Historic District Commission
MEETING AGENDA

Monday, May 11, 2026 - 6:00 PM
Council Chambers, Easton Town Office
14 S Harrison Street

Call to Order

1) Approval of the Agenda for May 11, 2026.

Old Business

1)

Application Number:	2024 - 1172 / HD 24 - 41
Applicant:	John Hutchison Architecture & GRT Architects on behalf of Academy Art Museum.
Location:	106, 108 & 110 Talbot Lane (Academy Art Museum) Tax Map 0104, Grid 00EA, Parcels 1948, 1949 & 1950
Zoning District:	R-7A
Historic Status:	Contributing
Request:	Amendment to a previously approved Certificate of Appropriateness (COA) for the installation of a recessed display window, and a new awning located on the South elevation.

New Business

1)

Application Number:	2026 - 1712 / HD 26 - 44
Applicant:	Chris Jordan Exteriors on behalf of Tri Gas Roll Off Services LLC
Location:	118 Talbot Lane Tax Map 0104, Grid 00EA, Parcel 1954
Zoning District:	R-7A
Historic Status:	Non contributing
Request:	In-kind replacement of the asphalt shingles, and the replacement of the cedar shake siding.

2)

Application Number:	2026 - 1713 / HD 26 - 45

Applicant: Chris Jordan Exteriors
on behalf of Tri Gas Roll Off Services LLC

Location: 120 Talbot Lane
Tax Map 0104, Grid 00EA, Parcel 1954

Zoning District: R-7A

Historic Status: Non contributing

Request: In-kind replacement of the asphalt shingles, and the replacement of the cedar shake siding.

3) Application Number: 2026 - 1714 / HD 26 - 46

Applicant: Jeffrey S. Mallory and M. Rachel Miller

Location: 523 Goldsborough Street
Tax Map 0103, Grid 00EA, Parcel 0764

Zoning District: R-7A

Historic Status: Contributing

Request: Replacement of the metal roof of a historic outbuilding with architectural asphalt shingles.

4) Application Number: 2026 - 1724 / HD 26 - 52

Applicant: Bluepoint Hospitality Group

Location: 113 N. Washington Street
Tax Map 0104, Grid 00EA, Parcel 0628, Lot 1

Zoning District: CB

Historic Status: Contributing (T-23)

Request: Installation of a 18.65 square foot PVC wall mounted sign, and a 3 square foot PVC hanging sign.

5) Application Number: 2026 - 1720 / HD 26 - 48

Applicant: Frances Forster and David Danner

Location: 204 S. Hanson Street
Tax Map 0105, Grid 00EA, Parcel 2136

Zoning District: R-10A

Historic Status: Contributing

Request: Construction of a new screened porch over the existing deck.

6) **Application Number:** 2026 - 1718 / HD 26 - 47

Applicant: Town and Country Roofing & Siding
on behalf of TG2 LLC

Location: 514 Goldsborough Street
Tax Map 0103, Grid 00EA, Parcel 1032

Zoning District: R-7A

Historic Status: Contributing

Request: In-kind replacement of the top roof with architectural asphalt shingles, and the replacement of the front porch standing seam metal roof.

7) **Application Number:** 2026 - 1722 / HD 26 - 50
Applicant: Pamela P. Gardner, AIA LLC
on behalf of Talbot Interfaith Shelter, Inc.
Location: 107 Goldsborough Street (Talbot Interfaith Shelter)
Tax Map 0103, Grid 00EA, Parcel 0650
Zoning District: CB
Historic Status: Contributing (T-288)
Request: Installation of an ADA accessible ramp, and additional site and sidewalk improvements.

8) **Application Number:** 2026 - 1723 / HD 26 - 51
Applicant: Pamela P. Gardner, AIA LLC
on behalf of Talbot Interfaith Shelter, Inc.
Location: 109 Goldsborough Street (Talbot Interfaith Shelter)
Tax Map 0103, Grid 00EA, Parcel 0651
Zoning District: CB
Historic Status: Contributing (T-435)
Request: Installation of an ADA accessible ramp, and additional site and sidewalk improvements.

Discussion Item

Approval of Minutes

1) Approval of the Draft Decision Summary from the April 27, 2026 Meeting.

Administrative Approval

Emergency Approval

Adjournment

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

Historic District Commission Staff Report

Meeting Date: 5/11/2026

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

Property Address: 106, 108, and 110 Talbot Lane

Applicant: John Hutchison, AIA on behalf of Academy Art Museum Inc.

Application Number: 2024-1172

Code Enforcement Case: Yes ☐ No ☒

Project Description:

The applicant is requesting approval for revisions to a Certificate of Appropriateness originally issued on April 8, 2024, and subsequently amended on October 28, 2024 and March 23, 2026 for the construction of a 4,980-square-foot structure. The overall project includes the restoration of a contributing structure located at 106 Talbot Lane and the construction of a 3,640-square-foot addition. The sketch site plan for the project was unanimously approved by the Planning Commission on September 24, 2024, and the development site plans were approved on July 24, 2025. Building permits for the project were issued on October 29, 2025.

The proposed revisions include the addition of an approximately 4' wide by 6' tall display window located in the courtyard on the concrete panel wall. A 3.5' awning will also be installed above a new entrance on the south elevation.

Outstanding Issue(s):

1. **Required Side Setback** - The proposed awning appears to project beyond the required side yard setback of the R7-A Zoning District (8'). The approved warehouse is built directly on the side building restriction line. Any projections from this side of the building such as canopies or awnings, could project no more than **1 feet 7.2 inches** beyond the required side setback[1]. The proposed awning would exceed that required setback by 1 foot 10.8 inches.

Historic District Design Guidelines (New Construction):

[1] §28-1006.B permits certain features including canopies to project beyond a required setback adjoining an interior side lot line a distance not more than 1/5th the required width of the side setback.

Guideline 94. Style

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

a. Avoid imitating earlier or historic architectural styles.

b. Create a new design that compliments the existing historic surroundings through compatible scale, form, massing, height, color, and character.

c. Architectural details of new infill buildings should relate to and be compatible with the architectural detailing of adjacent buildings. For example, matching cornice heights and referencing the façade rhythm of surrounding buildings.

Guideline 103. Materials

a. Exterior materials of a new buildings or addition should be compatible with surrounding buildings or the building to which it is attached.

Guideline 109. Energy and Sustainability

a. Employ the use of shutters and awnings.

Recommended Condition(s):

1. The awning shall be re-sized to conform the required side yard setback or a variance shall be obtained from the Board of Zoning Appeals.

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

Picture:

TAX ID	ADDRESS	OWNER NAME
2101006215	106 TALBOT LANE	TALBOT LANE, LLC

YEAR BUILT	PHYSICAL CONDITION
1890	FAIR

ARCHITECTURAL STYLE	ADDITION(S)
NATIONAL FOLK	NONE APPARENT

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

NOTES

ORIGINAL FRONT DOOR AND SOME 2/2 WINDOWS. PORCH POSTS + RAIL BUT HAS LOST MANY BALUSTERS ASBESTOS SHINGLES.

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

Picture:

TAX ID	ADDRESS	OWNER NAME
2101000527	108 TALBOT LANE	SHANNAHAN, ROBERT G.

YEAR BUILT	PHYSICAL CONDITION
1900	FAIR

ARCHITECTURAL STYLE	ADDITION(S)
NATIONAL FOLK-SHOT GUN FAMILY	1 STORY REAR SECTION

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

NOTES

ORIGINAL GLAZED AND PANEL DOOR. WOODEN 6/6 WINDOWS DOOR HOOD IS OLD IF NOT ORIGINAL .

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

Picture:

TAX ID	ADDRESS	OWNER NAME
2101020811	110 TALBOT LANE	BLOOR, ELIZABETH A

YEAR BUILT	PHYSICAL CONDITION

ARCHITECTURAL STYLE	ADDITION(S)

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

NOTES

VACANT LOT

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

Application #:	2024 - 1172
Date Received:	04/27/2026
Fee Paid:	-
HDC Meeting Date:	05/11/2026
Date Property Posted:	05/06/2026

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: 106, 108, & 110 Talbot Lane

☒ Contributing ☐ Non-Contributing YEAR BUILT: 1912-1919 NATIONAL REGISTAR #: N/A

PROPERTY INFORMATION

OWNER NAME: Academy Art Museum, Inc.
TELEPHONE NO.: EMAIL:

Applicant or Agent

NAME: John Hutchison (John Hutchison Architecture and GRT Architects)
TELEPHONE NO.: EMAIL:

Description of Proposal (include additional sheets, as necessary)

This project has been issued building permit #25-00020178,and last received it's Certificate of Approval at the 3/23/26 HDC Meeting We are requesting the following changes to be considered for approval by the Historic District Commission:

Refer attached summary.

Specific Requirements

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

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

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

Signature of Applicant or Agent
Date 04/27/26
Printed Name of Applicant or Agent John C. Hutchison, John Hutchison Architecture, LLC

Revised 4.4.2022

Historic District Commission Application Checklist

Revised December 2022

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

Requirements:

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

The application submitted shall include 2 copies plus 1 digital.

All Applications to Include:

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

New Construction / Addition

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

Renovations

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

Windows

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

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

Roofing

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

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

Signs

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

Landscaping & Trees

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

Fence

☐ Application must Include:

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

Demolition

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

☐ Elevations and photographic documentation of all elevations of the structure(s) to be demolished including footprint dimensions, height dimensions and a site plan illustrating location of the structure(s) to be demolished

☐ Structural Analysis by Structural Engineer or Licensed Architect

☐ For Economic Hardship please provide documentation. Reference Guideline 13.9

☐ Attach replacement plan

Other

☐ Attach all documentation supporting request

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

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

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

April 27, 2026

To: Town of Easton
Planning and Zoning
14 S. Harrison Street Easton, MD 21601

Cc: GRT Architects
Academy Art Museum

Encl: 260427_HDC Presentation.pdf

Re: **Re: Permit Application 25-20178**
Window Display & Exterior Entry Awning
(106, 108 &110 Talbot Lane)

The proposed work consists of installing a recessed display window within the concrete panel wall facing the court-yard, and a new awning above the side entry door (located on the south elevation).

The display window will be set within the wall opening and will consist of a thermally broken steel window and jamb extension with UV-Resistant & Impact Resistant insulated glass to allow visibility of historic artifacts while protecting them from weather and vandalism.

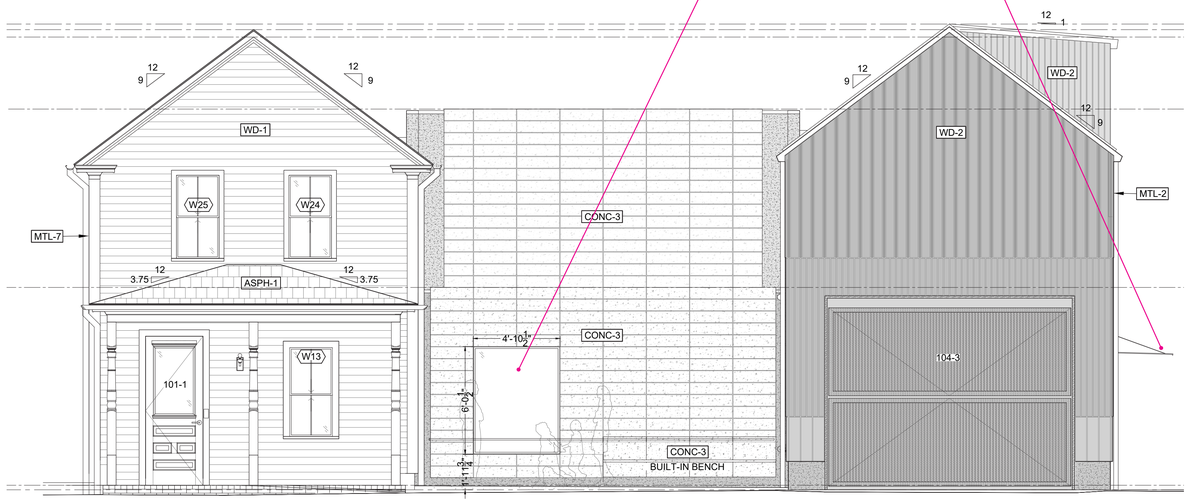
Additionally, a new awning will be installed above the side door located on the south elevation. The awning will be constructed of steel and will be supported by slender steel tension rods anchored to the façade.

Thank you,

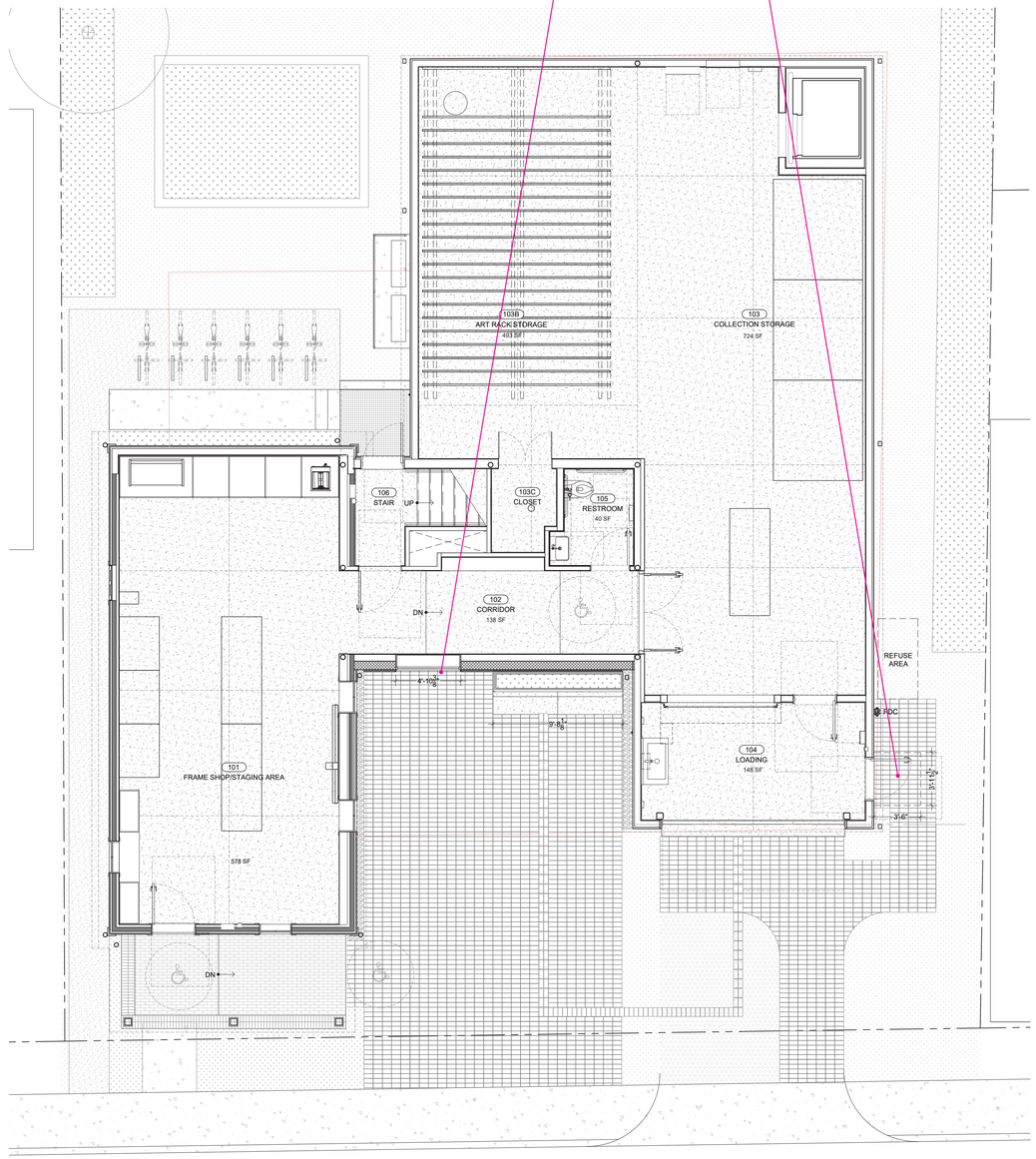
John Hutchison & the GRT Architects Team

John C. Hutchison, AIA
John Hutchison Architecture, LLC

Proposed Work - Exhibition Display + Awning



Elevation at Talbot Lane Facade (West Elevation)
1/4" = 1'-0"



First Floor-Site Plan
3/16" = 1'-0"

ISSUED FOR REVIEW ONLY - NOT FOR CONSTRUCTION

GRT ARCHITECTS

John Hutchison Architecture

Academy Art Museum Annex

106 Tallbot Lane
Easton, MD 21601

HDC Submission:
Certificate of Appropriateness
Revisions

For Review/Approval at May 11, 2026 HDC Meeting

Professional Certification: I certify that these documents were prepared or approved by me, and that I am a duly Licensed Architect under the Laws of the State of Maryland, License Number 18603, Expiration Date 6/14/2026.

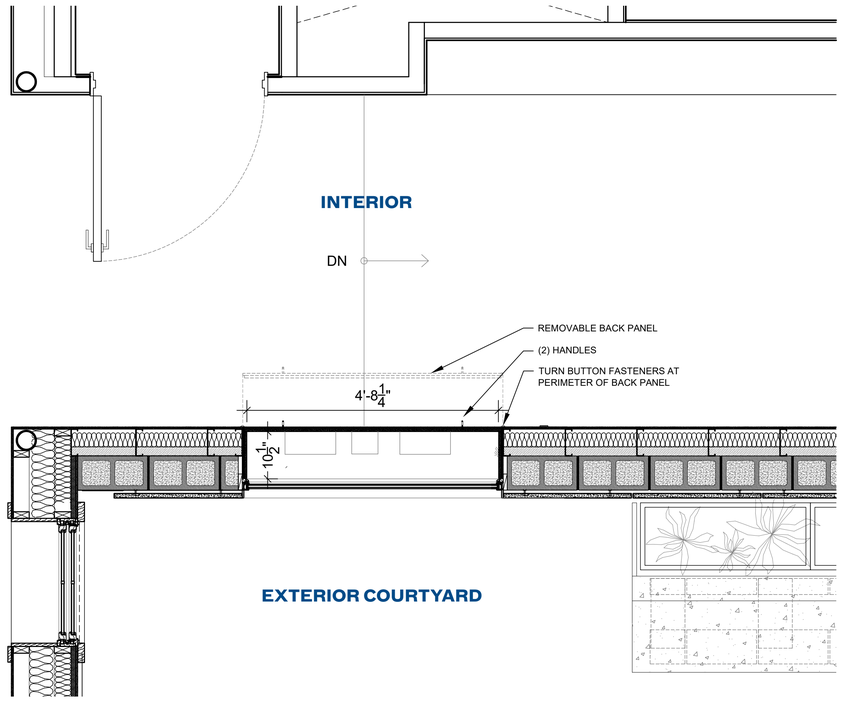
* pink indicates revision from last submission for HDC dated March 23, 2026; see cover letter for further explanations of design changes

Project Schedule
Target Completion Date: September 2026

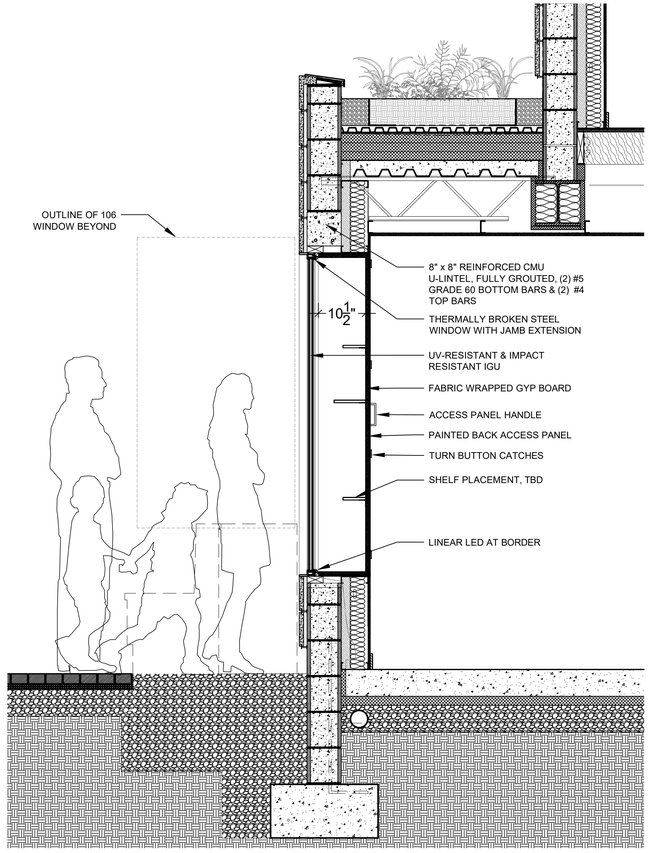
Submittal
1

Proposed Work - Exhibition Display

Exhibition Display (Close-Up)



Plan Detail
3/4" = 1'-0"



Section Detail
3/4" = 1'-0"

GRT ARCHITECTS

John Hutchison Architecture

Academy Art Museum Annex

106 Tallbot Lane
Easton, MD 21601

HDC Submission:
Certificate of Appropriateness
Revisions

For Review/Approval at May 11, 2026 HDC Meeting

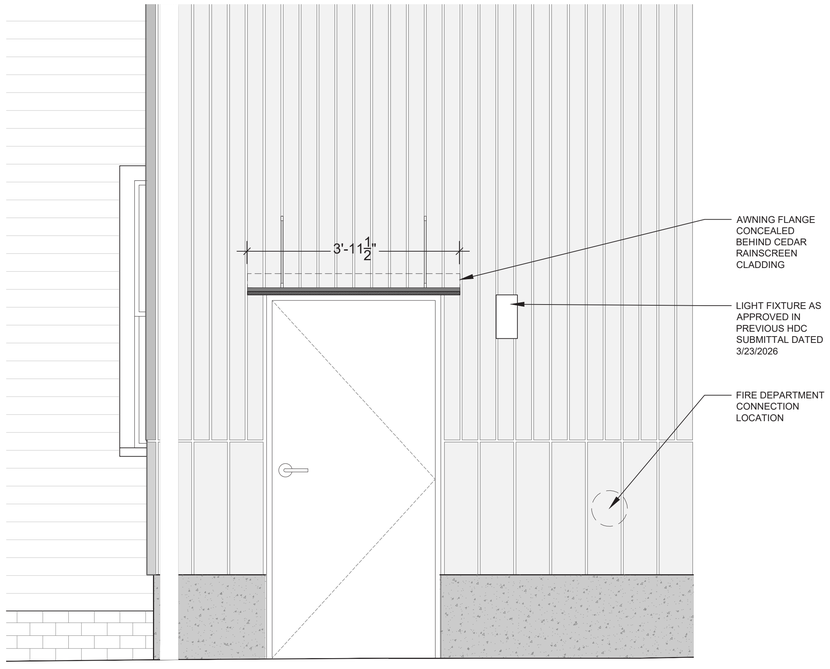
STATE OF MARYLAND
JUSTIN HUTCHISON
18603
ARCHITECT

Professional Certification: I certify that these documents were prepared or approved by me, and that I am a duly Licensed Architect under the Laws of the State of Maryland, License Number 18603, Expiration Date 6/14/2026.

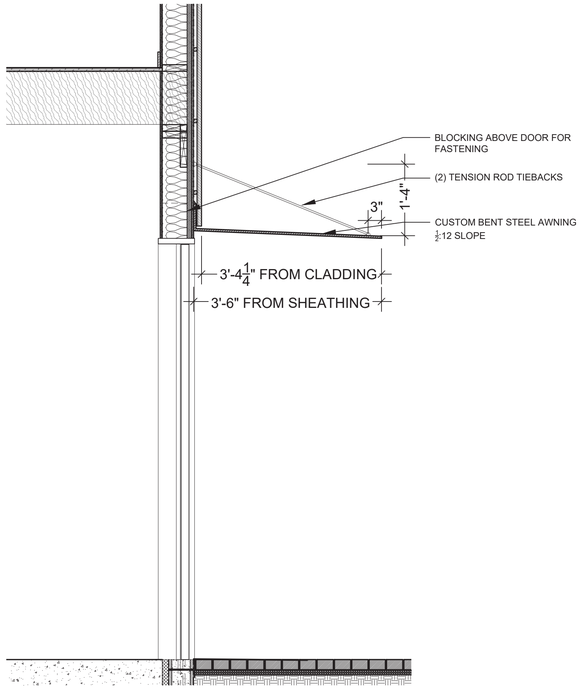
Project Schedule
Target Completion Date: September 2026

Submittal
2

Proposed Work - Awning



Elevation at Awning (South Elevation)
3/4" = 1'-0"



Section Detail
3/4" = 1'-0"

GRT ARCHITECTS

John Hutchison Architecture

Academy Art Museum Annex

106 Tallbot Lane
Easton, MD 21601

HDC Submission:
Certificate of Appropriateness
Revisions

For Review/Approval at May 11, 2026 HDC Meeting

Professional Certification: I certify that these documents were prepared or approved by me, and that I am a duly Licensed Architect under the Laws of the State of Maryland, License Number 18603, Expiration Date 6/14/2026.

Project Schedule
Target Completion Date: September 2026

Submittal
3

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

Historic District Commission Staff Report

Meeting Date: 5/11/2026

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

Property Address: 118 Talbot Lane and 120 Talbot Lane

Applicant: Chris Jordan Exteriors on behalf of Tri-Gas Roll Off Services LLC

Application Number: 2026-1712 & 2026-1713

Code Enforcement Case: Yes ☐ No ☒

Project Description:

The applicant requests approval to replace the existing asphalt shingle roof with architectural shingles. The existing trim, soffit, and gutters will be retained. Additionally, portions of damaged cedar shingle siding will be replaced in-kind, followed by painting and the build-out of the fascia. These cedar shingles were installed as part of a major renovation which took place in 2004.

Regarding the property's historical status: while the Historic District Survey classifies this structure as non-contributing with a construction date of 2005, local records suggest this is inaccurate. Building permit records indicate the duplex underwent a major renovation in 2004, predating the survey's listed construction year and suggesting an earlier construction date. Historic District Commission records from December 13th 2004 indicate that this structure was found to be **contributing** to the Historic District but had been greatly altered. The same applicant later testified to the Board of Zoning Appeals that this structure was originally two separate dwelling units that had been connected into one larger structure.

Historic District Guidelines:

Guideline 62. Choose Appropriate Color Schemes

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

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

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

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

Guideline 70. Roof Material

Like roof shape, roof material, when visible, is often a character defining feature. Historic roofing materials include wood shingles, slate shingles, clay tiles, metal, and several types of membranes for flat roofs.

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.

e. The specifications for a standing seam metal roof should be 1.5" (inches) or less for the rib seam height, the maximum panel width should be 16" (inches) or less, the panels should be flat, and the rib ends should be closed. Hip and ridge caps may be no wider than 6" (inches).

Guideline 77. Make Sensitive Replacements (Siding)

a. If the deterioration is severe, replace only the affected areas with wood siding that matches the existing in size, shape, profile, and texture.

b. Avoid replacing original wood siding with a different type of wood siding; for example, replacing 4-inch horizontal wood board siding with wood shingles.

c. Avoid applying replacement material that will damage underlying materials, trap moisture, or compromise the structural capacity of the façade.

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

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 (*Note - the date of construction is inaccurate*)

EASTON HISTORIC DISTRICT SURVEY

PROPERTY #: _____

Picture:

TAX ID	ADDRESS	OWNER NAME
2101024027	118 TALBOT LANE	DAVIDSON, LUCY ANN

YEAR BUILT	PHYSICAL CONDITION
2005	EXCELLENT

ARCHITECTURAL STYLE	ADDITION(S)
NONE APPARENT	

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

NOTES

BUILT AFTER END OF DISTRICTS 1941 PERIOD OF SIGNIFICANCE.

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

EASTON HISTORIC DISTRICT SURVEY

PROPERTY #: _____

Picture:

TAX ID	ADDRESS	OWNER NAME
2101107976	120 TALBOT LANE	SWANN, DANIEL MARK

YEAR BUILT	PHYSICAL CONDITION
2005	EXCELLENT

ARCHITECTURAL STYLE	ADDITION(S)
NONE APPARENT	

NHL DISTRICT	NR DISTRICT	NR LISTED	MEETS NR CRITERIA	1980 NR RATING	MD INVENTORY	CONTRIBUTING	NC CODE
						N	AGE

NOTES

BUILT AFTER DISTRICTS 1941 PERIOD OF SIGNIFICANCE.

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

Application #:	2026 - 1712
Date Received:	04/17/2026
Fee Paid:	$75.00
HDC Meeting Date:	05/11/2026
Date Property Posted:	05/06/2026

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 118 Talbot Ln, Easton, MD 21601

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

PROPERTY INFORMATION

OWNER NAME Keith McMahan / Tri Gas Roll off services LLC

TELEPHONE NO. [redacted] EMAIL [redacted]

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

NAME Lexie Jordan w Chris Jordan Exteriors

TELEPHONE NO. [redacted] EMAIL [redacted]

Description of Proposal (include additional sheets, as necessary)

Remove existing roof. Install drip edge, GAF storm guard. high temperature ice & water shield on eves. Valleys & low slopes. Install GAF Deck Armor synthetic underlayment & GAF Timber Tex hip & ridge caps & GAF cobra snow country ridge vent where applicable. Install GAF lifetime vent pipe colliers. Kitchen &/or bath vents where applicable. Dispose of debris.

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 3/30/26

Printed Name of Applicant or Agent Lexie Jordan w Chris Jordan Exteriors

Revised 4.4.2022

Historic District Commission Application Checklist

Revised April 2022

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

Requirements:

The payment of fees is due at the time of application submittal. As of July 1, 2025, the fees are as follows: ***Commercial - $200, Residential - $75, Signs - $75, Staff Approval - $25.***

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

All Applications to Include:

☑ A narrative fully explaining the request

☑ Photographs of all existing conditions and that will be affected by the proposed project

☑ Description of all existing materials and a listing of all materials to be used for proposed project.

☑ Manufacturer cut-sheets and material specifications related to all proposed work.

☑ Any available and applicable historical photographs, sketches or other documentary evidence illustrating previous conditions and configurations of the building(s)

☑ Written authorization from the property owner authorizing the applicant to apply on their behalf.

New Construction / Addition

☐ Dimensioned elevations drawn to an appropriate scale illustrating all sides of the proposed structure. Drawings shall include notations outlining roof pitches, trim details and the type of windows and doors to be used for the project

☐ Site plan drawn to an appropriate scale and including setbacks and neighboring structures. Site Plan should illustrate the footprint(s) of all proposed EXISTING AND PROPOSED construction.

☐ Construction schedule

☐ For new construction only, the Commission will require a three-dimensional rendering, superimposed photo, silhouette or model of the proposed structure, other structure(s) located on the subject property and neighboring structures when necessary to understand the visual impact of the new construction and its compliance with the Guidelines.

Renovations

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

Windows

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

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

Roofing

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

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

Signs

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

Landscaping & Trees

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

Fence

☐ Application must Include:

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

Demolition

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

☐ Elevations and photographic documentation of all elevations of the structure(s) to be demolished including footprint dimensions, height dimensions and a site plan illustrating location of the structure(s) to be demolished

☐ Structural Analysis by Structural Engineer or Licensed Architect

☐ For Economic Hardship please provide documentation. Reference Guideline 13.9

☐ Attach replacement plan

Other

☑ Attach all documentation supporting request

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

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

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

In addition, we would like to propose replacing all damaged cedar shake shingle (siding), prime and paint all exterior siding with Sherwin William Emerald Acrylic Latex SW2811 (Rookwood Blue Green). In order to prevent future damage, we would like to build out the fascia so that there will not be any additional runoff.

March 30, 2025

To Whom It May Concern,

Chris Jordan Exteriors LLC is writing to outline the scope of work for the property located at 118/120 Talbot Lane, Easton, MD 21601.

Our team will complete a full roof replacement, including the removal and disposal of all existing roofing materials. The roof deck will be inspected, and any damaged areas will be repaired as needed. We will then install a new roofing system using GAF Timberline HDZ architectural shingles in the color Appalachian Sky, along with all required underlayment and accessories to meet manufacturer specifications.

This project is limited to the roof only. No changes will be made to the existing gutters, trim, fascia, or soffit. All work will be completed with care, and debris will be properly removed upon completion.

If you have any questions, please feel free to contact our office at 410-829-2764

Sincerely,
Chris Jordan Sr.

Chris J. Jordan Exteriors, LLC
602 Dutchman's Lane
Easton, MD 21601
410-829-2764
MHIC #111421

Powered by Hover

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March 30, 2025

To Whom It May Concern,

Chris Jordan Exteriors LLC is writing to outline the existing roofing materials at the property located at 118/120 Talbot Lane, Easton, MD 21601.

The current roof system consists of architectural asphalt shingles installed over standard roofing underlayment and wood roof decking. The roof includes typical components such as flashing around penetrations and roof transitions, as well as existing ventilation components.

This description is intended to provide a general overview of the existing materials currently in place.

If you have any questions, please feel free to contact our office at 410-829-2764.

Sincerely,
Chris Jordan Sr.

Chris J. Jordan Exteriors, LLC
602 Dutchman's Lane
Easton, MD 21601
410-829-2764
MHIC #111421

March 30, 2025

To Whom It May Concern,

Chris Jordan Exteriors LLC is writing to outline the materials and scope of work for the proposed roofing project at 118/120 Talbot Lane, Easton, MD 21601.

The project will include removal of the existing roof using Equipter no-mess roofer's buggy for debris management. New materials to be installed include drip edge, GAF Storm Guard high-temperature ice and water shield at the eaves, rakes, valleys, and low-slope areas, as well as GAF Deck-Armor synthetic underlayment. GAF Pro-Start starter strips will be installed around the roof perimeter to meet the 130 mph wind warranty requirements.

The primary roofing material will consist of GAF Timberline HDZ architectural shingles, paired with GAF TimberTex hip and ridge caps and GAF Cobra Snow Country ridge vent where applicable. Additional components will include GAF Lifetime vent pipe collars and replacement of kitchen and/or bath vents where applicable. All debris from the project will be properly removed and disposed of.

Please note, any insufficient plywood decking will be replaced at an additional cost of $55.00 per sheet for labor, plus the current market price of materials. Any necessary framing or flashing repairs will be completed at a rate of $55.00 per hour, per man, plus material costs, unless otherwise specified.

All workmanship will meet or exceed manufacturer specifications as required for a GAF Master Elite Golden Pledge Warranty, which includes a 50-year manufacturer warranty on shingles and a 25-year workmanship warranty backed by GAF.

If you have any questions, please feel free to contact our office at 410-829-2764.

Sincerely,
Chris Jordan Sr.

Chris J. Jordan Exteriors, LLC
602 Dutchman's Lane
Easton, MD 21601
410-829-2764
MHIC #111421

Chris Jordan Exteriors LLC
602 Dutchmans Lane
Easton, MD 21601
(410) 829-2764
Chrisjordanext@yahoo.com
Chrisjordanext.com

CHRIS JORDAN EXTERIORS
410.829.2764
FOR ALL YOUR ROOFING NEEDS
MHIC# 111421

Estimate

ADDRESS
Julie Thomas
118/120 Talbot Ln
Easton, MD 21601

ESTIMATE 3570
DATE 03/04/2026

DESCRIPTION	AMOUNT
Golden Pledge Warranty -Remove existing roof using Equipter no-mess roofers buggy trash management system. -Install drip edge, GAF Storm Guard high temperature ice and water shield on eaves, rakes, valleys, and low slopes. -Install GAF Deck Armor synthetic underlayment and GAF Pro-Start starter strips around the perimeter for maximum wind warranty (130 mph). -Install GAF Timberline HDZ shingles with GAF Timber Tex hip and ridge caps, and GAF Cobra Snow Country ridge vent where applicable. -Install GAF Lifetime vent pipe colliers, kitchen, and/or bath vents where applicable. -Dispose of debris. -Town permit fee included. -Historic District permits will be added to the final invoice.	10,680.00
Any insufficient plywood will be an extra $55.00 per sheet for labor and plus the market price for plywood. Framing or insufficient roof flashing will be an extra $55.00 per hour, per man, plus material cost unless otherwise stated. All workmanship meets and exceeds manufacturer's specifications for a GAF Master Elite, Golden Pledge warranty, giving you a 50-year manufacturer warranty on the shingles and a 25-year workmanship warranty backed by GAF.	

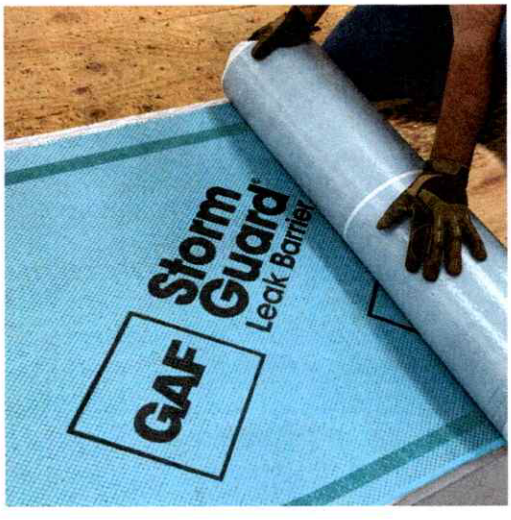
This proposal may be withdrawn by us if not accepted within 30 days.

TOTAL **$10,680.00**

Accepted By

StormGuard® film-surfaced leak barrier

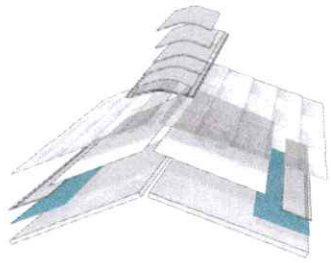
Help protect against roof leaks caused by wind-driven rain and damaging ice dams



- Help prevent damaging leaks at vulnerable areas of asphalt shingle and many metal roofing systems[1]
- Can be used to comply with building codes that require the use of leak barriers[2]

GAF StormGuard®
Film-Surfaced Leak Barrier

StormGuard®
film-surfaced leak barrier



Benefits:

- **Helps protect** against roof leaks at eaves, rakes, valleys, and around chimneys and skylights
- **Self-seals** around fasteners to help reduce the risk of leaks
- **Dual integrated selvage edge** allows for bi-directional application, which simplifies the installation process of multiple courses
- **High-temperature compound** for use with asphalt shingles and most metal roofing systems[1]
- **Blue synthetic patterned surface** provides excellent wet/dry traction and is cooler to work on than typical black underlayments
- **Integral surface channels** help guide moisture away from the walking surface
- **Fiberglass-reinforced construction**
- **Eligible for a Lifetime† Limited Warranty when installed** with GAF Lifetime† shingles and at least two additional qualifying GAF accessories.† Eligible for a 10-year limited warranty when installed with approved non-asphaltic roof coverings.[3]

Helps address building codes in northern regions requiring the use of self-adhering leak barriers:[1]

- For building codes in regions where ice dams can form at the eaves, particularly where the January average temperature is 25°F (-4°C) or lower (see map areas labeled "North")
- For any region where ice dams can occur, even where the average temperature is above 25°F (-4°C)
- In warmer southern areas to help protect against roof leaks caused by wind-driven rain

Meets or exceeds the following requirements of ASTM D1970:

Property	Method	Requirement
Thickness (mils)	D5147	Min. 40
Tensile strength MD (lbf/in.)	D2523	Min. 25
Tensile strength CMD (lbf/in.)	D2523	Min. 25
Elongation at break, modified bitumen portion — MD and CMD (%)	D2523	Min. 10
Adhesion to plywood at 75°F (24°C) (lbf/ft.-width)	D903	Min. 12
Adhesion to plywood at 40°F (4°C) (lbf/ft.-width)	D903	Min. 2
Thermal stability (mm)	D1204	Max. 3
Low-temperature flexibility -20°F (-29°C)	D1970	Pass
Tear resistance MD (lbf)	D4073	Min. 20
Tear resistance CMD (lbf)	D4073	Min. 20
Moisture-vapor permeance (U.S. perms)	E96 A	Max. 0.1
Sealability around nail	D1970	Pass
Waterproof integrity after low-temperature flexibility	D1970	Pass
Waterproof integrity of lap seam	D1970	Pass

To learn more about the GAF Roofing System visit **gaf.com/Lifetime**

Product details:

Nominal Specifications:
For asphalt shingles and most metal roofing systems[2]

- **Roll size:** 2 squares (200 ft.² [18.58 sq. m]), excludes laps
- **Roll width:** 36" (0.914 m)
- **Roll length:** 66.7' (20.33 m)
- **Thermal stability:** 250° F (121.1° C)[2]
- **UV resistance:** Up to 90 days[4]
- **Shelf life:** Best if used within 1 year from date of manufacture

Code Approvals:

- Meets or exceeds ASTM D1970
- State of Florida Approved
- Miami-Dade County Product Control Approved
- Component of a UL Listed ANSI/UL 790 Class A system when used with UL Class A shingles[5]
- ICC-ES Evaluation Report (ESR-1322)
- Meets the requirements of the Texas Department of Insurance.

† 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.

[1] The high-temperature compound is suitable for most metal roofing system applications. For use under copper and zinc or for information on other approved non-asphaltic roofing systems, contact GAF Technical Support at 1-800-766-3411.

[2] Source: International Building Code (IBC) and International Residential Code (IRC). Always check local building codes for requirements in your area.

[3] See *StormGuard® Film-Surfaced Leak Barrier Limited Warranty for Non-Asphaltic Roofing Systems* for complete coverage and restrictions.

[4] 90-day UV resistance is based on testing conducted under controlled laboratory conditions. Product should be covered by a primary roof covering as soon as possible and no more than 90 days after installation.

[5] Refer to UL Online Certification Directory for actual assemblies.

Meets certain FORTIFIED Roof™ requirements. Visit gaf.com/Fortified and current FORTIFIED Home™ Standard available at fortifiedhome.org for details. U.S. only.

We protect what matters most™

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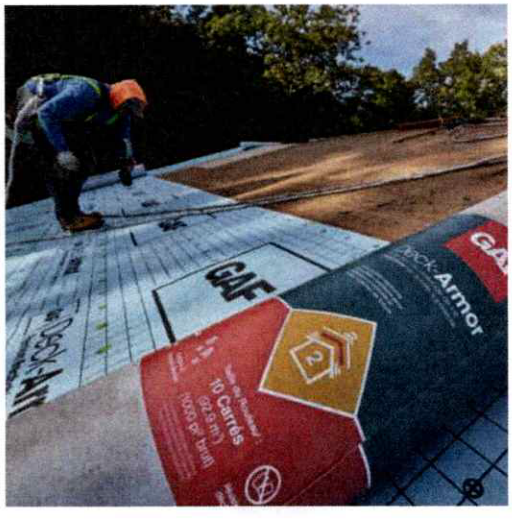
Deck-Armor™ Premium Breathable Roof Deck Protection

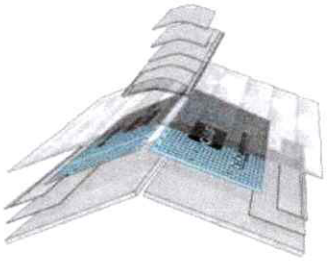
Help protect the home and roof system from damaging moisture with breathable roof deck protection



- Helps reduce inside moisture that can become trapped in the roofing system, which can cause mold, mildew, and expensive structural damage
- Provides a critical layer of extra protection between the shingles and roof deck to resist wind-driven rain (or moisture from other sources) that can cause damage to the roof structure
- Avoids wrinkling and buckling for a better-looking finished roof

GAF Deck-Armor™
Premium Breathable Roof Deck Protection

Deck-Armor™ Premium Breathable Roof Deck Protection

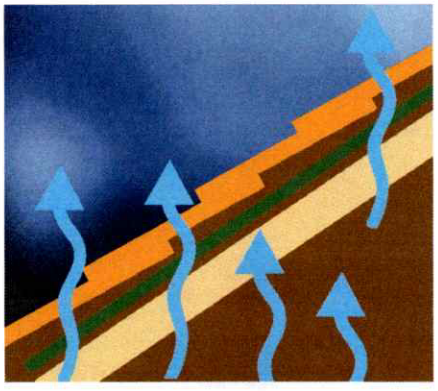


Benefits:

- **Breathable technology helps reduce common inside moisture** (from cooking, bathing, cleaning, etc.) that can become trapped within your roofing system, causing rot or other costly damage
- **Premium non-asphaltic, polypropylene construction** provides long-lasting protection
- **Specially designed surface provides enhanced walkability** versus conventional felts
- **At least 600% greater tear strength**[1] and 214% higher nail-pull strength[2] than conventional #30 asphalt felt
- **48"-wide (1.22 m) roll provides 33% more coverage per course** than conventional 36"-wide (914 mm) asphalt felts
- **Light-blue surface is cooler to work on** in hot weather than conventional black felts
- **Eligible for up to a Lifetime† Limited Warranty** when installed with GAF Lifetime† shingles and at least two additional qualifying GAF accessories, and it's also eligible for residential enhanced warranty coverage[6]

GAF recommends the use of roof deck protection that helps reduce excess moisture that can be trapped under the roof's shingles.

Typical synthetics
"Non-breathable" synthetic underlayments can trap harmful moisture.



Deck-Armor™
Allows excess moisture in the roof system to escape.

To learn more about the Lifetime† Roofing System visit **gaf.com/Lifetime**

Product details:

Nominal Specifications:
For use with asphaltic shingles and may also be used with slate, wood, metal, or tile[3]

- **Roll size:** 10 squares (1,000 sq. ft. [92.9 m²])
  (excludes laps)
- **Roll width:** 48" (1.22 m)
- **Roll length:** 250' (76.2 m)
- **Approx. roll weight:** 43 lb. (19.5 kg)
- **UV exposure:** UV-stabilized polypropylene construction resists UV degradation for up to 180 days[4]

Code Approvals and Standards:

- Meets or exceeds ASTM D8257
- Meets or exceeds the physical requirements of ASTM D226 Type II and D4869 Type IV
- Meets or exceeds ICC Acceptance Criteria AC188
- ICC-ES Evaluation Report (ESR-2808)
- Miami-Dade County Product Control approved
- State of Florida approved
- Component of a UL Listed ANSI/UL 790 Class A system when used with UL Class A shingles[5]
- Listed with Texas Department of Insurance as an acceptable alternate roof underlayment
- Meets certain FORTIFIED Roof™ requirements. Visit gaf.com/Fortified and current FORTIFIED Home™ Standard available at fortifiedhome.org for details. U.S. only.

Deck-Armor™ Roof Deck Protection "out-breathes" typical underlayments

Deck-Armor™	16 Perms*
#15 asphalt felt	6 Perms*
#30 asphalt felt	5 Perms*
Typical synthetic underlayments	.05 Perms* (virtually non-breathable)

* Nominal MVTR perms value as measured by GAF on Mocon unit @ 82°F (28°C) and 50% R.H.

† 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.

[1] GAF trapezoidal tear strength testing per ASTM D4533.

[2] GAF nail pull-through testing per ASTM D3462.

[3] Contact GAF Technical Support at 877-GAF-ROOF for acceptable non-asphaltic roofing systems and limited warranty coverage.

[4] 180-day UV resistance refers to standardized testing conducted to ensure the product will not physically degrade when exposed to UV. It is **NOT** related to withstanding water, snow, or wind. While Deck-Armor™ Premium Breathable Roof Deck Protection is water resistant, it is **NOT WATERPROOF. DO NOT USE** Deck-Armor™ Premium Breathable Roof Deck Protection as a temporary roof to protect property or possessions.

[5] Refer to UL Online Certification Directory for actual assemblies.

[6] See *System Plus, Silver Pledge,™* or *Golden Pledge® Limited Warranty* for complete coverage and restrictions.

Note: Always use plastic cap nails or staples with plastic caps to install Deck-Armor™ Premium Breathable Roof Deck Protection. Do **NOT** use nails or staples without caps.

We protect what matters most™

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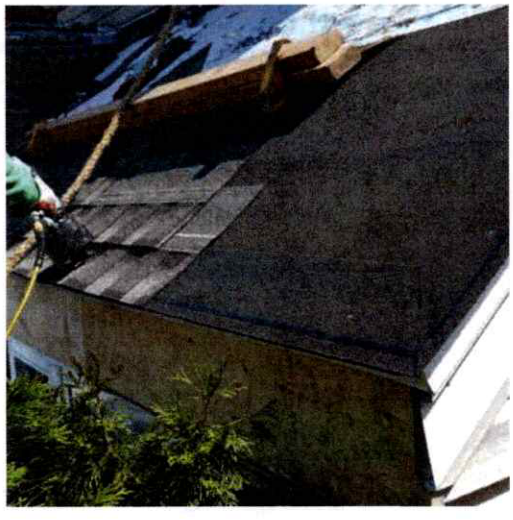
444194-0225

Pro-Start® Starter Strip Shingles

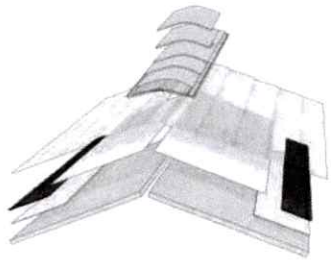
Save time, eliminate waste, and help prevent shingle blow-off with this cost-effective alternative to field-cutting strip shingles for your starter course



- Offer straighter roof edges with starter strips that perform as great as they look
- Made with a high-quality, factory-applied adhesive that will tightly lock your shingles in place
- Easy to use and install, with no cutting of starter strips on the roof

GAF Pro-Start® Starter Strip Shingles

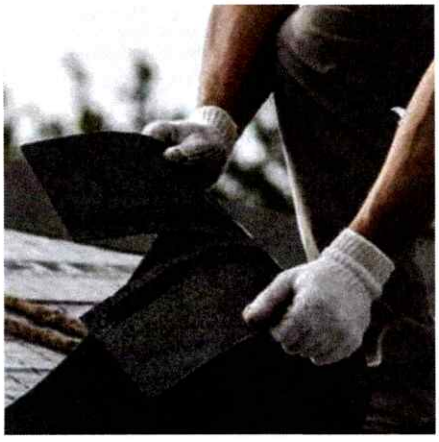
Pro-Start®
Starter Strip Shingles



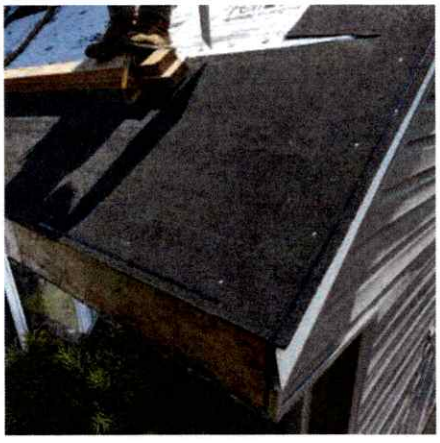
Benefits:

- **Properly positioned Dura Grip™ Adhesive** helps to lock down the shingles at the eaves and rakes to reduce the risk of shingle blow-off
- **Pre-perforated design** is easy to use and install, with no cutting on the roof
- **No more wasted time or material** cutting your own starter strips
- **At least 50% more coverage** per bundle vs. typical 3-tab strip shingles
- **GAF offers increased wind coverage** on many GAF shingles when you use GAF starter strips[3]
- **Eligible for a Lifetime† Limited Warranty** when installed on Lifetime† shingle roofs as well as an eligible accessory product in the Starter Strip category of GAF residential enhanced warranties

Installation:



Tears in half easily along perforation for easy installation



Installs at the eaves and rakes to help prevent shingle blow-off

Product details:

For use with most standard English and metric-sized asphalt shingles

- **Full sheet:** 13 ¼" x 38" (330 mm x 965 mm)
- **Half sheet:** 6.5" x 38" (165 mm x 965 mm)

Packaging

- **Bundle count:** 19 full sheets (38 individual pieces)

Coverage

- Approx. 120.33 lineal feet (36.69 lm) (when split in half)

Code Approvals:

- State of Florida approved
- Miami-Dade County Product Control approved
- ICC-ES ESR-1475
- Meets ASTM D3462[1], D3018
- ASTM D3161 Class F
- UL Listed to ANSI/UL 790 Class A[2]
- Meets certain FORTIFIED Roof™ requirements. Visit gaf.com/Fortified and current FORTIFIED Home™ Standard available at fortifiedhome.org for details. U.S. only.

† 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.

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

[2] Refer to UL Online Certification Directory for actual assemblies.

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

[4] When embedded in 8" flashing cement.

To learn more about the Lifetime† Roofing System, visit **gaf.com/Lifetime**

LIFETIME LIMITED WARRANTY TERM · AMERICAN OWNED · WINNER 9 OUT OF 10 RECOMMENDED WOMEN'S CHOICE AWARD 2012-2025 · FORTIFIED ROOF[4]

We protect what matters most™ GAF

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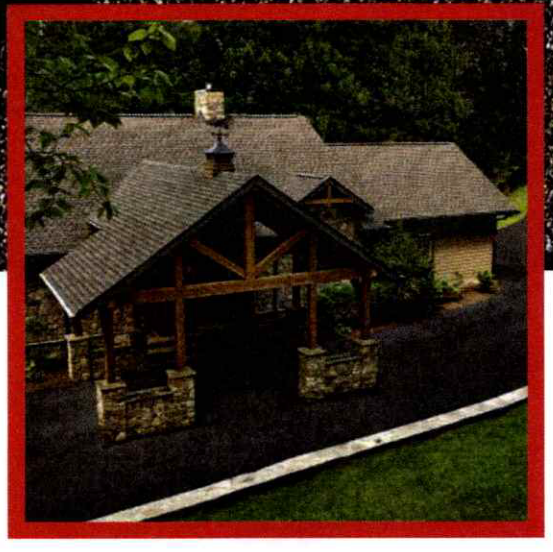
GAF Timberline HDZ®
High Definition® Lifetime¹ Shingles

GAF WINDPROVEN™ INFINITE WIND SPEED PROTECTION ROOFING SYSTEM LIMITED WARRANTY 2

GAF STAINGUARD PLUS™ ALGAE PROTECTION 25 LIMITED WARRANTY 3



Engineered to be first. Built to last.

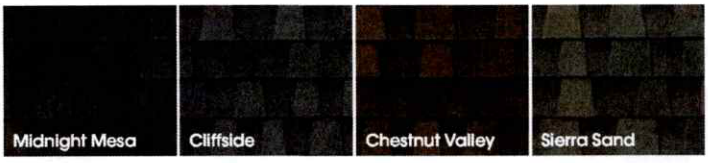
Our #1-selling shingle represents a legacy of relentless innovation — delivering the peak performance and dependability customers trust most.

Benefits:

- **Industry-leading innovation:** Layerlock® Technology powers StrikeZone®, the industry's largest nailing zone. Paired with our legendary Dura Grip™ sealant, these features ensure that the shingles stay in place, even under high wind conditions
- **The industry's strongest wind warranty:** Timberline HDZ® Shingles are eligible for the WindProven™ Limited Wind Warranty,[1] the industry's first wind warranty with no maximum wind-speed limitation, when installed with the required combination of GAF accessories
- **GAF-exclusive algae-fighting technology:** 25-Year StainGuard Plus™ Algae Protection Limited Warranty[2] powered by proprietary time-release algae-fighting technology
- **Peace of mind:** Timberline HDZ® Shingles come with Lifetime[1] coverage against manufacturing defects
- **Impact rating:** Timberline HDZ® passes the UL 2218 impact-resistance test with a Class 3 rating and may be eligible for insurance discounts[4]
- **For the best look:** Use TimberTex® premium ridge cap shingles or TimberCrest® premium SBS-modified ridge cap shingles

High Definition® colors:

Bold Definition colors:



Product details:

Product/System Specifics

- Fiberglass asphalt construction
- **Dimensions (approx.):** 13 1/4" x 39 3/8" (337 mm x 1,000 mm)
- **Exposure:** 5 5/8" (143 mm)
- **Bundles/Square:** 3
- **Pieces/Square:** 64
- **Hip/Ridge:** TimberTex®; TimberCrest®
- **Starter:** Pro-Start®; QuickStart®; WeatherBlocker™

Applicable Standards & Protocols:

- Passes UL 2218 Impact-Resistance Test with Class 3 rating
- 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 I
- Meets ASTM D3462[3]
- Miami-Dade County Product Control Approved
- ICC-ES Evaluation Reports ESR-1475 and ESR-3267
- Meets Texas Department of Insurance Requirements
- Rated by the CRRC; Can be used to comply with Title 24 Cool Roof Requirements (some colors)

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

[1] 15-year WindProven™ Limited Wind Warranty covers GAF Shingles with LayerLock® Technology only and requires the use of GAF starter strips, roof deck protection, ridge cap shingles, and leak barrier or attic ventilation. See *GAF Roofing System Limited Warranty* for complete coverage and restrictions. Visit gaf.com/LRS 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.

[2] 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.

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

[4] UL 2218 Class 3 impact-resistance test performed under controlled laboratory conditions. Insurance discounts may not be available in your area. Where available, insurance discounts may vary. Contact your insurance provider for information.

[5] Eligibility criteria, terms, and restrictions apply. Visit fortifiedhome.org for details. U.S. only.

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.

459089-0226

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MADE IN THE U.S.A. WITH DOMESTIC AND IMPORTED MATERIALS. AMERICAN JOBS IN AMERICAN FACTORIES.

FORTIFIED ROOF[5]

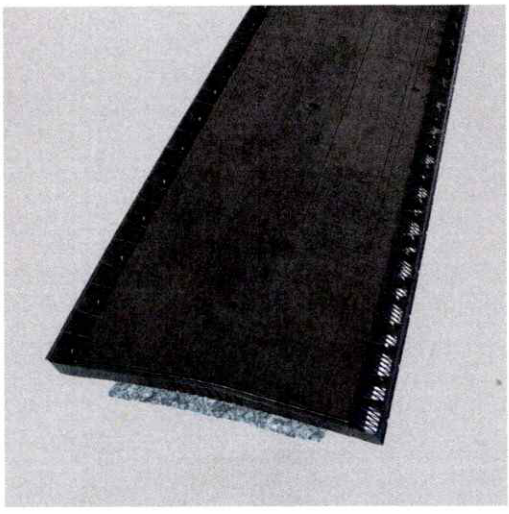
Regional availability

We protect what matters most™

GAF

Cobra® SnowCountry® Exhaust Vent for Roof Ridge

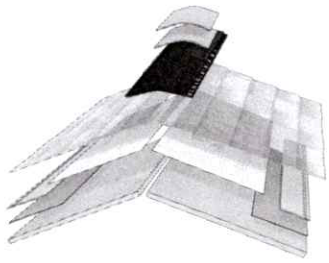
Remove excess heat and moisture from the attic and protect the roof system from premature deterioration



- Help reduce damaging attic heat and moisture in the summer and the risk of ice dams in the winter
- Avoid premature roof system deterioration
- Limit the growth of harmful mold and mildew

Cobra® SnowCountry® Exhaust Vent for Roof Ridge

Cobra® SnowCountry® Exhaust Vent for Roof Ridge



Benefits:

- **Allows heat and moisture to escape** at the most effective location — the ridge
- **Shingle-over design** blends into the ridge line
- **Engineered for durability** with high-impact UV-resistant polymers
- **External baffles** with crush-resistant internal structure
- **Snow Guard™ filter** helps resist snow, pine needle, and insect infiltration while avoiding dust clogging — meets the requirements of ICC Dust Exposure testing[1]

- **Unique EasyTear® sizing feature** allows you to hand-tear the vent in 3" (76 mm) increments — no cutting and less waste
- **Passes the 110 mph wind-driven rain test**[2]
- **Eligible for Lifetime† Limited Warranty** when installed with GAF Lifetime† shingles and at least two additional qualifying GAF accessories, and it's also eligible for residential enhanced warranty coverage[3]

Balanced Ventilation:

Balanced attic ventilation means there's an equal amount of air entering it as there is exiting it. The amount of exhaust ventilation must **never** exceed the amount of intake ventilation at the soffits or eaves. GAF recommends a minimum of 1 sq. ft. of net free ventilation for every 300 sq. ft. of attic floor space. Always consult local building codes for specific ventilation requirements.

How Much Do I Need?

Calculate the total square footage of your attic floor space and then review the chart below for how much Cobra® SnowCountry® Exhaust Vent for Roof Ridge is needed:

Total attic sq. footage	Recommended Length of Cobra® SnowCountry® Exhaust Vent (ft.)	Minimum Intake Ventilation (net free area in sq. in.)
1,600	22	396
1,900	26	468
2,200	30	540
2,500	34	612
2,800	38	684
3,100	42	756
3,400	46	828

Note: Chart above based on 1/300 rule. Always have a balanced attic ventilation system. In no case should the amount of exhaust ventilation at or near the ridge exceed the amount of intake ventilation at or near the soffit. Visit **gaf.com/ventcalculator** for more details.

Product details:

For Use in Colder Climates

- 11.5" (292 mm) width — for 12" (305 mm) width ridge cap shingles
- 18 sq. inches per linear foot (38,100 mm per linear meter) of net free ventilating area
- Hand nail installation (nails not included)
- For roof pitches 3:12 to 16:12

Code Approvals & Standards:

- Miami-Dade County Product Control Approved
- State of Florida Approved
- UL ER15072-01
- Texas Department of Insurance Product Evaluation RV-29
- CCMC 14083-R
- UL Listed to ANSI/UL 790 Class C[4]
- Meets certain FORTIFIED Roof™ requirements. Visit gaf.com/Fortified and current FORTIFIED Home™ Standard available at fortifiedhome.org for details. U.S. only.

1. Warm, moist air escapes attic through **Cobra® SnowCountry® Exhaust Vent for Roof Ridge** (installed under ridge cap shingles)
2. Fresh air enters attic through intake vent at the soffit or eave

[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.
[1] Tested in accordance with ICC AC132, Section 4.2.
[2] Under controlled laboratory testing conducted by GAF.
[3] See *System Plus, Silver Pledge*™ or *Golden Pledge*® *Limited Warranty* for complete coverage and restrictions.
[4] Refer to UL Online Certification Directory for actual assemblies.

To learn more about the Lifetime† Roofing System visit **gaf.com/Lifetime**

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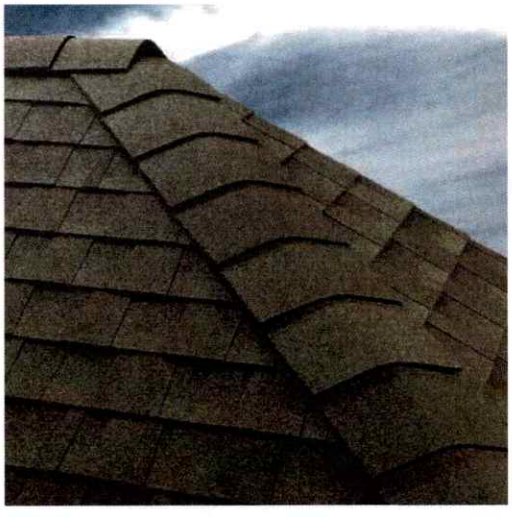
TimberTex® Premium Ridge Cap Shingles

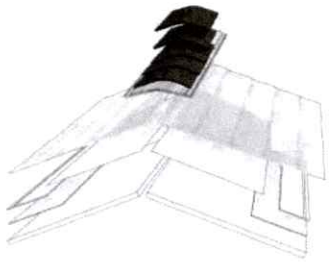
Choose the perfect finishing touch for a new GAF roof with premium, dimensional ridge cap shingles



- Create double-layer protection against leaks at the hips and ridges
- Elevate the look of your roof by adding depth and dimension
- Offer longer limited warranty[1] coverage than what's available using field-cut, 25-year, 3-tab shingles as your ridge cap

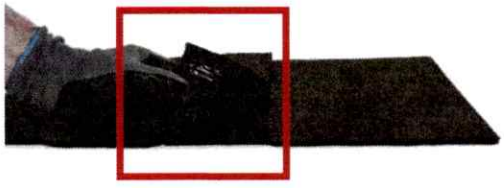
GAF TimberTex® Premium Ridge Cap Shingles

TimberTex® Premium Ridge Cap Shingles



Benefits:

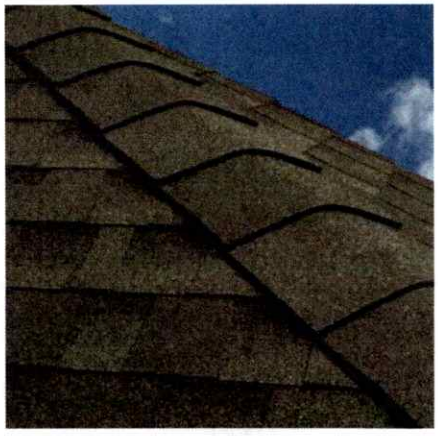
- **Thick, double-layer design** with large 8" (203 mm) exposure adds depth and dimension to the roof's hips and ridges
- **Continuous Dura Grip™ Sealant, paired with a microgranule surface in the nailing area**, provides an enhanced asphalt-to-asphalt bond for strong wind-uplift performance and reduced risk of cap shingle blow-off



- **The perfect finishing touch** to help accentuate and protect a new GAF shingle roof
- **UltraMat™ high-performance fiberglass mat technology** enhances the ridge cap shingle at its core and achieves UL 2218 Class 4 impact-resistance rating[1]
- **25-year StainGuard Plus™ Algae Protection Limited Warranty** against blue-green algae discoloration[2]
- **Eligible for Lifetime† Limited Warranty** when installed with GAF Lifetime† shingles and at least two additional qualifying GAF accessories, and it's also eligible for residential enhanced warranty coverage[3]

See the difference:

Cut 3-tab shingles
Field-cut 3-tab strip shingles used on the hips and ridges.



TimberTex® Ridge Cap Shingles
A distinct finishing touch that also protects against leaks and cap shingle blow-off on the hips and ridges.

To learn more about the Lifetime† Roofing System, visit **gaf.com/Lifetime**

Product Details:

Nominal Specifications:
For use with GAF Timberline HDZ®, Timberline UHDZ®, Timberline® NS, Timberline® ASII, and Designer Lifetime† Shingles
- Factory-laminated, double-layer design
- 12" (305 mm) width
- 8" (203 mm) exposure

Packaging:
- 30 double-layer ridge caps per bundle (10 shingles, each with 3 double-layer ridge caps per shingle)

Coverage:
- 20 linear ft. (6.1 lm) per bundle
- 5 bundles cover 100 linear ft. (30.5 lm)
- 150 pieces cover 100 linear ft. (30.5 lm)

Code Approvals:
- UL Listed to ANSI/UL 790 Class A[4]
- Passes UL 2218 Impact-Resistance Test with Class 4 rating
- ASTM D3462[5]
- ASTM D3161 Class A
- ASTM D3161 Class F[6]
- ICC-ES AC438
- CSA A123.5
- UL 2218 Class 4 Impact Resistance
- ICC Evaluation Reports ESR-1475 and ESR-3267
- Miami-Dade County Product Control Approved
- Florida Building Code Approved
- Meets certain FORTIFIED Roof™ requirements. Visit gaf.com/Fortified and current FORTIFIED Home™ Standard available at fortifiedhome.org for details. U.S. only.

† 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.

[1] Only TimberTex® Ridge Cap Shingles sold in packages bearing the UltraMat™ high-performance mat logo and UL 2218 Class 4 Classification statement are rated for Class 4 impact resistance. UL 2218 Class 4 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.

[2] 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.

[3] See *System Plus, Silver Pledge,™* or *Golden Pledge® Limited Warranty* for complete coverage and restrictions.

[4] Refer to UL Product iQ Online Certification Directory for actual assemblies.

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

[6] With sealant applied as specified in manufacturer's installation instructions for maximum wind speed coverage.

Note: See **gaf.com/RidgeCapAvailability** for regional availability.

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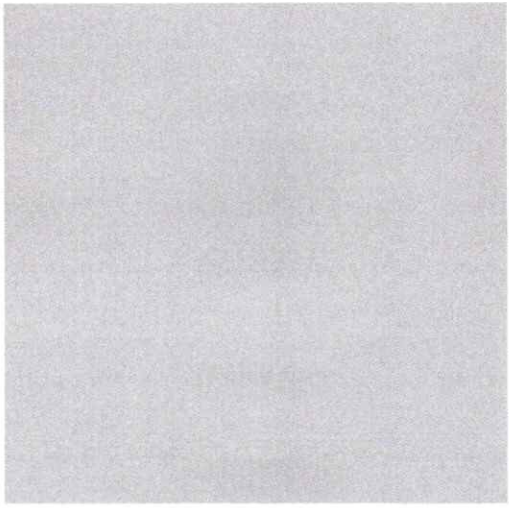
Master Flow™ Pivot™ Pipe Boot Flashing

Help protect your home against damaging leaks at one of the most vulnerable parts of your new or existing roof — penetrations, where your plumbing vent pipes stick up through your roof.



- Durable, all-metal exterior helps provide tough protection at one of the most notorious leak sources — plumbing vent pipe penetrations
- Has no exposed seals or gaskets and doesn't require exposed caulking that can degrade over time when exposed to the elements
- Completely encapsulates ugly plumbing pipes for a streamlined, finished look on your new or existing roof

GAF Master Flow™ Pivot™ Pipe Boot Flashing

Master Flow™ Pivot™ Pipe Boot Flashing

Benefits:

- **Tough, all-metal exterior design in galvanized steel construction** has no exposed seals, gaskets, or caulking that can degrade over time or be damaged by rodents — causing leaks
- The Master Flow™ Pivot™ Pipe Boot Flashing **completely encapsulates ugly plumbing vent pipes** unlike typical seals, gaskets, or collars that leave pipes exposed
- Passes the **110 mph wind-driven rain test per TAS-100(A)** and **UL 2218 Class 4 impact-resistance test**[1]
- Clever ball and socket "pivot" feature allows for **simple rooftop pitch adjustment** and installation on roofs 3:12 – 12:12
- Extra-large 3" (76.2 mm) flashing on all sides helps **reduce the risk of water infiltration**
- Includes **pre-punched fastening slots** on the base flashing for ease of installation and flashing expansion and contraction
- **Pre-formed shingle termination ribs** in the base flashing help identify the cut location for shingles
- **Available in 4 colors** to help blend in with today's most popular shingles
- **Warrantied against leaks caused by manufacturing defects or ordinary wear and tear for up to 50 years** (or as long as the warranty on the adjacent roof cladding)[2]
- **Enhanced warranty coverage available** when installed by a contractor certified by GAF[3] in connection with a qualifying roofing system[4]

Models & Compatibility:

Pivot™ Models		Compatible with the following:	
		Schedule 40 PVC, ABS & Steel Plumbing Pipes Pipe Inside Diameters	Pipe Height Above Roof Deck
Pivot 1.5 PPBG1.5	**Pivot Small Combo — 1.5 & 2** PPBGSC with 1.5" (38 mm) & 2" (51 mm) Pipe Inserts	**1.5"** (38 mm)	**6" – 15"** (152 mm – 381 mm)
Pivot 2 PPBG2		**2"** (51 mm)	
Pivot 3 PPBG3	**Pivot Large Combo — 3 & 4** PPBGLC with 3" (76 mm) & 4" (102 mm) Pipe Inserts	**3"** (76 mm)	
Pivot 4 PPBG4		**4"** (102 mm)	

Patent pending. For more information, please contact GAF Master Flow™ Technical Services at 1-800-211-9612.

To learn more about the Master Flow™ Pivot™ Pipe Boot Flashing, visit **gaf.com/Pivot**

Product details:

Nominal Specifications
Construction: Galvanized steel
Roof Slopes: 3:12 – 12:12

Plumbing Vent Pipe Compatibility
(See chart below):
- **Pipe Types:** Schedule 40 PVC, ABS & Steel
- **Pipe Opening Inside Diameters:** 1.5" (38.1 mm), 2" (50.8 mm), 3" (76.2 mm) & 4" (101.6 mm)
- **Pipe Heights:** 6" – 15" (152.4 mm – 381 mm) above roof deck

Available Colors: Black, Weathered Wood, Brown & Gray

Code Approvals & Standards:
- State of Florida Approved
- Meets certain FORTIFIED Roof™ requirements. Visit gaf.com/Fortified and current FORTIFIED Home™ Standard available at fortifiedhome.org for details. U.S. only.

Complementary Colors[5]:

Black | Brown | Weathered Wood | Gray

[1] Testing performed under controlled laboratory conditions. Hail damage is not covered under GAF limited warranties.
[2] See *GAF Master Flow™ Pivot™ Pipe Boot Flashing Limited Warranty* for complete coverage and restrictions.
[3] 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.
[4] See *GAF System Plus, Silver Pledge™, and Golden Pledge® Limited Warranties* for complete coverage and restrictions.
[5] Color swatches are for reference only. Always review actual product with shingles to ensure acceptable complementary match before installation on the roof.

We protect what matters most™

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118 Talbot Ln, Easton, MD 21601 (1)
March 30, 2026
Prepared For: Chris Jordan Exteriors

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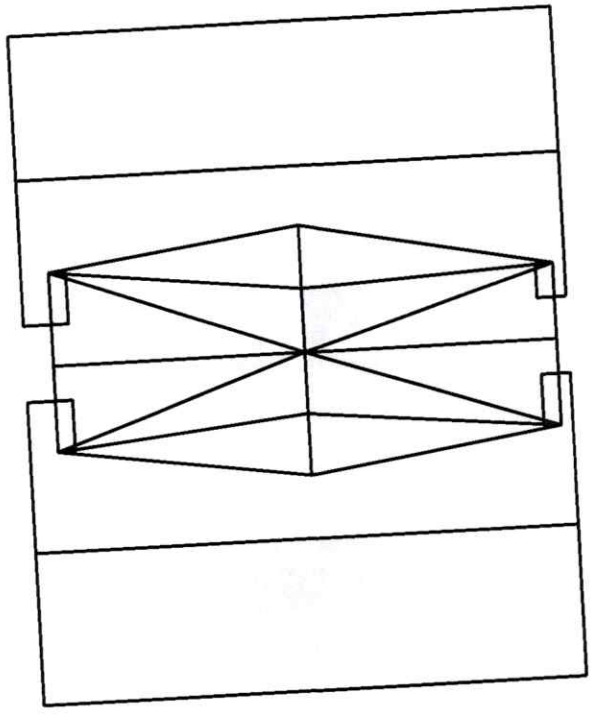

Contents

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Side Views	3
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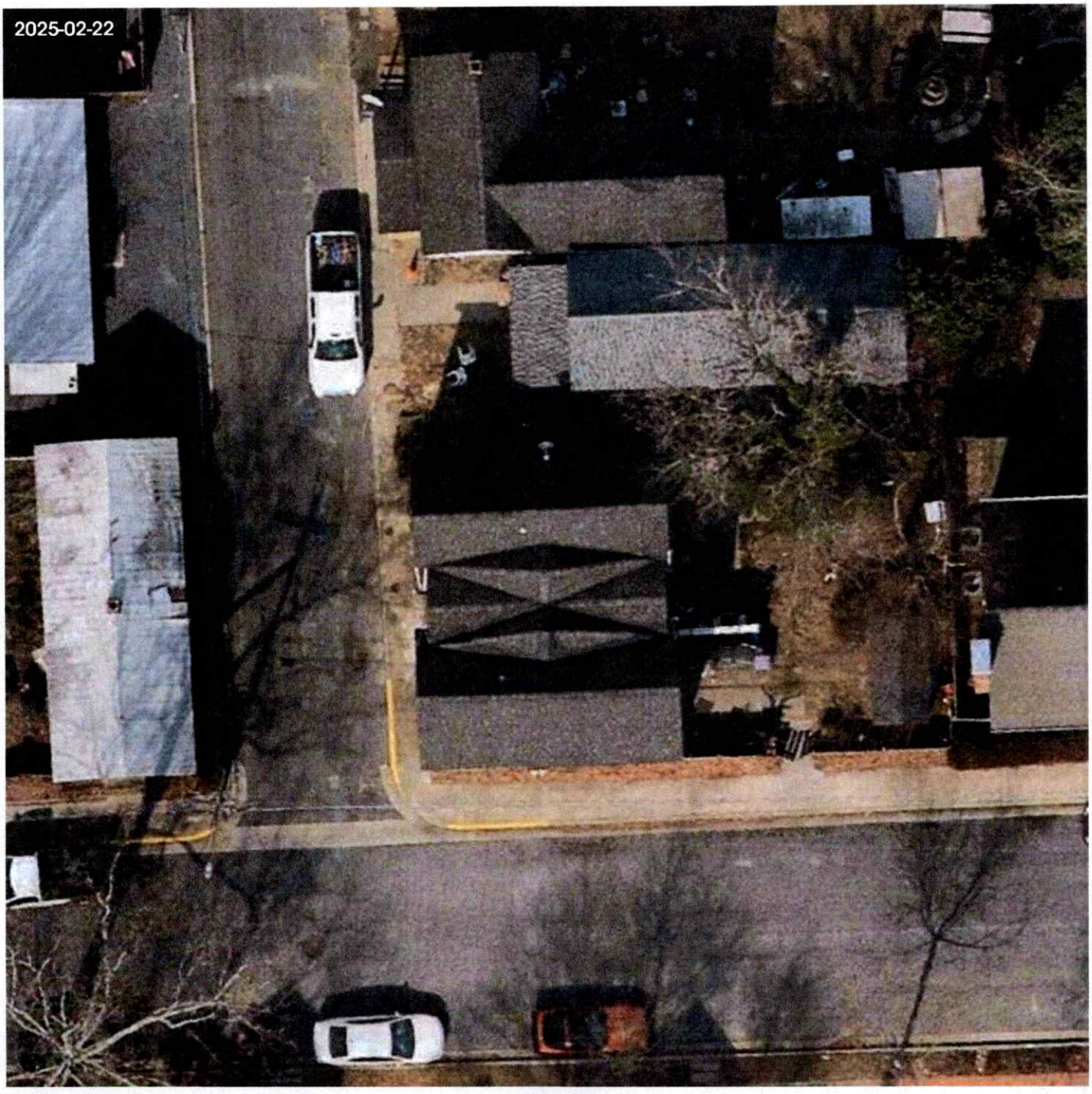
Summary	7
Materials	8

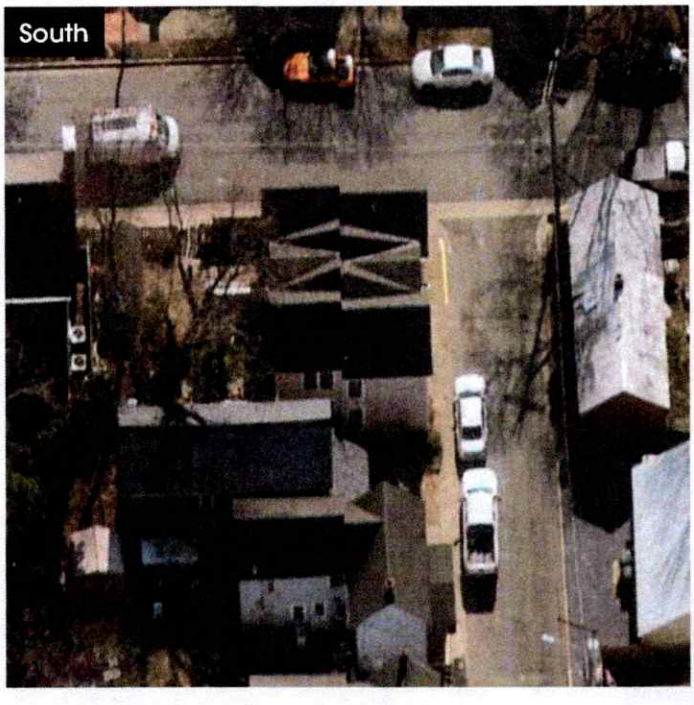
Measurements

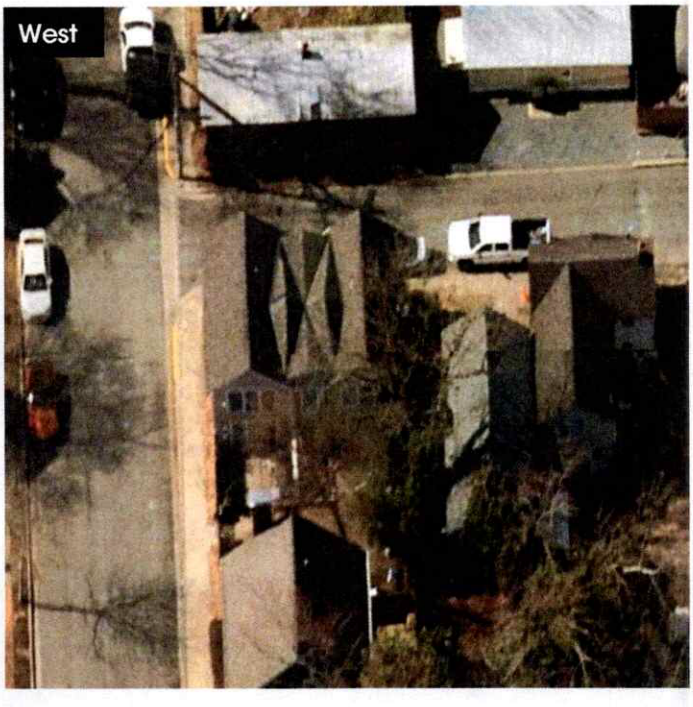
Roof Area	1,483 sq ft
Roof Facets	16
Predominant Pitch	9 / 12
Ridges/Hips	169 ft
Valleys	122 ft
Rakes	107 ft
Eaves	72 ft

Top View



Side Views





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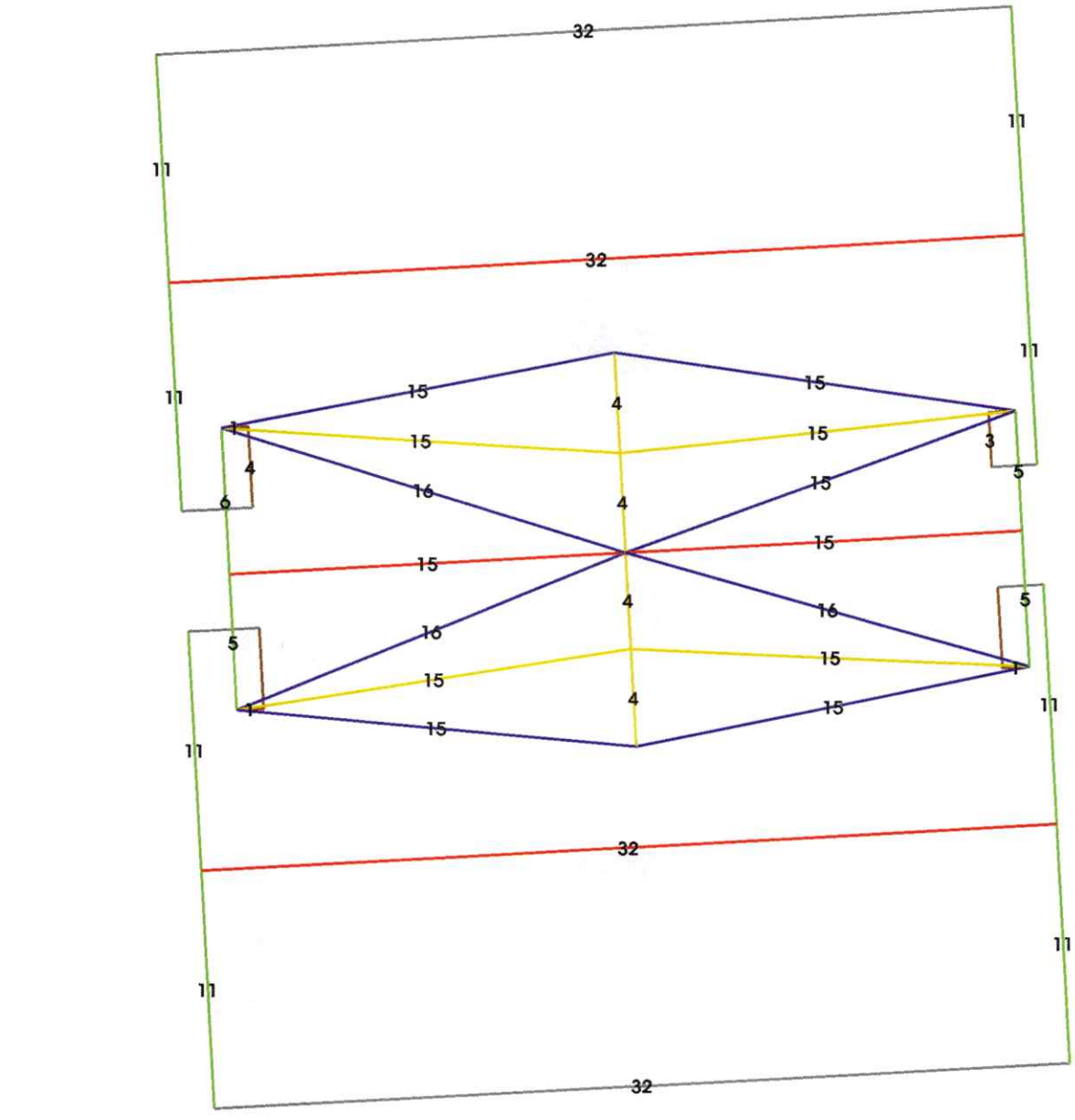
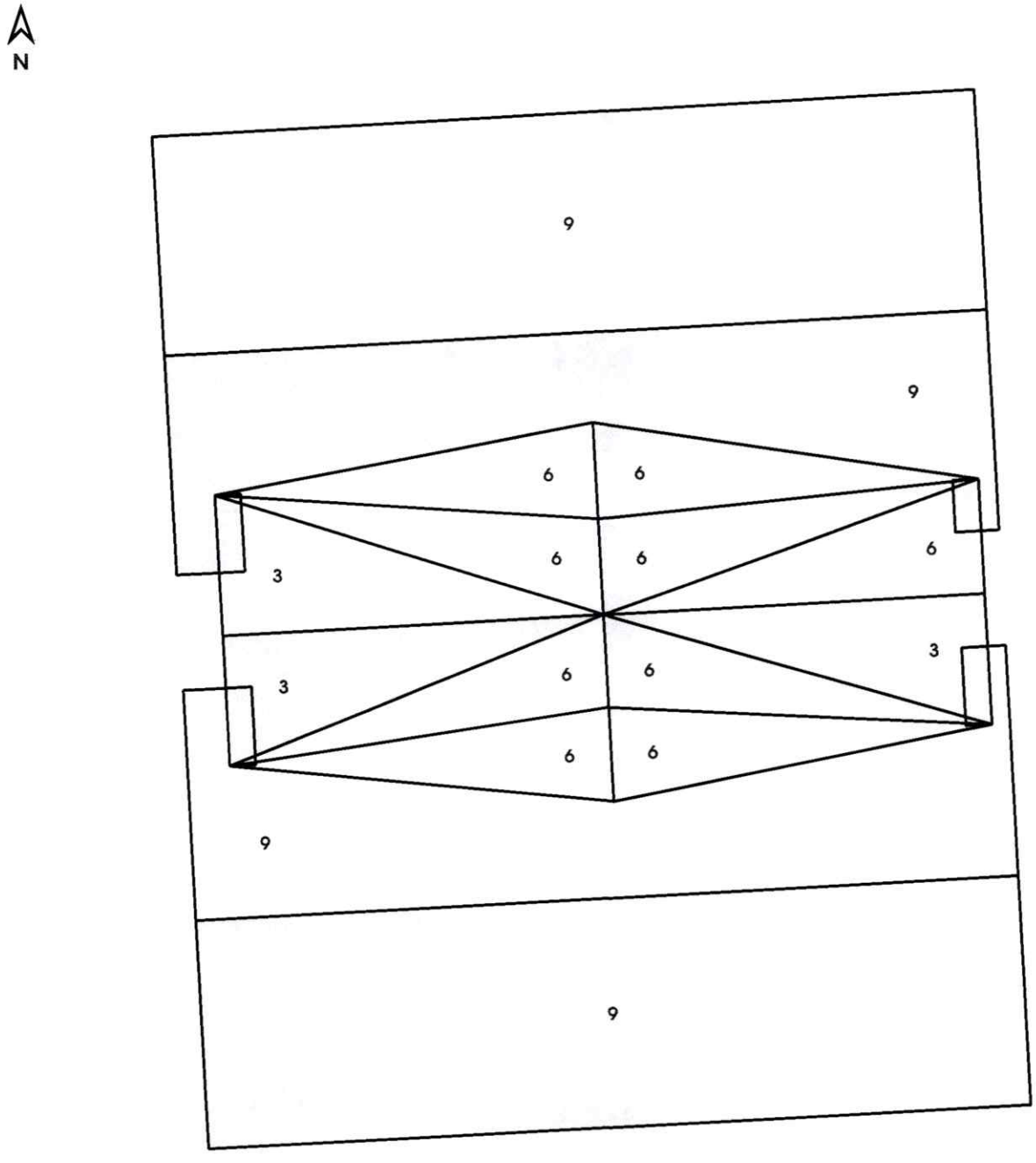
Flash	Step	Drip
4	14	179

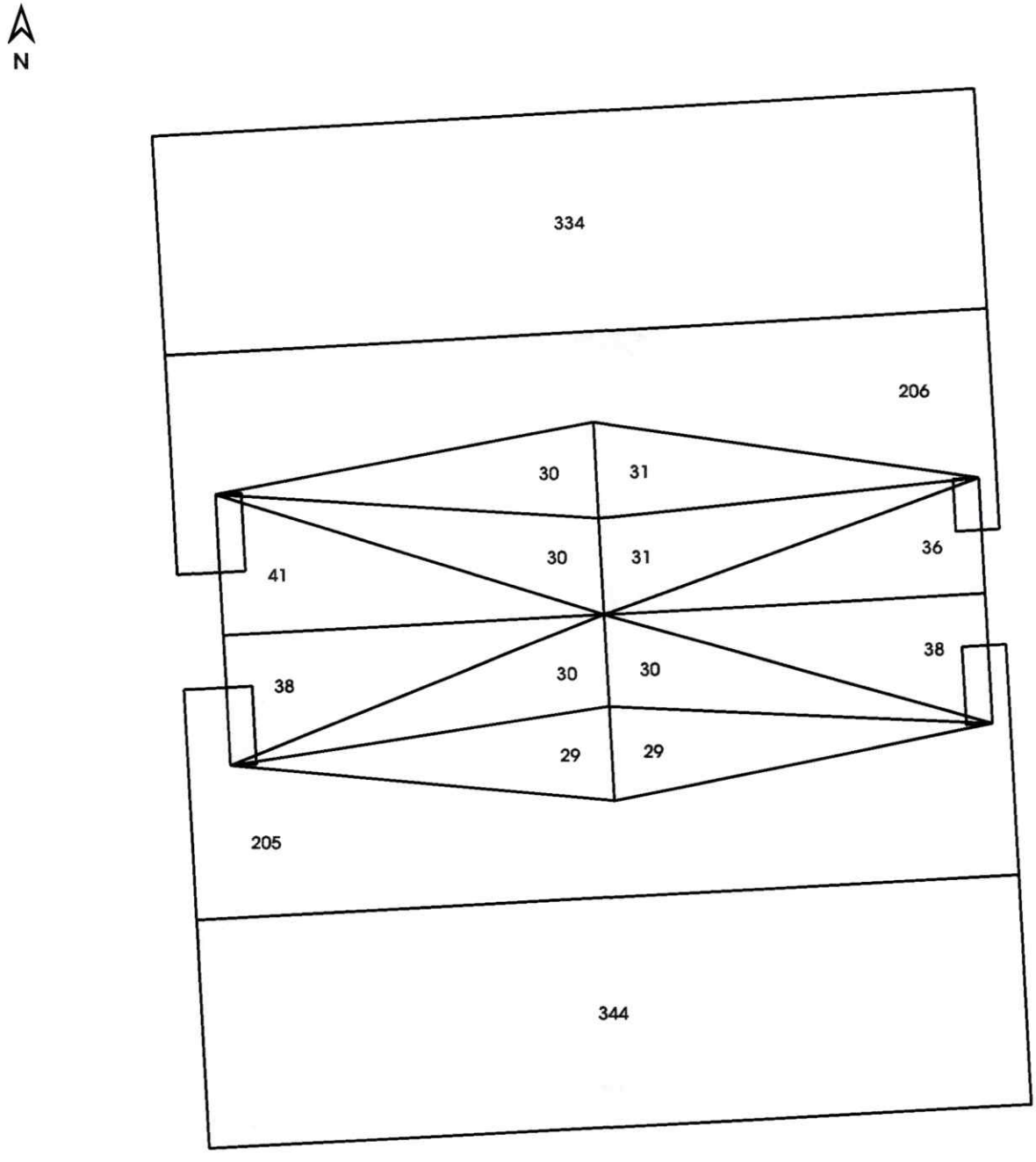


Eave	Hip	Rake	Ridge	Valley
72	76	107	92	122

Lengths in feet



Pitches in inches per foot

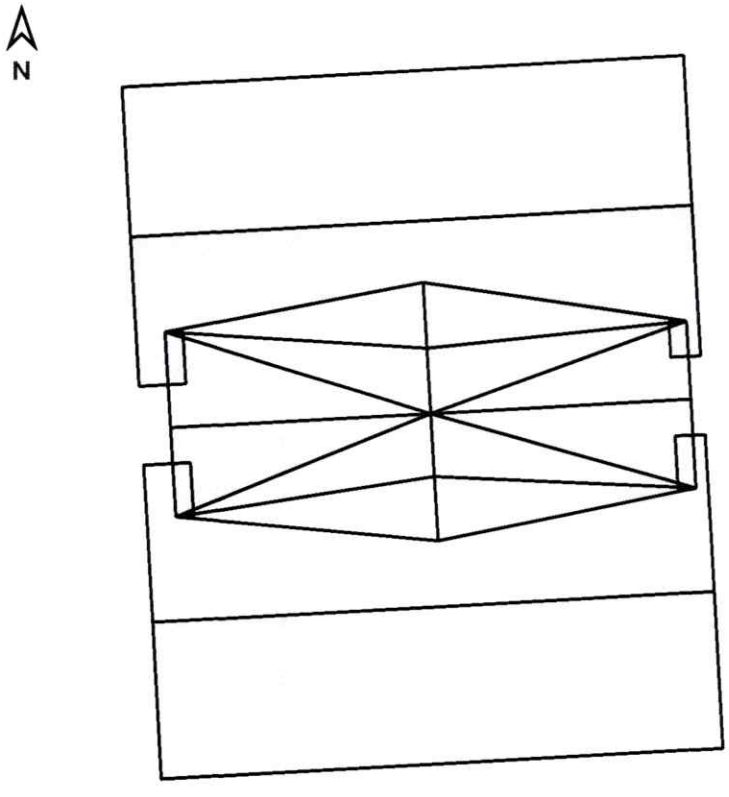


Areas in square feet

Summary

Pitch	3	6	9
Area	118	276	1,090
Percent	8%	19%	73%

Waste	0%	8%	11%	Suggested 13%	15%	18%	23%
Area	1,483	1,602	1,646	1,676	1,705	1,750	1,824
Squares	15	17	17	17	18	18	19



Roof Area	1,483 sq ft
Roof Facets	16
Pitch	9 / 12
Eaves	72 ft
Hips	76 ft
Rakes	107 ft
Ridges	92 ft
Valleys	122 ft
Flash	4 ft
Step	14 ft
Drip Edge	179 ft
Leak Barrier	395 ft
Ridge Cap	169 ft
Starter	179 ft

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

Roofing Materials

	Waste	0%	8%	Suggested 13%	18%
Shingle Products					
Timberline: HDZ, UHDZ, NS, ASII, HDZ RS Royal Sovereign	bundle	46	49	52	54
Low-Slope Roofing System					
Liberty Base/Ply Sheet	roll	0	0	0	0
Liberty Cap Sheet	roll	0	0	0	0
Liberty Asphalt Primer	gallon	0	0	0	0
Liberty Flashing Cement	gallon	0	0	0	0
Starter					
WeatherBlocker	bundle	2	2	3	3
Pro-Start	bundle	2	2	2	2
Quick-Start	roll	6	6	7	7
Roof Deck Protection					
Deck-Armor, Tiger Paw, FeltBuster 10 sq	roll	2	2	2	2
Shingle-Mate	roll	4	5	5	5
VersaShield	roll	5	5	5	5
Leak Barrier					
StormGuard, WeatherWatch 2 sq	roll	6	7	7	7
WeatherWatch 1.5 sq	roll	8	9	9	10
Ridge Cap					
Seal-A-Ridge, Seal-A-Ridge AS	bundle	7	8	8	8
TimberTex	bundle	9	10	10	10
Z-Ridge	bundle	6	6	6	7
TimberCrest	box	9	10	10	10
Nails					
Cap Nails	box	1	1	1	1
Coil Nails 1.25 in	box	1	1	1	1
Step Flashing					
Step Flashing 10 ft	piece	2	2	2	2
Step Flashing 8 ft	piece	2	2	2	3
Drip Edge					
Drip Edge 10 ft	piece	18	20	21	22
Drip Edge 8 ft	piece	23	25	26	27

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

Static

	Quantity	Units
Cobra® Rigid Vent 3™, SnowCountry® & SnowCountry® Advanced	20	ft
Cobra® Exhaust Vent Roll - Nail Gunnable	26	ft
Cobra® Exhaust Vent Roll - Hand Nailable	22	ft
Cobra® RidgeRunner®	29	ft
Cobra® Hip Vent	40	ft
Master Flow® SSB960 Metal Super Slant-Back Roof Vents	6	vent
Master Flow® RV50/R50 Square-Top Roof Vents	8	vent
Master Flow® IR65 Plastic Slant-Back Roof Vents	6	vent
Master Flow® High-Capacity Dome Vents	3	vent
Master Flow® 10' Aluminum Ridge Vent	17	ft
Cobra IntakePro® Rooftop Intake Vent	40	ft
Master Flow® Undereave Intake Vents - 16" x 8"	8	vent

Powered - Roof Mount

	Exhaust (vent)	Cobra IntakePro (ft)	Master Flow 16x8 Intake (vent)
Master Flow® ERV4 Power Attic Vents	1	54	10
Master Flow® ERV5 Power & Wi-Fi Attic Vents	1	67	12
Master Flow® ERV6 Power Attic Vents	1	80	15
Master Flow EZ Cool™ Plug-in Power Attic Vents	1	56	11
Master Flow® GreenMachine™ Solar/Dual-Powered Vents	2	56	11
Master Flow® GreenMachine™ High-Power Solar/Dual-Powered Vents	2	80	15
Master Flow® 12" Wind Turbines	3	79	15
Master Flow® 14" Wind Turbines	2	75	14

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

BREEDING
ROLL OFF SERVICE

PO Box 436 · Federalsburg, MD 21632
(410) 479-4248 · Fax (410) 479-5548 · www.rbrolloff.com

March 30, 2025

To Whom It May Concern,

I, Keith McMahan, the property owner of 118/120 Talbot Lane, Easton, MD 21601, hereby authorize Chris Jordan Exteriors LLC to act on my behalf in all matters related to the application for permits and approvals for roofing work at the above-referenced property.

This authorization includes, but is not limited to, the ability to submit applications, provide necessary documentation, communicate with the Historic Office, and obtain any required permits related to the proposed project.

I understand that Chris Jordan Exteriors LLC will be acting solely for the purpose of facilitating the permit process and related approvals for the work to be performed on my property.

If you have any questions regarding this authorization, please feel free to contact me directly or contact my daughter, Julie McMahan Thomas at 410-924-0791, as she oversees this project.

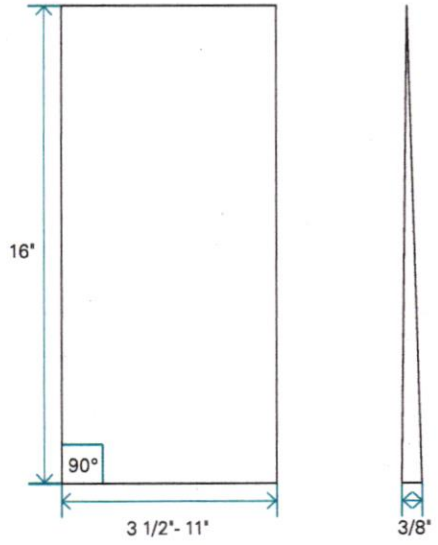
Sincerely,

Keith McMahan
410-310-1664

Maibec
Genuine Wood siding

Individual Shingles

RESQUARED AND REBUTTED. NATURAL (KILN DRIED) OR FACTORY-STAINED.



STAIN	GRADE	BUTT THICKNESS	WIDTH	NOMINAL LENGTH	INSTALLATION
Solid stain 2 coats	Chatham (Free of knots on the visible part - up to 6 in.)	3/8"*	3 1/2"-11"*	16"*	Sidewall use
Semi-transparent Spice series	Chatham (Free of knots on the visible part - up to 6 in.)	3/8"*	3 1/2"-11"*	16"*	Sidewall use

General Specifications

SPECIES:
- Eastern White Cedar – *Thuya occidentalis*

MANUFACTURING
- Stellite-tipped blades: minimize raised grain
- Kiln-dried to 12% - 16% moisture content

PACKAGING AND COVERAGE
- Each box covers around 25 sq. ft at 5" exposure.

AVAILABLE COLOURS
- Maibec solid stain colour chart
- Semi-transparent Spice series
- Unlimited choice of solid colours thanks to our TrueMatch® system.

FACTORY-STAINING
- Every shingle is factory-coated on all sides in a controlled environment for maximum stain absorption and retention. This also provides increased protection from the damaging effects of the sun and the elements.
- Following the stain application, the shingles are sent through a state of the art drier for curing. The product of European technology, this drier cures the stain from the inside out. The shingles are then cooled down and packaged. This unique system increases the durability of the product once installed.
- Low-volatile organic compounds (VOCs) water-based stains.

For exterior use only.

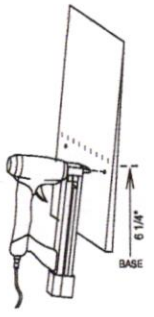
* DIMENSIONS MAY VARY DUE TO KILN-DRYING.

Individual Shingles

Installation

FASTENING REFERENCE LINE
Maibec shingles feature a fastening reference line found 6 1/4" from the base of the shingle. For the 5" required shingle exposure, fasten just below the reference line to respect the installation requirement.

See the Maibec Shingles installation guides to know all installation requirements.



Installation System

STAPLES
- Stainless steel or aluminum staple with minimum 7/16" crown, minimum 16 gauge
- Two fasteners per shingle, regardless of its width

NAILS
- Stainless steel or hot dipped galvanized
- Ring shank blunt tip nail with minimum 7/32" head
- Two fasteners per shingle, regardless of its width

How to Calculate

HOW TO CALCULATE THE AMOUNT OF SIDING NEEDED
Example – Area to cover: 1,000 ft²

For 5" exposure, add 3% to the area to cover

1,000 ft² x 1.03 = 1,030 ft²
1 box = 25 ft²
1,030 ft² = 41 boxes

WARRANTY* – SHINGLES SOLID STAIN

50 YEARS against wood decay
15 YEARS on solid stain 2 coats
5 YEARS on labour

WARRANTY* – SHINGLES "SPICE" SERIES

50 YEARS against wood decay
3 YEARS on semi-transparent stain 2 coats
3 YEARS on labour

* SOME RESTRICTIONS APPLY. SEE DETAILED WARRANTIES.

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120
GMC

HD 26 - 45

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

Application #:	2026 - 1713
Date Received:	04/17/2026
Fee Paid:	$75.00
HDC Meeting Date:	05/11/2026
Date Property Posted:	05/06/2026

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 120 Talbot Ln, Easton, MD 21601

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

PROPERTY INFORMATION

OWNER NAME Keith McMahan/Tri Gas Roll off services LLC
TELEPHONE NO. [redacted] EMAIL [redacted]

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

NAME Lexie Jordan w Chris Jordan Exteriors
TELEPHONE NO. [redacted] EMAIL [redacted]

Description of Proposal (include additional sheets, as necessary)

Remove existing roof. Install drip edge. GAF storm guard. high temperature ice & water shield on eves valleys & low slopes. Install GAF Deck Armor synthetic underlayment & GAF Timber Tex hip & ridge caps & GAF Cobra snow country ridge vent where applicable Install GAF lifetime vent pipe colliers. Kitchen &/or bath vents where applicable. Dispose of debris.

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 3/30/26
Printed Name of Applicant or Agent Lexie Jordan w Chris Jordan Exteriors

Revised 4.4.2022

Historic District Commission Application Checklist

Revised April 2022

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

Requirements:

The payment of fees is due at the time of application submittal. As of July 1, 2025, the fees are as follows: ***Commercial - $200, Residential - $75, Signs - $75, Staff Approval - $25.***

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

All Applications to Include:

☑ A narrative fully explaining the request

☑ Photographs of all existing conditions and that will be affected by the proposed project

☑ Description of all existing materials and a listing of all materials to be used for proposed project.

☑ Manufacturer cut-sheets and material specifications related to all proposed work.

☑ Any available and applicable historical photographs, sketches or other documentary evidence illustrating previous conditions and configurations of the building(s)

☑ Written authorization from the property owner authorizing the applicant to apply on their behalf.

New Construction / Addition

☐ Dimensioned elevations drawn to an appropriate scale illustrating all sides of the proposed structure. Drawings shall include notations outlining roof pitches, trim details and the type of windows and doors to be used for the project

☐ Site plan drawn to an appropriate scale and including setbacks and neighboring structures. Site Plan should illustrate the footprint(s) of all proposed EXISTING AND PROPOSED construction.

☐ Construction schedule

☐ For new construction only, the Commission will require a three-dimensional rendering, superimposed photo, silhouette or model of the proposed structure, other structure(s) located on the subject property and neighboring structures when necessary to understand the visual impact of the new construction and its compliance with the Guidelines.

Renovations

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

Windows

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

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

Roofing

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

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

Signs

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

Landscaping & Trees

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

Fence

☐ Application must Include:

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

Demolition

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

☐ Elevations and photographic documentation of all elevations of the structure(s) to be demolished including footprint dimensions, height dimensions and a site plan illustrating location of the structure(s) to be demolished

☐ Structural Analysis by Structural Engineer or Licensed Architect

☐ For Economic Hardship please provide documentation. Reference Guideline 13.9

☐ Attach replacement plan

Other

☑ Attach all documentation supporting request

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

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

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

In addition, we would like to propose replacing all damaged cedar shake shingle (siding), prime and paint all exterior siding with Sherwin William Emerald Acrylic Latex SW2811 (Rookwood Blue Green). In order to prevent future damage, we would like to build out the fascia so that there will not be any additional runoff.

March 30, 2025

To Whom It May Concern,

Chris Jordan Exteriors LLC is writing to outline the scope of work for the property located at 118/120 Talbot Lane, Easton, MD 21601.

Our team will complete a full roof replacement, including the removal and disposal of all existing roofing materials. The roof deck will be inspected, and any damaged areas will be repaired as needed. We will then install a new roofing system using GAF Timberline HDZ architectural shingles in the color Appalachian Sky, along with all required underlayment and accessories to meet manufacturer specifications.

This project is limited to the roof only. No changes will be made to the existing gutters, trim, fascia, or soffit. All work will be completed with care, and debris will be properly removed upon completion.

If you have any questions, please feel free to contact our office at 410-829-2764

Sincerely,
Chris Jordan Sr.

Chris J. Jordan Exteriors, LLC
602 Dutchman's Lane
Easton, MD 21601
410-829-2764
MHIC #111421

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March 30, 2025

To Whom It May Concern,

Chris Jordan Exteriors LLC is writing to outline the existing roofing materials at the property located at 118/120 Talbot Lane, Easton, MD 21601.

The current roof system consists of architectural asphalt shingles installed over standard roofing underlayment and wood roof decking. The roof includes typical components such as flashing around penetrations and roof transitions, as well as existing ventilation components.

This description is intended to provide a general overview of the existing materials currently in place.

If you have any questions, please feel free to contact our office at 410-829-2764.

Sincerely,
Chris Jordan Sr.

Chris J. Jordan Exteriors, LLC
602 Dutchman's Lane
Easton, MD 21601
410-829-2764
MHIC #111421

March 30, 2025

To Whom It May Concern,

Chris Jordan Exteriors LLC is writing to outline the materials and scope of work for the proposed roofing project at 118/120 Talbot Lane, Easton, MD 21601.

The project will include removal of the existing roof using Equipter no-mess roofer's buggy for debris management. New materials to be installed include drip edge, GAF Storm Guard high-temperature ice and water shield at the eaves, rakes, valleys, and low-slope areas, as well as GAF Deck-Armor synthetic underlayment. GAF Pro-Start starter strips will be installed around the roof perimeter to meet the 130 mph wind warranty requirements.

The primary roofing material will consist of GAF Timberline HDZ architectural shingles, paired with GAF TimberTex hip and ridge caps and GAF Cobra Snow Country ridge vent where applicable. Additional components will include GAF Lifetime vent pipe collars and replacement of kitchen and/or bath vents where applicable. All debris from the project will be properly removed and disposed of.

Please note, any insufficient plywood decking will be replaced at an additional cost of $55.00 per sheet for labor, plus the current market price of materials. Any necessary framing or flashing repairs will be completed at a rate of $55.00 per hour, per man, plus material costs, unless otherwise specified.

All workmanship will meet or exceed manufacturer specifications as required for a GAF Master Elite Golden Pledge Warranty, which includes a 50-year manufacturer warranty on shingles and a 25-year workmanship warranty backed by GAF.

If you have any questions, please feel free to contact our office at 410-829-2764.

Sincerely,
Chris Jordan Sr.

Chris J. Jordan Exteriors, LLC
602 Dutchman's Lane
Easton, MD 21601
410-829-2764
MHIC #111421

Chris Jordan Exteriors LLC
602 Dutchmans Lane
Easton, MD 21601
(410) 829-2764
Chrisjordanext@yahoo.com
Chrisjordanext.com

CHRIS JORDAN EXTERIORS
410.829.2764
FOR ALL YOUR ROOFING NEEDS
MHIC# 111421

Estimate

ADDRESS
Julie Thomas
118/120 Talbot Ln
Easton, MD 21601

ESTIMATE 3570
DATE 03/04/2026

DESCRIPTION	AMOUNT
Golden Pledge Warranty -Remove existing roof using Equipter no-mess roofers buggy trash management system. -Install drip edge, GAF Storm Guard high temperature ice and water shield on eaves, rakes, valleys, and low slopes. -Install GAF Deck Armor synthetic underlayment and GAF Pro-Start starter strips around the perimeter for maximum wind warranty (130 mph). -Install GAF Timberline HDZ shingles with GAF Timber Tex hip and ridge caps, and GAF Cobra Snow Country ridge vent where applicable. -Install GAF Lifetime vent pipe colliers, kitchen, and/or bath vents where applicable. -Dispose of debris. -Town permit fee included. -Historic District permits will be added to the final invoice.	10,680.00

Any insufficient plywood will be an extra $55.00 per sheet for labor and plus the market price for plywood.

Framing or insufficient roof flashing will be an extra $55.00 per hour, per man, plus material cost unless otherwise stated.

All workmanship meets and exceeds manufacturer's specifications for a GAF Master Elite, Golden Pledge warranty, giving you a 50-year manufacturer warranty on the shingles and a 25-year workmanship warranty backed by GAF.

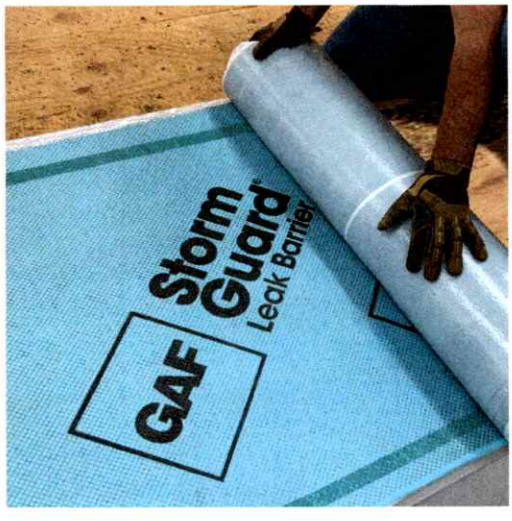
This proposal may be withdrawn by us if not accepted within 30 days.

TOTAL **$10,680.00**

Accepted By

StormGuard® film-surfaced leak barrier

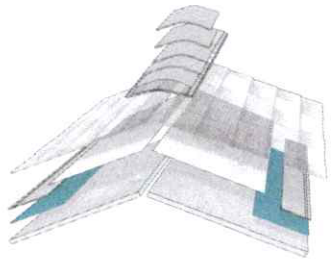
Help protect against roof leaks caused by wind-driven rain and damaging ice dams



- Help prevent damaging leaks at vulnerable areas of asphalt shingle and many metal roofing systems[1]
- Can be used to comply with building codes that require the use of leak barriers[2]

GAF StormGuard®
Film-Surfaced Leak Barrier

StormGuard®
film-surfaced leak barrier



Benefits:

- **Helps protect** against roof leaks at eaves, rakes, valleys, and around chimneys and skylights
- **Self-seals** around fasteners to help reduce the risk of leaks
- **Dual integrated selvage edge** allows for bi-directional application, which simplifies the installation process of multiple courses
- **High-temperature compound** for use with asphalt shingles and most metal roofing systems[1]
- **Blue synthetic patterned surface** provides excellent wet/dry traction and is cooler to work on than typical black underlayments
- **Integral surface channels** help guide moisture away from the walking surface
- **Fiberglass-reinforced construction**
- **Eligible for a Lifetime† Limited Warranty when installed** with GAF Lifetime† shingles and at least two additional qualifying GAF accessories.† Eligible for a 10-year limited warranty when installed with approved non-asphaltic roof coverings.[3]

Helps address building codes in northern regions requiring the use of self-adhering leak barriers:[1]

- For building codes in regions where ice dams can form at the eaves, particularly where the January average temperature is 25°F (-4°C) or lower (see map areas labeled "North")
- For any region where ice dams can occur, even where the average temperature is above 25°F (-4°C)
- In warmer southern areas to help protect against roof leaks caused by wind-driven rain

Meets or exceeds the following requirements of ASTM D1970:

Property	Method	Requirement
Thickness (mils)	D5147	Min. 40
Tensile strength MD (lbf/in.)	D2523	Min. 25
Tensile strength CMD (lbf/in.)	D2523	Min. 25
Elongation at break, modified bitumen portion — MD and CMD (%)	D2523	Min. 10
Adhesion to plywood at 75°F (24°C) (lbf/ft.-width)	D903	Min. 12
Adhesion to plywood at 40°F (4°C) (lbf/ft.-width)	D903	Min. 2
Thermal stability (mm)	D1204	Max. 3
Low-temperature flexibility -20°F (-29°C)	D1970	Pass
Tear resistance MD (lbf)	D4073	Min. 20
Tear resistance CMD (lbf)	D4073	Min. 20
Moisture-vapor permeance (U.S. perms)	E96 A	Max. 0.1
Sealability around nail	D1970	Pass
Waterproof integrity after low-temperature flexibility	D1970	Pass
Waterproof integrity of lap seam	D1970	Pass

To learn more about the GAF Roofing System visit **gaf.com/Lifetime**

Product details:

Nominal Specifications:
For asphalt shingles and most metal roofing systems[2]

- **Roll size:** 2 squares (200 ft.² [18.58 sq. m]), excludes laps
- **Roll width:** 36" (0.914 m)
- **Roll length:** 66.7' (20.33 m)
- **Thermal stability:** 250° F (121.1° C)[2]
- **UV resistance:** Up to 90 days[4]
- **Shelf life:** Best if used within 1 year from date of manufacture

Code Approvals:

- Meets or exceeds ASTM D1970
- State of Florida Approved
- Miami-Dade County Product Control Approved
- Component of a UL Listed ANSI/UL 790 Class A system when used with UL Class A shingles[5]
- ICC-ES Evaluation Report (ESR-1322)
- Meets the requirements of the Texas Department of Insurance.

† 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.

[1] The high-temperature compound is suitable for most metal roofing system applications. For use under copper and zinc or for information on other approved non-asphaltic roofing systems, contact GAF Technical Support at 1-800-766-3411.

[2] Source: International Building Code (IBC) and International Residential Code (IRC). Always check local building codes for requirements in your area.

[3] See *StormGuard® Film-Surfaced Leak Barrier Limited Warranty for Non-Asphaltic Roofing Systems* for complete coverage and restrictions.

[4] 90-day UV resistance is based on testing conducted under controlled laboratory conditions. Product should be covered by a primary roof covering as soon as possible and no more than 90 days after installation.

[5] Refer to UL Online Certification Directory for actual assemblies.

Meets certain FORTIFIED Roof™ requirements. Visit gaf.com/Fortified and current FORTIFIED Home™ Standard available at fortifiedhome.org for details. U.S. only.

We protect what matters most™

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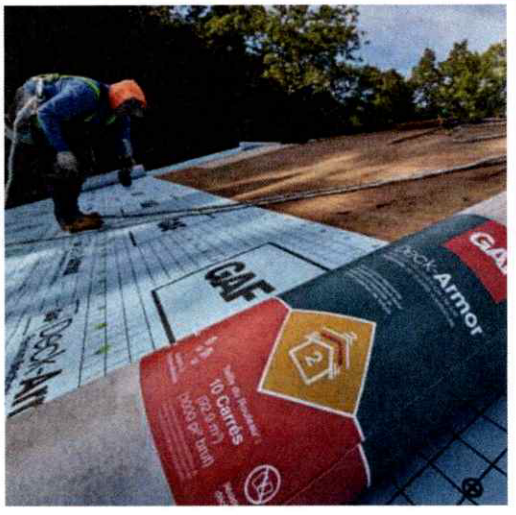
Deck-Armor™ Premium Breathable Roof Deck Protection

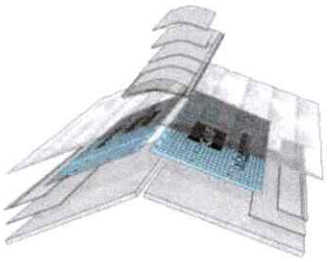
Help protect the home and roof system from damaging moisture with breathable roof deck protection



- Helps reduce inside moisture that can become trapped in the roofing system, which can cause mold, mildew, and expensive structural damage
- Provides a critical layer of extra protection between the shingles and roof deck to resist wind-driven rain (or moisture from other sources) that can cause damage to the roof structure
- Avoids wrinkling and buckling for a better-looking finished roof

GAF Deck-Armor™
Premium Breathable Roof Deck Protection

Deck-Armor™ Premium Breathable Roof Deck Protection



Benefits:

- **Breathable technology helps reduce common inside moisture** (from cooking, bathing, cleaning, etc.) that can become trapped within your roofing system, causing rot or other costly damage
- **Premium non-asphaltic, polypropylene construction** provides long-lasting protection
- **Specially designed surface provides enhanced walkability** versus conventional felts
- **At least 600% greater tear strength**[1] and 214% higher nail-pull strength[2] than conventional #30 asphalt felt
- **48"-wide (1.22 m) roll provides 33% more coverage per course** than conventional 36"-wide (914 mm) asphalt felts
- **Light-blue surface is cooler to work on** in hot weather than conventional black felts
- **Eligible for up to a Lifetime† Limited Warranty** when installed with GAF Lifetime† shingles and at least two additional qualifying GAF accessories, and it's also eligible for residential enhanced warranty coverage[6]

Product details:

Nominal Specifications:
For use with asphaltic shingles and may also be used with slate, wood, metal, or tile[3]

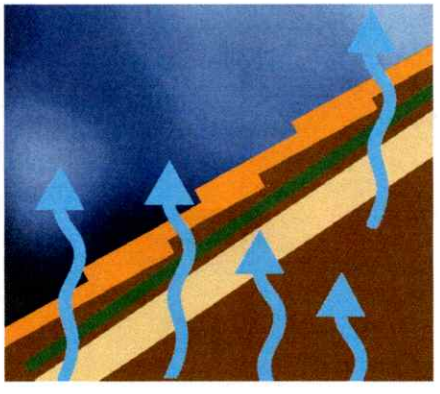
- **Roll size:** 10 squares (1,000 sq. ft. [92.9 m²])
  (excludes laps)
- **Roll width:** 48" (1.22 m)
- **Roll length:** 250' (76.2 m)
- **Approx. roll weight:** 43 lb. (19.5 kg)
- **UV exposure:** UV-stabilized polypropylene construction resists UV degradation for up to 180 days[4]

Code Approvals and Standards:

- Meets or exceeds ASTM D8257
- Meets or exceeds the physical requirements of ASTM D226 Type II and D4869 Type IV
- Meets or exceeds ICC Acceptance Criteria AC188
- ICC-ES Evaluation Report (ESR-2808)
- Miami-Dade County Product Control approved
- State of Florida approved
- Component of a UL Listed ANSI/UL 790 Class A system when used with UL Class A shingles[5]
- Listed with Texas Department of Insurance as an acceptable alternate roof underlayment
- Meets certain FORTIFIED Roof™ requirements. Visit gaf.com/Fortified and current FORTIFIED Home™ Standard available at fortifiedhome.org for details. U.S. only.

GAF recommends the use of roof deck protection that helps reduce excess moisture that can be trapped under the roof's shingles.

Typical synthetics
"Non-breathable" synthetic underlayments can trap harmful moisture.



Deck-Armor™
Allows excess moisture in the roof system to escape.

Deck-Armor™ Roof Deck Protection "out-breathes" typical underlayments

Deck-Armor™	16 Perms*
#15 asphalt felt	6 Perms*
#30 asphalt felt	5 Perms*
Typical synthetic underlayments	.05 Perms* (virtually non-breathable)

* Nominal MVTR perms value as measured by GAF on Mocon unit @ 82°F (28°C) and 50% R.H.

† 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.

[1] GAF trapezoidal tear strength testing per ASTM D4533.

[2] GAF nail pull-through testing per ASTM D3462.

[3] Contact GAF Technical Support at 877-GAF-ROOF for acceptable non-asphaltic roofing systems and limited warranty coverage.

[4] 180-day UV resistance refers to standardized testing conducted to ensure the product will not physically degrade when exposed to UV. It is **NOT** related to withstanding water, snow, or wind. While Deck-Armor™ Premium Breathable Roof Deck Protection is water resistant, it is **NOT WATERPROOF. DO NOT USE** Deck-Armor™ Premium Breathable Roof Deck Protection as a temporary roof to protect property or possessions.

[5] Refer to UL Online Certification Directory for actual assemblies.

[6] See *System Plus, Silver Pledge,*™ or *Golden Pledge® Limited Warranty* for complete coverage and restrictions.

Note: Always use plastic cap nails or staples with plastic caps to install Deck-Armor™ Premium Breathable Roof Deck Protection. Do **NOT** use nails or staples without caps.

To learn more about the Lifetime† Roofing System visit **gaf.com/Lifetime**

LIFETIME LIMITED WARRANTY TERM · AMERICAN OWNED · WINNER 9 OUT OF 10 RECOMMENDED 2012-2025 · FORTIFIED ROOF

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GAF

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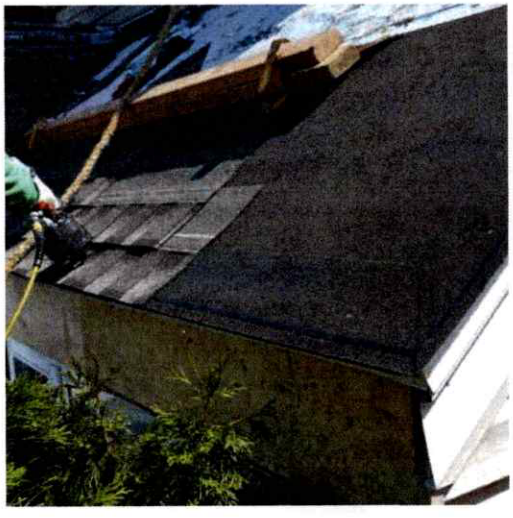
Pro-Start®
Starter Strip Shingles

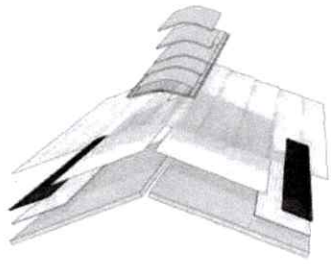
Save time, eliminate waste, and help prevent shingle blow-off with this cost-effective alternative to field-cutting strip shingles for your starter course



- Offer straighter roof edges with starter strips that perform as great as they look
- Made with a high-quality, factory-applied adhesive that will tightly lock your shingles in place
- Easy to use and install, with no cutting of starter strips on the roof

GAF Pro-Start® Starter Strip Shingles

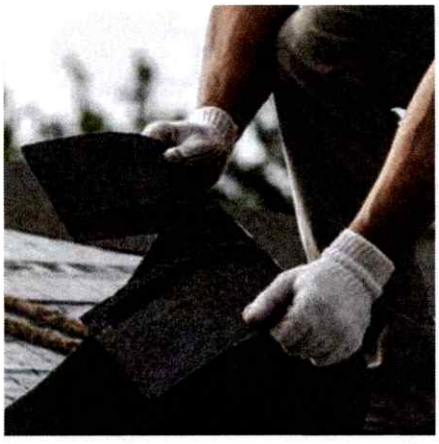
Pro-Start®
Starter Strip Shingles



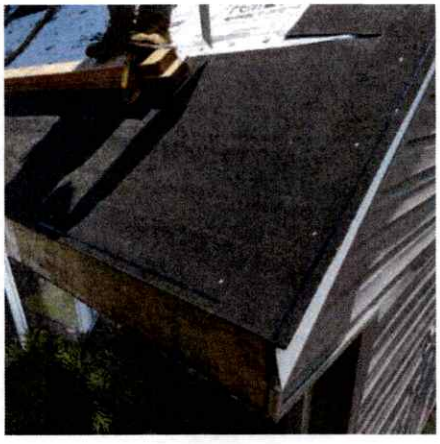
Benefits:

- **Properly positioned Dura Grip™ Adhesive** helps to lock down the shingles at the eaves and rakes to reduce the risk of shingle blow-off
- **Pre-perforated design** is easy to use and install, with no cutting on the roof
- **No more wasted time or material** cutting your own starter strips
- **At least 50% more coverage** per bundle vs. typical 3-tab strip shingles
- **GAF offers increased wind coverage** on many GAF shingles when you use GAF starter strips[3]
- **Eligible for a Lifetime[†] Limited Warranty** when installed on Lifetime[†] shingle roofs as well as an eligible accessory product in the Starter Strip category of GAF residential enhanced warranties

Installation:



Tears in half easily along perforation for easy installation



Installs at the eaves and rakes to help prevent shingle blow-off

Product details:

For use with most standard English and metric-sized asphalt shingles

- **Full sheet:** 13 ¼" x 38" (330 mm x 965 mm)
- **Half sheet:** 6.5" x 38" (165 mm x 965 mm)

Packaging

- **Bundle count:** 19 full sheets (38 individual pieces)

Coverage

- Approx. 120.33 lineal feet (36.69 lm) (when split in half)

Code Approvals:

- State of Florida approved
- Miami-Dade County Product Control approved
- ICC-ES ESR-1475
- Meets ASTM D3462[1], D3018
- ASTM D3161 Class F
- UL Listed to ANSI/UL 790 Class A[2]
- Meets certain FORTIFIED Roof™ requirements. Visit gaf.com/Fortified and current FORTIFIED Home™ Standard available at fortifiedhome.org for details. U.S. only.

[†] 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.

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

[2] Refer to UL Online Certification Directory for actual assemblies.

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

[4] When embedded in 8" flashing cement.

To learn more about the Lifetime[†] Roofing System, visit **gaf.com/Lifetime**

We protect what matters most™

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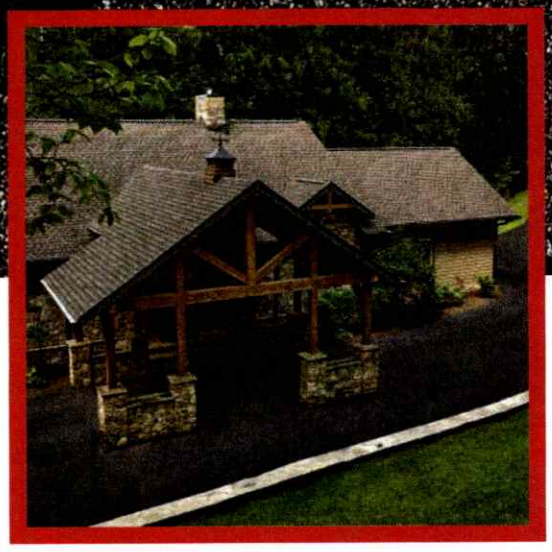
GAF Timberline HDZ®
High Definition® Lifetime¹ Shingles

GAF 2 WINDPROVEN™ INFINITE WIND SPEED PROTECTION ROOFING SYSTEM LIMITED WARRANTY

GAF 3 STAINGUARD PLUS™ ALGAE PROTECTION 25 LIMITED 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 most.

Benefits:

- **Industry-leading innovation:** Layerlock® Technology powers StrikeZone®, the industry's largest nailing zone. Paired with our legendary Dura Grip™ sealant, these features ensure that the shingles stay in place, even under high wind conditions
- **The industry's strongest wind warranty:** Timberline HDZ® Shingles are eligible for the WindProven™ Limited Wind Warranty,[1] the industry's first wind warranty with no maximum wind-speed limitation, when installed with the required combination of GAF accessories
- **GAF-exclusive algae-fighting technology:** 25-Year StainGuard Plus™ Algae Protection Limited Warranty[2] powered by proprietary time-release algae-fighting technology
- **Peace of mind:** Timberline HDZ® Shingles come with Lifetime† coverage against manufacturing defects
- **Impact rating:** Timberline HDZ® passes the UL 2218 impact-resistance test with a Class 3 rating and may be eligible for insurance discounts[4]
- **For the best look:** Use TimberTex® premium ridge cap shingles or TimberCrest® premium SBS-modified ridge cap shingles

High Definition® colors:

Bold Definition colors:

Product details:

Product/System Specifics

- Fiberglass asphalt construction
- **Dimensions (approx.):** 13 1/4" x 39 3/8" (337 mm x 1,000 mm)
- **Exposure:** 5 5/8" (143 mm)
- **Bundles/Square:** 3
- **Pieces/Square:** 64
- **Hip/Ridge:** TimberTex®; TimberCrest®
- **Starter:** Pro-Start®; QuickStart®; WeatherBlocker™

Applicable Standards & Protocols:

- Passes UL 2218 Impact-Resistance Test with Class 3 rating
- 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 I
- Meets ASTM D3462[3]
- Miami-Dade County Product Control Approved
- ICC-ES Evaluation Reports ESR-1475 and ESR-3267
- Meets Texas Department of Insurance Requirements
- Rated by the CRRC; Can be used to comply with Title 24 Cool Roof Requirements (some colors)

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[1] 15-year WindProven™ Limited Wind Warranty covers GAF Shingles with LayerLock® Technology only and requires the use of GAF starter strips, roof deck protection, ridge cap shingles, and leak barrier or attic ventilation. See *GAF Roofing System Limited Warranty* for complete coverage and restrictions. Visit gaf.com/LRS 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.

[2] 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.

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

[4] UL 2218 Class 3 impact-resistance test performed under controlled laboratory conditions. Insurance discounts may not be available in your area. Where available, insurance discounts may vary. Contact your insurance provider for information.

[5] Eligibility criteria, terms, and restrictions apply. Visit fortifiedhome.org for details. U.S. only.

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.

MADE IN THE U.S.A. WITH DOMESTIC AND IMPORTED MATERIALS. AMERICAN JOBS IN AMERICAN FACTORIES.

FORTIFIED ROOF[5]

Regional availability

We protect what matters most™

GAF

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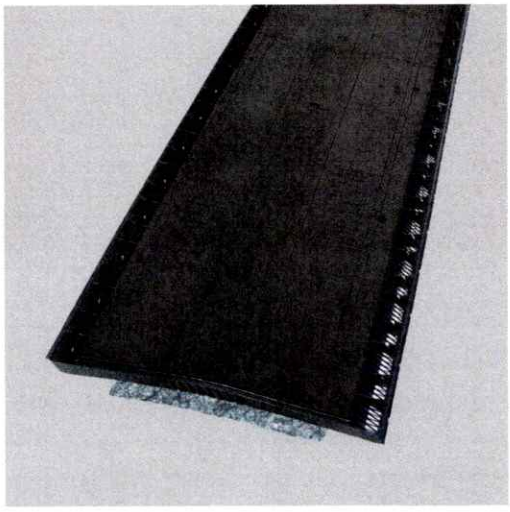
450089-0226

Cobra® SnowCountry® Exhaust Vent for Roof Ridge

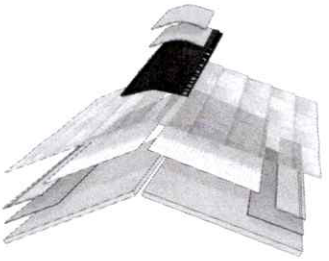
Remove excess heat and moisture from the attic and protect the roof system from premature deterioration



- Help reduce damaging attic heat and moisture in the summer and the risk of ice dams in the winter
- Avoid premature roof system deterioration
- Limit the growth of harmful mold and mildew

Cobra® GAF SnowCountry® Exhaust Vent for Roof Ridge

Cobra® SnowCountry® Exhaust Vent for Roof Ridge



Benefits:

- **Allows heat and moisture to escape** at the most effective location — the ridge
- **Shingle-over design** blends into the ridge line
- **Engineered for durability** with high-impact UV-resistant polymers
- **External baffles** with crush-resistant internal structure
- **Snow Guard™ filter** helps resist snow, pine needle, and insect infiltration while avoiding dust clogging — meets the requirements of ICC Dust Exposure testing[1]

- **Unique EasyTear® sizing feature** allows you to hand-tear the vent in 3" (76 mm) increments — no cutting and less waste
- **Passes the 110 mph wind-driven rain test**[2]
- **Eligible for Lifetime† Limited Warranty** when installed with GAF Lifetime† shingles and at least two additional qualifying GAF accessories, and it's also eligible for residential enhanced warranty coverage[3]

Balanced Ventilation:

Balanced attic ventilation means there's an equal amount of air entering it as there is exiting it. The amount of exhaust ventilation must **never** exceed the amount of intake ventilation at the soffits or eaves. GAF recommends a minimum of 1 sq. ft. of net free ventilation for every 300 sq. ft. of attic floor space. Always consult local building codes for specific ventilation requirements.

How Much Do I Need?

Calculate the total square footage of your attic floor space and then review the chart below for how much Cobra® SnowCountry® Exhaust Vent for Roof Ridge is needed:

Total attic sq. footage	Recommended Length of Cobra® SnowCountry® Exhaust Vent (ft.)	Minimum Intake Ventilation (net free area in sq. in.)
1,600	22	396
1,900	26	468
2,200	30	540
2,500	34	612
2,800	38	684
3,100	42	756
3,400	46	828

Note: Chart above based on 1/300 rule. Always have a balanced attic ventilation system. In no case should the amount of exhaust ventilation at or near the ridge exceed the amount of intake ventilation at or near the soffit. Visit **gaf.com/ventcalculator** for more details.

Product details:

For Use in Colder Climates

- 11.5" (292 mm) width — for 12" (305 mm) width ridge cap shingles
- 18 sq. inches per linear foot (38,100 mm per linear meter) of net free ventilating area
- Hand nail installation (nails not included)
- For roof pitches 3:12 to 16:12

Code Approvals & Standards:

- Miami-Dade County Product Control Approved
- State of Florida Approved
- UL ER15072-01
- Texas Department of Insurance Product Evaluation RV-29
- CCMC 14083-R
- UL Listed to ANSI/UL 790 Class C[4]
- Meets certain FORTIFIED Roof™ requirements. Visit gaf.com/Fortified and current FORTIFIED Home™ Standard available at fortifiedhome.org for details. U.S. only.

1. Warm, moist air escapes attic through **Cobra® SnowCountry® Exhaust Vent for Roof Ridge** (installed under ridge cap shingles)
2. Fresh air enters attic through intake vent at the soffit or eave

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[1] Tested in accordance with ICC AC132, Section 4.2.

[2] Under controlled laboratory testing conducted by GAF.

[3] See *System Plus, Silver Pledge™* or *Golden Pledge® Limited Warranty* for complete coverage and restrictions.

[4] Refer to UL Online Certification Directory for actual assemblies.

To learn more about the Lifetime† Roofing System visit **gaf.com/Lifetime**

We protect what matters most™

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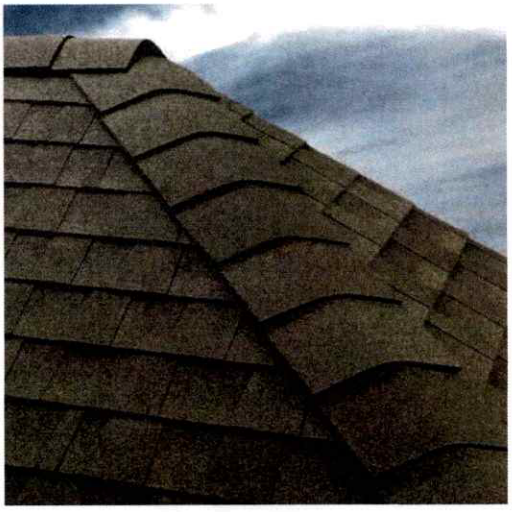
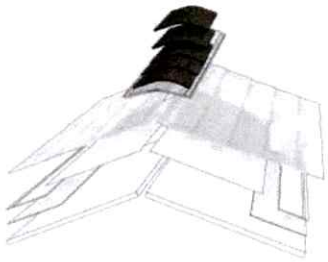
TimberTex® Premium Ridge Cap Shingles

Choose the perfect finishing touch for a new GAF roof with premium, dimensional ridge cap shingles



- Create double-layer protection against leaks at the hips and ridges
- Elevate the look of your roof by adding depth and dimension
- Offer longer limited warranty[1] coverage than what's available using field-cut, 25-year, 3-tab shingles as your ridge cap

GAF TimberTex®
Premium Ridge Cap Shingles



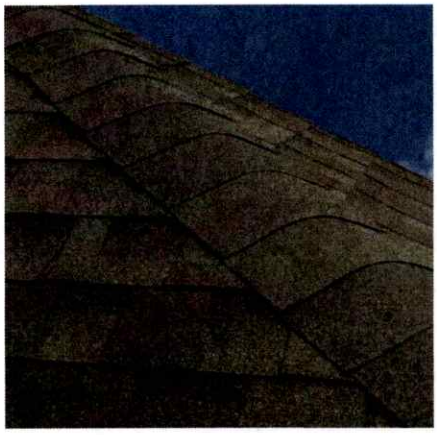
TimberTex® Premium Ridge Cap Shingles

Benefits:

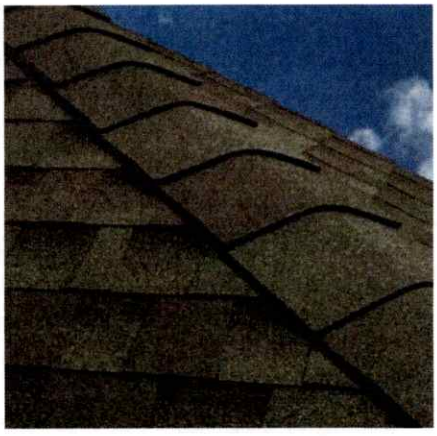
- **Thick, double-layer design** with large 8" (203 mm) exposure adds depth and dimension to the roof's hips and ridges
- **Continuous Dura Grip™ Sealant, paired with a microgranule surface in the nailing area**, provides an enhanced asphalt-to-asphalt bond for strong wind-uplift performance and reduced risk of cap shingle blow-off

- **The perfect finishing touch** to help accentuate and protect a new GAF shingle roof
- **UltraMat™ high-performance fiberglass mat technology** enhances the ridge cap shingle at its core and achieves UL 2218 Class 4 impact-resistance rating[1]
- **25-year StainGuard Plus™ Algae Protection Limited Warranty** against blue-green algae discoloration[2]
- **Eligible for Lifetime† Limited Warranty** when installed with GAF Lifetime† shingles and at least two additional qualifying GAF accessories, and it's also eligible for residential enhanced warranty coverage[3]

See the difference:



Cut 3-tab shingles
Field-cut 3-tab strip shingles used on the hips and ridges.



TimberTex® Ridge Cap Shingles
A distinct finishing touch that also protects against leaks and cap shingle blow-off on the hips and ridges.

To learn more about the Lifetime† Roofing System, visit **gaf.com/Lifetime**

Product Details:

Nominal Specifications:
For use with GAF Timberline HDZ®, Timberline UHDZ®, Timberline® NS, Timberline® ASII, and Designer Lifetime† Shingles
- Factory-laminated, double-layer design
- 12" (305 mm) width
- 8" (203 mm) exposure

Packaging:
- 30 double-layer ridge caps per bundle (10 shingles, each with 3 double-layer ridge caps per shingle)

Coverage:
- 20 linear ft. (6.1 lm) per bundle
- 5 bundles cover 100 linear ft. (30.5 lm)
- 150 pieces cover 100 linear ft. (30.5 lm)

Code Approvals:
- UL Listed to ANSI/UL 790 Class A[4]
- Passes UL 2218 Impact-Resistance Test with Class 4 rating
- ASTM D3462[5]
- ASTM D3161 Class A
- ASTM D3161 Class F[6]
- ICC-ES AC438
- CSA A123.5
- UL 2218 Class 4 Impact Resistance
- ICC Evaluation Reports ESR-1475 and ESR-3267
- Miami-Dade County Product Control Approved
- Florida Building Code Approved
- Meets certain FORTIFIED Roof™ requirements. Visit gaf.com/Fortified and current FORTIFIED Home™ Standard available at fortifiedhome.org for details. U.S. only.

† 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.

[1] Only TimberTex® Ridge Cap Shingles sold in packages bearing the UltraMat™ high-performance mat logo and UL 2218 Class 4 Classification statement are rated for Class 4 impact resistance. UL 2218 Class 4 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.

[2] 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.

[3] See *System Plus, Silver Pledge,™* or *Golden Pledge® Limited Warranty* for complete coverage and restrictions.

[4] Refer to UL Product iQ Online Certification Directory for actual assemblies.

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

[6] With sealant applied as specified in manufacturer's installation instructions for maximum wind speed coverage.

Note: See **gaf.com/RidgeCapAvailability** for regional availability.

We protect what matters most™

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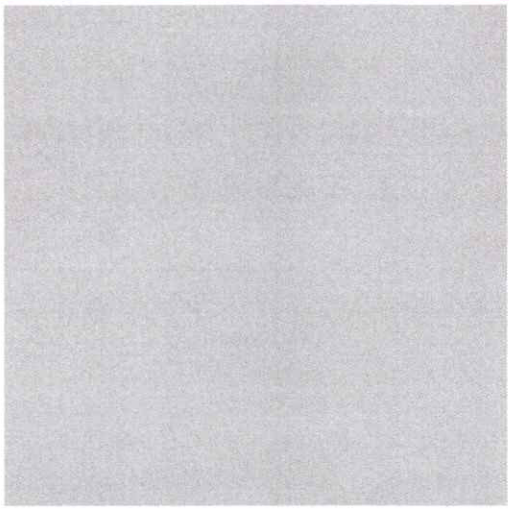
Master Flow™ Pivot™ Pipe Boot Flashing

Help protect your home against damaging leaks at one of the most vulnerable parts of your new or existing roof — penetrations, where your plumbing vent pipes stick up through your roof.



- Durable, all-metal exterior helps provide tough protection at one of the most notorious leak sources — plumbing vent pipe penetrations
- Has no exposed seals or gaskets and doesn't require exposed caulking that can degrade over time when exposed to the elements
- Completely encapsulates ugly plumbing pipes for a streamlined, finished look on your new or existing roof

GAF Master Flow™ Pivot™ Pipe Boot Flashing

Master Flow™ Pivot™ Pipe Boot Flashing

Benefits:

- **Tough, all-metal exterior design in galvanized steel construction** has no exposed seals, gaskets, or caulking that can degrade over time or be damaged by rodents — causing leaks
- The Master Flow™ Pivot™ Pipe Boot Flashing **completely encapsulates ugly plumbing vent pipes** unlike typical seals, gaskets, or collars that leave pipes exposed
- Passes the **110 mph wind-driven rain test per TAS-100(A)** and **UL 2218 Class 4 impact-resistance test**[1]
- Clever ball and socket "pivot" feature allows for **simple rooftop pitch adjustment** and installation on roofs 3:12 – 12:12
- Extra-large 3" (76.2 mm) flashing on all sides helps **reduce the risk of water infiltration**
- Includes **pre-punched fastening slots** on the base flashing for ease of installation and flashing expansion and contraction
- **Pre-formed shingle termination ribs** in the base flashing help identify the cut location for shingles
- **Available in 4 colors** to help blend in with today's most popular shingles
- **Warrantied against leaks caused by manufacturing defects or ordinary wear and tear for up to 50 years** (or as long as the warranty on the adjacent roof cladding)[2]
- **Enhanced warranty coverage available** when installed by a contractor certified by GAF[3] in connection with a qualifying roofing system[4]

Models & Compatibility:

Pivot™ Models		Compatible with the following:	
		Schedule 40 PVC, ABS & Steel Plumbing Pipes Pipe Inside Diameters	**Pipe Height** Above Roof Deck
Pivot 1.5 PPBG1.5	**Pivot Small Combo — 1.5 & 2** PPBGSC with 1.5" (38 mm) & 2" (51 mm) Pipe Inserts	**1.5"** (38 mm)	**6" – 15"** (152 mm – 381 mm)
Pivot 2 PPBG2		**2"** (51 mm)	
Pivot 3 PPBG3	**Pivot Large Combo — 3 & 4** PPBGLC with 3" (76 mm) & 4" (102 mm) Pipe Inserts	**3"** (76 mm)	
Pivot 4 PPBG4		**4"** (102 mm)	

Patent pending. For more information, please contact GAF Master Flow™ Technical Services at 1-800-211-9612.

To learn more about the Master Flow™ Pivot™ Pipe Boot Flashing, visit **gaf.com/Pivot**

Product details:

Nominal Specifications
Construction: Galvanized steel
Roof Slopes: 3:12 – 12:12

Plumbing Vent Pipe Compatibility
(See chart below):
- **Pipe Types:** Schedule 40 PVC, ABS & Steel
- **Pipe Opening Inside Diameters:** 1.5" (38.1 mm), 2" (50.8 mm), 3" (76.2 mm) & 4" (101.6 mm)
- **Pipe Heights:** 6" – 15" (152.4 mm – 381 mm) above roof deck

Available Colors: Black, Weathered Wood, Brown & Gray

Code Approvals & Standards:
- State of Florida Approved
- Meets certain FORTIFIED Roof™ requirements. Visit gaf.com/Fortified and current FORTIFIED Home™ Standard available at fortifiedhome.org for details. U.S. only.

Complementary Colors[5]**:**

[1] Testing performed under controlled laboratory conditions. Hail damage is not covered under GAF limited warranties.
[2] See *GAF Master Flow™ Pivot™ Pipe Boot Flashing Limited Warranty* for complete coverage and restrictions.
[3] 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.
[4] See *GAF System Plus, Silver Pledge™*, and *Golden Pledge® Limited Warranties* for complete coverage and restrictions.
[5] Color swatches are for reference only. Always review actual product with shingles to ensure acceptable complementary match before installation on the roof.

AMERICAN OWNED

FORTIFIED ROOF

We protect what matters most™

GAF

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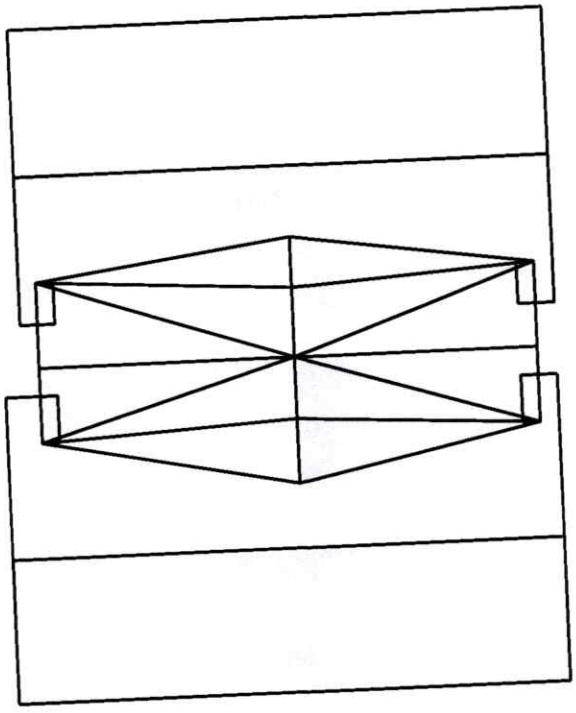


Contents

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

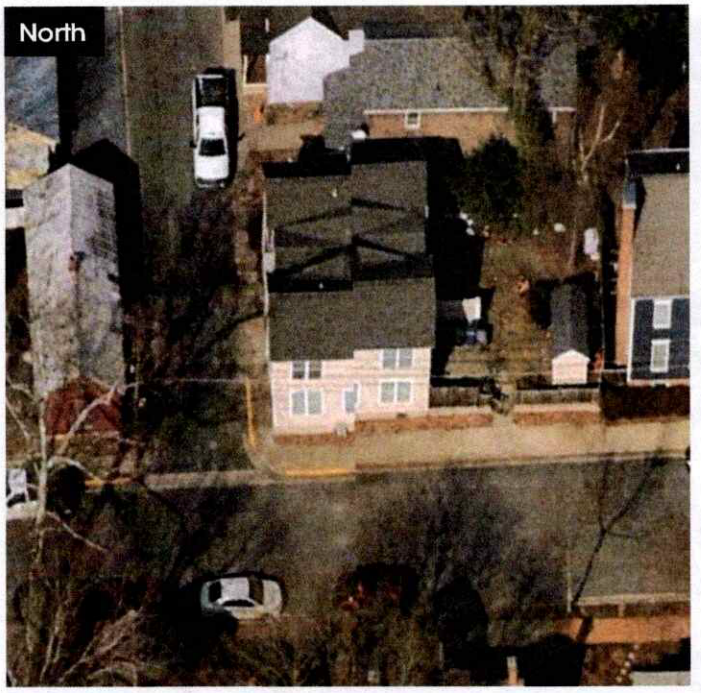
Measurements

Roof Area	1,489 sq ft
Roof Facets	16
Predominant Pitch	8 / 12
Ridges/Hips	168 ft
Valleys	119 ft
Rakes	107 ft
Eaves	72 ft

Top View

Side Views

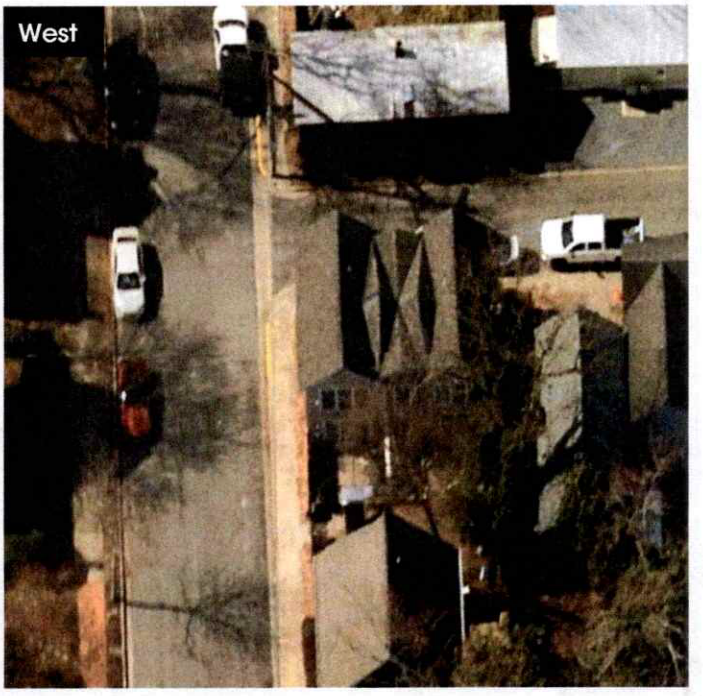
North



East

South

West



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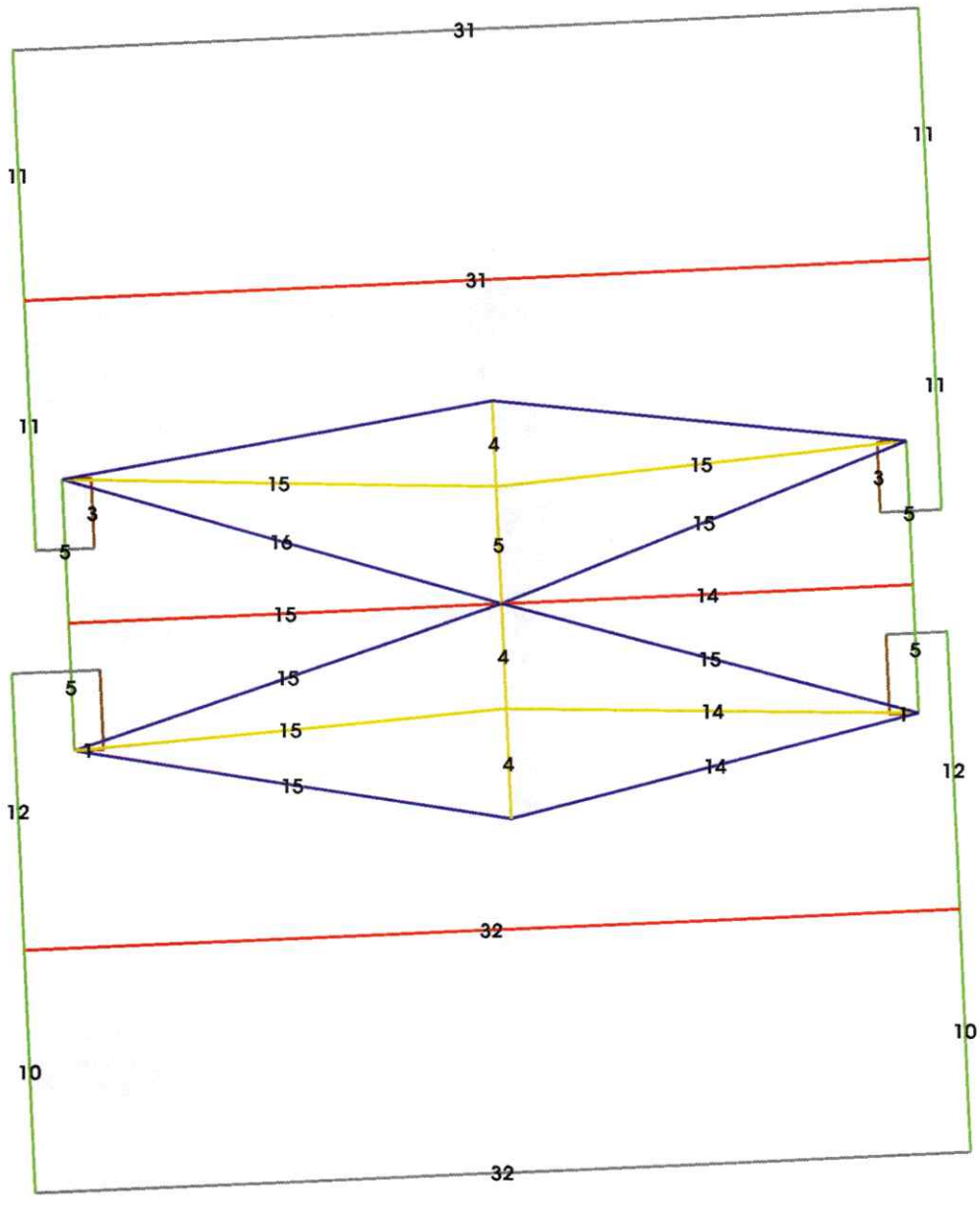
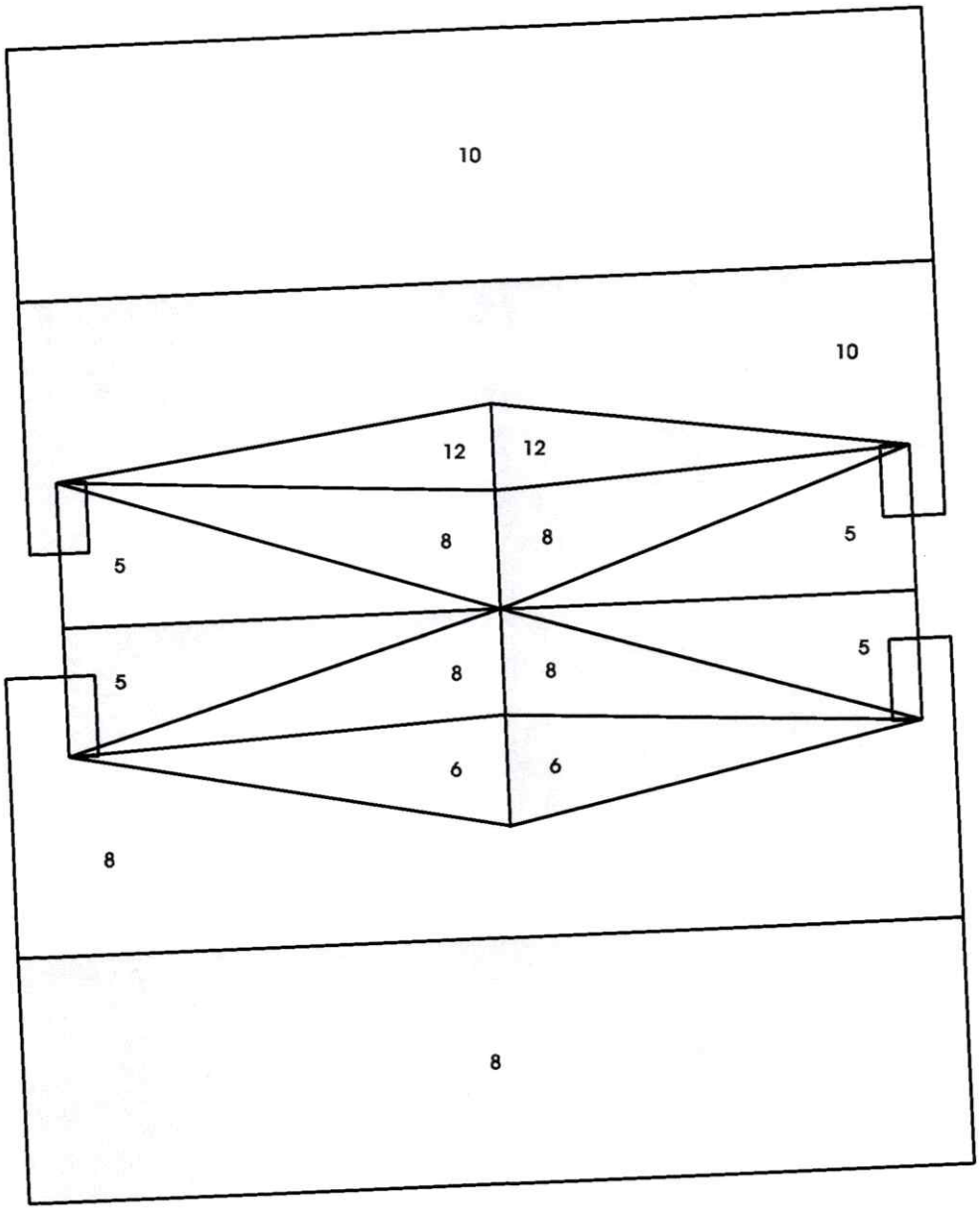
Flash	Step	Drip
4	13	179



Eave	Hip	Rake	Ridge	Valley
72	77	107	91	119

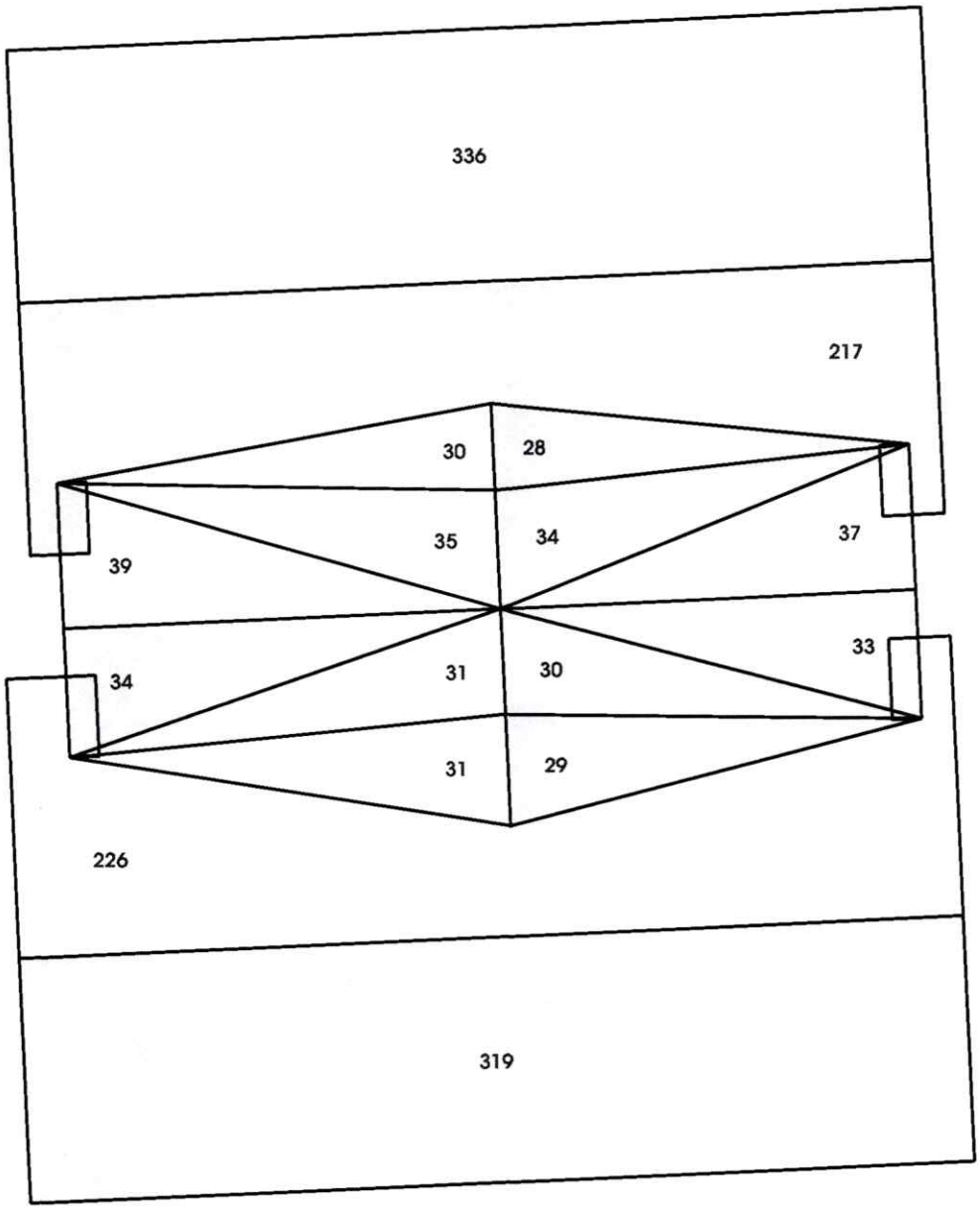
Lengths in feet

N



Pitches in inches per foot

N

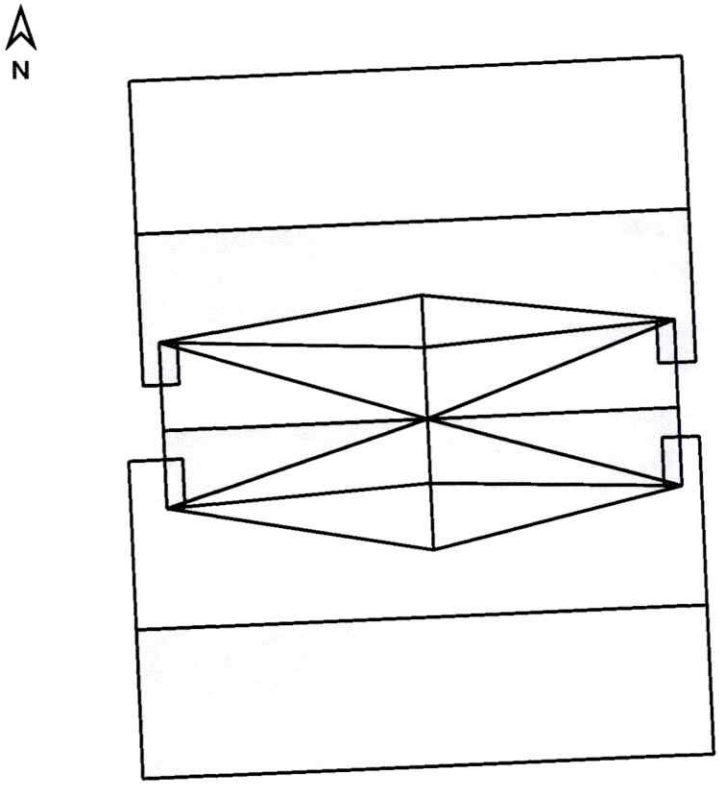


Areas in square feet

Summary

Pitch	5	6	8	10	12
Area	144	60	674	553	58
Percent	10%	4%	45%	37%	4%

Waste	0%	8%	11%	Suggested 13%	15%	18%	23%
Area	1,489	1,608	1,653	1,683	1,712	1,757	1,831
Squares	15	17	17	17	18	18	19



Roof Area	1,489 sq ft
Roof Facets	16
Pitch	8 / 12
Eaves	72 ft
Hips	77 ft
Rakes	107 ft
Ridges	91 ft
Valleys	119 ft
Flash	4 ft
Step	13 ft
Drip Edge	179 ft
Leak Barrier	391 ft
Ridge Cap	168 ft
Starter	179 ft

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

	Waste	0%	8%	Suggested 13%	18%
Shingle Products					
Timberline: HDZ, UHDZ, NS, ASII, HDZ RS	bundle	46	50	52	54
Royal Sovereign					
Low-Slope Roofing System					
Liberty Base/Ply Sheet	roll	0	0	0	0
Liberty Cap Sheet	roll	0	0	0	0
Liberty Asphalt Primer	gallon	0	0	0	0
Liberty Flashing Cement	gallon	0	0	0	0
Starter					
WeatherBlocker	bundle	2	2	3	3
Pro-Start	bundle	2	2	2	2
Quick-Start	roll	6	6	7	7
Roof Deck Protection					
Deck-Armor, Tiger Paw, FeltBuster 10 sq	roll	2	2	2	2
Shingle-Mate	roll	4	5	5	5
VersaShield	roll	5	5	5	6
Leak Barrier					
StormGuard, WeatherWatch 2 sq	roll	6	7	7	7
WeatherWatch 1.5 sq	roll	8	9	9	10
Ridge Cap					
Seal-A-Ridge, Seal-A-Ridge AS	bundle	7	8	8	8
TimberTex	bundle	9	10	10	10
Z-Ridge	bundle	6	6	6	6
TimberCrest	box	9	10	10	10
Nails					
Cap Nails	box	1	1	1	1
Coil Nails 1.25 in	box	1	1	1	1
Step Flashing					
Step Flashing 10 ft	piece	2	2	2	2
Step Flashing 8 ft	piece	2	2	2	2
Drip Edge					
Drip Edge 10 ft	piece	18	20	21	22
Drip Edge 8 ft	piece	23	25	26	27

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

Static

	Quantity	Units
Cobra® Rigid Vent 3™, SnowCountry® & SnowCountry® Advanced	20	ft
Cobra® Exhaust Vent Roll - Nail Gunnable	26	ft
Cobra® Exhaust Vent Roll - Hand Nailable	22	ft
Cobra® RidgeRunner®	29	ft
Cobra® Hip Vent	40	ft
Master Flow® SSB960 Metal Super Slant-Back Roof Vents	6	vent
Master Flow® RV50/R50 Square-Top Roof Vents	8	vent
Master Flow® IR65 Plastic Slant-Back Roof Vents	6	vent
Master Flow® High-Capacity Dome Vents	3	vent
Master Flow® 10' Aluminum Ridge Vent	17	ft
Cobra IntakePro® Rooftop Intake Vent	40	ft
Master Flow® Undereave Intake Vents - 16" x 8"	8	vent

Powered - Roof Mount

	Exhaust (vent)	Cobra IntakePro (ft)	Master Flow 16x8 Intake (vent)
Master Flow® ERV4 Power Attic Vents	1	54	10
Master Flow® ERV5 Power & Wi-Fi Attic Vents	1	67	12
Master Flow® ERV6 Power Attic Vents	1	80	15
Master Flow EZ Cool™ Plug-in Power Attic Vents	1	56	11
Master Flow® GreenMachine™ Solar/Dual-Powered Vents	2	56	11
Master Flow® GreenMachine™ High-Power Solar/Dual-Powered Vents	2	80	15
Master Flow® 12" Wind Turbines	3	79	15
Master Flow® 14" Wind Turbines	2	75	14

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

BREEDING
ROLL OFF SERVICE

PO Box 436 · Federalsburg, MD 21632
(410) 479-4248 · Fax (410) 479-5548 · www.rbrolloff.com

March 30, 2025

To Whom It May Concern,

I, Keith McMahan, the property owner of 118/120 Talbot Lane, Easton, MD 21601, hereby authorize Chris Jordan Exteriors LLC to act on my behalf in all matters related to the application for permits and approvals for roofing work at the above-referenced property.

This authorization includes, but is not limited to, the ability to submit applications, provide necessary documentation, communicate with the Historic Office, and obtain any required permits related to the proposed project.

I understand that Chris Jordan Exteriors LLC will be acting solely for the purpose of facilitating the permit process and related approvals for the work to be performed on my property.

If you have any questions regarding this authorization, please feel free to contact me directly or contact my daughter, Julie McMahan Thomas at 410-924-0791, as she oversees this project.

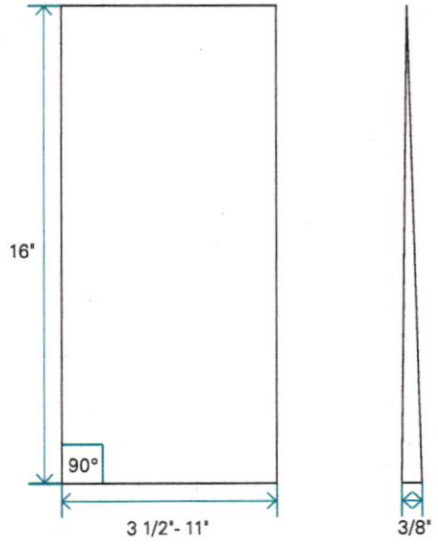
Sincerely,

Keith McMahan
410-310-1664

Maibec
Genuine Wood siding

Individual Shingles

RESQUARED AND REBUTTED. NATURAL (KILN DRIED) OR FACTORY-STAINED.



STAIN	GRADE	BUTT THICKNESS	WIDTH	NOMINAL LENGTH	INSTALLATION
Solid stain 2 coats	Chatham (Free of knots on the visible part - up to 6 in.)	3/8"*	3 1/2"-11"*	16"*	Sidewall use
Semi-transparent Spice series	Chatham (Free of knots on the visible part - up to 6 in.)	3/8"*	3 1/2"-11"*	16"*	Sidewall use

General Specifications

SPECIES:
- Eastern White Cedar – *Thuya occidentalis*

MANUFACTURING
- Stellite-tipped blades: minimize raised grain
- Kiln-dried to 12% - 16% moisture content

PACKAGING AND COVERAGE
- Each box covers around 25 sq. ft at 5" exposure.

AVAILABLE COLOURS
- Maibec solid stain colour chart
- Semi-transparent Spice series
- Unlimited choice of solid colours thanks to our TrueMatch® system.

FACTORY-STAINING
- Every shingle is factory-coated on all sides in a controlled environment for maximum stain absorption and retention. This also provides increased protection from the damaging effects of the sun and the elements.
- Following the stain application, the shingles are sent through a state of the art drier for curing. The product of European technology, this drier cures the stain from the inside out. The shingles are then cooled down and packaged. This unique system increases the durability of the product once installed.
- Low-volatile organic compounds (VOCs) water-based stains.

For exterior use only.

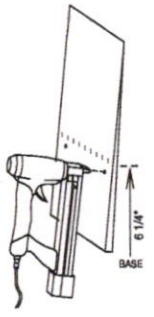
* DIMENSIONS MAY VARY DUE TO KILN-DRYING.

Individual Shingles

Installation

FASTENING REFERENCE LINE
Maibec shingles feature a fastening reference line found 6 1/4" from the base of the shingle. For the 5" required shingle exposure, fasten just below the reference line to respect the installation requirement.

See the Maibec Shingles installation guides to know all installation requirements.



Installation System

STAPLES
- Stainless steel or aluminum staple with minimum 7/16" crown, minimum 16 gauge
- Two fasteners per shingle, regardless of its width

NAILS
- Stainless steel or hot dipped galvanized
- Ring shank blunt tip nail with minimum 7/32" head
- Two fasteners per shingle, regardless of its width

How to Calculate

HOW TO CALCULATE THE AMOUNT OF SIDING NEEDED
Example – Area to cover: 1,000 ft²

For 5" exposure, add 3% to the area to cover

1,000 ft² x 1.03 = 1,030 ft²
1 box = 25 ft²
1,030 ft² = 41 boxes

WARRANTY* – SHINGLES SOLID STAIN

50 YEARS against wood decay
15 YEARS on solid stain 2 coats
5 YEARS on labour

WARRANTY* – SHINGLES "SPICE" SERIES

50 YEARS against wood decay
3 YEARS on semi-transparent stain 2 coats
3 YEARS on labour

* SOME RESTRICTIONS APPLY. SEE DETAILED WARRANTIES.

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120
GMC

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

Historic District Commission Staff Report

Meeting Date: 5/11/2026

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

Property Address: 523 Goldsborough Street

Applicant: Jeffory S Mallory

Application Number: 2026-1714

Code Enforcement Case: Yes ☐ No ☒

Project Description:

The applicant is requesting approval for the replacement of the existing metal roof located on a small outbuilding. The metal roof will be replaced with an architectural asphalt shingle roof matching the roofs found on the primary structure and the larger outbuilding. The Historic District Survey notes that at least one of the two outbuildings (potentially both) are historic but does not specify which.

Historic District Guidelines:

Metal Roofs:

Copper, lead and terne plate were common metal roof materials in the nineteenth century. In the early twentieth century, zinc and galvanized tin were also used to cover sloped roofs. The character of a metal roof is derived from the type of metal used, how it is finished and the method by which sections are joined together and attached to the roof's substructure. Copper, which weathers to a green patina, and lead, which weathers to a warm gray, is usually left unpainted. All other types of metal roofs should be painted to protect them from corrosion.

Asphalt

In the late nineteenth century, asphalt shingles were introduced as an inexpensive roofing material. By the mid-twentieth century, asphalt shingles had become the most common material for sloped roofs. The predominate color for asphalt shingles is gray, although red, green, and black shingles were also used.

Guideline 70. Roof Material

Like roof shape, roof material, when visible, is often a character defining feature. Historic roofing materials include wood shingles, slate shingles, clay tiles, metal, and several types of membranes for flat roofs.

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.

e. The specifications for a standing seam metal roof should be 1.5" (inches) or less for the rib seam height, the maximum panel width should be 16" (inches) or less, the panels should be flat, and the rib ends should be closed. Hip and ridge caps may be no wider than 6" (inches).

Staff Analysis:

The proposed roofing material while consistent with the other existing buildings on the property, does not match the existing material on this specific structure. The Commission will need to determine whether this architectural asphalt shingles is consistent with this particular building's architectural style and whether it is still feasible to maintain the existing material.

Recommended Condition(s):

1. **All existing trim, fascia, soffit shall remain.**

Draft Motions:

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

OR

2. I move that the Historic District Commission **deny** the application based on the finding that the proposal to replace this metal roof with architectural asphalt shingles is inconsistent with Guideline 70b.

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
2101006118	523 GOLDSBOROUGH ST	BRASHARES, WILLIAM C.

YEAR BUILT	PHYSICAL CONDITION
1890	VERY GOOD

ARCHITECTURAL STYLE	ADDITION(S)
NATIONAL FOLK	NONE APPARENT

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

NOTES

NICELY PRESERVED/RESTORED EXAMPLE OF TRADITIONAL EASTON DWELLING TYPE. NICE PANELED FRONT DOORS. MOST WINDOWS ARE ORIGINAL. 2 OUTBUILDINGS, AT LEAST ONE HISTORIC.

RECEIVED
APR 20 2026
TOWN OF EASTON

HD 26 - 46

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

Application #:	2026 - 1714
Date Received:	04/20/2026
Fee Paid:	$75.00
HDC Meeting Date:	05/11/2026
Date Property Posted:	05/06/2026

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 523 Goldsborough St.
☐ Contributing ☐ Non-Contributing YEAR BUILT: 1890 NATIONAL REGISTAR # _____

PROPERTY INFORMATION

OWNER NAME Jeffrey S. Mallory & M. Rachel Miller Joint Declaration of Trust
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 roof of one of the outbuildings is deteriorated. It is metal and painted green. We want to replace the roof of this shed with asphalt roofing shingles, the same type and color (hunter green) as used on the roofs of the house and garage. The Historic District Commission approved the shingle replacement of the house in February 2024. (see attached) Shed size 6'3" x 10'6"

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 Jeffrey S. Mallory
Date 4-19-2026
Printed Name of Applicant or Agent Jeffrey S. Mallory

Revised 4.4.2022

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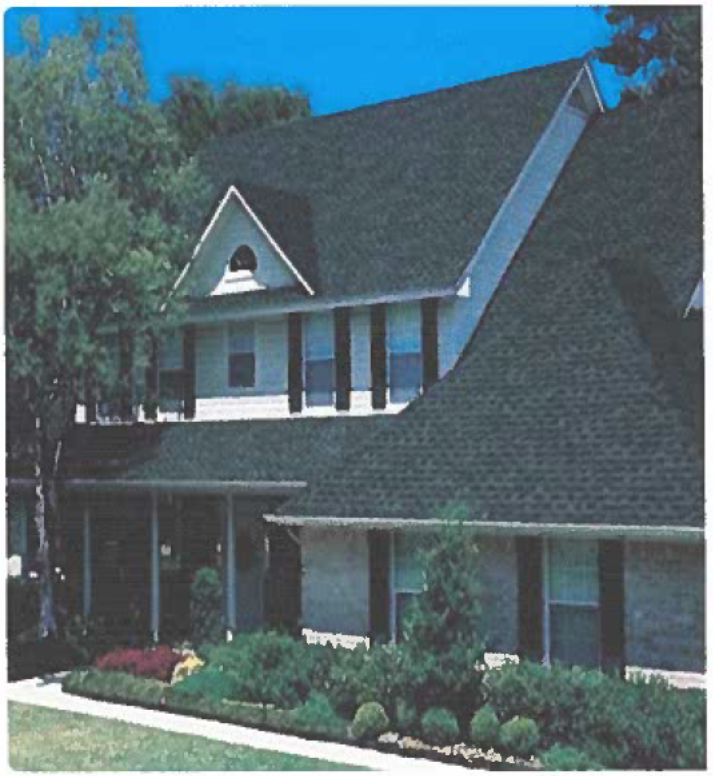

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Town of Easton
PO BOX 520
14 S. HARRISON STREET
EASTON MD 21601

C E R T I F I C A T E O F C O M P L E T I O N

P E R M A N E N T

Issue Date 2/21/24

Parcel Number . . . . . 103-0764-000 -006118-EA-0000-
Property Address . . . 523 GOLDSBOROUGH ST
EASTON MD 21601
Subdivision Name . . .
Legal Description . . . LOT 86-50X125
523 N/S GOLDSBOROUGH ST
EASTON
Property Zoning . . . . UNKNOWN

Owner . . . . . JEFFREY S MALLORY AND M RACHEL

Contractor . . . . . BLANDON BUILDERS LLC
443 282-5182

Application number . . 24-00019008 000 000
Description of Work . . RESIDENTIAL ALTERATION
Construction type . . .
Occupancy type . . . .
Flood Zone . . . . . .
Special conditions . .

This Certificate of Completion issued on 02/21/24 is for Residential Re-roofing at 523 Goldsborough Street Easton, Maryland 21601.

Approved . . . . . _____
Building Official

VOID UNLESS SIGNED BY BUILDING OFFICIAL

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

Historic District Commission Staff Report

Meeting Date: 5/11/2026

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

Property Address: 113 N. Washington Street

Applicant: Allison Gamble on behalf of Washington Street Properties

Application Number: 2026-1724

Code Enforcement Case: Yes ☐ No ☒

Project Description:

The applicant is proposing to install a 24" by 18" (3 square foot) hanging sign and a 158" by 17" (17.6 square foot) wall mounted sign. The wall mounted sign will be located above the storefront and fastened to the existing trim. The hanging sign will be hung from a new metal bracket mounted directly above the entry and providing 8-feet of clearance.

Historic District Guidelines:

Guideline 25. General Guidelines for Signage

Figure 1

a. Avoid covering or obscuring architectural features.

b. Mount signs in a way that does not damage historic fabric. For example, connections for wall-mounted signs should be through a mortar joint rather than a masonry unit.

c. Integrate signs to the overall building composition. Locate signs in a way that emphasizes architectural features of the building. Use the shapes and sizes of signs to reinforce the directional expression or visual façade divisions.

d. Limit the overall number of signs to avoid a cluttered appearance that competes with the building's historic character.

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

Guideline 31. Hanging and Bracket Signs

a. Utilize existing sign brackets where possible.

b. Mount hanging and projecting signs to a masonry building with connections through the mortar joints rather than through brick or stone units to the greatest extent possible.

c. The bracket itself should contribute to the overall design of the hanging sign and may be decorative in character. Avoid overly ornate styles that are not in keeping with the historic features of the building.

d. Hanging signs should be mounted perpendicular to the façade and should have a minimum clearance of 8'-0" above the sidewalk and be recessed a minimum of 1'-0" behind the plane of the curb.

e. Hanging signs should have a maximum area of 8 square feet per face.

f. Avoid nationally or regionally distributed signs, or vacuum formed signs that are not in keeping with the character of the building.

g. Avoid internally lighted signs, or those that use flashing or moving illumination

h. Illumination of hanging signs should be external and be shielded to protect pedestrians and motorists from glare

Guideline 35. Wall Signs

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

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

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

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

Staff Analysis:

The only item of concern staff has identified with these proposed signs is how they will be mounted in relation to the architectural details above the storefront. The exhibit for the wall sign that was provided appears to show the sing being installed directly over these existing features. Per Guideline 25a and 35b the most appropriate location for the wall mounted sign is above the storefront but bellow the second-floor windows. If the sign were to be mounted as depicted, it would either obscure these decorative features or involve their removal. The hanging sign if mounted as depicted, would also conflict with the decorative freeze board located at the top of the storefront

Recommended Conditions:

1. The wall mounted sign shall be located on the masonry wall above the storefront but bellow the second-floor window sills.
2. The hanging sign shall be mounted in a way that does not damage or obscure the decorative freeze board.

Draft Motions:

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

OR

2. I move that the Historic District Commission **deny** the application based on the finding that the placement of the proposed signs is inconsistent with Guidelines 25a and 35b.

OR

3. I move an alternate motion.

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

Appendix A: Historic District Survey Sheet

EASTON HISTORIC DISTRICT SURVEY

PROPERTY #: _____

Picture:

TAX ID	ADDRESS	OWNER NAME
2101024779	113 N WASHINGTON ST	WASHINGTON STREET PROPERTIES, LLC

YEAR BUILT	PHYSICAL CONDITION
1795*	GOOD

ARCHITECTURAL STYLE	ADDITION(S)
FEDERAL	

NHL DISTRICT	NR DISTRICT	NR LISTED	MEETS NR CRITERIA	1980 NR RATING	MD INVENTORY	CONTRIBUTING	NC CODE
				B	T-23	Y	

NOTES

1ST FLOOR OF FAÇADE RECONFIGURED FOR COMMERCIAL PURPOSES IN A UNSYMPATHETIC MANNER

RECEIVED
APR 27 2026
TOWN OF EASTON

HD 26 - 52

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

Application #:	2026 - 1724
Date Received:	04/27/2026
Fee Paid:	$75.00
HDC Meeting Date:	05/11/2026
Date Property Posted:	05/06/2026

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 113 N. Washington St
☐ Contributing ☐ Non-Contributing YEAR BUILT: _____ NATIONAL REGISTAR # _____

PROPERTY INFORMATION

OWNER NAME WASHINGTON STREET PROPERTIES
TELEPHONE NO. [redacted] EMAIL

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

NAME ALLISON GAMBLE
TELEPHONE NO. [redacted] EMAIL [redacted]

Description of Proposal (include additional sheets, as necessary)

1. Wall mounted sign 158" x 17" on cellular PVC hand-painted by local artist
2. Smaller hanging sign above entry ~18" x 24" on cellular PVC, hand-painted

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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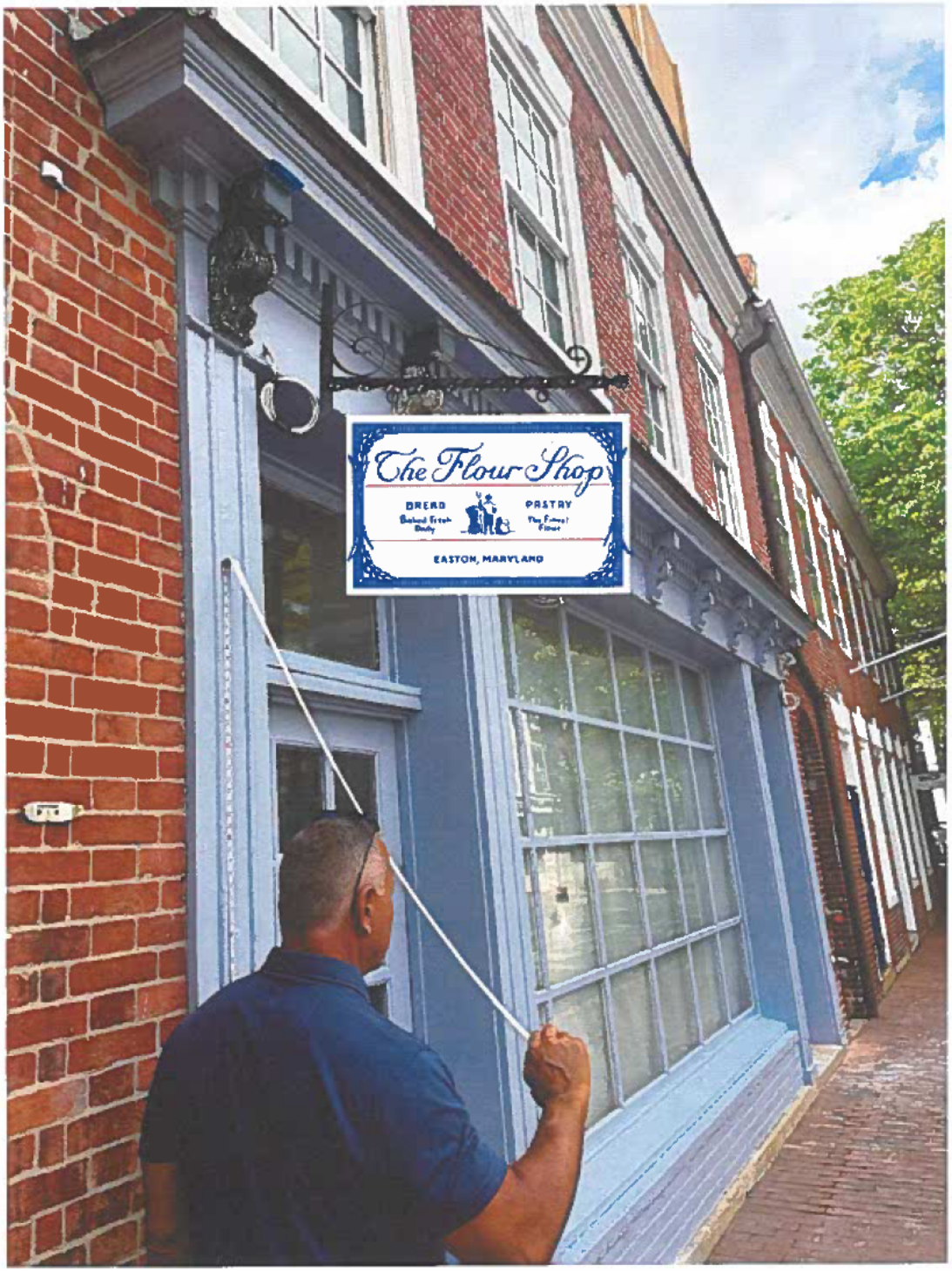
If the applicant or their designee is not present for the scheduled meeting the Commission may elect to refrain from discussing and voting on the scheduled agenda item.
Any modifications during review shall warrant an updated application.

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

Signature of Applicant or Agent Allison M. Gamble
Date 4/27/26
Printed Name of Applicant or Agent ALLISON M. GAMBLE

Revised 4.4.2022



Hanging sign over bakery entry

- Approximately 24"w x 18"h

- 3/4" Cellular PVC or wood

- Hand-painted by local artist

- Hung from wooden trim with wrought iron bracket (8' clearance)

Wall-Mounted Sign

- Approximately 158"w x 17"h

- 3/4" Cellular PVC or wood

- Hand-painted by local artist

- Fastened to existing trim and reinforced with 3-4 triangular wood cleats

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: 204 S Hanson Street

Applicant: Frances Forester and David Danner

Application Number: 2026-1720

Code Enforcement Case: Yes ☐ No ☒

Project Description:

The applicant is seeking approval to construct a new screened porch around an existing side deck located on the southern elevation. The proposed porch will incorporate new PVC wrapped columns with a cap and base, salvaged vinyl railing, an EPDM roof with a 12/2 pitch, aluminum fascia, vinyl soffit, and vinyl siding to match the existing structure. This structure is considered a **contributing** structure to the Easton Historic District.

Historic District Guidelines:

Guideline 64. Preserve Historic Porches

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

b. Avoid enclosing a porch located on the front façade or visible from a primary public right-of-way. If the porch is not visible from a primary public right-of-way, it may be enclosed if done in a manner that does not significantly alter the original character of the porch. Note: screening-in is not considered enclosing the porch.

c. It is appropriate to remove enclosures to reveal original porch and details.

d. Screen porches in such a way that original details are not altered or destroyed may be appropriate.

Guideline 65. Make Sensitive Replacements

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

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

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

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

Appendix B.2 Common Substitute Materials

Vinyl

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

Fiberglass

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 column or railing may be appropriate if it closely matches the design and proportion of the original elements.

Architectural Details and Trim

High-quality synthetic products may be an appropriate replacement for wood or plaster details in situations where the profile, size, and dimension of the element can be accurately reproduced. Applications for the use of synthetic materials will be considered on a case-by-case basis. All synthetic materials are subject to a painting requirement.

Cellular PVC board is used to produce trim, moldings, and other decorative architectural elements. These products are durable, and most can be painted.

Staff Analysis:

The proposal to add a screened porch above an existing side porch appears consistent with Guideline 64 as this porch is located on a side façade. The proposal does involve a variety of alternate materials including PVC columns, vinyl soffit, aluminum fascia, and an EPDM roof. Given this is a side porch, some alternate materials may be permitted. However, A more appropriate material for the columns and new railing per Appendix B.2 would be fiberglass. Additionally, a cellular PVC board or an alternate composite material would be more appropriate for the trim, soffit, and fascia than vinyl or aluminum.

Draft Motions:

1. I move that the Historic District Commission **table** the application pending a revised design that uses appropriate substitute materials.

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
2101002546	204 S HANSON ST	DANNER, DAVID B.

YEAR BUILT	PHYSICAL CONDITION
1920	EXCELLENT

ARCHITECTURAL STYLE	ADDITION(S)
CRAFTSMAN	REAR KITCHEN WING

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

NOTES

1 1/2 STORY SIDE-GABLE BUNGALOW. GABLE WINDOWS NOT ORIGINAL BUT 5(VERTICAL)/1 WINDOWS ARE LIKELY HISTORIC. VERTICALLY GLAZED + PANELED DOOR APPEARS ORIGINAL. VINYL SIDING. PORCH RAIL NOT ORIGINAL. EXTERIOR FIREPLACE CHIMNEY. CONTRIBUTING GARAGE.

RECEIVED
APR 24 2026
TOWN OF EASTON

HD 26 - 48

Application #:	2026 - 1720
Date Received:	04/24/2026
Fee Paid:	$75.00
HDC Meeting Date:	05/11/2026
Date Property Posted:	05/06/2026

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 204 S. HANSON ST., EASTON, MD 21601

☐ Contributing ☐ Non-Contributing YEAR BUILT: 1920 NATIONAL REGISTAR # _____

PROPERTY INFORMATION

OWNER NAME FRANCES FORSTER & DAVID DANNER

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)

Construct new screened porch over existing deck.

Specific Requirements

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

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Any modifications during review shall warrant an updated application.

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

Signature of Applicant or Agent

Date 4/23/26

Printed Name of Applicant or Agent FRANCES FORSTER

Revised 4.4.2022

SCOPE OF WORK:

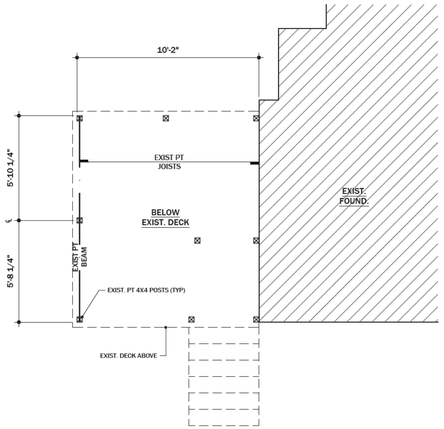
1. CONSTRUCT NEW SCREEN PORCH ROOF OVER EXISTING DECK.
2. REMOVE EXISTING DECK RAIL AND STAIR RAIL; SALVAGE FOR REUSE.
3. EXISTING DECK AND STAIRS ARE TO REMAIN.
4. REINSTALL EXISTING RAILING AFTER NEW POSTS AND COLUMNS ARE INSTALLED.
5. INSTALL SCREEN PANELS TO MATCH EXISTING FRONT PORCH.

DEMOLITION NOTES:

1. THE DEMOLITION PLANS ARE FOR CLARIFICATION PURPOSES ONLY AND TO ASSIST THE CONTRACTOR. ALL DEMOLITION WORK, SHOWN OR NOT SHOWN, NEEDED TO PROPERLY COMPLETE THE PROJECT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR.
2. ALL EXISTING FINISHES DAMAGED, ALTERED, OR REMOVED SHALL BE PATCHED AND/OR REPAIRED TO A "LIKE NEW" CONDITION UNLESS SCHEDULED OTHERWISE BY THESE DOCUMENTS.
3. CONTRACTOR WILL BE RESPONSIBLE FOR ENSURING THE INTEGRITY OF THE STRUCTURE DURING DEMOLITION.

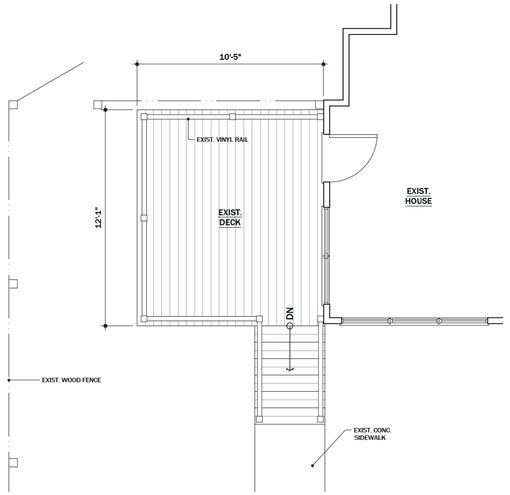
PLAN NOTES:

1. REMOVE EXISTING RAIL AT DECK AND STAIRS. SALVAGE FOR REUSE.
2. EXISTING DECK TO REMAIN TO INCLUDE FRAMING, DECKING, STAIRS, AND TRIM.
3. WHERE PROPOSED PORCH ROOF IS CONSTRUCTED, REMOVE EXISTING SOFFIT, FASCIA AND EPDM ROOFING. REMOVE ANY BLOCKING/FRAMING ABOVE EXISTING EXTERIOR DOOR AND WINDOW TO ALLOW NEW RAFTERS TO BE SISTERED NEXT TO EXISTING.



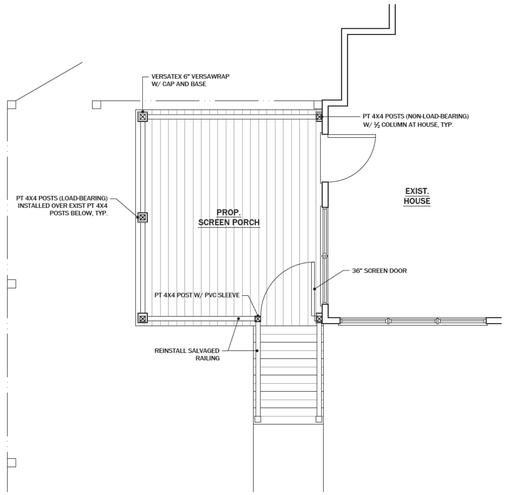
1 EXIST. BELOW DECK

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



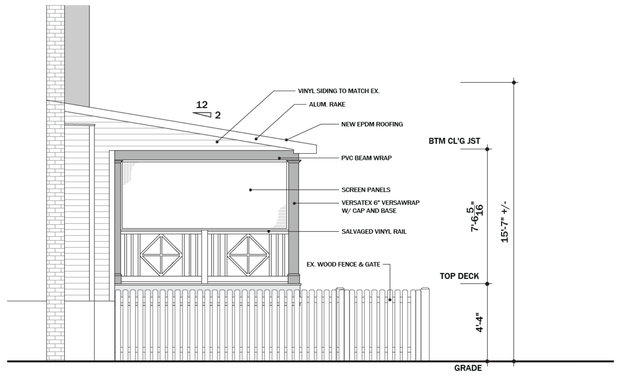
2 EXIST. FIRST FLOOR PLAN

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



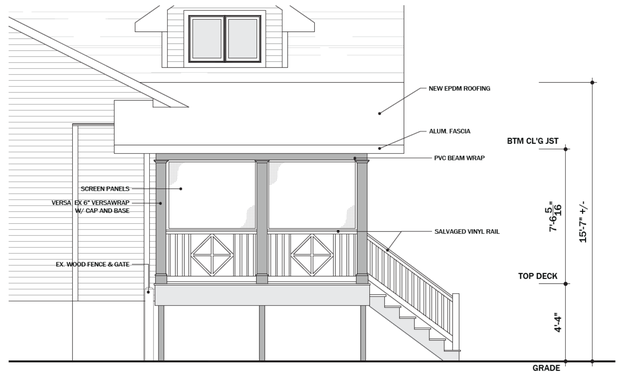
3 PROP. FIRST FLOOR PLAN

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



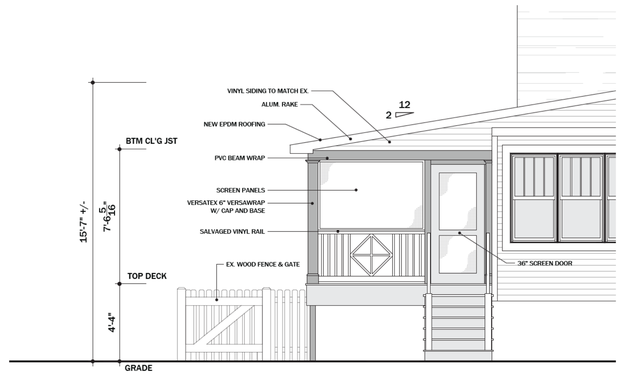
4 FRONT ELEVATION

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



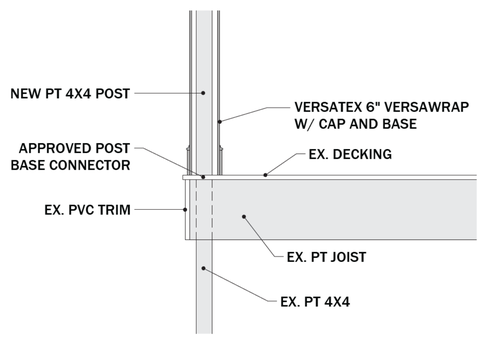
5 LEFT ELEVATION

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



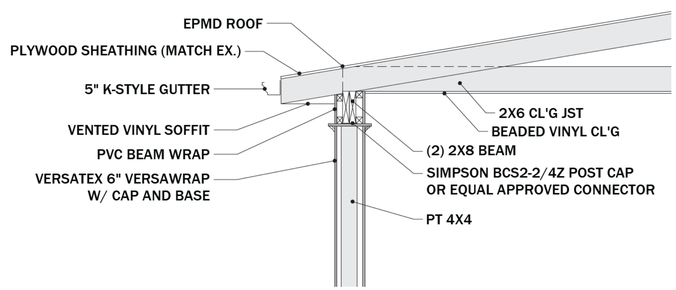
6 REAR ELEVATION

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



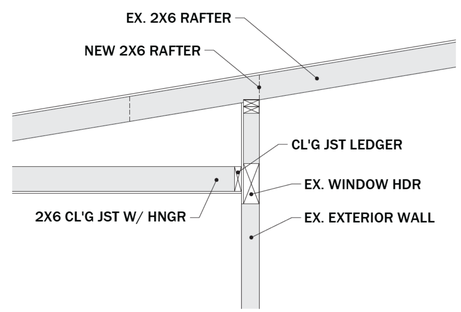
7 POST TO DECK

SCALE: 3/4"=1'-0"



9 RAFTER TO HOUSE

SCALE: 3/4"=1'-0"



9 RAFTER TO HOUSE

SCALE: 3/4"=1'-0"

KDG
KILEY DESIGN GROUP
10626 Lake Rd.
Easton, MD 21601
(443) 870.0672
steven@kileydesigngroup.com

Screen Porch Roof Addition

Francis Forester
204 S Hanson St.
Easton, MD 21601

Project North

the FORESTER RESIDENCE

Project No	2026.03
Date	04.20.2026
Drawn By	SPK
Scale	1/4"=1'-0"

Screen Porch Roof

A101

Sheet No. ©2026

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

Historic District Commission Staff Report

Meeting Date: 5/11/2026

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

Property Address: 514 Goldsborough Street

Applicant: Town and Country Roofing on behalf of Jeffery Goodman

Application Number: 2026-1718

Code Enforcement Case: Yes ☐ No ☒

Project Description:

The applicant is requesting approval for the replacement of the existing asphalt shingle roof as well as the metal roof on the front porch. The front porch's metal roof will be replaced with a new standing seam metal roof (Horizon-Loc™). The remainder of the roof will be replaced with architectural asphalt shingles.

Historic District Guidelines:

Metal Roofs:

Copper, lead and terne plate were common metal roof materials in the nineteenth century. In the early twentieth century, zinc and galvanized tin were also used to cover sloped roofs. The character of a metal roof is derived from the type of metal used, how it is finished and the method by which sections are joined together and attached to the roof's substructure. Copper, which weathers to a green patina, and lead, which weathers to a warm gray, is usually left unpainted. All other types of metal roofs should be painted to protect them from corrosion.

Guideline 70. Roof Material

Like roof shape, roof material, when visible, is often a character defining feature. Historic roofing materials include wood shingles, slate shingles, clay tiles, metal, and several types of membranes for flat roofs.

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.

e. The specifications for a standing seam metal roof should be 1.5" (inches) or less for the rib seam height, the maximum panel width should be 16" (inches) or less, the panels should be flat, and the rib ends should be closed. Hip and ridge caps may be no wider than 6" (inches).

Staff Analysis:

The proposed roofing material for the front porch meets the specifications for rib seam height (1"), and panel width (16"). However, the panels are manufactured with slight striations and are not flat as recommended by Guideline 70e. Also, the rib ends would not be closed unless Zee Closures are being installed.

Recommended Conditions:

1. **All existing trim, fascia, soffit, and gutters shall remain.**
2. **Zee closures shall be used to close the rib ends.**

Draft Motions:

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

OR

2. I move that the Historic District Commission **deny** the application based on the finding that the proposed standing seam metal roof does not meat the specifications of Guideline 70e.

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
2101001043	514 GOLDSBOROUGH ST	TAYLOR, NORRIS E

YEAR BUILT	PHYSICAL CONDITION
1900*	GOOD

ARCHITECTURAL STYLE	ADDITION(S)
	REAR 2 STORY BLOCK

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

NOTES

DOORS ARE REPLACEMENTS. EXTERIOR WALL SHINGLES DETERIORATING. 2/2 WINDOWS SURVIVE AT #514 BUT REPLACED AT #518. ALSO INCLUDES ADDRESS #518 GOLDSBOROUGH ST.

RECEIVED

APR 23 2026

TOWN OF EASTON

HD 26 - 47

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

Application #:	2026 - 1718
Date Received:	04/23/2026
Fee Paid:	$75.00
HDC Meeting Date:	05/11/2026
Date Property Posted:	05/06/2026

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 514 Goldsborough St

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

PROPERTY INFORMATION

OWNER NAME JEFF Goodman

TELEPHONE NO. [redacted] EMAIL [redacted]

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

NAME Tom - Chief Roof

TELEPHONE NO. [redacted] EMAIL

Description of Proposal (include additional sheets, as necessary)

Replace top Roof with Arch. Shingles
Repair Front Porch Roof with Horizon
LOC Standing Seam.
Install Shingles on Back Porch Covering (Sides)

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 4/23/26

Printed Name of Applicant or Agent Frank Saulsbury

Revised 4.4.2022

GAF

Timberline HDZ®

High Definition® Lifetime† Shingles

As featured on *This Old House*, the Timberline HDZ® Shingles installed here are Oyster Gray.

Millions of families have found shelter and peace of mind under a Timberline® roof.

And now, a good thing just got even better again.

GAF

We protect what matters most™

It's a shingle that helps your roofer do their best work.

LayerLock™ Technology strengthens the bond between layers of your Timberline HDZ® Shingles. To help your roofer give you the best possible installation. And to help you rest easy when the wind is howling outside.

Here's how it works:

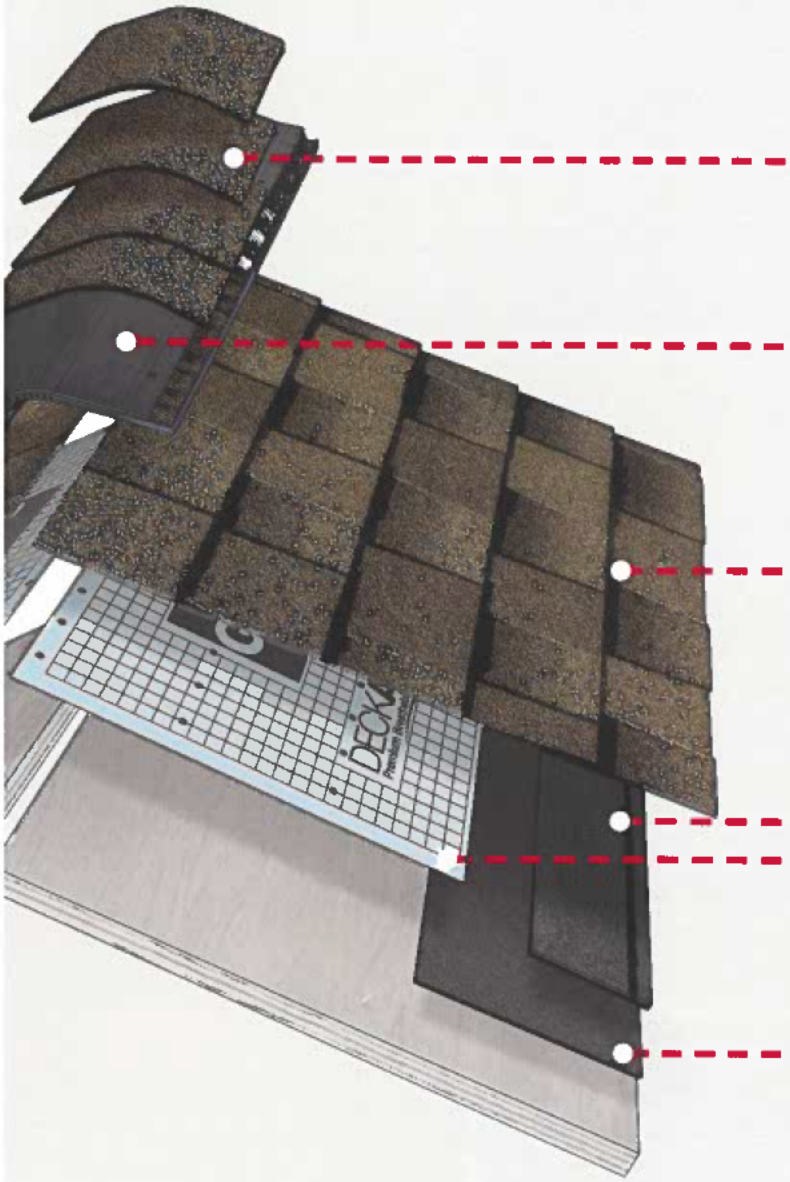
The strength added by LayerLock™ Technology allowed GAF to create the StrikeZone™ nailing area — the industry's widest nail zone — which offered 99.9% nailing accuracy in our test.[1]

LayerLock™ Technology also powers the industry's first wind warranty with no maximum wind speed limitation. Timberline HDZ® Shingles are eligible for the WindProven™ limited wind warranty when installed with the required combination of four qualifying GAF Accessories.[2]

[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 GAF Shingles with LayerLock™ Technology requires the use of GAF Starter Strips, Roof Deck Protection, Ridge Cap Shingles, and Leak Barrier or Attic Ventilation. See *GAF Roofing System Limited Warranty* for complete coverage and restrictions. Visit gaf.com/LRS for qualifying GAF products. For installations not eligible for the *GAF Roofing System Limited Warranty*, see the *GAF Shingle & Accessory Limited Warranty*.

The GAF Lifetime† Roofing System



6 Ridge Cap Shingles
The finishing touch that helps defend against leaks at the hips and ridges

5 Cobra® Attic Ventilation
Helps reduce attic moisture and heat

4 Lifetime† Shingles
Beautify and protect for years to come

3 Starter Strip Shingles
Helps guard against shingle blow-offs

2 Roof Deck Protection
Helps shield the roof deck from moisture infiltration

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

Install any GAF Lifetime† Shingle and at least 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.

GAF LIFETIME LIMITED WARRANTY TERM

† 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.

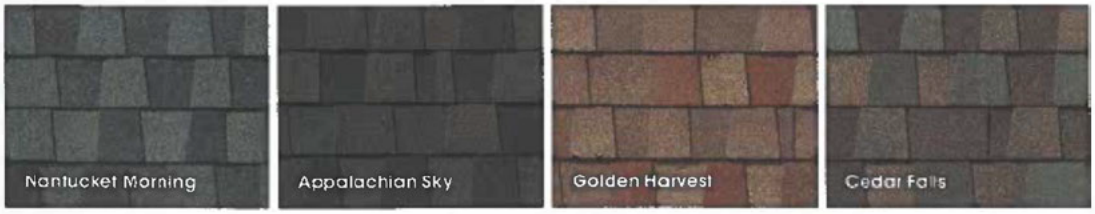
‡ Contractors enrolled in GAF certification programs are not employees or agents of GAF, and GAF does not control or otherwise supervise these independent businesses. Contractors may receive benefits, such as loyalty rewards points and discounts on marketing tools from GAF for participating in the program and offering GAF enhanced warranties, which require the use of a minimum amount of GAF products.

Color Availability

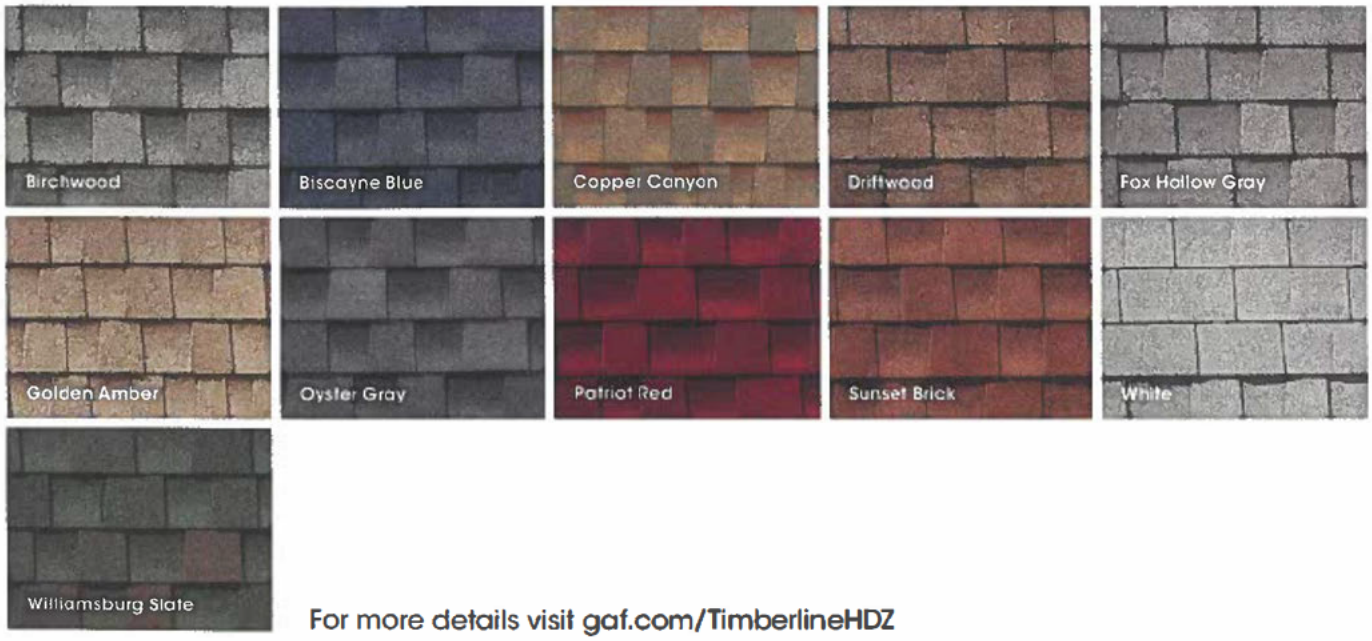
GAF TimberlineHDZ® High Definition® Lifetime® Shingles

Nationally Available Colors

Harvest Blend Colors



Regionally Available Colors (See next page for details.)



For more details visit gaf.com/TimberlineHDZ

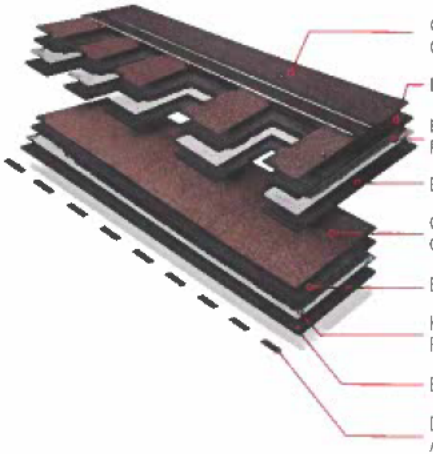
Note: It is difficult to reproduce the color clarity and actual color blends of these products. Before selecting your color, please ask to see several full-size shingles.

Timberline HDZ® Availability

Color Availability Chart	1	2	3	4	5	6	7
Most Popular Colors:							
Barkwood	•	•	•	•	•	•	•
Charcoal	•	•	•	•	•	•	•
Hickory	•	•	•	•	•	•	•
Hunter Green	•	•	•	•	•	•	•
Mission Brown	•	•	•	•	•	•	•
Pewter Gray	•	•	•	•	•	•	•
Shakewood	•	•	•	•	•	•	•
Slate	•	•	•	•	•	•	•
Weathered Wood	•	•	•	•	•	•	•
Harvest Blend Colors:							
Nantucket Morning	•	•	•	•		•	•
Appalachian Sky	•	•	•	•		•	•
Golden Harvest	•	•	•	•	•	•	•
Cedar Falls	•	•	•	•	•	•	•
Regional Colors:							
Birchwood		•		•	•	•	•
Biscayne Blue	•						
Copper Canyon[1]					•		
Driftwood						•	•
Fox Hollow Gray	•	•					
Golden Amber[1]					•		
Oyster Gray	•					•	•
Patriot Red	•						
Sunset Brick						•	
White[1]						•	
Williamsburg Slate	•	•					

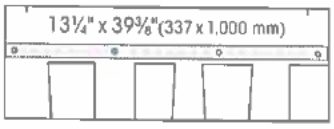
[1] Rated by the Cool Roof Rating Council (CRRC); can be used to comply with 2019 Title 24 Part 6 Cool Roof Requirements of the California Code of Regulations.

The protective layers of a Timberline HDZ® Shingle



Product/System Specifics

- Fiberglass asphalt construction
- Dimensions (approx.): 13 ¼" x 39 ⅜" (337 mm x 1,000 mm)
- Exposure: 5 ⅝" (143 mm)
- Bundles/Square: 3
- Pieces/Square: 64
- StainGuard Plus™ Algae Protection Limited Warranty[1]
- Hip/Ridge: TimberTex®[3]; TimberCrest®; Seal-A-Ridge®[3]; 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[2]
- Miami-Dade County Product Control approved
- ICC-ES Evaluation Reports ESR-1475 and ESR-3267
- Meets Texas Department of Insurance Requirements
- Rated by the CRRC; Can be used to comply with 2019 Title 24 Part 6 Cool Roof Requirements of the California Code of Regulations.

[1] 25-year StainGuard Plus™ Algae Protection Limited Warranty against blue-green algae discoloration is available only on products sold in packages bearing the StainGuard Plus™ logo. See *GAF Shingle & Accessory Limited Warranty* for complete coverage and restrictions and qualifying products.

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

[3] Harvest Blend colors are only available on TimberTex® and Seal-A-Ridge®.

TimberTex® and TimberCrest® Premium Ridge Cap Shingles

Hip & Ridge Cap Shingles accentuate the natural beauty of your architectural shingle roof. They're the perfect finishing touch that helps defend against leaks at the hips and ridges.
gaf.com/ridgecaps

TimberTex® and TimberCrest® Premium Ridge Cap Shingles are designed to complement the color of your Timberline® Shingles. To ensure the closest color consistency for your roof, ask your contractor to use genuine TimberTex® or TimberCrest® Premium Ridge Cap Shingles.[1]

- Accentuate the beauty of your newly installed shingle roof
- Protect against leaks and blow-offs at the hip and ridge areas of your roof
- Complement the color of your GAF Shingles with hip and ridge cap shingles manufactured by GAF
- 25-year StainGuard Plus™ Algae Protection Limited Warranty[2] against blue-green algae discoloration uses GAF Time-Release Algae-Fighting Technology to help protect your ridge cap shingles from unsightly stains.

Also available[1]

[1] These products are not available in all areas. See gaf.com/ridgecapavailability for details.
[2] 25-year StainGuard Plus™ Algae Protection Limited Warranty against blue-green algae discoloration is available only on products sold in packages bearing the StainGuard Plus™ logo. See *GAF Shingle & Accessory Limited Warranty* for complete coverage and restrictions and qualifying products.

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

It seems like yesterday. In 2020, GAF introduced Timberline HDZ® Shingles with LayerLock™ Technology, which are eligible for the WindProven Limited Wind Warranty with no maximum wind speed limitation when installed with the required combination of GAF accessories.[1]

Now we're making our most popular shingle even better, with the addition of a 25-year StainGuard Plus™ Algae Protection Limited Warranty[2] against blue-green algae discoloration. Add GAF Hip and Ridge Cap Shingles and starter strips with the StainGuard Plus™ Algae Protection Limited Warranty[2] for protection from eave to ridge.

Offer your customers Timberline HDZ® — the shingle that just keeps getting better. Only from GAF.

Find out more at gaf.com/StainGuardPlus

GAF

We protect what matters most™

A standard INDUSTRIES COMPANY

[1] 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. For installations not eligible for the WindProven limited wind warranty, see *GAF Shingle & Accessory Limited Warranty* for complete coverage and restrictions.

[2] 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 restrictions and qualifying products.

© 2021 GAF

Black PRIME

Burnished Slate PRIME

Charcoal PRIME

Gray PRIME

Brilliant PRIME

CENTRALGUARD®

Choose CentralGuard for the best protection and a lifetime warranty.

Horizon-Loc™

Color Selection Tool

26 GAUGE
CONCEALED FASTENER

CENTRAL STATES MANUFACTURING, INC.

centralstatesco.com

† Color variation between orders is normal and not cause for rejection. ‡ Weathering and appearance variation, including color, sheen, and spangle, is common in non-painted materials and is not a cause for rejection. For consistent appearance, choose a paint-finished product. Colors on this chart are close representations of actual metal color, limited by printing and viewing conditions. Color matching optimized for outdoor viewing.

SHERWIN-WILLIAMS. Coil Coatings

Sherwin-Williams® is a trademark of SWIMC LLC.

E CHRT_HORL_240401

PREMIUM COLOR

Matte Black
PRIME
FEVE
Fluorinated Polymer Paint System

Copper Metallic†
PRIME
FEVE
Fluorinated Polymer Paint System

Clear acrylic coating
Galvalume®‡
PRIME

Fern PRIME

Forest PRIME

Hunter PRIME

Colony PRIME

Crimson PRIME

Rustic PRIME

Gallery PRIME

Brown PRIME

Upgrade to Horizon-Loc for the ultimate protection from rain and snow.

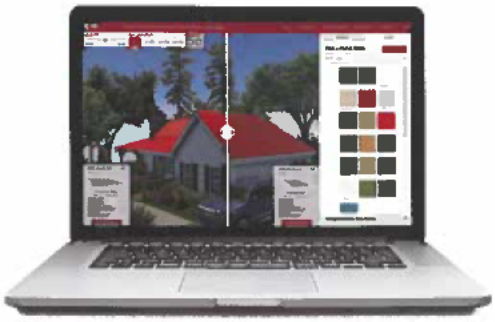
Horizon-Loc gives you the beauty and protection of a standing seam panel at an affordable price. Its hidden fasteners give superior leak prevention and protection from rain and snow.

Horizon-Loc also features CentralGuard, our specific combination of everything that goes into making the highest-quality metal panels. The CentralGuard name guarantees that you have the best protection and a lifetime paint warranty.

Choose Horizon-Loc for the ultimate protection from rain and snow, plus the perfect balance of fade protection, rust blocking, and dent resistance.

	PANEL-LOC PLUS PRIME CentralGuard	BEST LEAK PREVENTION HORIZON-LOC PRIME CentralGuard
LEAK PREVENTION		
Fasteners	Exposed	Hidden from elements
FADE PROTECTION		
Paint Warranty	LIFETIME	LIFETIME
Paint Thickness	1.0 mil	1.0 mil
Fade Warranty	30-YEAR	30-YEAR
Fade Protection	✓	✓
RUST BLOCKING		
Advanced Rust Blocking	✓	✓
Perforation Warranty	50-YEAR	50-YEAR
Substrate Thickness	1.60 mil	1.60 mil
DENT RESISTANCE		
Advanced Dent Resistance	✓	✓
Steel Thickness	THICK	THICKEST
Steel Gauge	29 ga.	26 ga.

Horizon-Loc features UL2218 approval for impact resistance and may qualify for a homeowners insurance discount. See your local insurance agent for qualifications.



Explore our visualizer.

Get started quickly with our preloaded photos, or upload your own photo. When you find the perfect combination of panel and color, you'll receive a summary of your project and have the option to connect with a local expert in your area to help you with your purchase and installation.

visualizer.centralstatesmfg.com

Horizon-Loc™

CENTRAL STATES MANUFACTURING, INC.
METAL BUILDING COMPONENTS

Copyright © 2024, Central States Manufacturing, Inc., All Rights Reserved.
CentralGuard® is a trademark of Central States® Manufacturing, Inc.
Galvalume® is a registered trademark of BIEC International, Inc.

516
514
518

DIRECTV

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

Historic District Commission Staff Report

Meeting Date: 5/11/2026

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

Property Address: 107 Goldsborough Street

Applicant: Pamela Gardner AIA on behalf of Talbot Interfaith Shelter Inc.

Application Number: 2026-1722

Code Enforcement Case: Yes ☐ No ☒

Project Description:

The applicant is proposing multiple site improvements in order to provide ADA access to the property. The existing private brick walkway on the west side of the property will be removed and replaced with a concrete walkway leading to the rear of the structure. A wheelchair lift will then be installed to provide access to the existing rear deck from a proposed concrete patio. This is considered a contributing structure to the Easton Historic District and is listed on the Maryland Inventory of Historic Properties (T-288).

Historic District Guidelines:

Guideline 6. Comply with Health and Safety Codes

a. Compliance with health and safety codes and handicapped access requirements must be carried out with minimum impact on the historic character of buildings.

c. Provide barrier-free access that promotes independence for the disabled to the highest degree practicable, while preserving significant historic features.

d. Construction of ramps, lifts, fire escapes, and similar accessibility features should be constructed in an area that is hidden from public view, such as on a rear or side elevation, when possible.

e. Ramps should have little to no visual impact or should be designed to be as unobtrusive as possible.

f. Install ramps and other accessibility features in a manner that is reversible where practical, and does not permanently impact the historic building.

g. Access ramps shall be in scale and visually compatible in design and materials with the building.

Guideline 15. Preserve Historic Sidewalk and Curb Materials

a. Preserve and maintain historic sidewalk surface materials in both the residential and commercial areas. Removing historic sidewalk and walkway materials in good condition is not recommended.

b. New sidewalk surface materials in the commercial areas should be compatible with the historic character of the surrounding area and compatible with surrounding sidewalk materials.

c. Historic private walkways should be maintained in their original location. When deteriorated, repair or replacement should be in the same or compatible material matching the dimension, texture and finish of the original.

d. New private walkways should be designed to be compatible with the historic walkways and buildings on the property.

e. Provide accessible curb cuts at appropriate locations throughout the districts for ADA accessibility. New or replacement curb cuts and ramps may be constructed of concrete.

Staff Analysis:

The proposed lift and concrete patio are both located near the rear of the structure and will not be easily visible from the right-of-way. They will also be installed in a way that has no impact on historic materials. In regards to the new walkway, the Commission will need to determine if concrete is appropriate in this instance given the existing private walkway is brick with a concrete public sidewalk. Guideline 15c implies that brick would be a more appropriate material for this walkway. While more difficult than concrete, brick walkways can be constructed to comply with ADA requirements.

Draft Motions:

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

OR

2. I move that the Historic District Commission **table** the application pending the submittal of a revised plan for the walkway that matches the existing brick.

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
2101017969	107 GOLDSBOROUGH ST	EASTON'S PROMISE LLC

YEAR BUILT	PHYSICAL CONDITION
1890	EXCELLENT

ARCHITECTURAL STYLE	ADDITION(S)
QUEEN ANNE/ITALIANATE	REAR ELL SHOWS MULTIPLE BLDG EPISODES

NHL DISTRICT	NR DISTRICT	NR LISTED	MEETS NR CRITERIA	1980 NR RATING	MD INVENTORY	CONTRIBUTING	NC CODE
				B	T-288	Y	

NOTES

VERY NICELY PRESERVED SIGNIFICANT DWELLING WITH MANY EARLY FEATURES. NICE ARCHED PANEL FRONT DOOR + SURROUND. VERY BOLD BRACKETED CORNICE. IS TOWER ORIGINAL?

HD 26 - 50

Application #:	2026 - 1722
Date Received:	04/27/2026
Fee Paid:	$200.00
HDC Meeting Date:	05/11/2026
Date Property Posted:	05/06/2026

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 107 GOLDSBOROUGH ST EASTON MD

☒ Contributing ☐ Non-Contributing YEAR BUILT: 1860's NATIONAL REGISTAR # _____

PROPERTY INFORMATION

OWNER NAME TALBOT INTERFAITH SHELTER, INC

TELEPHONE NO. [redacted] EMAIL [redacted]

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

NAME PAMELA GARDNER AIA

TELEPHONE NO. [redacted] EMAIL [redacted]

Description of Proposal (include additional sheets, as necessary)

ADD NEW ADA COMPLIANT CONCRETE SIDEWALK TO THE WEST SIDE OF THE BUILDING FROM THE RIGHT OF WAY TO NEW CONCRETE TERRACE AT REAR OF BUILDING. NEW ADA COMPLIANT WHEELCHAIR LIFT TO AT REAR OF BUILDING TO CONNECT NEW PATIO TO EX DECK AT FLOOR LEVEL

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	Pamela P Gardner AIA
Date	4/27/26
Printed Name of Applicant or Agent	PAMELA P GARDNER AIA

Revised 4.4.2022

Historic District Commission Application Checklist

Revised April 2022

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

Requirements:

The payment of fees is due at the time of application submittal. As of July 1, 2025, the fees are as follows: ***Commercial - $200, Residential - $75, Signs - $75, Staff Approval - $25.***

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

All Applications to Include:

☑ A narrative fully explaining the request

☑ Photographs of all existing conditions and that will be affected by the proposed project

☑ Description of all existing materials and a listing of all materials to be used for proposed project.

☑ Manufacturer cut-sheets and material specifications related to all proposed work.

☐ Any available and applicable historical photographs, sketches or other documentary evidence illustrating previous conditions and configurations of the building(s)

☑ Written authorization from the property owner authorizing the applicant to apply on their behalf.

New Construction / Addition

☑ Dimensioned elevations drawn to an appropriate scale illustrating all sides of the proposed structure. Drawings shall include notations outlining roof pitches, trim details and the type of windows and doors to be used for the project

☑ Site plan drawn to an appropriate scale and including setbacks and neighboring structures. Site Plan should illustrate the footprint(s) of all proposed EXISTING AND PROPOSED construction.

☑ Construction schedule AUTUMN 2026

☐ For new construction only, the Commission will require a three-dimensional rendering, superimposed photo, silhouette or model of the proposed structure, other structure(s) located on the subject property and neighboring structures when necessary to understand the visual impact of the new construction and its compliance with the Guidelines.

Renovations

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

Windows

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

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

Roofing

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

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

Signs

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

Landscaping & Trees

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

Fence

☐ Application must Include:

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

- Proposed fence style and material
- Include photograph, manufacturer cut-sheet of the fence, or detailed sketch of proposed fence.
- other relevant construction and or material detail

Demolition

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

☑ Elevations and photographic documentation of all elevations of the structure(s) to be demolished including footprint dimensions, height dimensions and a site plan illustrating location of the structure(s) to be demolished

☐ Structural Analysis by Structural Engineer or Licensed Architect SEE DRAWINGS

☐ For Economic Hardship please provide documentation. Reference Guideline 13.9

☐ Attach replacement plan

Other

☐ Attach all documentation supporting request

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

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

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

SITE PLAN

107 - 109 GOLDSBOROUGH STREET
ADA PATH AND LIFT

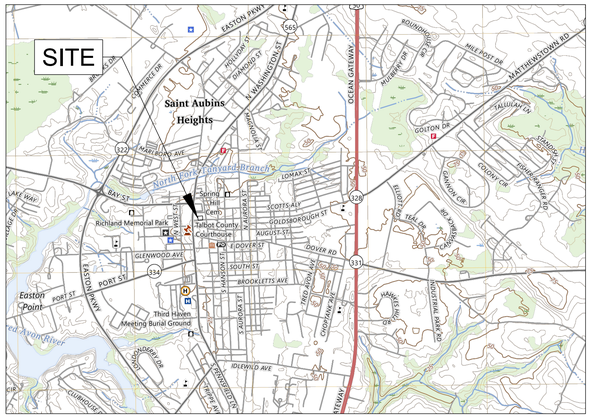
FOR

TALBOT INTERFAITH SHELTER

EASTON, TALBOT COUNTY, MARYLAND 21601

SITE DATA:

PROPERTY ADDRESS:	107 - 109 GOLDSBOROUGH STREET EASTON, MD 21601
LATITUDE:	38° 46' 32.97" N
LONGITUDE:	-76° 04' 27.69" W
PRESENT ZONING CLASSIFICATION:	CB CENSUS BLOCK: 2031 BLOCK GROUP: 2 CENSUS TRACT: 960400
PRESENT USE:	SHORT TERM HOUSING
FUTURE USE:	SHORT TERM HOUSING
EXISTING ZONING:	CB
PROPOSED ZONING:	CB
TAX MAPS:	0103
GRIDS:	00EA
PARCEL:	0650 - 0651
DEED REFERENCE:	02398/00161 - 02799/00264
PROPERTY AREA:	18741 SF - 0.430 ACRES
LIMITS OF DISTURBANCE:	888 SF
FEMA FLOOD MAPS:	PANEL 24041C0189D
WATERSHED:	LOWER CHOPTANK 021304030465
FEMA FLOOD PLAIN:	N/A
CHESAPEAKE BAY CRITICAL AREA:	N/A
SWM:	N/A, LOD IS LESS THAN 5,000 SQFT
ESC:	N/A, LOD IS LESS THAN 5,000 SQFT
FOREST CONSERVATION:	N/A
ADA ACCESSIBILITY	PROJECT IS GOVERNED BY 2021 IRC; SITE ACA ACCESSIBILITY GOVERNED BY COMAR 09.12.53
SURVEY DATUM	
HORIZONTAL:	NAD83
VERTICAL:	NAVD88
DATE OF SURVEY:	MARCH 2026



VICINITY MAP

SCALE: 1" = 2000'

CONTACT INFORMATION

OWNER/DEVELOPER: TALBOT INTERFAITH SHELTER INC.
107 GOLDSBOROURH STREET
EASTON, MD 21601
(410) 690-31320

ENGINEER: RAUCH INC
106 N HARRISON ST
EASTON, MARYLAND 21601
(410)770-9081

DRAWING LIST	
DRAWING NUMBER	DRAWING TITLE
G-100	TITLE SHEET
V-1	EXISTING CONDITIONS AND DEMO PLAN
C-1	SITE AND GRADING PLAN 107 GOLDSBOROUGH ST
C-2	SITE AND GRADING PLAN 109 GOLDSBOROUGH ST

ENVIRONMENTAL NOTES:

1. THE PROJECT SITE IS NOT LOCATED WITHIN THE CRITICAL AREA BUFFER
2. THE SITE IS NOT LOCATED WITHIN A 100 YEAR FLOODPLAIN
3. STEEP SLOPES ARE NOT PRESENT ON SITE
4. WETLANDS ARE NOT PRESENT ON THIS SITE

HYDROLOGY NOTES:

1. THE PROJECT WILL NOT ALTER HYDROLOGY TO OR FROM THE SITE
2. NO OUTLETS WILL BE ALTERED BY THIS PROJECT
3. LOD IS LESS THAN 5,000 SQFT, EXEMPTING IT FROM BOTH SWM AND ESC REQUIREMENTS

STANDARD STABILIZATION NOTE

FOLLOWING INITIAL SOIL DISTURBANCE OR RE-DISTURBANCE, PERMANENT OR TEMPORARY STABILIATION MUST BE COMPLETE WITHIN:

A. THREE (3) CALENDAR DAYS AS TO THE SURFACE OF ALL PERIMETER DIKES, SWALES, DITCHES, PERIMETER SLOPES, AND ALL SLOPES STEEPER THAN 3 HORIZONTAL TO 1 VERTICAL (3:1) AND

B. SEVEN (7) CALENDAR DAYS AS TO ALL OTHER DISURBED OR GRADED AREAS ON THE PROJECT SITE NOT UNDER ACTIVE GRADING

LINETYPES

PROPOSED / EXISTING

TOPOGRAPHY
MAJOR CONTOURS
MINOR CONTOURS
TOP OF SLOPE BREAKLINE
BOTTOM OF SLOPE BREAKLINE
TOPOGRAPHY BREAKLINE
CATCHMENT AREA
Tc FLOW PATH
PARCEL BOUNDARY
PARCEL SETBACK/EASEMENT
FENCELINE WOOD
FENCELINE STEEL
TREELINE/VEGETATION
ROADWAY CENTERLINE
HIGHWAY BARRIER

UTILITIES
OVERHEAD ELECTRIC
UNDERGROUND ELECTRIC
TELEPHONE LINE
GAS PIPE LINE
COMMUNICATIONS (FIBER, ETC)
WATER PIPE
STORMWATER PIPE
UNDERDRAIN
SANITARY SEWER
FORCE MAIN SEWER

ENVIRONMENTAL
WETLAND LINE
FLOOD PLANE 100/500 YR
MEAN HIGH WATER
MEAN LOW WATER
CRITICAL AREA BOUNDARY
BUFFER 25'/100'
SOILS BOUNDARY

EROSION AND SEDIMENT CONTROL
SILT FENCE
SUPER SILT FENCE
SILT FENCE ON PAVEMENT
LIMITS OF DISTURBANCE
LOD & SILT FENCE
LOD & SUPER SILT FENCE
LOD & SILT FENCE ON PAVEMENT
STANDARD INLET PROTECTION
AT-GRADE INLET PROTECTION
CURB INLET PROTECTION
SWM EASEMENT 5'/10'

SYMBOLS

PROPOSED / EXISTING

FLARED END SECTION
YARD INLET
CURB INLET
CUSTOM INLET
NYLOPLAST INLET
STORM DRAIN MANHOLE
SANITARY SEWER MANHOLE
CLEANOUT
GATE VALVE
STUB
SIGN
WATER METER
FIRE HYDRANT
WELL
BOLLARD
ELECTRIC TRANSFORMER
TELEPHONE PEDESTAL
UTILITY POLE
GUY WIRE
CONIFEROUS TREE
DECIDUOUS TREE
SPOT ELEVATION
LAND SLOPE
BENCHMARK
BOREHOLE/MONITORING WELL

HATCHES

ASPHALT
GRAVEL
CONCRETE
RIPRAP/ROCK
ESD BED BOTTOM
BRICK PAVING
EXISTING,TO BE DEMOLISHED
STEEP SLOPES
ROOFTOP/NON-ROOFTOP DISCONNECT

ABBREVIATIONS

ADA	AMERICANS WITH DISABILITIES ACT
AGIP	AT GRADE INLET PROTECTION
@	AT
BC	BACK OF CURB
BM	BENCHMARK
BRL	BUILDING RESTRICTION LINE
CES	CONCRETE END SECTION
C/O	CLEAN OUT
CHRD	CHORD
CI	CURB INLET
CIP	CURB INLET PROTECTION
CL	CENERLINE
CMP	CORRUGATED METAL PIPE
CuI	CUSTOM INLET
CY	CUBIC YARD
DI	DUCTILE IRON
E	EAST
EL/ELEV	ELEVATION
EP	EDGE OF PAVE
ESC	EROSION AND SEDIMENT CONTROL
EX	EXISTING
FES	FLARED END SECTION
FFE	FINISHED FLOOR ELEVATION
FH	FIRE HYDRANT
FL	FLOW LINE
FT	FOOT
GFA	GROSS FLOOR AREA
GPD	GALLONS PER DAY
GV	GATE VALVE
HDPE	HIGH DENSITY POLYETHYLENE
I	INLET
INV	INVERT
KV	KILOVOLTS
L	ARC LENGTH
LF	LINEAR FEET
LOD	LIMITS OF DISTURBED AREA
LT	LEFT
MAX	MAXIMUM
MBR	MICRO-BIORETENTION
MD	MARYLAND
MEP	MECHANICAL, ELECTRICAL, AND PLUMBING
MH	MANHOLE
MHW	MEAN HIGH WATER
MIN	MINIMUM
MLW	MEAN LOW WATER
MSHA	MARYLAND STATE HIGHWAY ADMINISTRATION
MUTCD	MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES
N	NORTH
NO	NUMBER
PC	POINT OF CURVATURE
PE	POLYETHYLENE
PERF	PERFORATED
PR	PROPOSED
PT	POINT OF TANGENCY
PVC	POLYVINYL CHLORIDE
PVI	POINT OF VERTICAL INTERSECTION
Q	DISCHARGE
R	RADIUS
RCP	REINFORCED CONCRETE PIPE
RCN	RUNOFF CURVE NUMBER
ROW	RIGHT-OF-WAY
RT	RIGHT
S	SOUTH
SCE	STABILIZED CONSTRUCTION ENTRANCE
SD	STORM DRAIN
SDMH	STORM DRAIN MANHOLE
Sf	FRICTION SLOPE
SF	SILT FENCE
SHA	STATE HIGHWAY ADMINISTRATION
SIP	STANDARD INLET PROTECTION
SQ	SQUARE
SS	SANITARY SEWER
SSF	SUPER SILT FENCE
SSMH	SANITARY SEWER MANHOLE
STA	STATION
STD	STANDARD
SWM	STORM WATER MANAGEMENT
TAN	TANGENT
TB	THRUST BLOCK
TBR	TO BE REMOVED
TC	TOP OF CURB
Tc	TIME OF CONCENTRATION
TP	TAX PARCEL
TYP	TYPICAL
UE	UNDERGROUND ELECTRIC
UL	UNDERGROUND LIGHT CABLE
UT	UNDERGROUND TELEPHONE
V	VELOCITY
W	WEST
W/	WITH

TITLE SHEET

OF THE LANDS OF

TALBOT INTERFAITH SHELTER INC.

TAX MAP 0103, GRID 00EA, PARCEL 0650-0651

ELECTION DISTRICT WARD 1, TALBOT COUNTY, MARYLAND

PREPARED FOR TALBOT INTERFAITH SHELTER INC.

RAUCH inc.
Engineering | Survey | Architecture | Environmental
Main Office: 106 N Harrison St - Easton, MD 21601
Web: www.rauch-inc.com | Email: design@rauchorg com
Phone: 410 770 9081 | Fax: 410 770 3867

Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland.

License No. 11024
Expiration Date: July 24, 2026

04-27-2026

REVISIONS

REV. #	DATE	DESCRIPTION
1		

MISS UTILITY OF DELMARVA — CALL BEFORE YOU DIG — 811

DATE:	4/27/2026
SCALE:	AS SHOWN
DRAWN BY:	BAOC
DESIGNED BY:	BAOC
APPROVED BY:	BFF

SHEET NO.: G-100

DESIGN DEVELOPMENT

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PROPERTY DATA

AA	RAUCH INVESTMENTS LLC M/G/P: 0103/00EA/0647- B/P: 02458/ 00242
BB	TOWN OF EASTON M/G/P: 0103/00EA/0654- B/P: 00530/ 00688
CC	JCN VENTURES LLC M/G/P: 0103/00EA/0653- B/P: 02654/ 00490
DD	CHISHOLM GAIL A M/G/P: 0103/00EA/0652- B/P: 02858/ 00136
EE	SALGUERO HECTOR M/G/P: 0103/00EA/0649- B/P: 02046/ 00455
FF	TRAPPE STATION LLC M/G/P: 0103/00EA/0648- B/P: 02936/ 00383
GG	TALBOT INTERFAITH SHELTER INC M/G/P: 0103/00EA/0650- B/P: 02398/ 00161
HH	TALBOT INTERFAITH SHELTER INC M/G/P: 0103/00EA/0651- B/P: 02799/ 00264

EXISTING SITE FEATURES

1. PROPERTY LINE
2. CONCRETE SIDEWALK
3. PAVED ROAD
4. GRAVEL PARKING LOT
5. SOILS BOUNDARY
6. ADJACENT PROPERTY LINE
7. WATER METER (TYP.)
8. BRICK PATH
9. WOODEN FENCE
10. WOODEN GATE
11. SEWER CLEAN OUT (SEE NOTE IN THIS SHEET)

CLEAN OUT NOTE:

- CONTRACTOR SHALL USE CAUTION WHEN REMOVING THE EXISTING BRICK PATH. AN EXISTING SEWER CLEANOUT IS LOCATED WITHIN THIS AREA AND IS CURRENTLY BURIED. CONTRACTOR SHALL CAREFULLY EXCAVATE AND EXPOSE THE EXISTING CLEANOUT AND REPLACE THE CLEANOUT COVER. THE NEW CLEANOUT COVER SHALL BE INSTALLED AT THE SAME ELEVATION AS THE EXISTING CLEANOUT COVER. CONTRACTOR SHALL VERIFY LOCATION AND ELEVATION IN THE FIELD PRIOR TO CONSTRUCTION.

DEMO PLAN

1. BRICK PATH TO BE REMOVED
2. CONCRETE LANDING TO BE REMOVED
3. DEMO CONCRETE AS NEEDED TO ACHIEVE DESIGNED SLOPES AND ELEVATIONS
4. REMOVE WOODEN GATE
5. REMOVE LANDSCAPING AS NEEDED

NOTE:

- REMOVE LANDSCAPING AS NEEDED FOR RAMP INSTALLATION

- SPOT ELEVATIONS SHOWN IN THIS SHEET ARE EXISTING ELEVATIONS

LEGEND:

DEMOLITION

EXISTING CONDITION AND DEMO PLAN

OF THE LANDS OF

TALBOT INTERFAITH SHELTER INC.

TAX MAP 0103, GRID 00EA, PARCEL 0650-0651

ELECTION DISTRICT WARD 1, TALBOT COUNTY, MARYLAND

PREPARED FOR TALBOT INTERFAITH SHELTER INC.

RAUCH inc.
Engineering | Survey | Architecture | Environmental
Main Office: 106 N Harrison St - Easton, MD 21601
Web: www.rauch-inc.com | Email: design@raucheng.com
Phone: 410 770 9081 | Fax: 410 770 3667

Professional Certification.
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland.

License No. 11024
Expiration Date: July 24, 2026

04-27-2026

REVISIONS

REV. #	DATE	DESCRIPTION
1		

DATE:	4/27/2026
SCALE:	1" = 20'
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DESIGNED BY:	BAOC
APPROVED BY:	BFF

SHEET NO.: V-1

DESIGN DEVELOPMENT

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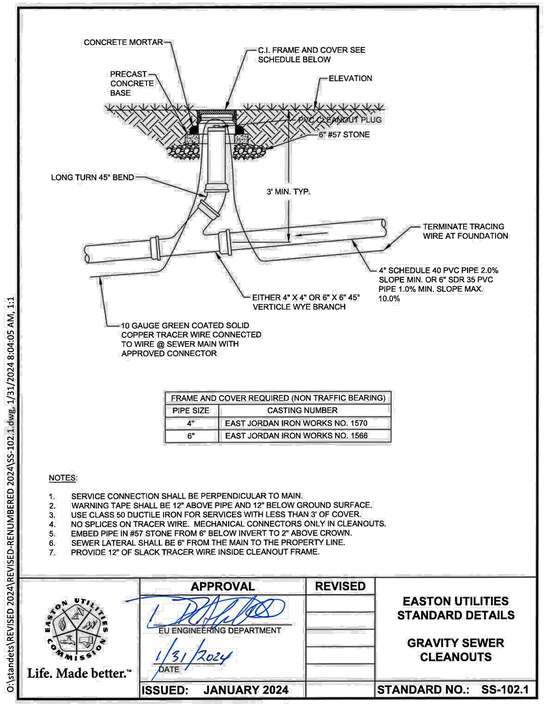
PROPOSED FEATURES

1. ADA PATH, SEE ARCHITECTURAL PLANS FOR DETAILS AND FINAL MATERIAL
2. ADA ACCESSIBLE RAMP
3. ADA ACCESSIBLE LANDING
4. ADA OUTDOOR LIFT CONCRETE PAD, SEE ARCHITECTURAL PLANS FOR DETAILS
5. TRASH CANS PAD
6. SEWER CLEAN OUT, SEE NOTE AND DETAIL ON THIS SHEET

NOTE:

- SEE ARCHITECTURAL PLAN FOR DETAILS ON RAMP, LANDING, RAILING, AND MATERIALS.
- CONTRACTOR SHALL INSTALL A NEW CLEANOUT COVER AT THE EXISTING SEWER CLEANOUT LOCATION. CLEANOUT COVER SHALL BE SET FLUSH WITH THE PROPOSED FINISHED SURFACE AND SHALL BE ADA COMPLIANT. CONTRACTOR SHALL VERIFY EXISTING CLEANOUT LOCATION AND ELEVATION IN THE FIELD PRIOR TO INSTALLATION.



FRAME AND COVER REQUIRED (NON TRAFFIC BEARING)	
PIPE SIZE	CASTING NUMBER
4"	EAST JORDAN IRON WORKS NO. 1570
6"	EAST JORDAN IRON WORKS NO. 1566

NOTES:

1. SERVICE CONNECTION SHALL BE PERPENDICULAR TO MAIN.
2. WARNING TAPE SHALL BE 12" ABOVE PIPE AND 12" BELOW GROUND SURFACE.
3. USE CLASS 50 DUCTILE IRON FOR SERVICES WITH LESS THAN 3' OF COVER.
4. NO SPLICES ON TRACER WIRE. MECHANICAL CONNECTORS ONLY IN CLEANOUTS.
5. EMBED PIPE IN #57 STONE FROM 6" BELOW INVERT TO 2" ABOVE CROWN.
6. SEWER LATERAL SHALL BE 6" FROM THE MAIN TO THE PROPERTY LINE.
7. PROVIDE 12" OF SLACK TRACER WIRE INSIDE CLEANOUT FRAME.

EASTON UTILITIES COMMISSION
Life. Made better.®

APPROVAL	REVISED
EU ENGINEERING DEPARTMENT	
DATE 1/31/2024	
ISSUED: JANUARY 2024	

EASTON UTILITIES STANDARD DETAILS

GRAVITY SEWER CLEANOUTS

STANDARD NO.: SS-102.1

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SITE AND GRADING PLAN

OF THE LANDS OF

TALBOT INTERFAITH SHELTER INC.

TAX MAP 0103, GRID 00EA, PARCEL 0650-0651

ELECTION DISTRICT WARD 1, TALBOT COUNTY, MARYLAND

PREPARED FOR TALBOT INTERFAITH SHELTER INC.

RAUCH inc.
Engineering | Survey | Architecture | Environmental
Main Office: 106 N Harrison St - Easton, MD 21601
Web: www.rauch-inc.com | Email: design@rauchorg.com
Phone: 410 770 8081 | Fax: 410 770 3667

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

04-27-2026

REVISIONS			
REV. #	DATE	DESCRIPTION	
1			

MISS UTILITY OF DELMARVA — 811

DATE:	4/27/2026
SCALE:	1" = 5'
DRAWN BY:	BAOC
DESIGNED BY:	BAOC
APPROVED BY:	

SHEET NO.: C-1

DESIGN DEVELOPMENT

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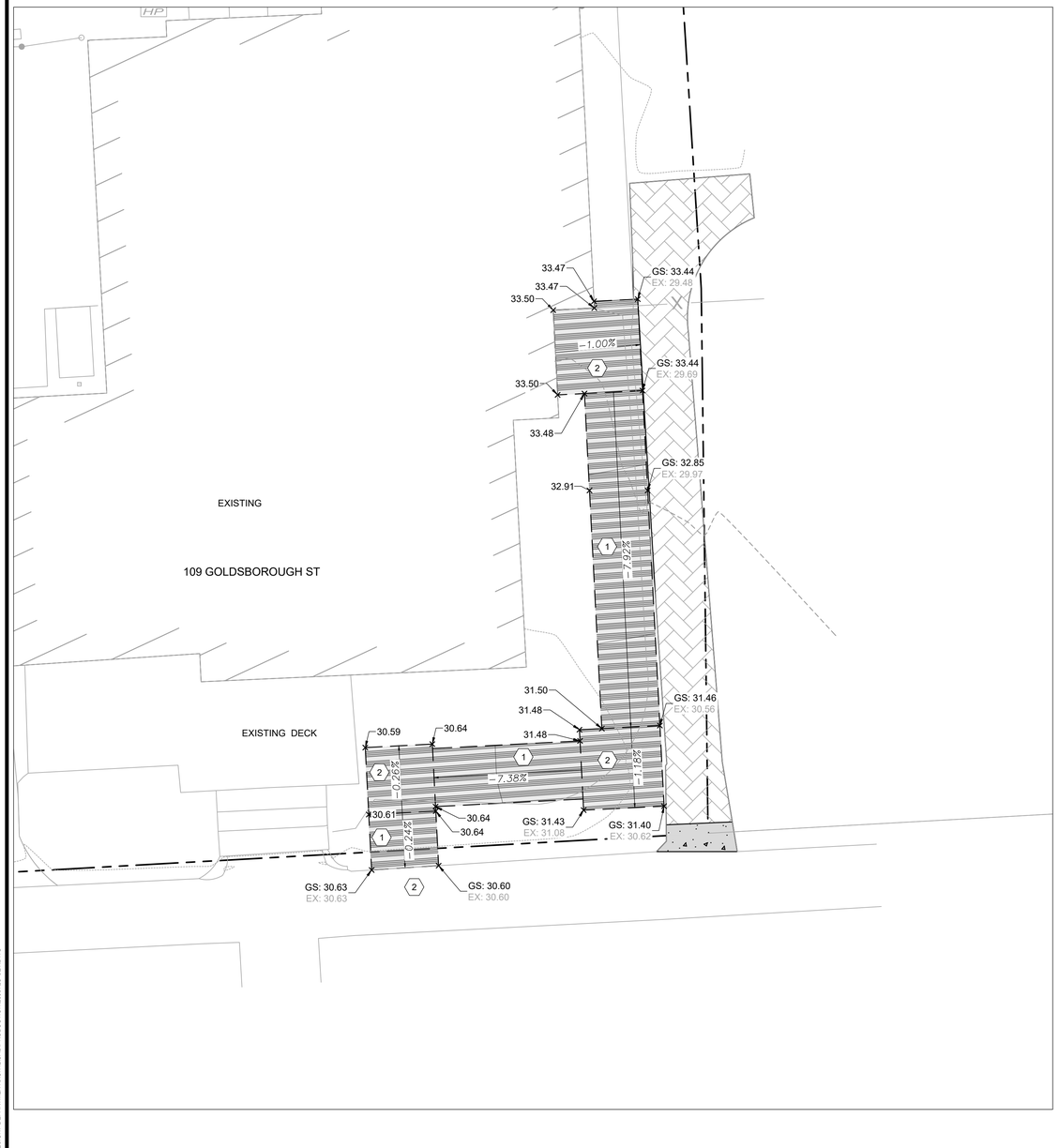

PROPOSED FEATURES

1 ADA ACCESSIBLE RAMP

2 ADA ACCESSIBLE LANDING

NOTE:

- SEE ARCHITECTURAL PLAN FOR DETAILS ON RAMP, LANDING, RAILING, AND MATERIALS.

LEGEND:

- PROPOSED RAMP
- EXISTING BRICK PATH
- EXISTING CONCRETE SIDEWALK

SITE AND GRADING PLAN

OF THE LANDS OF

TALBOT INTERFAITH SHELTER INC.

TAX MAP 0103, GRID 00EA, PARCEL 0650-0651

ELECTION DISTRICT WARD 1, TALBOT COUNTY, MARYLAND

PREPARED FOR TALBOT INTERFAITH SHELTER INC.

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REVISIONS

REV. #	DATE	DESCRIPTION
1		

MISS UTILITY OF DELMARVA — DIAL BEFORE YOU DIG

811

DATE:	4/27/2026
SCALE:	1" = 5'
DRAWN BY:	BAOC
DESIGNED BY:	BAOC
APPROVED BY:	

SHEET NO.: C-2

DESIGN DEVELOPMENT

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TALBOT INTERFAITH SHELTER

Easton, Maryland

WEST ELEVATION

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

ABBREVIATIONS

A.C.	ABOVE COUNTER
A.F.F.	ABOVE FINISHED FLOOR
APPROX.	APPROXIMATE
B.C.	BELOW COUNTER
BD.	BOARD
BLDG.	BUILDING
C.J.	CONTROL JT.
C_L	CENTERLINE
CLG.	CEILING
CLR.	CLEAR
C.M.U.	CONCRETE MASONRY UNIT
COL.	COLUMN
CONC.	CONCRETE
CONT.	CONTINUOUS
DET.	DETAIL
DIA. / Ø	DIAMETER
DN.	DOWN
DS.	DOWN SPOUT
DWG.	DRAWING
(E)	EXISTING
EA.	EACH
E.J.	EXPANSION JOINT
E.I.F.S.	EXTERIOR INSULATION AND FINISH SYSTEM
ELEV.	ELEVATION
ELEC.	ELECTRICAL
EMER	EMERGENCY
EQ.	EQUAL
EQUIP.	EQUIPMENT
EW.	EACH WAY
F.E.	FIRE EXTINGUISHER
F.E.C.	FIRE EXTINGUISHER CABINET
F.F.	FINNISH FLOOR
F.H.C.	FIRE HOSE CABINET
FIN.	FINISH
FLR.	FLOOR
FT.	FOOT OR FEET
GYP.	GYPSUM
GYP. BD.	GYPSUM BOARD
H.B.	HOSE BIBB
H.C.	HOLLOW CORE
H/C	HANDICAPPED
HDWD.	HARDWOOD
HRDWR.	HARDWARE
H.M.	HOLLOW METAL
HR.	HOUR
HT.	HEIGHT
HVAC	HEATING, VENTILATION AND AIR CONDITIONING
INSUL.	INSULATION
INT.	INTERIOR
JAN.	JANITOR
JNT.	JOINT
JST.	JOIST
KIT.	KITCHEN
LAB.	LABORATORY
LAM.	LAMINATE
LAV.	LAVATORY
MAX.	MAXIMUM
MECH.	MECHANICAL
MIN.	MINIMUM
MISC.	MISCELLANEOUS
M.O.	MASONRY OPENING
MTL.	METAL
N.	NORTH
NO.	NUMBER
N.T.S.	NOT TO SCALE
O.C.	ON CENTER
P.LAM.	PLASTIC LAMINATE
PLYWD.	PLYWOOD
R.	RISER
RE.	REFER TO ...
REFR.	REFRIGERATOR
RM	ROOM
R.O.	ROUGH OPENING
S.C.W.	SOLID CORE WOOD
SCHED.	SCHEDULE
SECT.	SECTION
S.F.	SQUARE FOOT
SHT.	SHEET
SIM.	SIMILAR
SPEC	SPECIFICATION
SQ. / ⊞	SQUARE
S.S.	STAINLESS STEEL
S4S	SURFACED 4 SIDES
STL.	STEEL
TR.	TREAD
T & G	TONGUE & GROOVE
TYP.	TYPICAL
U.O.N.	UNLESS OTHERWISE NOTED
VCT	VINYL COMPOSITION TILE
w/	WITH
W.C.	WATER CLOSET
WD.	WOOD
W/O	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 PAMEMLA 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.

THE DESIGN & CONSTRUCTION OF THE HVAC. SYSTEM IS NOT PART OF THIS WORK AND SHALL BE PERFORMED BY SEPARATE CONTRACT. THE GC. SHALL PROVIDE COORDINATION. THE ARCHITECT SPECIFICALLY DENIES ALL RESPONSIBILITY IN ASSOCIATION OF THE HVAC. SYSTEM.

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.

CODE SURVEY

APPLICABLE CODES

IBC - 2021
IEBC - 2021
NFPA 101 - LIFE SAFETY - 2024
ADA STANDARDS FOR ACCESSIBLE DESIGN - 2010
TOWN OF EASTON CODES
HISTORIC DISTRICT APPLICATION:

PROPERTY ADDRESS:
107 GOLDSBOROUGH STREET
EASTON, MD. 21601
TAX MAP: 0103
GRID: 00EA
PARCEL: 0650
TAX ID# 01-017969

OWNER:
TALBOT INTERFAITH SHELTER INC.

ZONING
CG (COMMERCIAL GENERAL)

OCCUPANCY
R-3 (RESIDENTIAL)

PHYSICALLY HANDICAPPED & AGED REQUIREMENTS:
ACCESSIBILITY FOR THE PHYSICALLY HANDICAPPED AND AGED SHALL BE IN ACCORDANCE WITH ANSI A117.1 -2021, INTERNATIONAL BUILDING CODE, 2021 EDITION, CHAPTER 11 AND ADA CODES.

CHAPTER 11 ACCESSIBILITY
THIS BUILDING AND FACILITIES SHALL BE DESIGNED AND CONSTRUCTED TO BE ACCESSIBLE IN ACCORDANCE WITH THIS CHAPTER AND ICC A117.1..

ELECTRICAL WIRING, EQUIPMENT AND SYSTEMS:
SHALL BE IN ACCORDANCE WITH CHAPTER 27 & NFPA 70

BUILDING DATA

GENERAL BUILDING DATA

BUILDING CLASSIFICATION:	R-3 (COMMERCIAL RESIDENTIAL)
CONSTRUCTION TYPE:	TYPE 5B
BUILDING HEIGHT:	2 STORY (30'-4" ±)
SPRINKLER:	YES
FIRE ALARM SYSTEM:	YES

CONSTRUCTION

FOUNDATION: REINFORCED CONCRETE PAD

UNIFORMLY DISTRIBUTED LIVE LOADS

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

DRAWING INDEX

ARCHITECTURAL

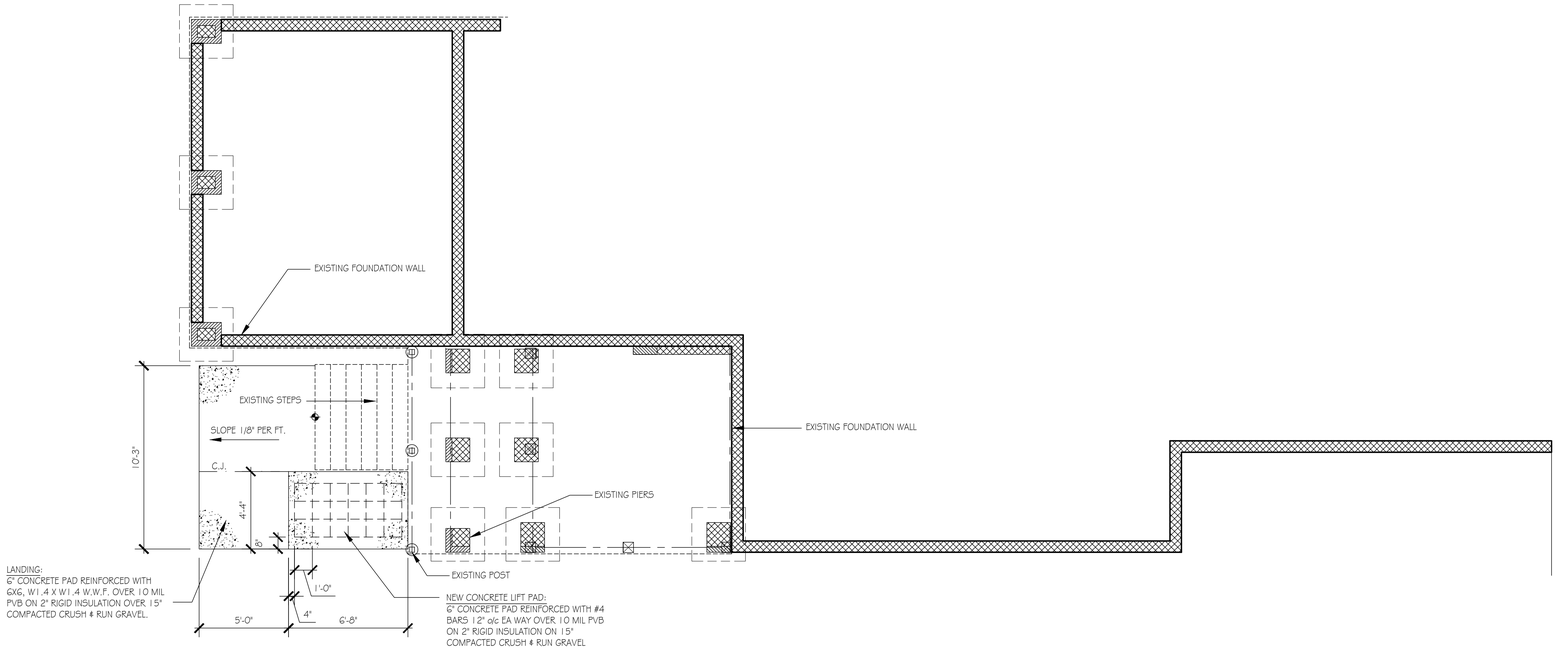
CS COVER SHEET
A-1 FOUNDATION PLAN & FLOOR PLAN
A-2 WEST ELEVATIONS & SECTION
A-3 SAVARIA LIFT CUT SHEET

PRELIMINARY

ARCHITECT:
PAMELA P. GARDNER, AIA. LLC
311 N. AURORA STREET
PO BOX 971 EASTON, MARYLAND 21601
410-820-7973

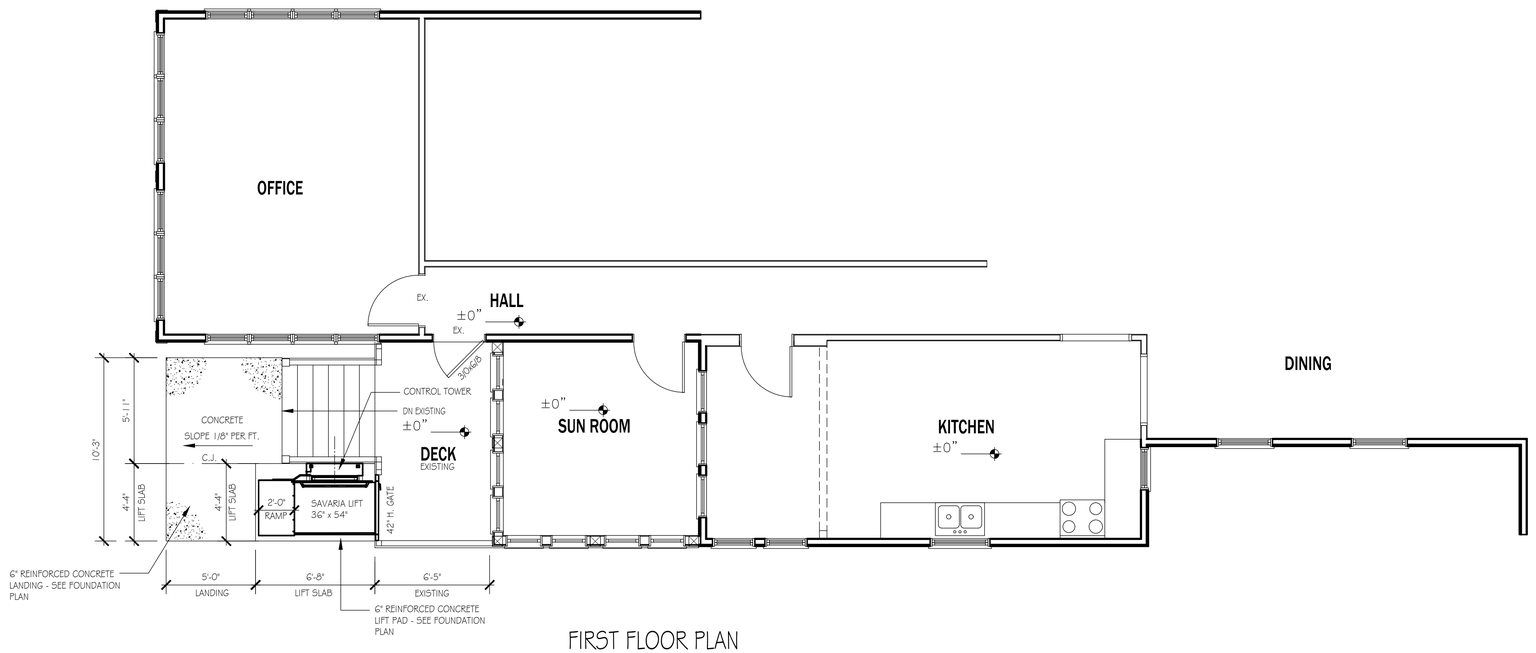
TALBOT INTERFAITH SHELTER
107 GOLDSBOROUGH ST., EASTON, MARYLAND

PROJECT: 2602A
SCALE:
COVER SHEET
REV-DATE:
DATE: 4-7-2026
DRAWN BY: MJL
SHEET
CS



FOUNDATION PLAN

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



FIRST FLOOR PLAN

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

PRELIMINARY

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.

ARCHITECT:
PAMELA P. GARDNER, AIA. LLC
311 N. AURORA STREET
PO BOX 971 EASTON, MARYLAND 21601
410-820-7973

TALBOT INTERFAITH SHELTER

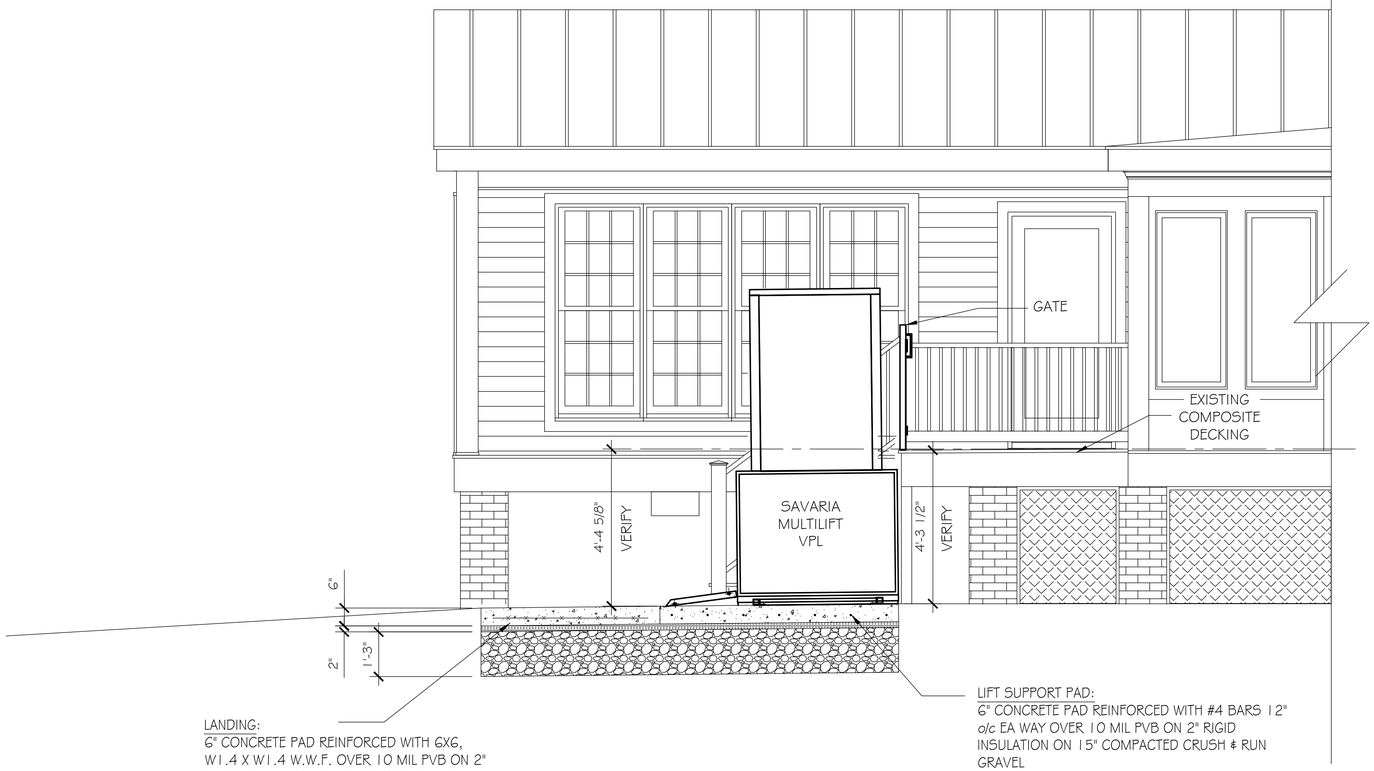
107 GOLDSBOROUGH ST., EASTON, MARYLAND

PROJECT: 1709
SCALE: 1/4" = 1'-0"
FOUNDATION PLAN
FLOOR PLAN
REV-DATE:
DATE: 4-7-26
DRAWN BY: MJL
SHEET

A-1

WEST ELEVATION

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



SECTION

SCALE : 1/2" = 1'-0"

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.

PRELIMINARY

ARCHITECT:
PAMELA P. GARDNER, AIA. LLC
311 N. AURORA STREET
PO BOX 971 EASTON, MARYLAND 21601
410-820-7973

TALBOT INTERFAITH SHELTER

EASTON, MARYLAND

PROJECT: 1709

SCALE: AS NOTED

WEST ELEVATION & SECTION

REV-DATE:

DATE: 4-7-26

DRAWN BY: MJL

SHEET

A-2

WEST ELEVATION - EXISTING

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

NORTH ELEVATION - EXISTING

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.

ARCHITECT:
PAMELA P. GARDNER, AIA. LLC
311 N. AURORA STREET
PO BOX 971 EASTON, MARYLAND 21601
410-820-7973

TALBOT INTERFAITH SHELTER

EASTON, MARYLAND

PROJECT: 2602
SCALE: AS NOTED

EXISTING ELEVATIONS

REV-DATE:
DATE: 4-23-26
DRAWN BY: MJL
SHEET

A-4

ASCENSION CLARITY MODEL SERIES VERTICAL PLATFORM WHEELCHAIR LIFT WITH RUNWAY ENCLOSURE

1. CODE COMPLIANCE: ASME A18.1, ASME A17.5, ANSI A117.1, ADAAG, NFPA 70 (NEC).

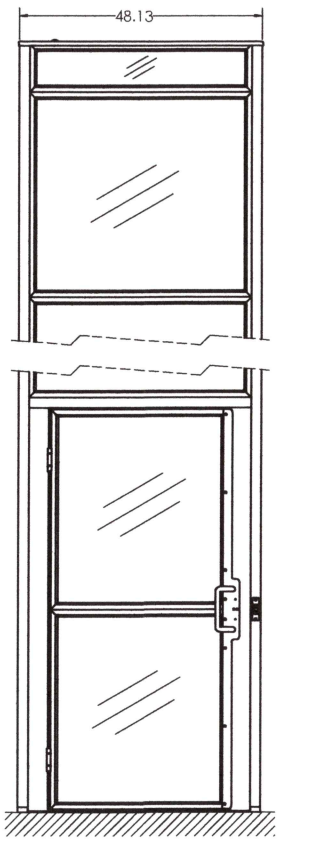
2. RATINGS
2.1 CAPACITY: 750 LB
2.2 SPEED: 20 FT/MIN
2.3 DUTY: 168 CYCLE-FT/HOUR (12 CYCLES/HOUR MINIMUM).
2.4 TRAVEL: 34.00 TO 168.00 AS ALLOWED BY AHJ.

3. DRIVE & ELECTRICAL
3.1 DRIVE TYPE: 2:1 CHAIN HYDRAULIC
3.2 SUSPENSION: 4X #50 ANSI ROLLER CHAINS
3.3 MOTOR: 24VDC, 3 HP
3.4 ELECTRICAL: 120VAC, 60 HZ, 6A, 1-PHASE.
3.5 ALL CONTROL CIRCUITS 24VDC.
3.6 FULL-TIME BATTERY OPERATION WITH CHARGING.
3.7 MANUAL LOWERING PULL HANDLE WITH ACCESS LOCK PROVIDED STANDARD AT UPPER LANDING.

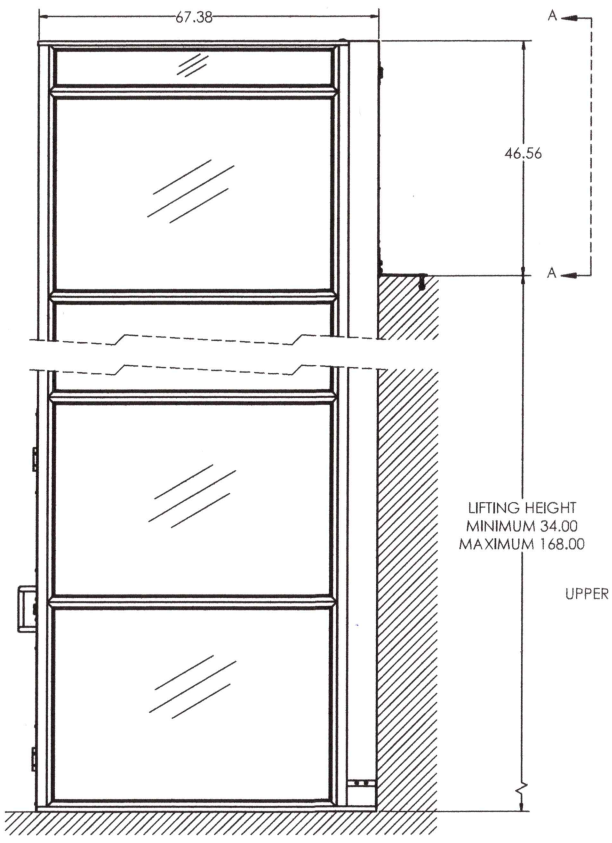
4. SITE CONSIDERATIONS
4.1 DO NOT PROVIDE PIT OR RAMP. LOW-PROFILE PLATFORM FLOOR MEETS ADA REQUIREMENTS AS ENTRY THRESHOLD.
4.2 UPPER LANDING PLATE, .25 THICK, ANCHORS TO TOP OF UPPER LANDING FLOOR SURFACE.
4.3 REFER TO ASCENSION CLARITY STRUCTURAL LOADING DOCUMENT FOR STRUCTURAL AND ANCHORING REQUIREMENTS.

5. LIGHTING AND COMMUNICATIONS
5.1 PRIMARY LIGHTING TO BE PROVIDED BY OTHERS IN ACCORDANCE WITH ALL APPLICABLE CODES AND REGULATIONS.
5.2 ACCENT AND AUXILIARY LIGHTING PROVIDED STANDARD ON PLATFORM CONTROLS AND FLOOR.
5.3 OPTIONAL HANDS-FREE AUTODAILING TELEPHONE ON PLATFORM.

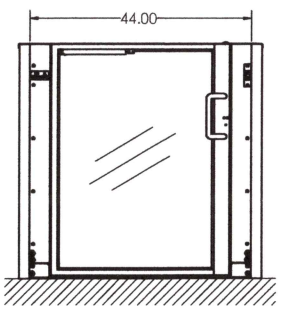
6. ALTERNATE DOOR HANDING AVAILABLE. CONTACT ASCENSION FOR PROJECT-SPECIFIC DRAWINGS.



FRONT VIEW

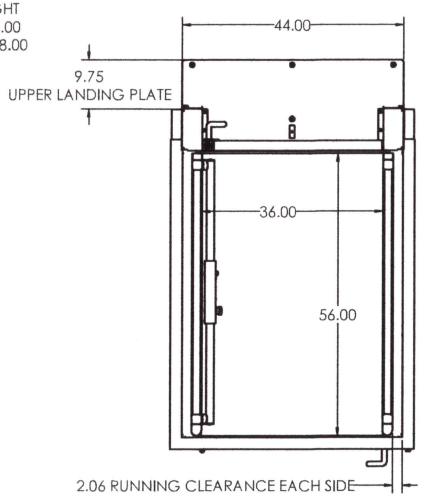


SIDE VIEW

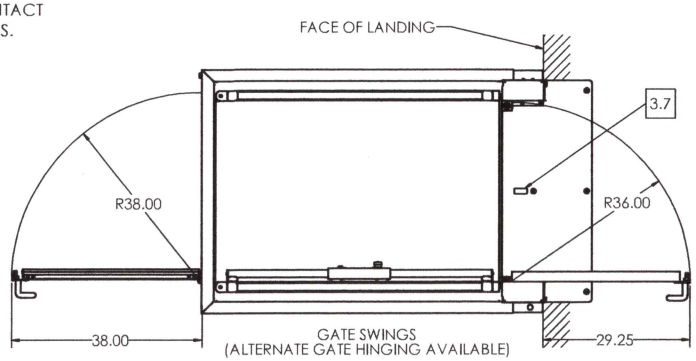


SECTION A-A
VIEW FROM UPPER LANDING

PARTIAL HEIGHT GATE SHOWN,
80" DOOR ALSO AVAILABLE



TOP VIEW



GATE SWINGS
(ALTERNATE GATE HINGING AVAILABLE)

INTERPRET DIMENSIONS AND TOLERANCES PER ANSI Y14.5M-1994
UNLESS OTHERWISE SPECIFIED DIMENSIONS ARE IN INCHES [MM]
TOLERANCES:
DECIMALS .XX ± .250 .XXX ± .125
ANGLES ± .5°
DO NOT SCALE DRAWING

DRAWN S.APPLEBY 6-18-19
CHECK
APPROVED By Philip Brobeck at 3:32 pm, Jun 28, 2019

ASCENSION®
P.O. BOX 40030 TUCSON, ARIZONA 85717-0030

TITLE
CLARITY™ VERTICAL PLATFORM LIFT WITH RUNWAY ENCLOSURE

SIZE D | FSCM NO. 08992 | DWG. NO. CLARITY 16E | REV B

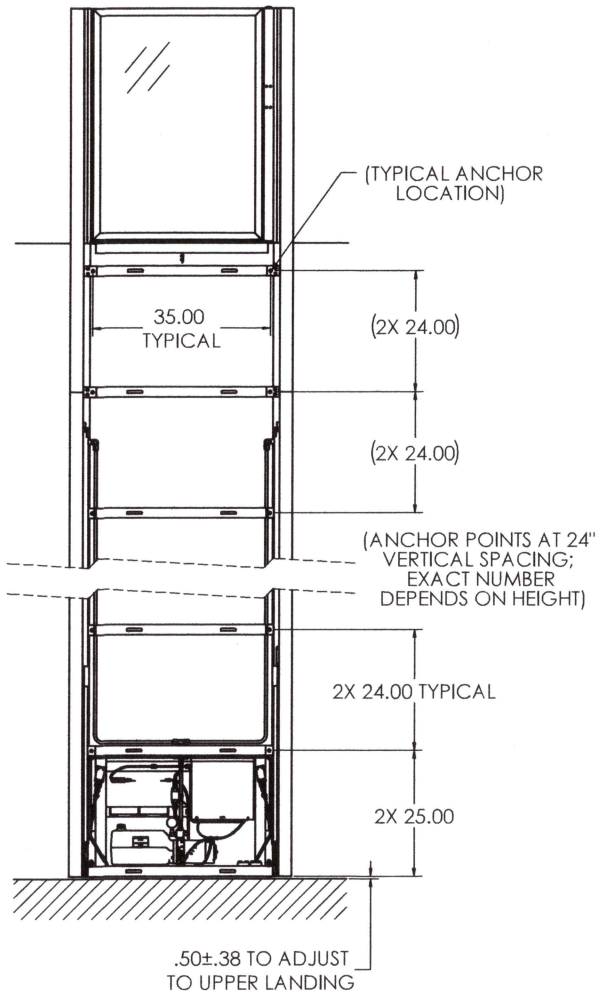
SCALE 1/1 | SHEET 1 OF 1

FILE \SolidworksS01\CLARITY 16E.SLDDRW

CLARITY LOADING - OPPOSING ENTRY & EXIT (16E, 16S)

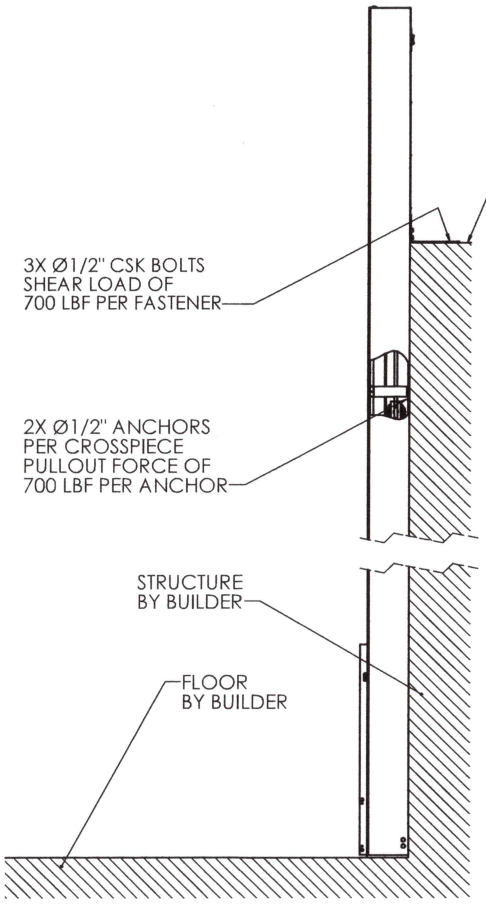
(GENERIC APPLICATION DEPICTED; ENCLOSURE AND PLATFORM NOT SHOWN)

FRONT VIEW



(COVER PANELS HIDDEN THIS VIEW)

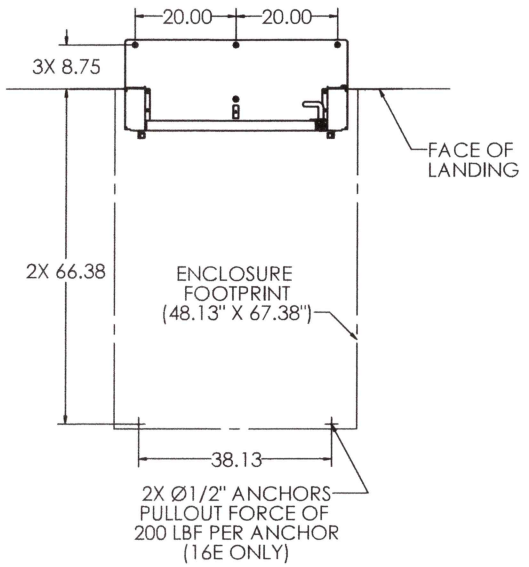
SIDE VIEW



TOTAL UNIT WEIGHT
16E: 1200 LB MIN
2200 LB MAX
16S: 1000 LB MIN
1600 LB MAX
(EXCLUDING 750 LB RATED LOAD AND COMPONENTS BY OTHERS)

TOP VIEW

C'SNK ANCHOR LOCATIONS AND ENCLOSURE ANCHOR LOCATIONS



GENERAL INFORMATION

1. LOADS LISTED ASSUME STATIC LOADING AND DO NOT INCLUDE CONSIDERATIONS FOR WIND, SEISMIC, OR SAFETY FACTOR.
2. VERIFY ALL ANCHOR LOCATIONS IN FIELD PRIOR TO DRILLING. DRILL AFTER POSITIONING CABINET.

INTERPRET DIMENSIONS AND TOLERANCES PER ANSI Y14.5M-1994

UNLESS OTHERWISE SPECIFIED DIMENSIONS ARE IN INCHES [MM]
TOLERANCES: DECIMALS .XX ± .015, .XXX ± .010; ANGLES ± .5°

DO NOT SCALE DRAWING

NEXT ASSY | USED ON | APPLICATION | PROPRIETARY AND CONFIDENTIAL | NOT MFG TO | ACT. WT. | DEC. WT.

CONTRACT | DRAWN S.APPLEBY | DATE 6-18-19 | CHECK | APPROVED By Phillip Brubeck at 9:41 am, Jun 28, 2019 | MFG APPR | ENGR APPR | MATERIAL/FINISH | COMMENTS

P.O. BOX 40070 TUCSON, ARIZONA 85717-0070 ASCENSION®

TITLE: CLARITY LOADING STRAIGHT THROUGH

SIZE D | FSCM NO. 08992 | DWG. NO. CLARITY LOADING | REV D

SCALE 1/12 | WEIGHT | SHEET 1 OF 1

D SIZE SHT 1 02/03

FILE \Solidworks01\CLARITY LOADING.SLDDRW

TOE
TOE

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

Historic District Commission Staff Report

Meeting Date: 5/11/2026

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

Property Address: 109 Goldsborough Street

Applicant: Pamela Gardner AIA. on behalf of Talbot Interfaith Shelter Inc

Application Number: 2026-1723

Code Enforcement Case: Yes ☐ No ☒

Project Description:

The applicant is proposing the construction of a new ADA ramp located on the front and east elevations. The ramp will consist of a concrete landing with a brick base facing Goldsborough Street and transition to an open ramp with lattice screening on the side elevation. The railings, skirting, and decking will be composite materials. To accommodate the new ADA entrance a first-floor window on the east façade will be removed and replaced with a new door. This is considered a contributing structure to the Easton Historic District and is listed on the Maryland Inventory of Historic Properties (T-435).

Historic District Guidelines:

Guideline 6. Comply with Health and Safety Codes

a. Compliance with health and safety codes and handicapped access requirements must be carried out with minimum impact on the historic character of buildings.

c. Provide barrier-free access that promotes independence for the disabled to the highest degree practicable, while preserving significant historic features.

d. Construction of ramps, lifts, fire escapes, and similar accessibility features should be constructed in an area that is hidden from public view, such as on a rear or side elevation, when possible.

e. Ramps should have little to no visual impact or should be designed to be as unobtrusive as possible.

f. Install ramps and other accessibility features in a manner that is reversible where practical, and does not permanently impact the historic building.

g. Access ramps shall be in scale and visually compatible in design and materials with the building.

Guideline 37. ADA Ramps

a. Ramps should be constructed of materials that blend in with the surrounding built environment. Ramp structures can be faced with brick, stone, or other materials as appropriate.

b. Access ramps should be fabricated to avoid damaging or altering the contributing structure. Ramp design should be compatible with the style and materials of the existing porch and structure.

c. Where possible, ramps should be installed on the side or rear elevation of a building.

d. Avoid removing historic features in doorways, including stairs, porches, and railings to accommodate ramps. Consider building over or next to these features.

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.

Staff Analysis:

The US Department of the Interior's Preservation Brief #32 titled *Making Historic Properties Accessible* advocates for a three-step approach to implementing accessibility modifications. These three steps are:

1) Review the historical significance of the property and identify character-defining features;

2) Assess the property's existing and required level of accessibility; and

3) Evaluate accessibility options within a preservation context.

Part of step three involves evaluating whether the proposed accessibility improvement is visually compatible with the historic structure and reversible if possible. Specific to ramp construction, this brief advocates for locating ramps at primary public entrances and facing the ramp with a quality material that is compatible with the historic property. The use of pressure treated lumber is discouraged as it appears temporary and is often not compatible with the historic structure. The Commission should evaluate this request based upon these three criteria as well as the Easton Historic District Design Guidelines. Relevant Guidelines include Guideline 6 and Guideline 37. Additionally, Guideline 44 is relevant to the proposal to replace a side facing window with a new entry door.

An alternative design to considered that would arguably be more consistent with the referenced Preservation brief as well as the Historic District Guidelines would be to have the ramp connect directly to the front porch so that no window removal is required (*Figure 1).* In this concept, the visual impact of the ramp would be lessened as it is confined to the area directly adjacent to the front porch instead of going along a significant portion of the side façade. The piers would also be hidden from view by the initial run of the ramp.

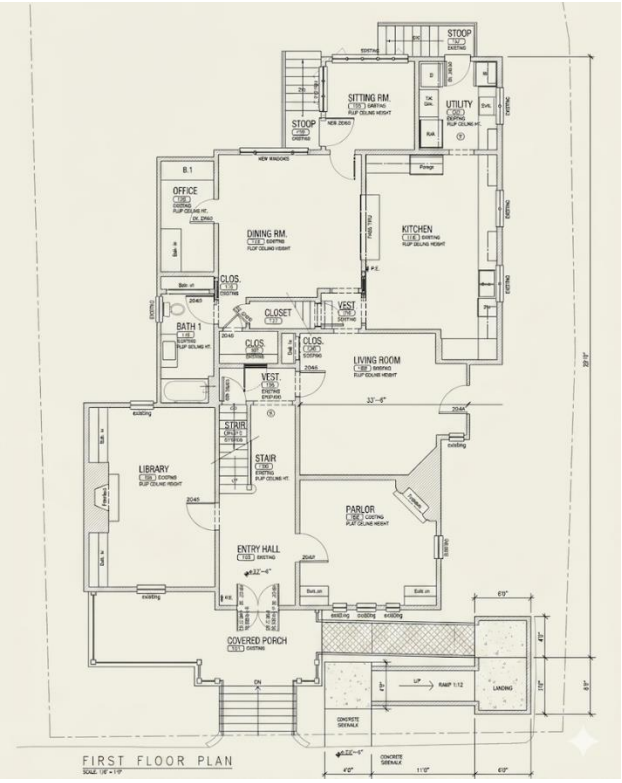


Figure 1 Potential Alternate Design

Draft Motions:

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

OR

2. I move that the Historic District Commission **table** the application and request the applicant look at alternate designs for the ramp that preserve the existing window.

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
2101003828	109 GOLDSBOROUGH ST	STORK, THOMAS M

YEAR BUILT	PHYSICAL CONDITION
1890	VERY GOOD

ARCHITECTURAL STYLE	ADDITION(S)
QUEEN ANNE/ SHINGLE INFLUENCE	NONE APPARENT

NHL DISTRICT	NR DISTRICT	NR LISTED	MEETS NR CRITERIA	1980 NR RATING	MD INVENTORY	CONTRIBUTING	NC CODE
				B	T-435	Y	

NOTES

VERY NICELY PRESERVED RESTORED DWELLING HISTORIC FABRIC INCLUDES DOUBLE FRONT DOOR GABLE SHINGLES, CORNICE TREATMENT CORNER BOARDS. PORCH PARTIALLY REBUILT. CHIMNEYS NOT ORIGINAL.

HD 26 - 51

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

Application #:	2026 - 1723
Date Received:	04/27/2026
Fee Paid:	$200.00
HDC Meeting Date:	05/11/2026
Date Property Posted:	05/06/2026

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 109 GOLDSBOROUGH ST EASTON MD

☒ Contributing ☐ Non-Contributing YEAR BUILT: 1860's NATIONAL REGISTAR # _____

PROPERTY INFORMATION

OWNER NAME TALBOT INTERFAITH SHELTER INC
TELEPHONE NO. [redacted] EMAIL [redacted]

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

NAME PAMELA GARDNER
TELEPHONE NO. [redacted] EMAIL [redacted]

Description of Proposal (include additional sheets, as necessary)

ADD NEW ADA COMPLIANT ENTRY RAMP TO FRONT & EAST SIDE OF EX STRUCTURE, REMOVE WINDOW + ADD ENTRY DOOR + LIGHT. CONC WALKWAY FROM RIGHT OF WAY TO RAMP ON SOUTH OF BUILDING (FRONT). REPAIR + PARTIAL RELOCATION OF EX BRICK WALK ON EAST SIDE

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 Pamela P Gardner AIA
Date 4/27/26
Printed Name of Applicant or Agent PAMELA P GARDNER AIA

Revised 4.4.2022

Historic District Commission Application Checklist

Revised April 2022

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

Requirements:

The payment of fees is due at the time of application submittal. As of July 1, 2025, the fees are as follows: ***Commercial - $200, Residential - $75, Signs - $75, Staff Approval - $25.***

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

All Applications to Include:

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

New Construction / Addition

- ☒ Dimensioned elevations drawn to an appropriate scale illustrating all sides of the proposed structure. Drawings shall include notations outlining roof pitches, trim details and the type of windows and doors to be used for the project
- ☒ Site plan drawn to an appropriate scale and including setbacks and neighboring structures. Site Plan should illustrate the footprint(s) of all proposed EXISTING AND PROPOSED construction.
- ☒ Construction schedule AUTUMN 2026
- ☐ For new construction only, the Commission will require a three-dimensional rendering, superimposed photo, silhouette or model of the proposed structure, other structure(s) located on the subject property and neighboring structures when necessary to understand the visual impact of the new construction and its compliance with the Guidelines.

Renovations

- [x] Elevations or photographs of the existing conditions
- [x] Elevation of the proposed changes
- [ ] Cut sheet for all proposed materials – Be sure to include all of the following that apply and any other additional materials:
    - Windows
    - Doors ½ LITE, WOOD
    - Trim, fascia, soffit, etc WOOD
    - Decking/ porch flooring materials COMPOSITE DECKING, CONCRETE
    - Roofing Materials, gutters

Windows N/A

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

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

Roofing N/A

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

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

Signs N/A

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

Landscaping & Trees

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

Fence N/A

☐ Application must Include:

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

Demolition

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

☐ Elevations and photographic documentation of all elevations of the structure(s) to be demolished including footprint dimensions, height dimensions and a site plan illustrating location of the structure(s) to be demolished

☑ Structural Analysis by Structural Engineer or Licensed Architect

☐ For Economic Hardship please provide documentation. Reference Guideline 13.9

☐ Attach replacement plan

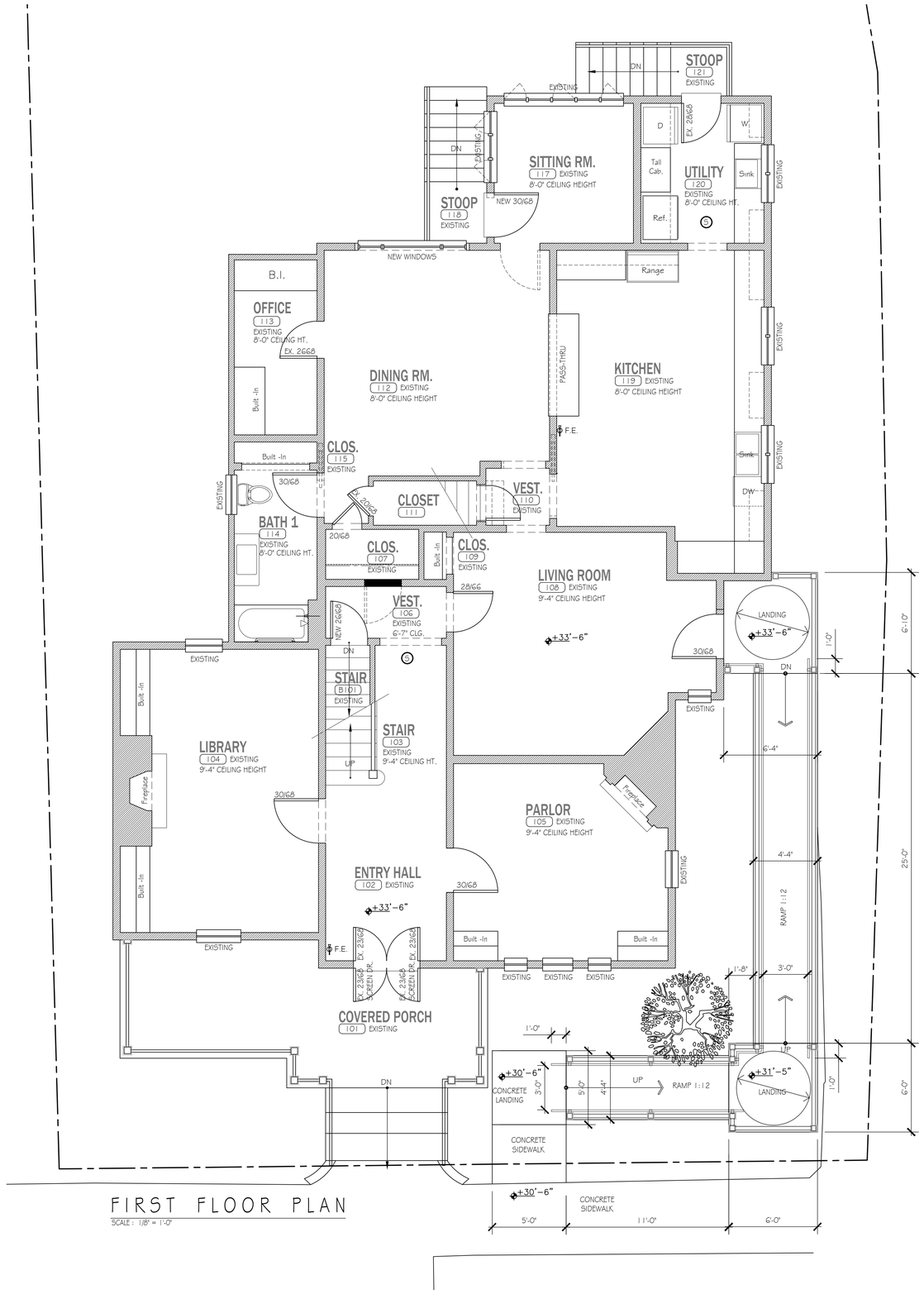
Other

☐ Attach all documentation supporting request

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

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

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



FIRST FLOOR PLAN

SCALE : 1/8" = 1'-0"

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.

PRELIMINARY
NOT FOR CONSTRUCTION

ARCHITECT:
PAMELA P. GARDNER, AIA. LLC
311 N. AURORA STREET
PO BOX 971 EASTON, MARYLAND 21601
410-820-7973

109 GOLDSBOROUGH STREET

TOWN OF EASTON, MARYLAND

PROJECT: 2122
SCALE: 1/4" = 1'-0"

RAMP PLAN

REV-DATE:
DATE: 4-13-26
DRAWN BY: MJL
SHEET

A-1

SOUTH ELEVATION - Existing

SCALE : ¼" = 1'-0"

EAST ELEVATION - Proposed

SCALE : ¼" = 1'-0"

PRELIMINARY
NOT FOR CONSTRUCTION

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PO BOX 971 EASTON, MARYLAND 21601
410-820-7973

109 GOLDSBOROUGH STREET

TOWN OF EASTON, MARYLAND

PROJECT: 2122

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

SOUTH AND EAST ELEVATIONS

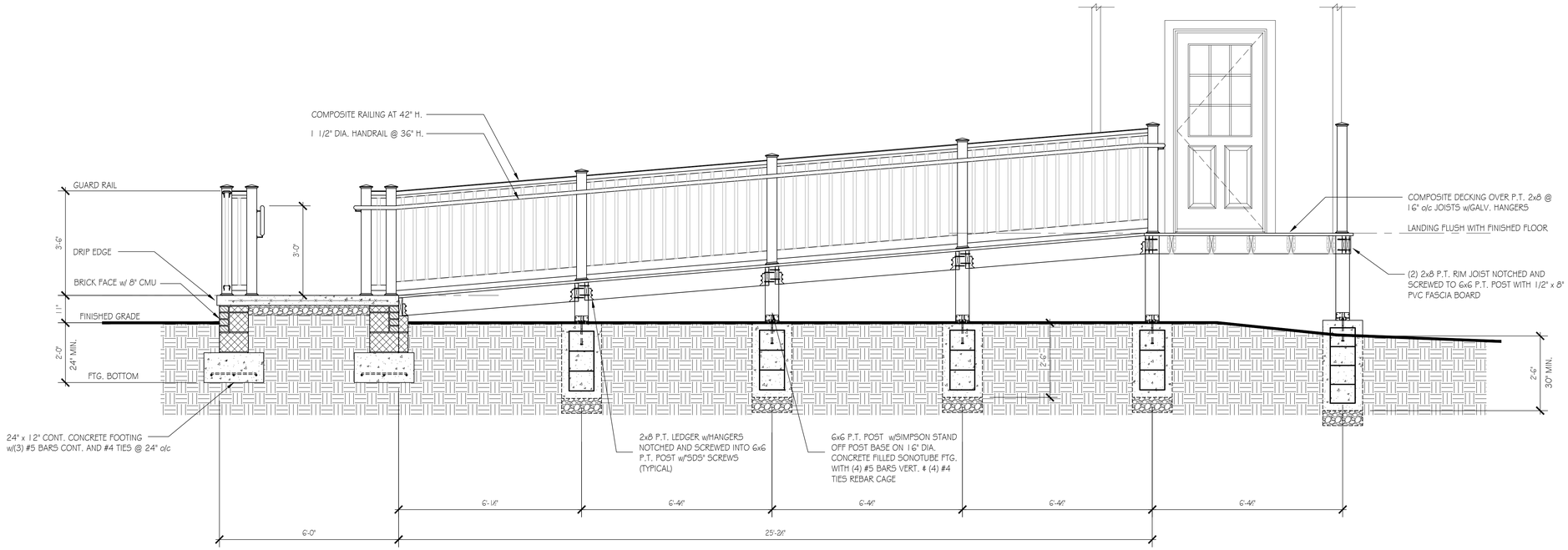
REV-DATE:

DATE: 4-13-26

DRAWN BY: MJL

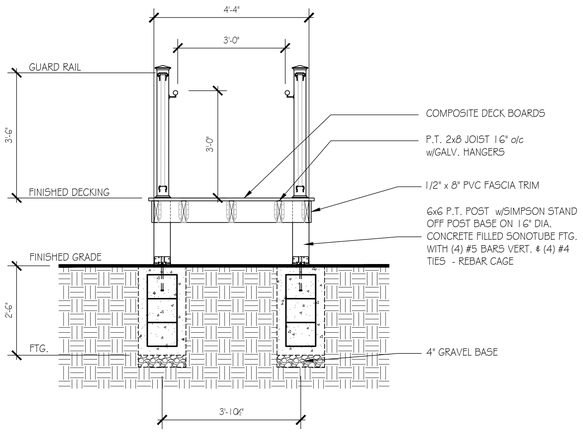
SHEET

A-2



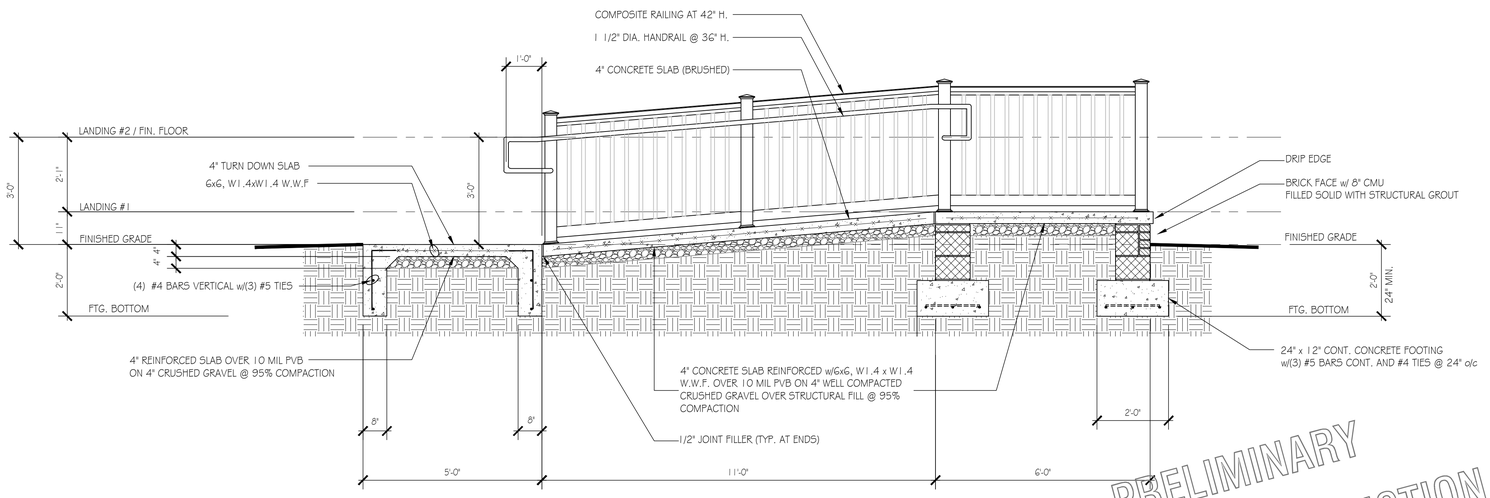
2 / A-3 RAMP DETAIL 2

SCALE : 1/2"= 1'-0"



3 / A-3 RAMP DETAIL 3

SCALE : 1/2"= 1'-0"



1 / A-3 RAMP DETAIL 1

SCALE : 1/2" = 1'-0"

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ARCHITECT:
PAMELA P. GARDNER, AIA. LLC
311 N. AURORA STREET
PO BOX 971 EASTON, MARYLAND 21601
410-820-7973

109 GOLDSBOROUGH STREET

TOWN OF EASTON, MARYLAND

PROJECT: 2122

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

RAMP DETAILS

REV-DATE:

DATE: 4-15-26

DRAWN BY: MJL

SHEET

A-3

PRELIMINARY NOT FOR CONSTRUCTION

SOUTH ELEVATION- Existing

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

EAST ELEVATION- Existing

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

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.

ARCHITECT:

PAMELA P. GARDNER, AIA. LLC

311 N. AURORA STREET

PO BOX 971 EASTON, MARYLAND 21601

410-820-7973

109 GOLDSBOROUGH STREET

TOWN OF EASTON, MARYLAND

PROJECT: 2602

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

EXISTING ELEVATIONS

REV-DATE:

DATE: 4-23-26

DRAWN BY: MJL

SHEET

R-2

109
Love
One
Another

HELTER.ORG/LSB

Town of Easton Historic District Commission
Draft Decision Summary
Monday, April 27, 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
Jim Carr
Joshua Startt AIA
Michael Stuart

Absent:

Commission Members:
Emily Carey

Staff:
Nicholas Johnson AICP, Town Planner (Current)

Staff:
Miguel Salinas, Planning and Zoning Director
Samantha Smith, Administrative Specialist

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

2. **Agenda Summary Review** —

Commissioner Carr moved to approve the April 27, 2026 Agenda Summary. Commissioner Bateman seconded the motion.

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

3. Old Business —

a. File No.: **2026 - 1664 / HD 26 - 15**
Applicant: **Huntington Construction LLC**
on behalf of Peter and Janet Doyle
Location: 207 S. Aurora Street, Easton, MD 21601
Tax Map 0105, Grid 00EA, Parcel 2143
Zoning: R-10A

Request: The Applicant is requesting an amendment to the previously approved scope of work and materials for the construction of a new side porch measuring 14 feet wide by 12 feet deep. The Applicant is now proposing square columns constructed of a fiberglass material. Additional 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. This is a contributing structure to the Historic District.

Background: A Certificate of Appropriateness for the specified scope of work and materials was granted by the Commission on March 9, 2026. The approved porch design included round columns (not of a vinyl material) to match the columns of the existing historic front porch. This approval was granted contingent upon the submission of further details to staff regarding the materials intended for the soffit, fascia, trim, railing, and doors.

Historic District Guideline references:

i. *Guideline 44. Adding New Doors*
ii. *Guideline 66. Adding New Porches*
iii. *Guideline 67. New Rear Decks and Patios*
iv. *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:
Thomas Huntington, Huntington Construction LLC

Public Comment — None
Public Comment Written — None

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

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

b. File No.: 2025 - 1593 / HD 25 - 113
Applicant: VF Builders
on behalf of Victoria Walk Condominiums
Location: 408A Goldsborough Street, Easton, MD 21601
Tax Map 0103, Grid 00EA, Parcel 1091
Zoning: R-7A

Request: The Applicant is requesting approval for alterations to the front porch. The existing tongue and groove wood porch decking will be replaced with 3-1/8" tongue-and-groove composite decking. The existing wood skirting and two (2) risers will be removed and replaced with composite materials. Approximately 35 linear feet of railing and two (2) front porch columns will be removed and replaced in-kind. This is a contributing structure to the Historic District, and is listed on the Maryland Inventory of Historic Places (T-424).

Background: This application was first seen by the Commission at their November 24, 2025 meeting. The original scope of work and proposed materials included the replacement of the decking with a 1" composite decking with a grooved edge, and the in-kind replacement of the two (2) round columns on the front porch. The application was tabled pending additional research regarding alternate deck materials, and additional information regarding the proposed method of installation.

Historic District Guideline references:

i. *Guideline 1. Preserve Significant Historic Features*
ii. *Guideline 2. Repair Rather than Replace*
iii. *Guideline 3. Make Sensitive Replacements*
iv. *Guideline 64. Preserve Historic Porches*
v. *Guideline 65. Make Sensitive Replacements (Porches)*
vi. *Appendix B.2. Common Substitute Materials*

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

Applicant Presentation:
Charles and Sydney Mills
Camryn Schooley, VN Management, Inc.

Public Comment:
Kelly Pezor, 407 Goldsborough Street
Lawrence Pezor, 407 Goldsborough Street

Public Comment Written — None

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

Vote	5 - 1 - 0 - 1
FOR:	5 - Demby, Bateman, Carr, Startt, Stuart
AGAINST:	1 - Brophy
ABSTAIN:	0
ABSENT:	1 - Carey

4. New Business —

a. File No.: **2026 - 1660 / HD 26 - 21**
Applicant: **Hallmark Dixon Construction LLC**
on behalf of Kenneth Dederick
Location: 303 Goldsborough Street, Easton, MD 21601
Tax Map 0103, Grid 00EA, Parcel 0741
Zoning: R-7A

Request: The Applicant is seeking approval for the installation of roof-mounted solar panels on the flat roof and the side-facing slopes of the primary structure and garage addition. The solar panels will incorporate a trim system designed to conceal the underlying support structure. The Applicant is also requesting approval for the installation of a low fence constructed of either iron or wood pickets along the front property line, and the replacement of a portion of fence along the rear property line (Scotts Alley) with white vinyl fencing. This is a contributing structure to the Historic District.

Historic District Guideline references:
i. *Guideline 14. Perimeter Walls and Fences*
ii. *Guideline 88. Solar Panels*

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

Applicant Presentation:
Patrick Belzner, Hallmark Dixon Construction
Kenneth Dederick & Rosa E. Sanchez

Public Comment — None
Public Comment Written — None

The Applicant amended the application to request the in-kind replacement of the architectural shingles on the primary structure.

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

1. **The portion of fence to be replaced along the rear property line (Scotts Alley) shall be wood picket.**

2. **The Applicant shall submit a cutsheet for the architectural shingles 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 Stuart seconded the motion.

Vote	5 - 0 - 1 - 1
FOR:	5- Demby, Bateman, Carey, Carr, Startt, Stuart
AGAINST:	0
ABSTAIN:	1 - Brophy
ABSENT:	1 - Carey

b. File No.: **2026 - 1704 / HD 26 - 40**
Applicant: **Brummell Does LLC**
on behalf of Charles and Lisa Hartge
Location: 112 Brookletts Avenue, Easton, MD 21601
Tax Map 0105, Grid 00EA, Parcel 2117
Zoning: R-10A

Request: The Applicant is requesting to install nine (9) linear feet of four (4) foot tall wooden picket fencing along the Brookletts Avenue property line. The fence will be situated along the Brookletts Avenue property line, running between the home's side façade and the property line. The fence will be set back from the front plane of the house. This is a contributing structure to the Historic District.

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

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

Applicant Presentation:

None

Public Comment — None
Public Comment Written — None

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

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

c. File No.: 2026 - 1700 / HD 26 - 37
Applicant: Wood Ingenuity LLC
Location: 123 S. Washington Street, Easton, MD 21601
Tax Map 0104, Grid 00EA, Parcel 1987
Zoning: CB

Request: The Applicant is requesting approval for the installation of two (2) wall-mounted PVC signs. Each sign will cover an area of approximately 35 square feet, and will feature individually mounted letters and symbols. The signs will be mounted above the storefront on the Vine Street and S. Washington Street facing facades. The building to which the signs will be mounted is a non contributing structure to the Historic District.

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:
Corey Hall, Wood Ingenuity LLC

Public Comment — None
Public Comment Written — None

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

Vote	6 - 0 - 0 - 1
FOR:	6 - Demby, Brophy, Bateman, Carr, Startt, Stuart

AGAINST: 0
ABSTAIN: 0
ABSENT: 1 - Carey

d. File No.: 2026 - 1711 / HD 26 - 43
Applicant: Nathan Tocus and Truvella Thomas
Location: 214 S. Washington Street, Easton, MD 21601
Tax Map 0105, Grid 00EA, Parcel 2091
Zoning: R-10A

Request: The Applicant is seeking approval to remove the existing copper half-round and aluminum k-style gutters, and their replacement with 6" half-round aluminum gutters and 4" round downspouts. This is a contributing structure to the Historic District.

Historic District Guideline references:
i. Guideline 3. Make Sensitive Replacements
ii. Guideline 72. Maintain Historic Gutters and Downspouts
iii. 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:
Nathan Tocus and Truvella Thomas

Public Comment — None
Public Comment Written — None

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

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

e. File No.: 2026 - 1708 / HD 26 - 41
Applicant: Economy Restoration, LLC
on behalf of Waterfowl Festival Inc.
Location: 40 S. Harrison Street, Easton, MD 21601
Tax Map 0104, Grid 00EA, Parcel 1535
Zoning: CB

Request: The Applicant is proposing the replacement of the current flat and arched roof systems, including both upper and lower sections. The flat roof areas will be surfaced with a black EPDM membrane, and the arched roof sections will be replaced with a white TPO membrane on the upper segment, and architectural asphalt shingles on the lower segments. This is a contributing structure to the Historic District, and is listed on the Maryland Inventory of Historic Places (T-484).

Background: This structure is also subject to a preservation easement through the Maryland Historic Trust (MHT).

Historic District Guideline references:

i. *Guideline 68. Maintain Historic Roof Shape*
ii. *Guideline 69. Perform Regular Roof Maintenance*
iii. *Guideline 70. Roof Material*
iv. *Guideline 72. Maintain Historic Gutters and Downspouts*
v. *Guideline 74. Maintain Historic Parapets*

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

Applicant Presentation:
Patrick Rearden, Economy Restoration, LLC

Public Comment — None
Public Comment Written — None

Vice Chairperson Brophy moved to approve the application subject to the receipt of an approval from the Maryland Historic Trust (MHT) for the proposed scope of work. A copy of the approval letter shall be provided to staff prior to the issuance of a building permit. Commissioner Stuart seconded the motion.

Vote	5 - 0 - 1 - 1
FOR:	5 - Demby, Brophy, Bateman, Startt, Stuart
AGAINST:	0
ABSTAIN:	1 - Carr
ABSENT:	1 - Carey

f. File No.: 2026 - 1710 / HD 26 - 42
Applicant: Pamela P. Gardner, AIA LLC
on behalf of Marshall and Mindy Mintz
Location: 205 S. Hanson Street, Easton, MD 21601
Tax Map 0105, Grid 00EA, Parcel 2119
Zoning: R-10A

Request: The Applicant is requesting the replacement of 25 double-hung windows on the front and side facades with new double-hung vinyl-clad wood windows featuring a one-over-one configuration. The proposed scope of work also includes the removal and in-kind replacement of the existing wood trim on the front façade, and the replacement with Azek on the side and rear facades. Four (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, and the existing rear patio doors will be removed and replaced with new vinyl-clad French Doors. A new wrap-around rear landing consisting of wood decking and PVC railings, will be constructed on the south-west corner of the building. The existing wood front door will be replaced with a new Douglas Fir front door. This is a contributing structure to the Historic District.

Historic District Guideline references:

i. *Guideline 40. Details and Ornamentation*
ii. *Guideline 41. Maintain Original and Historic Doors*
iii. *Guideline 42. Make Sensitive Replacements (Doors)*
iv. *Guideline 43. Restore Missing or Inappropriately Altered Doors*
v. *Guideline 66. Adding New Porches*
vi. *Guideline 67. New Rear Decks and Patios*
vii. *Guideline 89. Maintain Historic Windows*
viii. *Guideline 90. Make Sensitive Replacements*
ix. *Guideline 93. Sills, Lintels, and Frames*
x. *Appendix B.2. Common Substitute Materials (Windows)*

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

Applicant Presentation:
Tom Benson, Pamela P. Gardner, AIA LLC
Marshall Mintz

Public Comment — None
Public Comment Written — None

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

1. **The four (4) first floor front facade windows will be Marvin wood windows.**

2. **All windows will feature a two-over-two configuration.**

Commissioner Carr moved to approve the amended application subject to the following condition:

1. **The Applicant shall provide a cutsheet for the window trim 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 Stuart seconded the motion.

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

5. **Discussion Item —** None

6. **Decision Summary Review —**

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

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

7. **Administrative Approval —** None

8. **Emergency Approval** — None

9. **Adjournment —** Vice Chairperson Brophy moved to adjourn. Commissioner Stuart seconded the motion. The meeting was adjourned at 7:05 p.m.