appendix B.2. Common Substitute Materials

Composite materials are made from a mix of plastic and wood fibers. The material is manufactured for use as porch and deck floorboards and stair treads. These materials are formed into planks to imitate wood decking and are installed in a manner similar to traditional wood planks. The product is sometimes available in a paintable finish. **Use of composite decks and 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.

Staff Recommendation:

Staff recommends **denial** of the application as submitted. While the revised proposal utilizes substitute materials that more closely approximate the appearance of the original historic elements, the application remains inconsistent with Guidelines 3b, 65b, and Appendix B.2. Approval of this request would establish a concerning precedent within the historic district, potentially facilitating the widespread replacement of historic fabric with composite materials on contributing front porches. To maintain compliance with the Guidelines, all replacement materials must be wood and must precisely match the size, shape, profile, texture, and color of the historic material.

Draft Motions:

1. I move that the Historic District Commission **deny** the application as submitted based on the finding that the request to install composite decking on this front porch is inconsistent with Guidelines 3b, 65b, and Appendix B.2.

OR

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

OR

3. I move an alternate motion.

Appendix A: 2012 Easton Historic District Survey Sheet

EASTON HISTORIC DISTRICT SURVEY

PROPERTY #: _____

Picture:



TAX ID	ADDRESS	OWNER NAME
2101078011	408 GOLDSBOROUGH ST	OLSON, DONALD H

YEAR BUILT	PHYSICAL CONDITION
	EXCELLENT

ARCHITECTURAL STYLE	ADDITION(S)
STICK STYLE	MASSIVE REAR APARTMENT COMPLEX

NHL DISTRICT	NR DISTRICT	NR LISTED	MEETS NR CRITERIA	1980 NR RATING	MD INVENTORY	CONTRIBUTING	NC CODE
				A	T-424	Y	

NOTES

THE 1992 TAX DATE REFERS TO THE REAR SECTION. THE FRONT I-HOUSE BLOCK IS HEAVILY RESTORED, BUT THE FOUNDATION, DOOR AND WOOD TRIM ON CORNICE AND STICK WORK ARE HISTORIC.

RECEIVED
APR 13 2026
TOWN OF EASTON

HD 25 - 113

Application #:	2025 - 1593
Date Received:	04/13/2026
Fee Paid:	-
HDC Meeting Date:	04/27/2026
Date Property Posted:	04/20/2026

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

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 408 A Goldsborough St, Easton, MD 21601

☒ Contributing ☐ Non-Contributing YEAR BUILT: _____ NATIONAL REGISTAR # _____

PROPERTY INFORMATION

OWNER NAME Victoria Walk Council of Unit Owners, LLC

TELEPHONE NO. [redacted] EMAIL [redacted]

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

NAME VF Builders

TELEPHONE NO. [redacted] EMAIL [redacted]

Description of Proposal (include additional sheets, as necessary) SEE ATTACHED FURTHER EXPLANATION

Tear deck boards on 11x40 porch
Install 3-1/8 T&G TimberTech Azek picture frame decking - fastened with screws and Azek plugs to cover the screw head
Tear out two nine-foot-tall posts in kind
Tear out and replace 35 linear feet of handrails in kind
Wrap the entire perimeter of the porch and the stair risers with Azek

Specific Requirements Tear out and replace two stair treads with 1x6 picture frame Timber tech fastened with screw and plugs.

- 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
Printed Name of Applicant or Agent Wilson Rafael Vasquez

Revised 4.4.2022

From: Kelly Pezor[redacted]
Subject: Fwd: Attachment for 408 A Goldsborough St HDC application
Date: April 13, 2026 at 2:28 PM
To: Kelly Pezor[redacted]

KP

---------- Forwarded message ---------
From: **Kelly Pezor** <[redacted]>
Date: Mon, Apr 13, 2026 at 2:27 PM
Subject: Attachment for 408 A Goldsborough St HDC application
To: Kelly Pezor [redacted]

The following is further explanation for an existing HDC application requesting replacement of a tongue and groove wood front porch with composite tongue and groove material. Also included are detailed replacements of posts, railings, steps and band board.

1. Remove all current wood tongue and groove (T&G) porch boards due to failing wood and paint on an 11' x 40' front porch facing Goldsborough St.

2. Replace all current wood T&G porch boards with Timber Tech PVC Composite porch deck boards in color "Coastline" from the Porch Collection, utilizing a narrow profile of 3.125" x 1" to most closely replicate turn of the century T&G porch material.

3. The T&G boards will be installed within a " 1 x 6 picture frame" to avoid any visually unfinished edges.

4. Porch decking will be fastened with screws followed by plugs made out of the same Timber Tech material to keep a smooth and uniform appearance.

5. The current front two steps leading to the front porch will be replaced with matching 1 x 6" Timber Tech material in Coastline, again, utilizing the "picture frame" and screw with plug methods to avoid any unfinished edges and maintain the same uniform appearance.

6. The two wood risers of the steps will be replaced and wrapped with AZEK PVC and will be painted to match the existing historic house trim color.

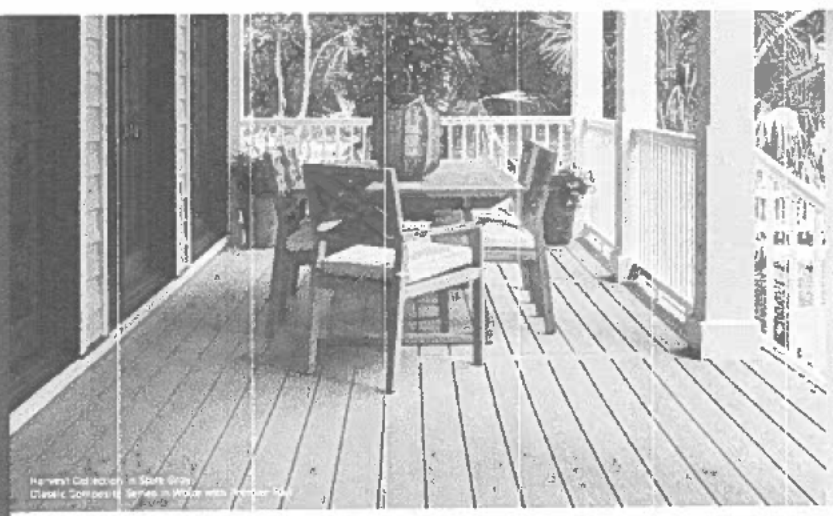
7. The perimeter of the front porch will also have the current wood "band board" replaced with AZEK PVC which will be painted to match the current trim color.

8. Remove and replace in kind two wood 9' posts due to wood rot. Both posts will be painted to match the existing trim color.

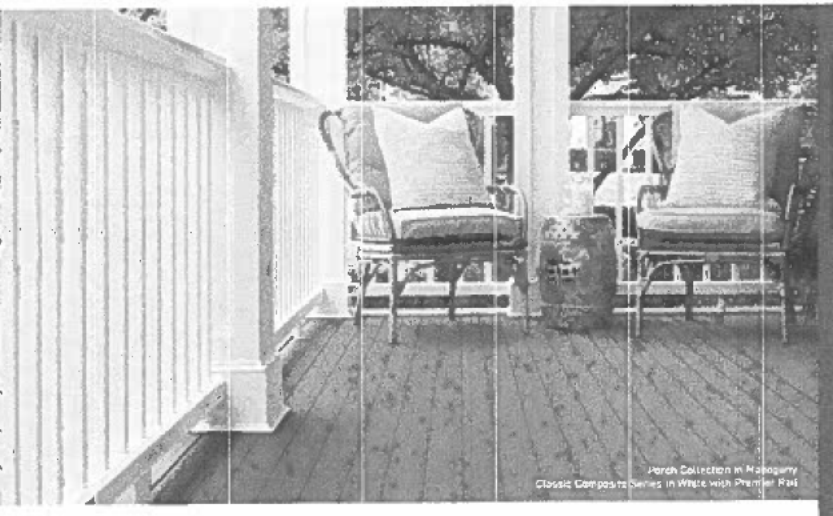
9. Remove and replace in kind a single wood gate at the top of the steps, as well as, 35' of railings and caps. The bottom rail of the existing railing was milled to a historic size, and this detail will be repeated again for the new replacement wood gate and railings. All wood will be painted to match the existing trim.

10. Existing lattice will be reutilized between existing brick piers to block the openings under the porch area.

Applicants are aware that composite materials have not to this date been allowed on front porches due to the HDC's desire to keep a strict adherence to an accurate historic representation and appearance of Easton's historic structures. The request for use of these materials has been considered for quite some time by the Commission and the HDC has allowed these materials on side and rear porch/deck areas. We are now asking the Commission to please consider our request as we have shown that there currently exists composite materials that replicate not only the color and texture of real wood, but most importantly, the profiles of historic T&G porch flooring. If our application is approved, the installation requirements listed above could offer the Commission a structured outline for reference and guide to which future applications must adhere.



Harvest Collection in Slate Gray
Classic Composite Series in White with Premier Rail



Porch Collection in Mahogany
Classic Composite Series in White with Premier Rail

HARVEST COLLECTION®

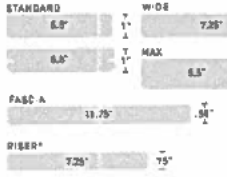
Refined Cathedral Grain

Introduce your clients to the inviting versatility of the Harvest Collection, featuring an attractive cathedral grain and soft, solid colors that suit a range of styles.



BROWNSTONE SLATE GRAY KONA®

PROFILE OPTIONS



*Riser boards are compatible with Gorilla Steps.

PRODUCT DESCRIPTION	TimberTech Model Number* 12'	16'	20'
HARVEST COLLECTION			
1 x 6 Square-Insulated Brownstone	ADCB1531265	ADCB1531665	ADCB1532065
1 x 6 Grooved Brownstone	ADB1531265	ADB1531665	ADB1532065
1 x 6 Square-Insulated Brownstone	—	ADCB17231665	ADCB17232065
1 x 6 Square-Insulated Slate Gray	ADCB1531265	ADCB1531665	ADCB1532065
1 x 6 Grooved Slate Gray	ADB1531265	ADB1531665	ADB1532065
1 x 6 Square-Insulated Slate Gray	—	ADCB17231665	ADCB17232065
2 x 6 Square-Insulated Slate Gray MAX	ADCB0551265	ADCB0551665	ADCB0552065
1 x 6 Square-Insulated Kona®	—	ADCB1531665KONA	ADCB1532065KONA
HARVEST FASCIA			
12" Fascia Brownstone	ADCB1217512BS	—	—
12" Fascia Slate Gray	ADCB1217512SG	—	—
12" Fascia Kona®	ADCB1217512KONAT	—	—

SMART CHOICE

FOR FIRE ZONES

This collection is WUI Compliant.

MULTIWIDTH DECKING

FOR DESIGN FLEXIBILITY

Slate Gray and Brownstone are available in both standard (5.5") and wide (7.25") widths for curated design options. Kona only available in standard width.

MAX DECKING

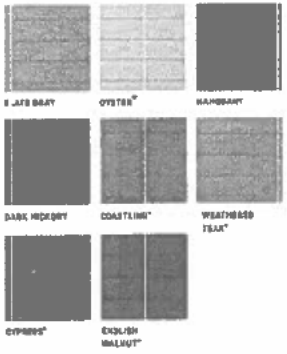
FOR WIDER JOIST SPANS

MAX boards are 1.5" thick and can span up to 24" on center, making them ideal for docks, boardwalks, and many decking applications. Available in Slate Gray.

PORCH COLLECTION

Hardwoods & Stained Wood

Bring all the real wood looks and performance benefits of TimberTech Advanced PVC Decking to your clients' porches. The innovative tongue-and-groove installation allows for smaller gaps between boards — delivering a traditional hardwood flooring look your clients will love.



SLATE GRAY OYSTER® HAVANAH™

DARK HICKORY COASTLINE® WEATHERED TEAK®

CYPRESS® ENGLISH WALNUT®

PRODUCT DESCRIPTION	TimberTech Model Number 10'	12'	16'
ADVANCED PVC PORCH			
1 x 6 TAB Porch Slate Gray	ADDP1357B6S	ADDP1357212SG	ADDP1357616SG
1 x 6 TAB Porch Oyster	—	ADDP1357212OY	ADDP1357616OY
1 x 6 TAB Porch Mahogany	—	ADDP1357212MH	ADDP1357616MH
1 x 6 TAB Porch Mahogany	—	ADDP1357212MH	ADDP1357616MH
1 x 6 TAB Porch Dark Hickory	—	ADDP1357212DH	ADDP1357616DH
1 x 6 TAB Porch Dark Hickory	—	ADDP1357212DH	ADDP1357616DH
1 x 6 TAB Porch Classic Teak	—	ADDP1357212CS	ADDP1357616CS
1 x 6 TAB Porch Coastline	—	ADDP1357212CS	ADDP1357616CS
1 x 6 TAB Porch Weathered Teak	—	ADDP1357212WT	ADDP1357616WT
1 x 6 TAB Porch Weathered Teak	—	ADDP1357212WT	ADDP1357616WT
1 x 6 TAB Porch Cypress	—	ADDP1357212CY	ADDP1357616CY
1 x 6 TAB Porch Cypress	—	ADDP1357212CY	ADDP1357616CY
1 x 6 TAB Porch English Walnut	—	ADDP1357212EW	ADDP1357616EW
1 x 6 TAB Porch English Walnut	—	ADDP1357212EW	ADDP1357616EW

Embossed look does not apply to certain designations.

SMART CHOICE

FOR FIRE ZONES

This collection is WUI Compliant.

MULTIWIDTH PORCH BOARDS

FOR DESIGN FLEXIBILITY

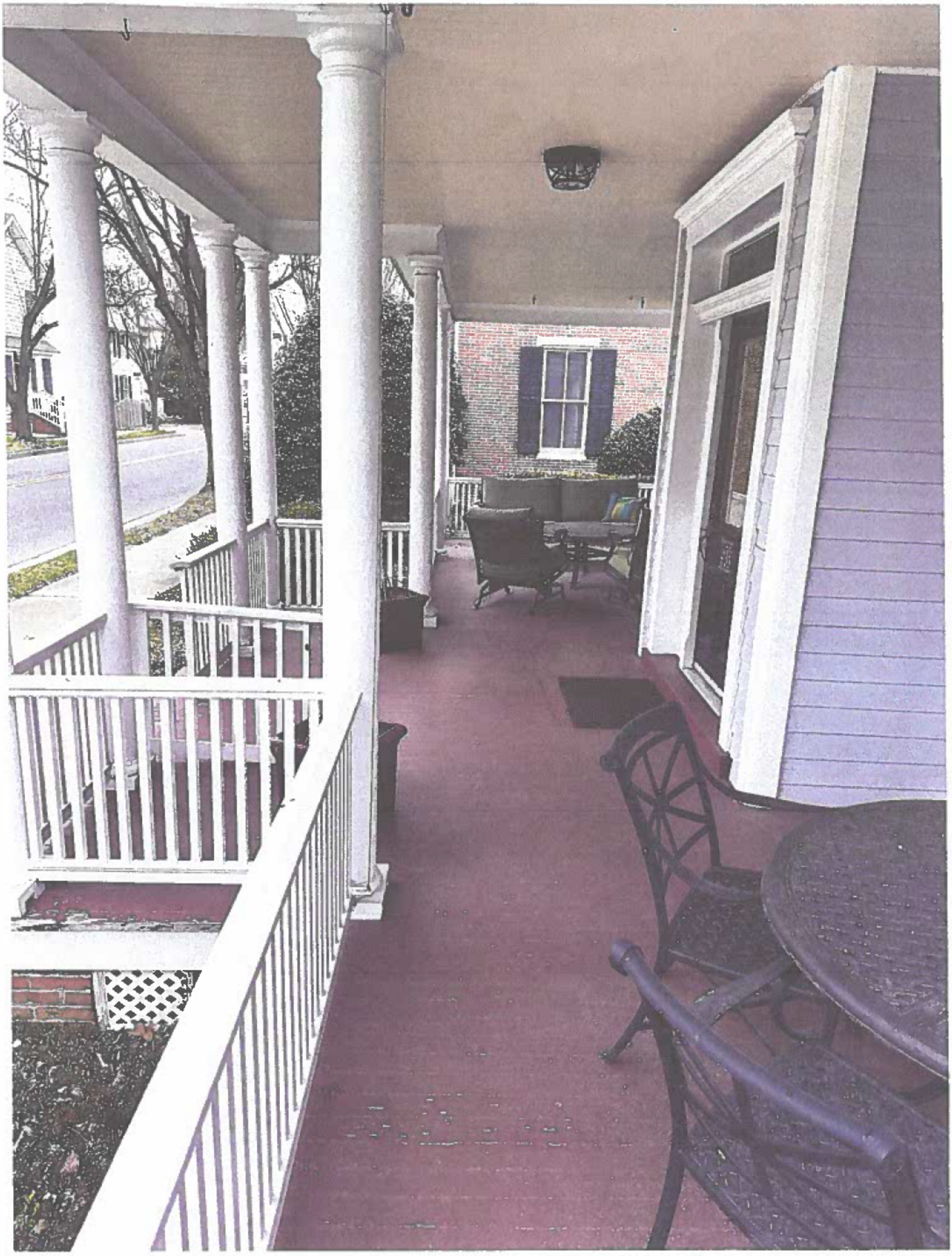
Standard-width (3.125") boards available in all colors. Wide-width (5.5") porch boards available in Coastline, Cypress, Dark Hickory, English Walnut®, Mahogany, and Weathered Teak for curated design options.

PROFILE OPTIONS




REPLACE with
~~CEDAR~~
AZEK
install
1X6 picture frame timberTech
fastened with screw and plugs
Tear out and
Replace in Kind





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

Historic District Commission Staff Report

Meeting Date: 4/27/2026

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

Property Address: 303 Goldsborough Street

Applicant: Hallmark Dixon Construction LLC on behalf of Kenneth S. Dedrick

Application Number: 2026-1660

Code Enforcement Case: Yes ☐ No ☒

Project Description:

The applicant is proposing to install roof mounted solar panels on the flat roof as well as side facing slopes of the roof on the main home and garage addition. These solar panels will incorporate a trim system which screens the underlying support system from view.

The proposal also involves the installation of a low fence constructed of either iron or wood pickets along the front property line.

Historic District Guidelines:

Guideline 14. Perimeter Walls and Fences

c. New walls and fences should be consistent with the setback of the subject building and adjacent properties.

d. New walls and fences must adhere to the height, material, and replacement requirements outlined in Easton's zoning ordinances.

e. New fences and perimeter walls should be appropriate to the character of the district. Concrete block and stucco finishes are not likely to be approved, particularly in locations visible from the public right-of-way. Simple, unobtrusive fences in traditional designs in powder coated steel or aluminum or wood picket fences are most appropriate. Note: Vinyl fences will not be approved.

Guideline 88. Solar panels

a. Install solar panels on a rear slope or side not visible from the primary right-of-way, where possible.

b. Install solar panels parallel to the roof slope. Panels should not be installed in a vertical position where their appearance is most noticeable, but rather on horizontal or sloped surfaces.

c. When placed on the roof, the solar panels shall not affect the roof façade elevation or roofline.

d. Solar panels shall be low profile and exposed hardware, frames and piping shall have a matte finish and be of a color similar to the roofing material color.

e. Consider solar shingles, a shingle that looks and functions like common roofing materials; however, it absorbs sunlight as a source of energy for generating electricity. Solar shingles may be approved on a case-by-case basis.

Staff Analysis:

The proposed solar panels are located on a side slope that is not visible from the primary public right-of-way (Goldsborough Street) although the garage mounted panels would be visible from Aurora Street. There would be no exposed hardware with the installation of the solar trim system.

Draft Motions:

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

OR

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

OR

3. I move an alternate motion.

Appendix A: 2012 Easton Historic District Survey Sheet

EASTON HISTORIC DISTRICT SURVEY

PROPERTY #: _____

Picture:



TAX ID	ADDRESS	OWNER NAME
2101014234	303 GOLDSBOROUGH ST	GANN, JILL PATRICIA

YEAR BUILT	PHYSICAL CONDITION
1900	VERY GOOD

ARCHITECTURAL STYLE	ADDITION(S)
QUEEN ANNE	

NHL DISTRICT	NR DISTRICT	NR LISTED	MEETS NR CRITERIA	1980 NR RATING	MD INVENTORY	CONTRIBUTING	NC CODE
				A		Y	

NOTES

NICE MIDDLING EXAMPLE OF VERNACULAR QUEEN ANNE. WINDOWS ARE REPLACEMENTS BUT OTHERWISE RETAINS MOST OF ITS HISTORIC FABRIC. NOTE UNUSUAL WOODEN TRIM IN PORCH PEDIMENT. ORIGINAL SIDING, SHINGLES IN GABLES AND SCROLL WORK. - HISTORIC SHED

HD 26 - 21

Application #:	2026 - 1660
Date Received:	02/27/2026
Fee Paid:	$75.00
HDC Meeting Date:	03/09/2026
Date Property Posted:	03/02/2026

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

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 303 GOLDSBOROUGH ST EASTON MD 21601

☐ Contributing ☐ Non-Contributing YEAR BUILT: _____ NATIONAL REGISTAR # _____

PROPERTY INFORMATION

OWNER NAME KENNETH S. DEDRICK

TELEPHONE NO. [redacted] EMAIL [redacted]

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

NAME Hallmark Dixon Construction LLC

TELEPHONE NO. [redacted] EMAIL [redacted]

Description of Proposal (include additional sheets, as necessary)

Install solar roof panels on garage in rear yard of house.
Garage is accessed by alley on Aurora Street.
Add low landscape fencing in front, wood painted white picket.

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 2.26.26
Printed Name of Applicant or Agent Hallmark Dixon Construction, LLC
Kathleen Snyder - Member

Revised 4.4.2022

Prepared by: Bilal Ali
5716464828
permitting@aduusolar.com

For: Ken
303 Goldsborough St, Easton

Quote #: 9328319
Valid until: Apr 13 2026



Solar Energy System Proposal

Dear Ken,

Thank you for the opportunity to present your Solar Energy System Proposal.

Best Regards,
Bilal Ali
Aduu Solar

Recommended System Option

61 %	$12,727	$13,260	$5,377
Consumption Offset	Lifetime Electricity Bill Savings	Net Cost of this solar system	Estimated net savings over system lifetime



Your Solution

Solar Panels

Jinko Solar Co., Ltd.
6.800kW Total Module Power
16 x 425 Watt Panels (JKM425N-54HL4-B)
7,522 kWh per year

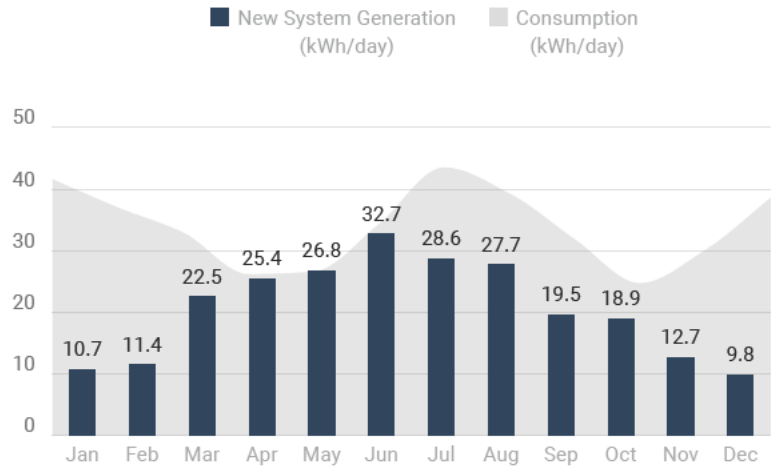
Inverter

Enphase Energy Inc.
5.2 kW Total Inverter Rating
16 x IQ8M-72-2-US

Warranties: 25 Year Panel Product Warranty, 30 Year Panel Performance Warranty, 25 Year Inverter Product Warranty

System Performance

61%
Energy From Solar



System Performance Assumptions: System Total losses: 12.0%, Inverter losses: 2.5%, Optimizer losses: 0%, Shading losses: 4.8%, Performance Adjustment: 0%, Output Calculator: System Advisor Model 2020.02.29.r2. Panel Orientations: 8 panels with Azimuth 268 and Slope 35, 4 panels with Azimuth 268 and Slope 45, 2 panels with Azimuth 90 and Slope 44, 2 panels with Azimuth 89 and Slope 35.

The solar system(s) quoted in this proposal are not intended to be portable.

Environmental Benefits

Solar has no emissions. It just silently generates pure, clean energy.



Each Year

61% Consumption Offset

3 tons of CO_2 reduced per year

Over System Lifetime

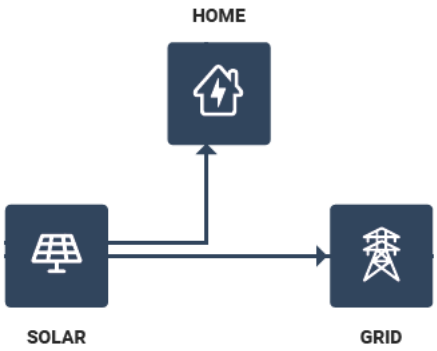
56,027 miles Car distance avoided (lifetime)

580 Trees planted

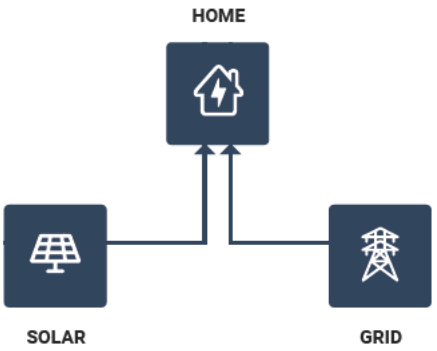
65 Long haul flights avoided

How your system works

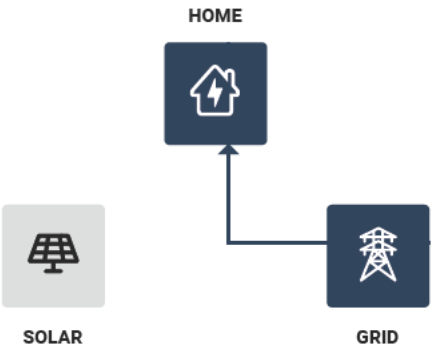
Generating Excess Solar



Partially Offset Usage

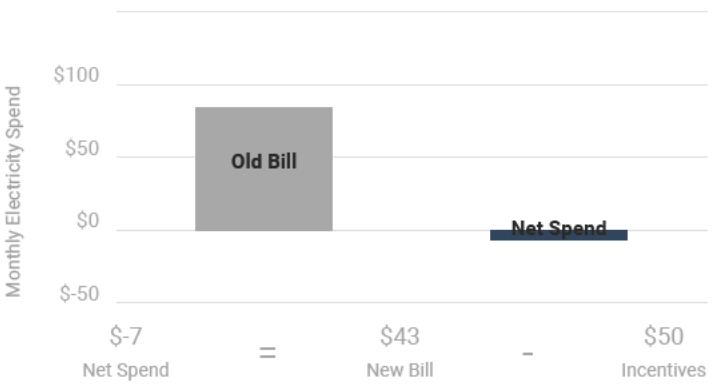


Night

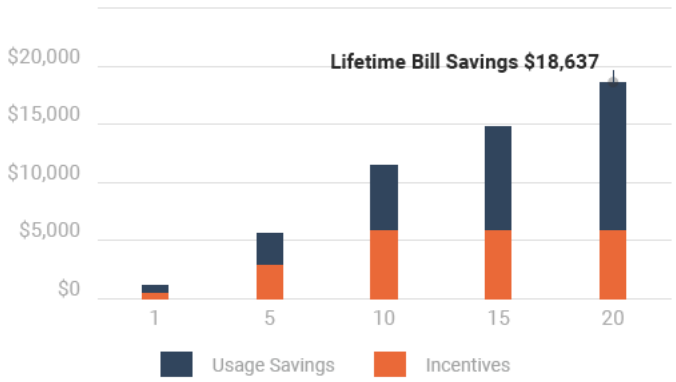


Electricity Bill Savings

First Year Monthly Bill Savings



Cumulative Bill Savings



Month	Solar Generation (kWh)	Net Grid Consumption before new system (kWh)	Net Grid Consumption after new system (kWh)	Utility Bill before new system ($)	Utility Bill after new system ($)	Maryland SREC ($)	Cumulative Energy Credit ($)	Estimated Savings ($)
Jan	333	1,290	957	101	80	27	0	49
Feb	320	1,036	716	84	63	26	0	47
Mar	697	1,021	324	84	38	56	0	102
Apr	761	786	25	68	18	61	0	111
May	830	824	(6)	71	17	66	0	121
Jun	981	1,029	48	84	19	78	0	143
Jul	887	1,349	462	105	47	71	0	129
Aug	859	1,218	359	97	40	69	0	125
Sep	585	956	370	79	41	47	0	85
Oct	585	766	181	67	29	47	0	85
Nov	380	903	522	76	51	30	0	55
Dec	305	1,195	890	95	75	24	0	44

Performance Based Incentives

Performance Based Incentives (Over System Lifetime)	$5,909.65 $601.80 in year 1

Rate not specified specified, using Residential based on location.

Your projected energy cost is calculated by considering a 3% increase in energy cost each year, due to trends in the raising cost of energy. This estimate is based on your selected preferences, current energy costs and the position and orientation of your roof to calculate the efficiency of the system. Projections are based on estimated usage of 12372 kWh per year, assuming Residential Electricity Tariff.

Your electricity tariff rates may change as a result of installing the system. You should contact your electricity retailer for further information.

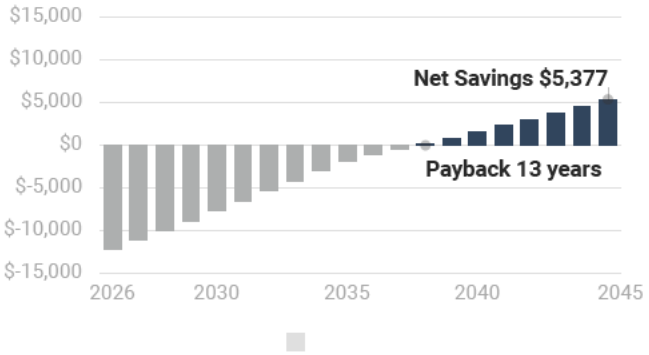
Proposed Tariff Details - Easton Utilities Comm R

Energy Charges	
Energy Charge *All Day\sMon-Sun*	$0.07 / kWh
Franchise Tax *All Day\sMon-Sun*	$0.00 / kWh
Fixed Charges	
Fixed Charge	$6.75 / month
USP Rider	$0.32 / day

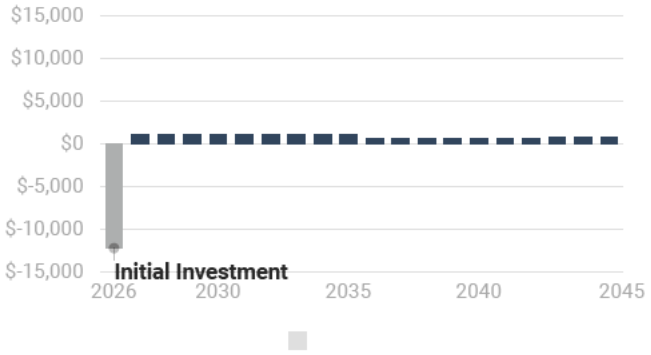
Net Financial Impact Cash

$18,637 Utility Bill Savings - $13,260 Net System Cost = $5,377 Estimated Net Savings

Cumulative Savings From Going Solar



Annual Savings From Going Solar



41% Total Return on Investment

3.9% Rate of Return on Investment

Year	Electricity Consumption (kWh)	Solar Generation (kWh)	Utility Bill (before new system) ($)	Utility Bill (after new system) ($)	Maryland SREC ($)	Total Energy Spend (After) ($)	Annual Savings (from new system) ($)	System Costs (Net of Dealer Incentives) ($)	Customer Incentives (Upfront) ($)	Net Savings ($)	Cumulative Impacts ($)
2026	12,372	7,522	1,011	517	602	-85	1,096	18,360	5,100	(12163)	(12163)
2027	12,372	7,492	1,041	534	599	-65	1,107	0	0	1106	(11057)
2028	12,372	7,462	1,072	552	597	-45	1,117	0	0	1117	(9939)
2029	12,372	7,432	1,105	571	595	-24	1,128	0	0	1128	(8811)
2030	12,372	7,402	1,138	590	592	-2	1,140	0	0	1139	(7671)
2031	12,372	7,372	1,172	610	590	20	1,151	0	0	1151	(6520)
2032	12,372	7,342	1,207	631	587	44	1,164	0	0	1163	(5357)
2033	12,372	7,312	1,243	652	585	67	1,176	0	0	1175	(4181)
2034	12,372	7,282	1,281	674	583	92	1,189	0	0	1188	(2992)
2035	12,372	7,252	1,319	697	580	117	1,202	0	0	1201	(1790)
2036	12,372	7,222	1,359	721	0	721	638	0	0	637	(1152)
2037	12,372	7,191	1,399	745	0	745	654	0	0	654	(498)
2038	12,372	7,161	1,441	770	0	770	671	0	0	671	172
2039	12,372	7,131	1,485	796	0	796	688	0	0	688	860

Year	Electricity Consumption (kWh)	Solar Generation (kWh)	Utility Bill (before new system) ($)	Utility Bill (after new system) ($)	Maryland SREC ($)	Total Energy Spend (After) ($)	Annual Savings (from new system) ($)	System Costs (Net of Dealer Incentives) ($)	Customer Incentives (Upfront) ($)	Net Savings ($)	Cumulative Impacts ($)
2040	12,372	7,101	1,529	823	0	823	706	0	0	705	1566
2041	12,372	7,071	1,575	851	0	851	724	0	0	724	2290
2042	12,372	7,041	1,622	880	0	880	743	0	0	742	3033
2043	12,372	7,011	1,671	909	0	909	762	0	0	761	3794
2044	12,372	6,981	1,721	940	0	940	781	0	0	781	4576
2045	12,372	6,951	1,773	972	0	972	801	0	0	801	5377

Estimates do not include replacement costs of equipment not covered by a warranty. Components may need replacement after their warranty period. Financial discount rate assumed: 6.75%

Quotation

Payment Option: Cash

16 x Jinko Solar Co., Ltd. 425 Watt Panels (JKM425N-54HL4-B) 16 x IQ8M-72-2-US (Enphase Energy Inc.)

Total System Price	[redacted]
Purchase Price	[redacted]

Additional Incentives

Maryland Solar Access Program The Maryland Energy Administration ("MEA") FY25 Maryland Solar Access Program ("MSAP", the "Program") provides grants to help Maryland residents realize the benefits of solar photovoltaic ("PV") systems for their homes. Grants are offered to help fund the cost of these systems and make them more accessible to Maryland households with low to moderate income.1 MSAP was established through the Maryland General Assembly's passage of the Brighter Tomorrow Act (Chapter 595, 2024 Acts of Maryland), a landmark piece of legislation that established many incentives and resources for solar energy in the state. This Program replaces the solar portion of the previous MEA Residential Clean Energy Rebate Program and offers a more meaningful incentive to increase the affordability of consumer solar PV systems. Further, solar PV contractors must meet the requirements of the Maryland Solar Access Program Consumer Protections Policy and be registered with the MSAP Participating Contractor List in order for solar PV systems that they install to be eligible for MSAPfunding consideration.	[redacted]
Net System Cost	[redacted]

Price excludes Retailer Smart Meter should you want us to install your Smart Meter it will be an additional cost.
This proposal is valid until Apr 13 2026.

Payment Milestones

Total	[redacted]

Quote Acceptance

I have read & accept the terms and conditions.

Signature _____

Name _____ Date _____

AduuSolar

Contract for Solar Installation

Contractor Information	Customer Information
Aduu Solar	Ken Dederick
8730 Georgia Avenue Ste 600A	303 Goldsborough St
Silver Spring, MD	Easton, MD
20910	21601 (1)

Maryland General Contractor's License: #6320817
Washington, DC General Contractor's License: #420225000028

1. AGREEMENT. This 'Agreement' is made between Ken Dederick ('Customer') and Aduu Solar, effective Mar 18 2026 (Agreement Effective Date). Aduu Solar and Customer may individually be referenced herein as a 'Party', or collectively, as the 'Parties'. Any arrangement between the Customer and any external financing party is independent of, and outside the scope of this Agreement.

2. SCOPE OF WORK. Aduu Solar will provide the services, materials and labor described herein, for the installation of a Solar Photovoltaic Grid-Tied System ('System') at the property located at 303 Goldsborough St, Easton, MD 21601 (the 'Site'). This includes building and construction materials, necessary labor and site security, and the required tools and machinery needed for completion of construction. Key components to include:

Modules	16	Jinko Solar Co., Ltd. JKM425N-54HL4-B
Inverters	16	Enphase Energy Inc. 16 x IQ8M-72-2-US
Batteries	-	-
Other Components	-	

* With Customer's consent, module brand and size may be changed, subject to the constraint that total System wattage must not decrease, due to unforeseeable supply constraints.

3. DESCRIPTION OF SERVICES. Aduu Solar will provide to the customer the following services for the installation of the System (collectively, the 'Service'):

   - Conduct site assessmentsc
   - Engineer and design System
   - Obtain building and electrical permits
   - Reserve state-based incentive and submit application for incentive monitoring (if applicable)
   - Facilitate interconnection approval with utility and post-installation meter exchange(if applicable)
   - Install System
   - Test System to ensure it is operational
   - Obtain Inspection Approvals

In addition, Aduu Solar will perform any
main panel upgrade or installation, and will coordinate any roof services (including coating or replacement) and tree trimming or removal as required for the installation of the System, and as specified in the approved quotation.

1. TOTAL PRICE:

Total Price of the System and Services	[redacted]
Expected Value of Upfront Financial Incentives to be paid directly to Aduu Solar from state, local or utility sources	$ 0.00
Remaining Balance to be Paid by Customer* ***Note that if actual Upfront Financial Incentives are different from Expected Value of Upfront Financial Incentives, the Customer will be responsible for paying the difference.**	[redacted]

2. PAYMENTS

   a. An initial payment of $0.00 is due at the time of execution of this Agreement.
   b. The final payment of $ 18,360.00 will be due upon substantial completion of installation of the System.
   c. If payments are to be made through a Company-approved third-party financing company, these payment terms will be replaced by those offered by the third-party financing company.

3. ACCESS. Customer agrees to cooperate fully in the performance of the work performed by Aduu Solar and shall provide safe and convenient access to the roof or other areas upon which the System is to be installed. Customer is responsible for removing or covering items inside or outside the structure that might be soiled or damaged by the performance of the Services. Customer represents and warrants that there are no restrictions or covenants of which it should reasonably be aware that would prevent the installation of the System.
   TIME. Contract Work shall commence approximately one (1) week after all permits and approvals have been obtained, at a time mutually agreeable between Customer and Aduu Solar. Aduu Solar estimates that the Contract Work will be substantially completed approximately one (1) week after commencement, notwithstanding that which is beyond Aduu Solar's control. Aduu Solar makes no explicit claim regarding timeliness in which utility may complete required system interconnection. All timeframes in this Section 7 are targets. Actual timelines may vary.

4. EARLY TERMINATION. Either Party may terminate this Agreement if the other Party defaults on any of its material obligations under this Agreement, and fails to remedy or take bona fide actions to commence the remediation of such default within five (5) days after receipt of written notice of default. In the event of such early termination, Ken Dederick shall pay Contractor for any fees and costs associated with Services rendered prior to termination that conform with the Scope of Work.

5. ENTIRE AGREEMENT. This Agreement constitutes the entire agreement between the parties with respect to the subject matter hereof and supersedes all other prior agreements and understandings, both written and oral, between the parties with respect to the subject matter hereof.

6. CHANGE ORDER. Customer may make changes to the scope of the work from time to time during the term of this Agreement. However, any such changes or modifications shall only be made in a written "Change Order", which is signed and dated by both parties. Such Change Orders shall become part of this Agreement. Customer agrees to pay any increase in cost as a result of any written, dated and signed Change Order. In the event that the cost of a Change Order is not known at the time a Change Order is executed, Aduu Solar shall estimate the cost thereof and the Customer shall pay the actual cost, whether or not this cost is in excess of the estimated cost. FORCE MAJEURE . Aduu Solar reserves the right to delay performance of the Services or cancel this Agreement in the event of Force Majeure. Force Majeure events include issues beyond the control of Aduu Solar, and/or those which Aduu Solar could not reasonably have been expected to avoid, including acts of God such as storms, fires, floods, lightning and earthquakes, sabotage or damage of the System by a third party, war, riot, action by a governmental authority, or changes in applicable law, or the failure of a third party (including a governmental authority) to grant or recognize a necessary permit, license, or approval.

7. LIMITATION OF LIABILITY. Aduu Solar shall be liable for damage to the System's installation area where such damage is caused by its negligence, but shall not be liable for damage to old, deteriorated or improperly installed roofing, sub-roofing, roof coverings or supports, siding, exterior covering or paint, or any other non-visible installations, deteriorated or improperly installed roofing, sub-roofing, roof coverings or supports, siding, exterior covering or paint, or any other non-visible installations. Aduu Solar's aggregate liability shall be limited to amounts due to be paid to Aduu Solar under this Agreement. Unless otherwise indicated herein, Aduu Solar makes no guarantee regarding the System's output. Notwithstanding any provision of this Agreement and to the extent permitted by law, neither the Customer nor Aduu Solar, nor any of each of their subsidiaries, affiliates, directors, officers, employees

or agents, be liable to the other party for any punitive, indirect, incidental, consequential, reliance or special damages or for lost revenues, lost savings or lost profits of any kind, regardless of the form of action.

8. CONTRACTOR'S WARRANTY. All Services performed by Aduu Solar under this Agreement shall be performed in a good and workmanlike manner in accordance with industry standards. Aduu Solar warrants its work to be free from material defects for a period of ten (10) years from the date the Services are rendered. Labor or materials provided by other manufacturers is not included with Aduu Solar's warranty, except for the services provided by Aduu Solar to install, repair, or service non-contractor materials. Aduu Solar's warranty does not cover damage typically covered by Customer's insurance, such as damage caused by falling trees or limbs, or normal wear and tear of the roof, substructure, siding or electrical system. Aduu Solar's warranty also does not cover issues caused by animals, weather-related events, improper maintenance of the System, the roof's underlying structure, or by any action of a party other than Aduu Solar or a Aduu Solar-authorized party. Internet connectivity for monitoring or data transmission / signal loss issues, and relocation or reconfiguring of the System are the responsibility of the Customer.
9. MANUFACTURER WARRANTY. For Customer's benefit, and to the extent any such warranties are actually obtained, Aduu Solar will pass through all relevant manufacturer's warranties, and on a best-efforts basis, interface with vendors to facilitate enforcement of any original equipment manufacturer (OEM) warranties. Customer must deliver written notification to Aduu Solar within thirty (30) days after the claimed defect is discovered. The warranty claim notification must detail a description of the reason for the claim, the operating hours on the affected unit and the date of the failure/incident.

CUSTOMER:

Signature: _____ Customer Date: _____

CONTRACTOR: Kiya Segni

Signature: _____ Contractor Date: _____

NOTICE TO CUSTOMER - THREE DAY RIGHT TO CANCEL - CUSTOMER COPY

Today's Date: _____

You may cancel this transaction, without any penalty or obligation, within seven business days from the above date.

If you cancel, any property traded in, any payments made by you under the contract or sale, and any negotiable instrument executed by you will be returned within 10 days following receipt by the seller of your cancellation notice, and any security interest arising out of the transaction will be canceled. If you cancel, you must make available to the seller at your residence, in substantially as good condition as when received, any goods delivered to you under this contract or sale, or you may, if you wish, comply with the instructions of the seller regarding the return shipment of the goods at the seller's expense and risk. If you do make the goods available to the seller and the seller does not pick them up within 20 days of the date of your notice of cancellation, you may retain or dispose of the goods without any further obligation. If you fail to make the goods available to the seller, or if you agree to return the goods to the seller and fail to do so, then you remain liable for performance of all obligations under the contract.

To cancel this transaction, mail or deliver a signed and dated copy of this cancellation notice, or any other written notice, or send a telegram to Aduu Solar, 8730 Georgia Avenue Ste 600A, Silver Spring, MD 20910 not later than midnight of the third business day after {today's date}.

I hereby cancel this transaction.

_____
(Date)

_____
(Buyer's Signature)

NOTICE TO CUSTOMER - THREE DAY RIGHT TO CANCEL - CUSTOMER COPY

Today's Date: _____

You may cancel this transaction, without any penalty or obligation, within seven business days from the above date.

If you cancel, any property traded in, any payments made by you under the contract or sale, and any negotiable instrument executed by you will be returned within 10 days following receipt by the seller of your cancellation notice, and any security interest arising out of the transaction will be canceled. If you cancel, you must make available to the seller at your residence, in substantially as good condition as when received, any goods delivered to you under this contract or sale, or you may, if you wish, comply with the instructions of the seller regarding the return shipment of the goods at the seller's expense and risk. If you do make the goods available to the seller and the seller does not pick them up within 20 days of the date of your notice of cancellation, you may retain or dispose of the goods without any further obligation. If you fail to make the goods available to the seller, or if you agree to return the goods to the seller and fail to do so, then you remain liable for performance of all obligations under the contract.

To cancel this transaction, mail or deliver a signed and dated copy of this cancellation notice, or any other written notice, or send a telegram to Aduu Solar, 8730 Georgia Avenue Ste 600A, Silver Spring, MD 20910 not later than midnight of the third business day after {today's date}.

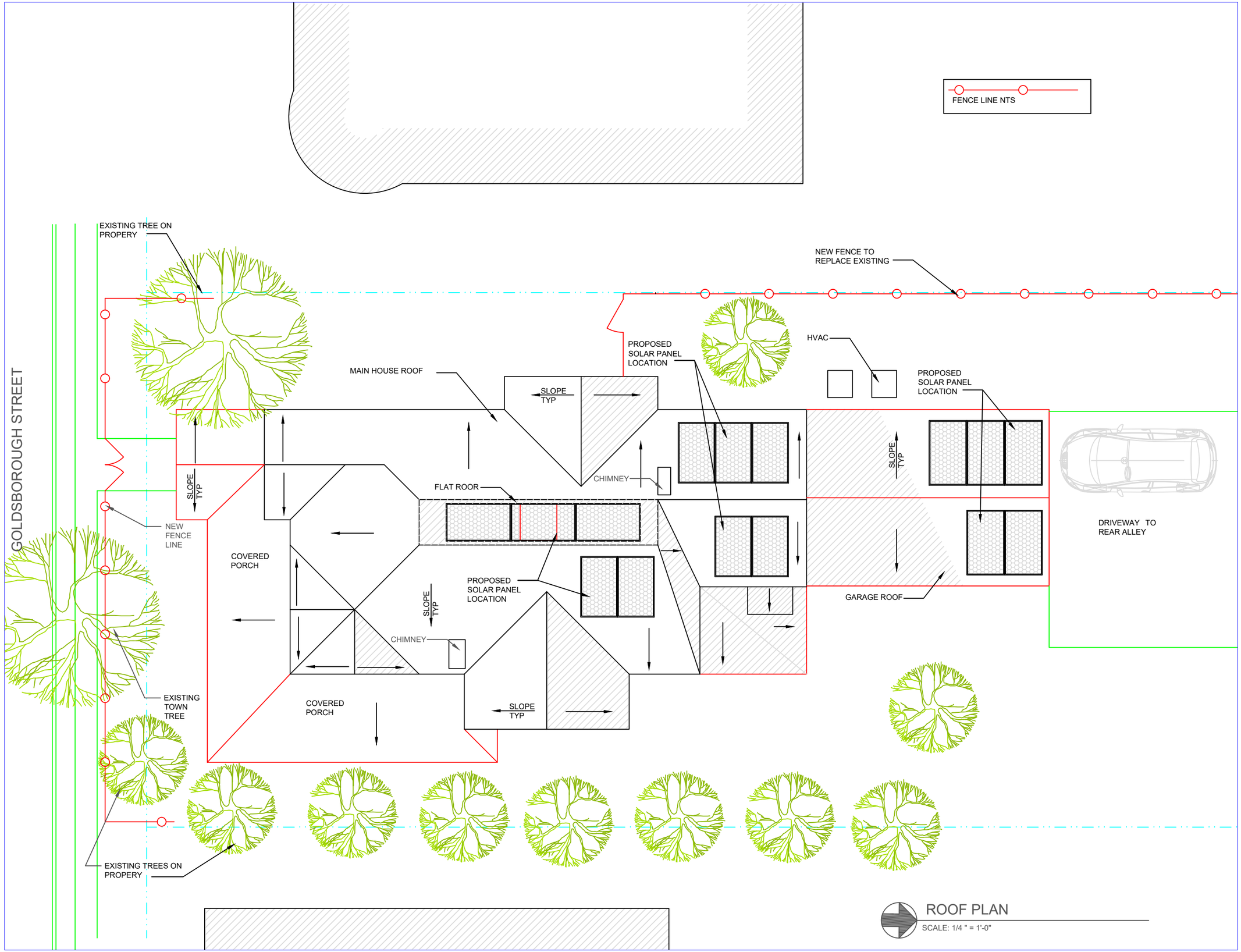
I hereby cancel this transaction.

_____
(Date)

_____
(Buyer's Signature)

OpenSolar

This proposal has been prepared by Aduu Solar using tools from OpenSolar. Please visit www.opensolar.com/proposal-disclaimer for additional disclosures from OpenSolar.



ROOF PLAN

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

General Notes

No.	Revision/Issue	Date

Firm Name and Address

DESIGNS & ALTERATIONS
1879 WILDWOOD DR.
VIRGINIA BEACH VA

Project Name and Address

DEDERICK RESIDENCE
303 Goldsborough St
Eastonl, MD

Project 1000	Sheet A103
Date 03\24\2026	
Scale 1/4"=1'-0"	



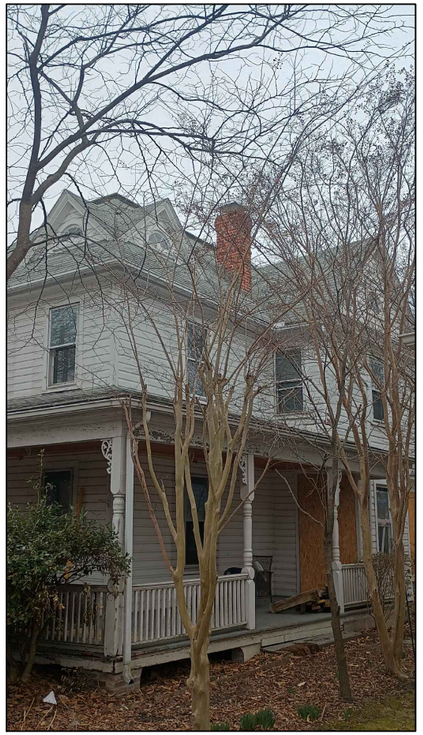
VIEW FROM GOLDSBOROUGH STREET



VIEW FROM SIDE YARD - GARAGE



VIEW FROM BACK ALLEY - GARAGE



VIEW FROM SIDE YARD



VIEW FROM SIDE\REAR YARD



VIEW FROM SIDE YARD - GARAGE



VIEW FROM SIDE YARD - GARAGE

Contour® Solar Array Trim



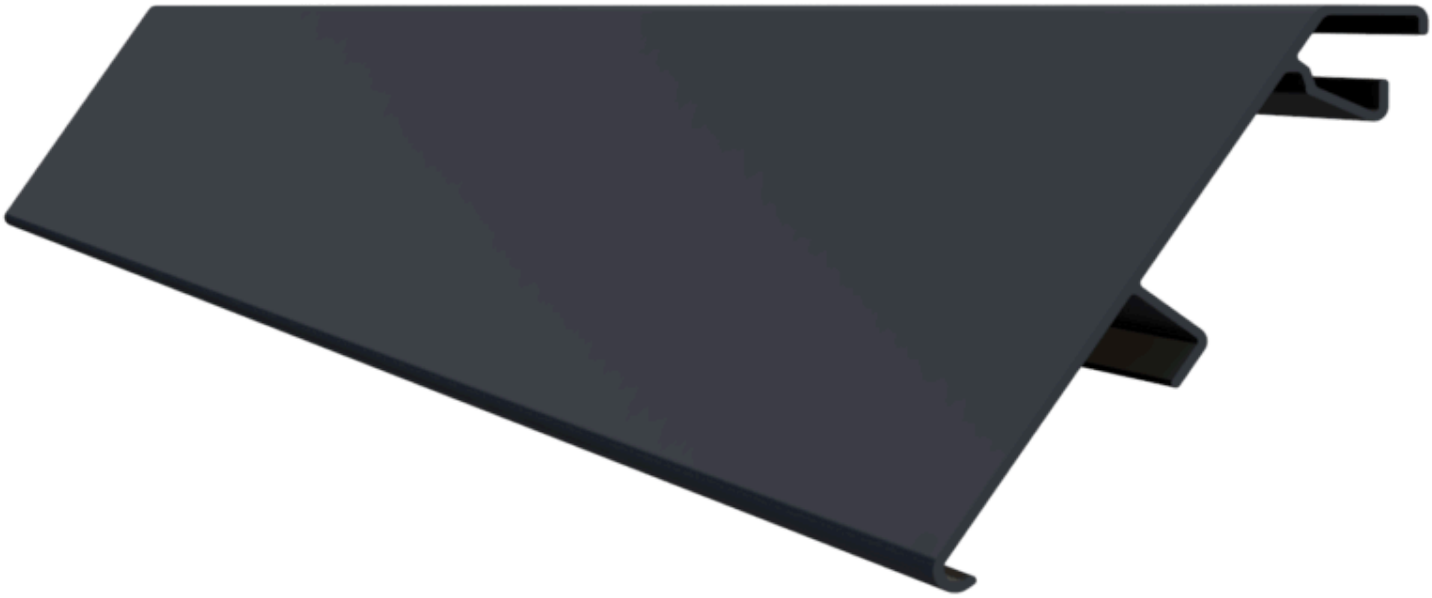
Achieve Aesthetic Arrays

IronRidge Contour® Trim elevates the look of any solar array by providing a sleek trim (or skirt) across the bottom edge to hide components that are visible beneath the solar panels.

Homeowners want the solar on their home to meet their energy needs, while not detracting from their home's aesthetics. Contour® will make any array look great, and have your crew on and off the roof in a snap.

Watch the Video

Contour® Trim Components



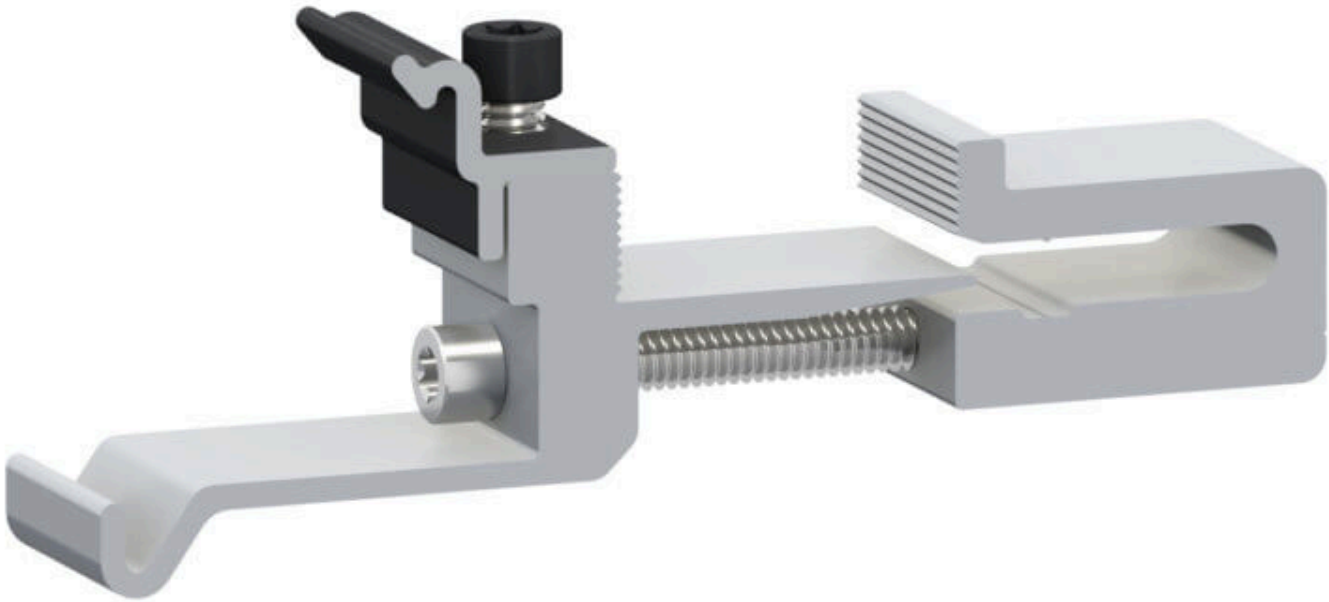
Contour® Trim

Trim comes in 84” lengths of black powder-coated aluminum. Pieces can be cut to length to fit the array edge.



Contour® Splice

The Splice connects two pieces of Trim together, tool-free. Trim easily slide and can be pushed into place.



Contour® Clamp

The Clamp secures to bottom flange of most modules. T30 Torx bolts used to reduce visible gaps (bit included).



Contour® End Caps

Install Contour

Install Contour on a completed array.

A. Start by placing Contour Clamp on module frame within 12 inches of the down roof corner of the array. Each piece of 84" Contour Trim must be suppported by two Clamps. Clamps must be installed in the 12" clamping zones at edge of trim. Once trim is placed and in position, secure trim by tightening Clamp set screw to **80 in-lbs**.

B. Multiple Contour pieces can be joined using Contour Splice. Install Splice on exsisting Contour edge and install Clamps in appropriate clamping zones for next piece of trim. Place trim on Clamps, slide into splice to join two pieces together. Secure Contour by tightening Clamp set screw to **80 in-lbs**. Repeat as needed across the array.

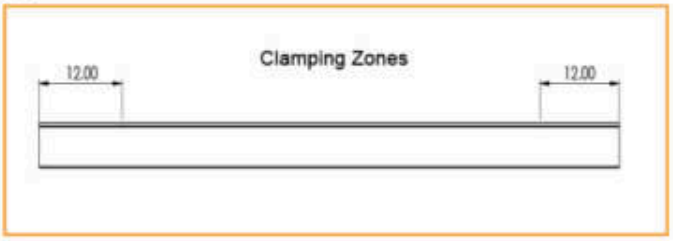
C. Cut trim to line up with edge of array.

D. Install Clamps within clamping zones on side of array. Install second Clamp as needed up array. Place Corner Cap on trim and slide side trim to align with Cap. Repeat as needed along roof for both inside and outside corners.

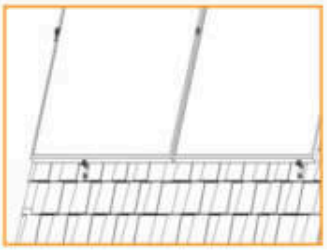
E. Use optional End Caps to cover any exposed edges of Contour as desired.

- **Do not install on side of array facing roof peak.**
- **Contour can be installed with 1 clamp if trim section is 12" long (or shorter) and has a splice attached on one end, on which the section of trim the 12" section is spliced to also has 2 clamps.**
- **Contour Trim when installed when installed up roof requires the use of Aire Stealth Clamps.**
- **Wind Speed: no restrictions**
- **Ground Snow: up to 90 PSF**

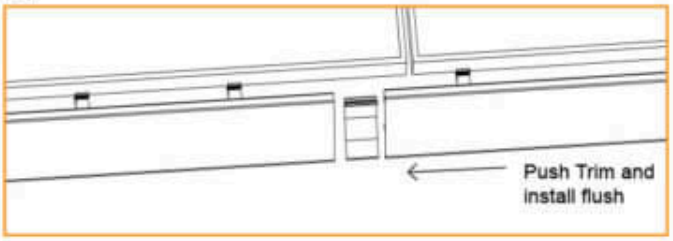
A.







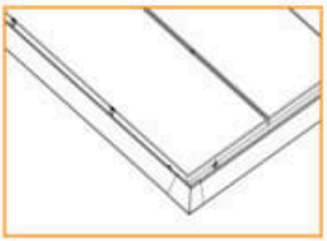
B.



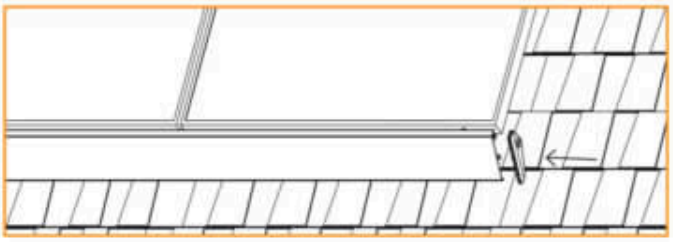
C.



D.



E.



IRONRIDGE

CONTOUR TRIM, 84”

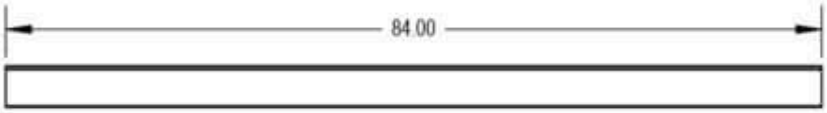


ITEM NO	DESCRIPTION	QTY IN KIT
1	CONTOUR TRIM, 84	1

Part Number	Description
CTR-TR84-01-B1	CONTOUR TRIM, 84

1) Contour Trim





Propery	Value
Material	6000 Series Aluminum
Finish	Black

v1.0




UMBER
UMBER.COM


LUMBER
84LUMBER.COM

IMG_20260226_130008433.jpg

IMG_20260226_130052044_HDR.jpg

IMG_20260226_130455398_HDR.jpg

IMG_20260226_130508180_HDR.jpg

IMG_20260226_130531529.jpg

IMG_20260226_130614344_HDR.jpg

IMG_20260226_130628174_HDR.jpg

Hallmark Dixon Fri, Mar 6, 2026 at 9:08 AM
To: Samantha Smith <ssmith@eastonmd.gov>

Samantha,

The authorized letter for 303 Goldsborough is attached.

Thank you.

Pat

---------- Forwarded message ---------
From: **Ken Dederick**
Date: Fri, Feb 27, 2026 at 9:39 PM
Subject: Re: pics of house
To: Hallmark Dixon

Patrick,

I authorize Hallmark Dixon Construction, LLC to act as my agent for the application.

Thanks,

Ken

On Fri, Feb 27, 2026, 11:36 AM Hallmark Dixon wrote:
> Our application number is #2026-1660,
>
> Also, can you send a quick email authorizing Hallmark Dixon Construction, LLC to act as your agent for the application. Samantha needs me to send her that.
>
> Thank you.
>
> On Thu, Feb 26, 2026 at 4:11 PM Ken Dederick wrote:
> > for the application if needed
> >
> > possible putting panels on the rear section of the Garage, both sides, and\or, Solar Shingles on the roof of the main house. Possibly just the side that receives the best sun. We will also be cutting back and removing trees.
> >
> > IMG_20260226_125559419_HDR.jpg

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

Historic District Commission Staff Report

Meeting Date: 4/27/2026

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

Property Address: 112 Brookletts Avenue

Applicant: Joe Brummell on behalf of Charles and Lisa Hartge

Application Number: 2026-1704

Code Enforcement Case: Yes ☐ No ☒

Project Description:

The applicant is proposing to install approximately 9 linear feet of 4' tall wooden picket fencing on the Brookletts Avenue facing frontage. The fence will run between the side façade of the home and the property line and will be behind the front plane of the house.

Historic District Guidelines:

Guideline 14. Perimeter Walls and Fences

c. New walls and fences should be consistent with the setback of the subject building and adjacent properties.

d. New walls and fences must adhere to the height, material, and replacement requirements outlined in Easton's zoning ordinances.

e. New fences and perimeter walls should be appropriate to the character of the district. Concrete block and stucco finishes are not likely to be approved, particularly in locations visible from the public right-of-way. Simple, unobtrusive fences in traditional designs in powder coated steel or aluminum or wood picket fences are most appropriate. Note: Vinyl fences will not be approved.

Staff Recommendation:

Staff supports a Commission **approval** of this application as submitted. The proposed fence is a simple, unobtrusive style and matches fencing previously approved by the Commission. Fences that are not more than 8-feet tall are exempt from the setback requirements of the Zoning Ordinance and may be located in any rear or side yard.

Draft Motions:

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

OR

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

OR

3. I move an alternate motion.

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

Appendix A: 2012 Easton Historic District Survey Sheet

EASTON HISTORIC DISTRICT SURVEY

PROPERTY #: _____

Picture:



TAX ID	ADDRESS	OWNER NAME
2101007475	112 BROOKLETTS AVE	CARROLL, KENNETH L

YEAR BUILT	PHYSICAL CONDITION
1900	VERY GOOD

ARCHITECTURAL STYLE	ADDITION(S)
COLONIAL REVIVAL/ PRAIRIE INFLUENCE	NONE APPARENT

NHL DISTRICT	NR DISTRICT	NR LISTED	MEETS NR CRITERIA	1980 NR RATING	MD INVENTORY	CONTRIBUTING	NC CODE
				B		Y	

NOTES

WIDE OVERHANGING EAVES WITH LARGE NARROW DETAILS INFLUENCE BY PRAIRIE STYLE BUT ENTRANCE W/ TRANSOM, SIDE LIGHTS + PEDIMENTED ENTRY PORCH ARE COLONIAL REVIVAL. THESE ELEMENTS APPLIED TO FOUR SQUARE HOUSE TYPE. WINDOWS MAY BE ORIGINAL. OUTBUILDING.

RECEIVED
APR 06 2026
TOWN OF EASTON

HD 26-40

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

Application #:	2026-1704
Date Received:	04/06/2026
Fee Paid:	$75.00
HDC Meeting Date:	04/27/2026
Date Property Posted:	04/22/2026

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 112 Brooketts Ave. Easton, MD 21601

☐ Contributing ☐ Non-Contributing YEAR BUILT: _____ NATIONAL REGISTAR # _____

PROPERTY INFORMATION

OWNER NAME Charles & Lisa Hartge

TELEPHONE NO. [redacted] EMAIL [redacted]

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

NAME Joe Brummell, Brummell Does

TELEPHONE NO. [redacted] EMAIL [redacted]

Description of Proposal (include additional sheets, as necessary)

Install 2 sections of 4'4" wide with 4' pickets approximately 39' from Brooketts Ave on the right side of the house facing from Brooketts. The panels will be installed 1' from the property line and next to the house parallel with Brooketts Ave. The panels will be constructed using 4"x4" post, 2x4" slats and 4' cedar pickets for facial.

Specific Requirements

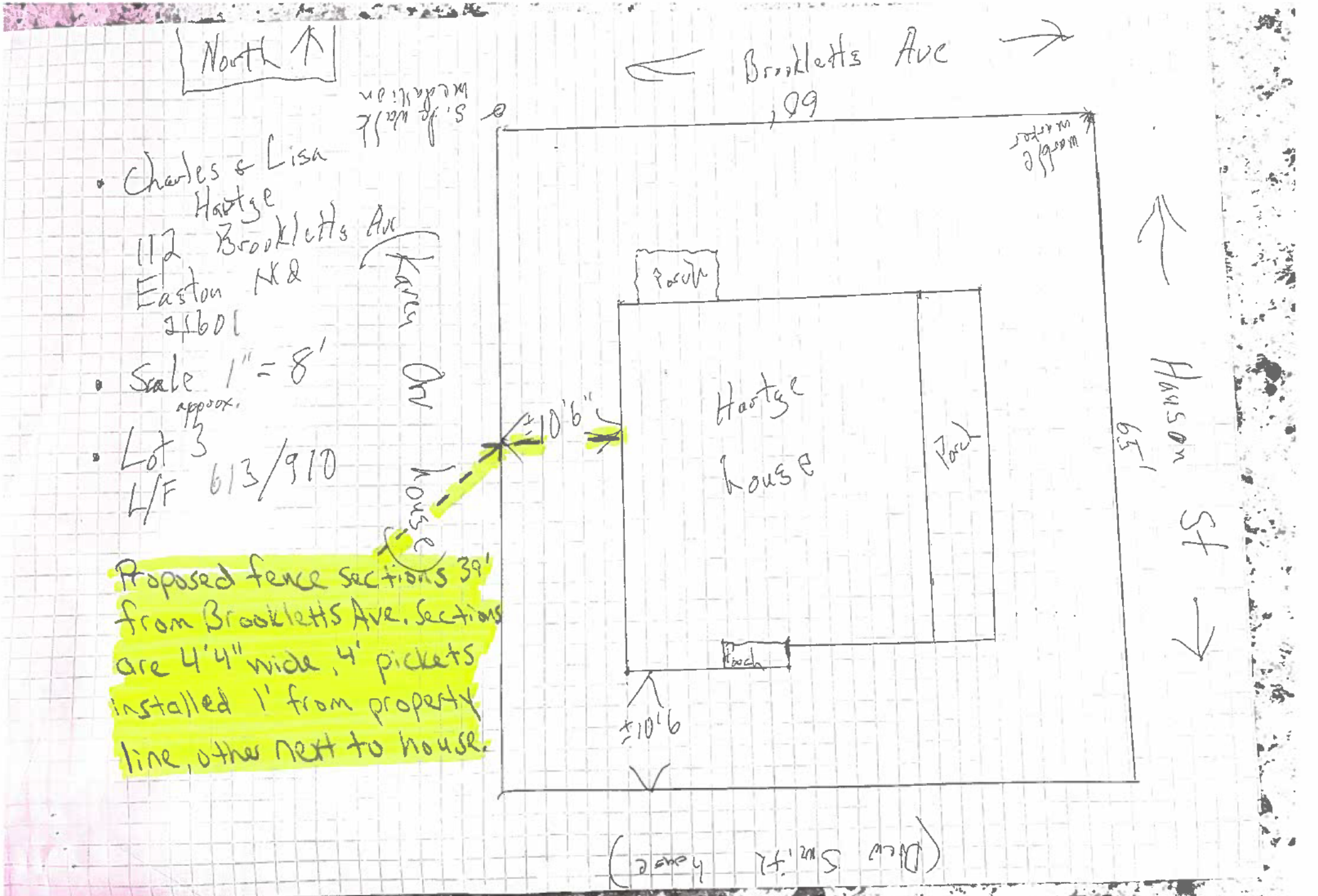
- The payment of fees is due at the time of application submittal.
  As of July 1, 2025, the fees are as follows:
  Commercial - $200 Residential - $75 Signs - $75 Staff Approval $25
- Provide 2 hard copies plus 1 digital copy of the application and all supplemental information.
- Disclose any easements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

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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 4/4/26
Printed Name of Applicant or Agent Joe Brummell, Brummell Does

Revised 4.4.2022


North
Brooklette Ave
109
Hanson St
Charles & Lisa Hartge
112 Brooklette Ave
Easton MD
21601
Scale 1" = 8'
approx.
Lot 3
L/F 613/910
Karen Dr
±10'6"
Hartge House
Porch
Porch
Porch
±10'6
Proposed fence sections 39' from Brooklette Ave. Sections are 4'4" wide, 4' pickets installed 1' from property line, other next to house.

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

Historic District Commission Staff Report

Meeting Date: 4/27/2026

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

Property Address: 123 S Washington Street

Applicant: Corey Hall c/o Wood Ingenuity

Application Number: 2026-1770

Code Enforcement Case: Yes ☐ No ☒

Project Description:

The applicant is seeking approval for the installation of two wall mounted, PVC signs above the storefront. Both signs will be approximately 35 square feet in area and will be mounted on the Vine Street and S Washington Street facing facades. These signs will consist of individually mounted letters and symbols. The building to which theses signs will be mounted is considered a non-contributing structure.

Historic District Guidelines:

Guideline 25. General Guidelines for Signage

a. Avoid covering or obscuring architectural features.

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 the building's historic character

e. Signs should be placed in locations on building that are traditionally used for signs.

Guideline 35. Wall Signs

a. Wall signs mounted above a storefront cornice or signboard area should not cover upper floor windows, window surrounds or decorative features of the front façade. On one-story buildings, signs should not cover the cornice or project above it.

b. Wall signs should generally be mounted above the storefront, within a sign band or on the façade between the storefront cornice and the second story windowsills.

c. Wall signs should be an appropriate scale for the wall to which they are attached.

Staff Analysis:

The placement of the proposed signage is within the sign bands above the store front which is consistent with Guidelines 25e and 35b. As a unit with two road frontages, this unit is entitled to two building signs per the Zoning Ordinance. The second commercial unit in this building will only be entitled to one wall sign.

Draft Motions:

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

OR

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

OR

3. I move an alternate motion.

RECEIVED
APR 0 1 2026
TOWN OF EASTON

HD 26-37

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

Application #:	2026-1770
Date Received:	04/01/2026
Fee Paid:	$75.00
HDC Meeting Date:	04/27/2026
Date Property Posted:	04/22/2026

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: 123 S. Washington Street, Unit A, Easton MD 21601

☐ Contributing ☐ Non-Contributing YEAR BUILT: 2025 NATIONAL REGISTAR #

PROPERTY INFORMATION

OWNER NAME: Thomas Henry

TELEPHONE NO. [redacted] EMAIL [redacted]

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

NAME: Wood Ingenuity - Corey Hall

TELEPHONE NO. [redacted] EMAIL [redacted]

Description of Proposal (include additional sheets, as necessary)

See attached design. Material will be 1/2" or 3/4" raised and painted white PVC letters

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 Hall
Date 4/1/2026
Printed Name of Applicant or Agent Corey Hall

Revised 4.4.2022

Proposal Narrative for Signage Application

Applicant: Wood Ingenuity – Corey Hall

Location: 123 S Washington Street, Unit A, Easton, Maryland 21601

To the Historic District Commission:

Wood Ingenuity respectfully submits this narrative in support of our application for exterior signage within the Historic District of Easton, Maryland. We are committed to ensuring that our signage is thoughtfully designed to complement the historic character of the district while providing clear and professional identification of our business.

The proposed signage will consist of raised letters fabricated from high-quality PVC material. Each letter will be painted white, creating a clean and classic appearance that is both understated and visually compatible with the surrounding architectural context. The use of raised lettering provides subtle depth and shadow, enhancing legibility without relying on internally illuminated or overly prominent design elements.

The selection of white for the lettering was intentional, as it reflects a traditional palette commonly found within historic districts and offers strong contrast against typical building façades without appearing harsh or intrusive. The simplicity of the design avoids excessive ornamentation, aligning with the Commission's goal of preserving the visual integrity and period-appropriate character of the streetscape.

The PVC material has been chosen for its durability and ability to maintain a consistent painted finish over time, ensuring that the signage remains well-maintained and visually appropriate with minimal weathering. The letters will be securely mounted to the building façade in a manner that minimizes impact to building materials and allows for reversibility if needed in the future.

Overall, the proposed signage is modest in scale, respectful in design, and consistent with the aesthetic standards of Easton's Historic District. It is our intention that the sign will integrate seamlessly with the existing environment, contributing positively to the district's charm while allowing our business to be easily identified by the public.

We appreciate the Commission's consideration of this application and welcome any feedback or recommendations to ensure full compliance with local guidelines and preservation standards.

Sincerely,

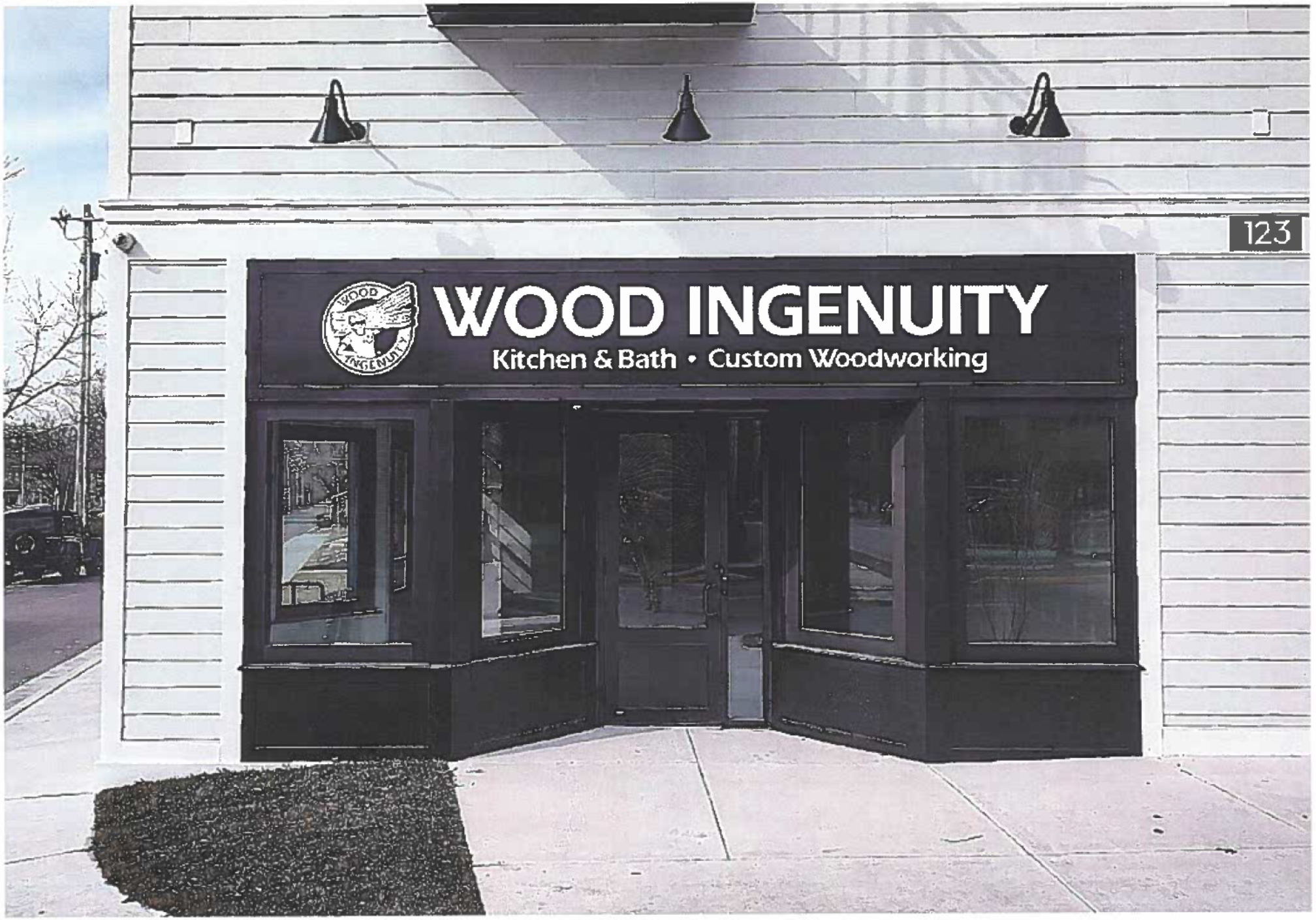
Corey Hall

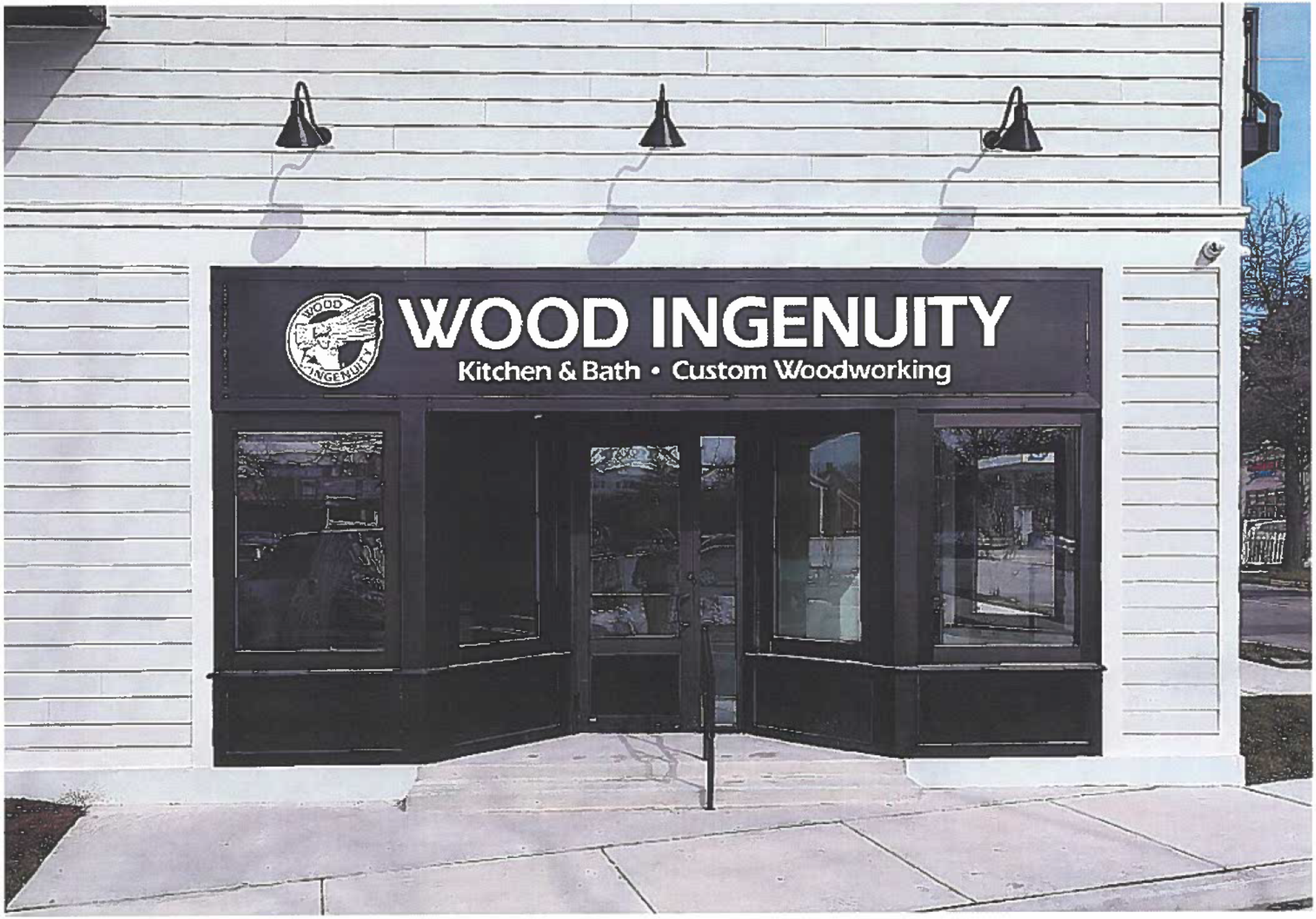
General Manager

Wood Ingenuity

[redacted]


197.27 in
25.3 in
WOOD INGENUITY
5.07 in
13.22 in
WOOD INGENUITY
Kitchen & Bath • Custom Woodworking


123
WOOD INGENUITY
Kitchen & Bath • Custom Woodworking


WOOD
INGENUITY
WOOD INGENUITY
Kitchen & Bath • Custom Woodworking

Outlook

RE: Written Authorization Request

From Henry, Thomas [redacted]
Date Wed 4/1/2026 11:04 AM
To Corey Hall [redacted]

Corey – As Managing Member and owner of Henry Capital Easton LLC this is approved/confirmed.

Thomas H Henry CFP®
First Vice President
Wealth Advisor
Senior FC Portfolio Manager

Quillion Wealth Management
100 Light St. Suite 1350
Baltimore, MD 21202
[redacted]

www.quillionwm.com

From: Corey Hall [redacted]
Sent: Wednesday, April 1, 2026 10:24 AM
To: Henry, Thomas [redacted]
Subject: Written Authorization Request

Thomas,

I hope you're doing well. We are in the process of submitting an application for signage for the retail space downstairs at 123 S Washington Street. Our plan is to use raised and painted white PVC Letters as is depicted in the attached renderings.

Part of the process is to have written permission from the owner of the building before proceeding. Are you okay with us moving forward as is? If you have any questions please feel free to give me a call at 410-253-9787.

Thank you,

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

Historic District Commission Staff Report

Meeting Date: 4/27/2026

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

Property Address: 214 S Washington Street

Applicant: Nathan Tocus

Application Number: 2026-1711

Code Enforcement Case: Yes ☐ No ☒

Project Description:

The applicant is seeking approval to remove the existing gutters which consist of both copper half-round and aluminum k-style gutters. Once the existing gutters have been removed, 6" half-round aluminum gutters and 4" round downspouts will be installed This structure is considered a **contributing** structure to the Easton Historic District.

Historic District Guidelines:

Guideline 3. Make Sensitive Replacements

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

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).

THERE ARE FIVE SITUATIONS WHERE SUBSTITUTE MATERIALS MAY BE APPROVED:

- WHEN HISTORIC MATERIAL IS UNAVAILABLE,
- WHERE HISTORIC CRAFT TECHNIQUES OR SKILLED ARTISANS ARE UNAVAILABLE,
- IF LITTLE INFORMATION EXISTS ABOUT A BUILDING'S HISTORIC MATERIALS, OR,
- UPON CODE-RELATED CHANGES.
- WHEN THE COMMISSION DETERMINES THAT SUCH A METERIAL IS ACCEPTABLE FOR THE GIVEN SITUATION.

Guideline 72. Maintain Historic Gutters and Downspouts

a. Keep gutters and downspouts clear of debris and in good repair.

b. Make sure that gutters and downspouts are property connected and direct water away from the building.

c. Seal any cracks or gaps with silicone sealants.

Guideline 73. Replace Historic Gutters and Downspouts In-Kind

a. Replace deteriorated or damaged gutters and downspouts in-kind.

b. Half-round gutters and round downspouts are appropriate for most buildings in the Historic District.

Staff Analysis:

The proposal to replace the existing aluminum K-style gutters with aluminum half-round style gutters is consistent with Guideline 73. The proposed half-round style gutters and downspouts are also consistent with Guideline 73b.

However, the proposal to replace the existing copper gutters and downspouts with aluminum will need to be evaluated more carefully by the Commission. While the style of the proposed gutters and downspouts are the same, the appearance will differ as the black aluminum will not have a green patina like the existing copper. The Commission may consider Guideline 3 in deciding on whether aluminum gutters are an appropriate replacement for copper.

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 following findings…

OR

3. I move an alternate motion.

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

Appendix A: 2012 Easton Historic District Survey Sheet

EASTON HISTORIC DISTRICT SURVEY

PROPERTY #: _____

Picture:



TAX ID	ADDRESS	OWNER NAME
2101021842	214 S WASHINGTON ST	HARRISON, NORRIS L AND SARAH F

YEAR BUILT	PHYSICAL CONDITION
1930	EXCELLENT

ARCHITECTURAL STYLE	ADDITION(S)
COLONIAL REVIVAL	NONE APPARENT

NHL DISTRICT	NR DISTRICT	NR LISTED	MEETS NR CRITERIA	1980 NR RATING	MD INVENTORY	CONTRIBUTING	NC CODE
				B		Y	

NOTES

LARGE 2 1/2 STORY BAY BRICK DOUBLE PILE CENTER PASSAGE HIPPED ROOF DWELLING. BOLDLY DENTILATED CORNICE. ARCHED WINDOWS IN GABLE DORMERS. PEDIMENTED PORTICO SUPPORTED BY DORIC COLUMNS. ELEGANT FAN LIGHT AND TRANSOM. CONTRIBUTING GARAGE.

RECEIVED
APR 13 2026
TOWN OF EASTON

HD 26 - 43

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

Application #:	2026 - 1711
Date Received:	04/13/2026
Fee Paid:	$25.00
HDC Meeting Date:	04/27/2026
Date Property Posted:	04/22/2026

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: 214 SOUTH WASHINGTON ST

☒ Contributing ☐ Non-Contributing YEAR BUILT: 1930 NATIONAL REGISTAR #

PROPERTY INFORMATION

OWNER NAME: NATHAN TOCUS

TELEPHONE NO.: [redacted] EMAIL: [redacted]

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

NAME:

TELEPHONE NO.: EMAIL:

Description of Proposal (include additional sheets, as necessary)

THE GUTTERS ON BOTH THE HOUSE AND THE DETACHED GARAGE ARE IN BAD CONDITION AND IN NEED OF REPLACEMENT. THE CURRENT GUTTERS ARE MOSTLY 6" HALF ROUND COPPER BUT THERE IS ALSO SOME ALUMINUM K-STYLE GUTTER AND ALSO ALUMINUM DOWNSPOUTS. WE PROPOSE TO REPLACE ALL OF THE GUTTERS ON HOUSE AND GARAGE WITH 6" HALF ROUND ALUMINUM GUTTERS AND 4" ROUND ALUMINUM DOWNSPOUTS, IN BLACK COLOR TO MATCH THE COLOR OF SHUTTERS AND DOORS.

Specific Requirements

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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 4/11/2026

Printed Name of Applicant or Agent NATHAN TOCUS

Revised 4.4.2022

All Exteriors LLC
29523 Canvasback Dr Suite 103
Easton, MD 21601

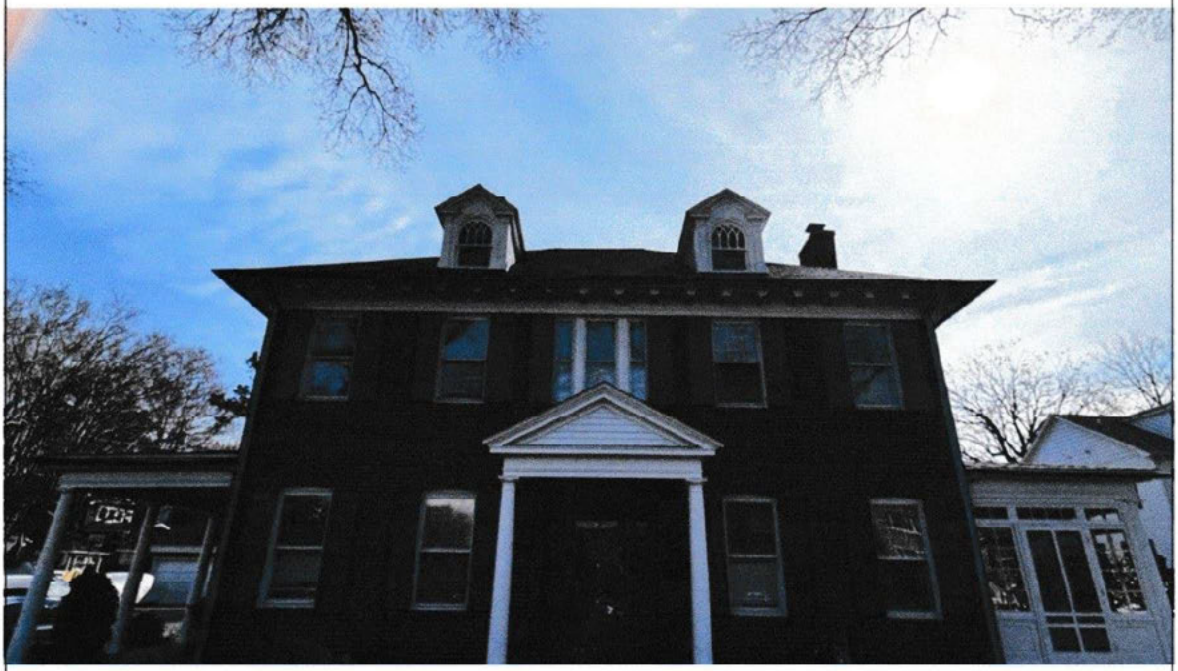
www.allexteriorsmd.com

Customer Information

NATHAN TOCUS
214 South Washington Street
Easton MD 21601

[redacted]

Date: 04/07/2026
Rep: Bill Graczyk



All Exteriors is an Eastern Shore based exterior company. We are built on a foundation of over thirty years of hands-on experience. All Exteriors provides not only top-notch service, but we use quality products. All backed by some of the best warranties in the industry. We specialize in all forms of exterior renovations, including roofing, siding, gutters and windows. From start to finish we strive to make the process as carefree as possible, with our team helping every step of the way. All Exteriors appreciates the opportunity to be considered as a contractor for your exterior's renovation.

This space intentionally left blank

Locations INCLUDED in scope of work to be performed	Main house/garage
Locations EXCLUDED in scope of work to be performed	Na

We hereby submit specifications for agreement:

Gutters



Quantity	442 Lin ft	**Name**	6" Half Round

Downspouts



Quantity	160 Lin ft	**Name**	4" Round Downspout

Elbow



Quantity	32 Each	**Name**	4" Round

Inside Mitre Corner



Brand	6" Round	**Quantity**	2 Each
Name	6" Round		

Outside Mitre Corner



Brand	6" Round	**Quantity**	11 Each
Name	6" Round		

Hangers



Quantity	221 Lin FT	**Name**	Round Hangers

Colors

Gutter Color	TBD
Downspout Color	TBD

Additional Details

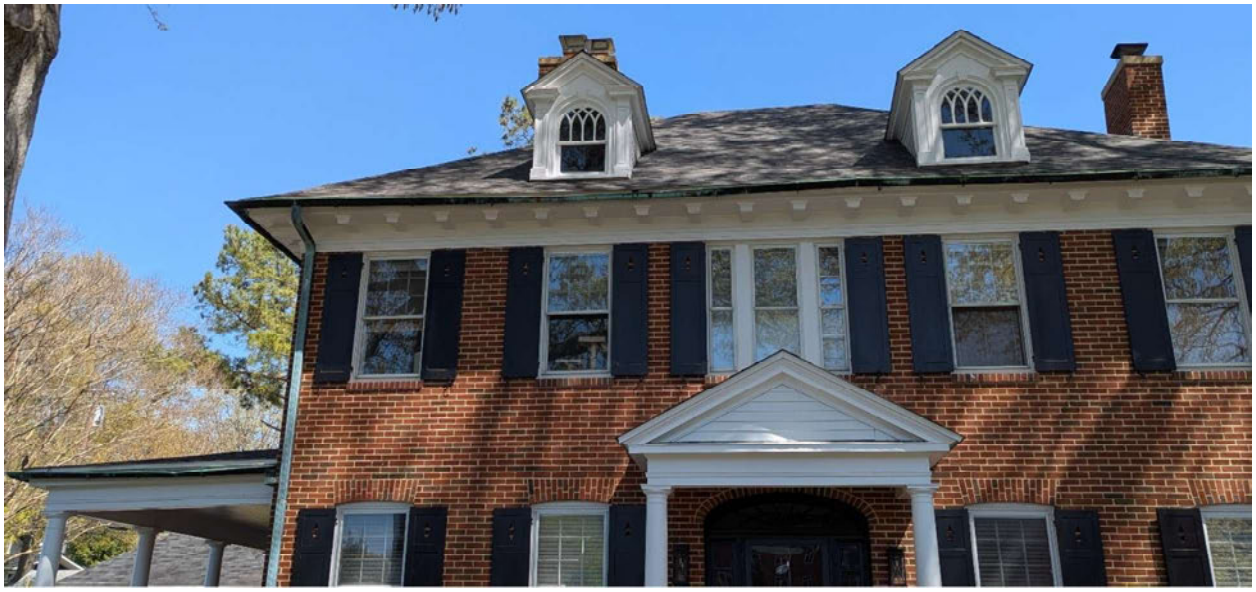
Remove existing gutters/ hangers.
Install new 6" half round gutters/ 4" round down spouts.
Aluminum $ 18,592.00
Copper $27,712.00

Company

Quality Control

All Exteriors LLC will furnish all material and labor for job. Tarp and protect all landscaping, decks, walkways, driveways, ETC. Run magnetic roller to pick up any loose nails, and make best efforts to leave site Pre-work conditions

This space intentionally left blank









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

Historic District Commission Staff Report

Meeting Date: 4/27/2026

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

Property Address: 40 S Harrison Street

Applicant: Economy Restoration LLC on behalf of Waterfowl Festival Inc.

Application Number: 2026-1708

Code Enforcement Case: Yes ☐ No ☒

Project Description:

The applicant is proposing the replacement the existing flat roofs as well as the upper and lower arched roofs. On the flat roofs, a black EPDM membrane will be installed which will be obscured from view by existing parapets. The upper portion of the arched roof will be replaced with a white TPO membrane and the lower portions will have architectural asphalt shingles. This property is considered a contributing structure to the Historic District and is subject to a preservation easement through the Maryland Historic Trust (MHT).

Historic District Guidelines:

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 69. Perform Regular Roof Maintenance

a. Inspect, evaluate, and monitor roof for signs of deterioration, leaks, and to ensure that flashings, downspouts, and gutters are properly functioning. Check seams of metal roofs and keep metal surfaces painted, except for copper.

b. Coat and seal flat roofs per the manufacturer's recommendation, typically every five years.

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.

d. Repairs to isolated portions of visible roofing materials must match the existing in material, size, style, texture, and color.

Guideline 72. Maintain Historic Gutters and Downspouts

a. Keep gutters and downspouts clear of debris and in good repair.

b. Make sure that gutters and downspouts are property connected and direct water away from the building.

c. Seal any cracks or gaps with silicone sealants.

Guideline 74. Maintain Historic Parapets

a. Parapets are especially prone to deterioration given their placement above the roof and exposure to the elements. Parapets should be regularly inspected and repaired to prevent loss of material or the entire feature itself.

b. Retain and maintain all of the material components of existing parapets and cornices. These materials include the coping, street facing signage or date stones, and masonry construction material.

Recommended Condition(s):

1. The applicant shall obtain approval for the proposed work from the MHT and provide a copy of the approval letter to staff prior to the issuance of a building permit.

Draft Motions:

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

OR

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

OR

3. I move an alternate motion.

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

Appendix A: 2012 Easton Historic District Survey Sheet

EASTON HISTORIC DISTRICT SURVEY

PROPERTY #: _____

Picture:



TAX ID	ADDRESS	OWNER NAME
2101026631	40 S HARRISON ST	WATERFOWL FESTIVAL, INC

YEAR BUILT	PHYSICAL CONDITION
1927	VERY GOOD

ARCHITECTURAL STYLE	ADDITION(S)
NEO MEDIEVAL	NONE

NHL DISTRICT	NR DISTRICT	NR LISTED	MEETS NR CRITERIA	1980 NR RATING	MD INVENTORY	CONTRIBUTING	NC CODE
				A	T-484	Y	

NOTES

EXCELLENT AND HIGHLY INTACT EXAMPLE OF WHAT IS LIKELY A U.S. TREASURY DEPARTMENT, OFFICE OF SUPERVISING ARCHITECT, DESIGN. NICE STONE/CAST STONE DETAILS ON FAÇADE.

RECEIVED

APR 10 2026

TOWN OF EASTON

HD 26 - 41

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

Application #:	2026 - 1708
Date Received:	04/10/2026
Fee Paid:	$200.00
HDC Meeting Date:	04/24/2026
Date Property Posted:	04/20/2026

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: 40 South Harrison Street, Easton, MD 21601

☐ Contributing ☐ Non-Contributing YEAR BUILT: 1927 NATIONAL REGISTAR #

PROPERTY INFORMATION

OWNER NAME: Waterfowl Festival Inc.

TELEPHONE NO.: [redacted] EMAIL: [redacted]

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

NAME: Niel Ellick

TELEPHONE NO.: [redacted] EMAIL: [redacted]

Description of Proposal (include additional sheets, as necessary)

Replace front & rear flat roofs with black EPDM membrane.
Replace upper arch roof with white TPO membrane*.
Replace lower arch roof with weathered wood architectural shingles.
*(the terracotta tiles will remain for historic preservation)
Only the arched roofs are visible from the ground. The style and color of the roofing materials will stay the same.

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
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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	Niel Ellick
Date	4/09/2026
Printed Name of Applicant or Agent	Niel Ellick - Economy Restoration, LLC

Revised 4.4.2022



Photo Taken Date: Friday, January 16, 2026 9:12 AM



Photo Taken Date: Friday, January 16, 2026 9:10 AM



Photo Taken Date: Friday, January 16, 2026 9:08 AM

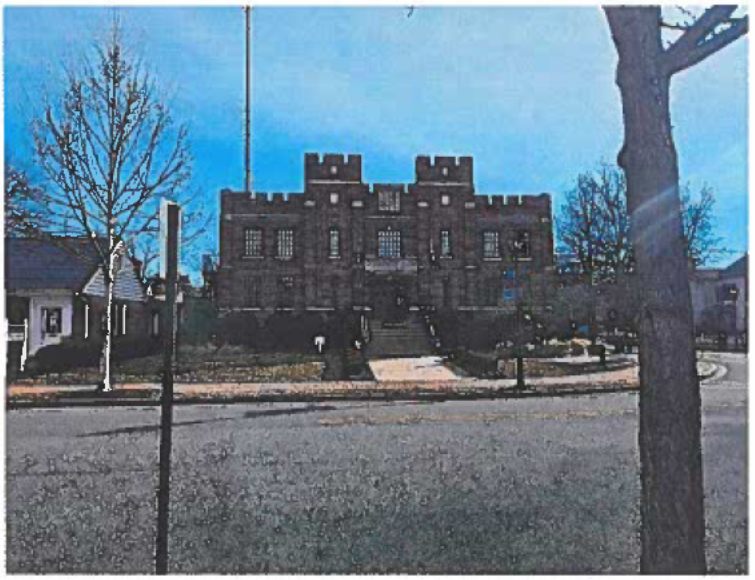


Photo Taken Date: Friday, January 16, 2026 9:04 AM

Economy Roofing & Restoratio
1010 Butterworth Ct. Suite 201, Stevensville , MD 2166
(443) 716-858



Photo Taken Date: Tuesday, August 29, 2023 10:50 AM



Photo Taken Date: Tuesday, August 29, 2023 10:50 AM

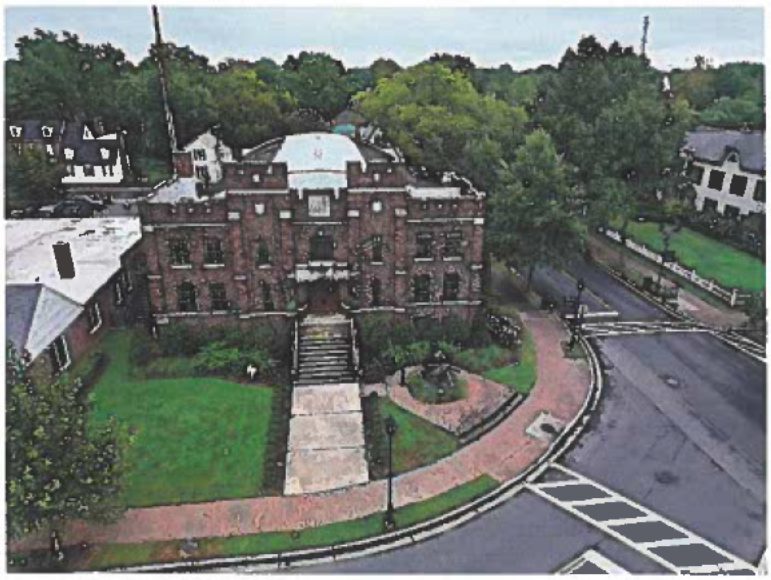


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Photo Taken Date: Tuesday, August 29, 2023 10:50 AM



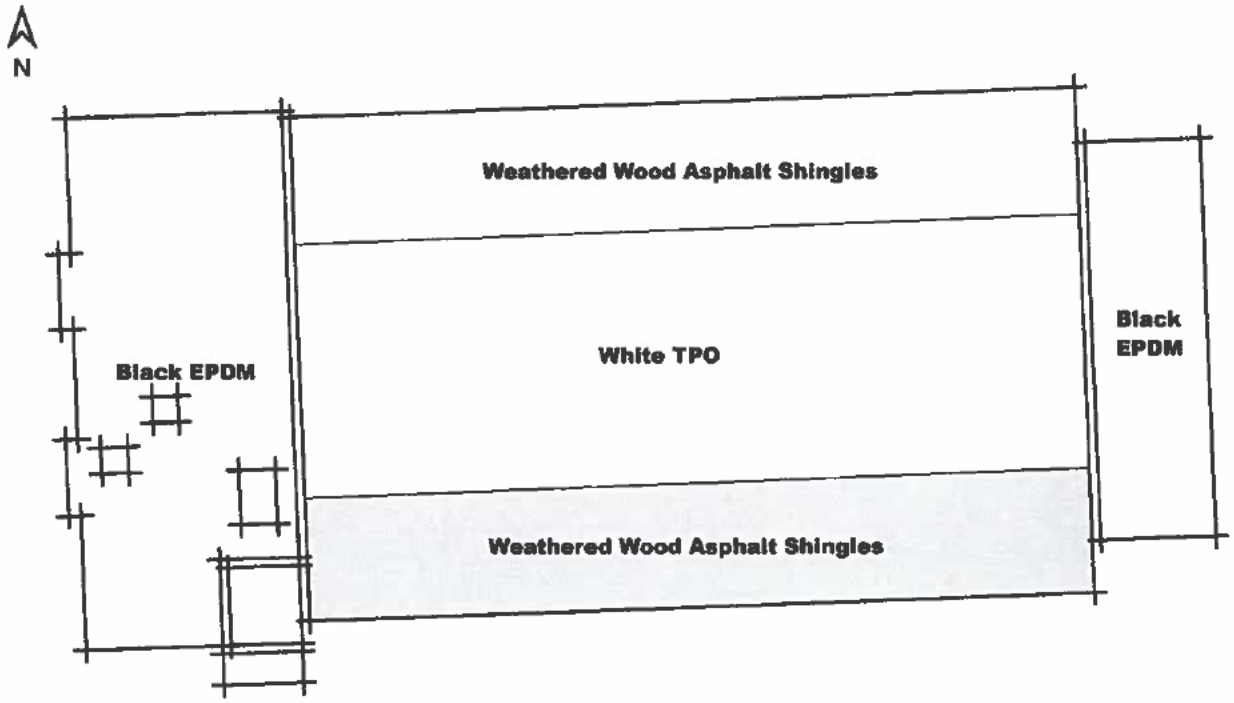
Photo Taken Date: Thursday, September 14, 2023 1:02 PM



Photo Taken Date: Thursday, September 14, 2023 12:55 PM

GAF QuickMeasure
Roof Reports in Under 24 Hours

40 South Harrison Street, Easton, MD 21601-3019
January 5, 2026
Prepared For: Economy Roofing & Restoration



Contents

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

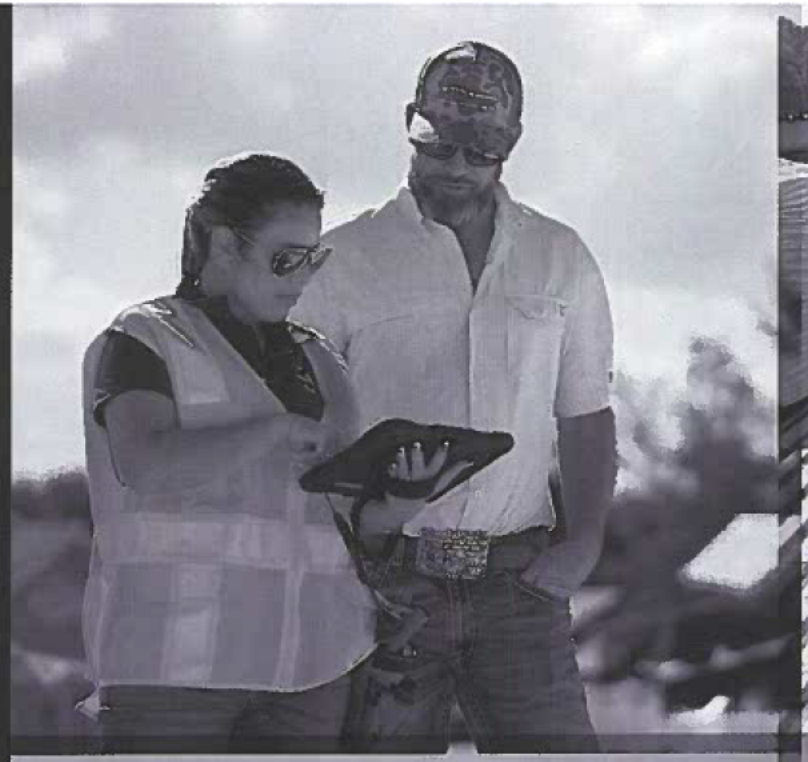
Measurements

Roof Area	8,669 sq ft
Roof Facets	20
Predominant Pitch	0 / 12
Eaves	212 ft


2025-02-22

MULEHIDE

"The name trusted in roofing since 1906"









mulehide.com



THE 1906 BRAND

The original Mule-Hide trade name was registered in 1906. Mule-Hide manufactured top-quality roofing products that quickly gained a reputation for long-lasting performance.

Throughout the years, the name associated with industry-leading residential shingles transitioned into a resource devoted to commercial products, specializing in single-ply installations.

Today, MuleHide keeps the tradition alive by offering low-slope roofing solutions for every type of building.

EPDM

The foundation of the single-ply roofing industry, EPDM has a proven track record for more than 60 years.

- Eliminates excessive weight to the roof deck
- Excellent UV resistance
- Suited for colder climates
- Wide sheets create fewer seams
- Color options that meet CRRC® certified

STANDARD EPDM

- Black, non-reinforced
- Flexible and dimensionally stable even in very cold conditions
- Ideal for fully adhered and ballasted systems

GRAY EPDM

- Ideal choice where heating and cooling costs are more balanced
- Less glare than white membrane while still providing solar reflectance
- CRRC® certified

REINFORCED

- Available in white and black
- Reinforced with tough polyester fabric for superior fatigue, tear and puncture resistance
- Ideal for mechanically attached systems

WHITE-ON-BLACK

- Reflects sunlight and cools building interior
- Available in standard and reinforced
- CRRC® certified

SELF-ADHERED

- Available in black and white on black
- Factory-controlled production ensures reliable seaming with greater peel and shear strength
- Eliminates inconsistencies encountered on site location
- Ensures consistent placement of the tape to maximize the splice area by controlling the placement
- Reduces materials to load on roof – plus less waste and disposal







TPO

The cost-effective white roof reflects up to 78 percent of the sun's rays, reducing cooling costs.

- Heat-weld seams form a permanent, strong, watertight seal
- Recyclable
- Color options that meet CA Title 24 and CRRC[2] certified

TPO membranes cover a wide range of low-slope roofing applications, with fully adhered, mechanically attached, induction welded and ballasted options.

STANDARD TPO

- White, gray, tan, rock brown, slate gray, terra cotta, patina green and medium bronze
- Thermoplastic polyolefin-based for superior strength and weatherability
- Lightweight yet highly resistant to tears, impact, punctures and wind uplift
- Reinforced membrane easily handles building thermal expansion and contraction

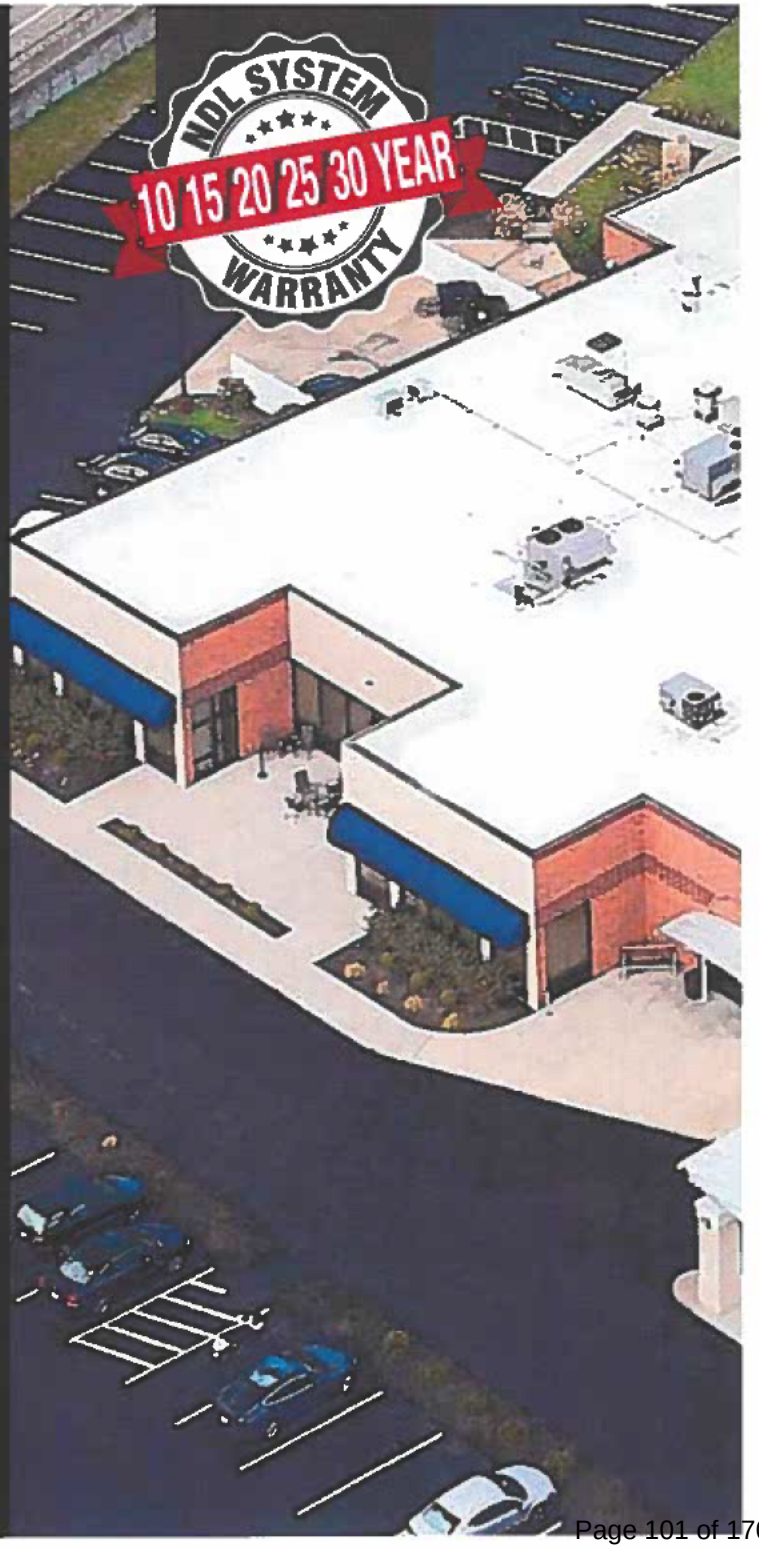
TPO WITH CLEAN FILM

- Eliminate dirt and scuffs left behind during TPO installation with removable protective film
- Reduce roof glare during installation with no loss of initial reflectivity
- Best choice when water conservation and water containment/runoff regulations impose restrictions on traditional cleaning process

SELF-ADHERED TPO

- Self-adhering TPO contains all the benefits of fully adhered, reinforced TPO with a solvent and odor-free factory-applied adhesive
- Easy, consistent installation—up to 3 to 5 times faster than traditional TPO system







STANDARD COLORS

Many roll sizes and accessories are in stock without minimum order requirements.

White | Gray | Tan

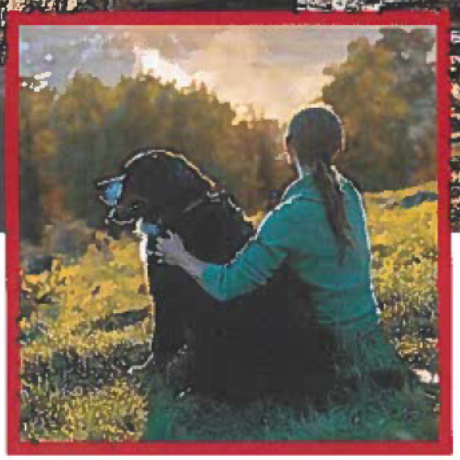
SPECIAL COLORS*

Special colors of reinforced membrane are available in 10' x 100' sheets and non-reinforced flashing available in 24" x 50'. In stock without minimum order requirements.

Rock Brown | Slate Gray | Terra Cotta | Patina Green | Medium Bronze

*Color samples printed here are only approximations. Special Colors have limitations on matching accessories and membranes will fade over time mainly due to the ultraviolet portion of sunlight. Most roof surfaces are exposed to variable sunlight, some areas will be more susceptible to color changes caused by UV fading. Warranties for Special Color membranes do not cover fading of colors. *Special colors are limited to a 20-year warranty.*





Engineered to be first. Built to last.

Our #1-selling shingle represents a legacy of relentless innovation — delivering the peak performance and dependability customers trust.

GAF

We protect what matters most™

Timberline® HDZ™ Shingles

Benefits:

- **LayerLock™ Technology** — Proprietary technology mechanically fuses the common bond between overlapping shingle layers.
- **Up to 99.9% nailing accuracy** — The StrikeZone™ nailing area is so easy to hit that a roofer placed 999 out of 1,000 nails correctly in our test.[1]
- **WindProven™ Limited Wind Warranty** — When installed with the required combination of GAF Accessories, Timberline® HDZ™ Shingles are eligible for an industry first: a wind warranty with no maximum wind speed limitation.[2]
- Our legendary **Dura Grip™** sealant pairs with the smooth micrograniule surface of the StrikeZone™ nailing area for fast tack. Then, an asphalt-to-asphalt monolithic bond cures for durability, strength, and exceptional wind uplift performance.
- **StainGuard® Algae Protection** — Helps protect the beauty of your roof against unsightly blue-green algae discoloration.[3]
- **High Performance** — Designed with Advanced Protection® Shingle Technology.
- **Seamless compatibility** — The new Timberline® HDZ™ Shingles are compatible with traditional Timberline HD® Shingles for the same look and feel homeowners and contractors rely on for beauty and endurance.[4]
- **Perfect Finishing Touch** — For the best look, use TimberTex® Premium Ridge Cap Shingles or TimberCrest™ Premium SBS-Modified Ridge Cap Shingles.

Colors & Availability:



Product details:

Product/System Specifics

- Fiberglass asphalt construction
- Dimensions (approx.): 13 ¼" x 39 ⅜" (337 x 1,000 mm)
- Exposure: 5 ⅝" (143 mm)
- Bundles/Square: 3
- Pieces/Square: 64
- StainGuard® Algae Protection[3]
- Hip/Ridge: TimberTex®; TimberCrest™; Seal-A-Ridge®; Z®Ridge; Ridglass®
- Starter: Pro-Start®; QuickStart®; WeatherBlocker™

Applicable Standards & Protocols:

- UL Listed to ANSI/UL 790 Class A
- State of Florida approved
- Classified by UL in accordance with ICC-ES AC438
- Meets ASTM D7158, Class H
- Meets ASTM D3161, Class F
- Meets ASTM D3018, Type 1
- Meets ASTM D3462[5]
- ICC-ES Evaluation Reports ESR-1475 and ESR-3267
- Meets Texas Department of Insurance Requirements
- ENERGY STAR® Certified (White Only) (U.S. Only); Rated by the CRRC; Can be used to comply with Title 24 cool roof requirements

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

[2] 15-year WindProven™ limited wind warranty on Timberline® HDZ™ Shingles requires the use of GAF starter strips, roof deck protection, ridge cap shingles, and leak barrier or attic ventilation. See *GAF Roofing System Limited Warranty* for complete coverage and restrictions. Visit gaf.com/LRS for qualifying GAF products.

[3] StainGuard® algae protection is available only on shingles sold in packages bearing the StainGuard® logo. Products with StainGuard® algae protection are covered by a 10-year limited warranty against blue-green algae discoloration. See *GAF Shingle & Accessory Limited Warranty* for complete coverage and restrictions.

[4] To be mixed on one roof, Timberline® HDZ™ Shingles and Timberline HD® Shingles must have matching 6-digit codes found on the end of the bundle. When mixed, always use Timberline HD® installation instructions.

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

[6] 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 use of GAF Lifetime shingles only. See *GAF Shingle & Accessory Limited Warranty* for complete coverage and restrictions. Lifetime coverage on shingles and accessories requires use of any GAF Lifetime Shingle and any 3 qualifying GAF accessories. See *GAF Roofing System Limited Warranty* for complete coverage and restrictions. Visit gaf.com/LRS for qualifying GAF products.

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

We protect what matters most™

©2019 GAF 12/19 • #875 • RESSN40THDZ 36910-1219



Peace of mind starts here

We stand behind our #1-selling shingle with industry-first technologies and powerful warranties.

Infinite windspeed protection[1]
Timberline HDZ® Shingles are eligible for the industry's first wind warranty with no windspeed limit when installed with four required GAF accessories.

25-year advanced algae protection[2]
Powered by industry-first time-release algae-fighting technology, protect your roof investment with algae resistance so powerful it allows us to offer a 25-year limited warranty against blue-green algae discoloration.

Lifetime[1] Limited Warranty
Timberline HDZ® Shingles come with a Lifetime[1] Limited Warranty against manufacturing defects.

Strong impact-resistance rating[4]
Timberline HDZ® Shingles pass UL 2218 Impact-Resistance Test with a Class 3 rating and may qualify for insurance discounts.[3]

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

[2] 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 at eric ventilation. See *GAF Roofing System Limited Warranty* for complete coverage and restrictions. Visit gaf.com/LRS for qualifying GAF products. For installations not eligible for the WindProven™ Limited Wind Warranty, see *GAF Shingle & Accessory Limited Warranty* for complete coverage and restrictions.

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

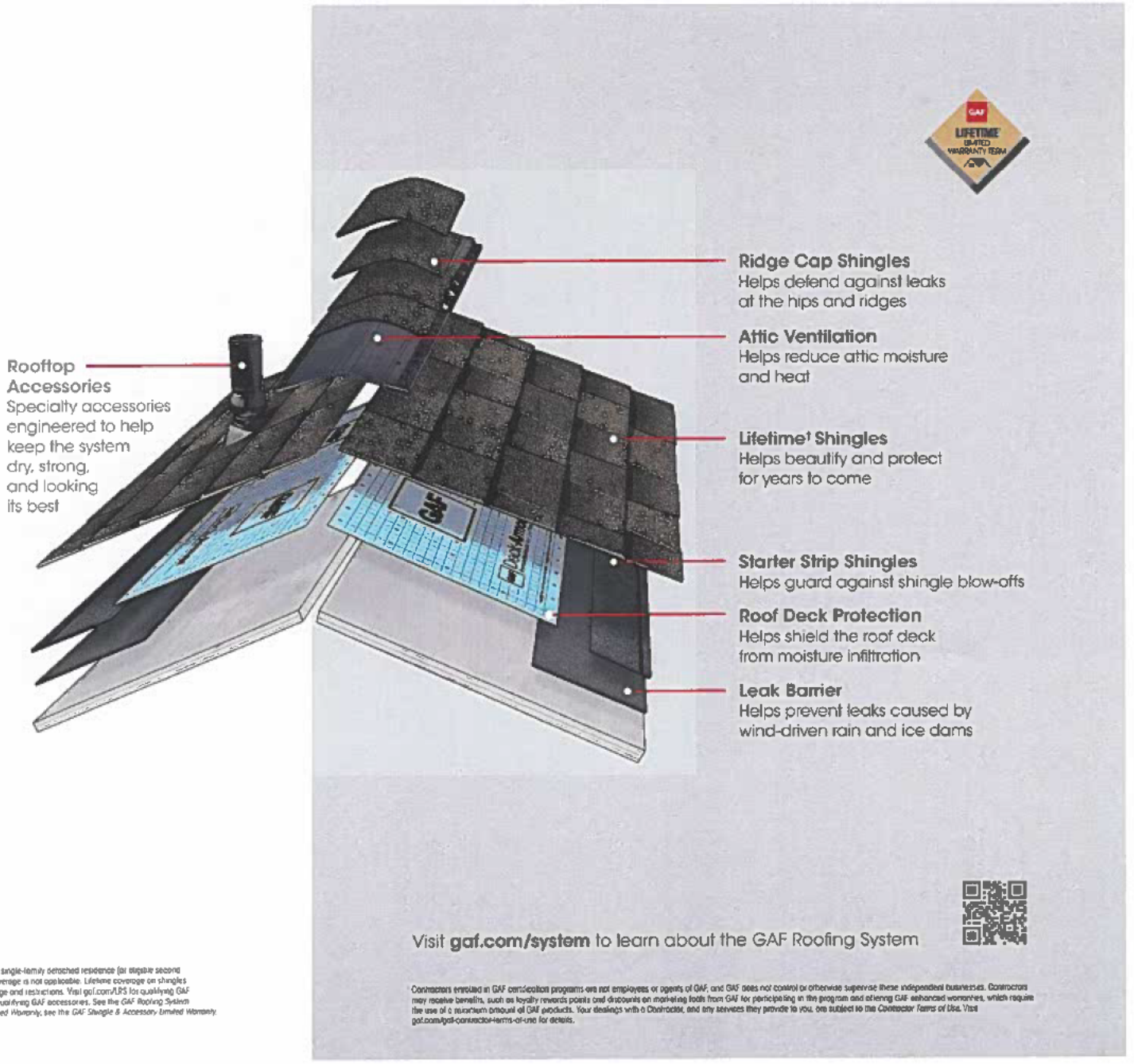
[4] Only Timberline HDZ® Shingles sold in packages bearing the UL 2218 Class 3 Classification statement are rated for Class 3 impact resistance. Test performed under controlled laboratory conditions. GAF makes no express or implied warranty about the impact performance of this product against hail. Hail damage is not covered under the limited warranty. Insurance discounts may not be available in your area. Where available, insurance discounts may vary. Contact your insurance provider for information.

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

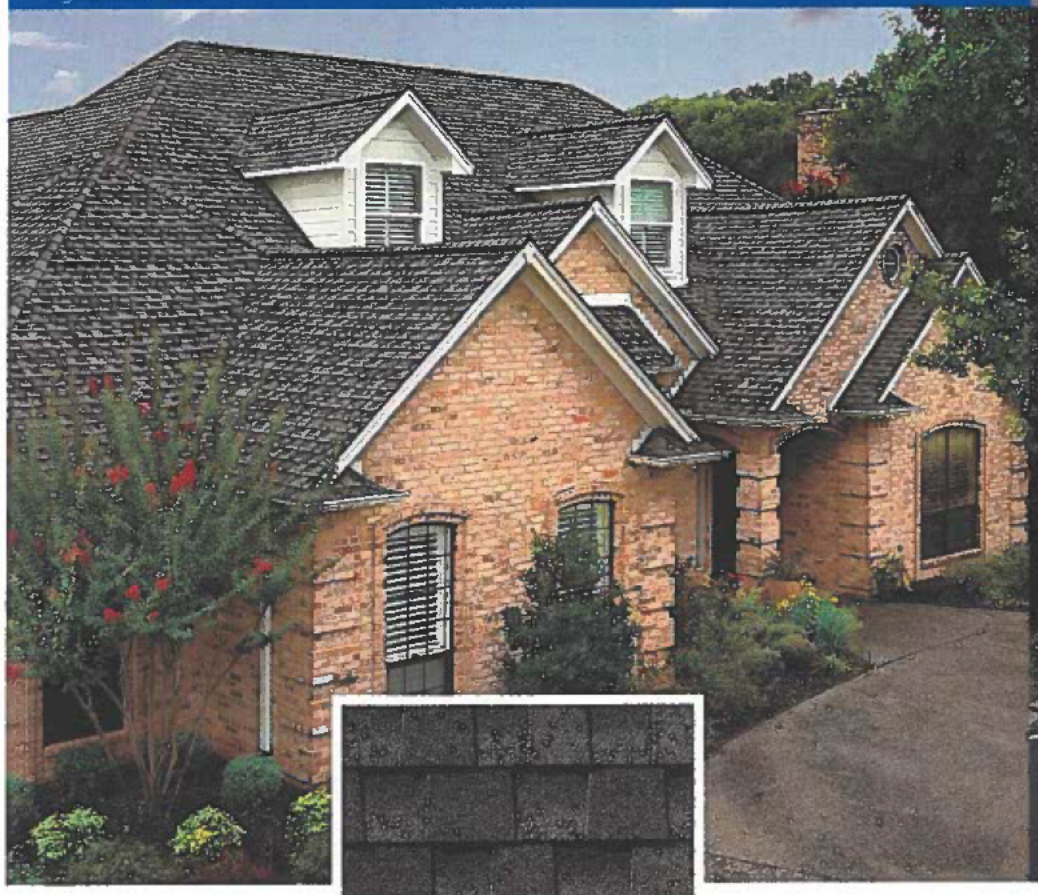
For even stronger coverage, ask your GAF factory-certified contractor† about enhanced GAF warranties.



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

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 for details.

High Saturation Color



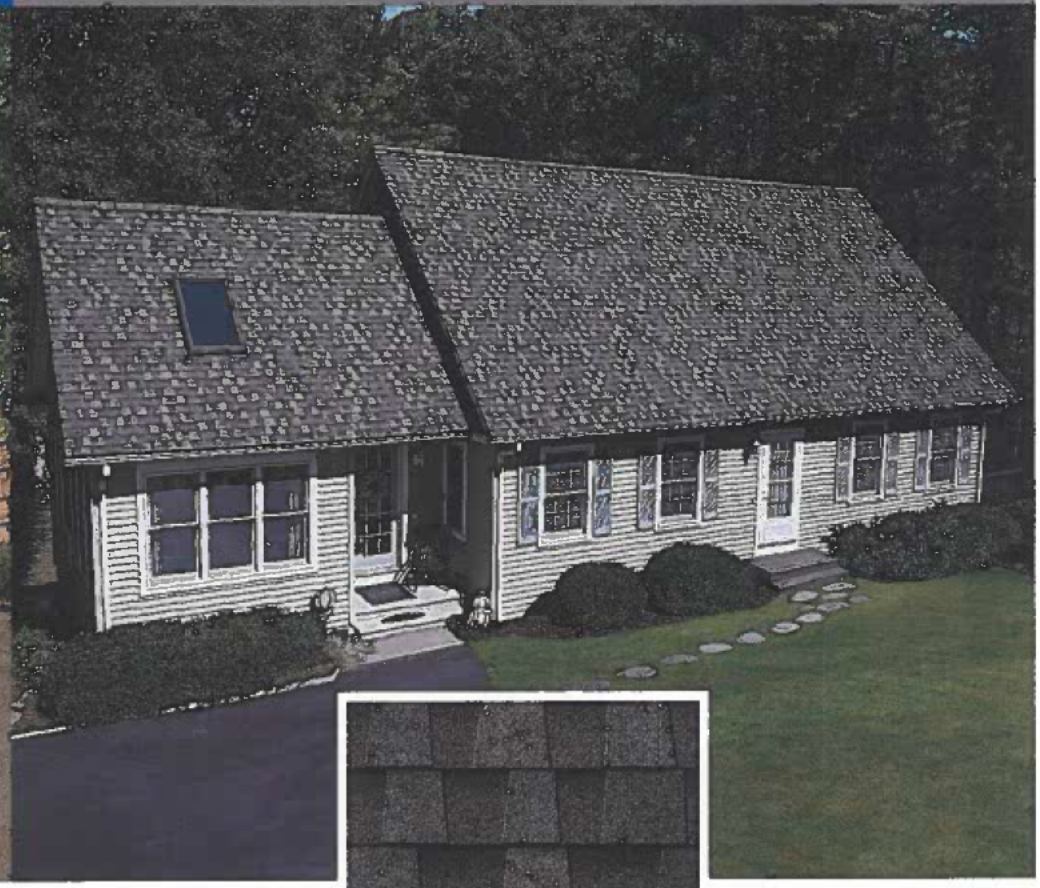


Weathered Wood

The perfect neutral color, Weathered Wood complements a broad range of hues and works well with sage, cream, ivory, and beige.

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.

Bold Definition Color





Sierra Sand

A clay-colored background flirts with subtle yellow and blue highlights to create a refined and polished look.

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.

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

Historic District Commission Staff Report

Meeting Date: 4/27/2026

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

Property Address: 205 S Hanson Street

Applicant: Thomas Benson on behalf of Marshall and Mindy Mintz

Application Number: 2026-1710

Code Enforcement Case: Yes ☐ No ☒

Project Description:

The applicant is proposing the replacement 25 double hung windows on the front and side facades with new vinyl-clad wood, double hung windows of a one-over-one configuration. The window replacement will also involve removing the existing wood trim on the front facade in kind and with Azek on the side and rear facades. Additionally, 4 window openings on the south facade will be infilled with vinyl siding to match. A bay window on the west elevation will be removed and replaced with a vinyl-clad bay window to match the existing. Existing rear patio doors will be removed and replaced with new vinyl-clad French Doors. A new wrap-around rear landing will be constructed on the south-west corner of the building consisting of a wood decking and PVC railings. Lastly, the existing wood front door will be replaced with a new Douglas Fir front door.

Historic District Guidelines:

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 (Doors)

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 66. Adding New Porches

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.

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.

Guideline 93. Sills, Lintels, and Frames

a. Retain original sills, frames, lintels, and associated window trim and ornamentation.

b. Do not wrap sills or frames in any materials (sheet metal, vinyl, etc.).

c. Avoid adding details, surrounds, shutters, ornamentation and other features that have no historical basis and are not in keeping with the character of the original window.

d. When historic sills, lintels, surrounds, or trim requires replacement, it should be made in-kind using the same or similar material and replicating the form, profile, color, and texture of the original unit.

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.

Staff Analysis:

This application proposes a number of substitute materials for both modern and historic features. The existing windows are specifically mentioned in the survey as being non-original. The Commission will need to determine if these proposed materials adequately replicate the existing or what was likely the historic feature in regards to the windows, trim, front door, and rear doors.

Recommended Condition(s):

1. All window trim must replicate the existing in form, profile, color, and texture.

Draft Motions:

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

OR

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

OR

3. I move an alternate motion.

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

Appendix A: 2012 Easton Historic District Survey Sheet

EASTON HISTORIC DISTRICT SURVEY

PROPERTY #: _____

Picture:



TAX ID	ADDRESS	OWNER NAME
2101008196	205 S HANSON ST	PARKINSON, PHILIP

YEAR BUILT	PHYSICAL CONDITION
1910	EXCELLENT

ARCHITECTURAL STYLE	ADDITION(S)
NATIONAL FOLK	LEFT SIDE IS LATER

NHL DISTRICT	NR DISTRICT	NR LISTED	MEETS NR CRITERIA	1980 NR RATING	MD INVENTORY	CONTRIBUTING	NC CODE
				B		Y	

NOTES

MODERNIZED AND EXPANDED BUT CHANGES CARRIED OUT IN SYMPATHETIC MANNER. WINDOWS NOT ORIGINAL. FISH SCALE SHINGLES IN GABLE.

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

Application #:	2026 - 1710
Date Received:	04/09/2026
Fee Paid:	$75.00
HDC Meeting Date:	04/27/2026
Date Property Posted:	04/20/2026

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 205 S. HANSON ST. EASTON MD 21601
☐ Contributing ☐ Non-Contributing YEAR BUILT: 1910 NATIONAL REGISTAR #

PROPERTY INFORMATION

OWNER NAME MARSHALL & MINDY MINTZ
TELEPHONE NO. [redacted] EMAIL [redacted]

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

NAME PAMELA GARDNER AIA LLC. / THOMAS BENSON
TELEPHONE NO. [redacted] EMAIL [redacted]

Description of Proposal (include additional sheets, as necessary)

REPLACE WINDOWS & DOOR EAST ELEVATION (STREET) CLAD WINDOW WOODWRIGHT 400 SERIES ANDERSON. REPLACE WINDOWS ON NORTH & SOUTH ELEVATIONS W/ WOODWRIGHT 400 SERIES ANDERSEN. REPLACE EXISTING FRENCH EXTERIOR DOORS WITH NEW 400 SERIES ANDERSON GLIDING FRENCH DOORS ON WEST & SOUTH ELEVATIONS. PROVIDE NEW WOOD LANDING AT NEW FRENCH DOORS. REPLACE BAY WINDOW TO MATCH EXISTING.

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 4.8.26
Printed Name of Applicant or Agent THOMAS G. BENSON

Revised 4.4.2022

March 25, 2026

Town of Easton
Historic District Commission
14 S. Harrison Street
Easton, MD 21601

Ref: 205 S. Hanson Street
Easton, MD 21601

Dear Sirs:

Project exterior scope is to replace majority of existing windows on the first and second floors with Andersen clad double hung windows 400 Woodwright Insert series. These are to be installed within the existing rough openings.

On the East Elevation (Street side) if the Andersen clad double hung 400 Woodwright Insert series will not be accepted, we will provide a wood window by Marvin Ultimate double hung series.

Area's where windows are removed, will be in-filled with vinyl siding to match existing color and type.

Also, on the south and west elevation we will be raising the floor inside of great room with fireplace. At that location we will be providing new gliding french doors 400 series by Andersen to replace the existing gliding doors and eliminate the transoms at the existing openings on the west and south elevations. Where these doors are to be replaced we will provide a new 5/4x6 pressure treated decking to match existing steps and landing on top of existing landing.

March 25, 2026

Town of Easton
Historic District Commission
14 S. Harrison Street
Easton, MD 21601

Ref: 205 S. Hanson Street
Easton, MD 21601

Dear Sirs:

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April 6, 2026

Ref: 205 S. Hanson Street
Easton, MD 21601

List of Materials:

1. **Wood Windows with Aluminum Frame Storm Window**-
Replaced with: Andersen Woodwright Insert 400 Series.
Windows to fit inside existing rough opening.

2. **Existing Brick Mold Wood Window Trim** -
Replaced with wood brick mold on east elevation only, if required.
On the other elevations it will be PVC. Brick mold to match as required.

3. **Existing Vinyl Siding** - In areas to be infilled. New vinyl siding will be used to match existing.

4. **Existing Andersen Gliding French Doors and Transoms**-
Replaced with new Andersen 400 Series Frenchwood Patio Gliding Patio Doors to match existing size and color.

5. **Existing PVC Trim** -
Replaced with PVC trim sizes and color to match existing.

6. **Existing Wrap Around Deck** to remain in place. Build new pressure treated 5/4 x 6 decking,36" deep (min) landing and step to match existing.

7. **Existing Andersen Bow Window** -
Replaced with new Andersen Bow Window to match existing size and color. New roof to match.

8. **New PV Railing** -
Add new 36" H. PVC railings to pressure treated deck at each end.

April 2, 2026

Town of Easton
Historic District Commission
14 S. Harrison Street
Easton, MD 21601

Ref: 205 S. Hanson Street
Easton, MD 21601

Letter of Amortization

Dear Sirs:

We as the Owners of 205 S. Hanson Street, Marshall and Mindy Mintz authorize Pamela P. Gardner, AIA, LLC to represent us for the Historic District Commission review, and the permitting process.

Sincerely,

Marshall & Mindy Mintz

205 S. HANSON ST.

Town of Easton, Maryland



EAST ELEVATION

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

ARCHITECT:

PAMELA P. GARDNER, AIA. LLC

311 N. AURORA STREET

PO BOX 971 EASTON, MARYLAND 21601

410-820-7973

I certify that these documents were prepared or approved by me, and that I am a duly licensed architect under the laws of the State of Maryland, licensed number 6698-R, expiration date 8-15-2027

205 S. HANSON ST.

TOWN OF EASTON, MARYLAND

PROJECT: 2605

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

COVER SHEET

REV-DATE:

DATE: 4-8-26

DRAWN BY: TGB

SHEET

CS

ABBREVIATIONS

A.C.	ABOVE COUNTER	F.E.	FIRE EXTINGUISHER	N.	NORTH
A.F.F.	ABOVE FINISHED FLOOR	F.E.C.	FIRE EXTINGUISHER CABINET	NO.	NUMBER
APPROX.	APPROXIMATE	F.F.	FINNISH FLOOR	N.T.S.	NOT TO SCALE
		F.H.C.	FIRE HOSE CABINET		
B.C.	BELOW COUNTER	FIN.	FINISH	O.C.	ON CENTER
BD.	BOARD	FLR.	FLOOR		
BLDG.	BUILDING	FT.	FOOT OR FEET	P.LAM.	PLASTIC LAMINATE
		GYP.	GYPSUM	PLYWD.	PLYWOOD
C.J.	CONTROL JT.	GYP. BD.	GYPSUM BOARD	R.	RISER
C_L	CENTERLINE			RE.	REFER TO ...
CLG.	CEILING	H.B.	HOSE BIBB	REFR.	REFRIGERATOR
CLR.	CLEAR	H.C.	HOLLOW CORE	RM	ROOM
C.M.U.	CONCRETE MASONRY UNIT	H/C.	HANDICAPPED	R.O.	ROUGH OPENING
COL.	COLUMN	HDWD.	HARDWOOD		
CONC.	CONCRETE	HRDWR.	HARDWARE	S.C.W.	SOLID CORE WOOD
CONT.	CONTINUOUS	H.M.	HOLLOW METAL	SCHED.	SCHEDULE
		HR.	HOUR	SECT.	SECTION
DET.	DETAIL	HT.	HEIGHT	S.F.	SQUARE FOOT
DIA. / Ø	DIAMETER	HVAC	HEATING, VENTILATION AND AIR CONDITIONING	SHT.	SHEET
DN.	DOWN			SIM.	SIMILAR
DS.	DOWN SPOUT	INSUL.	INSULATION	SPEC.	SPECIFICATION
DWG.	DRAWING	INT.	INTERIOR	SQ. / ◫	SQUARE
		JAN.	JANITOR	S.S.	STAINLESS STEEL
(E)	EXISTING	JNT.	JOINT	S4S	SURFACED 4 SIDES
EA.	EACH	JST.	JOIST	STL.	STEEL
EE.	EACH END	KIT.	KITCHEN	TR.	TREAD
E.J.	EXPANSION JOINT	LAB.	LABORATORY	T & G	TONGUE & GROOVE
E.I.F.S.	EXTERIOR INSULATION AND FINISH SYSTEM	LAM.	LAMINATE	TYP.	TYPICAL
		LAV.	LAVATORY	U.O.N.	UNLESS OTHERWISE NOTED
ELEV.	ELEVATION	MAX.	MAXIMUM	VCT	VINYL COMPOSITION TILE
ELEC.	ELECTRICAL	MECH.	MECHANICAL		
EMER.	EMERGENCY	MIN.	MINIMUM	w/	WITH
EQ.	EQUAL	MISC.	MISCELLANEOUS	W.C.	WATER CLOSET
EQUIP.	EQUIPMENT	M.O.	MASONRY OPENING	WD.	WOOD
EW.	EACH WAY	MTL.	METAL	WO	WITHOUT

DO NOT SCALE DRAWINGS: In the event that a dimension is inadvertently left off a drawing or the Contractor is unable to determine a dimension by a mathematical process, contact the Architect. Pamela P Gardner, AIA will not be held responsible for any assumptions arising from the scaling of a drawing by the Contractor.

GENERAL NOTES

THESE DRAWINGS ARE THE PROPERTY OF PAMELA P. GARDNER AIA. LLC. AND SHALL NOT BE REPRODUCED WITHOUT THEIR PERMISSION. THEY SHALL NOT BE USED BY ANYONE ON OTHER PROJECTS OR ON EXTENSIONS OF THIS PROJECT WITHOUT WRITTEN AGREEMENT BY AND APPROPRIATE COMPENSATION TO PAMELA P. GARDNER AIA. LLC.

IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR (GC) TO REVIEW THE DRAWINGS AND VERIFY ALL DIMENSIONS, AND NOTIFY PAMELA P. GARDNER AIA. LLC. OF ANY DISCREPANCIES PRIOR TO COMMENCEMENT OF WORK.

GC SHALL VISIT THE SITE AND BECOME THOROUGHLY ACQUAINTED WITH THE EXISTING CONDITIONS AND THE EXTENT OF THE WORK AS PRESENTED IN THE CONTRACT DOCUMENTS PRIOR TO THE COMMENCEMENT OF WORK.

ALL SHOP DRAWINGS PERTAINING TO STRUCTURE SHALL BE SUBMITTED TO ARCHITECT FOR APPROVAL PRIOR TO FABRICATION OR COMMENCEMENT OF WORK. APPROVAL OF SHOP DRAWINGS BY PAMELA P. GARDNER AIA. LLC DOES NOT RELIEVE THE GC OR ANY SUBCONTRACTOR FROM ANY RESPONSIBILITY TO COMPLY WITH DRAWINGS AND THE CONTRACT DOCUMENTS.

GC. SHALL BE RESPONSIBLE FOR ALL PERMITS AND FILING AS REQUIRED BY LOCAL AUTHORITIES AND ALL APPLICABLE REGULATIONS.

FOR ALL RESIDENTIAL WORK, THE GC SHALL PERFORM ALL WORK TO CONFORM TO THE APPLICABLE EDITION OF THE INTERNATIONAL RESIDENTIAL CODE INCLUDING ALL LOCAL AMENDMENTS.

ALL ELECTRICAL INSTALLATIONS SHALL CONFORM TO NATIONAL ELECTRICAL CODE AND ALL APPLICABLE LAWS AND REGULATIONS.

IN THE EVENT OF ANY CONFLICT BETWEEN THE GENERAL NOTES AND ANY OF THE ATTACHED OR REFERENCED CONTRACT DOCUMENTS, THE GC SHALL NOT PROCEED WITHOUT THE WRITTEN PERMISSION FROM PAMELA P. GARDNER AIA. LLC.

THERE SHALL BE NO SUBSTITUTIONS OF ANY MATERIAL SPECIFIED IN THESE DRAWINGS WHATSOEVER WITHOUT THE PRIOR EXPRESSED WRITTEN APPROVAL OF PAMELA P. GARDNER AIA. LLC..

GC SHALL BE RESPONSIBLE FOR ALL EXISTING AREAS AFFECTED BY DEMOLITION AND NEW CONSTRUCTION SHOWN ON THE DRAWINGS.

GC SHALL VERIFY AND COORDINATE SPACE REQUIREMENTS FOR ALL MECHANICAL EQUIPMENT PRIOR TO CONSTRUCTION.

GC SHALL BE RESPONSIBLE FOR THE COORDINATION OF ALL TRADES ON THE JOB WHETHER THEY ARE HIS OR HER OWN SUBCONTRACTORS OR UNDER SEPARATE CONTRACT.

THE GC SHALL TAKE PRECAUTIONS TO MAINTAIN SAFE ACCESS FOR ALL CONSTRUCTION AND EMERGENCY PERSONNEL THROUGH AREAS AFFECTED.

THE GC SHALL BE RESPONSIBLE FOR THE DAILY REMOVAL OF DEBRIS FROM THE WORK SITE. THERE SHALL BE NO STORAGE OF EXCESSIVE QUANTITIES OF DIRT, DEBRIS, RUBBISH OR WASTE OF ANY KIND ON THE SITE. DAILY BROOM CLEANING AFTER BUILDING IS CLOSED IN.

AT THE COMPLETION OF THE JOB, THE GC SHALL BE RESPONSIBLE FOR OVERALL CLEANUP OF THE SPACE, TOUCHING UP MINOR DAMAGE OR ABRASIONS AND LEAVING SPACE READY FOR FINAL INSPECTION. SPECIFICALLY INCLUDED HEREIN IS THE CLEANUP, TOUCH UP, AND FULL PROPER FUNCTION OF ALL HARDWARE, GLASS WINDOWS, SILLS, AND MULLIONS.

HVAC., MECHANICAL, PLUMBING, & ELECTRICAL PORTIONS OF THIS WORK SHALL BE EXECUTED AS A DESIGN BUILD FORMAT. THE GC. SHALL BE RESPONSIBLE FOR THE EXPLICIT DESIGN OF THE SYSTEM, ALL MATERIALS, ACCESSORIES, CODE COMPLIANCE, AND WORKMANSHIP. THE ARCHITECT SHALL BEAR NO RESPONSIBILITY FOR THIS AREA OF THE WORK, BUT SHALL PROVIDE CERTAIN CRITERIA FOR THE DESIGN.

AS PART OF THE DESIGN OF THE MEP SYSTEMS THE ARCHITECT REQUIRES THAT THE SYSTEMS CONFORM TO THE IECC 2018 (INTERNATIONAL ENERGY CONSERVATION CODE).

THE ARCHITECT HAS PREPARED THE CONSTRUCTION DOCUMENTS IN CONFORMANCE OF WITH THE IECC 2018 (INTERNATIONAL ENERGY CONSERVATION CODE) & IRC 2018.

CODE SURVEY

APPLICABLE CODES

IRC -2018
NATIONAL ELECTRIC CODE -2017
TOWN OF EASTON CODE
INTERNATIONAL PLUMBING CODE 2021
INTERNATIONAL ENERGY CONSERVATION CODE -2018

BUILDING EXISTING TABULATIONS

FIRST FLOOR:	1,291 SF.
COVERED PORCH:	192 SF.
BRICK STEPS & LANDING:	70 SF.
BASEMENT ENTRANCE:	17 SF.
REAR DECK:	145 SF.
SECOND FLOOR:	1,257 SF.
TOTAL:	2,972 SF.

NEW BUILDING TABULATIONS

FIRST FLOOR:	1,291 SF.
COVERED PORCH:	192 SF.
BRICK STEPS & LANDING:	50 SF.
BASEMENT ENTRANCE:	17 SF.
REAR DECK:	145 SF.
NEW LANDING & STEPS:	46 SF.
SECOND FLOOR:	1,257 SF.
TOTAL:	2,998 SF.

BUILDING DATA

GENERAL BUILDING DATA

BUILDING AREA:	1,866 GSF.
BUILDING CLASSIFICATION:	R-3 (RESIDENTIAL)
CONSTRUCTION TYPE:	TYPE -5B
BUILDING HEIGHT:	2 STORY (29'-3" ±)
SPRINKLER:	NO
FIRE ALARM SYSTEM:	NO

CONSTRUCTION

CRAWL SPACE:	BRICK MASONRY
BASEMENT:	BRICK MASONRY
FIRST FLOOR:	2 x 9's JOISTS
SECOND FLOOR:	2 x 11's JOISTS
ATTIC FLOOR:	2 x 6's JOIST
ROOF:	2 x 6's RAFTERS
WALLS:	WD. STUD / VINYL SIDING

UNIFORMLY DISTRIBUTED LIVE LOADS

ROOMS OTHER THAN SLEEPING	40 PSF.
SLEEPING ROOMS	30 PSF.
DECKS	40 PSF.
STAIRS	40 PSF.
GUARDRAILS & HANDRAILS	200 PLF.
GUARDRAILS IN -FILL COMPONENTS	50 PLF.
SNOW	30 PSF.

PRESCRIPTIVE METHOD -2018 IECC.

CONCRETE BLOCK WALL (CONDITIONED CRAWL):	R- 13
FLOORS OVER UNHEATED AREAS:	R- 19
EXTERIOR WALLS (2 x 6):	R- 20
UNDERSIDE OF ROOF DECK:	R-49
WINDOWS SHALL HAVE A U-FACTOR & SHGC.	= .32 (Min.) = .4 (Min.)
DOORS SHALL HAVE A U-FACTOR & SHGC.	=.35 (Min.) = .6 (Min.)

DRAWING INDEX

ARCHITECTURAL

CS COVER SHEET
CN-1 CONSTRUCTION NOTES & SCHEDULES
CN-2 CONSTRUCTION NOTES & SCHEDULES
S-1 FIRST FLOOR FRAMING PLAN & BUILDING SECTION

A-1 FIRST & SECOND FLOOR PLANS
A-2 EAST & SOUTH ELEVATIONS
A-3 WEST & NORTH ELEVATIONS

E-1 FIRST FLOOR & SECOND FLOOR ELECTRICAL PLANS

CONSULTANTS

STRUCTURAL ENGINEER

MORABITO CONSULTANTS INC.
952 RIDGEBROOK ROAD
SUITE 1700
SPARKS, MD 21152-9390
410-467-2377

GENERAL FOUNDATION NOTES:

CONCRETE:
CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3,000 PSI. @ 28 DAYS UNLESS NOTED OTHERWISE. CONCRETE EXPOSED TO WEATHERING SHALL BE 4,500 PSI AIR ENTRAINED 5-7%.

FOOTINGS:
GEOTECHNICAL ENGINEER SHALL INSPECT FOOTING BOTTOM ONCE EXCAVATED, NO COVERING OF FOOTING BOTTOM UNTIL INSPECTION HAS OCCURRED. ASSUME SOIL BEARING CAPACITY OF 2,000 PSF. TO BE VERIFIED IN FIELD BY A REGISTERED GEOTECHNICAL ENGINEER. IN THE EVENT SOFT OR WET AREAS ARE ENCOUNTERED, NOTIFY THE ARCHITECT.

FOOTINGS TO BEAR ON UNDISTURBED SOIL OR ENGINEERED FILL OF ADEQUATE STRENGTH. ALL NON-FROST PROTECTED FOOTINGS TO BE SET 24" MINIMUM BELOW GRADE. CONTRACTOR SHALL REQUEST INSPECTION OF SUBGRADE PRIOR TO INSTALLATION OF FOOTING. PRESUMPTIVE SOIL BEARING IS 2,000 PSF. NOTIFY ARCHITECT IF DIFFERENT SOIL CONDITION IS ENCOUNTERED, OR IF SOIL IS WEAK, UNSTABLE OR OTHERWISE UNSUITABLE. SEE FOUNDATION PLAN AND DETAILS FOR MINIMUM FOOTING SIZES, DEPTHS, AND ADDITIONAL INFORMATION.

FIREPLACE FOOTING SHALL BE (SEE FOUNDATION PLAN FOR DIMENSIONS) 18" DEEP REINFORCED WITH 5 #5 CONTINUOUS AND #4 TIE BARS @ 12" OC. EACH WAY TOP & BOTTOM.

CONTRACTOR SHALL COORDINATE & PROVIDE BUILDING GROUNDING AS PER ALL APPLICABLE CODES.

FOUNDATION WALLS:
ALL DIMENSIONS ARE TO NOMINAL FACE OF BLOCK, OR CENTER LINE OF PIER OR WALL.

MASONRY WALLS SHALL HAVE NOT LESS THAN ⅜" PORTLAND CEMENT PARGING AND DAMPROOFED IN ACCORDANCE WITH R 406.2 FROM TOP OF FOOTING TO FINISHED GRADE.

MASONRY PIERS BUILT INTEGRALLY WITH MASONRY WALL SHALL EXTEND 8" FROM THE INSIDE FACE OF WALL. CORRESPONDING FOOTING SHALL EXTEND A MINIMUM OF 1'-0" FROM INSIDE FACE OF PIER. PROVIDE REINFORCING MAT OF #5 @ 12" OC. EACH WAY BELOW MASONRY PIERS AT COLUMN.

CMU AT SOLID BEARING (WOOD POSTS OR STEEL COLUMNS) ABOVE FILLED WITH 3,000 PSI. GROUT.

ALL LUMBER IN CONTACT WITH SOIL, STEEL OR CONCRETE SHALL BE PRESSURE TREATED WOOD. ALL WOOD WITHIN 8" OF GRADE SHALL BE PRESSURE TREATED.

PROVIDE CONTINUOUS HORIZONTAL JOINT REINFORCING WITH 9 GAUGE GALV. HOT DIP WIRE EVERY OTHER COURSE. ENSURE REINFORCEMENT COMPLIES WITH ALL CODES HAVING JURISDICTION.

BACKFILL SHALL NOT BE PLACED AGAINST THE WALL UNTIL THE WALL HAS SUFFICIENT STRENGTH AND HAS BEEN ANCHORED TO THE FLOOR ABOVE, OR HAS BEEN SUFFICIENTLY BRACED TO PREVENT DAMAGE BY THE BACKFILL.

SEE FOUNDATION PLAN AND DETAILS FOR FOUNDATION WALL SIZES, CONSTRUCTION, AND ADDITIONAL INFORMATION.

FOUNDATION REINFORCEMENT AND ANCHORAGE:
ALL PRESSURE TREATED SILL PLATES TO BE ANCHORED TO FOUNDATION WITH 1/2" DIA. x 18" MIN. ANCHOR BOLT SPACED 1'-0" MAXIMUM FROM ALL CORNERS AND 32" MAX. THEREAFTER WITH 7" MINIMUM EMBEDMENT INTO CONCRETE OR MASONRY.

FOOTING REINFORCED AS SHOWN. LAP REINFORCING STEEL 36" DIAMETERS OVERLAP.

SEE FOUNDATION PLAN AND DETAILS FOR CONTINUOUS AND ISOLATED FOOTING REINFORCEMENT AND ADDITIONAL INFORMATION.

GENERAL FRAMING NOTES:

THE GC SHALL PERFORM ALL NEW WORK TO COMPLY WITH THE FOLLOWING MAXIMUM DEVIATION STANDARDS FOR PLUMB LEVEL:
(A) CEILINGS AND SOFFITS: 1/8" PER 20'-0" AS MEASURED IN ANY DIRECTION BY A METAL STRAIGHT EDGE OF NOT LESS THAN 10'-0" IN LENGTH.
(B) OTHER BUILDING SURFACES NOT OTHERWISE DESIGNATED BUT SPECIFICALLY INCLUDING WALLS AND FLOORS: 1/8" PER 10'-0" AS MEASURED IN ANY DIRECTION BY A METAL STRAIGHT EDGE OF NOT LESS THAN 10'-0" IN LENGTH.

PROVIDE DOUBLE WOOD PLATES AT THE TOP OF 2 x 6 STUD WALL @ 16" OC. WHERE STUD WALL IS SUPPORTING JOISTS @ 16" OC.. PROVIDE DOUBLE PLATE AT TOP OF 2 x 6 WALL SUPPORTING ROOF RAFTERS. PLEASE NOTE INTERIOR WALLS SHALL BE 2 x 4's @ 16" OC.

LUMBER:
UNLESS OTHERWISE NOTED, WOOD CONSTRUCTION SHALL MEET CONSTRUCTION STANDARDS AND MATERIAL SPECIFICATIONS AS SET FORTH BY THE AMERICAN PLYWOOD ASSOCIATION FOR RESIDENTIAL AND COMMERCIAL CONSTRUCTION.

ALL LUMBER INCORPORATED INTO THE STRUCTURE SHALL BE AIR OR KILN-DRIED AND SHALL CONTAIN NO MORE THAN 19% MOISTURE. STRUCTURAL LUMBER: SPUCE PINE FIR #2 OR BETTER PY-1200 PSI MIN E-1,500,000

ALL WOOD IN DIRECT CONTACT WITH CONCRETE OR EARTH SHALL BE PRESSURE TREATED. ALL LUMBER USED FOR DECKING OR DECK FRAMING SHALL BE PRESSURE TREATED UNLESS NOTED OTHERWISE.

ALL WOOD STUDS & JOISTS SHALL BE NO. 1 OR NO.2 SPRUCE PINE FIR WITH THE FOLLOWING MINIMUM PROPERTIES: Fb= 875 PSI., Fc= 1150 PSI., Fv= 135 PSI..

LEDGERS, BEAMS, & HEADERS:
LEDGERS SHALL BE PRESSURE TREATED WOOD TO MATCH JOIST DEPTH W/ GALVANIZED METAL JOIST HANGERS. LEDGERS SHALL BE BOLTED TO MASONRY WITH 1/2" DIAMETER ANCHOR BOLTS STAGGERED 32" OC T&B. LEDGERS SHALL BE BOLTED TO SOLID WOOD FRAMING WITH 1/2" DIAMETER LAG SCREWS WITH SAME SPACING. BOLT INSTALLATION SHALL INCLUDE OVERSIZE WASHERS WITH 2½" EMBEDMENT MINIMUM INTO EA. STUD.

ALL BEAMS NOTED "w/ PLYWOOD" SHOULD HAVE ONE CONTINUOUS LAYER OF ½" PLYWOOD SANDWICHED BETWEEN EACH TWO 2x 'S, GLUED AND NAILED.

HEADERS TO HAVE DOUBLE STUD BEARING (TYP.) ALL BEARINGS TO CONTINUE TO FOOTING AND / OR FOUNDATION AT FULL WIDTH OF BEAM. SEE HEADER SCHEDULE FOR HEADER SIZES.

DOUBLE FRAME ALL OPENINGS.

STUD WALLS:
SEE DRAWINGS.

FLOOR SYSTEM:

2 x 10's & 2 x 12's SHALL BE DESIGNED FOR :
LIVE LOAD OF 40 PSF.
DEAD LOAD OF 20 PSF.

ALL JOIST HAVING A DEPTH TO THICKNESS RATIO EXCEEDING 6:1 BASED ON NOM. DIMENSIONS SHALL BE BRIDGED WITH SOLID BLOCKING OR DIAGONAL (METAL OR WOOD) BRACING. PLACE (1) ROW OF CROSS-BRIDGING ON ALL SPANS OVER 8'-0" AND (2) ROWS OF BRIDGING ON ALL SPANS OVER 16'-0".

DOUBLE UP JOISTS AT NON-BEARING WALLS ABOVE.

GC. SHALL VERIFY ALL ENGINEERED STRUCTURAL MEMBERS W/ MANUFACTURER TO ENSURE PROPER SIZE, SPACING, LOADING, BEARING WIDTH, AND SUITABILITY OF USE.

SEE DRAWINGS FOR ADDITIONAL INFORMATION.

DO NOT SCALE DRAWINGS: In the event that a dimension is inadvertently left off a drawing or the Contractor is unable to determine a dimension by a mathematical process, contact the Architect. Pamela P Gardner, AIA will not be held responsible for any assumptions arising from the scaling of a drawing by the Contractor.

INSULATION:
FLOORS: 6" (R-19) BATT INSULATION
WALLS: 6" (R-20) BATT INSULATION (R-13 FOR 2X4 WALLS)
CEILINGS: 11" (R-49) INSULATION.

STEEL:
(IF USED) ALL STRUCTURAL STEEL (EXCEPT STRUCTURAL AT PIPE COLUMNS) SHALL HAVE A ASTM-36 DESIGNATION AND ARE TO BE FABRICATED AND ERECTED IN ACCORDANCE WITH AISC SPECIFICATIONS. STRUCTURAL PIPE IS TO BE ASTM A-501 OR EQUAL. ALL CONNECTION OF STEEL ARE TO BE WELDED UNLESS OTHERWISE SHOWN, ALL STRUCTURAL STEEL IS TO HAVE ONE SHOP COAT OF RUST INHIBITIVE PAINT. PROVIDE 3/8" THICK STIFFENER AT THE CENTER OF BEARING AT ALL TIMES.

ENERGY CONSERVATION:
GLASS: ALL EXTERIOR GLASS SHALL BE INSULATED WITH A MINIMUM U VALUE OF 0.35. MAXIMUM AIR FILTRATION SHALL BE 0.3 CFM / SQ. FT. OF CRACK. AS CERTIFIED BY MANUFACTURER.

SKYLIGHTS: ALL EXTERIOR GLASS SHALL BE INSULATED WITH A MINIMUM U VALUE OF 0.55. MAXIMUM AIR FILTRATION SHALL BE 0.3 CFM / SQ. FT. OF CRACK. AS CERTIFIED BY MANUFACTURER.

DOORS: EXTERIOR SWINGING DOORS SHALL HAVE A MAXIMUM U VALUE OF 0.48 WITH A MAXIMUM INFILTRATION RATE OF .5 CFM / SQ. FT OF AIR LEAKAGE. SLIDING GLASS DOORS SHALL HAVE A MAXIMUM U VALUE OF 0.58 WITH A MAXIMUM INFILTRATION RATE OF .3 CFM / SQ. FT OF AIR LEAKAGE.

CAULKING: CAULK ALL EXTERIOR WALL AND ROOF OPENINGS SUCH AS DOORS, WINDOWS, UTILITY ENTRANCES, WALL PANELS AND OTHER OPENINGS.

MISC.:
1/2" WATER RESISTANT GWB. IN BATHS AND ADJACENT TO FIXTURES. PROVIDE ½" CEMENT BACKER BOARD FOR ALL WALL 5, FLOOR & CEILING RECEIVING CERAMIC TILE.

ALL MATERIALS, SUPPLIES, AND EQUIPMENT SHALL BE INSTALLED AS PER MANUFACTURER'S SPECIFICATIONS AND ALL CODES HAVING JURISDICTION.

REFERENCE WINDOW AND DOOR SCHEDULE FOR WINDOW AND DOOR SIZES, TYPE, AND ROUGH OPENINGS.

SMOKE & CARBON MONOXIDE DETECTORS SHALL BE PROVIDED IN & OUTSIDE EACH SLEEPING AREA. SMOKE & CARBON MONOXIDE DETECTORS TO BE DIRECT WIRED & INTERCONNECTED IN SUCH A MANNER THAT THE ACTUATION OF ONE ALARM WILL ACTIVATE ALL THE ALARMS.

BEAM SCHEDULE NOTES:

1. FOR EXACT SIZE & LOCATION OF WALL OPENINGS, SEE ARCHITECTURAL DRAWINGS.
2. STRUCTURAL WOOD BEAMS SHALL BE No. 1/ No. 2 SPRUCE-PINE-FIR WITH THE FOLLOWING MINIMUM PROPERTIES.
   Fb = 875 psi.
   Fv = 135 psi.
   Fc = 1150 psi.
   Fc⊥ = 425 psi.
   E = 1,400,000 psi.
3. SECURE MULTIPLE WOOD MEMBERS TOGETHER WITH (2) ROWS OF 16d COMMON NAILS AT 12" OC. USE GALVANIZED NAILS FOR ALL EXTERIOR BEAMS.
4. FOR LINTELS IN STUD WALLS, PROVIDE CONTINUOUS FULL LENGTH PLYWOOD PLATES MATCHING THE BEAM DEPTH TO ACHIEVE THE DESIRED WALL THICKNESS. PLATES NOT REQUIRED FOR BEAMS OUTSIDE OF STUD WALLS.
5. MICROLAM LVL BEAMS SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES:
   Fb = 2600 psi.
   Fv = 285 psi.
   Fc = 2510 psi.
   Fc⊥ = 750 psi.
   E = 1,900,000 psi.
6. SECURE MULTIPLE MICROLAM LVL MEMBERS TOGETHER WITH (2) ROWS OF TRUSSLOK SCREWS AT 12" OC. FOR MEMBERS 11 7/8" AND SHALLOWER. FOR MEMBERS DEEPER THAN 11 7/8" , USE (3) ROWS OF TRUSSLOK SCREWS AT 12" OC.
7. ALL WOOD BEAMS EXPOSED TO THE WEATHER SHALL BE PRESSURE TREATED.
8. LVL BEAMS EXPOSED TO THE WEATHER SHALL BE TREATED WITH "WATERSHED STABILITY OVERLAY" BY TRUS6 JOIST. CONTRACTOR TO TREAT ENDS AND EDGES WITH A WAX SEALANT .
9. SECURE MULTIPLE END STUDS TOGETHER WITH 16d COMMON NAILS AT 8" OC. STAGGERED EACH PLY.
10. SOLID No. 1 / No. 2 S-P-F POSTS MAY BE SUBSTITUTED FOR SCHEDULED END BEARING STUD WALLS. POSTS SHALL HAVE EQUAL TO OR GREATER THAN THOSE OF THE SCHEDULED MULTIPLE END STUD ASSEMBLIES. ALL WOOD AND LVL MEMBERS IN STUD WALLS SHALL HAVE SCHEDULED FULL HEIGHT STUDS REGARDLESS.
11. PROVIDE FULL HEIGHT STUDS PER BEAM SCHEDULE FOR WOOD / LVL BEAMS AT POSTS IN STUD WALLS. ATTACH FIRST STUD TO POST WITH 16d COMMON NAILS AT 8" OC. STAGGERED. PROVIDE HUC 14 GAGE HANGER SIZED FOR BEAM AND ALL REQUIRED 16d COMMON NAILS.
12. ALL BEARING STUDS AND POSTS SHALL BE CONTINUOUS DOWN TO THE FOUNDATION OR TO TRANSFER MEMBERS AT LOWER FRAMING LEVELS. PROVIDE EQUIVALENT SQUASH BLOCKS WITHIN DEPTH OF FLOOR AS REQUIRED.
13. SEE TYPICAL CONNECTION NOTES ON THIS DRAWING FOR END BEARING CONDITIONS OTHER THAN BUILT-UP JAMBS.
14. WOOD POST AS SHOWN SHALL BE 5 1/4" x 5 1/4" PARALLAM COLUMNS TYPICALLY.

TYPICAL CONNECTIONS:
SIMSON STRONG-TIE CONNECTORS PRODUCTS

1. FOR BEAMS BEARING ON JAMB STUDS, SEE REQUIREMENTS ON BEAM SCHEDULE AND IN BEAM NOTES.
2. WOOD / LVL CONNECTIONS TO TOP OF POSTS ARE TO BE CC SERIES COLUMN CAPS WITH GEOMETRY AND SIZING ACCORDING TO BEAM WIDTH(S) AND BEARING CONDITIONS. PROVIDE ⅝" DIAMETER BOLTS AND WOOD SHIM PLATES AS REQUIRED.
3. PROVIDE JACK STUDS PER BEAM SCHEDULE FOR WOOD / LVL BEAMS AT CONTINUOUS POSTS. ATTACH FIRST JACK STUD TO POST WITH 16d COMMON NAILS AT 8" OC. STAGGERED. PROVIDE HUC 14 GAUGE HANGERS SIZED FOR BEAM AND REQUIRED 16d COMMON NAILS.
4. POST TO FOUNDATION CONNECTIONS ARE TO BE CBS OR CBSQ BASE INSTALLED PER MANUFACTURERS SPECIFICATIONS, UO5. COORDINATE WITH POST SIZE.
5. POSTS TO MASONRY PIER CONNECTIONS ARE TO BE ABA / ABU / ABW STAND OFF POST BASE BY: SIMPSON STRONG TIE OR EQUAL. PROVIDE ⅝" HAS ROD WITH MINIMUM 6" EMBEDMENT INTO THE MASONRY PIER WITH HILTI HIT-HY 270 ADHESIVE.
6. LEDGER TO STUD WALL CONNECTIONS TO BE ½" DIAMETER LAG BOLT AT 24" OC. STAGGERED . LEDGER TO FOUNDATION CONNECTIONS TO BE ½" DIAMETER EXPANSION BOLTS AT 24" OC. STAGGERED.
7. EXTERIOR SHEATHING TO BE ATTACHED TO 2" x 6" STUD WALLS WITH 8d NAILS AT 4" OC. AT PANEL EDGES AND AT 6" OC. AT ALL INTERMEDIATE SUPPORTS.

CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA -Town of Easton, Maryland

GROUND SNOW LOAD	WIND SPEED				SEISMIC DESIGN CATEGORY	SUBJECT TO DAMAGE FROM				WINTER DESIGN TEMP.	ICE BARRIER UNDERLAYMENT REQUIRED	FLOOD HAZARDS	AIR FREEZING INDEX	MEAN ANNUAL TEMP.
	SPEED (mph)	TOPOGRAPHIC EFFECTS	SPECIAL WIND REGION	WIND BORNE DEBRIS ZONE		WEATHERING	FROST LINE DEPTH	TERMITE	DECAY					
30 lb./sq. ft.	115 mph.	No	No	No	A	Severe	24 inches	Moderate to Heavy	Slight to Moderate	10° F	NO	(a) 17 Sept. 1984 (b) 27 March 1984 & 5 August 2013 (c) footnote a.	1500 Less or	55° F

INSULATION & FENESTRATION REQUIREMENTS BY COMPONENT (TABLE R402.1.2 2018 IECC.)

CLIMATE ZONE	FENESTRATION U-FACTOR	SKYLIGHT U-FACTOR	GLAZED FENESTRATION SHGC	CEILING R-VALUE	WOOD FRAME WALL R-VALUE	MASS WALL R-VALUE	FLOOR R-VALUE	BASEMENT WALL R-VALUE	SLAB R-VALUE & DEPTH	CRAWL SPACE WALL R-VALUE
4 EXCEPT MARINE	0.32	0.55	0.40	49	20 or 13 +5	8/13	19	10/13	10 , 2 ft.	10/13

AIR BARRIER & INSULATION INSTALLATION - Table R402.4.1.1 (IECC 2018)

COMPONENT	AIR BARRIER CRITERIA	INSULATION INSTALLATION CRITERIA
GENERAL REQUIREMENTS	A continuous air barrier shall be installed in the building envelope. Exterior thermal envelope contains a continuous air barrier. Breaks or joints in the air barrier shall be sealed.	Air-permeable insulation shall not be used as a sealing material.
CEILING / ATTIC	The air barrier in any dropped ceiling / soffit shall be aligned with the insulation and any gaps in the air barrier sealed. Access openings, drop down stair or knee wall doors to unconditioned attic spaces shall be sealed.	The air barrier in any dropped ceiling / soffit shall be aligned with the air barrier.
WALLS	The junction of the foundation and sill plate shall be sealed. The junction of the top plate and top of exterior walls shall be sealed. Knee walls shall be sealed.	Cavities within corners and headers of frame walls shall be insulated by completely filling the cavity with a material having a thermal resistance,R-value, of not lessthan R-3 per inch. Exterior thermal envelope insulation for framed walls shall be installed in substantial contact and continuous alignment with the air barrier.
WINDOWS SKYLIGHTS & DOORS	The space between window / door jambs and framing and skylights and framing shall be sealed.	
RIM JOIST	Rim joists shall include the air barrier.	Rim joists shall be insulated.
FLOORS (Including above Garage & Cantilevered Floors)	The air barrier shall be installed at any exposed edge of insulation.	Floor framing cavity insulation shall be installed to maintain permanent with the underside of subfloor decking. Alternatively, floor framing cavity insulation shall be in contact with the topside of sheathing, or continuous insulation installed on the underside of floor framing; and shall extend from the bottom to the top of all perimeter floor framing members.
CRAWL SPACE WALLS	Exposed earth in unvented crawl spaces shall be covered with a Class I vapor retarder with overlapping joints taped.	Crawl space insulation, where provided instead of floor insulation, shall be permanently attached to the walls.
SHAFTS & PENETRATIONS	Duct shafts, utility penetrations, and flue shafts opening to exterior or unconditioned space shall be sealed.	
NARROW CAVITITES		Batts to be installed in narrow cavities shall be cut to fit or narrow cavities shall be filled by insulation that on installation readily conforms to the available cavity space.
GARAGE SEPARATION	Air sealing shall be provided between the garage and conditioned spaces.	
RECESSED LIGHTING	Recessed light fixtures installed in the building thermal envelope shall be sealed to the finish surface.	Recessed light fixtures installed in the building thermal envelope shall be air tight and IC rated.
PLUMBING & WIRING		In exterior walls, batt insulation shall be cut neatly to fit around wiring and plumbing, or insulation, that on installation readily conforms to available space, shall extend behind piping and wiring.
SHOWER & TUB ON EXTERIOR WALL	The air barrier installed at exterior walls adjacent to showers and tubs shall separate the wall from the shower or tub.	Exterior walls adjacent to showers and tubs shall be insulated.
ELECTRICAL / PHONE BOX ON EXTERIOR WALLS	The air barrier shall be installed behind electrical or communication boxes. Alternatively, air sealed boxes shall be installed.	
HVAC REGISTER BOOTS	HVAC supply and return register boots that penetrate building thermal envelope shall be sealed to the subfloor, wall covering or ceiling penetrated by the boot.	
CONCEALED SPRINKLERS	When required to be sealed, concealed fire sprinklers shall only be sealed in a manner that is recommended by the manufacturer. Caulking and other adhesive sealants shall not be used to fill voids between fire sprinkler cover plates and walls or ceilings.	

BEAM SCHEDULE

	MEMBER	TYPE	JAMBS	REMARKS
B-1	(2) 2 x 10's w/ ½" PLYWOOD PLATE, GLUED & NAILED		(3) 2 x 4's AT JAMB	
B-2	(2) 2 x 10's w/ ½" PLYWOOD PLATE, GLUED & NAILED		(3) 2 x 4's AT JAMB	
B-3	(2) 1 ¾" x 9 ¼" LVL.		4 x 4 POST SUPPORT	
B-4	(2) 2 x 8's PT.		4 x 4 PT. POST	

NOTE: FOR ADDITIONAL INFORMATION REFER TO BEAM SCHEDULE NOTES & TYPICAL CONNECTION NOTES.

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410-820-7973

205 S. HANSON ST.
TOWN OF EASTON, MARYLAND

PROJECT: 2605
SCALE: 1/4" = 1'-0"

CONSTRUCTION NOTES & SCHEDULES

REV-DATE:
DATE: 4-8-26
DRAWN BY: TGB
SHEET

CN1

FINISH SCHEDULE

ROOM # (100)	ROOM NAME	FLOORS		BASE		WALLS								CEILING			REMARKS
		FLOOR		BASE		NORTH		EAST		SOUTH		WEST					
		MAT.	FIN.	MAT.	FIN.	MAT.	FIN.	MAT.	FIN.	MAT.	FIN.	MAT.	FIN.	MAT.	FIN.	HT.	
101	FOYER / STAIR	WD.	EXIST'G	WD.	PT.	-	-	-	-	GWB.	PT.	-	-	-	-	VARIES	OPEN TO ABOVE
102	STAIR BASEMENT	WD.	EXIST'G	WD.	-	-	-	-	-	-	-	-	-	-	-	VARIES	
103	PARLOR	WD.	MATCH	WD.	PT.	GWB.	PT.	-	-	GWB.	PT.	GWB.	PT.	GWB.	PT.	8'-6"	
104	CLOSET	WD.	EXIST'G	WD.	-	-	PT.	GWB.	PT.	-	PT.	-	PT.	GWB.	PT.	8'-6"	
105	HALL	WD.	MATCH	WD.	PT.	GWB.	PT.	GWB.	PT.	GWB.	PT.	-	PT.	GWB.	PT.	8'-6"	
106	PANTRY	WD.	MATCH	WD.	PT.	-	PT.	GWB.	PT.	GWB.	PT.	GWB.	PT.	GWB.	PT.	8'-6"	
107	½ BATH	TILE	EXIST'G	WD.	-	-	-	-	-	-	-	-	-	-	-	8'-6"	
108	LIVING ROOM	WD.	EXIST'G	WD.	-	GWB.	PT.	-	PT.	GWB.	PT.	-	PT.	GWB.	PT.	8'-6"	
109	GREATROOM	WD.	MATCH	WD.	PT.	GWB.	PT.	-	PT.	-	PT.	-	PT.	-	PT.	8'-5"	NEW RAISED FLOOR SYSTEM
110	DINING ROOM	WD.	EXIST'G	WD.	-	-	PT.	GWB.	PT.	-	PT.	-	PT.	-	PT.	7'-11"	
111	KITCHEN	WD.	MATCH	WD.	PT.	-	PT.	-	PT.	-	PT.	GWB.	PT.	EX. T&G	PT.	8'-3"	EX. T & G WOOD PLANK CEILING
201	HALL	WD.	EXIST'G	WD.	PT.	-	PT.	-	PT.	GWB.	PT.	GWB.	PT.	GWB.	PT.	8'-0"	
202	BATH	WD.	MATCH	WD.	PT.	GWB.	PT.	GWB.	PT.	GWB.	PT.	GWB.	PT.	GWB.	PT.	7'-10"	WATER RESISTANT GWB.
203	BEDROOM	WD.	MATCH	WD.	PT.	-	PT.	-	PT.	GWB.	PT.	GWB.	PT.	GWB.	PT.	8'-0"	
204	CLOSET	WD.	MATCH	WD.	PT.	GWB.	PT.	GWB.	PT.	-	PT.	GWB.	PT.	GWB.	PT.	8'-0"	
205	BEDROOM	WD.	MATCH	WD.	PT.	GWB.	PT.	-	PT.	GWB.	PT.	GWB.	PT.	GWB.	PT.	7'-11"	
206	CLOSET	WD.	MATCH	WD.	PT.	GWB.	PT.	GWB.	PT.	GWB.	PT.	GWB.	PT.	GWB.	PT.	7'-11"	
207	HALL	WD.	EXIST'G	WD.	PT.	GWB.	PT.	GWB.	PT.	GWB.	PT.	GWB.	PT.	GWB.	PT.	8'-0"	
208	BEDROOM	WD.	EXIST'G	WD.	PT.	GWB.	PT.	GWB.	PT.	GWB.	PT.	GWB.	PT.	GWB.	PT.	8'-0"	
209	CLOSET	WD.	MATCH	WD.	PT.	GWB.	PT.	GWB.	PT.	GWB.	PT.	-	PT.	GWB.	PT.	8'-0"	
210	OFFICE	WD.	MATCH	WD.	PT.	GWB.	PT.	GWB.	PT.	GWB.	PT.	-	PT.	GWB.	PT.	8'-0"	
211	LINEN	WD.	EXIST'G	WD.	-	GWB.	PT.	GWB.	PT.	GWB.	PT.	-	PT.	GWB.	PT.	8'-0"	
212	HALL	WD.	MATCH	WD.	-	GWB.	PT.	GWB.	PT.	GWB.	PT.	GWB.	PT.	GWB.	PT.	8'-0"	
213	M. BATH	WD.	EXIST'G	WD.	-	-	PT.	GWB.	PT.	GWB.	PT.	GWB.	PT.	GWB.	PT.	8'-0"	WATER RESISTANT GWB.
214	DRESSING ROOM	WD.	EXIST'G	WD.	-	-	PT.	-	PT.	-	PT.	-	PT.	-	PT.	8'-0"	
215	CLOSET	WD.	MATCH	WD.	-	-	PT.	-	PT.	-	PT.	-	PT.	-	PT.	8'-0"	
216	CLOSET	WD.	MATCH	WD.	-	-	PT.	-	PT.	-	PT.	-	PT.	-	PT.	8'-0"	
217	MASTER BEDROOM	WD.	EXIST'G	WD.	-	-	PT.	-	PT.	-	PT.	-	PT.	-	PT.	7'-11"	

WINDOW SCHEDULE

ANDERSEN WINDOWS & DOORS U.O.S 400 WOODWRIGHT SERIES

⬡	MANUF. #	ROUGH OPENING	TYPE	REMARKS
A	XXX	3'-2 1/8" x 3'-4 7/8"	DBL. HUNG	
B	100	2'-11 1/2" x 5'-2 1/2"	DBL. HUNG	TEMPER AT STAIR
C	200	2'-11 1/2" x 5'-2 1/2"	DBL. HUNG	
D	300	2'-11 1/2" x 4'-10 1/2"	DBL. HUNG	TEMPER AT STAIR & BATH 2ND FLOOR
E	400	2'-11 1/2" x 4'-10 1/2"	DBL. HUNG	
F	500 -FWG 6061 1	6'-0" x 6'-11"	GLIDING FR.	(1) (FIXED AT BRICK STAIR)
G	600 -FWG 5061 1	5'-0" x 6'-11"	GLIDING FR.	
H	700	8'-5 1/2" x 5'-8 1/2"	BOW CSMT.	
I	CUSTOM DOOR	2'-10" x 6'-8"	6 PANEL	FIR CUSTOM DOOR & FRAME

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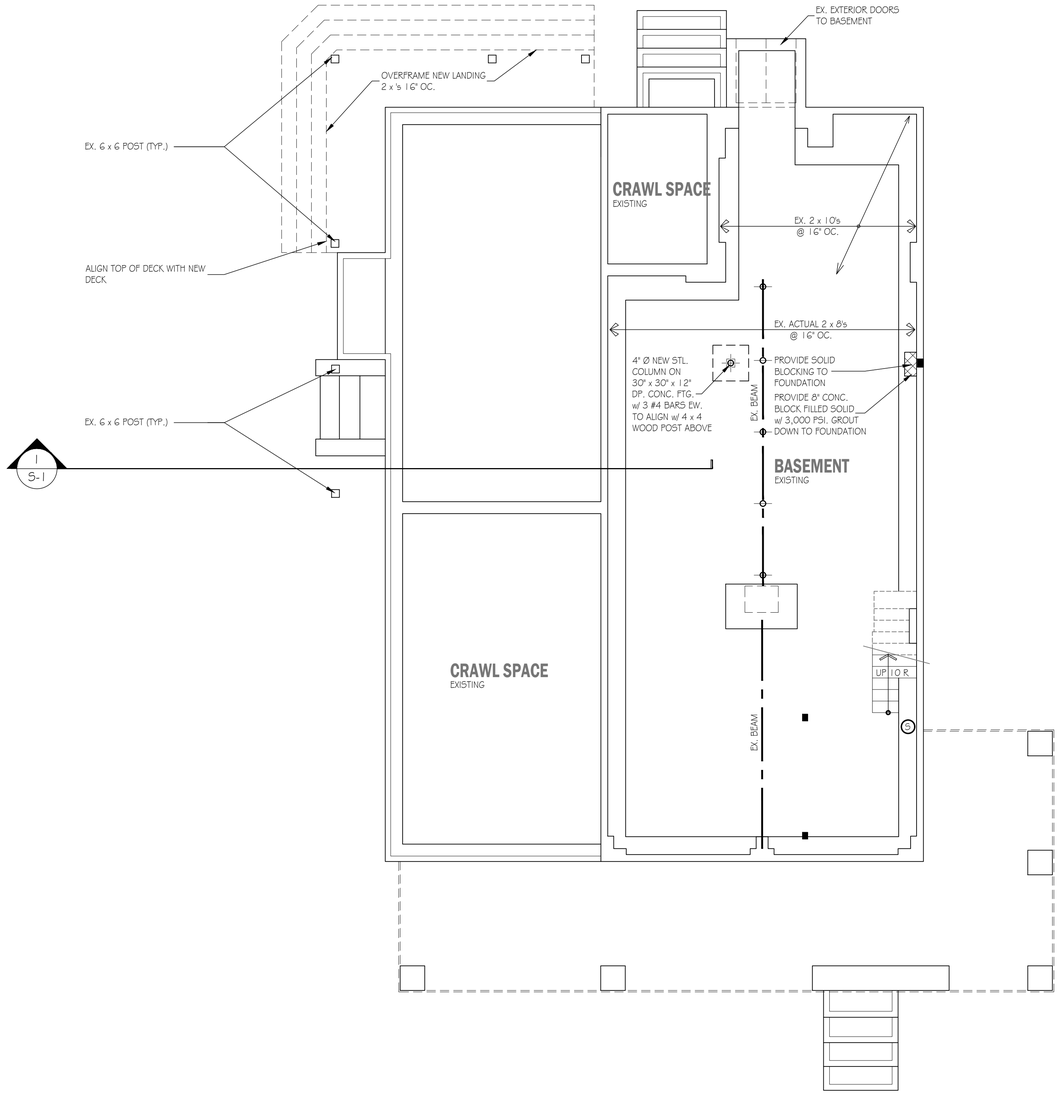
TOWN OF EASTON, MARYLAND

PROJECT: 2605
SCALE: 1/4" = 1'-0"

CONSTRUCTION NOTES & SCHEDULES

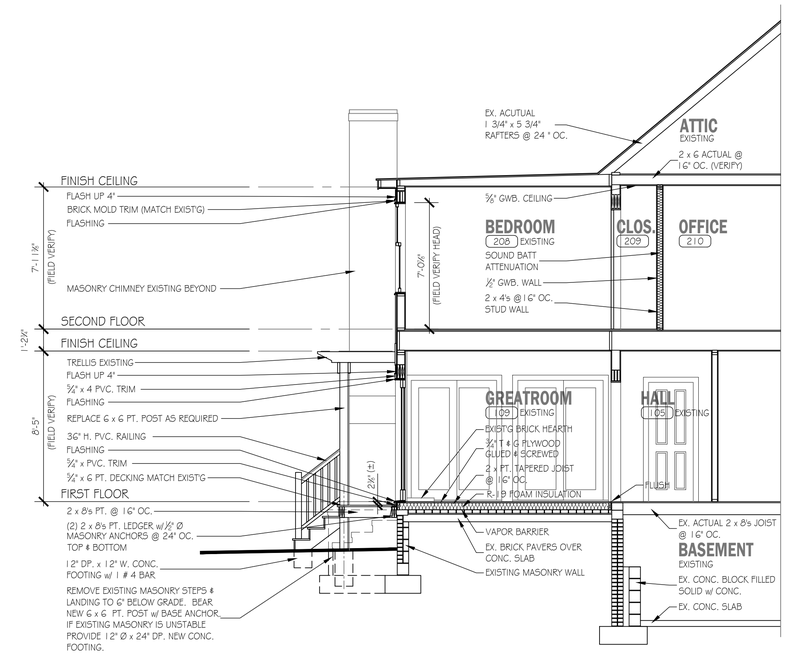
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CN2



FIRST FLOOR FRAMING PLAN

SCALE : ¼" = 1'-0"



1 SECTION - thru GREATROOM & BEDROOM

SCALE : ¼" = 1'-0"

NOTE: 1.) CONTRACTOR SHALL FIELD VERIFY ALL WINDOW ROUGH OPENINGS PRIOR TO INSTALLATION & FIT.

2.) ALL EXISTING ROUGH OPENINGS IN BEDROOMS SHALL NOT BE MODIFIED.

3.) VERIFY HEADER SIZES IN GREATROOM TO BE MIN. AS INDICATED BY DESIGNATION.

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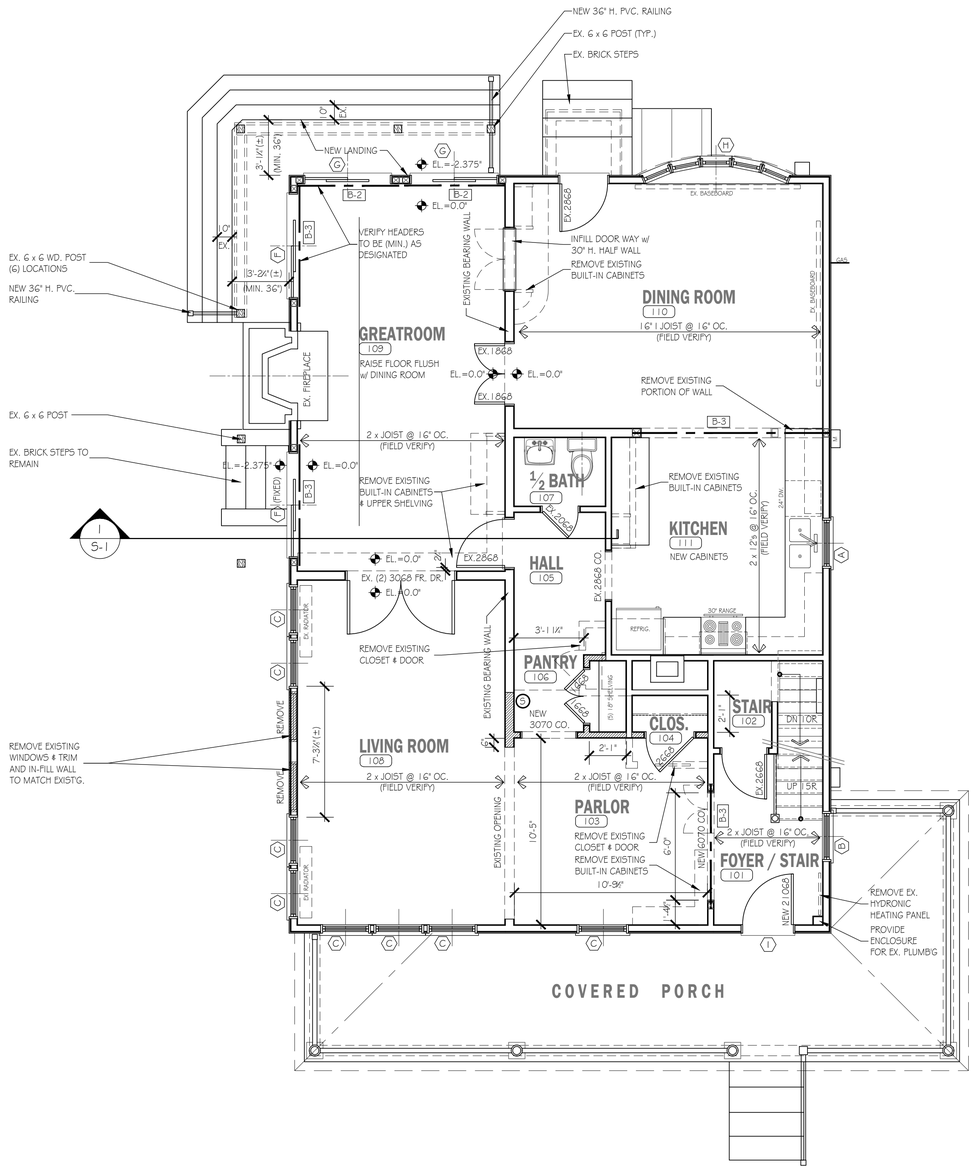
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TOWN OF EASTON, MARYLAND

PROJECT: 2605
SCALE: 1/4" = 1'-0"

FIRST FLOOR & SECOND FLOOR PLANS

REV-DATE:
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S-1

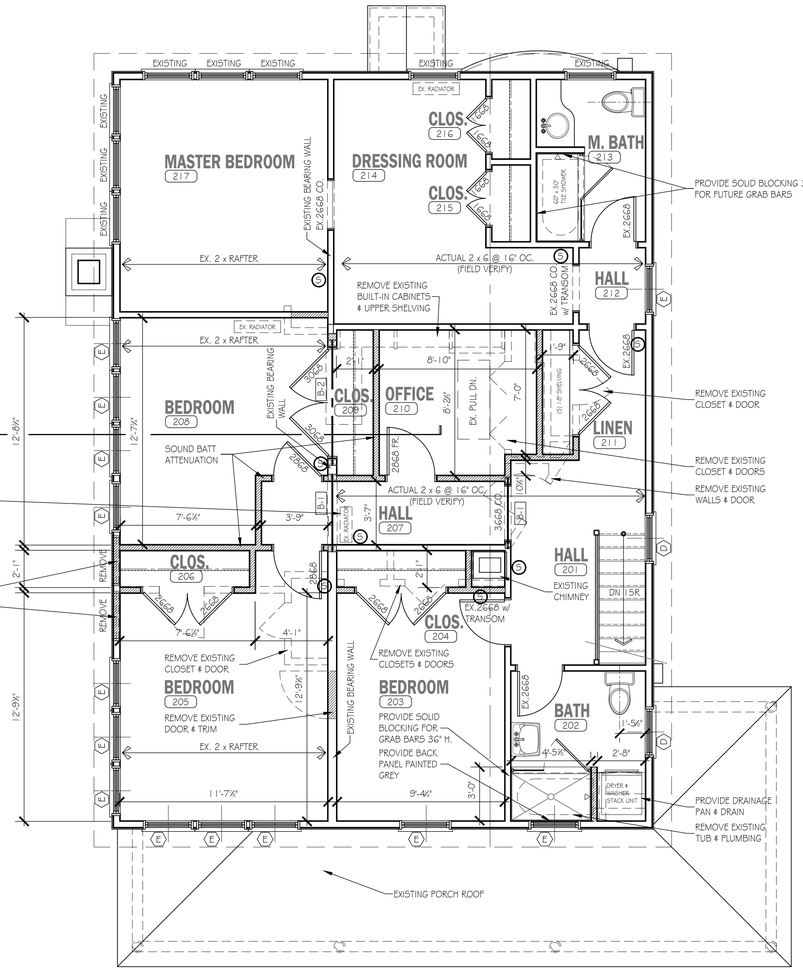


FIRST FLOOR PLAN

SCALE : ¼" = 1'-0"

NOTE: 1.) CONTRACTOR SHALL FIELD VERIFY ALL WINDOW ROUGH OPENINGS PRIOR TO INSTALLATION & FIT.

2.) ALL EXISTING ROUGH OPENINGS OF WINDOWS IN BEDROOMS SHALL NOT BE MODIFIED.



SECOND FLOOR PLAN

SCALE : ¼" = 1'-0"

NOTE: 1.) CONTRACTOR SHALL FIELD VERIFY ALL WINDOW ROUGH OPENINGS PRIOR TO INSTALLATION & FIT.

2.) ALL EXISTING ROUGH OPENINGS OF WINDOWS IN BEDROOMS SHALL NOT BE MODIFIED.

WALL LEGEND

WALL TYPES	DESCRIPTION
	EXISTING WALLS TO REMAIN
	EXISTING WALLS & FIXTURES TO BE REMOVED
	NEW 2 x 4 & 2 x 6 @ 16" OC. WALL

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TOWN OF EASTON, MARYLAND

PROJECT: 2605
SCALE: 1/4" = 1'-0"

FIRST FLOOR & SECOND FLOOR PLANS

REV-DATE:
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A-1



EAST ELEVATION

SCALE : ¼" = 1'-0"



SOUTH ELEVATION

SCALE : ¼" = 1'-0"

NOTE: 1.) EXISTING TRELLIS NOT SHOWN.

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EAST & SOUTH ELEVATIONS

REV-DATE:
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A-2

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WEST ELEVATION

SCALE : ¼" = 1'-0"

NOTE: 1.) EXISTING TRELLIS NOT SHOWN.



NORTH ELEVATION

SCALE : ¼" = 1'-0"

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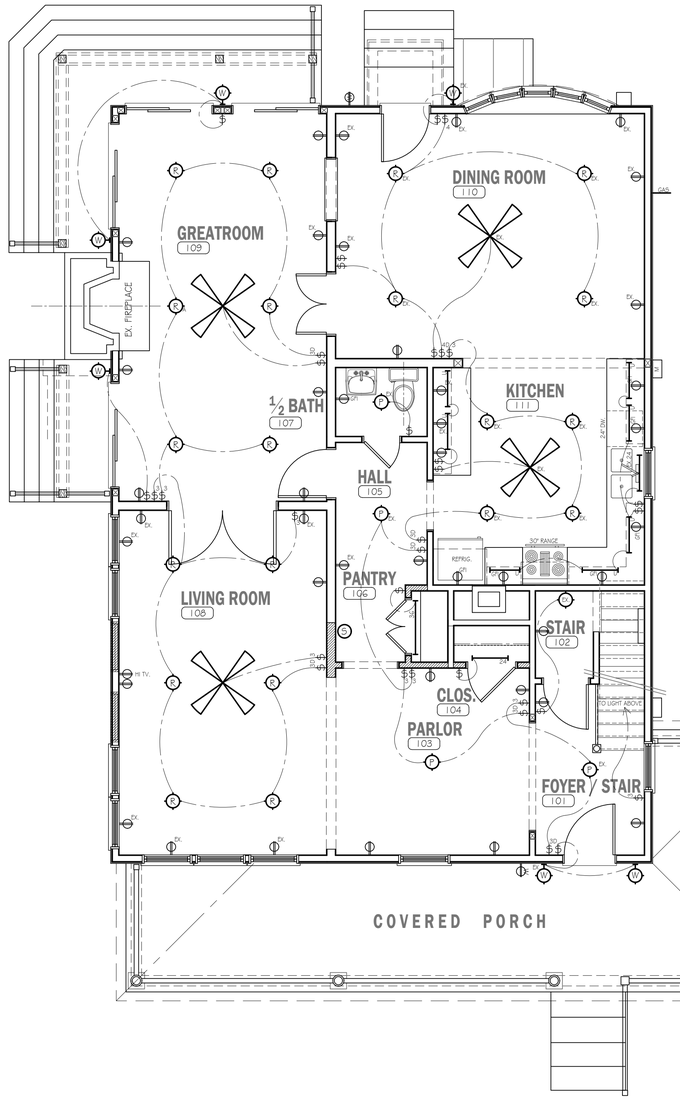
TOWN OF EASTON, MARYLAND

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WEST & NORTH ELEVATIONS

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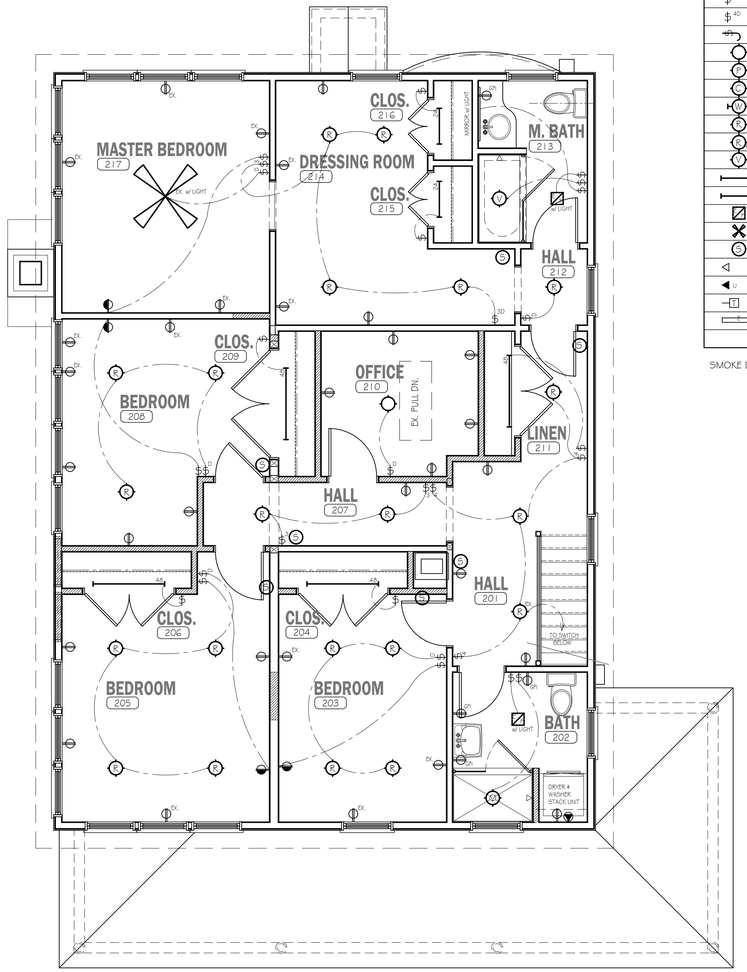
A-3



FIRST FLOOR ELECTRICAL PLAN

SCALE : ¼" = 1'-0"

NOTE: 1.) CONTRACTOR SHALL FIELD VERIFY ALL EXISTING ELECTRICAL FIXTURES, SWITCHES, OUTLETS AND ALL ASSOCIATED, PRIOR TO COMMENCEMENT OF WORK.



SECOND FLOOR ELECTRICAL PLAN

SCALE : ¼" = 1'-0"

NOTE: 1.) CONTRACTOR SHALL FIELD VERIFY ALL EXISTING ELECTRICAL FIXTURES, SWITCHES, OUTLETS AND ALL ASSOCIATED, PRIOR TO COMMENCEMENT OF WORK.

ELECTRICAL LEGEND

SYMBOL	DESCRIPTION	REMARKS
	SINGLE SPECIAL PURPOSE RECEPTACLE	
	DUPLEX RECEPTACLE OUTLET	
WP	WEATHER RESISTANT DUPLEX RECEPTACLE OUTLET	
	SPLIT WIRED DUPLEX RECEPTACLE OUTLET	
GFI	GFI DUPLEX RECEPTACLE OUTLET	
	FLOOR MOUNTED DUPLEX RECEPTACLE OUTLET	LOCATED BY OWNER
$	SWITCH	
$D	DIMMER SWITCH	
$3	3 WAY SWITCH	
$3D	3 WAY DIMMER SWITCH	
$4	4 WAY SWITCH	
$4D	4 WAY DIMMER SWITCH	
JB	JAMB MOUNTED SWITCH	
	SURFACE MOUNTED INCANDESCENT LIGHT FIXTURE	
P	SURFACE MOUNTED PENDANT / LED LIGHT FIXTURE	
C	CHANDELIER	
W	WALL MOUNTED LED LIGHT FIXTURE	
R	RECESSED LED LIGHT FIXTURE	
R	ADJUSTABLE RECESSED LED LIGHT FIXTURE	
V	RECESSED VAPOR PROOF LED LIGHT FIXTURE	
	SURFACE MOUNTED SINGLE TUBE LED LIGHT FIXTURE	
U	UNDER MOUNT LIGHT FIXTURE	
	EXHAUST FAN	
CFX	CEILING MOUNTED FAN	
S	SMOKE DETECTOR, LOCATED PER CODE	
	SECURITY FLOOD LIGHT FIXTURE	
U	USB JACK	
T	TELEVISION / CABLE	
E	ELECTRICAL BREAKER PANEL	

SMOKE DETECTORS SHALL BE INSTALLED WITH CODE REQUIRED DISTANCES BETWEEN UNITS.

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WALL LEGEND

WALL TYPES	DESCRIPTION
	EXISTING WALLS TO REMAIN
	EXISTING WALLS & FIXTURES TO BE REMOVED
	NEW 2 x 4 & 2 x 6 @ 16" OC. WALL

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FIRST FLOOR & SECOND ELECTRICAL FLOOR PLANS

REV-DATE:
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E-1




Master




Master lock

















WOLF HOME PRODUCTS®

OUTDOOR
LIVING

WOLF RAILING



DECK BOARD WITH BLACK ROUND BALUSTERS
COVER: TRADITIONAL WITH GLASS BALUSTERS



TRADITIONAL WITH SQUARE BALUSTERS

A RAILING SYSTEM THAT SEAMLESSLY COMBINES **SIMPLICITY, VERSATILITY AND AFFORDABILITY.**

MADE IN AMERICA

QUALITY

Wolf Railing installs easily and provides both design and budget flexibility. Ultimately built to perform, our low-maintenance railing will maintain its good looks for years to come. Plus, its design and engineering give it the strength and durability for both residential and commercial applications.

AFFORDABILITY

Wolf Railing starts at a price point that's appealing to homeowners and contractors alike. The ability to mix and match elements of the system gives you countless design options and makes it easy to hit the price point you need to stay on budget.

WOLF RAILING FEATURES
Rigid and durable aluminum-reinforced vinyl with TiO2 UV inhibitors
Low maintenance — never paint, stain or seal again
Brackets install like a one-piece and offer a sleek finish
Cover clips lock into place - no silicone required
All-in-one kits include top/bottom rail, balusters, aluminum channel, fasteners and brackets
Exceptionally strong and durable
Code Compliance - CCRR 0326
Compatible with Wolf Outdoor Lighting
Pre-routed for a variety of baluster options

RAILING OPTIONS

STYLES

Available in 4', 5', 6', 8' and 10' sections.

Traditional
(Available in double aluminum and 42")



Deck Board
(Decking sold separately)

COLORS

White* Almond* Khaki

QS *QUICK SHIP for delivery in days, not weeks.

BALUSTER OPTIONS

A variety of baluster options provide a range of looks from classic to contemporary, giving you incredible design flexibility. Add in accessories, custom capabilities for curved rail and custom lengths, gate kits and more, and the options are almost too many to count.

Colonial

Square



Round

Round Balusters Available in:
White
Black (shown)
Bronze



Scenic Clear View Glass



Decorative Baluster Options**

SPECIALTY BALUSTERS

For that one-of-a-kind look, specialty balusters—including acrylic panel, 4-inch glass, and black square aluminum—make a bold, unique statement.



4" GLASS BALUSTER



ACRYLIC PANEL

** Baroque and Arc available in Black and Bronze. Balusters shown are for example only — not all available styles or rail/baluster combinations are shown.

FINISHING TOUCHES

A full array of accessories help you complete your railing system with the exact look you want.

POST CAPS



Classic Newport | New England Cap | Federation Cap | External Pyramid Cap | Ball Cap

POPTOP POST CAP SYSTEM



PopTop post caps hold everything from lighting to serving trays to decorative elements and more with interchangeable receivers.*

POST TRIM



2-Piece Post Trim | 1-Piece Post Trim

ANGLE WIZARD POST MOUNT & HARDWARE



4" Post Mount
for Wood and Concrete – Levels from Top

4" Blu-Mount Post Mount
for Wood and Concrete – Levels from Top

Wood Mount Hardware

Concrete Mount Hardware

POST & POST SLEEVES

Colonial Structural Post
5 x 5 x 108"

Post Sleeve
4 x 4 x 96", 108", 120" and 192"

Post Sleeve
6 x 6 x 120", 6.5 x 6.5 x 120"

Post Sleeve
4 x 4 x 39" and 54"

*For more details, visit poptoppostcap.com

RAIL BRACKETS & MOUNTING HARDWARE

All the right bracket and hardware configurations to keep every design fastened and secure.

FLAT BRACKETS



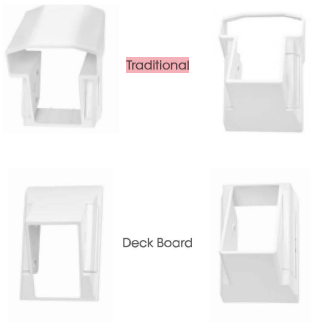
Traditional Flat | Deck Board Flat

BRACKET ADAPTERS



45° Traditional | 45° Deck Board | 22.5° Adapter | 8" Round Column Adapter

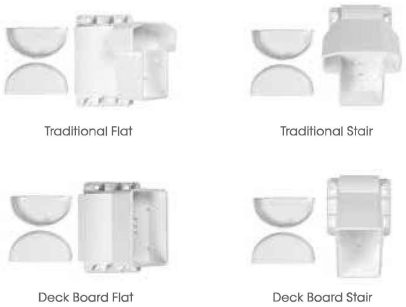
STAIR BRACKETS



Traditional

Deck Board

MULTI-ANGLE BRACKETS



Traditional Flat | Traditional Stair

Deck Board Flat | Deck Board Stair



DECK BOARD WITH SQUARE BALUSTERS

DECK BOARD MOUNTING PLATE



Attaches deck board to rail

ADA COMPATIBLE

Our ADA Handrail provides all the components required to meet Americans with Disabilities Act standards.

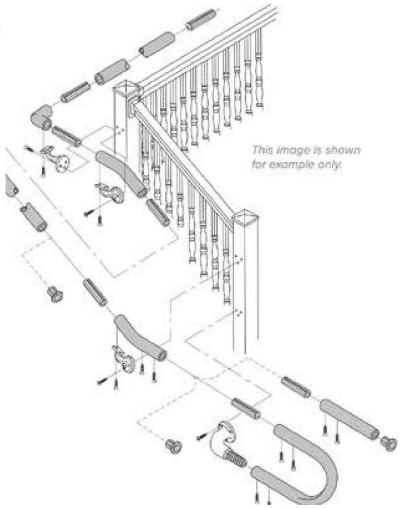
TYPICAL ADA RAILING COMPONENTS

- End cap
- P-Loop Return
- ADA handrail bracket
- Handrail connector with ring
- 5° radius elbow (24")
- 34° radius elbow (24")
- Straight Handrail (104")
- 90° radius elbow (24")
- 6" corner mounting bracket
- 0° - 90° universal bracket
- Outside elbow
- Aluminum 90° elbow bracket
- Straight aluminum wall bracket with ring
- Aluminum gate return (+O)
- Universal elbow handrail bracket

ADA RAILING COLORS

White

Textured Black



KEYLINK

GATES & HARDWARE

With an innovative concealed fastening system, there are no exposed fasteners, giving a clean, sleek appearance.



Gate Hardware Kit
White or Black Self-Closing Hinges, Lockable Latch, Non-Metallic



36"W x 36"H Trimmable Adjustable Gate Kit (Assembly Required)



Custom Welded Gates

OUTDOOR LIGHTING

5-YEAR WARRANTY



POST CAPS FOR WOLF OUTDOOR LIGHTING



Ornamental Cap
0 Watts



Ornamental Low Voltage Post Cap Light
.8 Watts (Shines Outward)



Ornamental Downward Low Voltage Post Cap Light
.8 Watts (Shines Downward)



Ornamental Low Voltage Combo Post Cap Light
1.6 Watts (Shines Downward and Outward)

- Simple and Easy to Install
- Compatible with Wolf Rail
- Post Caps available in 4"
- Highly Energy Efficient
- 3,000 Kelvin (K)
- Long Lasting

AVAILABLE IN

White

WOLF SPECIALTY ITEMS

When it comes to completing the look of an outdoor living space, details matter. Wolf specialty items complement every style and budget.









SHOWER AND TRASH ENCLOSURES

Specification Sheet

certainteed
SAINT-GOBAIN

Restoration Classic™

Vinyl Siding

General Description: Restoration Classic™ Siding provides the look of wood siding, but does not require the upkeep common to wood. Restoration Classic Siding is available in a selection of profiles and finishes that offer the industry's best real wood replication. Restoration Classic siding is appropriate for use in new construction for single family homes, multi- housing projects and light commercial developments. Restoration Classic is also an ideal product for remodeling.

Styles:

Profile	Finish	Panel Projection	Wall Thickness (Nominal)	Lock Design	Colors	Accessory Pocket
Double 4" Clapboard	Select Cedar	5/8	.044"	DuraLock™ post-	29	½", 5/8"or ¾"
Double 4-1/2" Dutchlap	Select Cedar	5/8	.044"	DuraLock™ post-formed positive	29	½", 5/8"or ¾"
Double 5" Clapboard	Select Cedar	5/8"	.044"	DuraLock™ post-	12	½", 5/8"or ¾"
Triple 3" Clapboard	Smooth	5/8	.044"	DuraLock™ formed positive	7	½", 5/8"or ¾"
Double 4-1/2"	Smooth	5/8	.044"	DuraLock™ formed positive	7	½", 5/8"or ¾"

Colors: Restoration Classic siding profiles are available in the industry's widest selection of colors. All colors are Spectrophotometer controlled and utilize exclusive PermaColor™ color science.

Autumn Red (23)	Cypress (42)	Granite Gray (34)	Midnight Blue (45)	Sable Brown (29)	Spruce (16)
Autumn Yellow (10)	Desert Tan (07)	Graystone (61)	Natural Clay (60)	Savannah Wicker (59)	Sterling Gray (33)
Castle Stone (37)	Espresso (43)	Heritage Cream (11)	Oxford Blue (32)	Seagrass (30)	Weathered Wood (90)
Charcoal Gray (46)	Flagstone (97)	Herringbone (04)	Olive Grove (84)	Slate (44)	Wedgewood Blue (89)
Colonial White (01)	Forest (47)	Melrose (39)	Pacific Blue (27)	Smoky Gray (83)	

*Color availability varies by profiles - check Product Catalog for detail.

STUDfinder™: The patented STUDfinder Installation System combines precisely engineered nail slot locations with graphics. Nail slots are positioned 16" on center to allow for alignment with studs. STUDfinder graphics centered at each slot provide a quick and easy guide to help locate studs.

RigidForm™: Restoration Classic RigidForm™ technology features a stiff, double-thick .088" nail hem for a straighter-on- the-wall appearance and windload performance.

Accessories: CertainTeed manufactures a wide range of siding accessories that are compatible with Restoration Classic siding styles and colors. Accessory products include installation components, soffit, window and door trim, corner lineals, corner systems and decorative moldings.

CertainTeed LLC
20 Moores Road
Malvern, PA 19355
certainteed.com
© 01/26

Composition: Restoration Classic siding products are produced using PVC resin.

Technical Data: Restoration Classic siding is in compliance with ASTM specification for Rigid Polyvinyl Chloride (PVC) Siding D3679, and the requirements of the 2015, 2018, 2021 and 2024 International Residential Code and International Building Code, the 2020 and 2023 Florida Residential Code and Florida Building Code, and the 2019 and 2022 California Residential Code and California Building Code, and the 2020 National Building Code of Canada. Restoration Classic siding meets or exceeds the properties noted in Table 1

Table 1

ASTM E 84	Meets Class A flame spread requirements as tested according to ASTM E84.
ASTM D 635	Material is self-extinguishing with no measurable extent of burn when tested in accordance with this specification.
NFPA 268	Radiant Heat Test - Ignition Resistance of Exterior Walls - Conclusion that CertainTeed met the conditions for allowable use as specified in section 1406 of the International Building Code.

Important Fire Safety Information: When rigid vinyl siding is exposed to significant heat or flame, the vinyl will soften, sag, melt or burn, and may thereby expose material underneath. Care must be exercised when selecting underlayment materials because many underlayment materials are made from organic materials that are combustible. You should ascertain the fire properties of underlayment materials prior to installation. All materials should be installed in accordance with local, state and federal Building Code and fire regulations.

Wind Load Testing: Restoration Classic siding has been tested per ASTM 5206 standard test method for wind load resistance to withstand negative wind load pressures and their mph equivalents as shown in the chart below. The product exceeds industry standards for wind load performance. Check with your local building inspector for wind load requirements in your area for the type of structure you are building.

Table 2*

Product	Fastener Spacing	2015/2018 IBC/IRC			2021/2024 IBC/IRC		
		Standard Design Pressure Rating	Maximum Windspeed (mph)		Standard Design Pressure Rating	Maximum Windspeed (mph)	
			ASD	ULT		ASD	ULT
Double 4” Clapboard	Nails 16" o.c.	120.4	224	289	86.7	190	245
Double 4-1/2” Dutchlap	Nails 16" o.c.	105.0	209	270	75.6	177	229
Double 5” Clapboard	Nails 16" o.c.	98.7	203	261	71.1	172	222
Double 4-1/2” Clapboard	Nails 16" o.c.	145.0	245	317	104.4	208	269
Triple 3” Clapboard	Nails 16" o.c.	108.0	212	273	77.7	180	232

* Windload calculations based on ASTM D3679, ASCE 7-10, 30ft High, Exposure B

Documents: CertainTeed Vinyl Siding meets the requirements of one or more of the following specifications.
VSI/Intertek PCL-0504
Conforms to ASTM Specification D3679
ICC-ES Evaluation Report ESR-1066
ICC-ES Evaluation Listing ESL-1462 (Canada)
Florida BCIS Approval FL1573 & FL12483
For specific product evaluation/approval information, call 800-233-8990.

Installation: Prior to commencing work, verify governing dimensions of building, examine, clean and repair, if necessary, any adjoining work on which the siding is in any way dependent for its proper installation. Sheathing materials must have an acceptable working surface. Siding, soffit and accessories shall be installed in accordance with the latest editions of CertainTeed installation manuals on siding and soffit. Installation manuals are available from CertainTeed and its distributors.

Warranty: CertainTeed supports Restoration Classic siding products with a Lifetime Limited Warranty including PermaColor Lifetime Fade Protection to the original homeowner. The warranty is transferable if the home is sold.

CertainTeed LLC
20 Moores Road
Malvern, PA 19355
certainteed.com
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Technical Services: CertainTeed maintains an Architectural Services staff to assist building professionals with questions regarding CertainTeed siding products. Call 800-233-8990 for samples and answers to technical or installation questions.

Sample Short Form Specification: Siding as shown on drawings or specified herein shall be Restoration Classic Vinyl Siding as manufactured by CertainTeed LLC, Malvern, PA. Installation shall be in accordance with manufacturer's instructions.

Three-part Format Specifications: Long form specifications in three-part format are available from CertainTeed by calling our Architectural Services Staff at 800-233-8990. These specifications are also available on our website at certainteed.com.

ISO 9001
DNV
DNV Certification, Inc.
REGISTERED FIRM

CertainTeed LLC
20 Moores Road
Malvern, PA 19355
certainteed.com
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Quote Form

BUILDERS FIRSTSOURCE-EASTON
8401 OCEAN GATEWAY
EASTON MD 21601
410-822-4880

Project Information (ID #10174998 Revision #14672204)

Hide

Project Name: CHESAPEAKE BUILDERS
Customer:
Contact Name:
Phone (Main):
Phone (Cell):
Customer Type:
Terms:

Quote Date: 4/3/2026
Submitted Date:
PO#: 605 HANSON ST

Sales Rep Name: Jon Palmer
Salesperson:

Delivery Information

Hide

Shipping Contact:
Shipping Address:
City:
State:
Zip:

Comments:

Unit Detail

Hide All Configuration Options

Item: 0002: EXT PREHUNG/ 2'10"x6'8" ,[H] S/O SIMPSON- 2-10" X 6-8" X 1 3/4", FIR 3130, 6-PNL, 1-1/4" CAPRIC...	Location: 605 hanson st	Quantity: 1



Exterior View

EXT PREHUNG/ 2'10"x6'8" ,[H] S/O SIMPSON- 2-10" X 6-8" X 1 3/4", FIR 3130, 6-PNL, 1-1/4" CAPRIC... 2,451.20

Configuration Options Hide

- **Product Category:** Other
- **Manufacturer:** Reeb - Special Order
- **SO Request:** i need a 2/10 width
- **Quote Description:** EXT PREHUNG/ 2'10"x6'8" ,[H] S/O SIMPSON- 2-10" X 6-8" X 1 3/4", FIR 3130, 6-PNL, 1-1/4" CAPRICE DHRP, OVOLO STICKING, UB, PREFIT HEIGHT - 3/4, SOLID BOTTOM RAIL, EMPRESS 1-SIDE (8016400-100 / 7W) DO NOT CUT IN HEIGHT -6-9/16" SAP/MAH

JAMB INSWING RIGHT HAND -ADJUSTABLE COMPOSITE SILL MILL -BALL BEARING HINGES US15 -BRONZE COMP WEATHER STRIP -NO BRICKMOLD -DOUBLE BORE WITH DB STRIKE PREP (DBMNS) ,2 3/8 - 2 1/8 ,TD INSWING SILL COVER APPLIED

- **OE Code/WW Quote ID and Line No.:** 16148300 / 01 ns
- **Quote Expiration Date:** 05/02/26
- **Lead Time:** 7 weeks
- **Acceptance:** Yes I accept
- **Quote Notes:** None

Item Total: $ 2,451.20
Item Quantity Total: $ 2,451.20

Unit Summary

Hide

Item	Location	Description	Quantity	Unit Price	Total Price
0002	605 hanson st	EXT PREHUNG/ 2'10"x6'8" ,[H] S/O SIMPSON- 2-10" X 6-8" X 1 3/4", FIR 3130, 6-PNL, 1-1/4" CAPRIC...	1	$ 2,451.20	$ 2,451.20

SUBMITTED BY:		SUBTOTAL:	$ 2,451.20
ACCEPTED BY:		TAXES (6 %):	$ 147.07
DATE:		GRAND TOTAL:	$ 2,598.27

Reeb Warranties

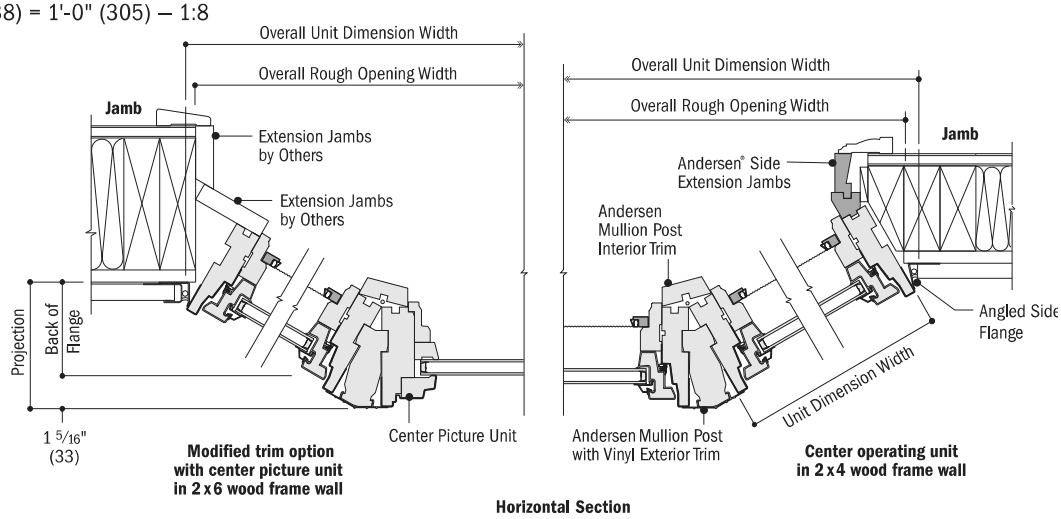
Therma-Tru Energy Star Charts

Additional Information:
I understand that this order will be placed according to these specifications and is non-refundable.
All products are unfinished unless otherwise specified and should be finished as per the instructions provided by the manufacturer.
Images on this quote should be considered a representation of the product and may vary with

respect to color, actual finish options and decorative glass privacy ratings. Please verify with sales associate before purchasing.
Unless otherwise noted, prices are subject to change without notice, and orders accepted subject to prices in effect at time of shipment. Prices in this catalog apply only to sizes and descriptions listed; any other specifications will be considered special and invoiced as such.
The level of exposure a door faces directly impacts its longevity and performance. To ensure durability, doors in high-exposure areas should be constructed from robust materials and properly sealed for enhanced protection and you may want to consider an overhang.
The color used by REEB is created from a color match process. The color created and applied by REEB can be affected by various elements which can lead to slight variations from the color you selected. REEB is not affiliated with any paint manufacturer/supplier and may use the paint of any paint manufacturer/supplier to match the selected color.

Detail for Casement 30° Bay Windows

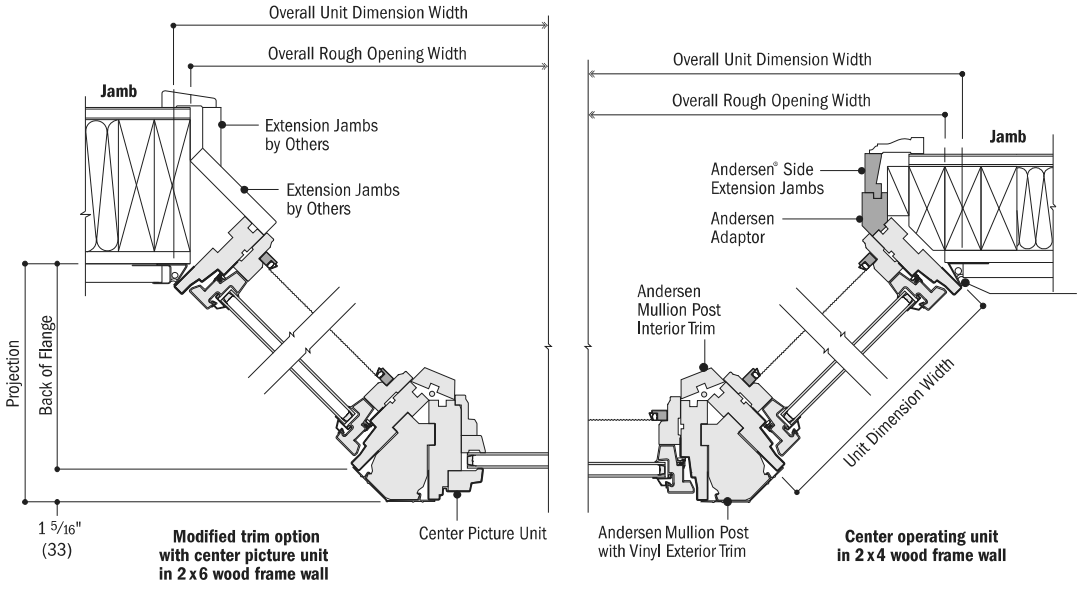
Scale 1 1/2" (38) = 1'-0" (305) — 1:8



Horizontal Section

Detail for Casement 45° Bay Windows

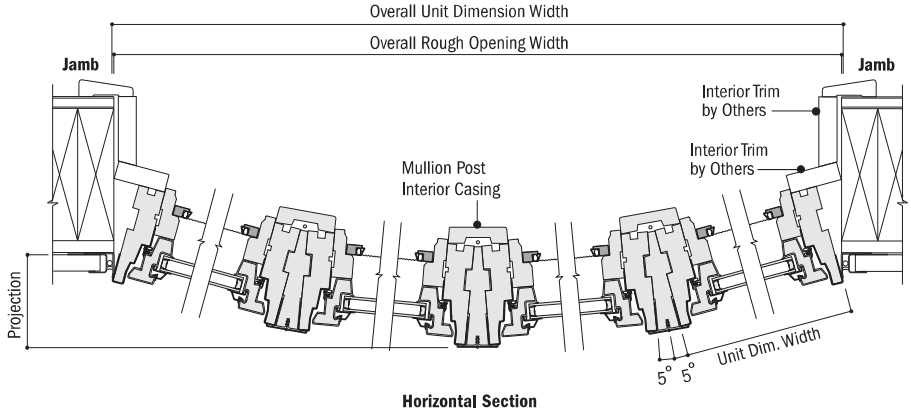
Scale 1 1/2" (38) = 1'-0" (305) — 1:8



Horizontal Section

Detail for Casement 10° Bow Windows

Scale 1 1/2" (38) = 1'-0" (305) — 1:8

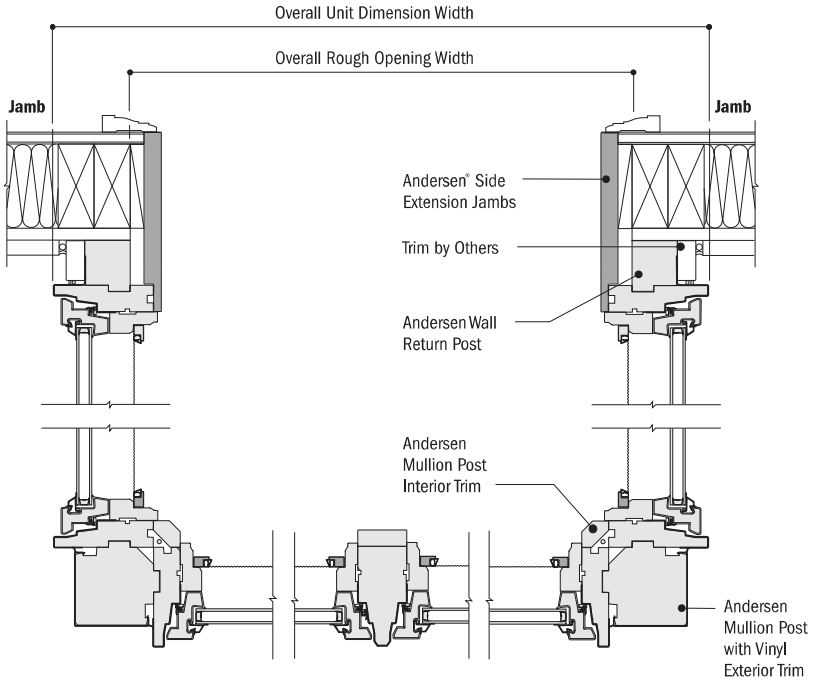


Horizontal Section

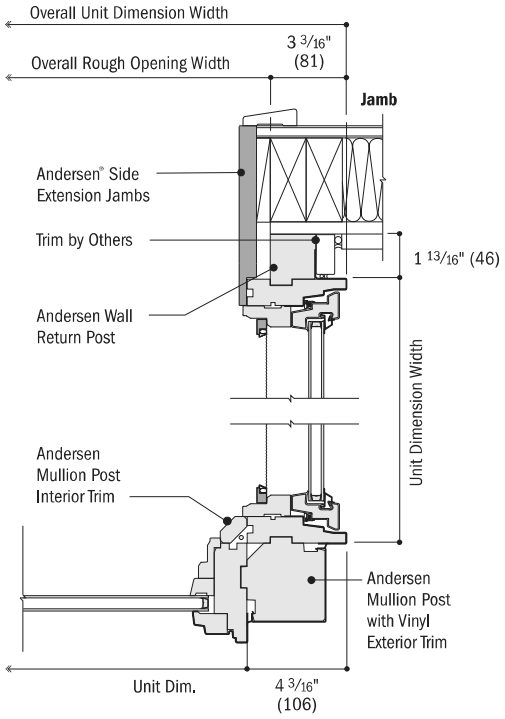
- Light-colored areas are parts included with window. Dark-colored areas are additional Andersen® parts required to complete window assembly as shown.
- **Minimum rough openings may need to be increased to allow for use of building wraps, flashing, sill panning, brackets, fasteners or other items.**
- Details are for illustration only and are not intended to represent product installation methods or materials. Refer to unit installation guides at andersenwindows.com.
- Dimensions in parentheses are in millimeters.

Details for Casement 90° Bay Windows

Scale 1 1/2" (38) = 1'-0" (305) – 1:8



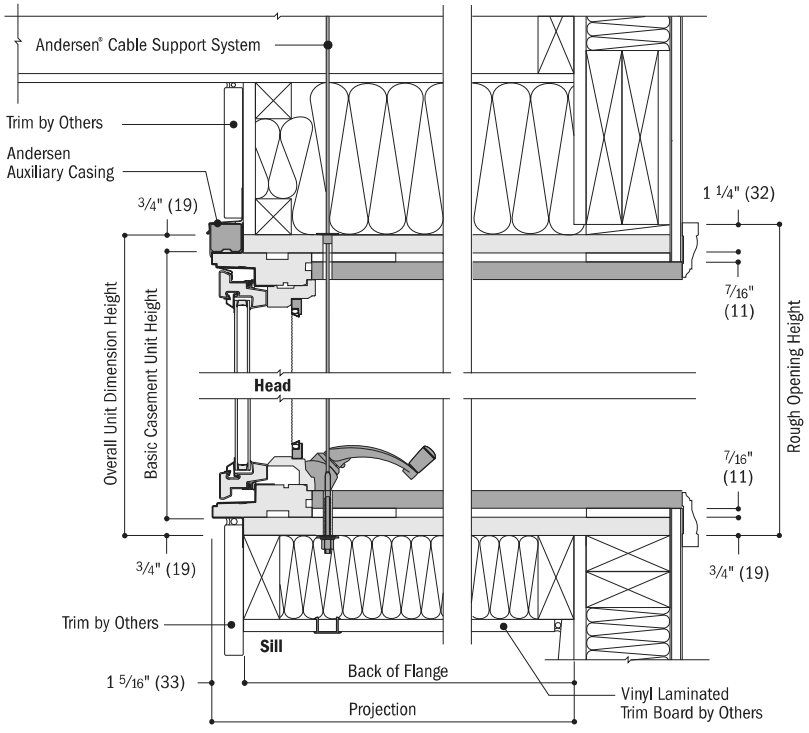
Horizontal Section
Center Venting Window



Horizontal Section
Center Picture Window

Detail for Casement Bay and Bow Windows

Scale 1 1/2" (38) = 1'-0" (305) – 1:8

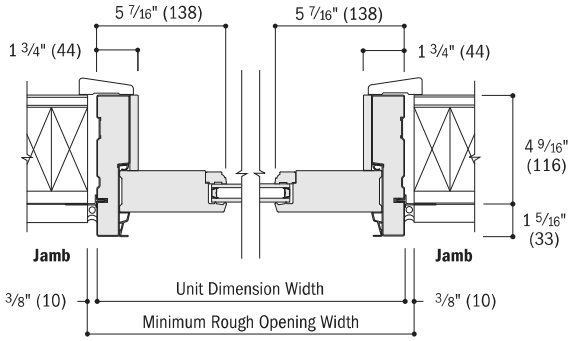


Vertical Section

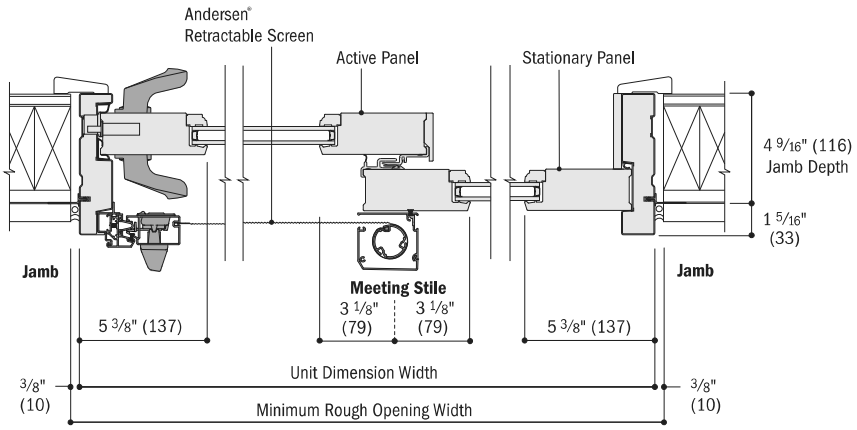
- Light-colored areas are parts included with window. Dark-colored areas are additional Andersen® parts required to complete window assembly as shown.
- **Minimum rough openings may need to be increased to allow for use of building wraps, flashing, sill panning, brackets, fasteners or other items.**
- Details are for illustration only and are not intended to represent product installation methods or materials. Refer to unit installation guides at andersenwindows.com.
- Dimensions in parentheses are in millimeters.

Details for Frenchwood® Gliding Patio Doors

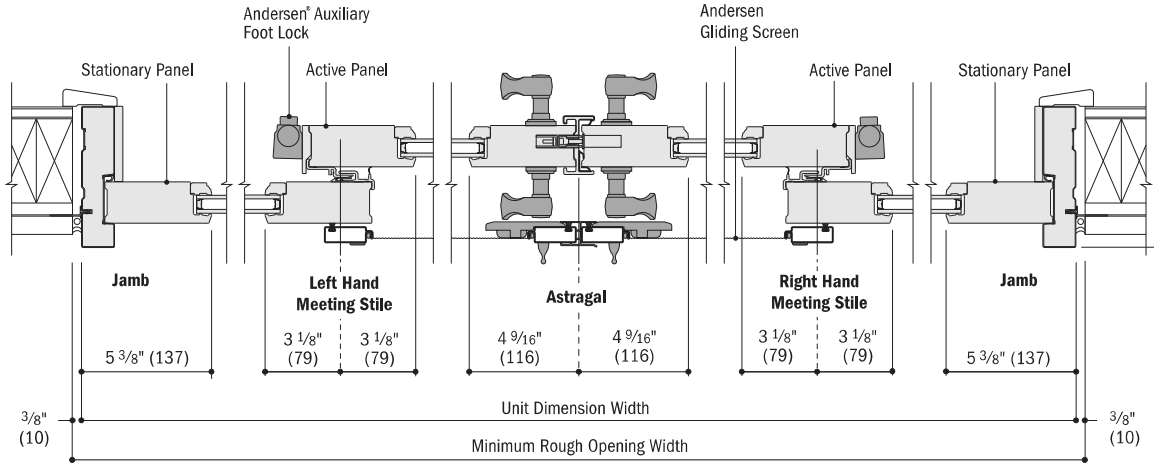
Scale 1 1/2" (38) = 1'-0" (305) – 1:8



Horizontal Section
Stationary



Horizontal Section
Two-Panel

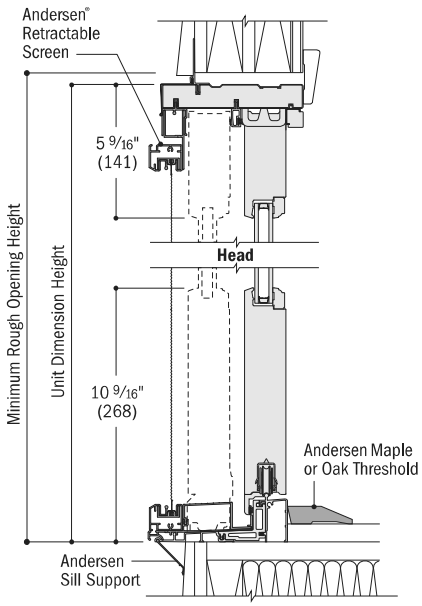


Horizontal Section
Four-Panel

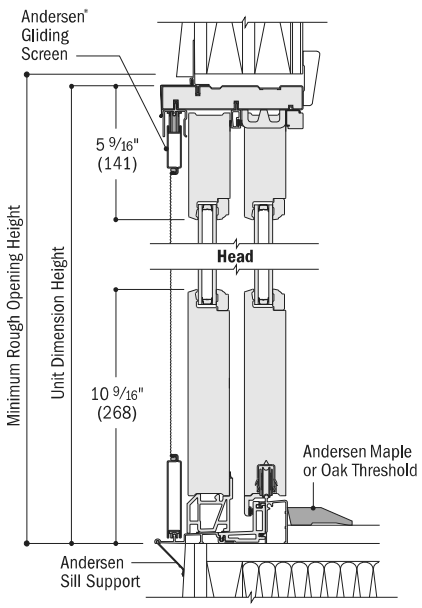
- 4 9/16" (116) overall jamb depth measurement is from back side of installation flange.
- Light-colored areas are parts included with door. Dark-colored areas are additional Andersen® parts required to complete door assembly as shown.
- **Minimum rough openings may need to be increased to allow for use of building wraps, flashing, sill panning, brackets, fasteners or other items.**
- Details are for illustration only and are not intended to represent product installation methods or materials. Refer to product installation guides at andersenwindows.com.
- Dimensions in parentheses are in millimeters.

Details for Frenchwood® Gliding Patio Doors

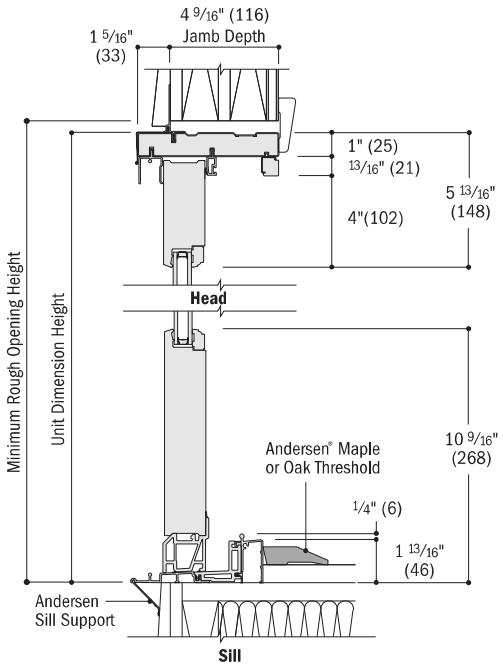
Scale 1 1/2" (38) = 1'-0" (305) – 1:8



Vertical Section



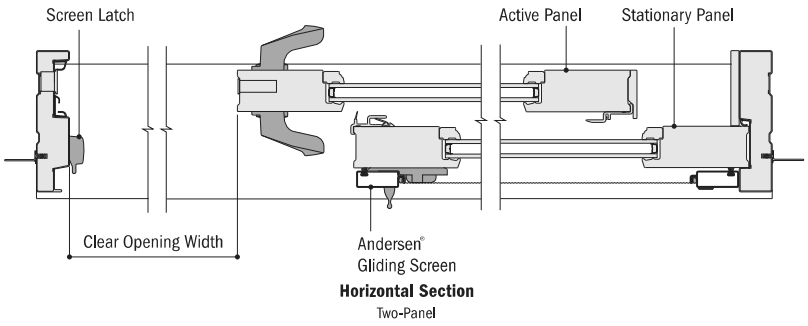
Vertical Section



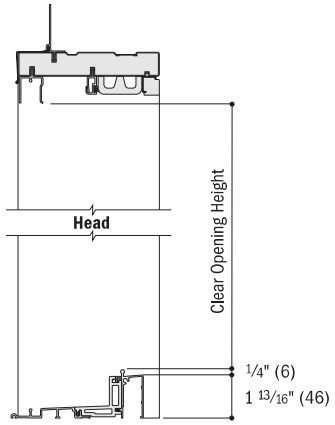
Vertical Section
Stationary

Clear Opening Details

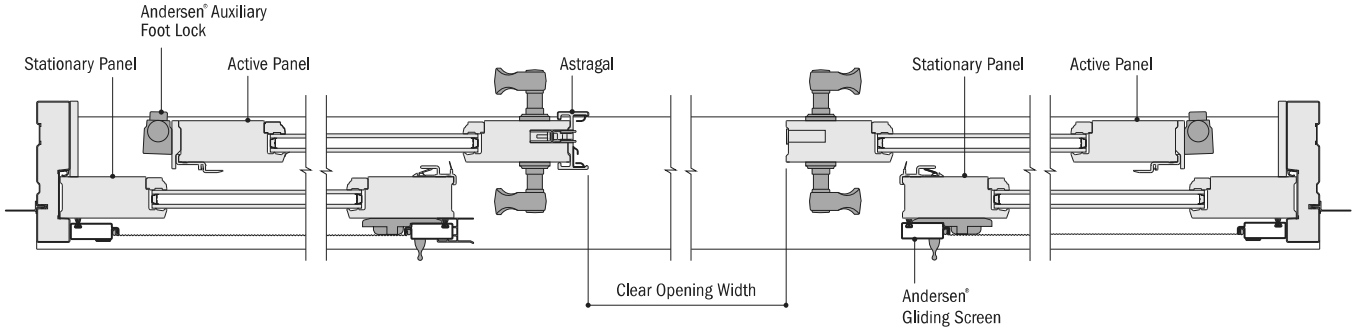
Scale 1 1/2" (38) = 1'-0" (305) – 1:8



Horizontal Section
Two-Panel



Vertical Section

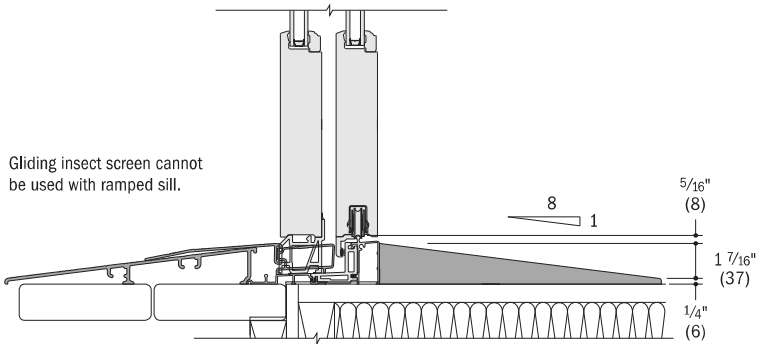


Horizontal Section
Four-Panel

- 4 9/16" (116) overall jamb depth measurement is from back side of installation flange.
- Light-colored areas are parts included with door. Dark-colored areas are additional Andersen® parts required to complete door assembly as shown.
- **Minimum rough openings may need to be increased to allow for use of building wraps, flashing, sill panning, brackets, fasteners or other items.**
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- Dimensions in parentheses are in millimeters.

Ramped Sill Detail

Scale 1 1/2" (38) = 1'-0" (305) – 1:8



- Light-colored areas are parts included with door. Dark-colored areas are additional Andersen® parts required to complete door assembly as shown.
- **Minimum rough openings may need to be increased to allow for use of building wraps, flashing, sill panning, brackets, fasteners or other items.**
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- Dimensions in parentheses are in millimeters.

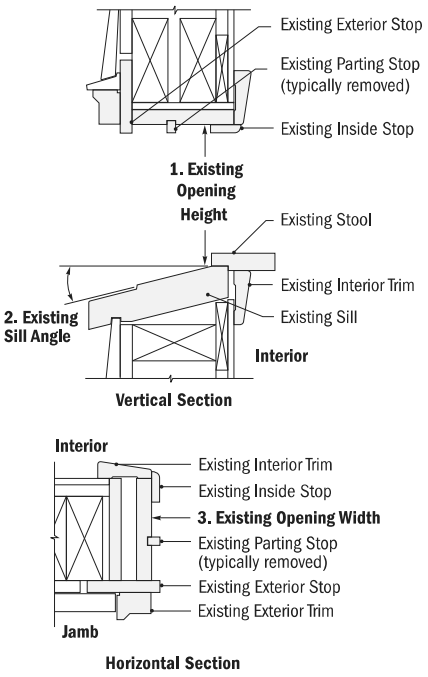
Existing Window Measurements

Required measurements:

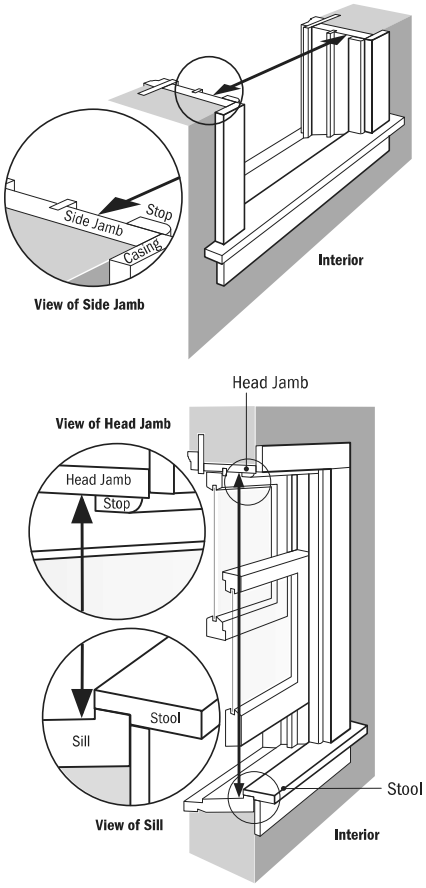
1. Existing Opening Height

2. Existing Sill Angle

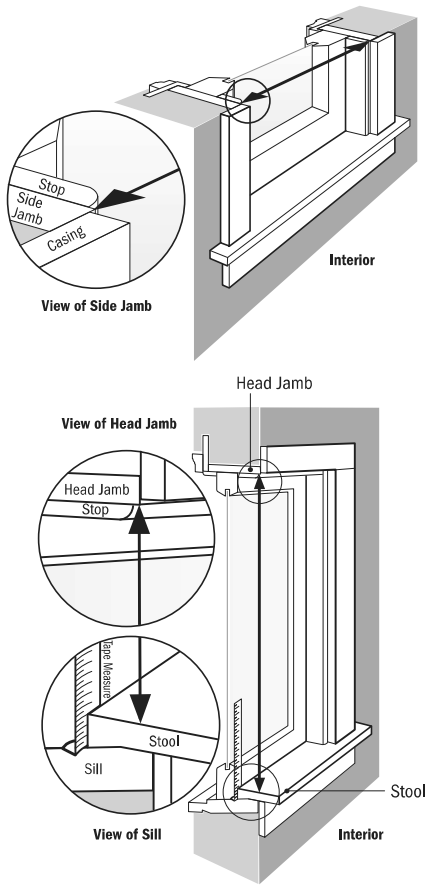
3. Existing Opening Width



Existing Double-Hung Window



Existing Picture Window

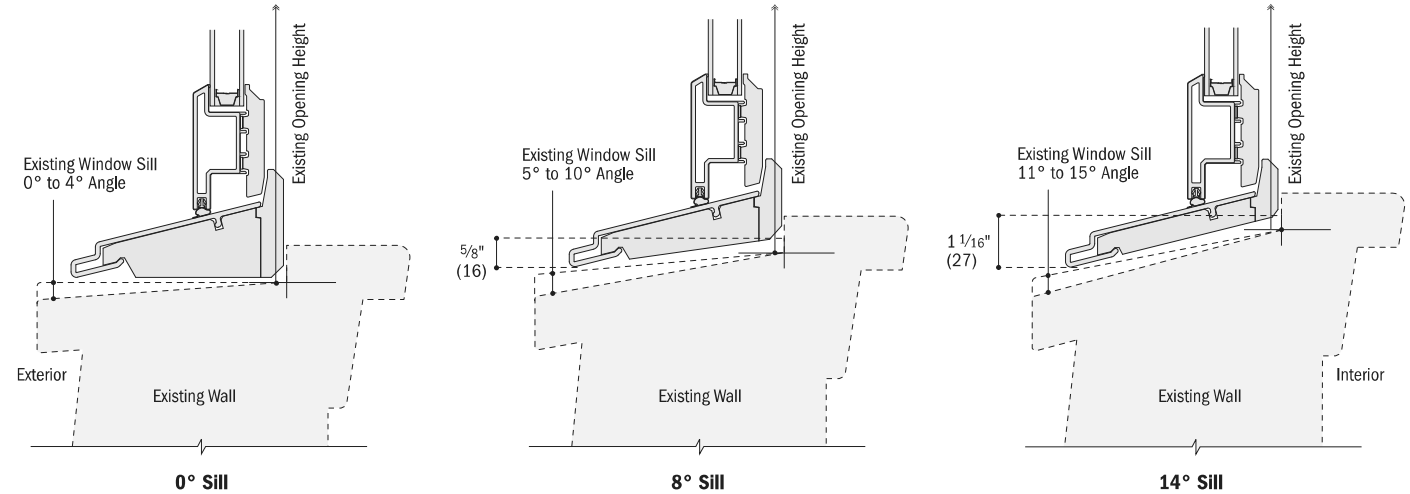


Sill Angle Details

Scale 3" (76) = 1'-0" (305) — 1:4

Select a sill angle that most closely matches your existing sill angle.

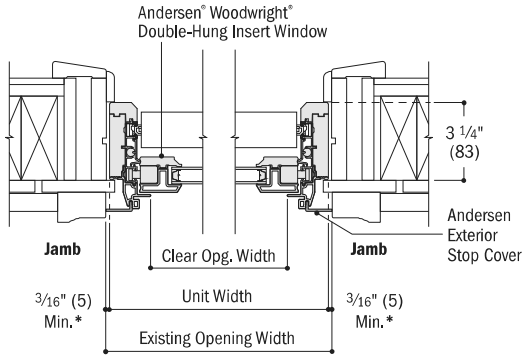
Windows with a smaller sill angle will have a larger maximum height.



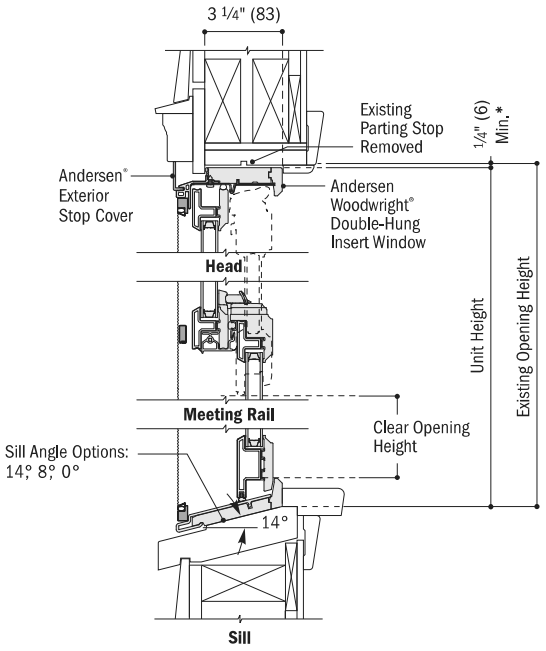
- Details are for illustration only and are not intended to represent product installation methods or materials. Refer to product installation guides at andersenwindows.com.
- Refer to andersenwindows.com/measure for detailed instructions on how to properly measure for insert windows.
- Dimensions in parentheses are in millimeters.

Details for Woodwright® Double-Hung Insert Windows

Scale 1 1/2" (38) = 1'-0" (305) – 1:8



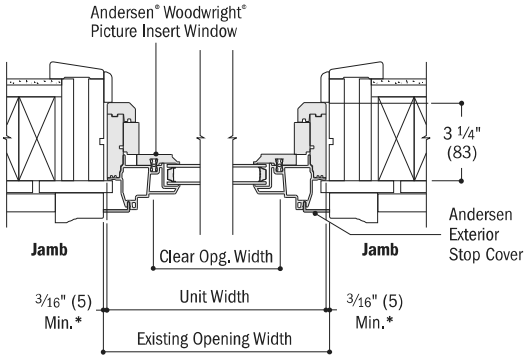
Horizontal Section



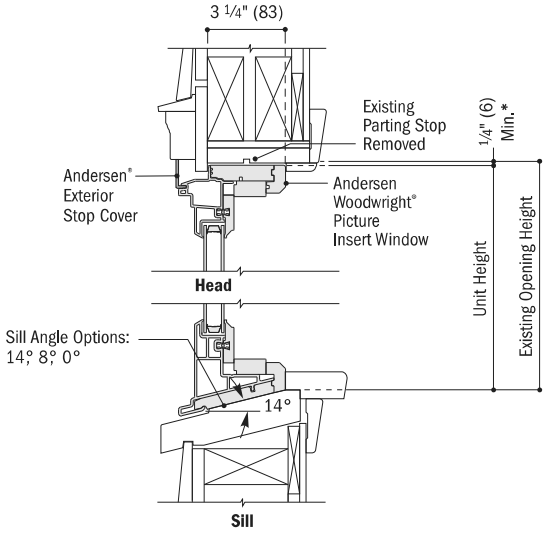
Vertical Section

Details for Woodwright® Picture Insert Windows

Scale 1 1/2" (38) = 1'-0" (305) – 1:8

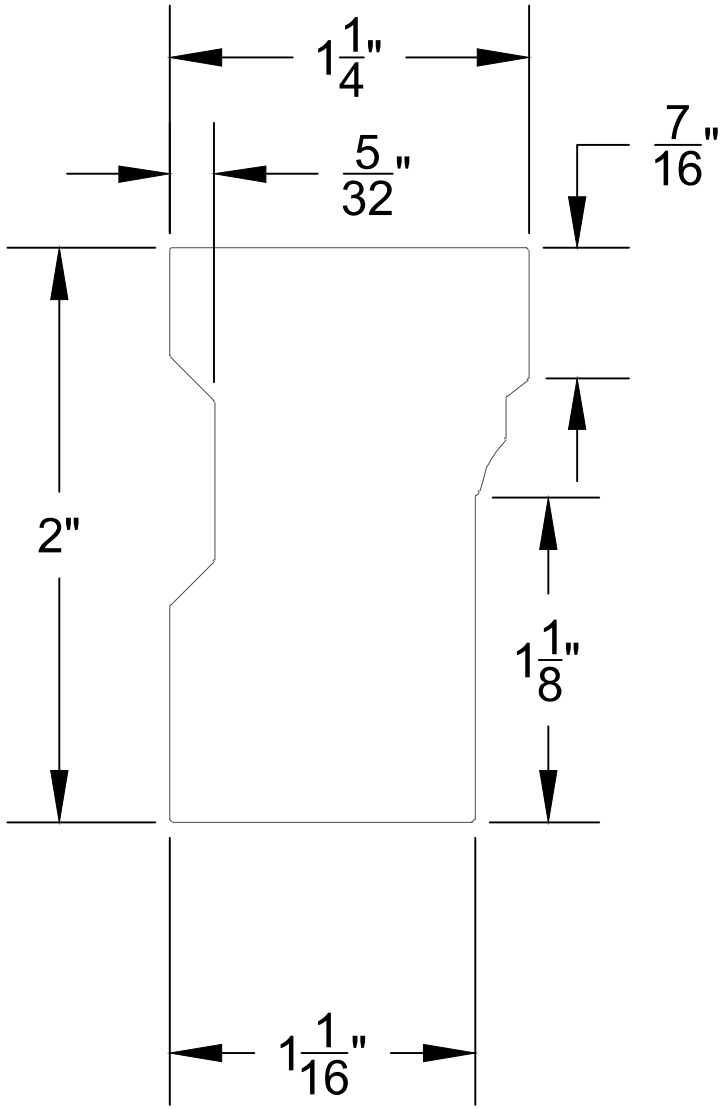


Horizontal Section



Vertical Section

- Light-colored areas are parts included with window. Dark-colored areas are additional Andersen® parts required to complete window assembly as shown.
- Details are for illustration only and are not intended to represent product installation methods or materials. Refer to product installation guides at andersenwindows.com.
- Dimensions in parentheses are in millimeters.
- *Refer to andersenwindows.com/measure for detailed instructions on how to properly measure for insert windows.



AZEK BUILDING PRODUCTS
WWW.AZEK.COM
(877) ASK-AZEK

AZEK® Moulding

Brick Mould (AZM-180)
AMBM02204 || AMBM02216
1 1/4" x 2" x 17' || 1 1/4" x 2" x 18'

AZEK EXTERIORS
ENGINEERED TO LAST BEAUTIFULLY

CONTACT OUR SPEC TEAM **SPECTEAM@AZEKCO.COM**

AZEK CLASSIC WHITE TRIM

All AZEK premium exterior trim products are made of rot-resistant and moisture-resistant cellular foam PVC and are engineered for long-lasting performance and durability allowing for flexibility in design.

AZEK trim is an ideal replacement to traditional wood as it delivers the authentic look of painted wood while eliminating concerns of damage from excessive moisture absorption corrosion, rotting, splitting, splintering, delamination, warping or swelling excessively from moisture.



FEATURES

- **Moisture Resistant** - Protected, inside and out, from water exposure, absorption, and rot
- **Durability** - Flexible and durable engineered polymer delivers long lasting protection
- **Fire Resistance** - AZEK Trim maintains a Class A Flame Spread Rating
- **Low Maintenance** - Requires minimal upkeep compared to other materials and includes a Lifetime Limited Warranty
- **UV Resistance** - White throughout and protected with UV inhibitors, resistant to yellowing over time
- **Insect Resistance** - Non-organic material means no food source for pests

Moisture Resistant
Durable, Low Maintenance
No Paint Needed
Rot Resistant
Insect Resistant
Lightweight

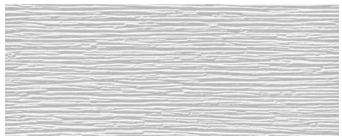
NOMINAL TRIM BOARD OFFERING

AZEK's nominal trim boards come in a ready-to-install semi-matte white, available in either smooth or woodgrain finishes. With over 20 profiles available, including a variety of solutions-based profiles, AZEK Trim options are an ideal choice for a wide range of design applications.

VIEW FULL AZEK CLASSIC TRIM OFFERING

Smooth Finish

Woodgrain Finish



NOMINAL THICKNESS	NOMINAL WIDTH								
	2	3	4	5	6	8	10	12	16
8/4			S	S	S	S	S	S	S
6/4			W	W	W	W	W	W	
5/4	S W	S W	S W	S W	S W	S W	S W	S W	S W
4/4	S	S	S W	S W	S W	S W	S W	S W	S W
5/8			S W	S W	S W	S W	S W	S W	S W

Product Finish Key Smooth S Woodgrain W

- Various sizes available in 12', 16' 18' lengths
- Only 5/4 and 6/4 thickness comes in 20' lengths

PERFORMANCE / CERTIFICATIONS

PROPERTY	TEST METHOD	VALUE
Flame Spread Index	ASTM E84	Class A Rating
Coeffient of linear Thermal Expansion	ASTM D696	4/4" - 4.86 x 10^{-5}, 5/4" - 5.06 x 10^{-5}
Modulus of Rupture	ASTM D790	2,172 psi
Modulus of Elasticity	ASTM D790	101,288 psi
Moisture Absorption	ASTM D570	Increase in Weight, % 4/4 = 1.13 average 5/4 = 0.40 average
Water Absorption %MASS	ASTM D570	0.15
Termite Resistance	ASTM D3345	Pass
Wind Resistance	ASTM E330	Wind Resistance - Maximum Negative Design Pressure* = 100 PSF
Impact Resistance	ASTM D5420	4/4" - 264.4 in*lb-f 5/4" - >320 in*lb-f
Fastener Pull Through	ASTM D6117	4/4" - 143 lb-f 5/4" - 61 lb-f

* Dependent on installation methods

BUILDING CODES

- Code Compliance: ICC-ESR-1074
- International Building Code (IBC): 2024, 2021, 2018, 2015
- International Residential Code (IRC): 2024, 2021, 2018, 2015

FASTENER & ADHESIVE GUIDANCE

To ensure best performance of AZEK Trim products, use a highly durable fastener such as stainless steel or hot dipped galvanized fasteners. Prior to installation be sure to read full installation guidelines.

VIEW TECHNICAL & INSTALL DOCUMENTS

Recommended fastener options:

- Cortex® Hidden Fastening System
- #8 Trim Screw may also be used
- Coil siding nail

Fasten AZEK Trim in accordance with our installation guidelines.

- Drive screw or nail head flush or slightly below the trim board.
- Fasten within 2" of the end of the trim board.
- Fasten every 16" or less. For boards up to 8" wide, use 2 fasteners at ends and every 16" or less. For boards over 8" wide, use 3 fasteners at ends and every 16" or less.

For best results, apply glue to all AZEK-to-AZEK joints with adhesive.

- AZEK Cellular PVC Cement is recommended and is availbale in easy-to-use squeeze bottles.
- For longer runs, such as fascia, frieze or band boards, use scarf joints with adhesive on both sides. Use fasteners on both sides of the joint within 2" of the end.

AZEK FULL-CIRCLE PVC RECYCLING

AZEK is proud to be the #1 vertically-integrated recycler of PVC in the U.S., setting the standard for sustainability in the building materials industry.

- **2.6B+ lbs** of waste recycled since 2009
- **1,200+** Trim recycle bins in the field today
- **99%** of scrap generated in our Scranton, PA and Wilmington, OH manufacturing facilities is re-used

AZEK is a gold member of the US Green Building Council and is pleased to support project teams working to attain LEED certification. Visit AZEKexteriors.com to learn more.

PAINTING GUIDANCE

When painting AZEK Siding and Trim, choosing the right paint type and color will ensure a truly low maintenance, long-lasting painted finish. Reference AZEKexteriors.com/painting prior to choosing paint. Using paints that do not meet AZEK's guidelines may cause the product to overheat, leading to undesirable product defects such as warping, oil canning, or buckling.

- Always make sure paint is suitable for exterior application and is 100% acrylic latex
- Determine the paint colors Light Reflective Value (LRV)
- If color has a LRV over 55, use 100% acrylic latex paint approved for exterior use
- If LRV is under 55, please consult AZEK Exteriors approved paint charts at AZEKexteriors.com/painting

VIEW PAINT RESOURCES

ADDITIONAL TRIM PROFILES AVAILABLE IN CLASSIC WHITE

AZEK Exteriors provides a wide range of premium trim solutions, crafted to meet the demands of architects and design builders. With rot-resistant materials and application-specific designs, these products enhance architectural projects with clean, sophisticated accents while ensuring straightforward installation and lasting performance.



APPLICATION SPECIFIC PROFILES



Rabbeted Trim



One-Piece Skirt Board



Cornerboards

VIEW FULL AZEK CLASSIC TRIM OFFERING

Prior to installation, read full installation and painting guidelines at AZEKexteriors.com.

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For more information please visit AZEKexteriors.com or call 1-800-910-3545
LIT-TECH-SHEET-TRIM 08/25

AZEK EXTERIORS
ENGINEERED TO LAST BEAUTIFULLY

Town of Easton Historic District Commission
Draft Decision Summary
Monday, April 13, 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)

Attendance:

Commission Members:
Ernie Demby, Chairperson
Maria Brophy CFM, Vice Chairperson
Kevin Bateman
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
Jim Carr

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

2. **Agenda Summary Review** —

   Commissioner Bateman moved to approve the April 13, 2026 Agenda Summary. Vice Chairperson Brophy seconded the motion.

Vote	5 - 0 - 0 - 2
FOR:	5 - Demby, Brophy, Bateman, Startt, Stuart
AGAINST:	0
ABSTAIN:	0
ABSENT:	2 - Carey, Carr

3. **Old Business** — None

4. New Business —

a. File No.: **2026 - 1674 / HD 26 - 28**
Applicant: **Harold E. DeBona and Susan P. Mortimer**
Location: 11 South Street, Easton, MD 21601
Tax Map 0104, Grid 00EA, Parcel 1515
Zoning: R-7A

Request: The Applicant is requesting to replace 18 linear feet of the existing wooden privacy fence and gate with a new six (6) foot tall fence. The proposed fence consists of five (5) feet of solid vertical boards with an additional one (1) foot of wooden lattice. The Applicant is also requesting the removal of a small portion of chain link fence enclosing a utility infrastructure. The principal structure on this property is a contributing structure to the Historic District, and is listed on the Maryland Inventory of Historic Places (T-455).

Background: On April 26, 2021, the Commission granted a Certificate of Appropriateness for the construction of the existing privacy fence (2021-0449).

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:
Harold E. DeBona

Public Comment — None
Public Comment Written — None

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

Vote	5 - 0 - 0 - 2
FOR:	5 - Demby, Brophy, Bateman, Startt, Stuart
AGAINST:	0
ABSTAIN:	0
ABSENT:	2 - Carey, Carr

b. File No.: **2026 - 1695 / HD 26 - 35**
Applicant: **Glen and Barbara Biddle**
Location: 206 August Street, Easton, MD 21601
Tax Map 0104, Grid 00EA, Parcel 1163, Lot 1
Zoning: CB

Request: The Applicant is proposing to demolish the existing concrete front porch steps located on the right side of the duplex. The replacement steps will be constructed with wood, and will incorporate tongue-and-groove treads, 2" x 2" balusters, and 4" x 4" posts. 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 (Porches)*
iii. *Appendix B.2 Common Substitute Materials (Porch and Deck)*

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

Applicant Presentation:
Barbara Biddle

Public Comment — None
Public Comment Written — None

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

Vote	5 - 0 - 0 - 2
FOR:	5 - Demby, Brophy, Bateman, Startt, Stuart
AGAINST:	0
ABSTAIN:	0
ABSENT:	2 - Carey, Carr

c. File No.: 2026 - 1678 / HD 26 - 30
Applicant: Mid-Shore Exteriors LLC
on behalf of Dan O'Brien
Location: 6 Brookletts Avenue, Easton, MD 21601
Tax Map 0105, Grid 00EA, Parcel 2094
Zoning: R-10A

Request: The Applicant is requesting the replacement of a flat membrane roof located on a one story rear addition. The existing railing will be reinstalled once the roof replacement is complete. This is a contributing structure to the Historic District.

Historic District Guideline references:

i. *Guideline 68. Maintain Historic Roof Shape*
ii. *Guideline 70. Roof Material*

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

Applicant Presentation:
Dan O'Brien

Public Comment — None
Public Comment Written — None

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

Vote	5 - 0 - 0 - 2
FOR:	5 - Demby, Brophy, Bateman, Startt, Stuart
AGAINST:	0
ABSTAIN:	0
ABSENT:	2 - Carey, Carr

d. File No.: 2026 - 1680 / HD 26 - 32
Applicant: Marasun LLC
on behalf of Elizabeth North
Location: 119 S. Harrison Street, Easton, MD 21601
Tax Map 0104, Grid 00EA, Parcel 1964
Zoning: R-7A

Request: The Applicant is proposing the replacement of the existing roof using architectural asphalt shingles and a product called DeckSeal on the lower pitched sections. The existing K-style gutters will also be replaced with K-style gutters of a slightly larger dimension. This is a contributing structure to the Historic District.

Historic District Guideline references:

i. *Guideline 68. Maintain Historic Roof Shape*
ii. *Guideline 70. Roof Material*
iii. *Guideline 71. Roof Appurtenances*
iv. *Guideline 73. Replace Historic Gutters and Downspouts In-Kind*

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

Applicant Presentation:
Michael Brock, Marasun LLC

Public Comment — None
Public Comment Written — None

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

Vote	5 - 0 - 0 - 2
FOR:	5 - Demby, Brophy, Bateman, Startt, Stuart
AGAINST:	0
ABSTAIN:	0
ABSENT:	2 - Carey, Carr

e. File No.: 2026 - 1681 / HD 26 - 33
Applicant: Fello Community Development
Location: 521 August Street, Easton, MD 21601
Tax Map 0103, Grid 00EA, Parcel 1028, Lot 2
Zoning: CB

Request: The Applicant is requesting an after the fact approval for the installation of two (2) wall mounted signs. The first sign is located on the August Street facing façade and is 5.5 square feet in area, the second sign is located within the stairwell fronting Park Street and is 2 square feet in area.

Historic District Guideline references:
i. *Guideline 25. General Guidelines for Signage*
ii. *Guideline 35. Wall Signs*

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

Applicant Presentation:
Zachary A. Smith Esq. on behalf of Fello Community Development

Public Comment — None
Public Comment Written — None

Commissioner Bateman moved to approve the application as submitted based on the finding that the sign placement and sizing is consistent with Guidelines 25c, 25e, and 35c. Vice Chairperson Brophy seconded the motion.

Vote	5 - 0 - 0 - 2
FOR:	5 - Demby, Brophy, Bateman, Startt, Stuart
AGAINST:	0
ABSTAIN:	0
ABSENT:	2 - Carey, Carr

f. File No.: **2026 - 1696 / HD 26 - 36**
Applicant: **Charles Paul Gobel, Architect LTD**
on behalf of American Legion Blake-Blackston Post 77
Location: 102 W. Glenwood Avenue, Easton, MD 21601
Tax Map 0104, Grid 00EA, Parcel 1436
Zoning: CB

Request: The Applicant is seeking approval for the demolition of an existing side addition, and the subsequent reconstruction of the addition in an expanded footprint. The reconstruction plan involves several material changes including a flat membrane roof, fiber cement siding, and fiberglass-clad awning window. Additionally, a door and steps on the side of the structure will be removed and replaced with two (2) new fiberglass-clad windows. The principal structure on this property is a contributing structure to the Historic District.

Background: According to Town records, the structure has undergone several permitted additions and renovations since 1987. On March 20, 1987 a building permit was issued for the construction of a 40' x 64' addition to the historic structure (Permit No. 6766). On August 7, 2014, a building permit was issued for alterations to the front façade of the structure including the replacement of the front door, the construction of a new front porch, and an increase of the roof pitch on the side addition (2014-10580). On January 11, 2021 the Historic District Commission granted approval for the construction of a large rear addition to accommodate a new kitchen and ADA compliant bathrooms (2020-0121).

Historic District Guideline references:

i. *Section 2.9 Demolition Review Procedures*
ii. *Guideline 128. Avoid Demolitions*
iii. *Guideline 129. Partial Demolition*
iv. *Guideline 94. Style*
v. *Guideline 96. Orientation, Alignment, and Setback*
vi. *Guideline 97. Form, Massing, Height, and Scale*
vii. *Guideline 101. Lateral Additions*
viii. *Guideline 103. Materials*
ix. *Guideline 105. Exterior Color*
x. *Guideline 106. Details and Ornamentation*
xi. *Guideline 112. Proportion*
xii. *Guideline 115. Roof Form*
xiii. *Guideline 116. Roof Material*
xiv. *Guideline 126. Arrangement*
xv. *Guideline 127. Window Type*

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

Applicant Presentation:
Charles Paul Gobel AIA on behalf of Blake-Blackston Post 77

Public Comment — None
Public Comment Written — None

Commissioner Bateman moved to determine that the addition is a non contributing structure to the Historic District, and to approve the demolition of the addition and replacement plan as submitted. Commissioner Startt seconded the motion.

In accordance with Section 2.9 of the Demolition Review Procedures, the Commission determined the addition to be a non contributing structure to the Historic District based on the following findings:

1. **The addition does not have character, interest or value which contributes to Easton's heritage.**

2. **The addition does not represent one or more periods or styles of architecture, landscape interest or value as part of the development, heritage or culture of the town architecture, building or construction technique with significant character, of Easton.**

3. **The addition does not reflect an outstanding attention to architectural design, detail, materials or craftsmanship.**

4. **The addition does not demonstrate characteristics that make a recognizable entity with logical geographic boundaries and its preservation essential to the integrity of the Historic District.**

5. **The addition does not represent an established and familiar feature of the Historic District due to its unique location or singular physical characteristics.**

6. **The addition does not provide certain historic or scenic value significant to the area.**

Vote	5 - 0 - 0 - 2
FOR:	5 - Demby, Brophy, Bateman, Startt, Stuart
AGAINST:	0
ABSTAIN:	0
ABSENT:	2 - Carey, Carr

g. File No.: 2026 - 1676 / HD 26 - 29
Applicant: Brendan S. Mullaney Esq.
on behalf of Shoregate of Cannery Commercial LLC

Location: 108 East Avenue, Easton, MD 21601
Tax Map 0103, Grid 00EA, Parcel 0753
Zoning: BC

Request: The Applicant is requesting approval for the demolition of the existing structure known as the Easton Ice Company building located at 108 East Avenue in order to accommodate the construction of a 3,200 square foot amenity building. The proposed new construction includes fiber-cement lap siding with sections of brick veneer. The roofing materials consist of architectural asphalt shingles on the primary roof, and standing seam metal on accent roof elements. Proposed windows are vinyl, and exterior doors are primarily aluminum with full-light glazing. This is a contributing structure to the Historic District, and is listed on the Maryland Inventory of Historic Places (T-410-1).

Background: This project first came before the Commission in 2023. At the time, the structure was found to be a contributing structure, and as per demolition review procedures was reviewed on August 23, 2023 and October 9, 2023 (application 2023-0996). The Commission granted a Certificate of Appropriateness (COA) for the this scope of work via a 6-0 vote subject to the following conditions:

1. The demolition permit shall not be granted until the Applicant receives sketch site plan approval for the associated apartments.

2. The Easton Ice sign shall be placed on either the South or West façade subject to compliance with the Zoning Ordinance's signage regulations.

3. The exterior siding shall be Smooth Side Hardi.

The project received Sketch Site Plan approval from the Planning Commission on December 21, 2023, and architectural approval on February 15, 2024. Development site plan approval was obtained on December 9, 2025. The COA subsequently lapsed on April 24, 2024 as no demolition permit was issued within six (6) months from the date of issuance.

Historic District Guideline references:

i. *Section 2.9 Demolition Review Procedures*
ii. *Guideline 128. Avoid Demolition*
iii. *Guideline 129. Partial Demolition*
iv. *Guideline 130. Demolition by Neglect*

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

Applicant Presentation:

Brendan S. Mullaney Esq. on behalf of Shoregate of Cannery Commercial LLC

Public Comment — None
Public Comment Written — None

Commissioner Bateman moved to determine that the structure is a non contributing structure to the Historic District. Chairperson Demby seconded the motion.

In accordance with Section 2.9 of the Demolition Review Procedures, the Commission determined the structure to be a non contributing structure to the Historic District based on the following findings:

1. **The structure does not have character, interest or value which contributes to Easton's heritage.**

2. **The structure does not represent one or more periods or styles of architecture, landscape interest or value as part of the development, heritage or culture of the town architecture, building or construction technique with significant character, of Easton.**

3. **The structure does not reflect an outstanding attention to architectural design, detail, materials or craftsmanship.**

4. **The structure does not demonstrate characteristics that make a recognizable entity with logical geographic boundaries and its preservation essential to the integrity of the Historic District.**

5. **The structure does not represent an established and familiar feature of the Historic District due to its unique location or singular physical characteristics.**

6. **The structure does not provide certain historic or scenic value significant to the area.**

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

Chairperson Demby moved to approve the demolition of the non contributing structure and replacement plan subject to the following conditions:

1. **The Applicant shall file an MIHP Addendum to document the Easton Ice Company (T-410-1) with the Maryland Historic Trust (MHT).**

2. **The Applicant shall provide an historic exhibit or wall plaque on the West facing facade detailing the history of the Easton Ice Company building using information gathered during the MIHP Addendum process. The contents, size, and placement of this exhibit will be reviewed and approved by staff after consultation with the Chairperson and Vice-Chairperson of the Commission.**

Commissioner Stuart seconded the motion.

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

5. Discussion Item —

a. **Scheduling of the Monday, May 25, 2026 Historic District Commission Meeting (Meeting 1)** — The Monday, May 25, 2026 (Meeting 1) Historic District Commission meeting has been canceled in observance of the federal holiday.

6. Decision Summary Review —

Chairperson Demby moved to approve the March 23, 2026 Decision Summary. Commissioner Bateman seconded the motion.

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

7. Administrative Approval —

a. **File No.:** **2026 - 1682 / HD 26 - 34**
Applicant: **ARS/Rescue Rooter**
on behalf of Norman Cheesman
Location: 509 Goldsborough Street, Easton, MD 21601
Tax Map 0103, Grid 00EA, Parcel 0759
Zoning: R-7A

Request: The Applicant is requesting administrative approval for the installation of new HVAC units located on the side façade 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 condition:

1. Any exterior line sets shall be painted to match the color of the surface to which they are attached.

2. The unit(s) must be fully screened from public view from the right-of-way. Note: Specifications for any screening material must be submitted to staff for review prior to installation.

3. Line sets shall enter the building through existing openings or non-historic material (such as modern foundation infill) wherever possible. If penetration through historic masonry is required, it must be done through mortar joints rather than through the face of the brick or stone.

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

This is a contributing structure to the Historic District.

Historic District Guideline references:

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

b. File No.: 2026 - 1703 / HD 26 - 39
Applicant: Harriett Page
Location: 8 Brookletts Avenue, Easton, MD 21601
Tax Map 0105, Grid 00EA, Parcel 2095
Zoning: R-10A

Request: The Applicant is requesting administrative approval for the in-kind replacement of an asphalt shingle roof of a contributing shed. No trim, fascia, soffit, or gutters will be replaced. 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 as submitted.

Historic District Guideline references:

i. Guideline 2.5 Staff Approvals
ii. Guideline 68. Maintain Historic Roof Shape
iii. Guideline 70. Roof Material

c. File No.: **2026 - 1702 / HD 26 - 38**
Applicant: **American Custom Contractors**
on behalf of Paul Scuderi
Location: 207 E. Earle Avenue, Easton, MD 21601
Tax Map 0105, Grid 00EA, Parcel 2130
Zoning: R-10A

Request: The Applicant is requesting administrative approval for the in-kind replacement of an asphalt shingle roof. No trim, fascia, soffit, or gutters will be replaced. 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 as submitted. 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

8. Emergency Approval —

a. File No.: **2026 - 1679 / HD 26 - 31**
Applicant: **Kevin Bateman**
Location: 519 Goldsborough Street, Easton, MD 21601
Tax Map 0103, Grid 00EA, Parcel 0763
Zoning: R-7A

Request: Emergency approval for the installation of an iron railing on the rear porch as per the Historic District Commission Chairperson. This is a contributing structure to the Historic District.

9. Adjournment — Commissioner Startt moved to adjourn. Commissioner Stuart seconded the motion. The meeting was adjourned at 7:13 p.m.