Historic District Commission
MEETING AGENDA

Monday, June 8, 2026 - 6:00 PM
Council Chambers, Easton Town Office
14 S Harrison Street

Call to Order

1) Approval of the Agenda for June 8, 2026.

Old Business

1)
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.

2)
Application Number: 2023 - 0905 / HD 23 - 42
Applicant: Dover Station LLC
Location: 500 Dover Road - Dover Station Project
Tax Map 0104, Grid 00EA, Parcel 1055
Zoning District: CB
Request: Amendment to previously approved exterior alterations for the addition of painted lettering to the exterior front facade of contributing building 1.

3)
Application Number: 2024 - 1300 / HD 24 - 112
Applicant: Channel Marker Inc.
Location: 20 N. Hanson Street
Tax Map 0103, Grid 00EA, Parcel 1152
Zoning District: CB
Historic Status: Contributing
Request: In-kind replacement of the cedar shingle siding, and the replacement of the gutters with half-round gutters.

4) **Application Number:** 2025 - 1442 / HD 25 - 32
Applicant: Rauch Inc.
on behalf of For All Seasons
Location: 300 Talbot Street (For All Seasons)
Tax Map 0104, Grid 00EA, Parcel 1874
Zoning District: CG
Historic Status: Non contributing
Request: Amendment to previously approved exterior alterations for the installation of an ADA-compliant ramp access to the rear entrance.

5) **Application Number:** 2026 - 1676 / HD 26 - 29
Applicant: Brendan S. Mullaney Esq.
on behalf of Shoregate of Cannery Commercial LLC
Location: 108 East Avenue
Tax Map 0103, Grid 00EA, Parcel 0753
Zoning District: BC
Historic Status: Non contributing
Request: Request to modify a condition of approval from the April 13, 2026 Certificate of Appropriateness (COA) requiring the Applicant to file an MIHP Addendum to document the Easton Ice Company (T-410) with the Maryland Historic Trust (MHT).

On April 13, 2026 the Commission determined the existing structure known as the Easton Ice Company building located at 108 East Avenue to be a non-contributing structure, and approved the demolition of the structure and subsequent construction of a 3,200 square foot amenity building subject to multiple conditions regarding the submission of an MIHP Addendum with the MHT and a historic exhibit.

New Business

1) **Application Number:** 2026 - 1730 / HD 26 - 54
Applicant: Maggio Home Services, LLC
on behalf of Helen Houseman

Location: 118 Goldsborough Street
Tax Map 0103, Grid 00EA, Parcel 1140

Zoning District: R-7A
Historic Status: Contributing
Request: Replacement of the windows and window trims.

2) **Application Number:** 2026 - 1727 / HD 26 - 53
Applicant: Theodore Alford and Dena Cameron
Location: 9 South Street
Tax Map 0104, Grid 00EA, Parcel 1514

Zoning District: R-7A
Historic Status: Contributing
Request: Addition of a slate and brick patio in the backyard.

3) **Application Number:** 2026 - 1721 / HD 26 - 49
Applicant: Hallmark Dixon Construction LLC
on behalf of Larchmont Manor Holdings LLC

Location: 202 S. Aurora Street
Tax Map 0105, Grid 00EA, Parcel 2186

Zoning District: R-7A
Historic Status: Contributing
Request: Exterior alterations including the replacement of the roofing and gutters, replacement of the existing siding with vinyl siding, and the removal and replacement of the sie and rear portions of fencing with vinyl fencing.

4) **Application Number:** 2026 - 1733 / HD 26 - 55
Applicant: Jose Sancez
on behalf of Anish Hinduja

Location: 115 South Street
Tax Map 0104, Grid 00EA, Parcel 1543

Zoning District: R-7A
Historic Status: Contributing
Request: Exterior repairs including the repair of the front and rear porch, repair of the wooden side stairs and landing, and the repair of the wooden windows and trim.

5) **Application Number:** 2026 - 1743 / HD 26 - 60

Applicant: Urban County Designs
Location: 13 N. Harrison Street
Tax Map 0103, Grid 00EA, Parcel 1198
Zoning District: CB
Historic Status: Non contributing
Request: Installation of 68" x 23" signage and lighting.

The Applicant is also requesting to maintain the painted brick (Case #26-0397).

6) Application Number: 2026 - 1745 / HD 26 - 62
Applicant: EAW Properties LLC
Location: 208 Talbot Street
Tax Map 0104, Grid 00EA, Parcel 1894
Zoning District: R-7A
Historic Status: Contributing
Request: Replacement of the windows with Andersen 400 series clad-wood windows.

Discussion Item

Approval of Minutes

1) Approval of the Draft Decision Summary from the May 11, 2026 Meeting.

Administrative Approval

1) Application Number: 2026 - 1742 / HD 26 - 59
Applicant: C. Albert Matthews, Inc.
on behalf of Anish Hinduja
Location: 115 South Street
Tax Map 0104, Grid 00EA, Parcel 1543
Zoning District: R-7A
Historic Status: Contributing
Request: Installation of a ductless HVAC system on the west and east façades of the structure.

2) Application Number: 2026 - 1752 / HD 26 - 64

Applicant: Marasun LLC
on behalf of 221 Harrison ST LLC

Location: 221 S. Harrison Street
Tax Map 0105, Grid 00EA, Parcel 2105

Zoning District: R-10A

Historic Status: Contributing

Request: In-kind asphalt shingle roof replacement.

3) **Application Number:** 2026 - 1753 / HD 26 - 65

Applicant: Talbot County Women's Club, Inc.

Location: 18 Talbot Lane
Tax Map 0104, Grid 00EA, Parcel 1539

Zoning District: R-7A

Historic Status: Contributing (T-11)

Request: In-kind asphalt shingle roof replacement.

Emergency Approval

1) **Application Number:** 2026 - 1736 / HD 26 - 56

Applicant: Marasun LLC
on behalf of Rauch Inc.

Location: 112 N. Harrison Street (Rauch Inc.)
Tax Map 0103, Grid 00EA, Parcel 0647, Lot 27

Zoning District: CB

Historic Status: Non contributing

Request: Emergency approval for a total roof replacement including an in-kind asphalt shingle roof replacement, and in-kind TPO roof replacement (As per the Historic District Chairperson).

2) **Application Number:** 2026 - 1738 / HD 26 - 57

Applicant: Garry Schwartz and Terri Walker-Spoonhour

Location: 132 S. Harrison Street
Tax Map 0104, Grid 00EA, Parcel 1925

Zoning District: R-10A

Historic Status: Contributing (T-34)

	Request:	Emergency approval for the in-kind repair to the front porch (As per the Historic District Chairperson).
3)	**Application Number:**	2026 - 1741 / HD 26 - 58
	Applicant:	Chris Jordan Exteriors on behalf of Allegany Realty LLC
	Location:	123 N. Washington Street Tax Map 0104, Grid 00EA, Parcel 0626
	Zoning District:	CB
	Historic Status:	Non contributing
	Request:	Emergency approval for the in-kind replacement of the TPO roof (As per the Historic District Chairperson).
4)	**Application Number:**	2026 - 1745 / HD 26 - 61
	Applicant:	EAW Properties LLC
	Location:	208 Talbot Street Tax Map 0104, Grid 00EA, Parcel 1894
	Zoning District:	R-7A
	Historic Status:	Contributing
	Request:	Emergency approval for an in-kind asphalt shingle roof replacement (As per the Historic District Chairperson).

Adjournment

MINUTES

Easton Historic District Commission
Easton, Maryland
October 26, 2015

Members Present: Kurt Herrmann, Chairman, Adam Theeke, Robert Arnouts, Kevin Gibson, George Koste and Bill Wieland.

Members Absent:

Mr. Herrmann called the meeting to order at 6:00 p.m.

Opening statement given by the Chairman.
The Commission operates under the authority granted to it by section 701 of the Town of Easton Zoning Ordinance. And, I hereby open the record of the public hearing on cases heard this evening and, in accordance with our legal responsibilities, I enter into the record the following items: notice of the public hearing, adopted design guidelines, resumes of commission members and any consultants used by the Commission, records of any previous meetings, and any letters to the Commission on a case.

The decisions of the HDC may be appealed within 30 days of approval.
General Order of the hearing of Applications

Introduction of the application by the presiding officer
- *Presentation by the applicant or his agent*
- *Questions by members of the Commission*
- *Public comment*
- *Petitioner rebuttal*
- *Discussion and consideration by the Commission*
- *Decision motion and statement of Basis for Decision*

The applicant may withdraw the application at any time up to when the vote is taken. A Certificate of Appropriateness shall lapse upon the expiration of the corresponding Building Permit. For applications that require a building permit but for which none is issued, this Certificate of Appropriateness shall lapse six (6) months after its issuance. In the event a building permit is not required, the Certificate of Appropriateness shall lapse six (6) months from its issuance if substantial work is not underway. For good cause shown, this period may be extended by the Commission. I will now entertain a motion to accept the agenda for this evening.

The Commission voted unanimously to approve the October 12th minutes as presented.

OLD BUSINESS:

13-2015 204 S. Hanson Street Frances Forster, Owner.

Mrs. Forster was present at the meeting. She is proposing to replace the existing rear deck, the stairs to the deck, and the stairs to the existing original back porch. She explained that the existing structures are deteriorating and the railings do not meet current building codes. The proposed

replacement would be the same dimensions and footprint as the existing deck and, if possible, they would like to use the existing corner posts. New deck to be built slightly higher off the ground to make the step out of the house a more standard size. They are proposing the deck be built out of AZEK (Color Silver Oak). The railings would be made with AZEK composite balusters, similar to the original stair railings that would have been on the house. All railings would be white. The proposed replacement steps would be approximately the same dimensions and footprint as the existing steps. Proposed material would be AZEK (Color Silver Oak). The property is considered non-contributing.

Upon motion of Mr. Wieland seconded by Mr. Gibson the Commission voted 6-0 to approve the application as submitted.

NEW BUSINESS:

58-2015 213 S. Aurora St. David Knopp, Owner.

Mr. Knopp was before the Commission with a request to remove the old failing jalousie windows and replace with windows that match the windows on are on the back and the side of the house. Mr. Theeke stated that the windows are not original to the house. Manufacturer of new windows to be Pella.

Upon motion of Mr. Wieland seconded by Mr. Koste the Commission voted 6-0 to approve the application as submitted.

59-2015 211 S. Harrison Street Edward Whelan, Contractor.

Mr. Whelan was before the Commission with a request to install two sets of self-opening/closing driveway entrance gates and install small sidewalk entrance gate on existing pillars. Proposed fence to be cedar painted white. He plans to install 4' to 5' brick to match existing walkway between sidewalk and street. He plans to add two pillars on each side of the driveway for gates (similar to existing). He also proposes to install 4' to 5' wide brick under new gates in existing driveway.

Upon motion of Mr. Koste seconded by Mr. Gibson the Commission voted 6-0 to approve the application as submitted.

60-2015 21 N. Hanson Street Michael Whitehair.

Mr. Whitehair was before the Commission with a request to install two directory signs on either side of the front entrance. He stated that the signs would be no larger than 24" x 48" each. Base material ½" AZAK.

Upon motion of Mr. Arnouts seconded by Mr. Gibson the Commission voted 6-0 to approve the application as submitted.

11 N. Washington Street Discussion Only Michael Wigley, Davis, Bowen & Friedel.

Mr. Wigley was before the Commission to discuss proposed concept floor plans for adding a code-compliant elevator to the courthouse building in order to improve ADA accessibility. Mr. Wigley showed the Commission a power point that explained the proposed elevation alternatives, context

photographs of the S. West Street streetscape, existing conditions photographs of Courthouse and State's Attorney's Offices, brick/materials sample and 3D Computer Model of Elevator addition. The Commission reviewed the various options provided by the applicant and gave the applicant some direction on the proposed elevator addition and how to move forward. The applicant will return to the Commission with a formal application.

410 South Street Discussion Only Jason Middleton.

Mr. Middleton was before the Commission to discuss the existing structure at 410 South Street. Mr. Middleton is looking to purchase the property. Mr. Middleton stated there are currently 5 duplexes on the site. He asked the Commission for information on the process and the future plans for the site.

There being no further business, the meeting was adjourned at 7:30 p.m. by motion of Mr. Arnouts and seconded by Mr. Wieland.

Respectfully submitted,

Stacie S. Rice

Stacie S. Rice
Planning Secretary

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.

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.

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 FRANCES FORSTER

Revised 4.4.2022

SCOPE OF WORK:

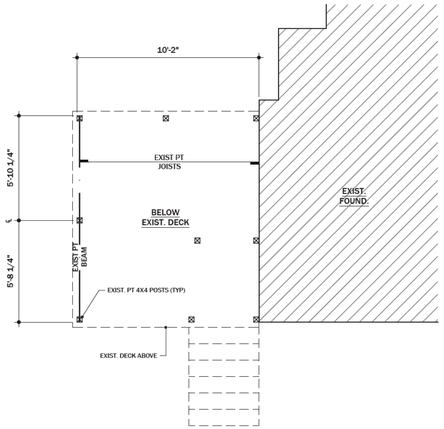
1. CONSTRUCT NEW SCREEN PORCH ROOF OVER EXISTING DECK.
2. REMOVE EXISTING DECK RAIL AND STAIR RAIL; SALVAGE FOR REUSE.
3. EXISTING DECK AND STAIRS ARE TO REMAIN.
4. REINSTALL EXISTING RAILING AFTER NEW POSTS AND COLUMNS ARE INSTALLED.
5. INSTALL SCREEN PANELS TO MATCH EXISTING FRONT PORCH.

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.

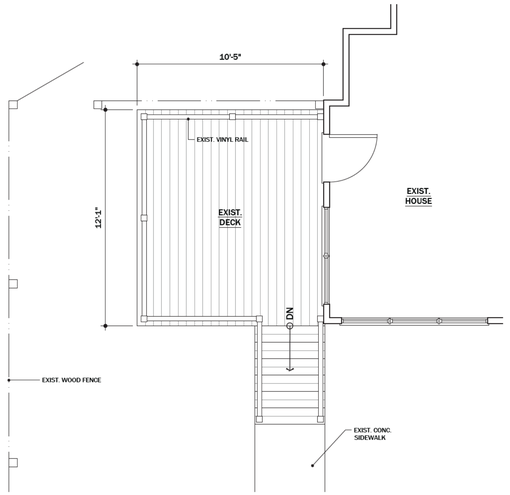
PLAN NOTES:

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.



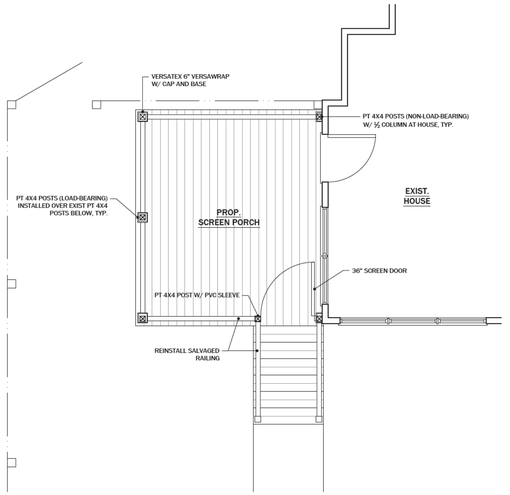
1 EXIST. BELOW DECK

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



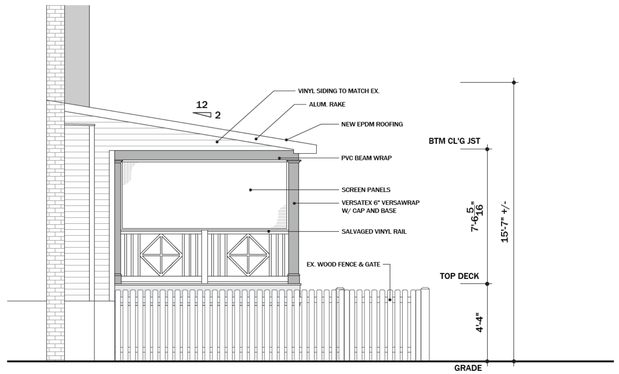
2 EXIST. FIRST FLOOR PLAN

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



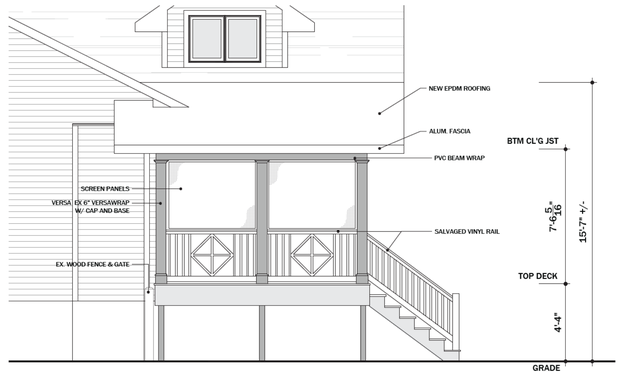
3 PROP. FIRST FLOOR PLAN

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



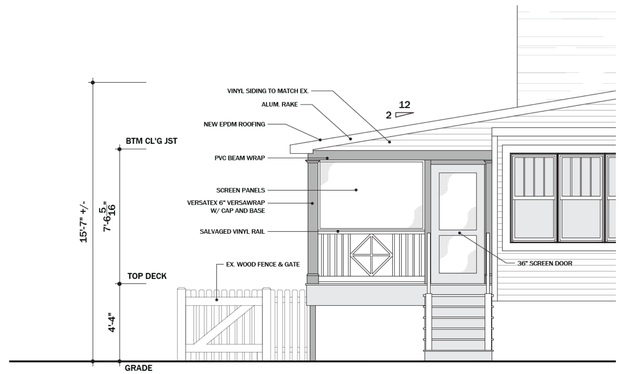
4 FRONT ELEVATION

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



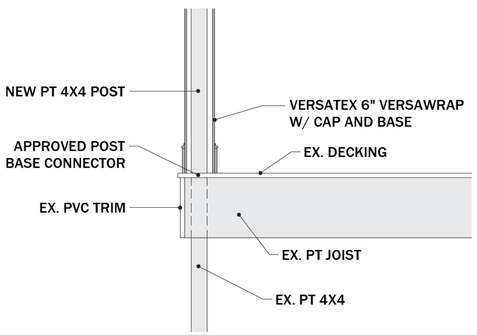
5 LEFT ELEVATION

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



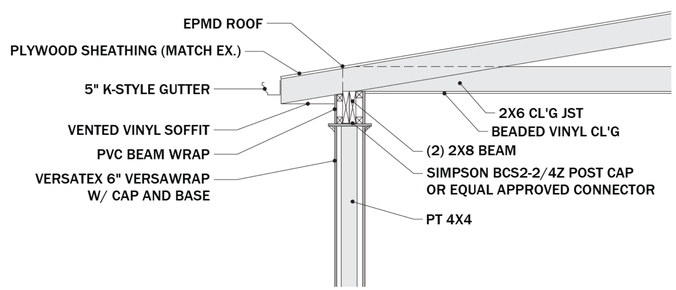
6 REAR ELEVATION

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



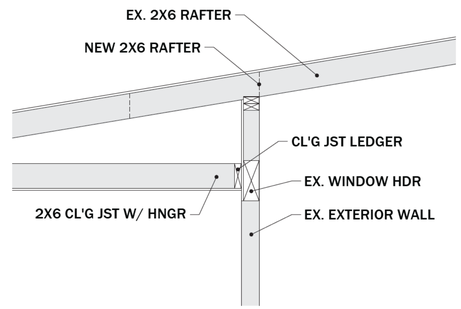
7 POST TO DECK

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: 6/8/2026

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

Property Address: 500 Dover Road

Applicant: Sevan Topjian on behalf of Dover Station LLC

Application Number: 2023-095

Code Enforcement Case: Yes ☐ No ☒

Project Description:

The applicant is proposing to add three painted signs to the Dover Street facing façade of the building. The signs will be painted in a style, font, and color that will match an existing painted sign that was approved by the Historic District Commission in 2024 (#24-1307). These signs will be painted directly on masonry that has historically been painted.

Historic District Guidelines:

Guideline 23. Murals

e. Painted signs and advertisements are not considered murals and shall conform to the district's sign 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.

Staff Analysis:

Staff supports an **approval** of this application as submitted. The proposed lettering is best classified by the Historic District Guidelines as painted signage. Such signs are not considered murals (Guideline 23a) and are reviewed for conformance with the Historic District's signage guidelines. The proposed painted signs do not cover any architectural features and do not damage any historic fabric as this brick has historically been painted. The placement of the signage is also consistent with Guidelines 25c and 25e.

Draft Motions:

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

OR

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

OR

3. I move an alternate motion.

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

Appendix A: Historic District Survey Sheet

EASTON HISTORIC DISTRICT SURVEY

PROPERTY #: _____

Picture:



TAX ID	ADDRESS	OWNER NAME
2101006894	500 DOVER ROAD	BEACON SALES ACQUISITION INC

YEAR BUILT	PHYSICAL CONDITION
1915	GOOD

ARCHITECTURAL STYLE	ADDITION(S)
2 PART COMMERCIAL BLOCK	LEFT WING LATER

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

NOTES

TYPICAL E-20TH C COMMERCIAL STRUCTURE. EMBELLISHMENTS TO OTHERWISE UTILITARIAN STRUCTURE INCLUDE ENGAGED CORBELLED PILASTERS + CORBELLED CORNICE. WINDOWS ARE REPLACED BUT DOOR APPEARS EARLY. LEFT WING ALSO APPEARS EARLY. ENVIRONMENTAL SETTINGS

BADLY COMPROMISED BY NEW CONSTRUCTION + ROAD WIDENING

HD 23 - 42

Application #:	2023 - 0905
Date Received:	05/08/2026
Fee Paid:	-
HDC Meeting Date:	06/08/2026
Date Property Posted	06/03/2026

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 500 DOVER ROAD EASTON MD 21601

☑ Contributing ☐ Non-Contributing YEAR BUILT: 1912 NATIONAL REGISTAR # _____

PROPERTY INFORMATION

OWNER NAME DOVER STATION LLC

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)

See Attached.

Specific Requirements

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

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

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

Signature of Applicant or Agent _____

Date 5/4/26

Printed Name of Applicant or Agent Sean Tejian

Revised 4.4.2022

To: Town of Easton Historic District Commission
Submittal Date: May 4, 2026
Property: 500 Dover Road Easton MD 21601
Subject: Proposed art lettering

Summary: Dover Station LLC is proposing to add additional lettering to the exterior front façade of Building 1 at 500 Dover Road in Easton, MD. The purpose of this installation is to enhance the continuity of character on the previously approved signage facing Dover Road. The same specialty artist, paint type/color, and font shall be used to match existing character.

Building 1 Existing View



Building 1 Proposed Art Addition



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

Historic District Commission Staff Report

Meeting Date: 6/8/2026

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

Property Address: 20 N Hanson Street

Applicant: Michael Rhodes on behalf of Chanel Marker Inc.

Application Number: 2024-1300

Code Enforcement Case: Yes ☐ No ☒

Project Description:

The applicant is proposing an amendment to their 2024 which was tabled pending a field visit being conducted to evaluate the condition of the underlying lap siding. The revised proposal calls for replacing the existing deteriorate cedar shingle siding with machine cut cedar shingles. The new shingles will have a 6" exposure. Also, new half-round style gutters and downspouts will be installed around the entire permitter of the structure.

Historic District Guidelines:

Guideline 73. Replace Historic Gutters and Downspouts In-Kind

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

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

Guideline 76. Preserve Historic Wood Siding

a. Maintain existing wood façades using appropriate paint or other protective coatings.

b. Repair minor deterioration using an appropriate wood consolidant or filler.

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

Guideline 77. Make Sensitive Replacements (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.

Staff Analysis:

Staff supports an **approval** of this application as submitted. The proposed machine cut cedar shingle siding is consistent with the existing siding. The condition of the underlying lap siding is unclear as there is no record of a site visit being conducted by the Commission. Half-round gutters and downspouts are appropriate for use per Guideline 73b.

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 additional information on the underlying siding

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
2101013173	20 N HANSON ST	CHANNEL MARKER FOUNDATION, INC.

YEAR BUILT	PHYSICAL CONDITION
1926	EXCELLENT

ARCHITECTURAL STYLE	ADDITION(S)
CRAFTSMAN INFLUENCE	NONE

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

NOTES

VERY NICELY PRESERVED BUNGALOW WITH MANY CLASSIC FEATURES INCLUDING LARGE CORNICE BRACKETS, EXPOSED RAFTER ENDS VERTICAL PANE WINDOWS AND VISUALLY DOMINANT FRONT PORCH- CONTRIBUTING GARAGE

HD 24 - 112

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

Application #:	2024 - 1300
Date Received:	05/04/2026
Fee Paid:	$75.00
HDC Meeting Date:	06/08/2026
Date Property Posted:	06/03/2026

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: 20 N HANSON ST EASTON MD 21601

☐ Contributing ☐ Non-Contributing YEAR BUILT: 1926 NATIONAL REGISTAR #

PROPERTY INFORMATION

OWNER NAME: CHANNEL MARKER INC

TELEPHONE NO. 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)

PLEASE SEE ATTACHED

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 CMI CONTROLLER
Date 3/30/2026
Printed Name of Applicant or Agent MICHAEL RHODES

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.

House

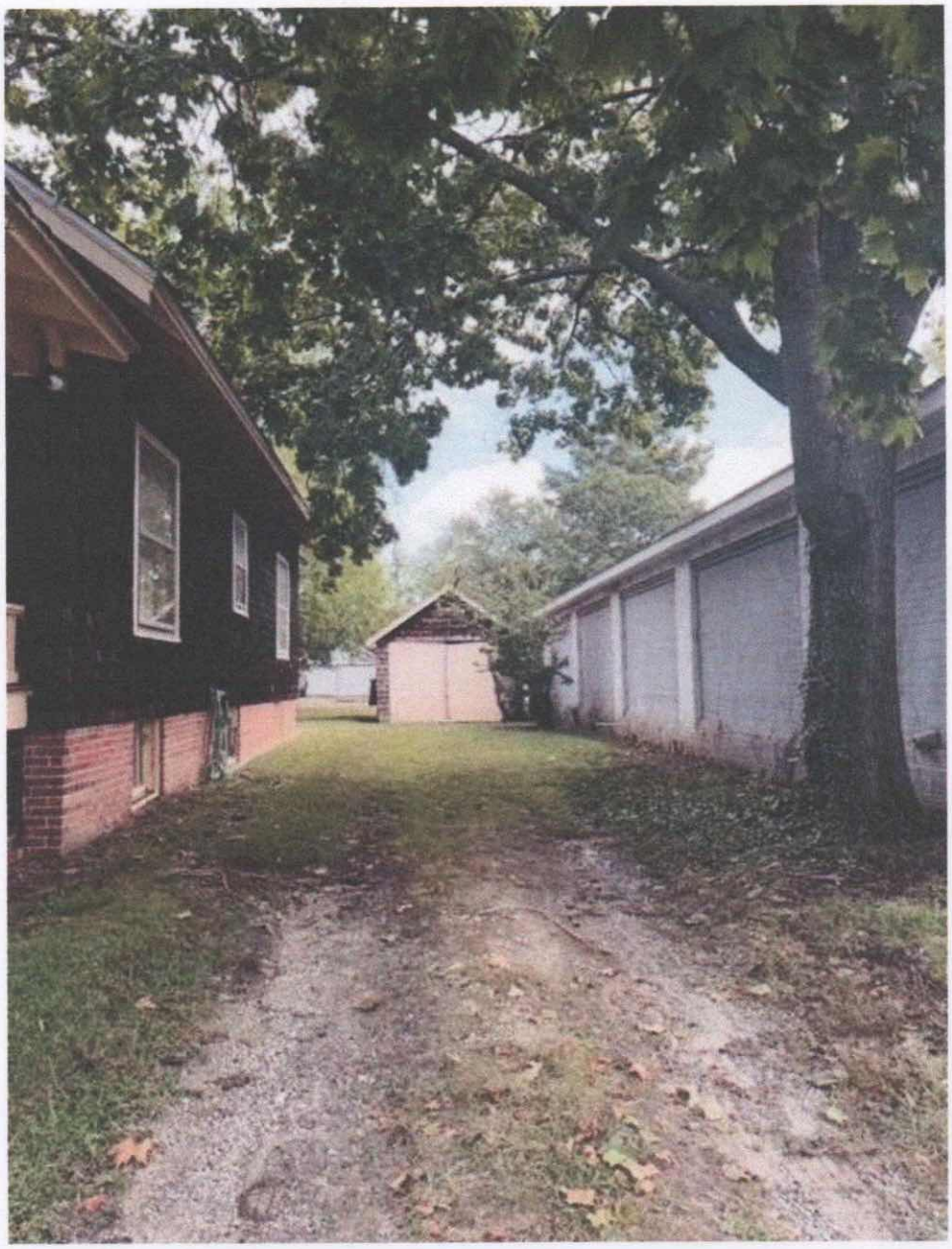
1) Siding: Remove existing deteriorated cedar siding. Install #1 Certi-Grade 18" Western Red Cedar R-and-R (Resquared and Rebutted) with a 6" exposure to match the historic aesthetic.
2) Moisture Management: Install a Moisture Barrier Underlayment with a built-in rainscreen to prevent future rot and improve drying.
3) Gutters: Remove non-matching gutters. Install half-round gutters and downspouts around the entire perimeter, prioritizing the high-need areas previously identified.
4) Wood Repair: Inspect and repair any rotted or insect-damaged soffit and fascia using like-kind wood materials.
5) Painting: Repaint the porch, railings, supports, and all new exterior wood using Sherwin-Williams exterior grade paint (e.g., Emerald or Duration).

We ask for consideration in replacing the siding with #1 Certi-Grade18" Western Red Cedar R-and-R to preserve the historic appearance of the dwelling. While inspecting the cedar, we found it to be deteriorated and allowing moisture/water to enter the house. We would like to remove the existing cedar shingle siding and add back new cedar shingle siding. We also ask for consideration to paint existing exterior wooden features to include, the front porch rail and supports among other features.

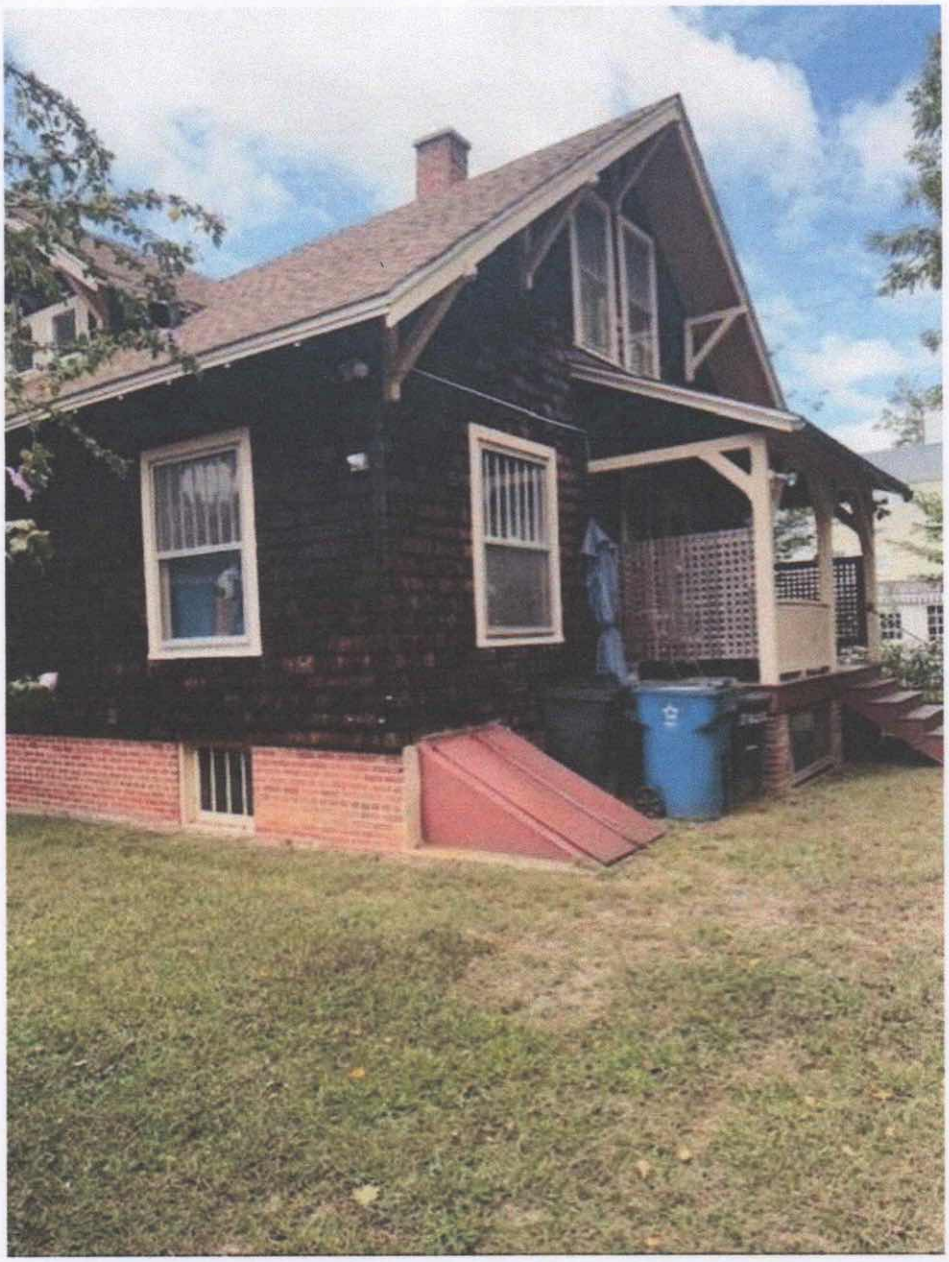
Founded in 1982, Channel Marker provides mental health and wellness support for adults and youth with severe mental illness in Caroline, Dorchester, and Talbot counties. Through a wide range of on-site, residential and community based services specifically tailored to the needs of each client, more than 55 clinical and mental health services staff serve an average of 300 clients each year. Funding for our work primarily comes from Medicaid with support from generous members of the community, the State of Maryland, and private foundations. As a non-profit operating on a fixed budget each year, we strive to keep our operational cost as low as possible to better serve our clients.



Front Street Facing Elevation



Right elevation and garage in rear



Right rear elevation



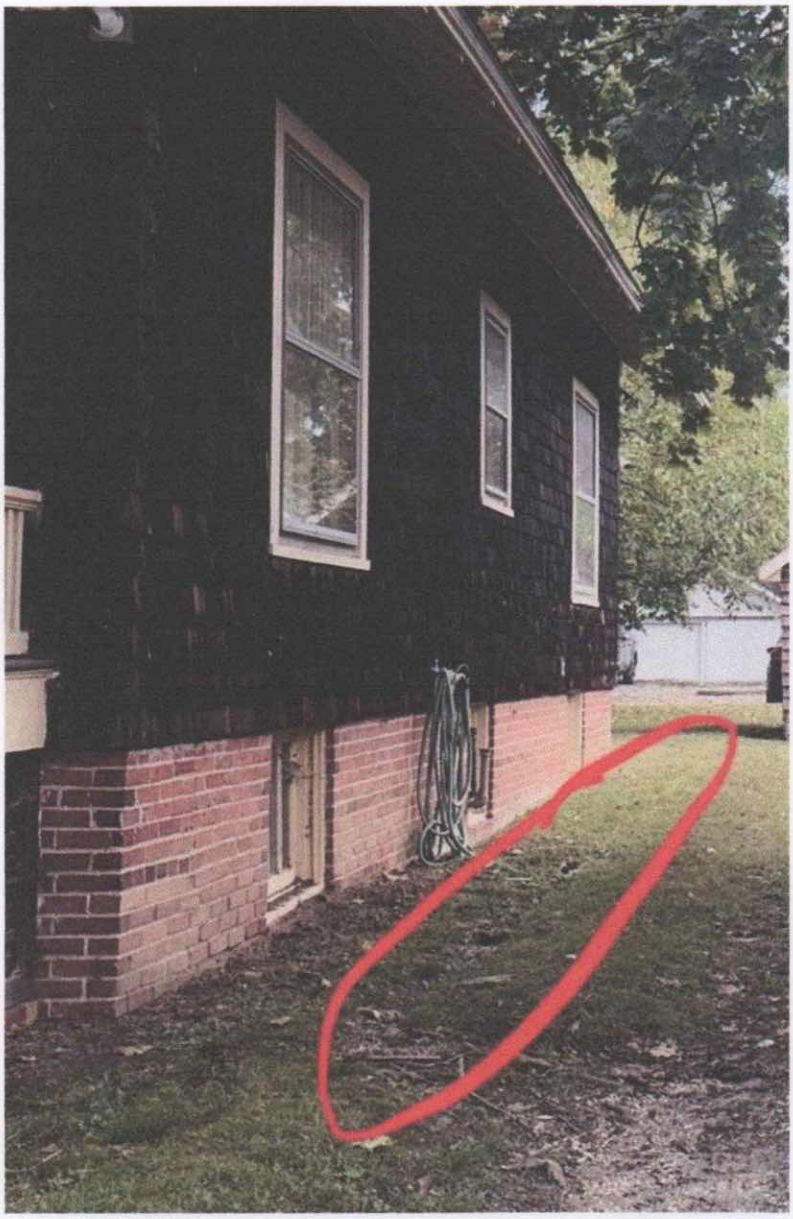
Rear elevation and gutter type 1



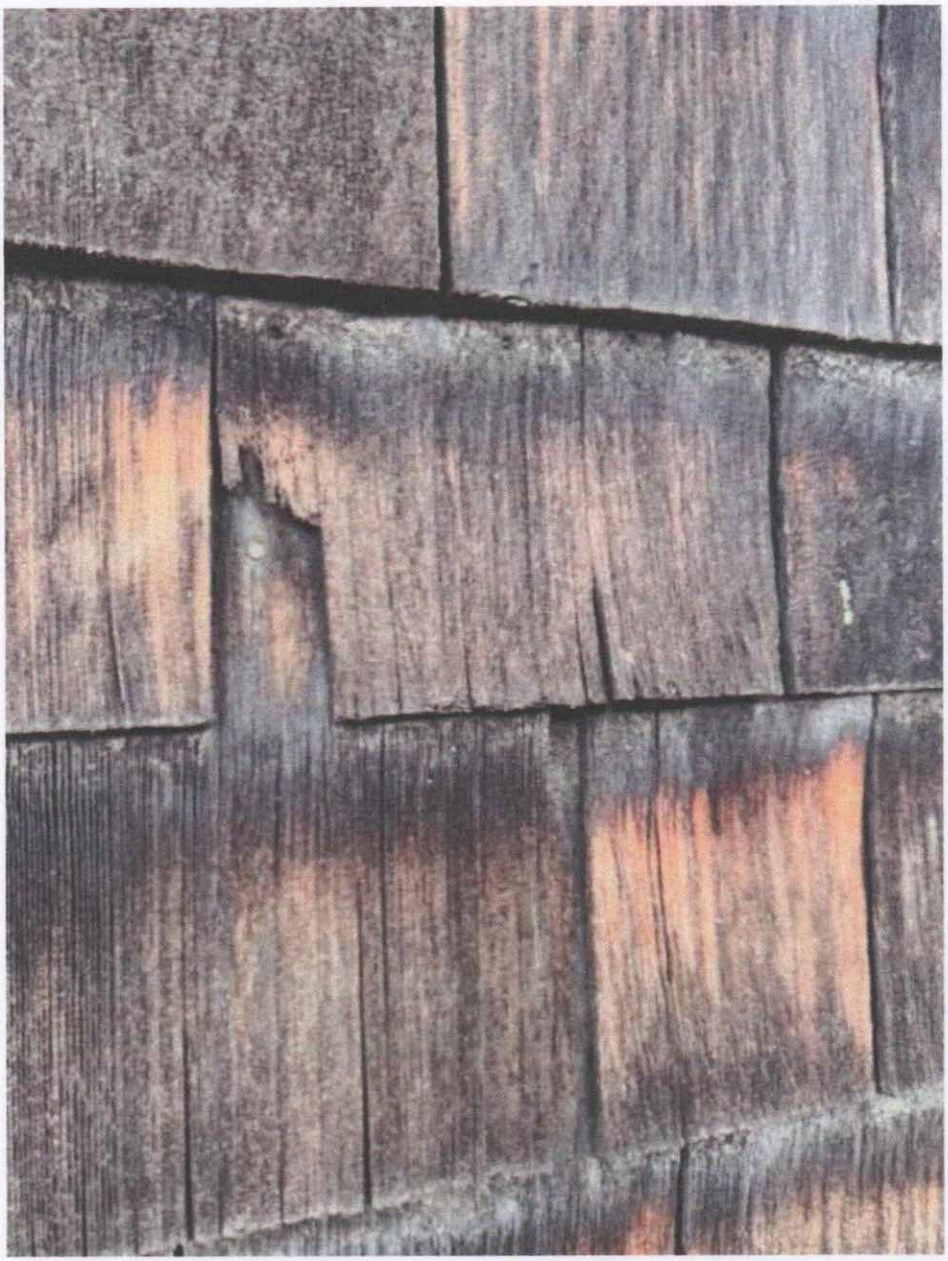
Left rear elevation and gutter type 2



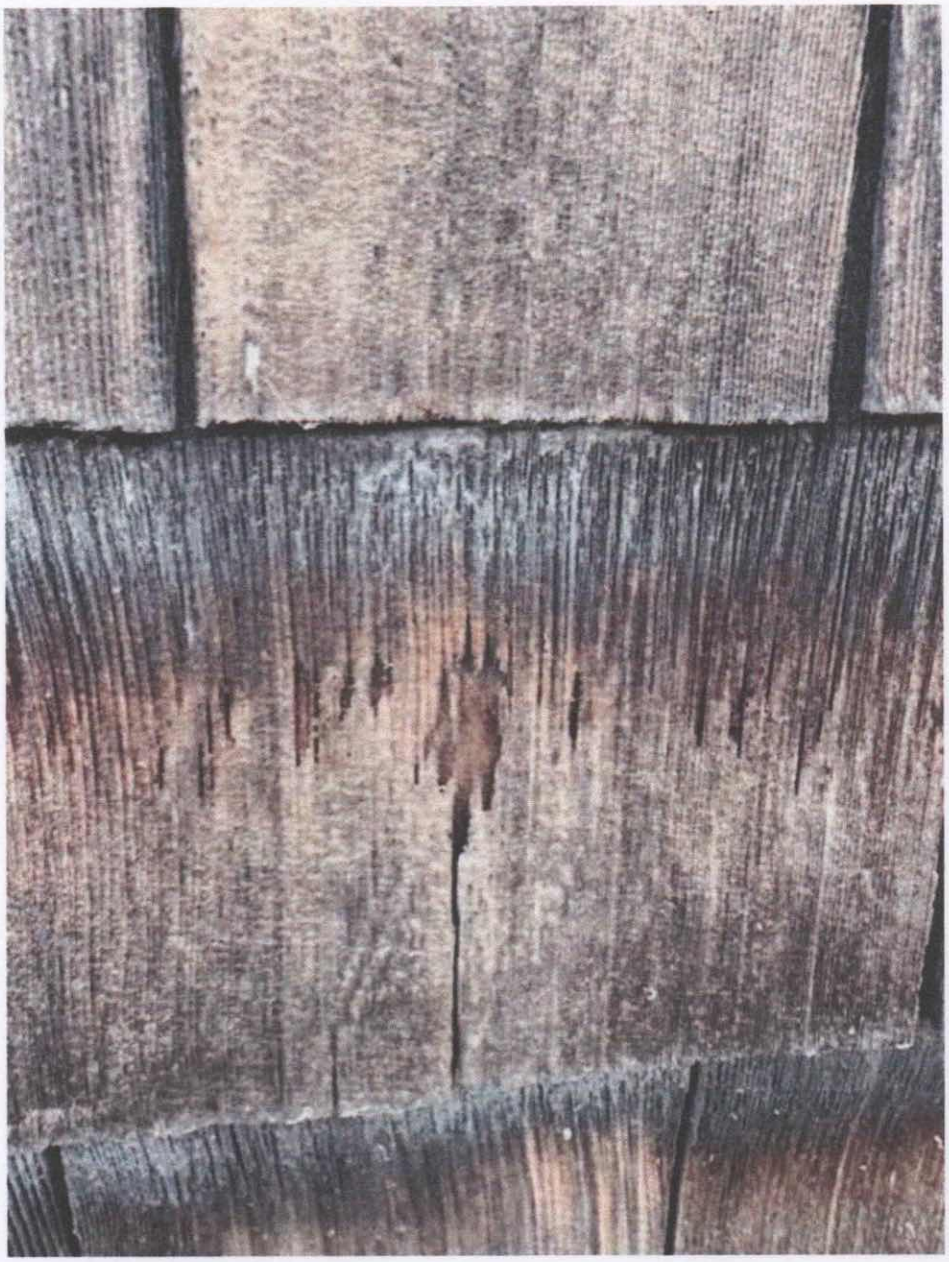
Left front elevation



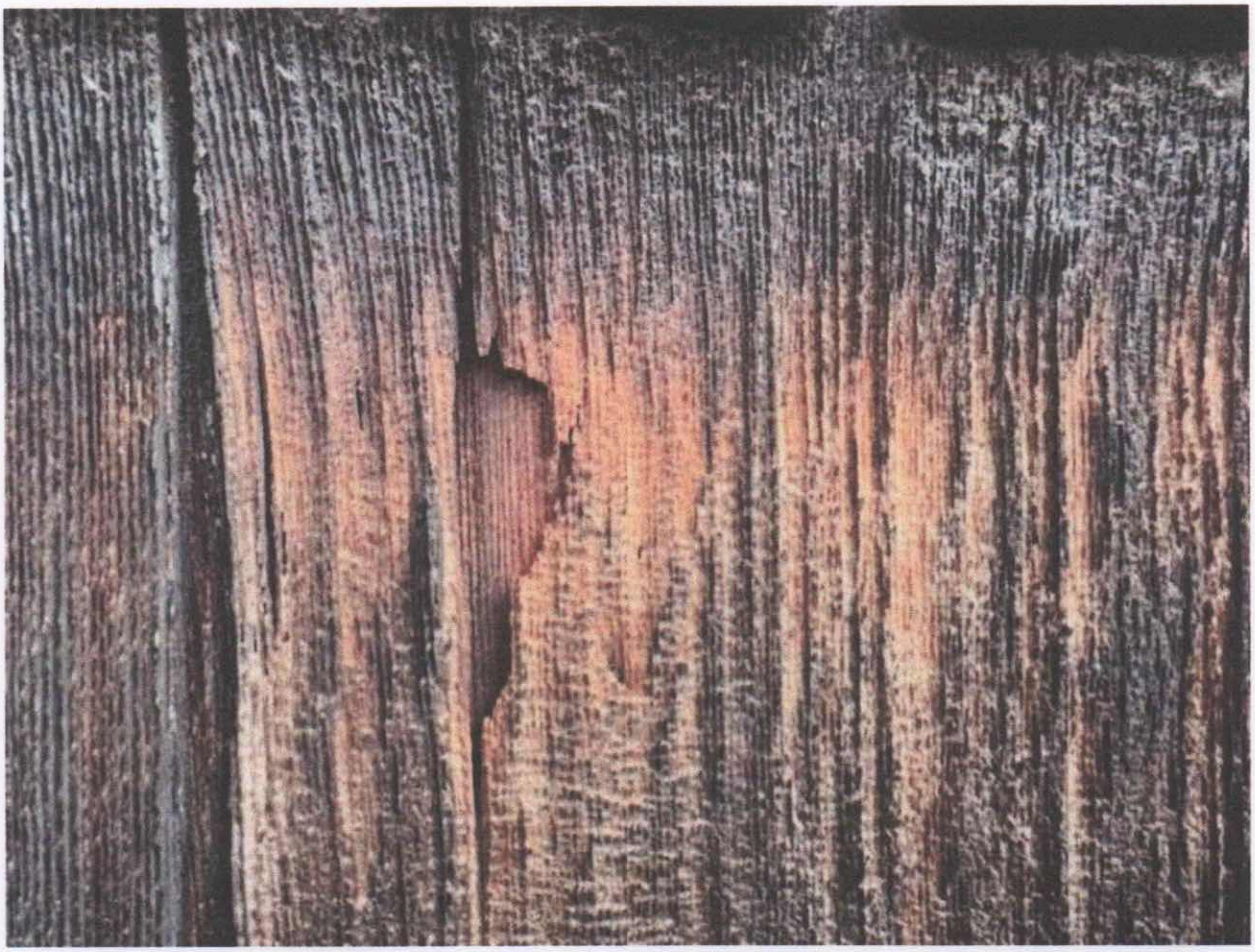
Ground impacted by need for gutters



Existing worn cedar shingles (1)



Existing worn cedar shingles (2)



Existing worn cedar shingles (3)

FOREVER • YOUNG • RENOVATIONS
Serving Maryland's Eastern Shore

Siding Submittal
20 N Hanson St
Easton, MD 21601

Below are the materials being submitted for the cedar siding assembly at the above project:

• **Cedar Siding:** 18" Western Red Cedar R&R shingles, 6" exposure — Waldun Forest Products
Reference: waldun.com

• **Rainscreen:** Mortairvent 202
Reference: mortairvent.com

• **Fasteners:** 2" Type 316 stainless steel ring-shank coil siding nails — Simpson Strong-Tie
Reference: strongtie.com

• **Gutters:** 6" Half Round, .027, Mill Finish — Berger Building Products
Reference: bergerbp.com

Supporting cut sheets attached.

If there are any questions, please contact Jessica at (667) 481-6822 or info@foreveryoungroofing.com

CERTI-LABEL® WESTERN CEDAR SIDEWALL PRODUCTS

6" Exposure

Certigrade® Rebutted & Rejointed Shingles



Also known as R&R products, these materials have the same specifications as Number 1 and Number 2 Certigrade® shingles, but they are machine re-trimmed for parallel edges and with smooth butts sawn at right angles where a uniform appearance is desired. They are primarily used for sidewall applications. Rebutted and rejointed shingles are also available with a smooth sanded face, with the length of the sanded face at a length greater than the maximum exposure. They are manufactured from 16", 18" and 24" lengths.

Certigroove® Machine Grooved Shingles



Machine grooved shingles are manufactured as a rebutted and rejointed shingle with one face striated for a length greater than the maximum exposure. Machine grooved products are for sidewall applications only and are remanufactured from 16", 18" and 24" shingles.

NOTE:

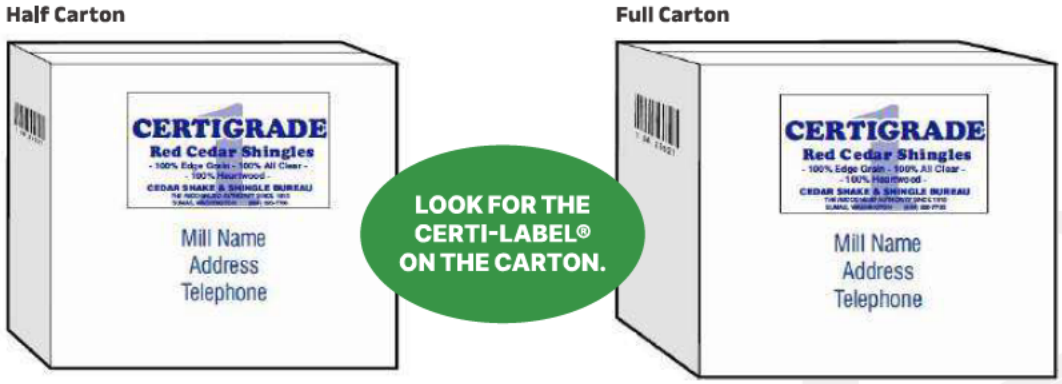
Roofing products can be used for sidewall applications but will yield a less even appearance due to increased tolerance allowances of edges.

Certi-Cut® Shingles

These shingles are 5" wide and are manufactured from 16" and 18" lengths. An 18" length, 96-piece carton will cover 25 square feet at 7 1/2" exposure. Nine of the most popular designs are shown. Certi-Cut® shingles can also be custom produced to meet individual design specifications.



SIDEWALL CARTON PACKAGING EXAMPLE



#1 18″ Western Red Cedar Certigrade R&R Sidewall Shingles







MORTAIRVENT® 201, 202 & 203

Motairvent 201 & 202 (cornrow)



Mortairvent 203 (waffle)



When building exterior walls with stone, stucco, brick, cedar, or fiber cement siding, an effective rainscreen system is imperative. Mortairvent® is a drainage and ventilation system specifically designed for use with most exterior siding materials, primarily in residential and mixed use structures. Mortairvent® is available in 0.125 in. (3mm), 0.25 in. (6mm) or 0.40 in. (10mm) thicknesses.

BENEFITS

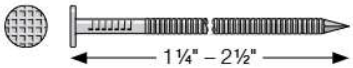
- 95% open design enables moisture drainage and drying
- Resistant to most known corrosive chemicals and reduces the risk of mold or mildew
- Minimizes staining, peeling, and blistering of exterior finishes
- Contributes to LEED points
- Simple installation. Easier and more cost effective than traditional methods
- 2-ply design improves the strength properties of the rain screen, and deflects mortar
- Meets the National Building Code of Canada at 10mm thick
- Tested to ASTM E 2925
- Filter fabric allows for guide lines to be snapped
- 25 Year limited warranty



Siding, Trim, Shake and Shingle Nail

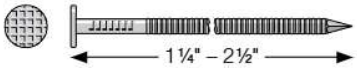
Features:

- 7⁄32"-diameter flat head provides ample bearing surface to firmly secure shakes and shingles of all types
- Checker pattern on head blends with wood grain, reduces glare from sunlight and accepts surface finishes
- Annular ring-shank increases withdrawal resistance to provide a secure attachment
- Slender shanks minimize splitting
- Diamond point for easier driving
- Choose Type 316 stainless steel for seaside applications and superior corrosion resistance



Type 316 Stainless Steel

Penny Size	Length (in.)	Gauge	Shank Diameter (in.)	Head Diameter (in.)		Approx. Count per lb.	1 lb. Model No.	5 lb. Model No.	25 lb. Bucket Model No.
3d	1¼	14	0.083	7⁄32	0.219	470	T3SN71	—	T3SN7B
4d	1½	14	0.083	7⁄32	0.219	394	T4SN71	T4SN75	T4SN7B
5d	1¾	14	0.083	7⁄32	0.219	337	T5SN71	T5SN75	T5SN7B
6d	2	13	0.092	7⁄32	0.219	237	T6SN71	T6SN75	T6SN7B
7d	2¼	13	0.092	7⁄32	0.219	216	—	T7SN75	T7SN7B
8d	2½	13	0.092	7⁄32	0.219	196	T8SN71	T8SN75	T8SN7B



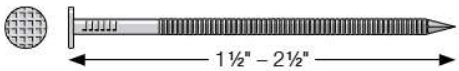
Type 304 Stainless Steel

Penny Size	Length (in.)	Gauge	Shank Diameter (in.)	Head Diameter (in.)		Approx. Count per lb.	1 lb. Model No.	5 lb. Model No.	25 lb. Bucket Model No.
3d	1¼	14	0.083	7⁄32	0.219	470	S3SN71	S3SN75	S3SN7B
4d	1½	14	0.083	7⁄32	0.219	394	S4SN71	S4SN75	S4SN7B
5d	1¾	14	0.083	7⁄32	0.219	337	S5SN71	S5SN75	S5SN7B
6d	2	13	0.092	7⁄32	0.219	237	S6SN71	S6SN75	S6SN7B
7d	2¼	13	0.092	7⁄32	0.219	216	S7SN71	S7SN75	S7SN7B
8d	2½	13	0.092	7⁄32	0.219	196	S8SN71	S8SN75	S8SN7B

Siding, Trim, Shake and Shingle Nail

Features:

- Designed expressly for application of various lap and panel siding materials made of fiber-cement composites
- Checker pattern on head blends with faux wood grain, reduces glare from sunlight and accepts surface finishes
- Annular ring shank increases withdrawal resistance to provide a secure attachment
- 1½" length has an 11⁄32" head for blind-nailing lap siding
- Diamond point for easier driving
- Recommended for seaside applications and superior corrosion resistance



Type 316 Stainless Steel

Penny Size	Length (in.)	Gauge	Shank Diameter (in.)	Head Diameter (in.)		Approx. Count per lb.	1 lb. Model No.	5 lb. Model No.	25 lb. Bucket Model No.
4d	1½	11	0.120	3⁄8	0.375	179	T4PCS1	T4PCS5	T4PCSB
6d	2	11	0.120	3⁄8	0.375	144	T6PCS1	T6PCS5	T6PCSB
8d	2½	11	0.120	3⁄8	0.375	115	T8PCS1*	T8PCS5*	T8PCSB*

*Complies with ASTM F1667 specifications for roof-sheathing ring-shank nails.

These products are subject to quantities on hand, or may require special-order, minimum order quantities and longer lead times. Call Simpson Strong-Tie for details **(800) 999-5099**.

To determine which fastener best suits your specific project, refer to our fastener software tools on p. 28.

C-F-2025 © 2025 SIMPSON STRONG-TIE COMPANY INC.

HALF ROUND GUTTERS

ROOFING DRAINAGE SOLUTIONS

The design simplicity of half-round gutters makes them a versatile and attractive option for various architectural styles, enhancing both functionality and curb appeal.

SIZES: 5", 6", 7", 8"
MATERIALS: Copper, Aluminum, Steel
THICKNESSES: 20 Oz, 16 Oz, 0.024, 0.032, 26 Ga, 0.027

INQUIRE NOW



(https://bergerbp.com/wp-content/uploads/2023/11/Single-Bead-Half-Round-Galvanized-Gutter-web01.jpg)

Click Image to Enlarge

FEATURES & RESOURCES

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

Historic District Commission Staff Report

Meeting Date: 6/8/2026

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

Property Address: 300 Talbot Street

Applicant: Rauch Inc. on behalf of For All Seasons

Application Number: 2026-1442

Code Enforcement Case: Yes ☐ No ☒

Project Description:

The applicant is requesting Historic District Commission approval for the complete demolition and reconstruction of the existing accessibility ramp, stairs, landing, and awning at the rear entrance of the property located at 300 Talbot Street. The rear entrance serves as the primary point of ingress and egress for the facility's occupants and visitors. The current ramp is non-compliant with modern accessibility guidelines due to several structural deficiencies, including inadequate door maneuvering clearance, an insufficient landing size, an outer handrail that encroaches into the doorway clearance, and the lack of a protective wheel guard at the walking surface level.

To resolve these compliance issues and optimize occupant flow, the applicant proposes to reconstruct the access point to current Americans with Disabilities Act (ADA) standards. The scope of work includes:

- **Ramp & Stairs:** Removal of the existing non-compliant ramp and the construction of a new, structurally compliant concrete ramp and stair system.
- **Handrails & Guardrails:** Installation of a new black powder-coated aluminum ADA handrail and guard system featuring a clean, modern metal stile infill.
- **Awning Extension:** Increasing the footprint of the existing canvas entrance awning to cover the newly configured ramp and stairs. This modification is designed as a safety measure to prevent water, snow, and ice from accumulating on the pedestrian walking surfaces. The extended canvas awning will utilize high-performance Tempotest acrylic fabric.

Historic District Guidelines:

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 38. Awnings for Commercial Buildings

a. Fit awning frames within the opening to which it is attached. Awnings for upper story windows should be fitted to conform to the size and shape of the window head and upper surround.

b. The shape of the awning (round, sloped, square, etc.) should compliment the design of the storefront or window to which it is attached. Simple sloped awnings are typically most appropriate for buildings within Easton's historic district.

c. Storefront and other ground floor awnings should have a minimum clearance of 8' – 0" above the sidewalk. The valance should be a minimum of 1' – 0" behind the plane of the street curb.

d. Awning colors should complement those of the façade to which it is attached. No more than two colors should be used. If a sign is included on the awning, no more than three colors should be used.

e. Use canvas duck or matt finished vinyl as the awning material.

f. Avoid installing an awning in such a manner that it destroys architectural details or ornamentation.

Staff Analysis:

Staff supports an **approval** of this application as submitted. The proposed ramp is located on the rear of a non-contributing structure and blends well with the surrounding environment. As a non-contributing, modern structure; no historic material will be damaged as a result of this project.

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 following…

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
2101006827	[redacted] ST	FOR ALL SEASONS, INC.

YEAR BUILT	PHYSICAL CONDITION
1957	EXCELLENT

ARCHITECTURAL STYLE	ADDITION(S)
COLONIAL REVIVAL	

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

NOTES

BUILT AFTER 1941 PERIOD OF SIGNIFICANCE.

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

Application #:	2025 - 1442
Date Received:	05/12/2026
Fee Paid:	-
HDC Meeting Date:	06/08/2026
Date Property Posted:	06/03/2026

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: 300 Talbot St

☐ Contributing ☒ Non-Contributing YEAR BUILT: 1957 NATIONAL REGISTAR #:

PROPERTY INFORMATION

OWNER NAME: For All Seasons
TELEPHONE NO.: EMAIL:

Applicant or Agent

NAME: Benjamin VanNest
TELEPHONE NO.: EMAIL:

Description of Proposal (include additional sheets, as necessary)

Reconstruction of the existing ramp access to the rear entrance to current ADA standards, increase the extent of the existing awning to cover the entire ramp & stair. The ramp will be concrete, the handrail will be metal, and the awning will the existing color and remain canvas.

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 Ben VanNest
Date 05/13/2026
Printed Name of Applicant or Agent Benjamin VanNest

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 4 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.

RAUCH inc.
Engineering | Survey | Architecture | Environmental

Historic District Commission

For All Seasons Headquarters

ADA Ramp Reconstruction

300 Talbot Street

Historic Commission

05/13/2026



South Aurra Street view – West Elevation

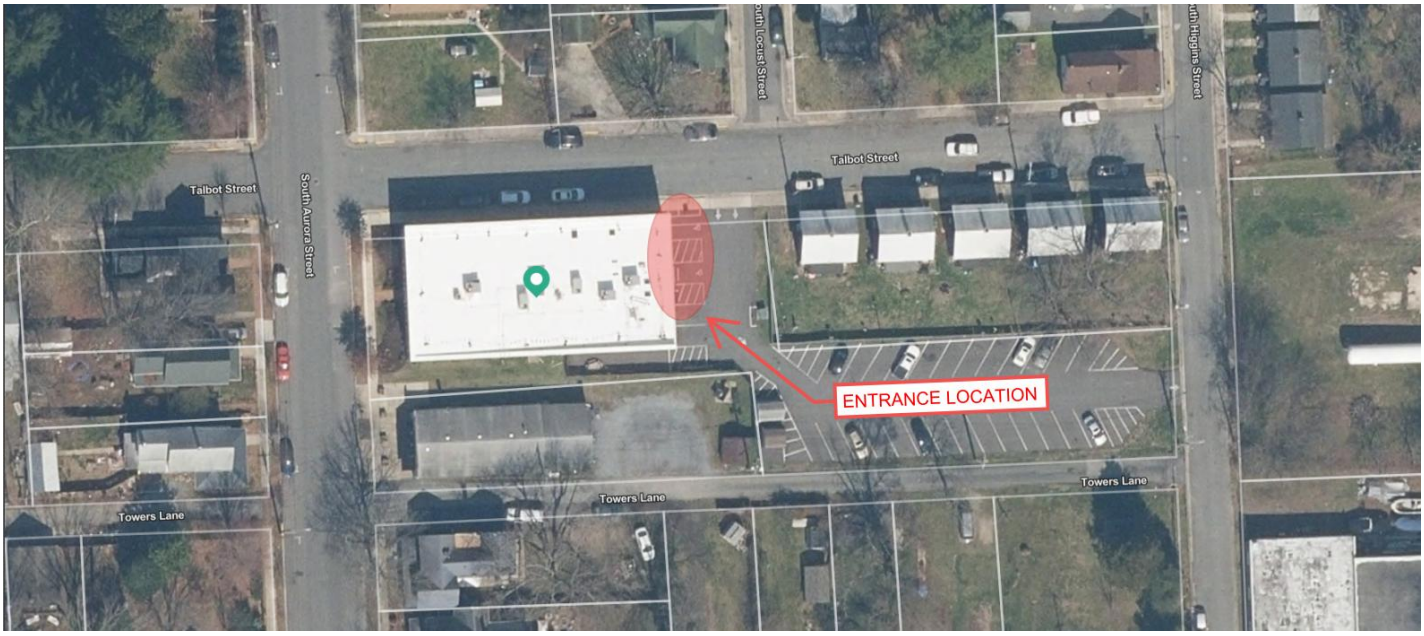
RAUCH inc.
Engineering | Survey | Architecture | Environmental

Historic District Commission Members,

We at Rauch Inc., on behalf of For All Seasons Inc., request approval for work to be completed on the above property.

The existing rear entrance located off the Talbot Street parking lot, which is treated as the primary entrance, is currently non-compliant with current ADA standards. It is the Owner's intention to reconstruct the access to this rear entrance to current standards and to increase occupant flow. In addition to a more accessible ramp, stair & handrail configuration, the Owner also intends to increase the extent of the awning to cover the entire ramp & stair so as to keep water, snow & ice from accumulating and creating a hazard. The ramp will be concrete, the handrail will be metal, and the awning will be the same color and remain canvas.

The existing primary structure was constructed after the 1941 period of significance and is non-contributing.



Satellite view – Entrance Location



South Aurora Street view – West Elevation



RAUCH inc.
Engineering | Survey | Architecture | Environmental

View of rear entrance from parking lot



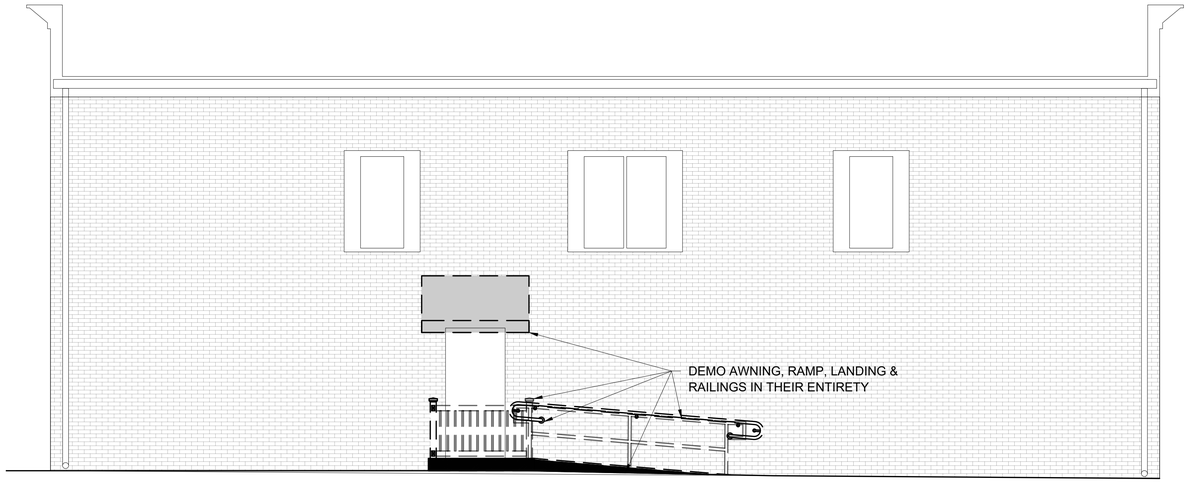
Closeup of existing ramp & entrence



Perspective of existing ramp

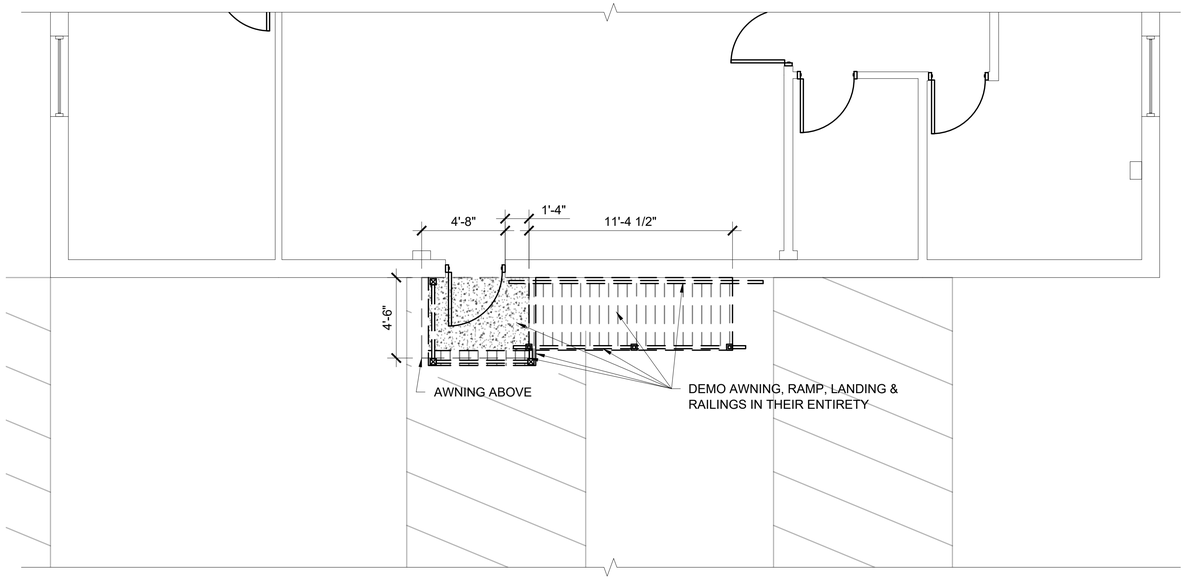
Current configuration is non-compliant in, but not limited to, the following ways:

- In adequate clearance at door for maneauvering
- Inadequate landing size
- Outter ramp handrail projects into the doorway maneuvering clearance
- Does not provide a wheel guard at ramp walking surface level



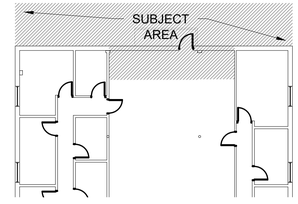
1 EXISTING EAST ELEVATION - DEMO

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



2 EXISTING RAMP PLAN - DEMO

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



KEY PLAN

RAMP - EXISTING CONDITIONS

FOR

FOR ALL SEASONS INT. RENOV.

300 TALBOT ST

EASTON, MD

PREPARED FOR FOR ALL SEASONS

RAUCH inc.
Engineering | Survey | Architecture | Environmental
main office: 410.770.9081 | fax: 410.770.3667
email: design@raucheng.com | web: www.raucheng.com
106 N. Harrison St - Easton, MD 21601

PROFESSIONAL CERTIFICATION:
I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OF APPROVED BY ME, AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND.
LICENSE NUMBER: 20221
EXPIRATION DATE: 06/23/2026

REVISIONS

REV. #	DATE	DESCRIPTION

DATE: 04/06/2026

SCALE: AS SHOWN

DRAWN BY: BV

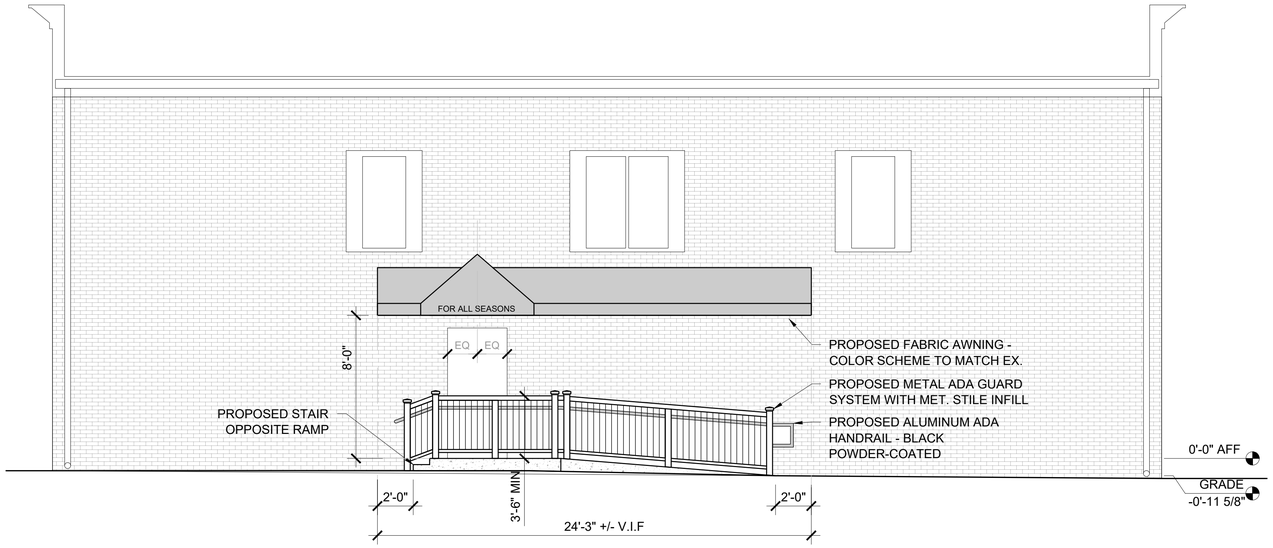
DESIGNED BY: VR

APPROVED BY: AS SHOWN

SHEET NO.:

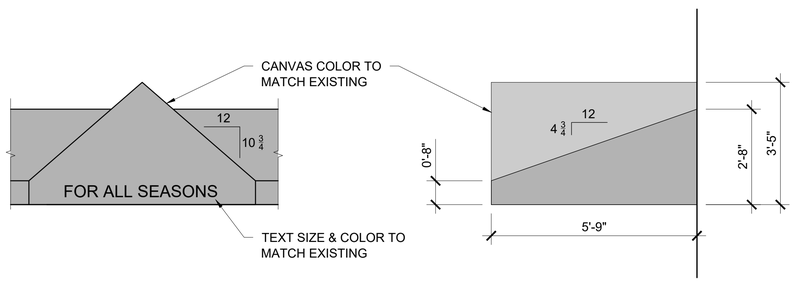
A-110

\\192.168.0.50\Projects\For All Seasons New Corp Hdqtr\Architecture\Drawings\CAD Drawings



1 PROPOSED EAST ELEVATION - OPTION 1

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



3 PROPOSED CAONPY DETAILS

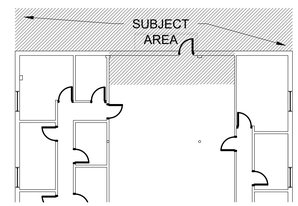
Scale: 1/4" = 1'-0"

2 PROPOSED RAMP PLAN

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



ADA RAIL & GUARD STYLE



KEY PLAN

RAMP - PROPOSED DETAILS

FOR

FOR ALL SEASONS INT. RENOV.

300 TALBOT ST

EASTON, MD

PREPARED FOR FOR ALL SEASONS

RAUCH inc.
Engineering | Survey | Architecture | Environmental
main office: 410.770.9081 | fax: 410.770.3667
email: design@rauchinc.com | www.rauchinc.com
108 N. Harrison St. Easton, MD 21601

PROFESSIONAL CERTIFICATION:
I HEREBY 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: 20221
EXPIRATION DATE: 06/02/2026

REVISIONS

REV. #	DATE	DESCRIPTION

DATE: 04/06/2026

SCALE: AS SHOWN

DRAWN BY: BV

DESIGNED BY: VR

APPROVED BY: AS SHOWN

SHEET NO.:

A-111

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TEMPOTEST®

ITALIAN PERFORMANCE FABRICS



The Art of Fabric

Warranty

1. The warranty is valid for 10 years on Tempotest acrylic fabrics, 5 years on Tempotest STARLIGHT® FR and STARLIGHT Blue, and 3 years on Tempotest STARSCREEN® starting from the date of purchase.
2. The warranty exclusively covers the abnormal loss of color and/or strength due to normal exposure to the action of sun, salinity, and general atmospheric agents.
3. The warranty covers Tempotest fabrics exclusively. Any additional costs of manufacturing and installation, which could be requested by the installer or by the retailer, are not covered by the warranty.
4. The warranty does not cover damage due to circumstances beyond one's control, e.g. fire, flood, bird excrements, or air pollution. Also, the warranty excludes damage caused by mechanical actions or fraudulent actions. In particular, the formation of micro-holes in the cover, due to the mechanical action of opening and closing of an awning, is excluded from the warranty. Subtle differences in appearance of color saturation may occur over time resulting from atmospheric agents and pollution. This does not compromise the chemical, physical, and technical features of Tempotest fabrics.
5. Tempotest fabrics are components of a finished product. The warranty must be claimed against the retailer or installer from whom the finished products are purchased.
6. The warranty is not valid in the case of improper use and/or improper installation.
7. The responsibility of Parà is expressly limited to this warranty. Parà reserves the right to inspect the fabric that is the object of the claim and ask for proof of purchase.

In the case of an acknowledged defect in the Tempotest acrylic fabric within the 10-year warranty period, Parà will supply fabric equivalent to 100% of the value of the defective fabric up through the 8th year from the purchase date. In the 9th year, Parà will supply this fabric with a 30% discount. In the 10th year, Parà will supply this fabric with a 15% discount.

In the case of an acknowledged defect in the Tempotest Starlight FR & Starlight Blue fabric within the 5-year warranty period, Parà will supply fabric equivalent to 100% of the value of the defective fabric up through the 3rd year from the purchase date. In the 4th year, Parà will supply this fabric with a 50% discount. In the 5th year, Parà will supply this fabric with a 30% discount.

In the case of an acknowledged defect in the Tempotest Starscreen fabric within the 3-year warranty period, Parà will supply fabric equivalent to 100% of the value of the defective fabric.







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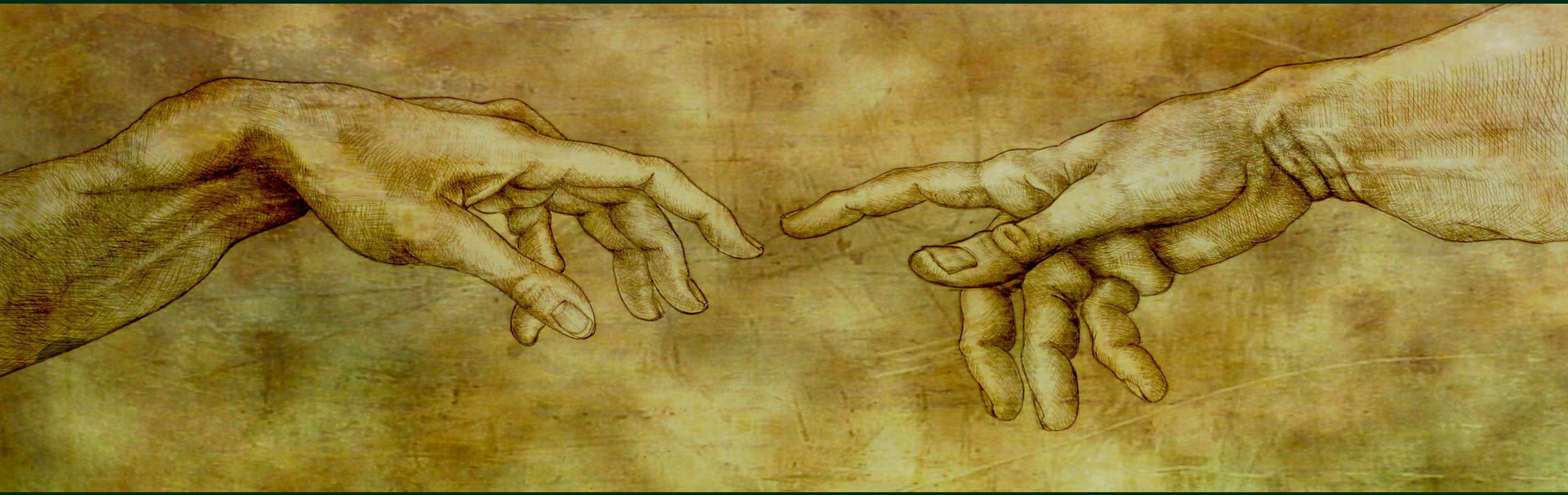
Solids, Textures & Tweeds



The Art of Fabric

The appreciation of art is universal. Beauty is found in nature, but art makes us human. A work of art is the ultimate expression of beauty and Parà is proud to present the work of art that is the 2023 Centenary Collection. Each new design is a piece of art unto itself evoking feelings from the observer and telling the story of the artist.

TECHNICAL FEATURES	
Composition	**Available Widths**
100% solution-dyed acrylic fiber	47” 60” 80”
Weight	**Water Column**
8.8 oz/yd² Coated: > 9.7 oz/yd²	> 15 in > 39.4 in

Tempotest® fabric meets all requirements of paragraph 15.2 of UNI EN 13561:2009. The data corresponds to the material at the moment this technical data sheet was printed.
Parà reserves the right to make changes to improve the product technologically.
The updated technical data is available at tempotestusa.com.

Teflon for PARA HI-CLEAN®

General warranty terms on tempotestusa.com

TEMPOTEST®
ITALIAN PERFORMANCE FABRICS


White
T15-47 | T15-60 | T15-60C


Snow
T15/93-47


Latte
T15/52-47 | T15/52-60


Buttercream
T93-47


Cream
T15/1-47


Pearl
T151/929-47


Linen
T4215/15-47


Beige
T52-47 | T52-60 | T52-60C


Durmast
T782/14-47


Dune Tweed
T873/151-47


Vanilla
T929-47


Cappuccino
T102-47 | T102-60


Tan
T14-47

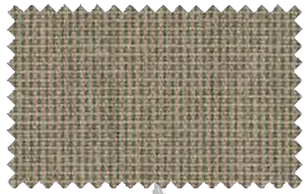

Sand Variante
T5422/4-47
new


Toast
T101-47 | T101-60


Toffee Gessato
T1330/508-47

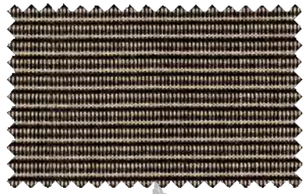

Toffee
T106-47 | T106-60


Mudslide
T5406/94-47


Bisquit Tweed
T986/106-47


Beige Tweed
T407/52-47 | T407/52-60 | T407/52-60C


Coriander
T5406/52-47


Sesame
T5407/52-47


Brown
T18-47


Sequoia
T57/1-47


Coffee
T57-47


Henna
T57/54-47


Hazelnut Gessato
T1330/509-47


Hazelnut
T930-47


Bisque Tweed
T873/2-47


Chocolate
T81-47 | T81-60

The technical values are available on tempotestusa.com website or by scanning the QR code

Part #-47 = 47" | **Part #-60** = 60" | **Part #-60C** = coated 60" | **Part #-80** = 80" | **[P]** = Premium color

EFFETTO SETA CRUDA

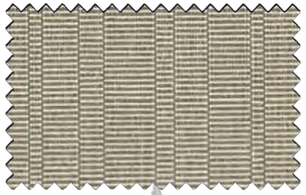
SILK COLLECTION

The fabrics in our Silk Collection vary from front to back

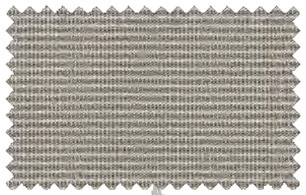
TEMPOTEST®
ITALIAN PERFORMANCE FABRICS



Driftwood
T926-47 | T926-60



Fog Variante
T5422/8-47 new



Driftwood Tweed
T407/926-47 | T407/926-60



Seagrass
T5407/94-47



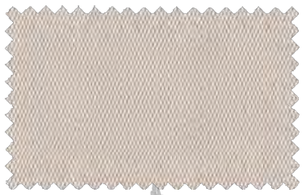
Greige
T1304-47



Terra Silver
T1333/515-60 new



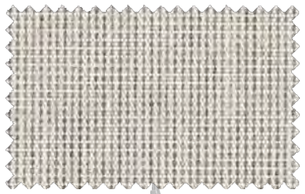
Crest Cement
T4015/91-47



Oyster
T15/14-47 | T15/14-60 | T15/14-60C



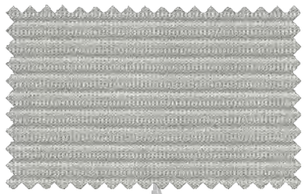
Mist
T15/79-47 | T15/79-60 | T15/79-60C



Ice Tweed
T986/15-47



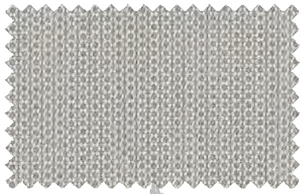
Moon Variante
T5422/5-47 new



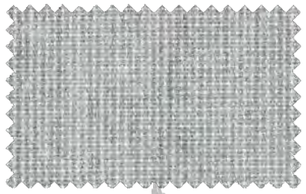
Silk Grey
T5407/15-47



Ice Grey
T5406/15-47



Glacier Tweed
T873/15-47



Pebble Tweed
T986/727-47



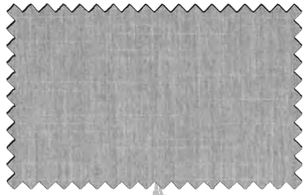
Silver
T79-47 | T79-60



Grey Tweed
T407/94-47



Pebble
T727/15-47



Terra Gravel
T727/515-47 | T727/515-60 new



Ash Gessato
T1330/505-47



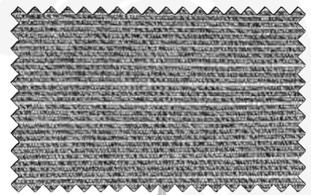
Metal
T727/71-47



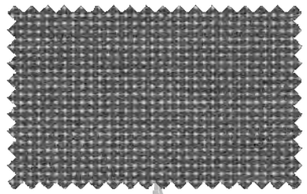
Lead
T94/15-47 | T94/15-60



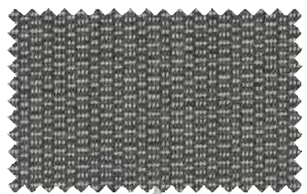
Grey
T94-60 | T94-60C



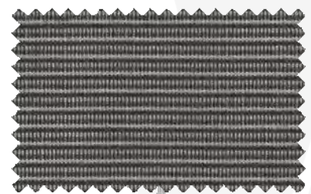
Terra Stone
T1332/594-60 new



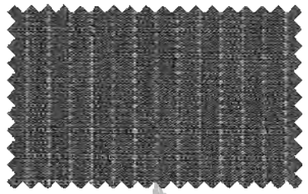
Carbon Tweed
T986/107-47



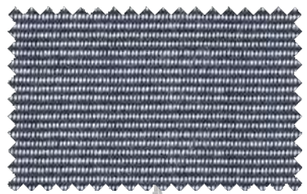
Carbon Fiber
T5406/107-47



Turbulence
T5407/107-47



Carbon Gessato
T1330/512-47



Silver Tweed
T407/79-47 | T407/79-60 | T407/79-60C



Carbon
T107-47

The technical values are available on tempotestusa.com website or by scanning the QR code

Part #-47 = 47" | **Part #-60** = 60" | **Part #-60C** = coated 60" | **Part #-80** = 80" | **[P]** = Premium color

EFFETTO SETA CRUDA

SILK COLLECTION

The fabrics in our Silk Collection vary from front to back

TEMPOTEST®
ITALIAN PERFORMANCE FABRICS



Charcoal
T97-47 | T97-60



Plum
T91-47



Intense Blue
T414-47 | T414-60



Cobalt
T10-47



Sapphire
T87-47



Mediterranean Tweed
T407/392-47 | T407/392-60 New



Indigo
T92-47 | T92-60 | T92-60C



Navy
T75-47 | T75-60 | T75-60C | T75-80



Royal Blue Tweed
T407/13-47 | T407/13-60



Prussian Blue
T13-47



Pacific Blue
T416-47 | T416-60 | T416-60C



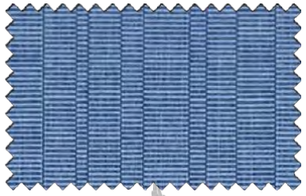
Skydiver
T5407/17-47



Wave
T782/87-47



Skyway Tweed
T873/17-47



Sea Variante
T5422/11-47 New



Mid Blue
T17/15-47



Sky Blue
T5406/17-47



Bluette
T77-47



Shoreline
T22-47 | T22-60



Spa
T71/15-47



Pool Green
T6-47



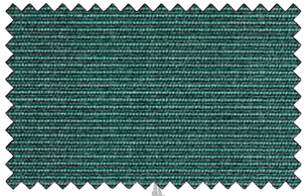
Pine Green
T8-47



Forest Tweed
T407/6-47 | T407/6-60



Forest Green
T5-47 | T5-60 | T5-60C | T5-80



Ivy Tweed
T407/305-47 | T407/305-60 New



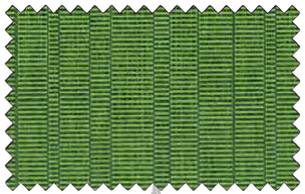
Musk Tweed
T407/3-47



Olive
T7-47



Chive
T7/14-47



Grass Variante
T5422/12-47 New



Lime
T16-47

The technical values are available on tempotestusa.com website or by scanning the QR code

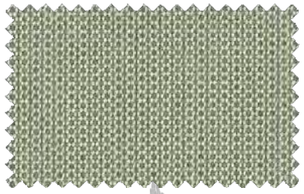
Part #-47 = 47" | Part #-60 = 60" | Part #-60C = coated 60" | Part #-80 = 80" | [P] = Premium color

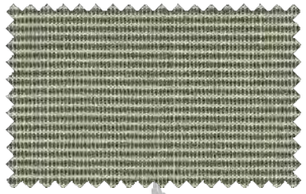
LIFESTYLE COLLECTION | EFFETTO SETA CRUDA | SILK COLLECTION

The fabrics in our Silk Collection vary from front to back

TEMPOTEST®
ITALIAN PERFORMANCE FABRICS


Pistachio
T1302-47


Lettuce Tweed
T873/78-47


Sage Tweed
T407/16-47


Camel
T58/15-47


Sunshine
T684/12-47


Sunflower [P]
T12-47 | T12-60


Bright Orange
T55-47


Orange
T72-47


Sicily Orange
T19-47


Paris Red
T56-47


Brick [P]
T426-47 | T426-60


Clay Variante
T5422/2-47
new


Rust
T84-47


Chutney
T84/14-47

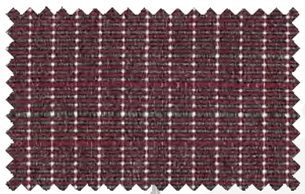

Brick Tweed
T407/84-47


Red [P]
T11-47 | T11-60 | T11-60C


Clay Court
T98-47


Red Tweed [P]
T407/11-47 | T407/11-60


Burgundy [P]
T73-47 | T73-60 | T73-60C | T73-80


Merlot Gessato
T1330/513-47


Candy Pink
T25/15-47


Black
T24-47 | T24-60 | T24-60C | T24-80

Part #-47 = 47”
Part #-60 = 60”
Part #-60C = coated 60”
Part #-80 = 80”
[P]=Premium color
LIFESTYLE COLLECTION
SETA CRUDA
SILK COLLECTION

LIFESTYLE COLLECTION
A Superior Standard of Research • In-depth research into colors & styles inspired truly exquisite fabrics. The sophisticated final effect is beautiful hues, bursting with vitality & enhanced by elaborate textures.

EFFETTO SETA CRUDA
The Return to the Natural Beauty of Imperfection
A combination of textures which, thanks to a special process, enhance the design of these fabrics with details that are naturally uneven.

SILK COLLECTION
The Elegance of Texture - Redefined
Inspired by the natural textile after which it is named, the beauty lies within the asymmetrical yarns & the artisanal care used to produce.

The fabrics in our Silk Collection vary from front to back

Teflon for PARA

WARRANTY 10 YEARS

The technical values are available on tempotestusa.com website or by scanning the QR code

TEMPOTEST
ITALIAN PERFORMANCE FABRICS

Technical Features

COLOR#	NAME			UV RAYS	TOTe	PANTONE(FHI)	PANTONE(C)	TEMPOTEST Home
T10	Cobalt	99%	99%	50+	0.08	19-3864	3581 C	TH10
T101	Toast	89%	99%	50+	0.12	16-1341	2316 C	TH101
T102	Cappuccino	85%	94%	50+	0.13	15-1215	7529 C	TH102
T106	Toffee	95%	99%	50+	0.09	18-1018	7504 C	TH106
T107	Carbon	99%	99%	50+	0.02	19-0000	4280 CP	TH107
T11	Red [P]	84%	99%	50+	0.14	19-1763	3517 U	TH11
T12	Sunflower [P]	81%	87%	50+	0.16	13-0947	7549 C	TH12/15
T13	Prussian Blue	95%	99%	50+	0.10	19-4049	2945 C	TH13
T1302	Pistachio	88%	94%	50+	0.12	14-0210	4235 C	
T1304	Greige	90%	97%	50+	0.11	15-1309	7528 C	
T1330/505	Ash Gessato	96%	96%	45	0.09	16-5102	2332 C	TH727/15
T1330/508	Toffee Gessato	92%	97%	50+	0.10	16-1318	7269 C	TH106
T1330/509	Hazelnut Gessato	98%	99%	50+	0.08	18-1222	7519 C	TH930
T1330/512	Carbon Gessato	99%	99%	50+	0.08	19-3912	2336 C	TH107
T1330/513	Merlot Gessato	98%	99%	50+	0.09	19-1521	1817 C	TH73/15
T1332/594	Terra Stone	99%	99%	50+	0.08	17-1508	403 C	
T1333/515	Terra Silver	82%	87%	50+	0.15	16-1102	7527 C	
T14	Tan	96%	98%	50+	0.09	16-1315	7503 C	TH14/15
T15	White	73%	73%	15	0.19	11-4300	000	TH15
T15/1	Cream	85%	86%	50+	0.13	13-0513	7500 C	TH151/15
T15/14	Oyster	83%	85%	40	0.14	13-0403	warm gray 2	TH1033/929
T15/52	Latte	80%	81%	35	0.16	13-0000	warm gray 1	
T15/79	Mist	81%	83%	25	0.15	14-4201	cool gray 1	TH79/15
T15/93	Snow	74%	74%	25	0.18	12-0404	2330 CP	
T151/929	Pearl	85%	87%	40	0.13	12-0605	4246 C	TH1039/14
T16	Lime	90%	98%	50+	0.12	16-0237	377 C	TH16
T17/15	Mid Blue	82%	93%	50+	0.15	16-4020	2121 C	TH17/15
T18	Brown	99%	99%	50+	0.08	19-1241	7581 C	TH57
T19	Sicily Orange	85%	98%	50+	0.14	18-1445	7597 C	TH19
T22	Shoreline	88%	96%	50+	0.12	16-5123	7711 C	TH22
T24	Black	99%	99%	50+	0.02	19-0303	black 3	TH24
T25/15	Candy Pink	78%	88%	50+	0.17	14-1419	2444 C	TH25/15
T4015/91	Crest Cement	83%	85%	50+	0.14	13-5304	7534 C	
T407/11	Red Tweed [P]	92%	99%	50+	0.11	19-1650	7624 C	TH73/15
T407/13	Royal Blue Tweed	99%	99%	50+	0.03	19-4027	2955 C	TH75
T407/16	Sage Tweed	96%	97%	50+	0.09	17-0610	4221 C	
T407/3	Musk Tweed	99%	99%	50+	0.08	19-5511	626 C	TH62/15
T407/305	Ivy Tweed	99%	99%	50+	0.02	19-5513	3308 C	
T407/392	Mediterranean Tweed	99%	99%	50+	0.03	19-4028	539 C	
T407/52	Beige Tweed	93%	95%	50+	0.10	16-1010	7531 C	
T407/6	Forest Tweed	99%	99%	50+	0.02	19-5420	561 C	TH5
T407/79	Silver Tweed	96%	97%	50+	0.09	18-5203	446 C	
T407/84	Brick Tweed	93%	97%	50+	0.10	17-1525	4040 C	
T407/926	Driftwood Tweed	95%	97%	50+	0.09	17-1506	4271 C	TH926

COLOR#	NAME			UV RAYS	TOTe	PANTONE(FHI)	PANTONE(C)	TEMPOTEST Home
T407/94	Grey Tweed	94%	96%	50+	0.09	16-0000	401 C	TH94/15
T414	Intense Blue	99%	99%	50+	0.08	19-3950	3597 C	TH10
T416	Pacific Blue	95%	99%	50+	0.10	18-4440	2384 C	TH13
T4215/15	Linen	86%	88%	50+	0.13	13-0607	4003 C	TH52/15
T426	Brick [P]	99%	99%	50+	0.08	19-1250	7593 C	TH426/15
T5	Forest Green	99%	99%	50+	0.02	18-5322	3305 C	TH5
T52	Beige	88%	91%	50+	0.12	15-1216	4241 C	TH52/15
T5406/107	Carbon Fiber	97%	98%	50+	0.09	19-0312	425 C	
T5406/15	Ice Grey	89%	89%	20	0.12	14-4201	421 C	
T5406/17	Sky Blue	83%	91%	50+	0.14	14-4318	644 C	TH17/15
T5406/52	Coriander	96%	97%	50+	0.09	17-1113	2326 C	
T5406/94	Mudslide	96%	99%	45	0.09	16-1106	7530 C	
T5407/107	Turbulence	99%	99%	50+	0.08	19-4215	7540 C	TH51377/720
T5407/15	Silk Grey	89%	89%	20	0.12	14-4201	420 C	TH79/15
T5407/17	Skydiver	91%	98%	50+	0.11	19-4151	2383 C	TH13
T5407/52	Sesame	94%	95%	50+	0.10	18-1027	2329 C	
T5407/94	Seagrass	96%	96%	45	0.09	16-6008	7537 C	TH1043/929
T5422/11	Sea Variante	94%	98%	50+	0.10	17-4029	2139 C	
T5422/12	Grass Variante	97%	99%	50+	0.09	18-0323	3508 C	
T5422/2	Clay Variante	94%	99%	50+	0.10	18-1440	7628 C	
T5422/4	Sand Variante	86%	96%	50+	0.12	16-0420	466 C	
T5422/5	Moon Variante	84%	86%	15	0.13	14-4202	cool gray 2	
T5422/8	Fog Variante	95%	97%	50+	0.09	17-1112	4270 C	
T55	Bright Orange	82%	92%	50+	0.15	15-1164	151 C	TH55
T56	Paris Red	86%	98%	50+	0.13	18-1662	2035 C	TH56/15
T57	Coffee	99%	99%	50+	0.08	18-1130	4265 C	TH57
T57/1	Sequoia	99%	99%	50+	0.08	19-1333	7602 C	TH57
T57/54	Henna	99%	99%	50+	0.08	19-1334	4705 C	TH57
T58/15	Camel	93%	98%	50+	0.10	16-0940	7563 C	TH58/15
T6	Pool Green	97%	99%	50+	0.09	18-5841	335 C	
T684/12	Sunshine	79%	83%	50+	0.16	13-0941	2008 C	TH105/15
T7	Olive	99%	99%	50+	0.02	19-0315	2266 C	TH7
T7/14	Chive	99%	99%	50+	0.02	19-0323	5743 C	TH7
T71/15	Spa	84%	89%	50+	0.13	13-5315	325 C	TH71/15
T72	Orange	85%	96%	50+	0.13	17-1464	165 C	
T727/15	Pebble	97%	98%	50+	0.08	17-0000	423 C	TH727/15
T727/515	Terra Gravel	97%	98%	50+	0.08	16-3917	4277 C	
T727/71	Metal	97%	98%	50+	0.08	17-4402	430 C	
T73	Burgundy [P]	99%	99%	50+	0.08	19-1726	7421 C	TH73/15
T75	Navy	99%	99%	50+	0.02	19-4027	295 C	TH75
T77	Bluette	90%	99%	50+	0.12	18-4537	308 C	TH77/15
T782/14	Durmast	89%	91%	50+	0.12	15-1116	7501 C	TH51377/760
T782/87	Wave	92%	97%	50+	0.11	17-4015	2373 C	TH87/15
T79	Silver	92%	95%	50+	0.10	16-5803	cool gray 6	TH79/15

TEMPOTEST®
ITALIAN PERFORMANCE FABRICS

COLOR#	NAME			UV RAYS	TOTe	PANTONE(FHI)	PANTONE(C)	TEMPOTEST Home
T8	Pine Green	94%	99%	50+	0.10	18-5338	3295 C	
T81	Chocolate	99%	99%	50+	0.02	19-0915	440 C	TH81
T84	Rust	99%	99%	50+	0.08	19-1338	7609 C	TH426/15
T84/14	Chutney	99%	99%	50+	0.08	18-1433	7594 C	
T87	Sapphire	99%	99%	50+	0.08	19-3938	7694 C	TH87/15
T873/15	Glacier Tweed	89%	89%	20	0.12	14-4102	4251 C	TH53777/710
T873/151	Dune Tweed	89%	92%	50+	0.12	14-1112	cool gray 3	TH1039/930
T873/17	Skyway Tweed	78%	84%	25	0.17	14-4112	536 C	
T873/2	Bisque Tweed	99%	99%	50+	0.02	19-0812	439 C	TH873/81
T873/78	Lettuce Tweed	91%	92%	30	0.11	16-5815	4218 C	
T91	Plum	87%	99%	50+	0.13	17-3612	5145 C	TH91
T92	Indigo	99%	99%	50+	0.02	19-4023	4147 C	TH92
T926	Driftwood	99%	99%	50+	0.08	18-1110	warm gray 10	TH926
T929	Vanilla	89%	93%	50+	0.11	14-0002	4239 C	TH929
T93	Buttercream	78%	77%	50+	0.17	13-0815	7499 C	TH93/15
T930	Hazelnut	99%	99%	50+	0.08	19-1121	2472 C	TH930
T94	Grey	97%	98%	50+	0.08	16-5803	4292 C	TH94/15
T94/15	Lead	97%	98%	50+	0.08	17-1210	4290 C	TH94/15
T97	Charcoal	99%	99%	50+	0.02	18-0201	4287 C	TH97
T98	Clay Court	90%	99%	50+	0.11	19-1557	1807 C	
T986/106	Bisquit Tweed	95%	97%	50+	0.09	16-1126	2325 C	TH106
T986/107	Carbon Tweed	99%	99%	50+	0.08	18-4005	cool gray 10	TH51377/720
T986/15	Ice Tweed	83%	85%	35	0.14	14-4500	427 C	
T986/727	Pebble Tweed	75%	76%	50+	0.18	16-4402	7539 C	TH727/15

[P] = Premium color | ●= Lifestyle Collection | ●= Seta Cruda | ●= Silk Collection

SYMBOL

Solar heat protection

Solar light protection

Protection from U.V. rays

Ratio between the total solar energy transmitted into a room through a solar protection device/window system and the incident solar energy

An expanded explanation of the above can be found on page 39 *

NAME	47"	60"	60" Coated*	80"
Ash Gessato ●	T1330/505-47			
Beige	T52-47	T52-60	T52-60C	
Beige Tweed	T407/52-47	T407/52-60	T407/52-60C	
Bisque Tweed	T873/2-47			
Bisquit Tweed	T986/106-47			
Black	T24-47	T24-60	T24-60C	T24-80
Bluette	T77-47			
Brick [P]	T426-47	T426-60		
Brick Tweed	T407/84-47			
Bright Orange	T55-47			
Brown	T18-47			
Burgundy [P]	T73-47	T73-60	T73-60C	T73-80
Buttercream	T93-47			
Camel	T58/15-47			
Candy Pink	T25/15-47			
Cappuccino	T102-47	T102-60		
Carbon	T107-47			
Carbon Fiber ●	T5406/107-47			
Carbon Gessato ●	T1330/512-47			
Carbon Tweed	T986/107-47			
Charcoal	T97-47	T97-60		
Chive	T7/14-47			
Chocolate	T81-47	T81-60		
Chutney	T84/14-47			
Clay Court	T98-47			
Clay Variante ●	T5422/2-47			
Cobalt	T10-47			
Coffee	T57-47			
Coriander●	T5406/52-47			
Cream	T15/1-47			
Crest Cement	T4015/91-47			
Driftwood	T926-47	T926-60		
Driftwood Tweed	T407/926-47	T407/926-60		
Dune Tweed	T873/151-47			
Durmast	T782/14-47			
Fog Variante	T5422/8-47			
Forest Green	T5-47	T5-60	T5-60C	T5-80
Forest Tweed	T407/6-47	T407/6-60		
Glacier Tweed	T873/15-47			
Grass Variante	T5422/12-47			
Greige	T1304-47			
Grey		T94-60	T94-60C	
Grey Tweed	T407/94-47			
Hazelnut	T930-47			
Hazelnut Gessato●	T1330/509-47			
Henna	T57/54-47			
Ice Grey ●	T5406/15-47			
Ice Tweed	T986/15-47			
Indigo	T92-47	T92-60	T92-60C	
Intense Blue	T414-47	T414-60		
Ivy Tweed	T407/305-47	T407/305-60		
Latte	T15/52-47	T15/52-60		
Lead	T94/15-47	T94/15-60		
Lettuce Tweed	T873/78-47			
Lime	T16-47			
Linen	T4215/15-47			

NAME	47"	60"	60" Coated*	80"
Mediterranean Tweed	T407/392-47	T407/392-60		
Merlot Gessato●	T1330/513-47			
Metal	T727/71-47			
Mid Blue	T17/15-47			
Mist	T15/79-47	T15/79-60	T15/79-60C	
Moon Variante	T5422/5-47			
Mudslide ●	T5406/94-47			
Musk Tweed	T407/3-47			
Navy	T75-47	T75-60	T75-60C	T75-80
Olive	T7-47			
Orange	T72-47			
Oyster	T15/14-47	T15/14-60	T15/14-60C	
Pacific Blue	T416-47	T416-60	T416-60C	
Paris Red	T56-47			
Pearl	T151/929-47			
Pebble	T727/15-47			
Pebble Tweed	T986/727-47			
Pine Green	T8-47			
Pistachio	T1302-47			
Plum	T91-47			
Pool Green	T6-47			
Prussian Blue	T13-47			
Red [P]	T11-47	T11-60	T11-60C	
Red Tweed [P]	T407/11-47	T407/11-60		
Royal Blue Tweed	T407/13-47	T407/13-60		
Rust	T84-47			
Sage Tweed	T407/16-47			
Sand Variante	T5422/4-47			
Sapphire	T87-47			
Sea Variante	T5422/11-47			
Seagrass●	T5407/94-47			
Sequoia	T57/1-47			
Sesame ●	T5407/52-47			
Shoreline	T22-47	T22-60		
Sicily Orange	T19-47			
Silk Grey ●	T5407/15-47			
Silver	T79-47	T79-60		
Silver Tweed	T407/79-47	T407/79-60	T407/79-60C	
Sky Blue ●	T5406/17-47			
Skydiver●	T5407/17-47			
Skyway Tweed	T873/17-47			
Snow	T15/93-47			
Spa	T71/15-47			
Sunflower [P]	T12-47	T12-60		
Sunshine	T684/12-47			
Tan	T14-47			
Terra Gravel●	T727/515-47	T727/515-60		
Terra Silver●		T1333/515-60		
Terra Stone●		T1332/594-60		
Toast	T101-47	T101-60		
Toffee	T106-47	T106-60		
Toffee Gessato●	T1330/508-47			
Turbulence●	T5407/107-47			
Vanilla	T929-47			
Wave	T782/87-47			
White	T15-47	T15-60	T15-60C	

[P] = Premium color | ●= Lifestyle Collection | ●= Seta Cruda | ●= Silk Collection

TEMPOTEST®
ITALIAN PERFORMANCE FABRICS

Stripes



The Art of Fabric

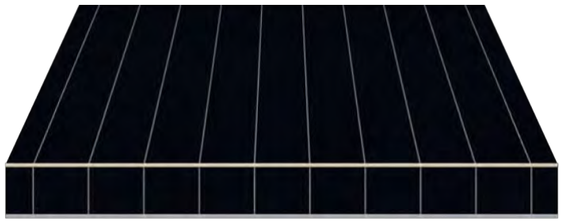
Art is a journey. During the pursuit of perfection, we discover the very things worth appreciating. With tones, textures and colors that ignite the senses, art hints at what true beauty can be and reminds us that the journey is just as important as the destination.

TECHNICAL FEATURES	
Composition	**Width**
100% solution-dyed acrylic fiber	47”
Weight	**Water Column**
8.8 oz/yd²	> 15 in

Tempotest® fabric meets all requirements of paragraph 15.2 of UNI EN 13561:2009. The data corresponds to the material at the moment this technical data sheet was printed.
Parà reserves the right to make changes to improve the product technologically.
The updated technical data is available at tempotestusa.com.

Teflon for PARA
HI-CLEAN®
General warranty terms on tempotestusa.com

TEMPOTEST
ITALIAN PERFORMANCE FABRICS



repeat 4.8"

T792/24-47 Sweden — w 47"



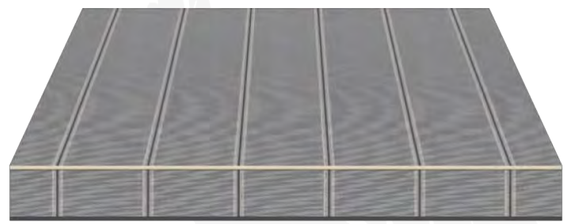
repeat 8"

T68-47 Black/Grey — w 47"



repeat 12"

T5396/97-47 Rebel Charcoal — w 47"



repeat 8"

T1081/97-47 Bergen — w 47"



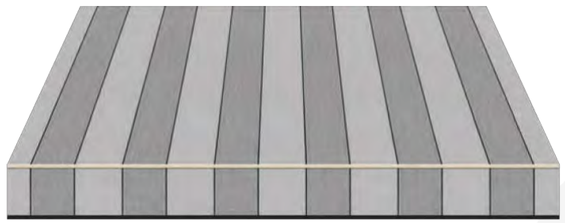
repeat 8"

T790-47 Black/White — w 47"



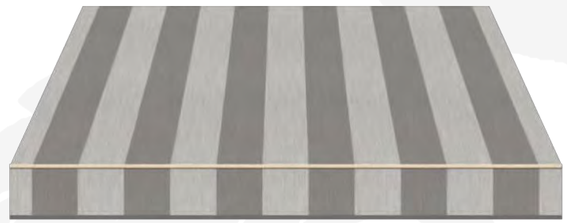
repeat 16"

T1403/714-47 Linea Orca — New — w 47"



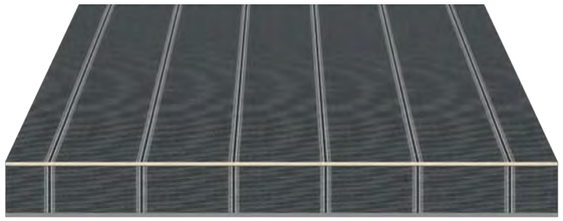
repeat 8"

T5371/727-47 Phantom Grey — w 47"



repeat 8"

T5374-47 Black Pearl — w 47"



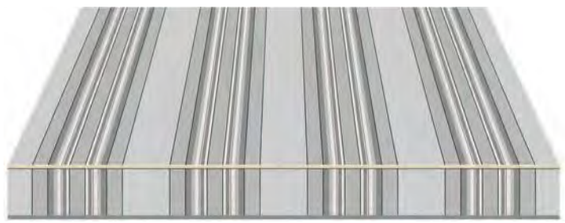
repeat 8"

T1081/24-47 Stockholm — w 47"



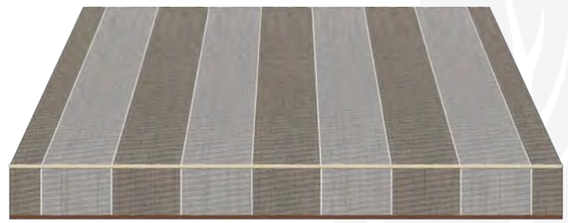
repeat 8"

T1401/702-47 Linea Smoke — New — w 47"



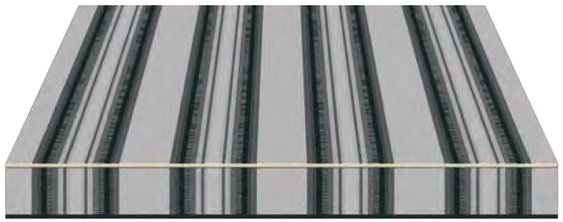
repeat 12"

T633/79-47 Grey Rib — w 47"



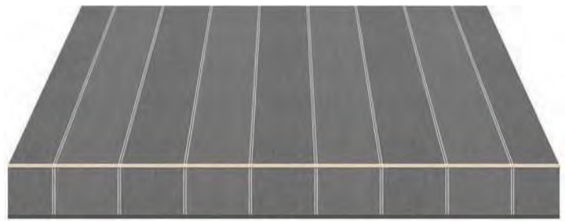
repeat 12"

T5421/9-47 Melody Rock — New — w 47"



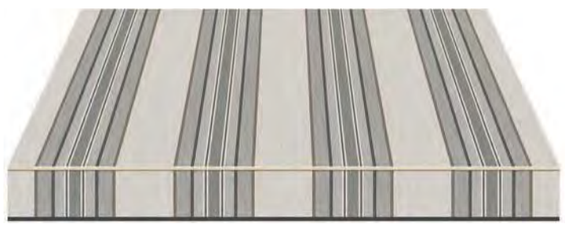
repeat 12"

T950/24-47 Tuxedo — w 47"



repeat 12"

T5399/107-47 Winter Grey Harmony — w 47"



repeat 12"

T5348/79-47 Steel Grey — w 47"



repeat 12"

T5347/79-47 Platinum Grey — w 47"

The technical values are available on tempotestusa.com website or by scanning the QR code

Part #-47 = 47"

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repeat 8"

T5372-47 Pebble Tweed/White — w 47"



repeat 7"

T439-47 Dark Grey/White — w 47"



repeat 8"

T5173/75-47 Bomber Blue — w 47"



repeat 4.8"

T792/75-47 Finland — w 47"



repeat 8"

T242-47 Grey/White — w 47"



repeat 12"

T5399/15-47 Lunar Rock Harmony — w 47"



repeat 8"

T1081/392-47 Oslo — w 47"



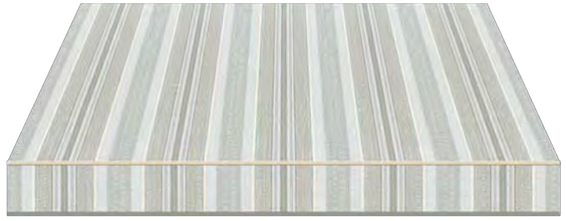
repeat 8"

T5398/107-47 Carbon Blue Blend — w 47"



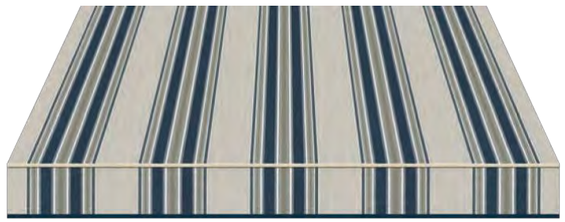
repeat 12"

T5361/79-47 Grey Frost — w 47"



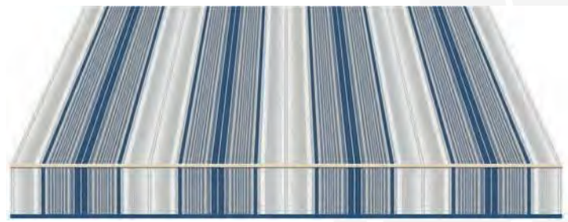
repeat 9"

T5423/79-47 Melody Moon Multi — New — w 47"



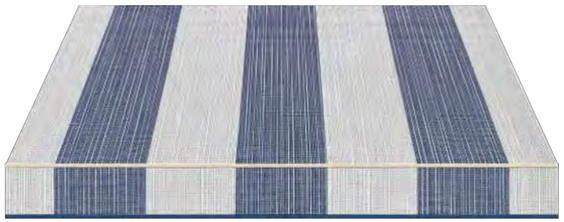
repeat 9"

T951/92-47 Denim/Almond — w 47"



repeat 12"

T5167/2-47 Chambray — w 47"



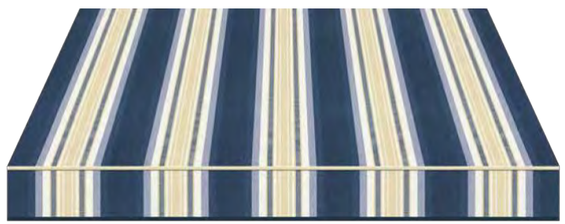
repeat 16"

T1403/713-47 Linea Sailor — New — w 47"



repeat 8"

T34-47 Navy Frost/White — w 47"



repeat 9"

T641/10-47 Navy/Beige — w 47"



repeat 12"

T636/10-47 Navy/Grey Rib — w 47"

The technical values are available on tempotestusa.com website or by scanning the QR code

Part #-47 = 47"

MATERIA COLLECTION

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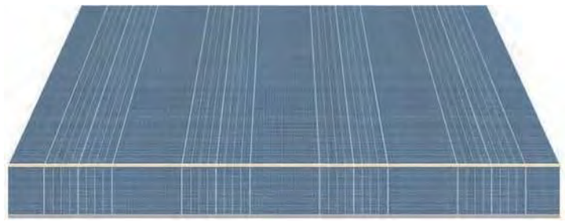


repeat 12"

T5396/87-47 Rebel Sapphire — w 47"



repeat 12"

T5421/11-47 Melody Sea — New — w 47"



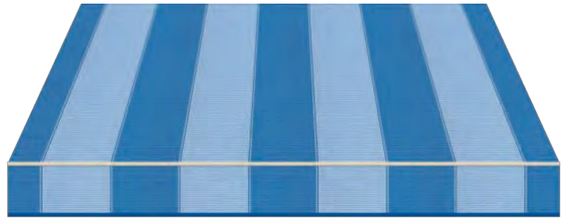
repeat 16"

T5429/151-47 Amalfi Coast — New — w 47"



repeat 8"

T31-47 Light Blue/White — w 47"



repeat 12"

T5399/17-47 Blue Ice Harmony — w 47"



repeat 8"

T116/15-47 Blue/White — w 47"



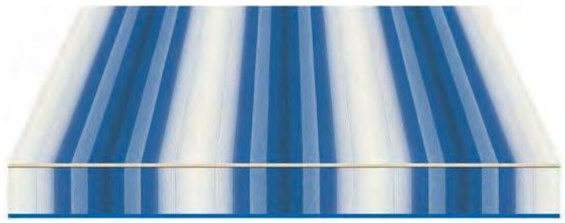
repeat 8"

T378-47 Aqua/White — w 47"



repeat 16"

T5430/87-47 Roman Fountain — New — w 47"



repeat 16"

T5001/13-47 Royal/White — w 47"



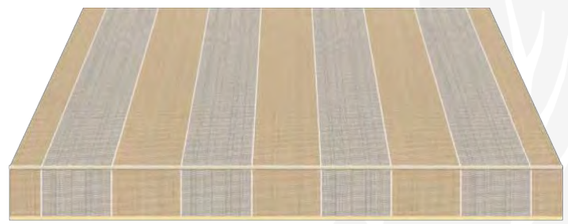
repeat 8"

T5398/17-47 Cloudy Sky Blend — w 47"



repeat 9"

T5423/14-47 Melody Dust Multi — New — w 47"



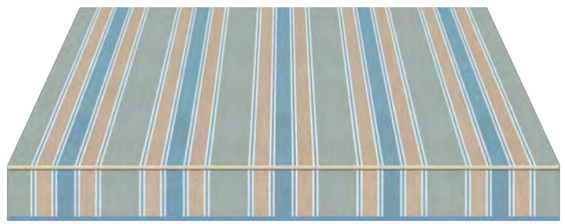
repeat 12"

T5421/4-47 Melody Sand — New — w 47"



repeat 12"

T5396/17-47 Rebel Blue — w 47"



repeat 9"

T948/21-47 Winter Sky — w 47"



repeat 16"

T5370-47 Morel — w 47"



repeat 12"

T5349/106-47 Brown Cream — w 47"

The technical values are available on tempotestusa.com website or by scanning the QR code

Part #-47 = 47"

MATERIA COLLECTION

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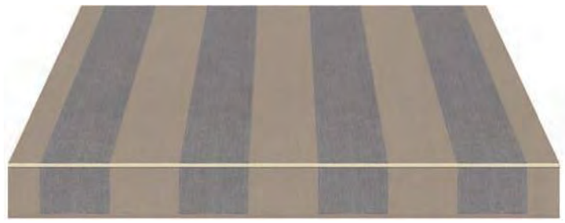
repeat 12"

T967/926-47 Greco Grey — w 47"



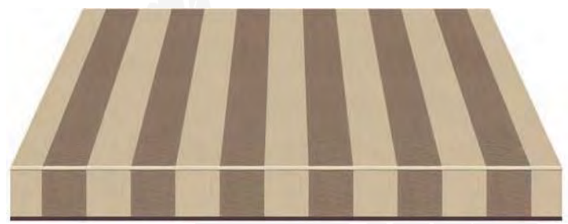
repeat 12"

T5369-47 Charcoal Brown — w 47"



repeat 16"

T5000/57-47 Cocoa Stripe — w 47"



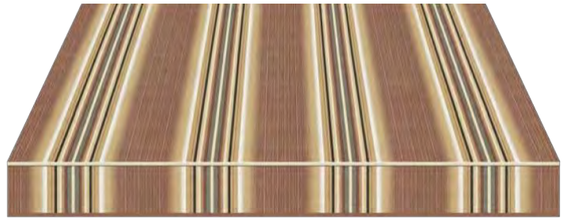
repeat 8"

T5398/930-47 Desert Dune Blend — w 47"



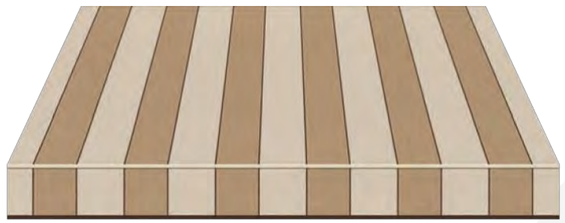
repeat 9"

T639/99-47 Beige/Brown Slub — w 47"



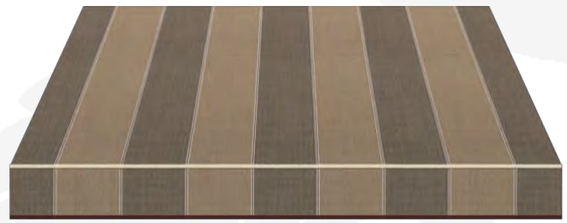
repeat 12"

T636/14-47 Maple Sugar — w 47"



repeat 8"

T5371/106-47 Champagne Brown — w 47"



repeat 12"

T5399/52-47 Mocha Cream Harmony — w 47"



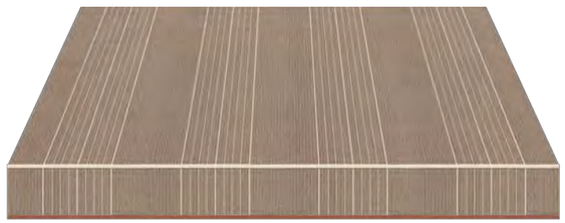
repeat 7"

T158-47 Chocolate Brown/Natural — w 47"



repeat 16"

T5011/57-47 Brown Natural — w 47"



repeat 12"

T5396/930-47 Rebel Hazelnut — w 47"



repeat 12"

T5349/930-47 Crème Latte — w 47"



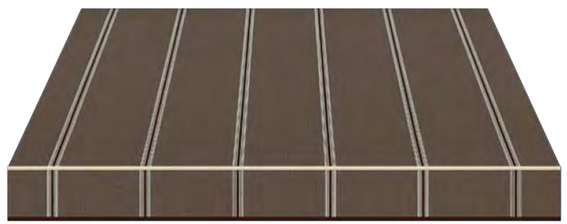
repeat 12"

T947/14-47 Bamboo Sienna — w 47"



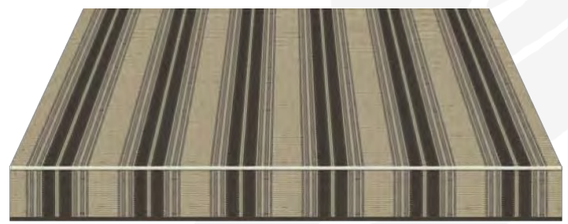
repeat 8"

T1120-47 Tan Slub — w 47"



repeat 8"

T1081/81 -47 Boras — New — w 47"



repeat 8"

T949/91-47 Chocolate Almond — w 47"

The technical values are available on tempotestusa.com website or by scanning the QR code

Part #-47 = 47"

MATERIA COLLECTION

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repeat 12"

T945/97-47 Café au Lait — w 47"



repeat 16"

T5011/7-47 Forest Natural — w 47"



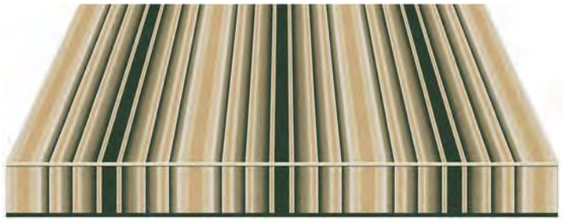
repeat 16"

T638/5-47 Forest Rib — w 47"



repeat 12"

T5396/78-47 Rebel Green — w 47"



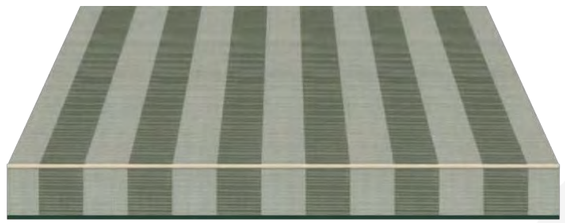
repeat 16"

T5000/7-47 Forest/Beige — w 47"



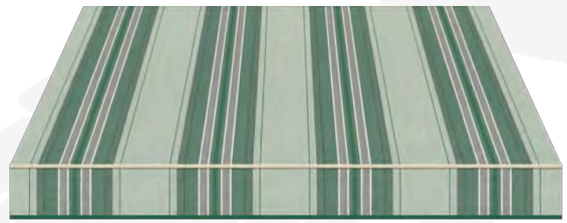
repeat 12"

T634/97-47 Forest/Beige Slub — w 47"



repeat 8"

T5398/78-47 Fresh Meadow Blend — w 47"



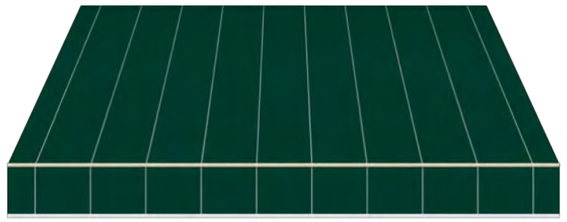
repeat 12"

T5347/62-47 Meadow White — w 47"



repeat 12"

T636/5-47 Forest/Beige/Cream — w 47"



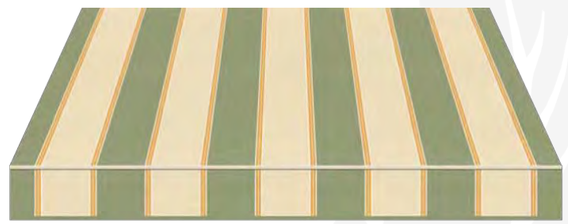
repeat 4.8"

T792/5-47 Denmark — w 47"



repeat 12"

T5421/12-47 Melody Grass — New — w 47"



repeat 9"

T739/701-47 Key Lime — w 47"



repeat 8"

T33-47 Forest Green/White — w 47"



repeat 8"

T1081/305-47 Lund — w 47"



repeat 16"

T1150-47 Rust/Green/Multi — w 47"



repeat 12"

T1101-47 Harvest — w 47"

The technical values are available on tempotestusa.com website or by scanning the QR code

Part #-47 = 47"

MATERIA COLLECTION



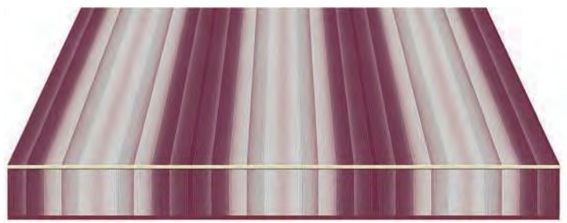
repeat 16"

T5011/11-47 Burgundy/Natural — w 47"



repeat 16"

T1403/708-47 Linea Patina — New — w 47"



repeat 16"

T5001/73-47 Burgundy/Grey — w 47"



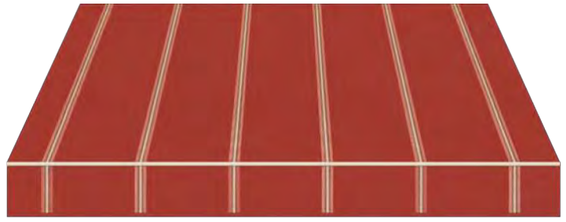
repeat 12"

T5167/11-47 Scarlet/Grey — w 47"



repeat 12"

T636/84-47 Rust/Cream — w 47"



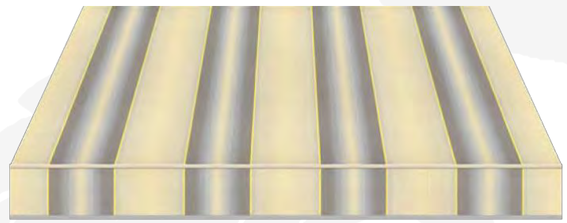
repeat 8"

T1081/84-47 Malmo — New — w 47"



repeat 8"

T35-47 Red/White — w 47"



repeat 12"

T728/79-47 Grey Dawn — New — w 47"



repeat 12"

T966/426-47 Roasted Peppers — w 47"



repeat 12"

T5349/426-47 Cinnabar — w 47"



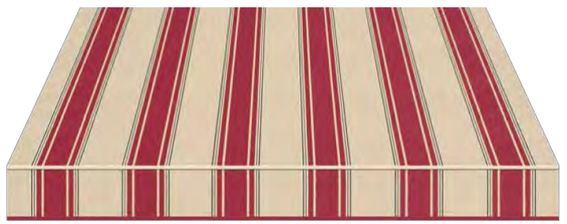
repeat 8"

T37-47 Yellow/White — w 47"



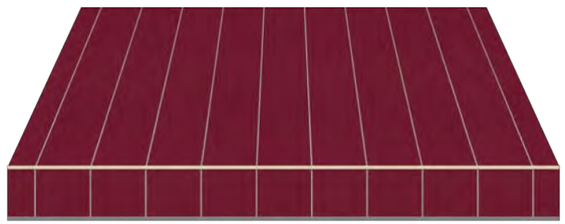
repeat 16"

T1243-47 Yellow/Multi — w 47"



repeat 8"

T635/11-47 Cranberry/Forest — New — w 47"



repeat 4.8"

T792/73-47 Norway — w 47"



repeat 9"

T770/55-47 Bright Orange/Yellow — w 47"

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Technical Features

COLOR#	NAME	SUBFAMILY			UV RAYS	TOTe
T1081/24-47	Stockholm	Grey Fantasy	99	99	50+	0.03
T1081/305-47	Lund	Green Fantasy	99	99	50+	0.02
T1081/392-47	Oslo	Blue Fantasy	99	99	50+	0.08
T1081/81-47	Boras	Brown Fantasy	99	100	50+	0.08
T1081/84-47	Malmo	Red Fantasy	98	99	50+	0.08
T1081/97-47	Bergen	Grey Fantasy	95	97	50+	0.09
T1101-47	Harvest	Brown Fantasy	89	92	50+	0.11
T1120-47	Tan Slub	Brown Fantasy	88	89	50+	0.12
T1150-47	Rust/Green/Multi	Green Fantasy	90	94	50+	0.12
T116/15-47	Blue/White	Block Stripe	84	86	15	0.14
T1243-47	Yellow/Multi	Yellow Fantasy	81	84	30	0.15
T1401/702-47	Linea Smoke ●	Materia	96	96	50	0.09
T1403/708-47	Linea Patina ●	Materia	89	96	50+	0.11
T1403/713-47	Linea Sailor ●	Materia	90	92	25	0.11
T1403/714-47	Linea Orca ●	Materia	89	90	15	0.12
T158-47	Chocolate Brown/Natural	Brown Fantasy	92	93	50+	0.11
T242-47	Grey/White	Block Stripe	82	84	15	0.14
T31-47	Light Blue/White	Block Stripe	78	84	15	0.16
T33-47	Forest Green/White	Block Stripe	86	86	15	0.14
T34-47	Navy Frost/White	Block Stripe	86	86	15	0.14
T35-47	Red/White	Block Stripe	78	86	15	0.17
T37-47	Yellow/White	Block Stripe	77	80	15	0.17
T378-47	Aqua/White	Block Stripe	78	81	15	0.16
T439-47	Dark Grey/White	Block Stripe	85	85	15	0.14
T5000/57-47	Cocoa Stripe	Brown Fantasy	89	90	50+	0.12
T5000/7-47	Forest/Beige	Green Fantasy	89	91	50+	0.12
T5001/13-47	Royal/White	Blue Fantasy	84	86	30	0.14
T5001/73-47	Burgundy/Grey	Red Fantasy	91	92	50+	0.11
T5011/11-47	Burgundy/Natural	Red Fantasy	87	91	50+	0.13
T5011/57-47	Brown Natural	Brown Fantasy	90	91	40	0.11
T5011/7-47	Forest Natural	Green Fantasy	90	91	50+	0.12
T5167/11-47	Scarlet/Grey	Red Fantasy	86	91	40	0.13
T5167/2-47	Chambray	Blue Fantasy	88	90	45	0.12
T5173/75-47	Bomber Blue	Blue Fantasy	91	92	50+	0.11
T5347/62-47	Meadow White	Green Fantasy	84	84	25	0.14
T5347/79-47	Platinum Grey	Grey Fantasy	75	75	25	0.18
T5348/79-47	Steel Grey	Grey Fantasy	76	25	25	0.18
T5349/106-47	Brown Cream	Brown Fantasy	86	90	25	0.13
T5349/426-47	Cinnabar	Brown Fantasy	91	93	50+	0.11
T5349/930-47	Crème Latte	Brown Fantasy	94	95	50+	0.10
T5361/79-47	Grey Frost	Grey Fantasy	82	84	40	0.14
T5369-47	Charcoal Brown	Block Stripe	92	91	50+	0.11
T5370-47	Morel	Block Stripe	89	91	50+	0.12
T5371/106-47	Champagne Brown	Brown Fantasy	92	96	50+	0.10
T5371/727-47	Phantom Grey	Grey Fantasy	84	86	50+	0.14

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COLOR#	NAME	SUBFAMILY			UV RAYS	TOTe
T5372-47	Pebble Tweed/White	Block Stripe	74	74	15	0.18
T5374-47	Black Pearl	Block Stripe	84	84	50+	0.15
T5396/17-47	Rebel Blue	Blue Fantasy	79	84	50+	0.16
T5396/78-47	Rebel Green	Green Fantasy	87	87	50+	0.13
T5396/87-47	Rebel Sapphire	Blue Fantasy	86	87	50+	0.13
T5396/930-47	Rebel Hazelnut	Brown Fantasy	96	98	50+	0.09
T5396/97-47	Rebel Charcoal	Grey Fantasy	87	87	50+	0.13
T5398/107-47	Carbon Blue Blend	Block Stripe	91	92	50+	0.11
T5398/17-47	Cloudy Sky Blend	Block Stripe	77	82	45	0.17
T5398/78-47	Fresh Meadow Blend	Block Stripe	82	83	45	0.15
T5398/930-47	Desert Dune Blend	Block Stripe	89	90	50+	0.12
T5399/107-47	Winter Grey Harmony ●	LifeStyle	92	92	50+	0.11
T5399/15-47	Lunar Rock Harmony ●	LifeStyle	78	79	35	0.16
T5399/17-47	Blue Ice Harmony ●	LifeStyle	83	90	50	0.15
T5399/52-47	Mocha Cream Harmony ●	LifeStyle	93	94	50+	0.11
T5421/4-47	Melody Sand	Brown Fantasy	86	96	50+	0.12
T5421/9-47	Melody Rock	Grey Fantasy	97	98	50+	0.09
T5421/11-47	Melody Sea	Blue Fantasy	89	92	20	0.12
5421/12-47	Melody Grass	Green Fantasy	90	92	25	0.11
T5423/14-47	Melody Dust Multi	Brown Fantasy	89	90	30	0.12
T5423/79-47	Melody Moon Multi	Grey Fantasy	82	82	15	0.15
T5429/151-47	Amalfi Coast	Blue Fantasy	91	96	50+	0.11
T5430/87-47	Roman Fountain	Blue Fantasy	93	95	50+	0.11
T633/79-47	Grey Rib	Grey Fantasy	85	86	40	0.13
T634/97-47	Forest/Beige Slub	Green Fantasy	84	85	30	0.14
T635/11-47	Cranberry/Forest	Red Fantasy	86	89	30	0.13
T636/10-47	Navy/Grey Rib	Blue Fantasy	90	90	40	0.12
T636/14-47	Maple Sugar	Brown Fantasy	94	95	50	0.10
T636/5-47	Forest/Beige/Cream	Green Fantasy	88	89	50	0.13
T636/84-47	Rust/Cream	Brown Fantasy	87	89	45	0.12
T638/5-47	Forest Rib	Green Fantasy	93	94	50	0.11
T639/99-47	Beige/Brown Slub	Brown Fantasy	80	81	40	0.16
T641/10-47	Navy/Beige	Blue Fantasy	88	88	35	0.13
T68-47	Black/Grey	Block Stripe	87	87	50+	0.14
T728/79-47	Grey Dawn	Yellow Fantasy	85	86	40	0.13
T739/701-47	Key Lime	Green Fantasy	89	91	45	0.12
T770/55-47	Bright Orange/Yellow	Red Fantasy	80	86	50+	0.16
T790-47	Black/White	Block Stripe	86	86	15	0.14
T792/24-47	Sweden	Grey Fantasy	99	99	50+	0.02
T792/5-47	Denmark	Green Fantasy	99	99	50+	0.02
T792/73-47	Norway	Red Fantasy	99	99	50+	0.08
T792/75-47	Finland	Blue Fantasy	99	99	50+	0.02
T945/97-47	Café Au Lait	Brown Fantasy	91	92	50+	0.11
T947/14-47	Bamboo Sienna	Brown Fantasy	80	81	30	0.16
T948/21-47	Winter Sky	Blue Fantasy	84	91	50+	0.14
T949/91-47	Chocolate Almond	Brown Fantasy	96	97	50+	0.09
T950/24-47	Tuxedo	Grey Fantasy	95	96	50+	0.09
T951/92-47	Denim/Almond	Blue Fantasy	88	89	50+	0.12
T966/426-47	Roasted Peppers	Brown Fantasy	96	99	50+	0.09
T967/926-47	Greco Grey	Grey Fantasy	96	93	50+	0.09

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

Meeting Date:	**4/13/2026**
Application Number:	**2026-1676**
Location:	**108 East Avenue**
Applicant:	**Brendan S Mullaney Esq. on behalf of Shoregate of Cannery Commercial LLC**

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

Commissioner Bateman moved to determine that **the structure is a non-contributing structure to the Historic District.** Chairperson Demby seconded the motion. In accordance with Section 2.9 of the Demolition Review Procedures, the Commission determined the structure to be a non-contributing structure to the Historic District based on the following findings:

1. The structure does not have character, interest or value which contributes to Easton's heritage.
2. The structure does not represent one or more periods or styles of architecture, landscape interest or value as part of the development, heritage or culture of the town architecture, building or construction technique with significant character, of Easton.
3. The structure does not reflect an outstanding attention to architectural design, detail, materials or craftsmanship.
4. The structure does not demonstrate characteristics that make a recognizable entity with logical geographic boundaries and its preservation essential to the integrity of the Historic District.
5. The structure does not represent an established and familiar feature of the Historic District due to its unique location or singular physical characteristics.
6. The structure does not provide certain historic or scenic value significant to the area.

FOR: 4 - Demby, Bateman, Startt, Stuart

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

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

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

Commissioner Stuart seconded the motion.
FOR: 4 - Demby, Bateman, Startt, Stuart

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

"A Certificate of Appropriateness shall lapse upon the expiration of the corresponding Building Permit. For applications that require a building permit but for which none is issued, this Certificate of Appropriateness shall lapse two (2) years after issuance. In the event a building permit is not required, the Certificate of Appropriateness shall lapse two (2) years

from its issuance if substantial work is not underway. For good cause shown, this period may be extended by the Commission".

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

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

Nicholas Johnson
Representative, Historic District Commission

4/29/2026
Date

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

Meeting Date:	**10/9/2023**
Application Number:	**2023-996**
Location:	**108 East Avenue**
Applicant:	**Brendan Mullaney Esq. on behalf of Shoregate of Cannery Commercial LLC.**

Request: The applicant is proposing to demolish the existing warehouse located on the property at 108 East Avenue, and to construct a new 1-story amenity building.

Commissioner Pezor moved to approve the application as submitted on September 13, 2023 with the condition that:

1) the demolition permit shall not be granted until the applicant receives sketch site plan approval for the associated apartments;
2) the Easton Ice sign shall be placed on either the South or West façade subject to compliance with the Zoning Ordinance's signage regulations; and
3) the exterior siding shall be Smooth Side Hardi.

Commissioner Greer seconded the motion.

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

"A Certificate of Appropriateness shall lapse upon the expiration of the corresponding Building Permit. For applications that require a building permit but for which none is issued, this Certificate of Appropriateness shall lapse six (6) months after issuance. In the event a building permit is not required, the Certificate of Appropriateness shall lapse six (6) months from its issuance if substantial work is not underway. For good cause shown, this period may be extended by the Commission".

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

Nicholas Johnson _____ 10/24/2023

Representative, Historic District Commission Date

December 11, 2025

Shelley S. Malone
Vice President - HUD Environmental Services
AEI Consultants
4514 Cole Ave, Suite 600
Dallas, Texas 75205
Sent via email to smalone@aeiconsultants.com

Re: Cannery Apartments
Easton, Talbot County
Section 106 Review

Dear Ms. Malone:

Thank you for contacting the Maryland Historical Trust (MHT) regarding the above referenced project involving the development of a new apartment complex in Easton, Talbot County, Maryland. The developer's mortgage will be covered by insurance provided by the Federal Housing Administration (FHA) which is part of the Department of Housing and Urban Development (HUD). Mortgage insurance is considered an undertaking subject to compliance with Section 106 of National Historic Preservation Act, as amended. MHT reviewed the proposed project for its effects on historic properties, and we offer the following comments and assessment of effect on historic properties. In our opinion, the undertaking will have an adverse effect on historic properties.

Project Description: The undertaking involves a multi-family residential development on three parcels in Easton - two at 503 North Street and one at 108 N. East Avenue. The complex will include three 3-story apartment buildings with a total of 96 housing units (on the two parcels at 503 North Street) and a clubhouse (on the parcel at 108 N. East Avenue), with associated access drives, parking lots, and other infrastructure. All existing buildings will be demolished and the site cleared for development of the apartment complex.

Identification of Historic Properties: The clubhouse parcel at 108 N. East Avenue is located within the Easton Historic District (Maryland Inventory of Historic Properties/MIHP #T-410), which is listed on the National Register of Historic Places (NR) and covered by a local historic district ordinance. The parcel at 108 N. East Avenue contains an early twentieth century one-story concrete block commercial building that you initially identified as non-contributing to the Easton Historic District. This building is the Easton Ice Company (MIHP T-410-1), built circa 1915 that provided ice to local produce growers that allowed the rail car transport of their product to markets in Baltimore and other cities in the Mid-Atlantic region. The Easton Historic District is significant under Criterion A in part for its role as a regional railroad and

commercial hub into the early twentieth century. Based on its age, function, and role in the local economy, the Easton Ice Company is contributing to the NR listed Easton Historic District.

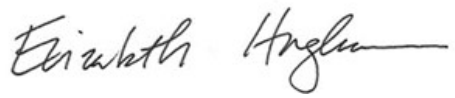
Assessment of Effects: An Assessment of Effect Report was prepared for this project by a 36 CFR 61 qualified consultant to your firm which determined that the undertaking would have no adverse effect on historic properties. This report did not identify the Easton Ice Company at 108 N. East Avenue as contributing to the district. Though MHT agrees that the undertaking will have no visual effect on surrounding historic properties, it is our opinion that the Cannery Apartments undertaking will have an adverse effect on historic properties through the physical removal of a contributing building to the Easton Historic District [36 CFR 800.5(a)(2)(i)].

Please note that it is MHT's opinion that the undertaking will have no effect on archaeological resources and no archaeological investigations are warranted for this undertaking.

Next Steps: The Section 106 regulations at 36 CFR 800 specify the next steps in the Section 106 process, which require that the lead federal agency continue consultation to resolve the adverse effect through avoidance, minimization, or mitigation while taking into account the views of other involved agencies, any parties with specific interest in historic properties, and the public[36 CFR800.6(a)]. As the Town of Easton (Town) and its Historic District Commission (HDC) has conditionally approved the project as designed, MHT understands that avoidance of the adverse effect is not possible. As the lead agency, HUD needs to provide direction to the receiver of HUD assistance on next steps and notify the Advisory Council on Historic Preservation of the adverse effect. In MHT's opinion, the Town's land development and HDC review and approval processes and public meetings may substitute for the Section 106 consulting party outreach. HUD shall develop a Memorandum of Agreement (MOA) between HUD, MHT, and the receiver of HUD assistance that will stipulate the measures to resolve the adverse effect. Based on the conditions of HDC approval, it is MHT's opinion that mitigation measures should include Plans Review by the Easton HDC and MHT, documentation of the Easton Ice Company (T-410-1) on an MIHP Addendum, and interpretation of the Easton Ice Company through an exhibit, web page, or other publicly available method using information gathered during preparation of the documentation.

MHT looks forward to working with the project team, HUD, and other involved parties to successfully complete the historic preservation review of this undertaking. If you have questions or need further assistance, please contact Preservation Officer Becky Roman at becky.roman@maryland.gov. Thank you for providing us the opportunity to comment.

Sincerely,



Elizabeth Hughes, Director / State Historic Preservation Officer
Maryland Historical Trust

EH/ELR/202505247

cc: Hannah Wertz, AEI Consultants (hwertz@aeiconsultants.com)
Matt Daddio, ColumbiaNational Real Estate Finance LLC (mdaddio@cnref.com)
Nicholas Johnson, Planner, Easton HDC (njohnson@eastonmd.gov)
Mike Rose, HUD (Michael.d.rose@hud.gov)

TOWN OF EASTON

Planning & Zoning Department
P.O. Box 520
Easton, Maryland 21601

December 27, 2023

Shoregate of Cannery Commercial, LLC
% Lane Engineering
117 Bay Street
Easton, Maryland 21601

Re: **Site Plan Application 2023 - 996**
503 North Street & 108 North East Street
Tax Map 103, Grid 0EA, Parcel 753 & 756, Lot 3&4
Easton, Maryland 21601

Dear Mr. Ewing:

At their regularly scheduled meeting on December 21, 2023, the Town of Easton Planning Commission reviewed a Site Plan application for the construction of three (3) multifamily residential buildings with a total of 96 units and an associated amenity building.

The Commission voted 4-0 to approve the Sketch Site Plan with the following conditions:

1. The Applicant shall return to the Planning Commission for architectural approval, and to address all concerns regarding the massing, and architectural enhancements.
2. The Applicant shall examine the feasibility to provide a playground or tot lot within the Stormwater area.
3. The Applicant shall explore all options for a pedestrian crosswalk at North Street/Elizabeth Street with the Town Engineer and Commissioner Klein.

Any person aggrieved by this decision may, within thirty (30) days of the Planning Commission's decision, file an appeal with the Town Planner and with the Board of Zoning Appeals specifying the grounds thereof. Should you have questions concerning the above finding, please contact this office at 410-822-1943.

Sincerely,
Samantha N. Smith

Samantha N. Smith, Administrative Specialist
Planning & Zoning Department
410-822-1943 ssmith@eastonMD.gov

CC: Brendan Mullaney, Esq. McAllister, DeTar, Showalter & Walker LLC
Shoregate of Cannery Commercial, LLC

TOWN OF EASTON

Planning & Zoning Department
P.O. Box 520
Easton, Maryland 21601

February 19, 2024

Shoregate of Cannery Commercial, LLC
% Lane Engineering LLC
117 Bay Street
Easton, Maryland 21601

Re: **Site Plan Application 2023 - 996**
503 North Street
Tax Map 103, Grid 0EA, Parcel 0756, Lots 3&4
Easton, Maryland 21601

Dear Mr. Ewing:

At their regularly scheduled meeting on February 15, 2024, the Town of Easton Planning Commission reviewed the above application for architectural approval of three (3) multifamily residential buildings with a total of 96 units and an associated amenity building.

The Commission voted 5-0 to approve the architecture as submitted.

Any person aggrieved by this decision may, within thirty (30) days of the Planning Commission's decision, file an appeal with the Town Planner and with the Board of Zoning Appeals specifying the grounds thereof. Should you have questions concerning the above finding, please contact this office at 410-822-1943.

Sincerely,

Samantha N. Smith

Samantha N. Smith, Administrative Specialist
Planning & Zoning Department
410-822-1943 ssmith@eastonMD.gov

CC: Brendan Mullaney, Esq. McAllister, DeTar, Showalter & Walker LLC
Shoregate of Cannery Commercial, LLC

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

Historic District Commission Staff Report

Meeting Date: 6/8/2026

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

Property Address: 108 East Avenue

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

Application Number: 2026-1676

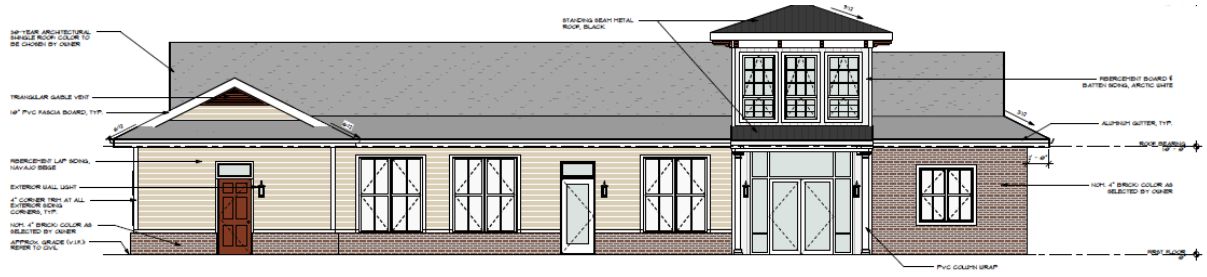
Code Enforcement Case: Yes ☐ No ☒

Background:

In 2023 the Commission issued a certificate of appropriateness for the demolition of this structure and subsequent new construction on October 9, 2023. As this was found to be a contributing structure, this request was reviewed at two meetings. The first took place on August 28, 2023 and the second on October 9, 2023. The request was ultimately approved 6-0 subject to the following conditions:

1. **the demolition permit shall not be granted until the applicant receives sketch site plan approval for the associated apartments;**
2. **the Easton Ice sign shall be placed on either the South or West façade subject to compliance with the Zoning Ordinance's signage regulations; and**
3. **the exterior siding shall be Smooth Side Hardi.**

As no demolition permit was issued within 6-months from the date of this certificate's issuance, the approval subsequently lapsed on April 24, 2024.



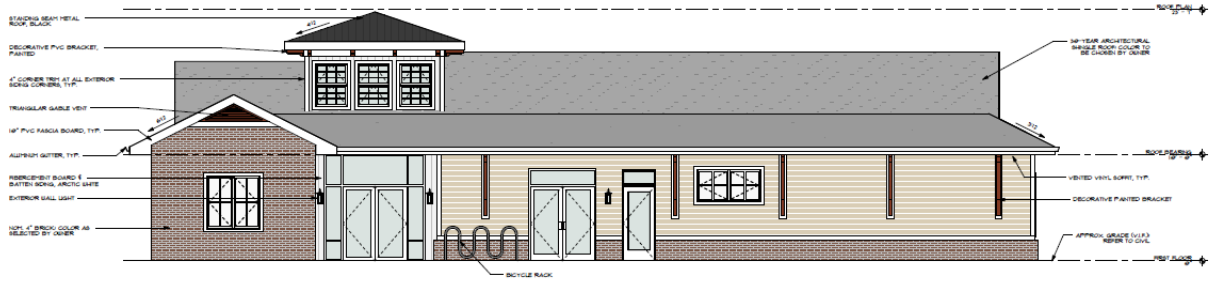


Figure 1 Previously Approved Elevations

The associated 96-unit apartment complex received sketch site plan approval from the Planning Commission on December 21, 2023 subject to a number of conditions including architectural approval from the Planning Commission. Architectural approval was subsequently granted on February 15, 2024. Development site plan approval was obtained on December 9, 2025.

On December 11, 2025 the Town received a letter from the Maryland Historic Trust (MHT) reviewing the proposed demolition. The MHT review was triggered due to the developer's mortgage being covered by insurance provided by the Federal Housing Administration which is subject to compliance with Section 106 of the National Historic Preservation Act. The MHT report found that the project will have "adverse effect on historic properties through the physical removal of a contributing building to the Easton Historic District." They also stated that "it is MHT's opinion that mitigation measures should include Plans Review by the Easton HDC and MHT, documentation of the Easton Ice Company (T-410-1) on an MIHP Addendum, and interpretation of the Easton Ice Company through an exhibit, web page, or other publicly available method using information gathered during preparation of the documentation."

On April 13, 2026 the Commission reviewed a new request for the demolition and subsequent reconstruction of the structure. At that time, the Commission found that the structure to be non-contributing and approved its demolition and replacement subject to the following conditions:

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

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

These conditions of approval were derived from the MHT's review of the project for a federal program that the applicant is no longer pursuing. The applicant has requested that the Commission modify condition number 1 to allow for a historic report instead of a full MIHP addendum.

MDSW MCALLISTER DETAR SHOWALTER & WALKER

Brendan S. Mullaney
bmullaney@mdswlaw.com
(410) 820-0250 (Direct)

May 20, 2026

VIA CERTIFIED MAIL, RETURN RECEIPT REQUESTED
Historic District Commission
14 South Harrison Street
Easton, Maryland 21601

Re: Request for Modification of Condition – Application No. 2025-1676

Dear Commissioners:

This letter is submitted on behalf of Shoregate of Cannery Commercial LLC ("Shoregate") to request modification of the Easton Historic District Commission ("HDC") Condition No. 1 (the "Condition") imposed in the April 13 meeting of the HDC. Specifically, the condition requires Shoregate to file an MIHP Addendum to document the Easton Ice Company (T-410-1) with the Maryland Historic Trust ("MHT").

The Condition was imposed at staff's recommendation and was related to a letter in the matter file from MHT. MHT was solely involved in this project and process because of Shoregate's pursuit of HUD financing for the proposed development. The financing option was abandoned prior to the MHC meeting and is no longer a part of the project. Therefore, MHT involvement and MHT's recommendation of an MIHP Addendum no longer applies.

Following the hearing on April 13, 2026, Shoregate solicited offers and estimates related to the MIHP filing and in furtherance of the Condition. The estimate returned by the consultant chosen to handle the HIPH Addendum was $30,000 and four to six weeks for final approval from MHT.

Shoregate was not aware of the cost and time related to this Condition when the Condition was imposed on April 13 and because of the extraordinary cost and time required to comply, Shoregate requests that the MHC revise the Condition to require Shoregate to have its consultant prepare a historical report for the subject property and building and file it with the Town of Easton. This would require less financial burden and time to comply with the revised Condition.

Should you have any questions or wish to discuss this matter, please feel free to reach out to me directly at bmullaney@mdswlaw.com or 410.820.0250.

Sincerely,

Brendan S. Mullaney

HD 26 - 29

Application #:	2026 - 1676
Date Received:	03/16/2026
Fee Paid:	$200.00
HDC Meeting Date:	04/13/2026
Date Property Posted:	04/06/2026

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: 108 East Avenue, Easton, Maryland 21601

[X] Contributing [ ] Non-Contributing YEAR BUILT: 1923 NATIONAL REGISTAR #

PROPERTY INFORMATION

OWNER NAME: Shoregate of Cannery Commercial LLC

TELEPHONE NO. EMAIL [redacted]

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

NAME: Brendan S. Mullaney

TELEPHONE NO. [redacted] EMAIL [redacted]

Description of Proposal (include additional sheets, as necessary)

Narrative attached. The Property Owner is proposing a Planned Redevelopment infill project which will include demolishing and replacing the structure upon the property. The subject building was first constructed in 1923 and has been modified and expanded since initial construction. The building does not provide historical benefit or character to the Town or Historic District and the proposed architecture and materials used would provide an amenities building to Town residents that is designed to incorporate historical architectural features of Easton and to use materials that are in keeping with the specifications of the HDC guidelines.

Specific Requirements

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

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

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

Signature of Applicant or Agent

Date 3.16.2026

Printed Name of Applicant or Agent Brendan S. Mullaney

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.

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SITE CONSTRUCTION PLANS
FOR
CANNERY SQUARE APARTMENTS & CLUBHOUSE
IN THE TOWN OF EASTON
TALBOT COUNTY, MARYLAND



VICINITY MAP

SCALE IN FEET

INDEX OF SHEETS

PDF SHEET	SHEET No.	TITLE
1	G-101	TITLE SHEET
2	G-102	PROJECT NOTES
3	G-103	LEGEND & ABBREVIATIONS
4	V-101	EXISTING CONDITIONS & DEMOLITION PLAN
5	C-101	OVERALL SEDIMENT TRAP PLAN
6	C-101.1	OVERALL SITE CONTEXT PLAN
7	C-102	SITE & UTILITY PLAN
8	C-102.1	SITE & UTILITY PLAN
9	C-102.2	SITE & UTILITY PLAN
10	C-103	SITE GRADING & SEDIMENT & EROSION CONTROL PLAN
11	C-103.1	SITE GRADING & SEDIMENT & EROSION CONTROL PLAN
12	C-103.2	SITE GRADING & SEDIMENT & EROSION CONTROL PLAN
13	C-104	DETAILED SPOT GRADING PLAN
14	C-104.1	DETAILED SPOT GRADING PLAN
15	C-104.2	DETAILED SPOT GRADING PLAN
16	C-105	FAIR HOUSING/ACCESSIBLE ROUTES
17	C-105.1	FAIR HOUSING/ACCESSIBLE ROUTES
18	C-105.2	FAIR HOUSING/ACCESSIBLE ROUTES
19	C-201	STORMDRAIN PROFILES
20	C-202	STORMWATER MANAGEMENT SECTIONS
21	C-203	SEWER PROFILES
22	C-203.1	SEWER PROFILES
23	C-204	WATER PROFILES
24	C-204.1	WATER PROFILES
25	C-501	SEDIMENT & EROSION CONTROL NOTES & DETAILS
26	C-501.1	SEDIMENT & EROSION CONTROL NOTES & DETAILS
27	C-501.2	SEDIMENT & EROSION CONTROL NOTES & DETAILS
28	C-502	STORMWATER MANAGEMENT DETAILS
29	C-502.1	STORM DRAIN NOTES & DETAILS
30	C-503	WATER DETAILS
31	C-504	WATER & SEWER DETAILS
32	C-506	SITE DETAILS
33	C-506.1	SITE DETAILS
34	C-506.2	SITE DETAILS
35	L-101	NORTH OVERALL LANDSCAPE PLAN
36	L-101.1	SOUTH OVERALL LANDSCAPE PLAN
37	L-102	STORMWATER MANAGEMENT PLANTING PLAN & DETAILS
38	L-103	LANDSCAPE SPECIFICATIONS & DETAILS
39	VDA	PRE-DEVELOPMENT DRAINAGE AREA MAP
40	CDA	POST-DEVELOPMENT DRAINAGE AREA MAP
41	1 OF 2	CANNERY SQUARE NORTH ST ELECTRIC & FIBER PLAN
42	2 OF 2	CANNERY SQUARE NORTH ST ELECTRIC & FIBER STANDARD DETAILS
43	ES101	ELECTRICAL LIGHTING FIRST FLOOR PLAN
44	ES102	ELECTRICAL SITE LIGHTING PHOTOMETRIC
45	E-101	ELECTRICAL DETAILS

REVIEWED FOR TALBOT SOIL CONSERVATION DISTRICT AND MEETS RECORDATION REQUIREMENTS

APPROVED:

CERTIFIED PROFESSIONAL SHAWN SMITH CPESC No. 6806 EROSION & SEDIMENT CONTROL

26 MAY 2025

TALBOT SOIL CONSERVATION DISTRICT — DATE
SHAWN D. SMITH

NOTE: THE TALBOT SOIL CONSERVATION DISTRICT RESERVES THE RIGHT TO ADD, DELETE, MODIFY, OR OTHERWISE ALTER THE SOIL EROSION AND SEDIMENT CONTROL PROVISIONS OF THIS PLAN IN THE EVENT ADDITIONAL PROTECTION BECOMES NECESSARY.

DEVELOPERS CERTIFICATE

I HEREBY CERTIFY THAT ALL THE DEVELOPMENT AND/OR CONSTRUCTION SHALL BE DONE ACCORDING TO THIS PLAN OF EROSION AND SEDIMENT CONTROL.

11/03/2025

SHOREGATE OF CANNERY COMMERCIAL, LLC — DATE
C/O JUSTIN MONEMAKER
29 SOUTH HARRISON STREET
EASTON, MARYLAND 21601
(410) 820-0250

1. ANY CLEARING, GRADING CONSTRUCTION OR DEVELOPMENT, OR ALL OF THESE, WILL BE DONE PURSUANT TO THIS PLAN. IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR OR SUBCONTRACTOR TO NOTIFY THE ENGINEER OF ANY DEVIATIONS FROM THIS PLAN. ANY CHANGE MADE IN THIS PLAN WITHOUT WRITTEN AUTHORIZATION FROM THE ENGINEER WILL PLACE RESPONSIBILITY FOR SAID CHANGE ON THE CONTRACTOR OR THE SUBCONTRACTOR.
2. ANY RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION OF THIS PROJECT WILL HAVE A CERTIFICATE OF TRAINING AT A DEPARTMENT OF THE ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SOIL EROSION AND SEDIMENT CONTROL BEFORE BEGINNING THE PROJECT.
3. THE DEVELOPER WILL PROVIDE THE DISTRICT ONE COPY OF A RED LINE AS-BUILT DRAWING OF EACH FACILITY REQUIRING A STATE POND PERMIT.

NOTICE OF INTENT (NOI) STATEMENT

THE FOLLOWING ITEMS HAVE BEEN ADDRESSED TO MEET THE REQUIREMENTS OF THE GENERAL PERMIT FOR STORMWATER ASSOCIATED WITH CONSTRUCTION ACTIVITY (NPDES NUMBER MDRC, STATE DISCHARGE PERMIT NUMBER 20 CP):

1. UTILIZATION OF ENVIRONMENTAL SITE DESIGN
2. MAINTENANCE OF LIMITS OF DISTURBANCE TO PROTECT NATURAL AREAS
3. CONTROL OF CONSTRUCTION EQUIPMENT AND VEHICLES
4. EVALUATION AND APPROPRIATE LIMITATION OF SITE CLEARING
5. EVALUATION AND DESIGNATION OF SITE AREA FOR PHASING OR SEQUENCING
6. IDENTIFICATION OF SOILS AT HIGH RISK FOR EROSION AND ADVANCED STABILIZATION TECHNIQUES TO BE USED
7. IDENTIFICATION OF STEEP SLOPES AND DESIGNATION OF LIMITATIONS ON CLEARING THEM
8. EVALUATION AND DESIGNATION OF STABILIZATION REQUIREMENTS AND TIME LIMITS AND PROTECTION MEASURES FOR DISCHARGES TO THE CHESAPEAKE BAY, IMPAIRED WATERS OR WATERS WITH AN ESTABLISHED TOTAL MAXIMUM DAILY LOAD (TMDL).

NOTE TO CONTRACTOR:
EROSION AND SEDIMENT CONTROL WILL BE STRICTLY ENFORCED.

STATEMENT OF PURPOSE & INTENT

THE PURPOSE OF THESE PLANS IS TO OBTAIN SITE PLAN APPROVAL AND PROVIDE NECESSARY CONSTRUCTION INFORMATION TO CONSTRUCT (THREE) 3-STORY MULTI-FAMILY APARTMENT BUILDINGS, (ONE) 1-STORY AMENITY BUILDING, AND ASSOCIATED SITE IMPROVEMENTS.



LOCATION MAP
SCALE: 1" = 2,000'

SITE ADDRESS
NORTH STREET & NORTH EAST STREET
EASTON, MD 21601

OWNER/DEVELOPER
SHOREGATE OF CANNERY COMMERCIAL, LLC &
STEVE MOORE GROUP
C/O JUSTIN MONEMAKER & STEVE MOORE
29 SOUTH HARRISON STREET
EASTON, MD 21601
(410) 820-0250 (SHOREGATE)
(410) 320-1072 (STEVE MOORE GROUP)

CIVIL ENGINEER
LANE ENGINEERING, LLC
C/O ALEC F. CHOREA, P.E.
117 BAY STREET
EASTON, MD 21601
(410) 822-8003

ARCHITECT
FISHER ARCHITECTURE, LLC
C/O LAUREN WHITE
943 RIVERSIDE DRIVE
SALISBURY, MD 21801
(410) 742-0236

MEP ENGINEER
ALLEN + SHAFFF
C/O JEREMY HAYES
2328 E MARKET STREET
SALISBURY, MD 21801
(443) 548-1300

CONTRACTOR
TO BE DETERMINED

UTILITY CONTACTS

DRAINAGE/STORMWATER MANAGEMENT
TOWN OF EASTON
14 S. HARRISON STREET
EASTON, MD 21601
(410) 820-8822

ALL ELECTRIC, NATURAL GAS, WATER, CABLE, BROADBAND SERVICE
EASTON UTILITIES COMMISSION
301 N. WASHINGTON STREET
EASTON, MD 21601
(410) 822-6110

TELEPHONE
VERIZON
1401 MOUNT HERMAN ROAD
SALISBURY, MD 21804
(410) 860-8029

PERMITTING AGENCIES

TOWN OF EASTON
ENGINEERING DEPARTMENT
14 S. HARRISON STREET
EASTON, MD 21601
(410) 820-8822

TALBOT COUNTY SOIL CONSERVATION DISTRICT
28577 MARY'S COURT, SUITE 3
EASTON, MD 21601
(410) 822-1577

MD DEPARTMENT OF THE ENVIRONMENT
NOE EASTERN REGION
201 BAPTIST STREET, SUITE 22
SALISBURY, MD 21801
(410) 713-3682

APPROVED:
12/4/2025
TOWN OF EASTON – TOWN PLANNER — DATE

APPROVED:
12/5/2025
TOWN OF EASTON – TOWN ENGINEER — DATE

APPROVED:
12/9/2025
EASTON UTILITIES – ENGINEER — DATE

APPROVED:
12/4/2025
TALBOT SOIL CONSERVATION DISTRICT — DATE

REVISIONS TO APPROVED PLANS

No.	DATE	DESCRIPTION	BY

WARNING!!
THE LOCATIONS OF EXISTING UTILITIES AS SHOWN ON THIS PLAN ARE APPROXIMATE ONLY. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION. THE QUANTITIES SHOWN ON THIS PLAN ARE FOR INFORMATIONAL AND PERMITTING PURPOSES ONLY. THE CONTRACTOR SHALL VERIFY ALL QUANTITIES TO HIS OWN SATISFACTION PRIOR TO BEGINNING CONSTRUCTION.

THE CONTRACTOR SHALL TEST PIT AND LOCATE EXISTING UNDERGROUND UTILITIES PRIOR TO THE BEGINNING OF ANY WORK ON-SITE. THE CONTRACTOR SHALL NOTIFY DEPT. OF PUBLIC WORKS OF ANY POSSIBLE CONFLICT AND REQUEST THE RELOCATION OF THE EXISTING UNDERGROUND UTILITIES BEFORE BEGINNING ANY WORK ON-SITE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY RELOCATION EXPENSE.

MISS UTILITY
BEFORE YOU DIG CALL 1-800-441-8355 OR 811 PROTECT YOURSELF, S/W! TWO WORKING DAYS NOTICE

Lane Engineering, LLC
Established 1985
Civil Engineers • Land Planning • Land Surveyors
117 Bay St., Easton, MD 21601 (410) 822-8003
10 Washington St., Centreville, MD 21617 (410) 758-1620
351 Pennsylvania Ave., Centreville, MD 21617 (410) 758-3080

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. 21481, Expiration Date: 04/04/2026.

SEAL

12-05-25
DATE

TITLE SHEET

CANNERY SQUARE APARTMENTS

IN THE TOWN OF EASTON, WARD DISTRICT 1
TALBOT COUNTY, MARYLAND
TAX MAP 103 PARCEL 756 LOTS 3 & 4

ISSUED/REVISED FOR:	DATE:	BY:
ESDA SUBMITTAL	11/01/23	BCE
PLANNING COMMISSION SUBMITTAL	11/22/23	BCE
SITE CONSTRUCTION PLANS – 01	02/19/25	BCE
SITE CONSTRUCTION PLANS – 02	08/11/25	BCE
MD SHA 'ID CLEAR'	10/30/25	BCE
SITE CONSTRUCTION PLANS – 03	11/03/25	BCE
SITE CONSTRUCTION PLANS – 04	12/02/25	BCE
SITE CONSTRUCTION PLANS – 05	12/03/25	BCE

SHEET No. G-101
JOB No. 230228
SCALE: AS NOTED
FILE No. 8246

Date: 12/03/2025 – 10:27am Last Saved By: Project Manager(BCE)
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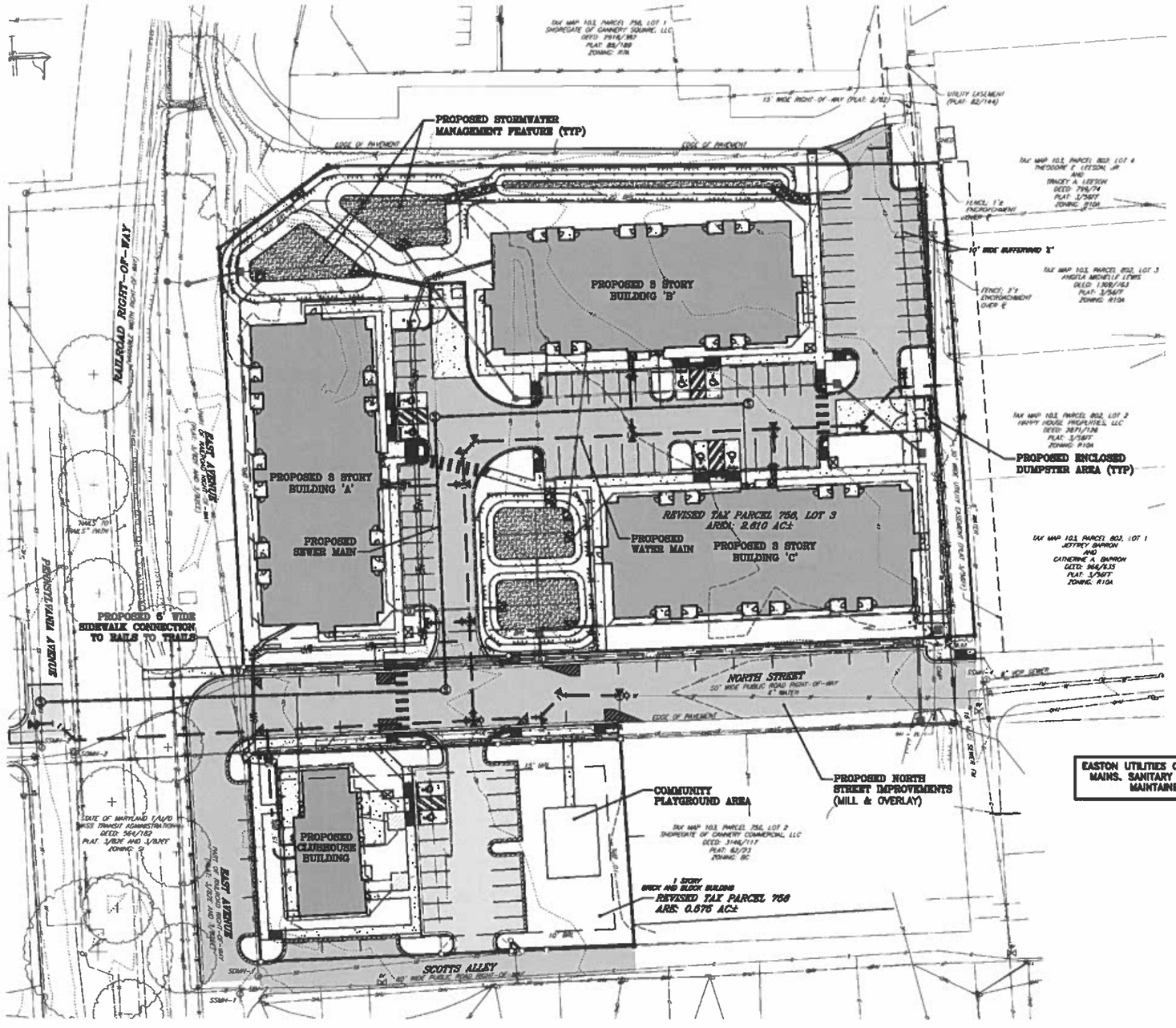

APPROVED:
Lynn B. Thomas Jr. 12/4/2025
TOWN OF EASTON – TOWN PLANNER DATE

APPROVED:
Rick Von Emmon 12/3/2025
TOWN OF EASTON – TOWN ENGINEER DATE

APPROVED:
Karen Collier 12/8/2025
EASTON UTILITIES – ENGINEER DATE

APPROVED:
Shaun D. Spence 12/4/2025
TALBOT SOIL CONSERVATION DISTRICT DATE

REVISIONS TO APPROVED PLANS

No.	DATE	DESCRIPTION	BY

WARNING!!

THE LOCATIONS OF EXISTING UTILITIES AS SHOWN ON THIS PLAN ARE APPROXIMATE ONLY. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION. THE QUANTITIES SHOWN ON THIS PLAN ARE FOR INFORMATIONAL AND PERMITTING PURPOSES ONLY. THE CONTRACTOR SHALL VERIFY ALL QUANTITIES TO HIS OWN SATISFACTION PRIOR TO BEGINNING CONSTRUCTION.

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MISS UTILITY
IT'S THE LAW!
BEFORE YOU DIG CALL 1-800-441-8355 OR 811
PROTECT YOURSELF, EVE
"NO BONING, NO WORKS"

Lane Engineering, LLC
Established 1985
Civil Engineers • Land Planning • Land Surveyors
Chestertown, MD 21620 (410) 822-8003
Centreville, MD 21617 (410) 758-1620
Camden, SC 29020 (803) 432-1390

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. 21401, Expiration Date: 04/04/2026.

SEAL
12-05-25
DATE

OVERALL SITE CONTEXT PLAN

CANNERY SQUARE APARTMENTS

IN THE TOWN OF EASTON, WARD DISTRICT 1
TALBOT COUNTY, MARYLAND
TAX MAP 103 PARCEL 756 LOTS 3 & 4

ISSUED/REVISED FOR:	DATE:	BY:
ESUB SUBMITTAL	11/01/23	BCE
PLANNING COMMISSION SUBMITTAL	11/22/23	BCE
SITE CONSTRUCTION PLANS – 01	02/18/25	BCE
SITE CONSTRUCTION PLANS – 02	06/11/25	BCE
BID SET TO CLIENT	10/30/25	BCE
SITE CONSTRUCTION PLANS – 03	11/03/25	BCE
SITE CONSTRUCTION PLANS – 04	12/02/25	BCE
SITE CONSTRUCTION PLANS – 05	12/03/25	BCE

SHEET No. C-101.1
JOB No. 230228
SCALE: AS NOTED
FILE No. 8246

Date: 12/03/2025 – 10:20am User: bcrowe Project Manager: BCE
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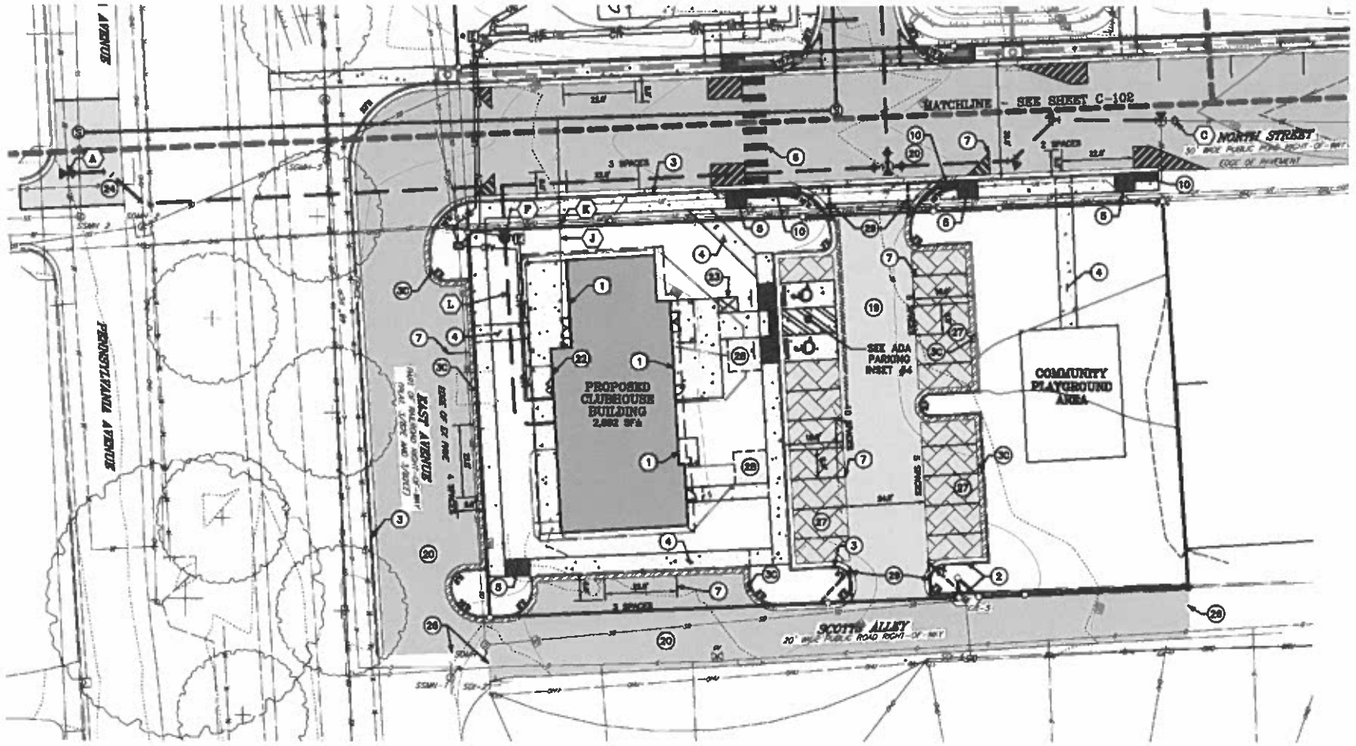

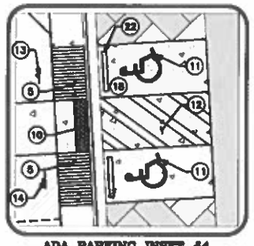

ADA PARKING INSET #4
SCALE: 1" = 10'

SITE NOTES

1. BUILDING OUTLINES SHOWN BASED ON ARCHITECTURAL FLOOR PLAN PROVIDED BY OWNER. CONTRACTOR SHALL VERIFY WITH OWNER/ARCHITECT/ENGINEER EXACT DIMENSIONS OF FOUNDATION. STAKE OUT SHALL BE PER FOUNDATION PLAN PROVIDED BY OWNER AND NOT BASED ON DIMENSIONS SHOWN OR SCALED HERE ON.
2. COORDINATE WITH ARCHITECTURAL PLANS FOR EXACT LOCATION OF WATER AND SEWER AND OTHER UTILITY CONNECTIONS.
3. COORDINATE LOCATION OF LEADWALK WITH DOOR LOCATIONS PER ARCHITECTURAL PLANS.
4. ALL DIMENSIONS AND RADII REFER TO FLOWLINE OF CURB OR EDGE OF PAVEMENT.
5. ALL CURB TERMINATIONS SHALL HAVE 2' ROSEDOWNS, UNLESS OTHERWISE SPECIFIED OR SHOWN HEREON.
6. PROPOSED PARKING LOT BASE SHALL BE PROOF ROLLED AND APPROVED BY ENGINEER PRIOR TO ASPHALT PLACEMENT.
7. COORDINATE WITH UTILITY SERVICE PROVIDERS FOR THE RELOCATION OF EXISTING UTILITIES, IF REQUIRED, AND FOR THE INSTALLATION OF PROPOSED UTILITIES.
8. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS/SPECIFICATIONS FOR ASPHALT MIX, CR-6, IMPORTED STRUCTURAL FILL, WATER AND SEWER UTILITIES, STORMWATER MANAGEMENT MEDIA MATERIALS AND STREET LIGHTING TO ENGINEER FOR REVIEW AND APPROVAL.
9. CONTRACTOR SHALL COORDINATE THE INSTALLATION OF BURIED CONDUITS FOR IRRIGATION SYSTEM AND SITE LIGHTING.
10. A MINIMUM CLEARANCE OF 2 FEET SHALL BE MAINTAINED BETWEEN THE FACE OF CURB AND ANY PART OF A TRAFFIC SIGN OR LIGHT POLE.
11. ADJUST ALL EXISTING VALVE BOXES, CLEANOUTS, AND STRUCTURE RIMS TO PROPOSED GRADE AS REQUIRED.
12. REFER TO SHEETS D-103 THROUGH D-103.2 FOR STORM DRAINAGE, GRADING AND SEDIMENT AND EROSION CONTROL PLAN INFORMATION.
13. REFER TO SHEETS D-505 THROUGH D-505.2 FOR PAVEMENT SECTION AND SITE DETAILS.
14. REFER TO SHEETS D-503 & D-504 FOR WATER AND SEWER DETAILS.
15. REFER TO SHEETS D-203 THROUGH D-204.1 FOR WATER AND SEWER PROFILES.

SITE KEY NOTES

1. INSTALL FULL DEPTH EXPANSION MATERIAL WHERE CONCRETE ABUTS RIGID STRUCTURES AND/OR CURBING (TYP)
2. CURB OPENINGS – 2' WIDE W/ 2' ROSEDOWNS EACH SIDE
3. STANDARD CURB & GUTTER PER TOWN OF EASTON DETAIL TOE-R-6.01
3A. STANDARD CURB & GUTTER PER LANE ENGINEERING, LLC CURB & GUTTER DETAIL (12" GUTTER PAN)
3B. SPILL GUTTER, PROVIDE 1' FALL ACROSS GUTTER AND A SMOOTH TRANSITION FROM SPILL GUTTER TO STANDARD CURB & GUTTER
3C. SPILL GUTTER WITH 18" GUTTER PAN
4. 5' CONCRETE SIDEWALK GENERALLY PER TOWN OF EASTON DETAIL TOE-R-8.01
4A. 5' CONCRETE SIDEWALK GENERALLY PER LANE ENGINEERING, LLC DETAIL
5. SIDEWALK ADA RAMP, SEE TOWN OF EASTON DETAIL TOE-R-8.04 FOR CONSTRUCTION REQUIREMENTS
6. 6' WIDE (INTERIOR TO INTERIOR OF EDGE LINES) CROSSWALK PER TOWN OF EASTON DETAIL TOE-R-7.01
7. 4" WIDE WHITE WATER BASED PAVEMENT MARKINGS (TYP)
8. CONCRETE DUMPSTER PAD PER DETAIL
9. 7' HIGH DUMPSTER SCREENING FENCE/ENCLOSURE W/ GATES, STYLE AND MATERIALS TO BE APPROVED BY OWNER
10. DETECTABLE WARNING SURFACE PER DETAIL (TYP)
11. ADA PAVEMENT MARKING SYMBOL PER DETAIL (TYP)
12. ACCESS AISLE STRIPING PER DETAIL (TYP)
13. ADA PARKING SIGN PER DETAIL
14. VAN ACCESSIBLE ADA PARKING SIGN PER DETAIL
15. NO PARKING IN ACCESS AISLE SIGN PER DETAIL
16. FENCE, STYLE & MATERIAL TO BE DETERMINED BY OWNER (TYP)
17. STOP SIGN (30"x30" R1-1) & 24" WIDE STOP BAR PER MUTCD
18. RIGID PAVEMENT PER DETAIL
19. REGULAR DUTY ASPHALT PAVEMENT PER DETAIL
20. ASPHALT PAVEMENT W/ 1% RIGHT-OF-WAY MID/OR TO PC/PT OF CURB & GUTTER SHALL COMPLY W/ TOWN OF EASTON DETAIL TOE-R-1.01 "PAVING SPECIFICATIONS"
21. CONCRETE WHEEL STOP PER DETAIL (TYP)
22. MAIL BOX LOCATION, COORDINATE W/ ARCHITECTURAL PLANS
23. CONCRETE PAD AND BICYCLE RACK STYLE AND MATERIALS TO BE APPROVED BY OWNER
24. PAVEMENT RESTORATION PER TOWN OF EASTON DETAIL TOE-R-3.03
25. CONCRETE CHANNEL AT MEDIAN PER DETAIL (TYP)
26. TIE TO EXISTING PAVEMENT W/ SMOOTH TRANSITION
27. PERMEABLE PAVERS PER TOE-SWM-5.01
28. DRYWELL PER TOE-SWM-4.01 (MODIFIED)
29. VISIBILITY TRIANGLE PER TOE-R-8.09 (TYP)

UTILITY KEY NOTES

- (A) CONTRACTOR TO COORDINATE WITH EASTON UTILITIES FOR POSSIBLE MAIN ISOLATION USING EXISTING VALVES AT THE INTERSECTION OF NORTH STREET AND PENNSYLVANIA AVENUE TO ALLOW CONNECTION USING DBU SLEEVE & TEE. IF VALVES ARE FOUND INOPERABLE, CONTRACTOR TO PROVIDE FULL DIAMETER WET-TAP & TAPPING SLEEVE. PROVIDE C-509 GATE VALVE & BUTTRESS ON NEW 6" MAIN ONLY.
- (B) FIRE HYDRANT PER DETAIL (TYP)
- (C) PROVIDE 6" DBU TEE, EXTEND 6" WATER. USE INSERT-A-VALVE TO ISOLATE MAIN.
- (D) 6" FIRE SERVICE PER DETAIL W-103.7
- (E) DOMESTIC SERVICE, TIE TO FIRE SUPPLY PER DETAIL, SEE SHEET C-503
- (F) 2" WATER METER PER EJC DETAIL W-103.2
- (G) RESERVED
- (H) FIRE DEPARTMENT CONNECTION (FDC), COORDINATE WITH ARCHITECTURAL PLANS
- (I) DOGHOUSE EXISTING 8" VITRIFIED CLAY PIPE SEWER
- (J) 6" SCH 40 PVC SEWER LATERAL
- (K) TRAFFIC BEARING SEWER CLEANOUT PER EJC DETAIL SS-102.8
- (L) 1-1/4" SDR-9 HDPE DOMESTIC SERVICE

ELECTRICAL & TELECOMMUNICATIONS LOCATIONS SHOWN HEREIN ARE FOR COORDINATION PURPOSES ONLY. CONTRACTOR SHALL REFER TO ELECTRIC & FIBER PLANS BY EASTON UTILITIES, DATED 1/22/2025, AND ANY REVISIONS THERETO, FOR ADDITIONAL CONSTRUCTION INFORMATION.

20' 10' 0' 10' 20' 40'
SCALE IN FEET

APPROVED:
12/4/2025
TOWN OF EASTON – TOWN PLANNER DATE

APPROVED:
12/3/2025
TOWN OF EASTON – TOWN ENGINEER DATE

APPROVED:
12/9/2025
EASTON UTILITIES – ENGINEER DATE

APPROVED:
12/4/2025
TALBOT SOIL CONSERVATION DISTRICT DATE

REVISIONS TO APPROVED PLANS

No.	DATE	DESCRIPTION	BY

WARNING!!
THE LOCATIONS OF EXISTING UTILITIES AS SHOWN ON THIS PLAN ARE APPROXIMATE ONLY. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION. THE QUANTITIES SHOWN ON THIS PLAN ARE FOR INFORMATIONAL AND PERMITTING PURPOSES ONLY. THE CONTRACTOR SHALL VERIFY ALL QUANTITIES TO HIS OWN SATISFACTION PRIOR TO BEGINNING CONSTRUCTION.

THE CONTRACTOR SHALL TEST PIT AND LOCATE EXISTING UNDERGROUND UTILITIES PRIOR TO THE BEGINNING OF ANY WORK ON-SITE. THE CONTRACTOR SHALL NOTIFY DEPT. OF PUBLIC WORKS OF ANY POSSIBLE CONFLICT AND REQUEST THE RELOCATION OF THE EXISTING UNDERGROUND UTILITIES BEFORE BEGINNING ANY WORK ON-SITE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY RELOCATION EXPENSE.

MISS UTILITY
BEFORE YOU DIG CALL 1-800-441-8355 OR 811 PROTECT YOURSELF, ONE "NO WORKING DAYS NOTICE"

Lane Engineering, LLC
Established 1985
Civil Engineers • Land Planning • Land Surveyors
Email: general@lane-eng.com
Centreville, MD 21617 (410) 758-1095
Salisbury, MD 21804 (410) 742-3774
Fax (410) roz-8022
Fax (410) 742-2524
Fax (410) 758-2095

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. 21481, Expiration Date: 04/04/2026.

SEAL
12-05-25
DATE

SITE & UTILITY PLAN

CANNERY SQUARE APARTMENTS

IN THE TOWN OF EASTON, WARD DISTRICT 1
TALBOT COUNTY, MARYLAND
TAX MAP 103 PARCEL 756 LOTS 3 & 4

ISSUE D/REVISED FOR:	DATE:	BY:
FSDR SUBM TTN.	11/01/23	BCE
PLANNING COMMISSION SUBMITTAL	11/22/23	BCE
SITE CONSTRUCTION PLANS - 01	02/19/25	BCE
SITE CONSTRUCTION PLANS - 02	08/11/25	BCE
MD SLT TO CLNT	10/30/25	BCE
SITE CONSTRUCTION PLANS - 03	11/03/25	BCE
SITE CONSTRUCTION PLANS - 04	12/02/25	BCE
SITE CONSTRUCTION PLANS - 05	12/03/25	BCE

SHEET No. C-102.2
JOB No. 230228
SCALE: AS NOTED
FILE No. 8246

ARCHITECTURAL SYMBOLS

ROOM NAME	ROOM NAME ROOM NUMBER	SIM / XXX	SECTION
101	DOOR NUMBER OF TYPE	SIM / XXX	DETAIL
X	REVISION	F.E.	FIRE EXTINGUISHER SEE IBC 906 FOR PLACEMENT REQUIREMENTS
XX	WINDOW TYPE		EXIT SIGNAGE
	WALL TYPE		EMERGENCY LIGHTING
XXXX	BUILDING ELEVATION	REF / XXX / REF / REF	INTERIOR ELEVATION

MATERIAL SYMBOLS

	EARTH		WOOD BLOCKING
	GRAVEL		PLYWOOD
	CONCRETE		STUD PARTITION
	CONCRETE MASONRY UNIT		GLASS - SMALL SCALE
	BRICK		BATT INSULATION
	CAST STONE		RIGID INSULATION
	STEEL - LARGE SCALE		CERAMIC TILE
	ALL METALS - SMALL SCALE		PLASTER OR STUCCO
	SHINGLES		PARTICLE BOARD
	WOOD - FINISH		

CANNERY SQUARE - CLUBHOUSE

108 NORTH EAST STREET
EASTON, MD 21601

DRAWINGS ISSUED FOR

PLANNING & ZONING: XX.XX.2022
PRICING & BUDGETING: XX.XX.2022
BUILDING PERMIT: XX.XX.2022

VICINITY MAP

SITE — NOT TO SCALE



PROJECT TEAM

OWNER:
SHOREGATE OF CANNERY COMMERCIAL, LLC
29 SOUTH HARRISON STREET
EASTON, MD 21601
P: 410.820.0250
CONTACT: BRENDAN MULLANEY

MEP ENGINEERS:
ALLEN + SHARIFF
205 E MARKET STREET
SALISBURY, MD 21801
P: 443.545.1300
CONTACT: JEREMY HAYES

ARCHITECT:
FISHER ARCHITECTURE, LLC
542 RIVERSIDE DRIVE
SALISBURY, MD 21801
P: 410.742.0238
CONTACT: LAUREN WHITE

CIVIL ENGINEER:
LANE ENGINEERING, LLC
117 BAY STREET
EASTON, MD 21601
P: 410.822.8003
CONTACT: BRETT EWING

STRUCTURAL ENGINEER:
PILOTTOWN ENGINEERING
17585 NASSAU COMMONS BLVD, UNIT 3
LEWES, DE 19958
P: 302.703.1710
CONTACT: JIM BAKER

BUILDING CODE SUMMARY

1. JURISDICTION: EASTON, TALBOT COUNTY, MARYLAND
2. APPLICABLE CODES:
   - 2021 INTERNATIONAL BUILDING CODE
   - 2021 INTERNATIONAL MECHANICAL CODE
   - 2018 NFPA 101: LIFE SAFETY CODE
   - 2021 INTERNATIONAL ENERGY CONSERVATION CODE
   - 2021 INTERNATIONAL PLUMBING CODE
   - 2017 NATIONAL ELECTRICAL CODE - NFPA 70
   - 2021 INTERNATIONAL FUEL GAS CODE - NFPA 54
   - 2015 NATIONAL LP GAS CODE - NFPA 58
   - 2017 ICC ANSI A117.1 ADA STANDARDS FOR ACCESSIBLE DESIGN
3. BUILDING USE AND OCCUPANCY (IBC 303/NFPA 101 CHAPTER 12)
   USE GROUP: A-3 (ASSEMBLY) + S-1 (STORAGE), NON-SEPARATED
4. TYPE OF CONSTRUCTION (IBC 601)
   TYPE 5B
5. BUILDING HEIGHT & AREA (IBC TABLE 504.3, 504.4 & 506.2)

	PERMITTED PER IBC	PROVIDED
BUILDING HEIGHT, STORIES	1 STORY ABOVE GRADE	1 STORY
BUILDING HEIGHT, FEET	40 FEET	23'-6"
BUILDING AREA	6,000 S.F. PER FLOOR	3,192 S.F. PER FLOOR

6. FIRE PROTECTION SYSTEM:
   AN AUTOMATIC FIRE PROTECTION SYSTEM IS NOT REQUIRED AND WILL NOT BE PROVIDED.
7. OCCUPANT LOAD (IBC 1004.5)

LOUNGE	685 SF. / 15 NET	46	PERSONS
OFFICES	343 SF. / 150 GROSS	3	PERSONS
GYM	532 SF. / 50 GROSS	11	PERSONS
STORAGE	949 SF. / 300 GROSS	4	PERSONS
TOTAL OCCUPANCY LOAD		64	PEOPLE

8. LENGTH OF ACCESS TRAVEL:
   GROUP A WITHOUT A SPRINKLER SYSTEM MAXIMUM TRAVEL DISTANCE = 200'-0"
   MAXIMUM COMMON PATH OF EGRESS WITHOUT A SPRINKLER SYSTEM TRAVEL DISTANCE = A: 75'-0
   ACTUAL MAXIMUM LENGTH OF TRAVEL = 50'-6"
9. MINIMUM EGRESS WIDTH PER OCCUPANT (PER IBC 1005, 1010, 1020)

	OCCUPANTS	REQUIRED	PROVIDED
AT DOORS	64 PEOPLE	.2" X 64 = ~~12.8"~~ (32" MIN.)	(2) 72" AND (1) 36"
AT CORRIDORS	4 PEOPLE	44" MIN.	55.5"

10. PLUMBING FIXTURES (IBC 2902.1)

64 OCCUPANTS		REQUIRED		PROVIDED	
		MEN	WOMEN	MEN	WOMEN
WATER CLOSETS	1 PER 125/65	32/125 = 1	32/65 = 1	2 M & 2 W	
LAVATORIES	1 PER 200	32/200 = 1	32/200 = 1	1 M & 1 W	
DRINKING FOUNTAINS	1 PER 1,000	1		1 HI-LO	
SERVICE SINKS	1	1		1	

11. ALL BUILDING MATERIALS AND CONSTRUCTION METHODS TO BE IN ACCORDANCE WITH IBC AND APPLICABLE OSHA REQUIREMENTS.
12. PROVIDE FIRE EXTINGUISHERS PER LOCATION(S) ON PLAN AND PER LOCAL CODES. AT MINIMUM (1) FIRE EXTINGUISHER TO BE PROVIDED FOR EVERY 3,000 S.F. AND NOT MORE THAN 75 FEET FROM THE FURTHEST OCCUPANT. PORTABLE FIRE EXTINGUISHERS SHALL BE SELECTED, INSTALLED, INSPECTED, AND MAINTAINED IN ACCORDANCE WITH NFPA 10, STANDARDS FOR PORTABLE FIRE EXTINGUISHERS. GENERAL CONTRACTOR TO VERIFY WITH LOCAL FIRE MARSHAL THE NUMBER AND LOCATIONS OF PROPOSED FIRE EXTINGUISHERS ARE COMPLIANT; FIRE MARSHAL TO HAVE FINAL APPROVAL AND AUTHORITY.

ABBREVIATIONS

ADA	AMERICAN W/ DISABILITIES ACT
AFF	ABOVE FINISHED FLOOR
ALUM	ALUMINUM
ASF	ABOVE SUBFLOOR
BLDG	BUILDING
BLK	BLOCK
BLKG	BLOCKING
BLW	BELOW
BOT	BOTTOM
BP	BEARING POINT
CAB	CABINET
CF	CUBIC FEET
CFM	CUBIC FEET PER MINUTE
CIR	CIRCLE
CJ	CONTROL JOINT
CL	CLOSET
CLG	CEILING
CLR	CLEAR
CMU	CONCRETE MASONRY UNIT
COL	COLUMN
CONC	CONCRETE
CONST	CONSTRUCTION
CONT	CONTINUOUS
CONTR	CONTRACTOR
CORR	CORRUGATED
CTR	CENTER
CY	CUBIC YARD
DET	DETAIL
DF	DRINKING FOUNTAIN
DIA	DIAMETER
DIM	DIMENSION
DL	DEAD LOAD
DO	DITTO
DS	DOWNSPOUT
DW	DISHWASHER
DWG	DRAWING
DWGS	DRAWINGS
E	EAST
EA	EACH
EIFS	EXT. INSUL & FINISH SYSTEM
EJ	EXPANSION JOINT
ELEC	ELECTRICAL
ELEV	ELEVATION
ENCL	ENCLOSURE
EPS	EXPANDED POLYSTYRENE
EQ	EQUAL
EXH	EXHAUST
EXIST	EXISTING
EXP	EXPANSION
EXT	EXTERIOR
FBD	FIBERBOARD
FBO	FURNISHED BY OTHERS
FD	FLOOR DRAIN
FE	FIRE EXTINGUISHER
FF	FINISHED FLOOR
FG	FIBERGLASS

FLR	FLOOR
FND	FOUNDATION
FOC	FACE OF CONCRETE
FOF	FACE OF FINISH
FOM	FACE OF MASONRY
FOS	FACE OF STUD
FT	FEET/FOOT
FTG	FOOTING
FV	FIELD VERIFY
GA	GAUGE
GALV	GALVANIZED
GC	GENERAL CONTRACT(OR)
GLB	GLUE LAMINATED BEAM
GPM	GALLONS PER MINUTE
GRD	GRADE
GYP BD	GYPSUM
HC	HOLLOW CORE
HCP	HANDICAPPED
HDW	HARDWARE
HM	HOLLOW METAL
HOR	HORIZONTAL
HR	HOUR
HVAC	HEATING/VENTILATION & AIR CONDITIONING
HWH	HOT WATER HEATER
ID	INSIDE DIAMETER
IN	INCH/INCHES
INSUL	INSULATION
INT	INTERIOR
JSTS	JOIST
JT	JOINT
LH	LEFT HAND
LL	LIVE LOAD
LAM	LAMINATED
LAV	LAVATORY
LBS	POUNDS
LIN	LINEN
LLH	LONG LEG HORIZONTAL
LLV	LONG LEG VERTICAL
LTL	LINTEL
LVL	LAMINATED VENEER LUMBER
LW	LIGHTWEIGHT
MAS	MASONRY
MAX	MAXIMUM
MECH	MECHANICAL
MFR	MANUFACTURER
MIN	MINIMUM
MISC	MISCELLANEOUS
MO	MASONRY OPENING
MTL	METAL
N	NORTH
NIC	NOT IN CONTRACT
NO	NUMBER
NOM	NOMINAL
NR	NOT REQUIRED
NTS	NOT TO SCALE

OA	OUTSIDE AIR
OC	ON CENTER
OD	OUTSIDE DIAMETER
OH	OVERHEAD
OPNG	OPENING
OPP	OPPOSITE
OSB	ORIENTED STRAND BOARD
OZ	OUNCE
P.L	PROPERTY LINE
PAR	PARALLEL
PBD	PARTICLE BOARD
PCF	POUNDS PER CUBIC FOOT
PL	PLATE
PLF	POUNDS PER LINEAR FOOT
PR	PAIR
PREFAB	PREFABRICATED
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PSL	PARALLEL STRAND LUMBER
PT	PRESSURE TREATED
PVC	POLYVINYL CHLORIDE
PVMT	PAVEMENT
PW	PLYWOOD
R	RADIUS/RISER
RA	RETURN AIR
RAD	RADIUS
RB	RESILIENT BASE
RBR	RUBBER
RCP	REFLECTED CEILING PLAN
RD	ROOF DRAIN
REC	RECESSED
RECPT	RECEPTACLE
REF	REFERENCE
REFR	REFRIGERATOR
REG	REGISTER
REINF	REINFORCED REINFORCING
REINF	REINFORCED
REL	RELOCATE
REM	REMOVABLE
RECOM	RECOMMENDED
REQ	REQUIRE/REQUIRED
REQD	REQUIRED
RESIL	RESILIENT
REV	REVISION/REVISED
RM	ROOM
RO	ROUGH OPENING
RTD	RATED
RTG	RATING
RWL	RAIN WATER LEADER
S	SOUTH
SC	SOLID CORE
SD	STORM DRAIN
SEC	SECTION
SF	SQUARE FEET/FOOT
SHT	SHEET
SIM	SIMILAR
SPEC	SPECIFICATION
SS	STAINLESS STEEL

STAT	THERMOSTAT
STD	STANDARD
STOR	STORAGE
STRUCT	STRUCTURAL
SUP	SUPPLY
SUS	SUSPENDED
SYM	SYMMETRICAL
SYS	SYSTEM
T	TREAD
T&B	TOP AND BOTTOM
T&G	TONGUE AND GROOVE
T.B.	TOP OF BEAM
T.BAR	TOWEL BAR
T.M.E.	TO MATCH EXISTING
T.O.	TOP OF
T.O.C	TOP OF CURB
T.O.L	TOP OF LINTEL
T.O.SL	TOP OF SLAB
T.O.STL	TOP OF STEEL
T.O.W.	TOP OF WALL
TEL	TELEPHONE
THK	THICKNESS
THRU	THROUGH
TV	TELEVISION
TYP	TYPICAL
U.C.	UNDERCUT DOOR 1" U.N.O.
U.N.O.	UNLESS NOTED OTHERWISE
V.P.S.	VENEER PLASTER SYSTEM
V.T.	VINYL TILE
V.W.C.	VINYL WALL COVERING
V.W.M.	VERIFY WITH MANUFACTURER
VAR	VARIES
VCT	VINYL COMPOSITION TILE
VERT.	VERTICAL
VEST.	VESTIBULE
VIN.	VINYL
VOL.	VOLUME
W	WEST
W.B.	WOOD BASE
W.C.	WATER CLOSET
W.H.	WATER HEATER
W.I.	WROUGHT IRON
W.I.C.	WALK IN CLOSET
W/	WITH
W/O	WITHOUT
WD.	WOOD
WWM	WELDED WIRE MESH
X.P.S.	EXTRUDED POLYSTYRENE

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FISHER ARCHITECTURE
Fisher Architecture, LLC
542 Riverside Drive
Salisbury, MD 21801
(410) 742-0238

SEAL:

FOR REVIEW ONLY NOT FOR CONSTRUCTION

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 NO.: 0013955
EXPIRATION NO.: 09.23.2024

THE DOCUMENTS PREPARED BY FISHER ARCHITECTURE, LLC, ARE SOLELY FOR THE PURPOSES OF THE SPECIFIED PROJECT. THEY ARE NOT INTENDED OR AUTHORIZED FOR USE ON ANY OTHER PROJECT. FISHER ARCHITECTURE, LLC MAKES NO REPRESENTATION AS TO THEIR SUITABILITY FOR ANY OTHER USE. ALL DRAWINGS PREPARED BY FISHER ARCHITECTURE, LLC ARE INSTRUMENTS OF PROFESSIONAL SERVICE IN RESPECT OF THE PROJECT. THESE DOCUMENTS ARE, AND SHALL REMAIN, THE PROPERTY OF FISHER ARCHITECTURE, LLC.

CONSULTANTS:

CANNERY SQUARE CLUBHOUSE
108 NORTH EAST STREET
EASTON, MD 21601

SHEET INFO:

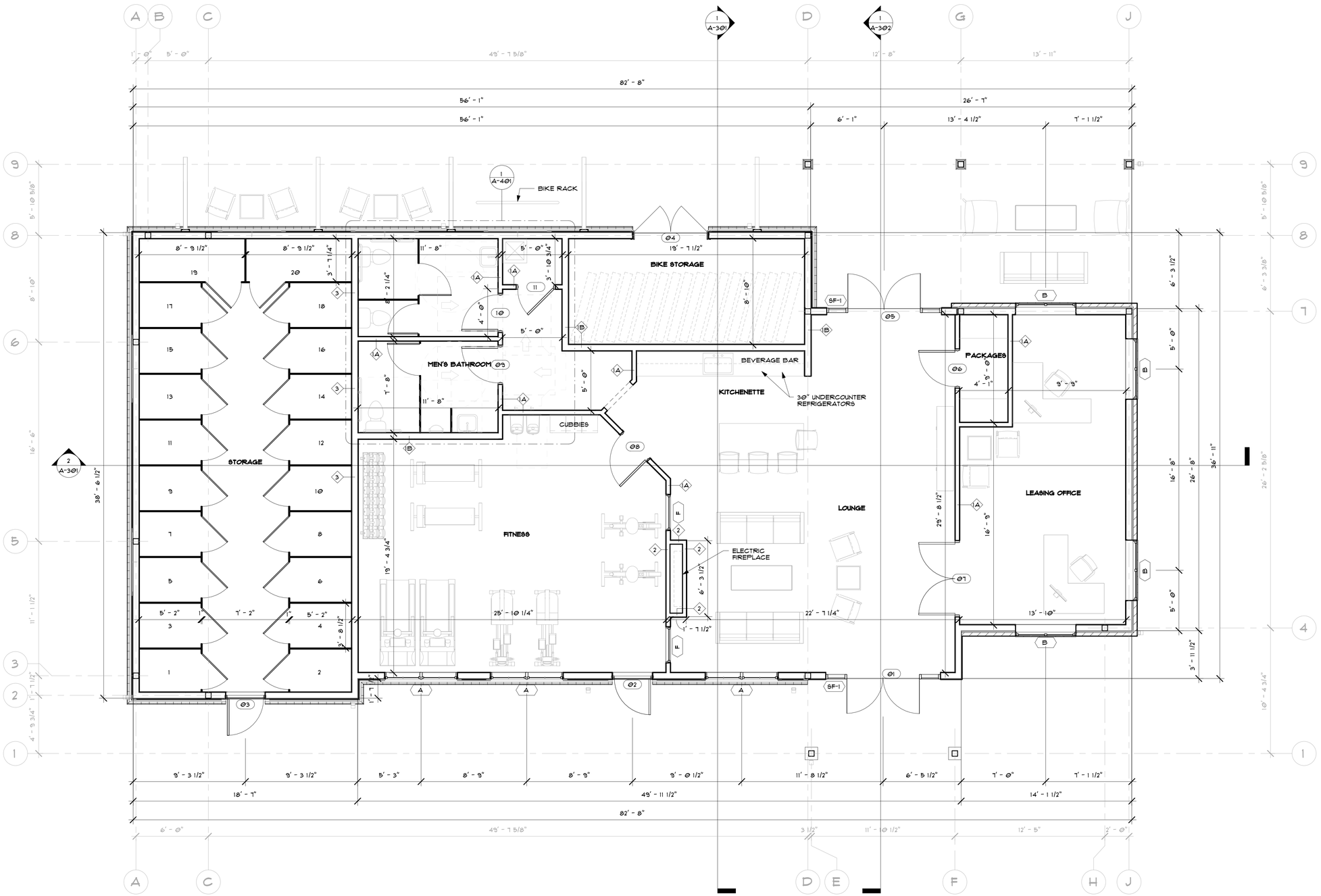
COVER SHEET

REV	REV DATE	DESCRIPTION
6	03.25.2024	100% DD to Owner

DATE:	2023.07.14
PROJECT NO.	2023065
SCALE:	12" = 1'-0"
PROJ MGR:	Designer
DRAWN BY:	Author

SHEET NUMBER:

GS-01



1 FIRST FLOOR
1/4" = 1'-0"

GENERAL NOTES

1. G.C. SHALL VERIFY ALL SITE CONDITIONS AND DIMENSIONS PRIOR TO CONSTRUCTION. ANY VARIATIONS, DISCREPANCIES, OR FIELD ALTERATIONS TO THESE DESIGN DRAWINGS SHALL BE BROUGHT TO THE ARCHITECT'S ATTENTION PRIOR TO CONSTRUCTION. DISCREPANCIES OR OTHER SUCH CONDITIONS NOT REPORTED PRIOR TO CONSTRUCTION MAY NOT BE USED AS GROUNDS FOR ADDITIONAL EXPENSE CLAIMS BY THE G.C. NECESSARY TO ADEQUATELY COMPLETE THE WORK.
2. ANY ITEMS NOT SPECIFICALLY SHOWN ON THESE DRAWINGS BUT COMPLETION OF THE PROJECT BASED ON INDUSTRY STANDARDS ARE INCLUDED WITHIN THE INTENT OF THESE DESIGN DRAWINGS.
3. ALL WORK SHALL BE CONDUCTED BY THE BUILDER IN ACCORDANCE WITH THE LATEST ADOPTED EDITIONS OF BUILDING CODES AS OF THE DATE THE PERMIT IS ISSUED FOR THIS PROJECT. BUILDER SHALL REPORT ANY DISCREPANCIES BETWEEN CURRENT CODE AND THE DRAWINGS OR SPECIFICATIONS TO THE DESIGNER PRIOR TO WORK.
4. PROPER ASSEMBLY, INSTALLATION, AND OPERATION OF ALL MATERIALS, COMPONENTS, SYSTEMS, FURNITURE, AND FINISHES IS THE G.C.'S RESPONSIBILITY AND SHALL BE IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS & ALL APPLICABLE CODES
5. COMPONENTS FOR CONSTRUCTION SAFETY ARE NOT INDICATED IN THESE DRAWINGS. IT SHALL BE THE G.C.'S RESPONSIBILITY TO COMPLY WITH ALL RULES AND REGULATIONS OF THE OCCUPATIONAL SAFETY AND HEALTH ACT DURING ALL CONSTRUCTION.
6. ALL INTERIOR FINISHES ON WALLS AND CEILINGS TO MEET MINIMUM REQUIREMENTS OF CLASS A, B, OR C FLAME SPREAD AS REQUIRED BY CODE.
7. PROVIDE ADDITIONAL BLOCKING IN WALL FOR FURNITURE, FIXTURES, OR EQUIPMENT AS REQUIRED.
8. SEE A-101 FOR ACCESSIBILITY & CONSTRUCTION REFERENCE. ALL DIMENSIONS, CLEARANCES, ACCESSORIES, MOUNTING HEIGHTS, FINISHES, ETC. TO BE ADA COMPLIANT FOR HANDICAPPED ACCESSIBILITY. WHERE INDICATED TO COMPLY WITH ACCESSIBILITY REQUIREMENTS, COMPLY WITH ICC A117.1 - 2017.
9. G.C. TO ASSURE ALL CODE REQUIRED CLEARANCES ARE MAINTAINED IN RELATION TO FURNITURE, EQUIPMENT, & FIXTURES.
10. PROVIDE EXTERIOR REMOTE LAMP HEADS AT ALL LOCATIONS OF EXIT.
11. PER IECC 2018 C405.2|C405.2.1, OCCUPANT SENSOR CONTROLS SHALL BE INSTALLED TO CONTROL LIGHTS IN THE FOLLOWING SPACE TYPES: CONFERENCE/MEETING/MULTIPURPOSE ROOMS, COPY/PRINT ROOMS, LOUNGES, & EMPLOYEE BREAK ROOMS, PRIVATE OFFICES, RESTROOMS, STORAGE ROOMS, JANITORIAL CLOSETS, OTHER SPACES 300 S.F. OR LESS THAT ARE ENCLOSED BY FLOOR-TO-CEILING HEIGHT PARTITIONS.
12. COORDINATE CASEWORK & COUNTERTOPS WITH OWNER EQUIPMENT & APPLIANCES.
13. AT FLOATING WORK SURFACES, INSTALL RECEPTACLES BELOW COUNTERTOPS & PROVIDE GROMMETS. FLOATING COUNTERTOP BRACKETS TO BE FLOATING COUNTERTOP WALL BRACKET BY IRON SUPPORTS OR SIMILAR.

PLAN NOTES

1. ALL INTERIOR WALLS TO BE TYPE 1A UNLESS NOTED OTHERWISE. SEE WALL TYPES ON A-501 FOR DETAILS.
2. REFER TO A-4006 FOR ENLARGED PLANS AND DIMENSIONS.
3. REFER TO A-501 FOR CLARIFICATION ON ALL WALL TYPE CONSTRUCTION.

DRAWINGS TO REFERENCE

1. REFER TO CIVIL ENGINEERING PLANS FOR FURTHER DIMENSIONS AND BUILDING LOCATIONS.

FISHER ARCHITECTURE
Fisher Architecture, LLC
542 Riverside Drive
Salisbury, MD 21801
(410) 742-0238

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CONSULTANTS:

CANNERY SQUARE CLUBHOUSE

108 NORTH EAST STREET
EASTON, MD 21601

SHEET INFO:

FLOOR PLAN

REV.	REV DATE	DESCRIPTION
6	03.25.2024	100% DD to Owner
5	03.01.2024	Arch DD
4	09.13.2023	HDC Resubmission
3	08.24.2023	HDC Resubmission
2	08.02.2023	HDC Submission
1	07.25.2023	Schematic Design

DATE:	2023.07.14
PROJECT NO.	2023065
SCALE:	1/4" = 1'-0"
PROJ MGR:	Designer
DRAWN BY:	Author

SHEET NUMBER:

A-101

MATERIAL LEGEND

ABBREV.	APPEARANCE	DESCRIPTION
S-1		BRICK VENEER BOD: TBD COLOR: SELECTED BY OWNER
S-2		FIBERCEMENT LAP SIDING BOD: TBD COLOR: SELECTED BY OWNER
S-3		FIBERCEMENT BOARD & BATTEN SIDING BOD: TBD COLOR: SELECTED BY OWNER
R-1		ARCHITECTURAL SHINGLE ROOFING BOD: TBD COLOR: SELECTED BY OWNER
R-2		STANDING SEAM METAL ROOFING BOD: TBD COLOR: SELECTED BY OWNER



1 ELEVATION EAST (FRONT)
1/4" = 1'-0"



2 ELEVATION WEST (REAR)
1/4" = 1'-0"

THERMAL ENVELOPE

IECC 2021

C402.5 AIR LEAKAGE - THERMAL ENVELOPE (MANDATORY)
THE THERMAL ENVELOPE OF BUILDINGS SHALL COMPLY WITH SECTIONS 402.5.1 THROUGH C402.5.8, OR THE BUILDING THERMAL ENVELOPE SHALL BE TESTED IN ACCORDANCE WITH ASTM 3 779 AT A PRESSURE DIFFERENTIAL OF 0.3 INCH WATER GAUGE (75 PA) OR AN EQUIVALENT METHOD APPROVED BY THE CODE OFFICIAL AND DEEMED TO COMPLY WITH THE PROVISIONS OF THIS SECTION WHEN THE TESTED RATE OF THE BUILDING THERMAL ENVELOPE IS NOT GREATER THAN 0.40 CFM/FT (0,2 l/SM) WHERE COMPLIANCE IS BASED ON SUCH TESTING, THE BUILDING SHALL ALSO COMPLY WITH SECTIONS C402.5.5, C402.5.6, C402.5.7

C402.5.1 AIR BARRIERS
A CONTINUOUS AIR BARRIER SHALL BE PROVIDED THROUGHOUT THE BUILDING THERMAL ENVELOPE. THE CONTINUOUS AIR BARRIERS SHALL BE LOCATED ON THE INSIDE OR THE OUTSIDE OF THE BUILDING THERMAL ENVELOPE, LOCATED WITHIN THE ASSEMBLIES COMPOSING THE THERMAL ENVELOPE, OR ANY COMBINATIONS THEREOF. THE AIR BARRIER SHALL COMPLY WITH SECTIONS C402.5.1.1 AND C402.5.1.2

EXCEPTION: AIR BARRIERS ARE NOT REQUIRED IN BUILDINGS LOCATED IN CLIMATE ZONE 2B

C402.5.1.1 AIR BARRIER CONSTRUCTION
THE CONTINUOUS AIR BARRIER SHALL BE CONSTRUCTED TO COMPLY WITH THE FOLLOWING:

1. THE AIR BARRIER SHALL BE CONTINUOUS FOR ALL ASSEMBLIES THAT THE THERMAL ENVELOPE OF THE BUILDING AND ACROSS THE JOINTS AND ASSEMBLIES
2. AIR BARRIER JOINTS AND SEAMS SHALL BE SEALED, INCLUDING SEALING TRANSITIONS IN PLACES AND CHANGES OF MATERIALS. THE JOINTS AND SEALS SHALL BE SECURELY INSTALLED IN OR ON THE JOINT FOR ITS ENTIRE LENGTH SO AS NOT TO DISLODGE, LOOSEN OR OTHER WISE IMPAIR ITS ABILITY TO RESIST POSITIVE AND NEGATIVE PRESSURE FROM WIND, STACK EFFECT AND MECHANICAL VENTILATION
3. PENETRATIONS OF THE AIR BARRIER SHALL BE CAULKED, GASKETED OR OTHERWISE SEALED IN A MANNER COMPATIBLE WITH THE CONSTRUCTION MATERIALS AND LOCATION. JOINTS AND SEALS ASSOCIATED WITH PENETRATIONS SHALL BE SECURELY INSTALLED AROUND THE PENETRATION SO AS TO NOT DISLODGE, LOOSEN, OR OTHERWISE IMPAIR THE PENETRATIONS ABILITY TO RESIST POSITIVE AND NEGATIVE PRESSURE FROM WIND, STACK EFFECT AND MECHANICAL VENTILATION. SEALING OF CONCEALED FIRE SPRINKLERS, WHERE REQUIRED, SHALL BE IN A MANNER THAT IS RECOMMENDED BY THE MANUFACTURER. CAULKING OR OTHER ADHESIVE SEALANTS SHALL NOT BE USED TO FILL VOIDS BETWEEN FIRE SPRINKLER COVER PLATES AND WALLS OR CEILINGS.
4. RECESSED LIGHTING FIXTURES SHALL COMPLY WITH SECTION C402.5.8. WHERE SIMILAR OBJECTS ARE INSTALLED THAT PENETRATE THE AIR BARRIER, PROVISIONS SHALL BE MADE TO MAINTAIN THE INTEGRITY OF THE AIR BARRIER.

ELEVATION NOTES

1. G.C. TO VERIFY ALL FINAL GRADE ELEVATIONS PRIOR TO EXTERIOR MATERIAL INSTALLATION
2. ALL MATERIALS USED ON THE BUILDING EXTERIOR TO BE SUBMITTED TO ARCHITECT/OWNER: VERIFY NECESSARY WATERPROOFING AND FLASHING FOR SYSTEMS
3. ALL PENETRATIONS IN THE BUILDINGS THERMAL BARRIER TO BE SEALED. ALL WIRES, PIPES, FIXTURES AND FASTENERS TO BE SEALED SO THAT NO GAPS EXIST
4. FILL AND PAINT ALL EXPOSED NAIL AND FASTENERS THAT EXIST IN EXTERIOR TRIM
5. VERIFY ALL FASTENERS IN BUILDING EXTERIOR ARE RATED FOR EXTERIOR EXPOSURE
6. VERIFY ALL METALS ARE COMPLIANT FOR THE USE AND ARE EXPOSED FOR USE WITH ADJACENT MATERIALS
7. CAULK AND SEAL AT INTERSECTION OF ALL DISSIMILAR MATERIALS

FISHER
ARCHITECTURE
Fisher Architecture, LLC
542 Riverside Drive
Salisbury, MD 21801
(410) 742-0238

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CONSULTANTS:

CANNERY SQUARE CLUBHOUSE

109 NORTH EAST STREET
EASTON, MD 21601

SHEET INFO:

ELEVATIONS

REV	REV DATE	DESCRIPTION
6	03.25.2024	100% DD to Owner
5	03.01.2024	Arch DD
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3	08.24.2023	HDC Resubmission
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1	07.25.2023	Schematic Design

DATE:	2023.07.14
PROJECT NO.	2023065
SCALE:	As indicated
PROJ MGR:	Designer
DRAWN BY:	Author

SHEET NUMBER:

A-201



1 ELEVATION NORTH (RIGHT)
1/4" = 1'-0"



2 ELEVATION SOUTH (LEFT)
1/4" = 1'-0"

MATERIAL LEGEND

ABBREV.	APPEARANCE	DESCRIPTION
S-1		BRICK VENEER BOD: TBD COLOR: SELECTED BY OWNER
S-2		FIBERCEMENT LAP SIDING BOD: TBD COLOR: SELECTED BY OWNER
S-3		FIBERCEMENT BOARD & BATTEN SIDING BOD: TBD COLOR: SELECTED BY OWNER
R-1		ARCHITECTURAL SHINGLE ROOFING BOD: TBD COLOR: SELECTED BY OWNER
R-2		STANDING SEAM METAL ROOFING BOD: TBD COLOR: SELECTED BY OWNER

THERMAL ENVELOPE

IECC 2021

C402.5 AIR LEAKAGE - THERMAL ENVELOPE (MANDATORY)
THE THERMAL ENVELOPE OF BUILDINGS SHALL COMPLY WITH SECTIONS 402.5.1 THROUGH C402.5.8, OR THE BUILDING THERMAL ENVELOPE SHALL BE TESTED IN ACCORDANCE WITH ASTM 3 779 AT A PRESSURE DIFFERENTIAL OF 0.3 INCH WATER GAUGE (75 PA) OR AN EQUIVALENT METHOD APPROVED BY THE CODE OFFICIAL AND DEEMED TO COMPLY WITH THE PROVISIONS OF THIS SECTION WHEN THE TESTED RATE OF THE BUILDING THERMAL ENVELOPE IS NOT GREATER THAN 0.40 CFM/FT (0.2 l/SM) WHERE COMPLIANCE IS BASED ON SUCH TESTING. THE BUILDING SHALL ALSO COMPLY WITH SECTIONS C402.5.5, C402.5.6, C402.5.7.

C402.5.1 AIR BARRIERS
A CONTINUOUS AIR BARRIER SHALL BE PROVIDED THROUGHOUT THE BUILDING THERMAL ENVELOPE. THE CONTINUOUS AIR BARRIERS SHALL BE LOCATED ON THE INSIDE OR THE OUTSIDE OF THE BUILDING THERMAL ENVELOPE, LOCATED WITHIN THE ASSEMBLIES COMPOSING THE THERMAL ENVELOPE, OR ANY COMBINATIONS THEREOF. THE AIR BARRIER SHALL COMPLY WITH SECTIONS C402.5.1.1 AND C402.5.1.2

EXCEPTION: AIR BARRIERS ARE NOT REQUIRED IN BUILDINGS LOCATED IN CLIMATE ZONE 2B

C402.5.1.1 AIR BARRIER CONSTRUCTION
THE CONTINUOUS AIR BARRIER SHALL BE CONSTRUCTED TO COMPLY WITH THE FOLLOWING:
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2. AIR BARRIER JOINTS AND SEAMS SHALL BE SEALED, INCLUDING SEALING TRANSITIONS IN PLACES AND CHANGES OF MATERIALS. THE JOINTS AND SEALS SHALL BE SECURELY INSTALLED IN OR ON THE JOINT FOR ITS ENTIRE LENGTH SO AS NOT TO DISLODGE, LOOSEN OR OTHER WISE IMPAIR ITS ABILITY TO RESIST POSITIVE AND NEGATIVE PRESSURE FROM WIND, STACK EFFECT AND MECHANICAL VENTILATION
3. PENETRATIONS OF THE AIR BARRIER SHALL BE CAULKED, GASKETED OR OTHERWISE SEALED IN A MANNER COMPATIBLE WITH THE CONSTRUCTION MATERIALS AND LOCATION. JOINTS AND SEALS ASSOCIATED WITH PENETRATIONS SHALL BE SECURELY INSTALLED AROUND THE PENETRATION SO AS TO NOT DISLODGE, LOOSEN, OR OTHERWISE IMPAIR THE PENETRATIONS ABILITY TO RESIST POSITIVE AND NEGATIVE PRESSURE FROM WIND, STACK EFFECT AND MECHANICAL VENTILATION. SEALING OF CONCEALED FIRE SPRINKLERS, WHERE REQUIRED, SHALL BE IN A MANNER THAT IS RECOMMENDED BY THE MANUFACTURER. CAULKING OR OTHER ADHESIVE SEALANTS SHALL NOT BE USED TO FILL VOIDS BETWEEN FIRE SPRINKLER COVER PLATES AND WALLS OR CEILINGS.
4. RECESSED LIGHTING FIXTURES SHALL COMPLY WITH SECTION C402.5.8. WHERE SIMILAR OBJECTS ARE INSTALLED THAT PENETRATE THE AIR BARRIER, PROVISIONS SHALL BE MADE TO MAINTAIN THE INTEGRITY OF THE AIR BARRIER.

ELEVATION NOTES

1. G.C. TO VERIFY ALL FINAL GRADE ELEVATIONS PRIOR TO EXTERIOR MATERIAL INSTALLATION
2. ALL MATERIALS USED ON THE BUILDING EXTERIOR TO BE SUBMITTED TO ARCHITECT/OWNER: VERIFY NECESSARY WATERPROOFING AND FLASHING FOR SYSTEMS
3. ALL PENETRATIONS IN THE BUILDINGS THERMAL BARRIER TO BE SEALED. ALL WIRES, PIPES, FIXTURES AND FASTENERS TO BE SEALED SO THAT NO GAPS EXIST
4. FILL AND PAINT ALL EXPOSED NAIL AND FASTENERS THAT EXIST IN EXTERIOR TRIM
5. VERIFY ALL FASTENERS IN BUILDING EXTERIOR ARE RATED FOR EXTERIOR EXPOSURE
6. VERIFY ALL METALS ARE COMPLIANT FOR THE USE AND ARE EXPOSED FOR USE WITH ADJACENT MATERIALS
7. CAULK AND SEAL AT INTERSECTION OF ALL DISSIMILAR MATERIALS

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ARCHITECTURE
Fisher Architecture, LLC
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Salisbury, MD 21801
(410) 742-0238

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CONSULTANTS:

CANNERY SQUARE CLUBHOUSE

108 NORTH EAST STREET
EASTON, MD 21601

SHEET INFO:

ELEVATIONS

REV.	REV DATE	DESCRIPTION
6	03.25.2024	100% DD to Owner
5	03.01.2024	Arch DD
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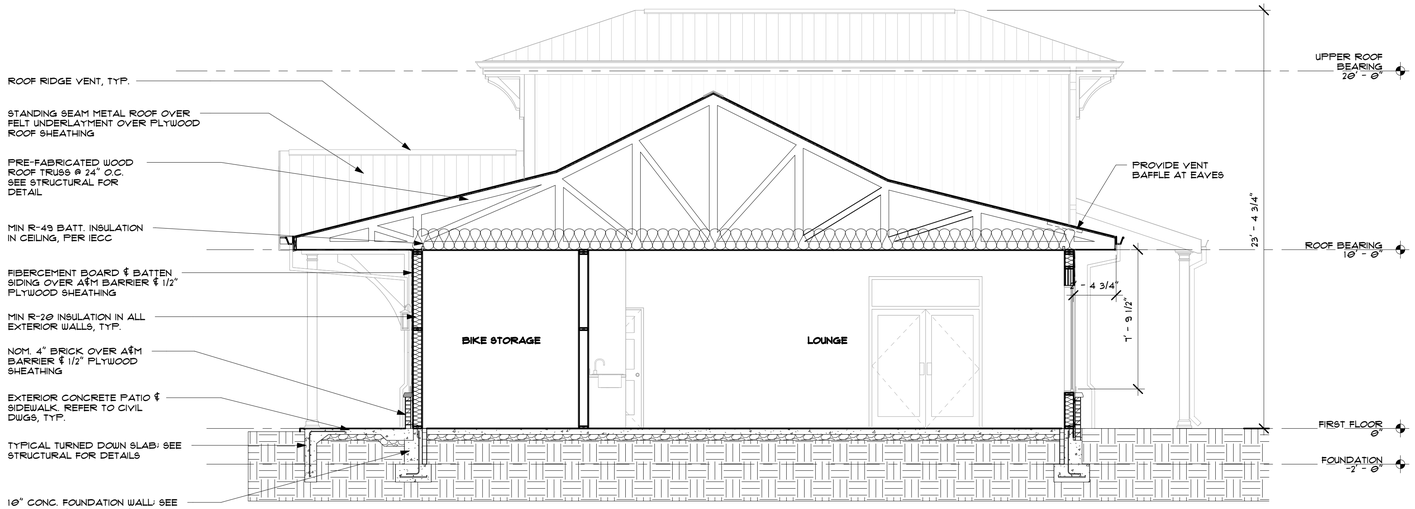
3	08.24.2023	HDC Resubmission
2	08.02.2023	HDC Submission
1	07.25.2023	Schematic Design

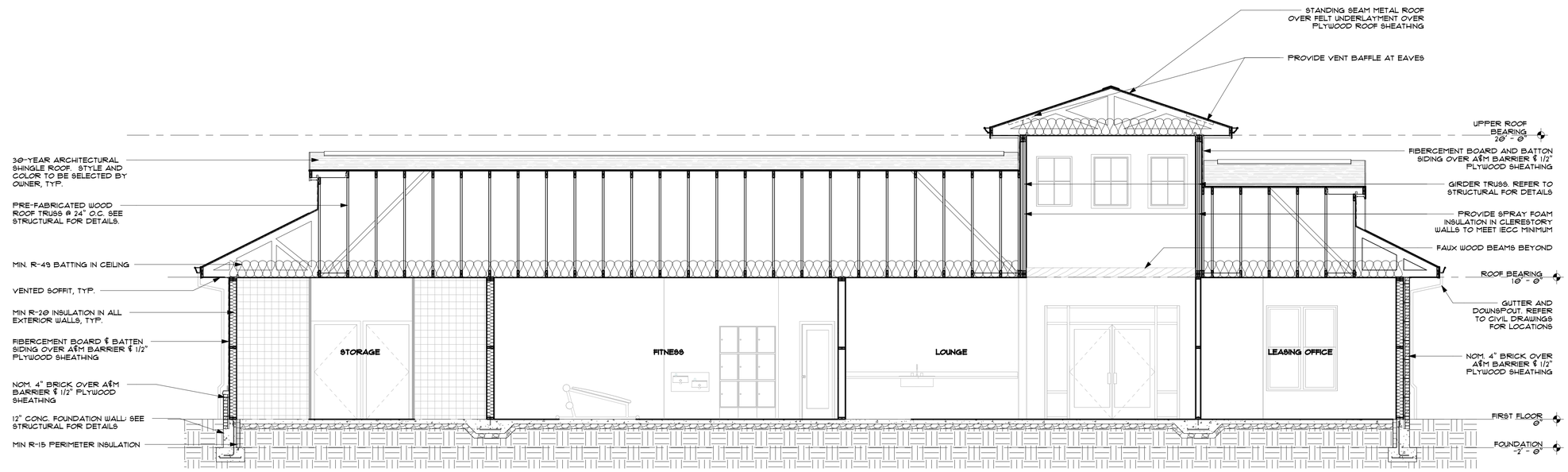
DATE:	2023.07.14
PROJECT NO.	2023065
SCALE:	As indicated
PROJ MGR:	Designer
DRAWN BY:	Author

SHEET NUMBER:

A-202



1 BUILDING TRANSVERSE SECTION
1/4" = 1'-0"



2 BUILDING LONGITUDINAL SECTION
1/4" = 1'-0"

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542 Riverside Drive
Salisbury, MD 21801
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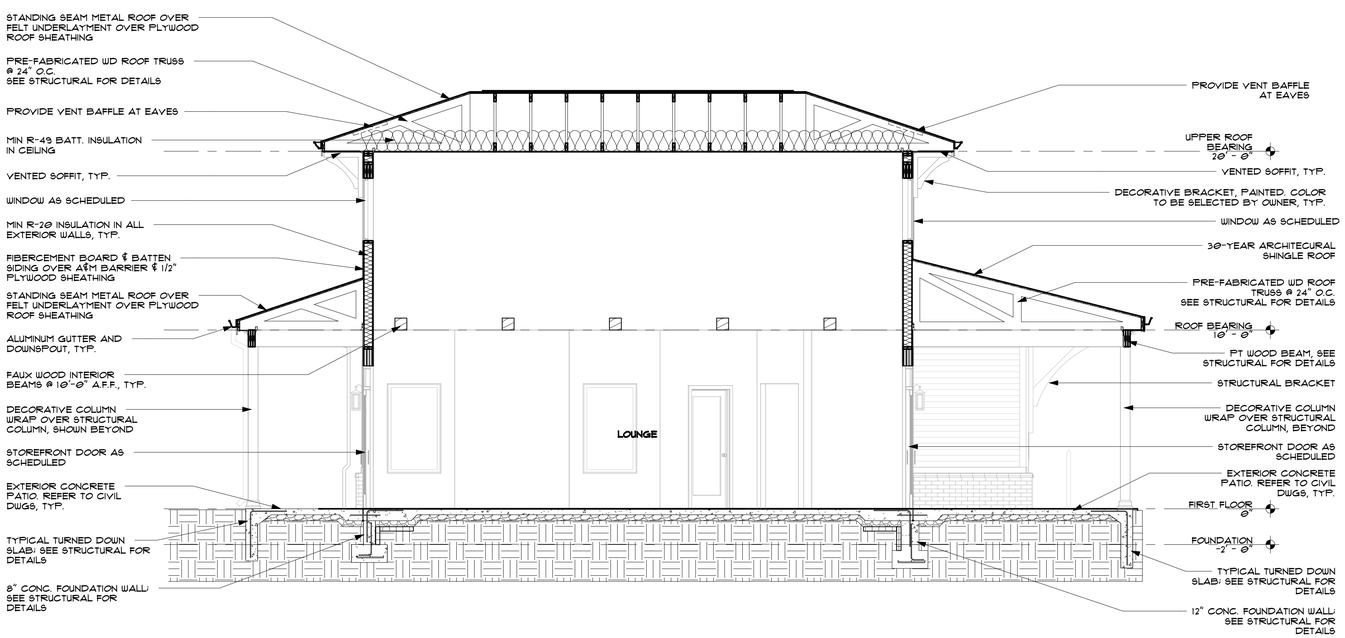
SHEET INFO:

BUILDING SECTIONS

REV	REV DATE	DESCRIPTION
6	03.25.2024	100% DD to Owner
5	03.01.2024	Arch DD
DATE:		2023.07.14
PROJECT NO.		2023065
SCALE:		1/4" = 1'-0"
PROJ MGR:		Designer
DRAWN BY:		Author

SHEET NUMBER:

A-301



1 BUILDING TRANSVERSE ENTRANCE
1/4" = 1'-0"

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ARCHITECTURE
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Salisbury, MD 21801
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EASTON, MD 21601

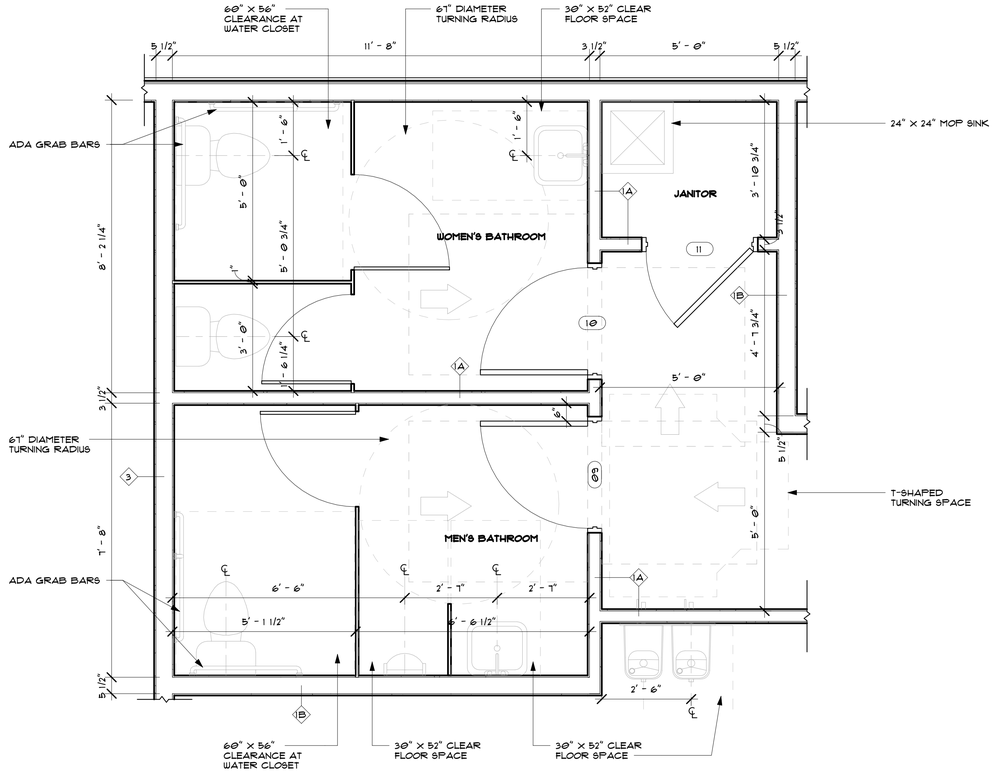
SHEET INFO:

BUILDING SECTIONS

REV	REV DATE	DESCRIPTION
DATE:		2023.07.14
PROJECT NO.		2023065
SCALE:		1/4" = 1'-0"
PROJ MGR:		Designer
DRAWN BY:		Author

SHEET NUMBER:

A-302



1 ENLARGED PLAN - RESTROOMS
1/2" = 1'-0"

GENERAL NOTES

1. G.C. SHALL VERIFY ALL SITE CONDITIONS AND DIMENSIONS PRIOR TO CONSTRUCTION. ANY VARIATIONS, DISCREPANCIES, OR FIELD ALTERATIONS TO THESE DESIGN DRAWINGS SHALL BE BROUGHT TO THE ARCHITECT'S ATTENTION PRIOR TO CONSTRUCTION. DISCREPANCIES OR OTHER SUCH CONDITIONS NOT REPORTED PRIOR TO CONSTRUCTION MAY NOT BE USED AS GROUNDS FOR ADDITIONAL EXPENSE CLAIMS BY THE G.C. NECESSARY TO ADEQUATELY COMPLETE THE WORK.
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4. ALL INTERIOR FINISHES ON WALLS AND CEILINGS TO MEET MINIMUM REQUIREMENTS OF CLASS A, B, OR C FLAME SPREAD AS REQUIRED BY CODE
5. PROVIDE ADDITIONAL BLOCKING IN WALL FOR FURNITURE, FIXTURES, OR EQUIPMENT AS REQUIRED.
6. PROVIDE MOISTURE-RESISTANT DRYWALL IN ALL MOISTURE-PRONE AREAS.
7. SEE A-701 FOR ACCESSIBILITY & CONSTRUCTION REFERENCE. ALL DIMENSIONS, CLEARANCES, ACCESSORIES, MOUNTING HEIGHTS, FINISHES, ETC. TO BE ADA COMPLIANT FOR HANDICAPPED ACCESSIBILITY. WHERE INDICATED TO COMPLY WITH ACCESSIBILITY REQUIREMENTS, COMPLY WITH ICC A117.1 - 2017.
8. G.C. TO ASSURE ALL CODE REQUIRED CLEARANCES ARE MAINTAINED IN RELATION TO FURNITURE, EQUIPMENT, & FIXTURES.
9. REFER TO A-501 FOR DETAILS ON WALL TYPE CONSTRUCTION.

ACCESSIBILITY NOTES

ICC A117.1-2017 CHAPTER 6: PLUMBING ELEMENTS & FACILITIES

1. **604.5.1.1 HORIZONTAL GRAB BAR**
   A HORIZONTAL GRAB BAR 42 INCHES MINIMUM IN LENGTH SHALL BE LOCATED 12 INCHES MAXIMUM FROM THE REAR WALL AND EXTEND 54 INCHES MINIMUM FROM THE REAR WALL.
2. **604.5.1.2 VERTICAL GRAB BAR**
   A VERTICAL GRAB BAR 18 INCHES MINIMUM IN LENGTH SHALL BE MOUNTED WITH THE BOTTOM OF THE BAR LOCATED 39 INCHES MINIMUM AND 41 INCHES MAXIMUM ABOVE THE FLOOR, AND WITH THE CENTER LINE OF THE BAR LOCATED 39 INCHES MINIMUM AND 41 INCHES MAXIMUM FROM THE REAR WALL.
3. **604.5.2 REAR-WALL GRAB BARS**
   THE FIXED REAR-WALL GRAB BAR SHALL:
   1. BE 36 INCHES MINIMUM IN LENGTH,
   2. BE LOCATED 6 INCHES MAXIMUM FROM THE SIDE WALL, AND
   3. EXTEND 42 INCHES MINIMUM FROM THE SIDE WALL.

FISHER
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EASTON, MD 21601

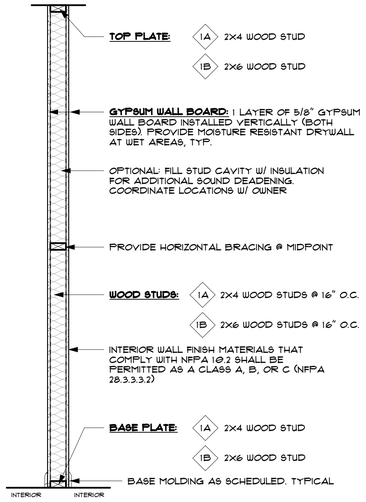
SHEET INFO:

ENLARGED PLANS

REV	REV DATE	DESCRIPTION
DATE:		2023.07.14
PROJECT NO.		2023065
SCALE:		1/2" = 1'-0"
PROJ MGR:		Designer
DRAWN BY:		Author

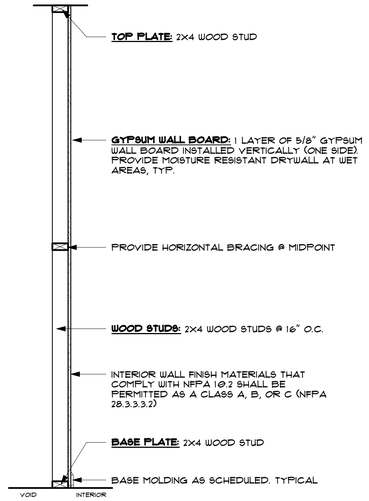
SHEET NUMBER:

A-401

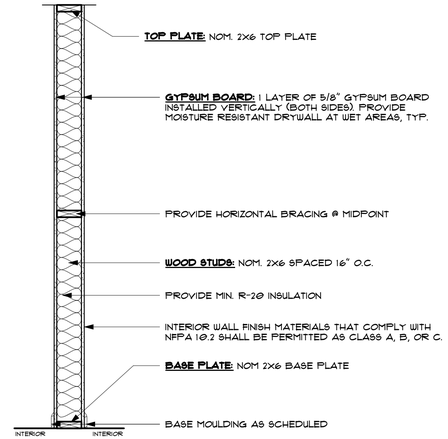


1A INTERIOR WALL: 2X4 WOOD STUD
SCALE: 3/4" = 1'-0"

1B INTERIOR WALL: 2X6 WOOD STUD
SCALE: 3/4" = 1'-0"



2 INTERIOR WALL: 2X4 WOOD STUD
SCALE: 3/4" = 1'-0"



3 INTERIOR WALL - 2X6 WD STUD
SCALE: 3/4" = 1'-0"

FISHER
ARCHITECTURE
Fisher Architecture, LLC
542 Riverside Drive
Salisbury, MD 21801
(410) 742-0238

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CONSULTANTS:

CANNERY SQUARE CLUBHOUSE

108 NORTH EAST STREET
EASTON, MD 21601

SHEET INFO:

WALL TYPES

REV	REV DATE	DESCRIPTION
DATE:		2023.07.14
PROJECT NO.		2023065
SCALE:		3/4" = 1'-0"
PROJ MGR:		Designer
DRAWN BY:		Author

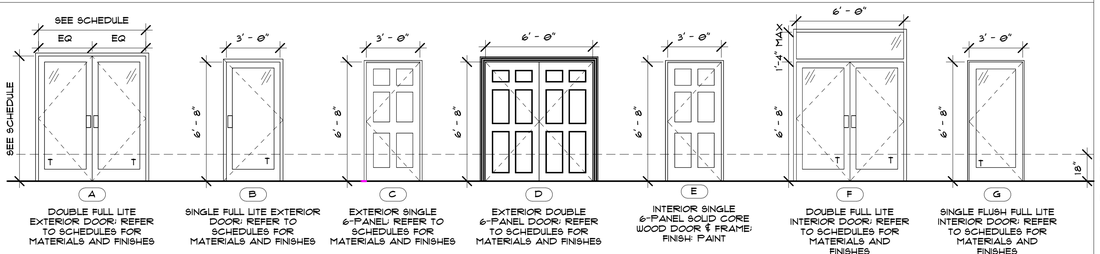
SHEET NUMBER:

A-501

DOOR SCHEDULE

DOOR TAG	DOOR TYPE	DOOR					FRAME				HW SET	ENERGY COMPLIANCE		KEYNOTES
		SIZE							DETAILS					
		WIDTH	HEIGHT	THICK	MATERIAL	FINISH	MATERIAL	FINISH	HEAD	JAMB		U-FACTOR	S.H.G.C.	
01	A	6' - 0"	6' - 8"	1 3/4"	ALUMINUM/GLAZ	ANO. BLACK	ALUMINUM	ANO. BLACK	MFR.	MFR.	2	0.63	0.53	
02	B	3' - 0"	6' - 8"	1 3/4"	ALUMINUM/GLAZ	ANO. BLACK	ALUMINUM	ANO. BLACK	4/A-602	3/A-602, 5/A-602	1	0.63	.0.40	
03	C	3' - 0"	6' - 8"	1 3/4"	INS. METAL	PAINT	INS. METAL	PAINT	4/A-602	3/A-602, 5/A-602	1	0.37		
04	D	6' - 0"	6' - 8"	1 3/4"	INS. METAL	PAINT	INS. METAL	PAINT	4/A-602	3/A-602, 5/A-602	2	0.37		
05	A	6' - 0"	6' - 8"	1 3/4"	ALUMINUM/GLAZ	ANO. BLACK	ALUMINUM	ANO. BLACK	MFR.	MFR.	2	0.63	0.53	
06	E	6' - 0"	6' - 8"	1 3/4"	S.C. WOOD	T.B.D.	SOLID WOOD	T.B.D.	1/A-602	2/A-602	6			
07	F	3' - 0"	6' - 8"	1 3/4"	S.C. WOOD	T.B.D.	SOLID WOOD	PAINT	1/A-602	2/A-602	3			
08	G	3' - 0"	6' - 8"	1 3/4"	S.C. WOOD	T.B.D.	SOLID WOOD	PAINT	1/A-602	2/A-602	5			
09	E	3' - 0"	6' - 8"	1 3/4"	S.C. WOOD	T.B.D.	SOLID WOOD	T.B.D.	1/A-602	2/A-602	4			
10	E	3' - 0"	6' - 8"	1 3/4"	S.C. WOOD	T.B.D.	SOLID WOOD	T.B.D.	1/A-602	2/A-602	4			
11	E	3' - 0"	6' - 8"	1 3/4"	S.C. WOOD	T.B.D.	SOLID WOOD	T.B.D.	1/A-602	2/A-602	6			

DOOR TYPES



DOOR HARDWARE

1. 3 HINGES
   1 ENTRY LOCKSET
   1 SURFACE CLOSER
   1 THRESHOLD
   1 GASKETING
   1 SWEEP
   1 CARD READER
2. 6 HINGES
   2 PANIC HARDWARE W/ CONCEALED VERTICAL ROD & KEYED TRIM
   2 PULL
   2 SURFACE CLOSER
   2 SWEEP
   1 GASKETING
   1 THRESHOLD
   CARD READER
3. 6 HINGES
   1 OFFICE LOCKSET
   2 STANDARD DOOR CLOSERS
   2 DOOR STOPS
4. 3 HINGES
   1 PASSAGE LOCKSET
   1 STANDARD DOOR CLOSER
   1 DOOR STOP
5. 3 HINGES
   1 ENTRY LOCKSET
   1 DOOR STOP
   1 STANDARD DOOR CLOSER
6. 3 HINGES
   1 STOREROOM LOCKSET
   1 DOOR STOP

GENERAL DOOR NOTES

1. ALL DOORS TO BE INSTALLED, FLASHED, CAULKED/SEALED, AND SET PER MANUFACTURER'S SPECIFICATIONS.
2. ALL INTERIOR DOOR TOP'S AND BOTTOM'S TO BE FINISHED PER DOOR, NO RAW EDGES ALLOWED.
3. ALL DOORS SELECTED AS GENERAL FINISHED AREAS. PLEASE CONTACT SELECTED MANUFACTURER TO CONFIRM ROUGH OPENINGS.
4. COORDINATE ALL DOOR AND FRAME PAINT FINISHES WITH TENANT & FINISH SCHEDULE IN FIELD.
5. COORDINATE KEYING AND LOCKING REQUIREMENTS WITH OWNER/TENANT; SUBMIT KEYING SCHEDULE TO ARCHITECT AND OWNER/TENANT FOR REVIEW AND APPROVAL.
6. KEYS SHALL BE HANDED TO THE TENANT/OWNER WHEN ALL CONSTRUCTION HAS BEEN COMPLETED.
7. ALL EXTERIOR STOREFRONTS AND DOORS TO BE HAVE PROPER FLASHING PER MANUFACTURER STANDARDS.
8. G.C. TO VERIFY IF WEIGHT OF DOOR(S) REQUIRES ADDITIONAL HINGES, PROVIDE AS NECESSARY.
9. PROVIDE EXIT DEVICES AS REQUIRED BY LOCAL FIRE & BUILDING CODE OFFICIAL(S) AS WELL AS LOCATIONS REQUIRED BY 2018 NFPA 101 & 2021 IBC.
10. ALL HARDWARE ON EXIT DOORS MUST COMPLY WITH CHAPTER 7 OF THE NFPA 101, LIFE SAFETY CODE, 2021 EDITION. DEAD BOLTS ARE ONLY PERMITTED ON THE PRINCIPAL ENTRANCE/EXIT DOOR. IF THE PRINCIPAL ENTRANCE/EXIT DOOR DOES UTILIZE A DEADBOLT THEN EITHER THE LOCKING DEVICE IS TO BE OF A TYPE THAT IS READILY DISTINGUISHABLE AS LOCKED (INDICATOR) OR ALL OTHER EXIT DOOR HARDWARE MUST RELEASE BY A SINGLE MEANS OF OPERATION UTILIZING A LEVER, PADDLE, OR PANIC DEVICE.
11. DOOR HANDLES, PULLS, LATCHES, LOCKS, AND OTHER OPERATING DEVICES ON DOORS REQUIRED TO BE ACCESSIBLE BY CHAPTER 11 SHALL NOT REQUIRE TIGHT GRASPING, TIGHT PINCHING OR TWISTING OF THE WRIST TO OPERATE.
12. ELEVATION OF THE FLOOR SURFACES ON THE BOTH SIDES OF ALL EXIT DOORS SHALL NOT VARY BY MORE THAN 1/2 INCH. THE ELEVATION OF THE FLOOR SURFACES REQUIRED BY (1)(1.7.2.1.3.1) SHALL BE MAINTAINED ON BOTH SIDES OF THE DOORWAY FOR A DISTANCE NOT LESS THAN THE WIDTH OF THE WIDEST LEAF.
13. ALL DOORS WITH GLASS PANELS, INTEGRATED SIDELITE OR WINDOW SYSTEM SHALL HAVE A MINIMUM OF 1/4" TEMPERED (IMPACT RESISTANT) GLAZING.
14. LOCKS AND LATCHES SHALL BE PERMITTED TO PREVENT OPERATION OF DOORS WERE ANY OF THE FOLLOWING EXIST: IN BUILDINGS IN OCCUPANCY GROUPS B, THE MAIN DOOR OR DOORS ARE PERMITTED TO BE EQUIPPED WITH KEY-OPERATED LOCKING DEVICES FROM THE EGRESS SIDE PROVIDED: A READILY VISIBLE DURABLE SIGN IS POSTED ON THE EGRESS SIDE ON OR ADJACENT TO THE DOOR STATING: THIS DOOR TO REMAIN UNLOCKED WHEN THIS SPACE IS OCCUPIED. THE SIGN SHALL BE IN LETTERS 1 INCH (25 MM) HIGH ON THE CONTRASTING BACKGROUND.

GENERAL GLAZING NOTES

1. PROVIDE TEMPERED GLAZING (SAFETY GLAZING) AS REQUIRED AND SPECIFIED BY IBC 2021 SECTION 2406. G.C. TO VERIFY ALL WINDOWS MEET OR EXCEED ALL APPLICABLE CODE REQUIREMENTS (IECC 2021, IBC 2021, 2018 NFPA 101, ETC.)
2. ALL WINDOWS WITHIN 18" OF GRADE SHALL HAVE TEMPERED GLAZING MINIMUM
3. ALL PANELS LABELED WITH "T" ARE TO REPRESENT TEMPERED GLAZING.

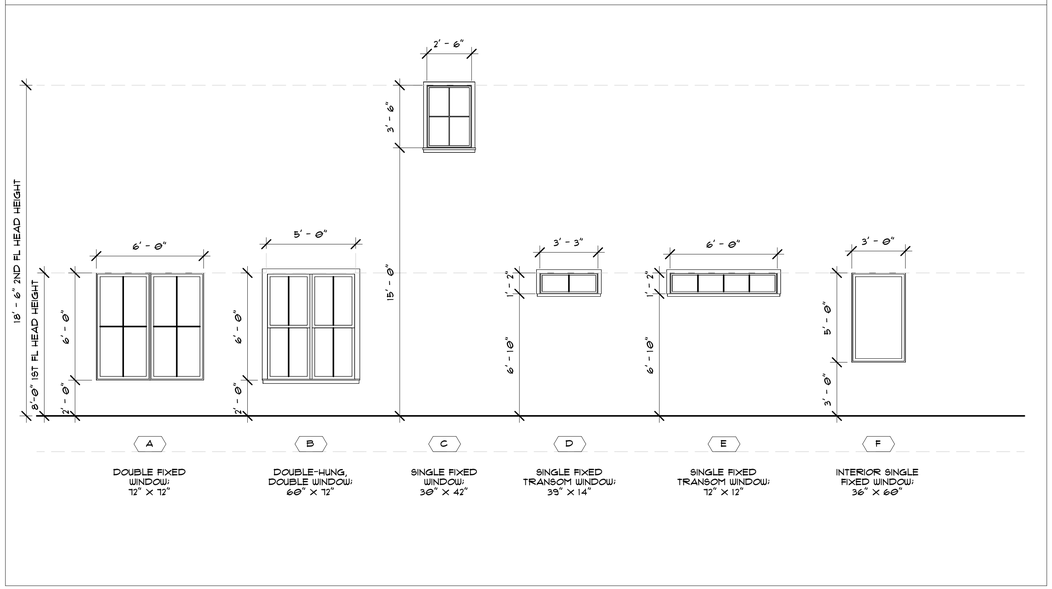
WINDOW KEYNOTES

1. NORTH FACING WINDOWS TO MEET MIN. SHGC FACTOR OF 0.53
2. WHERE THE TOP OF THE SILL OF AN OPERABLE WINDOW OPENING IS LOCATED LESS THAN 36 INCHES ABOVE THE FINISHED FLOOR AND MORE THAN 72 INCHES ABOVE GRADE OR OTHER SURFACE BELOW ON THE EXTERIOR OF THE BUILDING. PROVIDE WINDOW FALL PREVENTION DEVICES THAT COMPLY WITH ASTM F2090 OR IBC SECTION 1015.8.1
3. WINDOW TO MEET MINIMUM 1-HOUR FIRE RATING & UL LABELED.

WINDOW SCHEDULE

WINDOW TAG	WINDOW				FRAME				ENERGY COMPLIANCE		KEYNOTES
	SIZE			GLAZING	MATERIAL	FINISH	DETAIL				
	WIDTH	HEIGHT	SILL HEIGHT				HEAD	JAMB	SILL	U-FACTOR	S.H.G.C	
A	6' - 0"	6' - 0"	2' - 0"	CLEAR, 1" INSULATED, DOUBLE PANE, LOW-E	VINYL	MNFR- BLACK	1/A-603	2/A-603	6/A-603	0.36	0.43	
B	5' - 0"	6' - 0"	2' - 0"	CLEAR, 1" INSULATED, DOUBLE PANE, LOW-E	VINYL	MNFR- BLACK	4/A-603	5/A-603	6/A-603	0.45	0.4	
C	2' - 6"	3' - 6"	15' - 0"	CLEAR, 1" INSULATED, DOUBLE PANE, LOW-E	VINYL	MNFR- BLACK	1/A-603	2/A-603	3/A-603	0.36	0.43	
D	3' - 3"	1' - 2"	6' - 10"	CLEAR, 1" INSULATED, DOUBLE PANE, LOW-E	VINYL	MNFR- BLACK	1/A-603	2/A-603		0.36	0.58	
E	6' - 0"	1' - 2"	6' - 10"	CLEAR, 1" INSULATED, DOUBLE PANE, LOW-E	VINYL	MNFR- BLACK	1/A-603	2/A-603		0.36	0.58	
F	3' - 0"	5' - 0"	2' - 0"	CLEAR, SINGLE PANE	WOOD	PAINT	7/A-603	8/A-603	9/A-603			

WINDOW TYPES



STOREFRONT TYPES



STOREFRONT SCHEDULE

STOREFRONT TAG	SIZE			GLAZING	FRAME				ENERGY COMPLIANCE		KEYNOTE
	WIDTH	HEIGHT	THICK		MATERIAL	FINISH	DETAILS HEAD	DETAILS JAMB	U-FACTOR	S.H.G.C.	
SF-1	9' - 6"	8' - 0"	4 1/2"	CLEAR, 1" INSULATED, DOUBLE PANE, LOW-E	ALUMINUM FRAME	ANO. BLACK	6/A-602	7/A-602	0.36	0.58	

FISHER ARCHITECTURE
Fisher Architecture, LLC
542 Riverside Drive
Salisbury, MD 21801
(410) 742-0238

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CONSULTANTS:

CANNERY SQUARE CLUBHOUSE

108 NORTH EAST STREET
EASTON, MD 21601

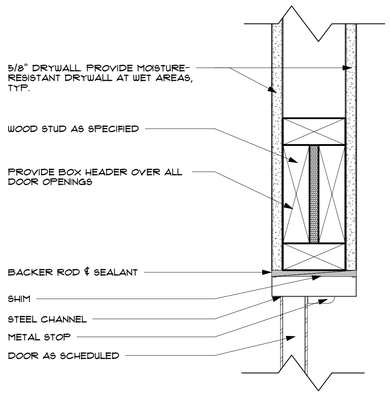
SHEET INFO:

DOOR & WINDOW SCHEDULES

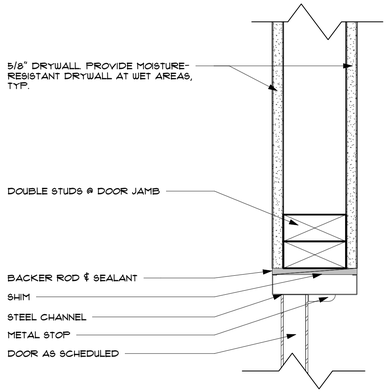
REV.	REV DATE	DESCRIPTION
6	03.25.2024	100% DD to Owner
DATE:		2023.07.14
PROJECT NO.		2023065
SCALE:		1/4" = 1'-0"
PROJ MGR:		Designer
DRAWN BY:		Author

SHEET NUMBER:

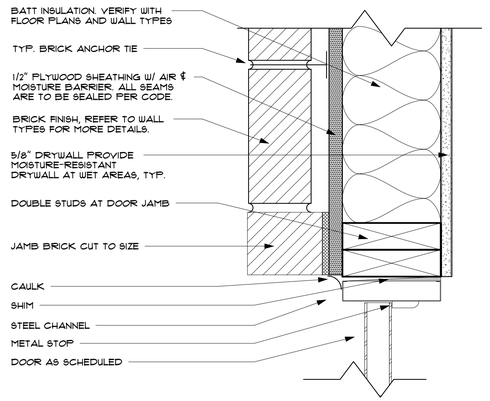
A-601



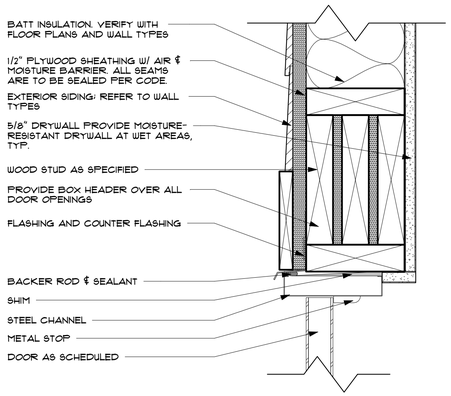
1 INTERIOR DOOR HEAD DETAIL @ WOOD STUD WALL
3" = 1'-0"



2 INTERIOR DOOR JAMB DETAIL @ WOOD STUD WALL
3" = 1'-0"



3 EXTERIOR DOOR JAMB DETAIL (BRICK)
3" = 1'-0"



4 EXTERIOR DOOR HEAD DETAIL (SIDING)
3" = 1'-0"

5 EXTERIOR DOOR JAMB DETAIL (SIDING)
3" = 1'-0"

6 EXTERIOR STOREFRONT HEAD (SIDING)
3" = 1'-0"

7 EXTERIOR STOREFRONT JAMB (SIDING)
3" = 1'-0"

FISHER
ARCHITECTURE
Fisher Architecture, LLC
542 Riverside Drive
Salisbury, MD 21801
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EASTON, MD 21601

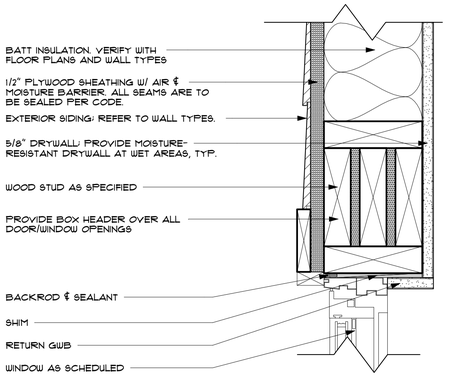
SHEET INFO:

DOOR DETAILS

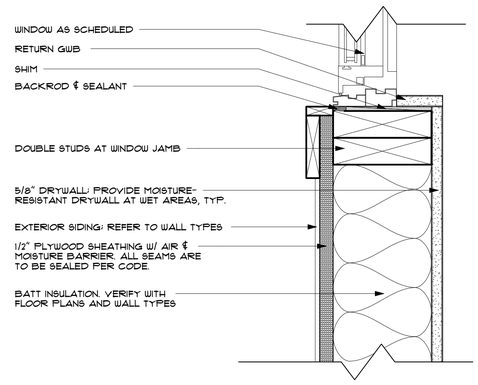
REV	REV DATE	DESCRIPTION
DATE:		2023.07.14
PROJECT NO.		2023065
SCALE:		3" = 1'-0"
PROJ MGR:		Designer
DRAWN BY:		Author

SHEET NUMBER:

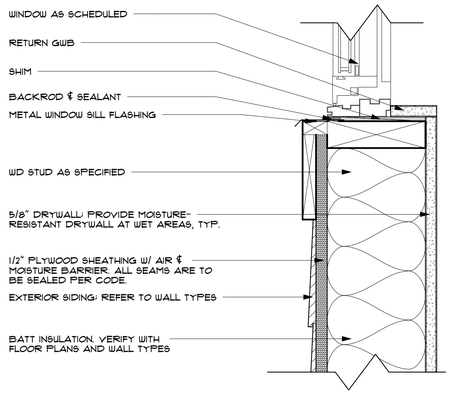
A-602



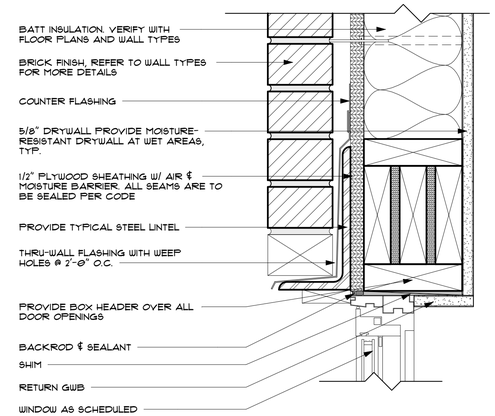
1 WINDOW HEAD DETAIL (SIDING)
3" = 1'-0"



2 WINDOW JAMB DETAIL (SIDING)
3" = 1'-0"



3 WINDOW SILL DETAIL (SIDING)
3" = 1'-0"



4 WINDOW HEAD DETAIL (BRICK)
3" = 1'-0"

5 WINDOW JAMB DETAIL (BRICK)
3" = 1'-0"

6 WINDOW SILL DETAIL (BRICK)
3" = 1'-0"

7 INTERIOR WINDOW HEAD DETAIL
3" = 1'-0"

8 INTERIOR WINDOW JAMB DETAIL
3" = 1'-0"

9 INTERIOR WINDOW SILL DETAIL
3" = 1'-0"

FISHER
ARCHITECTURE
Fisher Architecture, LLC
542 Riverside Drive
Salisbury, MD 21801
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CANNERY SQUARE CLUBHOUSE

109 NORTH EAST STREET
EASTON, MD 21601

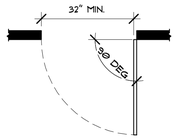
SHEET INFO:

WINDOW DETAILS

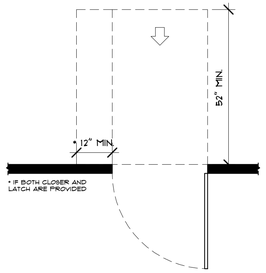
REV	REV DATE	DESCRIPTION
DATE:		2023.07.14
PROJECT NO.		2023065
SCALE:		3" = 1'-0"
PROJ MGR:		Designer
DRAWN BY:		Author

SHEET NUMBER:

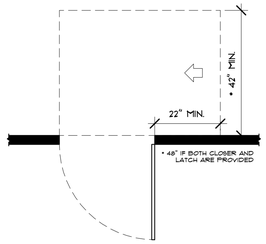
A-603



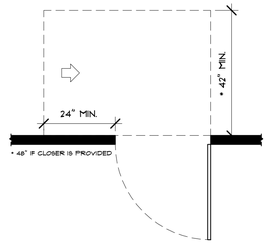
1 CLEAR WIDTH OF DOORWAYS - HINGED DOOR
IGC 1111 - 404.2.2



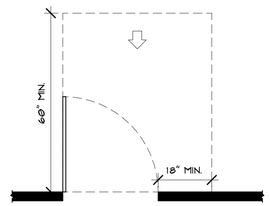
2 HINGED DOOR - FRONT APPROACH - PUSH SIDE
IGC 1111 - 404.2.3.2(B)



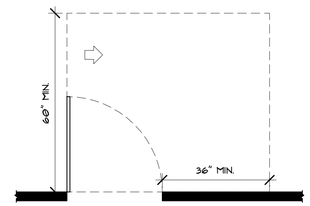
3 HINGED DOOR - HINGE APPROACH - PUSH SIDE
IGC 1111 - 404.2.3.2(F)



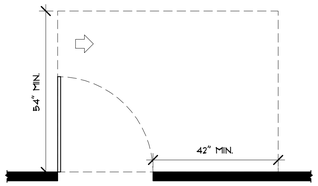
4 HINGED DOOR - LATCH APPROACH - PUSH SIDE
IGC 1111 - 404.2.3.2(H)



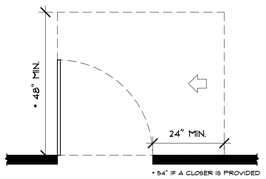
5 HINGED DOOR - FRONT APPROACH - PULL SIDE
IGC 1111 - 404.2.3.2(A)



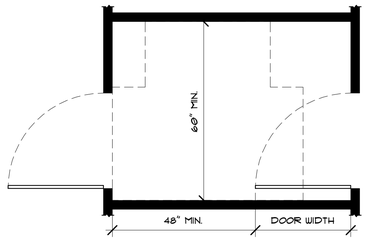
6 HINGED DOOR - HINGE APPROACH - PULL SIDE - OPTION 1
IGC 1111 - 404.2.3.2(D)



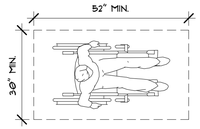
7 HINGED DOOR - HINGE APPROACH - PULL SIDE - OPTION 2
IGC 1111 - 404.2.3.2(E)



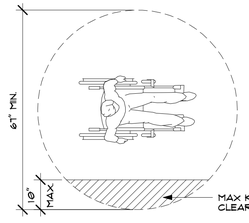
8 HINGED DOOR - LATCH APPROACH - PULL SIDE
IGC 1111 - 404.2.3.2(G)



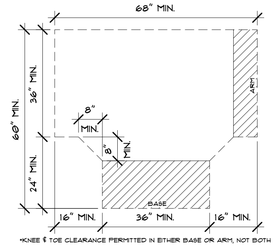
9 TWO DOORS OR GATES IN A SERIES
IGC 1111 - 404.2.5(C)



10 CLEAR FLOOR SPACE
IGC 1111 - 305.3.1

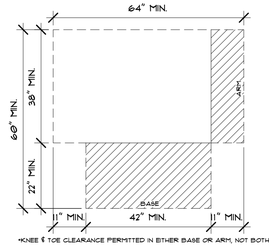


11 CIRCULAR TURNING SPACE & OVERLAP - NEW BUILDINGS
IGC 1111 - 304.3.1.1



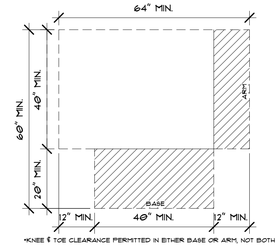
*KNEE & TOE CLEARANCE PERMITTED IN EITHER BASE OR ARM, NOT BOTH

12 T-SHAPED TURNING SPACE - OPTION 1
IGC 1111 - 304.3.2.1(A)



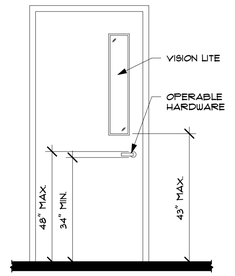
*KNEE & TOE CLEARANCE PERMITTED IN EITHER BASE OR ARM, NOT BOTH

13 T-SHAPED TURNING SPACE - OPTION 2
IGC 1111 - 304.3.2.1(B)

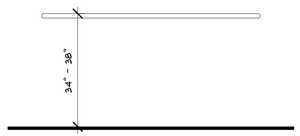


*KNEE & TOE CLEARANCE PERMITTED IN EITHER BASE OR ARM, NOT BOTH

14 T-SHAPED TURNING SPACE - OPTION 3
IGC 1111 - 304.3.2.1(C)



15 DOOR VISION LIGHT HEIGHT
IGC 1111 - 703.3.11

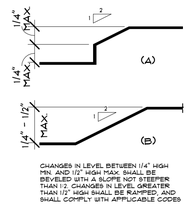


16 HANDRAIL HEIGHT
IGC 1111 - 505.4



HANDRAIL GRIPPING SURFACES WITH A CIRCULAR CROSS SECTION SHALL HAVE AN OUTSIDE DIAMETER OF 1 1/4" MIN. AND 2" MAX.

17 HANDRAIL AT WALKING SURFACES
IGC 1111 - 505.5



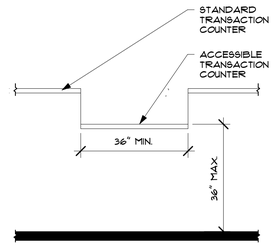
CHANGES IN LEVEL BETWEEN 1/4" HIGH MIN. AND 1/2" HIGH MAX. SHALL BE BEVELED WITH A SLOPE NOT STEEPER THAN 1:2. CHANGES IN LEVEL GREATER THAN 1/2" HIGH SHALL BE RAMPED, AND SHALL COMPLY WITH APPLICABLE CODES

19 BEVELED CHANGES IN LEVEL
IGC 1111 - 303.3

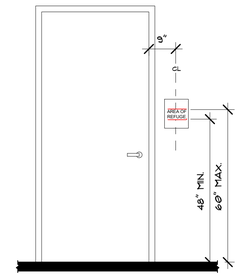


CHANGES IN LEVEL OF 1/4" MAX. SHALL BE PERMITTED TO BE VERTICAL

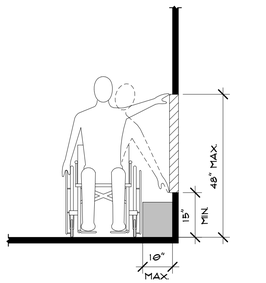
20 CHANGES IN LEVEL
IGC 1111 - 303.2



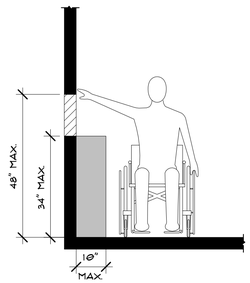
12 TRANSACTION COUNTER HEIGHT



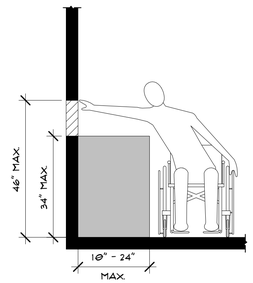
11 TACTILE SIGNAGE ELEVATION
IGC 1111 - 703.3.11



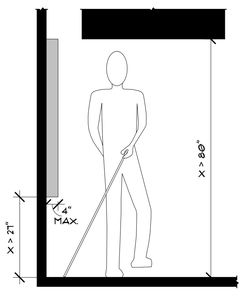
13 UNOBSTRUCTED SIDE REACH
IGC 1111 - 308.3.1



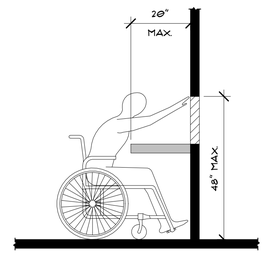
15 OBSTRUCTED HIGH SIDE REACH (A)
IGC 1111 - 308.3.2



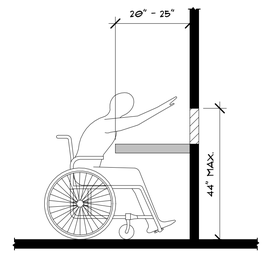
14 OBSTRUCTED HIGH SIDE REACH (B)
IGC 1111 - 308.3.2



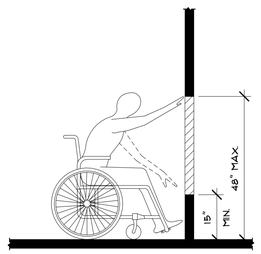
16 PROTRUDING OBJECTS
IGC 1111 - 307.2



19 FORWARD REACH - OBSTRUCTED HIGH (A)
IGC 1111 - 308.2.2



18 FORWARD REACH - OBSTRUCTED HIGH (B)
IGC 1111 - 308.2.2



17 FORWARD REACH - UNOBSTRUCTED
IGC 1111 - 308.2.1

FISHER ARCHITECTURE
Fisher Architecture, LLC
542 Riverside Drive
Salisbury, MD 21801
(410) 742-9238

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CONSULTANTS:

CANNERY SQUARE CLUBHOUSE

108 NORTH EAST STREET
EASTON, MD 21601

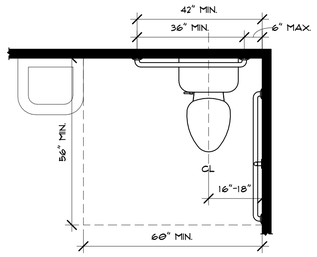
SHEET INFO:

ADA DETAILS

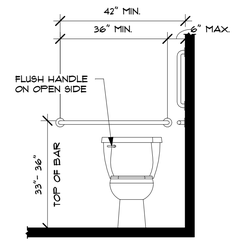
REV	REV DATE	DESCRIPTION
6	03.25.2024	100% DD to Owner
DATE:		2023.07.14
PROJECT NO.		2023065
SCALE:		As indicated
PROJ MGR:		Designer
DRAWN BY:		Author

SHEET NUMBER:

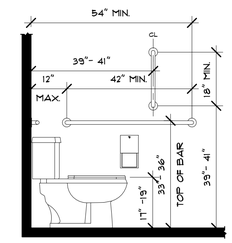
A-701



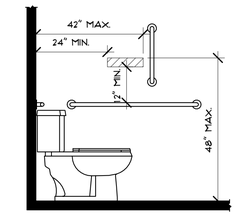
1 TOILET - PLAN VIEW
ICC A117.1 - 604.3 ¶ 604.5.2



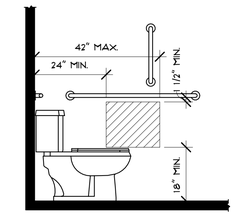
2 WATER CLOSET - FRONT ELEVATION
ICC A117.1 - 604.5.2 ¶ 605.4.1 ¶ 604.6



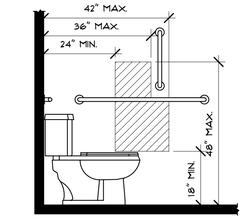
3 WATER CLOSET - SIDE WALL ELEVATION
ICC A117.1 - 604.4 ¶ 604.5.1 ¶ 605.4.1



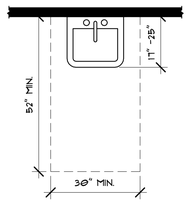
4 DISPENSER OUTLET LOCATION - PROTRUDING DISPENSER ABOVE GRAB BAR
ICC A117.1 - 604.7.1(B) ¶ 605.3



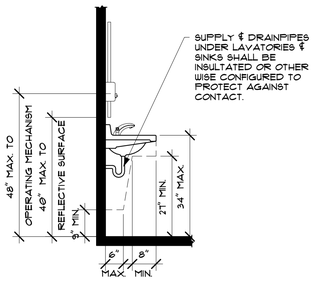
5 DISPENSER OUTLET LOCATION - PROTRUDING DISPENSER BELOW GRAB BAR
ICC A117.1 - 604.7.1(A) ¶ 605.3



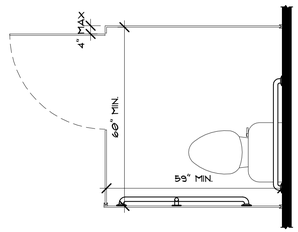
6 DISPENSER OUTLET LOCATION - RECESSED DISPENSER
ICC A117.1 - 604.7.1(C) ¶ 605.3



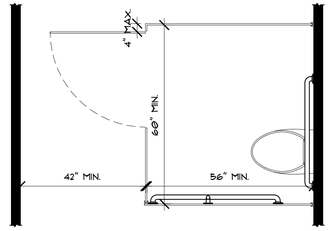
7 LAVATORY CLEARANCES - PLAN
ICC A117.1 - 606.2 ¶ 306.2



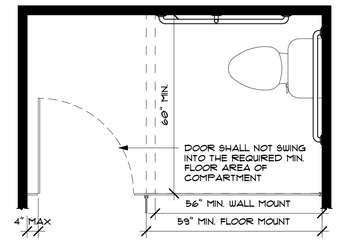
8 LAVATORY CLEARANCES - ELEVATION
ICC A117.1 - 306.2 ¶ 306.3 ¶ 605.3 ¶ 603.6 ¶ 606.3



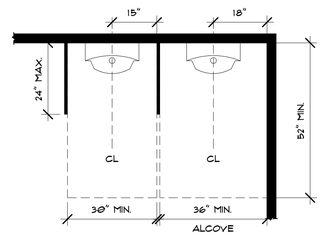
9 TOILET COMPARTMENT - FLOOR MOUNT TOILET
ICC A117.1 - 604.8.2(B)



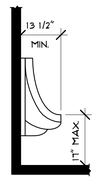
10 TOILET COMPARTMENT - WALL HUNG TOILET
ICC A117.1 - 604.8.2(A)



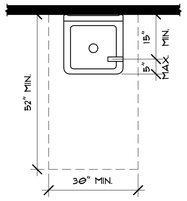
11 TOILET COMPARTMENT - FLOOR MOUNT TOILET - IN-SWINGING DOOR
ICC A117.1 - 604.8.2 ¶ 604.8.3



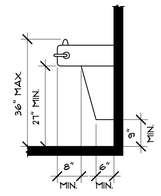
12 URINAL - PLAN VIEW
ICC A117.1 - 605.3 ¶ 305.7.2



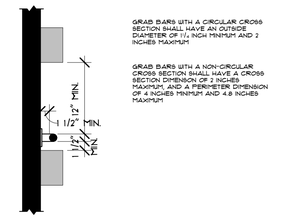
13 URINAL - WALL HUNG TYPE
ICC A117.1 - 605.2(A)



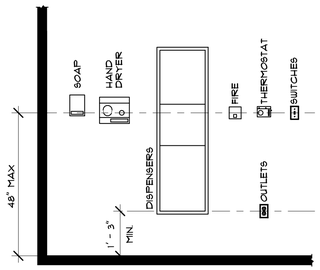
14 DRINKING FOUNTAIN - PLAN
ICC A117.1 - 602.2



15 DRINKING FOUNTAIN - ELEVATION
ICC A117.1 - 306.2 ¶ 306.3 ¶ 602.2.3



16 SPACING OF GRAB BARS
ICC A117.1 - 609.2 ¶ 609.3



17 HEIGHTS TO OPERABLE PARTS/CONTROLS

FISHER
ARCHITECTURE
Fisher Architecture, LLC
542 Riverside Drive
Salisbury, MD 21801
(410) 742-9238

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CONSULTANTS:

CANNERY SQUARE CLUBHOUSE

108 NORTH EAST STREET
EASTON, MD 21601

SHEET INFO:

ADA DETAILS

REV.	REV DATE	DESCRIPTION
6	03.25.2024	100% DD to Owner
DATE:		2023.07.14
PROJECT NO.		2023065
SCALE:		As indicated
PROJ MGR:		Designer
DRAWN BY:		Author

SHEET NUMBER:

A-702

GENERAL NOTES

1. IT WILL BE THE TENANTS RESPONSIBILITY TO ENSURE THAT THE EXIT PATH REMAINS CLEAR AT ALL TIMES WHILE THE BUILDING IS OCCUPIED.
2. FIRE EXTINGUISHERS SHOWN ON THE PLANS PROVIDED SHALL BE INSTALLED, INSPECTED, AND MAINTAINED IN ACCORDANCE WITH NFPA 101, STANDARDS FOR PORTABLE FIRE EXTINGUISHERS, 2015 EDITION.
3. PROVIDE REMOTE HEADS PER PLANS, AND AS INSTRUCTED BY THE AUTHORITY HAVING JURISDICTION. EMERGENCY LIGHTING IS REQUIRED AT EXIT DISCHARGE LOCATIONS (DIRECTLY OUTSIDE OF ALL EXIT DOORS) THROUGHOUT THIS BUILDING.

TRAVEL DISTANCE

NFPA 101 2018, 12.2.6

1. 12.2.6.1: TRAVEL DISTANCE SHALL BE MEASURED IN ACCORDANCE WITH SECTION 7.6.
2. 12.2.6.2: EXITS SHALL BE ARRANGED SO THAT THE TOTAL LENGTH OF TRAVEL FROM ANY POINT TO REACH AN EXIT SHALL NOT EXCEED 200 FT (61 M) IN ANY ASSEMBLY OCCUPANCY, UNLESS OTHERWISE PERMITTED BY ONE OF THE FOLLOWING:
   1. THE TRAVEL DISTANCE SHALL NOT EXCEED 250 FT (76 M) IN ASSEMBLY OCCUPANCIES PROTECTED THROUGHOUT BY AN APPROVED, SUPERVISED AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH 9.7.
   2. THE TRAVEL DISTANCE REQUIREMENT SHALL NOT APPLY TO SMOKE-PROTECTED ASSEMBLY SEATING AS PERMITTED BY 12.4.2.12, 12.4.2.13, AND 12.4.2.14.

FIRE EXTINGUISHERS

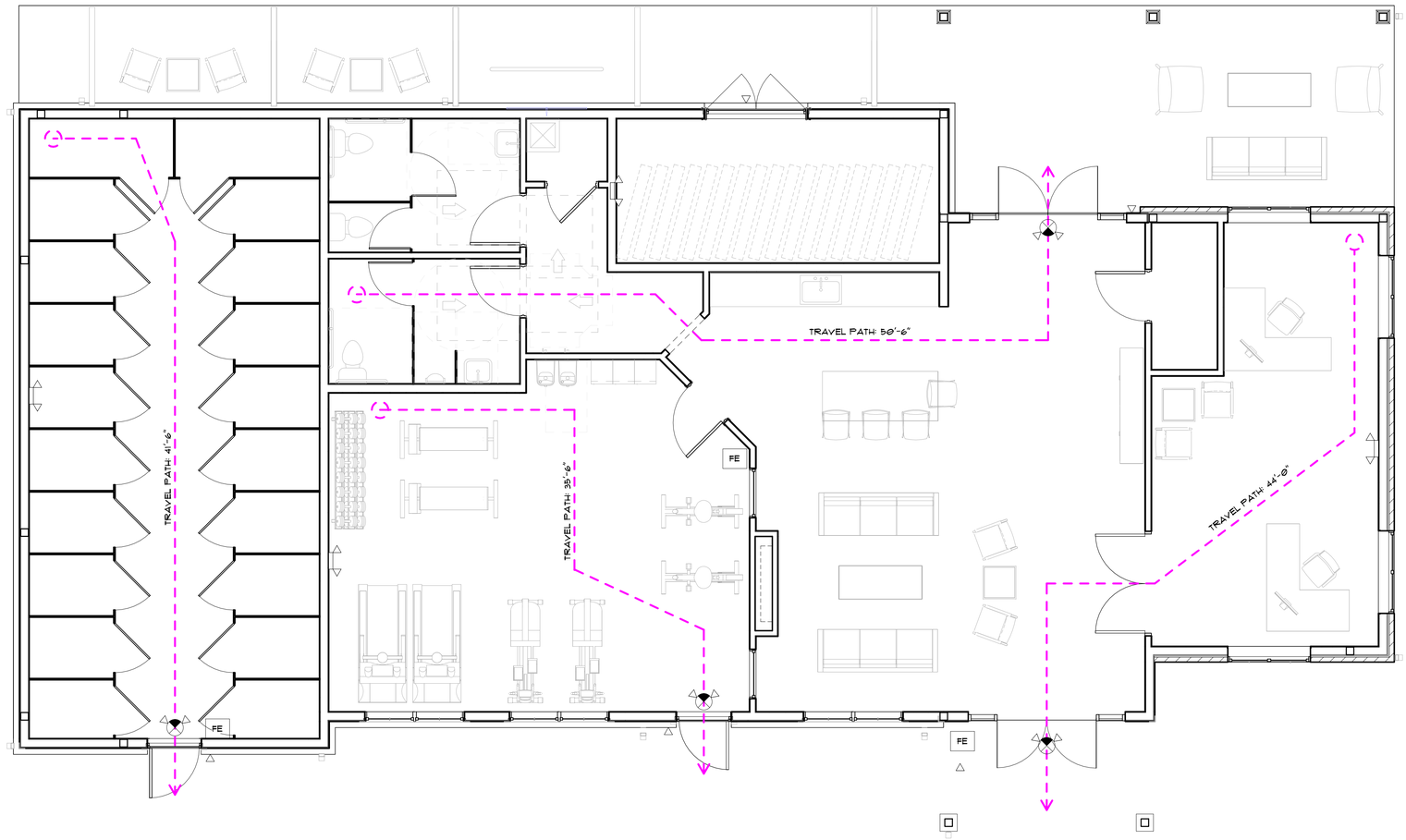
1. MAXIMUM TRAVEL DISTANCE TO A FIRE EXTINGUISHER IS 75'.

CORRIDORS

A) DEAD END
   1) IBC 2021, 1020.5
   WHERE MORE THAN ONE EXIT OR EXIT ACCESS DOORWAY IS REQUIRED, THE EXIT ACCESS SHALL BE ARRANGED SUCH THAT THERE ARE NO DEAD END CORRIDORS MORE THAN 20 FT (6096 MM) IN LENGTH.
   EXCEPTIONS:
   1. IN OCCUPANCIES IN GROUP I-3 OF CONDITION 2, 3, 4, THE DEAD-END IN A CORRIDOR SHALL NOT EXCEED 50 FT (15 240 MM).
   2. IN OCCUPANCIES THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.1, THE LENGTH OF THE DEAD-END CORRIDOR SHALL NOT EXCEED 50 FT (15 240 MM).
   3. A DEAD-END CORRIDOR SHALL NOT BE LIMITED IN LENGTH WHERE THE LENGTH OF THE DEAD-END CORRIDOR IS LESS THAN 2.5 TIMES THE LEAST WIDTH OF B) CONSTRUCTION
   1) IBC 2021, 1020.2
CORRIDORS SHALL BE FIRE-RESISTANCE RATED IN ACCORDANCE WITH TABLE 1020.1. THE CORRIDOR WALLS REQUIRED TO BE FIRE-RESISTANCE RATED SHALL COMPLY WITH SECTION 708 FOR FIRE PARTITIONS.
EXCEPTIONS:
1. A FIRE-RESISTANCE RATING IS NOT REQUIRED FOR CORRIDORS IN AN OCCUPANCY IN GROUP E WHERE EACH ROOM THAT IS USED FOR INSTRUCTION HAS NOT LESS THAN ONE DOOR OPENING DIRECTLY TO THE EXTERIOR AND ROOMS FOR ASSEMBLY PURPOSES HAVE NOT LESS THAN ONE-HALF OF THE REQUIRED MEANS OF EGRESS DOORS SPECIFIED IN THIS EXCEPTION ARE REQUIRED TO BE AT GROUND LEVEL
2. A FIRE-RESISTANCE RATING IS NOT REQUIRED FOR CORRIDORS CONTAINED WITHIN A DWELLING UNIT OR SLEEPING UNIT IN AN OCCUPANCY IN GROUPS I-1 AND R.
3. A FIRE-RESISTANCE RATING IS NOT REQUIRED FOR CORRIDORS IN OPEN PARKING GARAGES.
4. A FIRE-RESISTANCE RATING IS NOT REQUIRED FOR CORRIDORS IN AN OCCUPANCY IN GROUP B THAT IS A SPACE REQUIRING ONLY A SINGLE MEANS OF EGRESS COMPLYING WITH SECTION 1006.2.
5. CORRIDORS ADJACENT TO THE EXTERIOR WALLS OF BUILDINGS SHALL BE PERMITTED TO HAVE UNPROTECTED OPENINGS ON UNRATED EXTERIOR WALLS WHERE UNRATED WALLS ARE PERMITTED BY TABLE 602 AND UNPROTECTED OPENINGS ARE PERMITTED BY TABLE 705.8.

EGRESS PLAN SYMBOLS LEGEND

	EXIT SIGN		1 HOUR RATED WALL
	EXIT SIGN/EMERGENCY LIGHT COMBO		2 HOUR RATED WALL
	EMERGENCY LIGHT		TRAVEL DISTANCE
FE	FIRE EXTINGUISHER		
	EMERGENCY REMOTEHEAD		



1 FIRST FLOOR - EGRESS
1/4" = 1'-0"

FISHER ARCHITECTURE
Fisher Architecture, LLC
542 Riverside Drive
Salisbury, MD 21801
(410) 742-0238

SEAL:

FOR REVIEW ONLY NOT FOR CONSTRUCTION

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 NO.: 0013955
EXPIRATION NO.: 09.23.2024

THE DOCUMENTS PREPARED BY FISHER ARCHITECTURE, LLC, ARE SOLELY FOR THE PURPOSES OF THE SPECIFIED PROJECT. THEY ARE NOT INTENDED OR AUTHORIZED FOR USE ON ANY OTHER PROJECT. FISHER ARCHITECTURE, LLC MAKES NO REPRESENTATION AS TO THEIR SUITABILITY FOR ANY OTHER USE. ALL DRAWINGS PREPARED BY FISHER ARCHITECTURE, LLC ARE INSTRUMENTS OF PROFESSIONAL SERVICE IN RESPECT OF THE PROJECT. THESE DOCUMENTS ARE, AND SHALL REMAIN, THE PROPERTY OF FISHER ARCHITECTURE, LLC.

CONSULTANTS:

CANNERY SQUARE CLUBHOUSE

108 NORTH EAST STREET
EASTON, MD 21601

SHEET INFO:

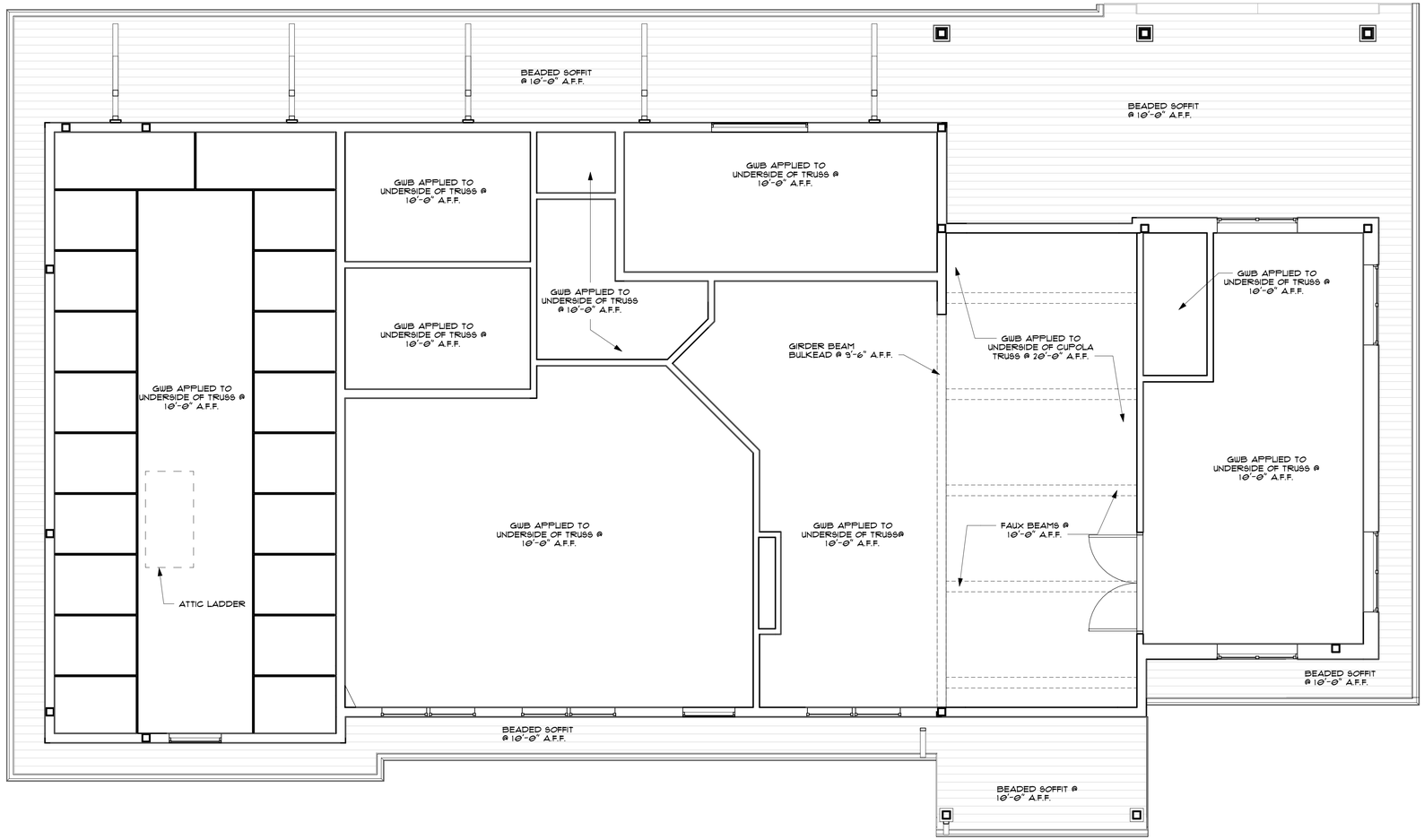
EGRESS PLAN

REV	REV DATE	DESCRIPTION
6	03.25.2024	100% DD to Owner
4	09.13.2023	HDC Resubmission
3	08.24.2023	HDC Resubmission
2	08.02.2023	HDC Submission
1	07.25.2023	Schematic Design

DATE:	2023.07.14
PROJECT NO.	2023065
SCALE:	As Indicated
PROJ MGR:	Designer
DRAWN BY:	Author

SHEET NUMBER:

EG-101



1 FIRST FLOOR
1/4" = 1'-0"

GENERAL NOTES

REFLECTED CEILING PLANS:

1. ALL MATERIALS SHALL BE NEW, U.N.O.
2. REFER TO ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION REGARDING ALL LIGHT FIXTURES, EXIT LIGHTS & FIRE LIFE SAFETY DEVICES, SITE LIGHTING, AND LIGHTING LOCATIONS - G.C. SHALL COORDINATE BETWEEN ALL LIGHTING PLANS.
3. REFER TO ELECTRICAL DRAWINGS FOR SWITCHING & CIRCUITING.
4. REFER TO ELECTRICAL DRAWINGS FOR MECHANICAL REQUIREMENTS. COORDINATE INSTALLATION OF NEW DUCTS WITH CENTER LINE OF CORRIDOR TO ACCOMMODATE DOWNLIGHTS AS SCHEDULED. CONTACT ARCHITECT PRIOR TO INSTALLATION IF ANY ISSUES ARISE.
5. ALL ACOUSTICAL CEILING TILES SHALL BE NEW AS SCHEDULED. PROPOSED LOCATION OF CEILING GRID SHALL BE APPROVED BY ARCHITECT PRIOR TO INSTALLATION.
6. ALL CEILING GRIDS SHALL BE CENTERED IN EACH ROOM, U.N.O. TO ALLOCATE FOR THE NUMBER OF BAYS SHOWN IN THE DEPICTED REFLECTED CEILING PLAN.
7. ALL SWITCHES & CONTROLS SHALL BE LOCATED TYPICALLY ON THE LATCH SIDE OF THE DOOR FRAME. CHECK LOCATION WITH SIDELITES, U.N.O.
8. G.C. SHALL CENTER ALL DOWNLIGHTS AND DIFFUSERS IN CEILING TILE, U.N.O. G.C. TO COORDINATE WITH ARCHITECT FOR LOCATION OF ANY FIXTURE IN QUESTION PRIOR TO INSTALLATION.
9. ALL DIMENSIONS ARE SHOWN FROM FINISHED SURFACE. G.C. TO COORDINATE FIXTURE LOCATIONS BASED ON FINISHED ROOM DIMENSIONS IN FIELD. ANY SIZE DIFFERENCES ARE TO BE BROUGHT TO THE INTERIOR DESIGNER/ARCHITECT'S ATTENTION IMMEDIATELY.
10. ALL FIXTURES SHALL HAVE APPROPRIATE UL LABEL, DAMP OR WET AS REQUIRED BY LOCAL CODE.
11. ALL FIXTURES SHALL INCLUDE ALL ACCESSORIES REQUIRED FOR INSTALLATION ACCORDING TO ALL LOCAL AND NATIONAL CODES.
12. G.C. TO VERIFY FINAL VOLTAGES, CEILING TRIM COMPATIBILITY, FIXTURES LOCATIONS, AND RECESS DEPTHS PRIOR TO ORDERING ANY LIGHTING EQUIPMENT/FIXTURES.
13. ALL FIXTURES SHALL BE ORDERED WIT THE APPROPRIATE BALLASTS THAT HAVE UL AND CBM LABELS AND MUST CONFORM TO LOCAL AND NATIONAL ENERGY CODE REQUIREMENTS.
14. OWNER TO APPROVE ALL MATERIALS, FIXTURES, AND EQUIPMENT PRIOR TO PURCHASING AND PROCUREMENT.

CEILING LEGEND

ABBREV.	APPEARANCE	DESCRIPTION
GYP-1		GYPSUM CEILING BOARD SIZE: 5/8" THICKNESS FINISH: WHITE
BVS-1		BEADBOARD VINYL SOFFIT SIZE: 3/8" THICKNESS FINISH: WHITE

NOTES:

1. REFER TO ELECTRICAL DRAWINGS FOR COORDINATION OF LIGHTING & POWER.

FISHER
ARCHITECTURE
Fisher Architecture, LLC
542 Riverside Drive
Salisbury, MD 21801
(410) 742-0238

SEAL:

FOR REVIEW ONLY NOT FOR CONSTRUCTION

PROFESSIONAL CERTIFICATION:
I CERTIFY THAT THESE CONSTRUCTION WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL UNDER THE LAWS OF THE STATE OF MARYLAND.
LICENSE NO.: 0013955
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CONSULTANTS:

CANNERY SQUARE CLUBHOUSE

108 NORTH EAST STREET
EASTON, MD 21601

SHEET INFO:

REFLECTED CEILING PLAN

6	03.25.2024	100% DD to Owner
REV	REV DATE	DESCRIPTION
DATE:		2023.07.14
PROJECT NO.		2023065
SCALE:		As indicated
PROJ MGR:		Designer
DRAWN BY:		Author

SHEET NUMBER:

ID-201

FISHER
ARCHITECTURE

7/27/2023

Town of Easton
c/o Historic District Commission
14 South Harrison Street | Easton, MD 21601
[redacted]

Cannery Square Apartments – New Amenity Building

To Whom It May Concern:

In regard to the submitted Cannery Square Amenity Building Historic District Commission Hearing Application, we have developed the following narrative of the architectural features and design intent.

A. **General Guidelines for New Construction** (Guidelines 94-98)
   (1) The proposed new building is compatible with the overall historic and architectural character of the area (Park St., Goldsborough St., August St., Pennsylvania Ave., North St., Higgins St. of Historic District) in form, material and massing.
   (2) The proposed new building creates a new design without imitating earlier or historic architectural styles in surrounding area.
   (3) The proposed new building is within ten percent of the height of the surrounding buildings, many of which are single-story detached garages, carriage houses and residential outbuildings.
   (4) Alternating materials and inset portions of the long facades visually break up the building to appear as a series of smaller structures.
   (5) Street rhythm is preserved by maintaining the location, orientation and approximate height of the former building with the new building mass.

B. **Building Materials** (Guidelines 103,104)
   (1) The proposed new building utilizes exterior materials compatible with the surrounding buildings, including unpainted brick masonry, fibercement shake siding, and fibercement lap siding.
   (2) Trim will be fibercement boards.

C. **Color** (Guideline 105)
   (1) Exterior wall and detail colors of the proposed new building compliment the surrounding historic properties.
      a. Unpainted red clay brick
      b. Gray shake siding
      c. Taupe horizontal lap siding
      d. White vertical board and batten siding

542 Riverside Drive
Salisbury, MD 21801
[redacted]

D. **Decorative Architectural Features** (Guideline 106)

(1) The proposed new building utilizes subtle details and ornamentation compatible with neighboring historic buildings such as a windowed cupola, transom windows over doors, metal-roofed dormers, gable roof ends, brick water table, traditional style pilasters, and decorative roof bracketing.

E. **Energy and Sustainability** (Guideline 109)

(1) Roof awnings are used over main entrance areas.

(2) Energy efficient windows and building systems to meet IECC 2018. HVAC equipment will be concealed within the attic or screened with landscaping.

(3) Natural sustainability features, including trees, shrubs and lawn area, will be added to the site which is currently full pavement and gravel.

(4) The proposed new building will provide natural lighting to the interior through large windows, dormer windows, transom windows and glass exterior doors.

F. **Exterior Lighting** (Guideline 110)

(1) Exterior light fixtures will match the character of the building and will be placed in functional locations, such as entrances.

a. Lantern style carriage lamps provided at entrances.

G. **Façade Configuration** (Guideline 112,113)

(1) The proposed new building utilizes façade proportions, such as window spacing and roof heights, complimentary to the surrounding buildings.

H. **Roofs** (Guidelines 116-118)

(1) The proposed new building utilizes roof shapes and slopes that are consistent with the roof shapes and slopes of the surrounding historic buildings, such as gable roof, cross gable roof, and hipped roof. The proposed new building also utilizes dormers with shed roofs.

(2) The proposed roof materials of architectural shingles and standing seam metal are consistent with the surrounding buildings.

(3) Half-round gutters will blend into the front façade and downspouts will be kept to building corners or align with changes in material along the facade.

I. **Utilities** (Guidelines 121-125)

(1) The electric, telephone, and cable services will be underground if approved by the utility provider, otherwise the services will be hidden from the front façade. The electric meter will be located on a discreet side of the building away from the street frontage and entrances.

(2) Dumpsters and other trash receptacles will not be visible from the front façade. A trash enclosure fence will be provided.

J. **Windows** (Guidelines 126,127)

(1) The proposed new building will utilize windows of similar proportion to Goldsborough St residences and the infilled window openings found on the demolished building.

At this time, we have not provided a rendering per the Historic District Commission requirements but we will provide a site-specific rendering of the proposed new building for review upon request. Please feel free to contact our office should you have any further questions in regard to the responses provided above.

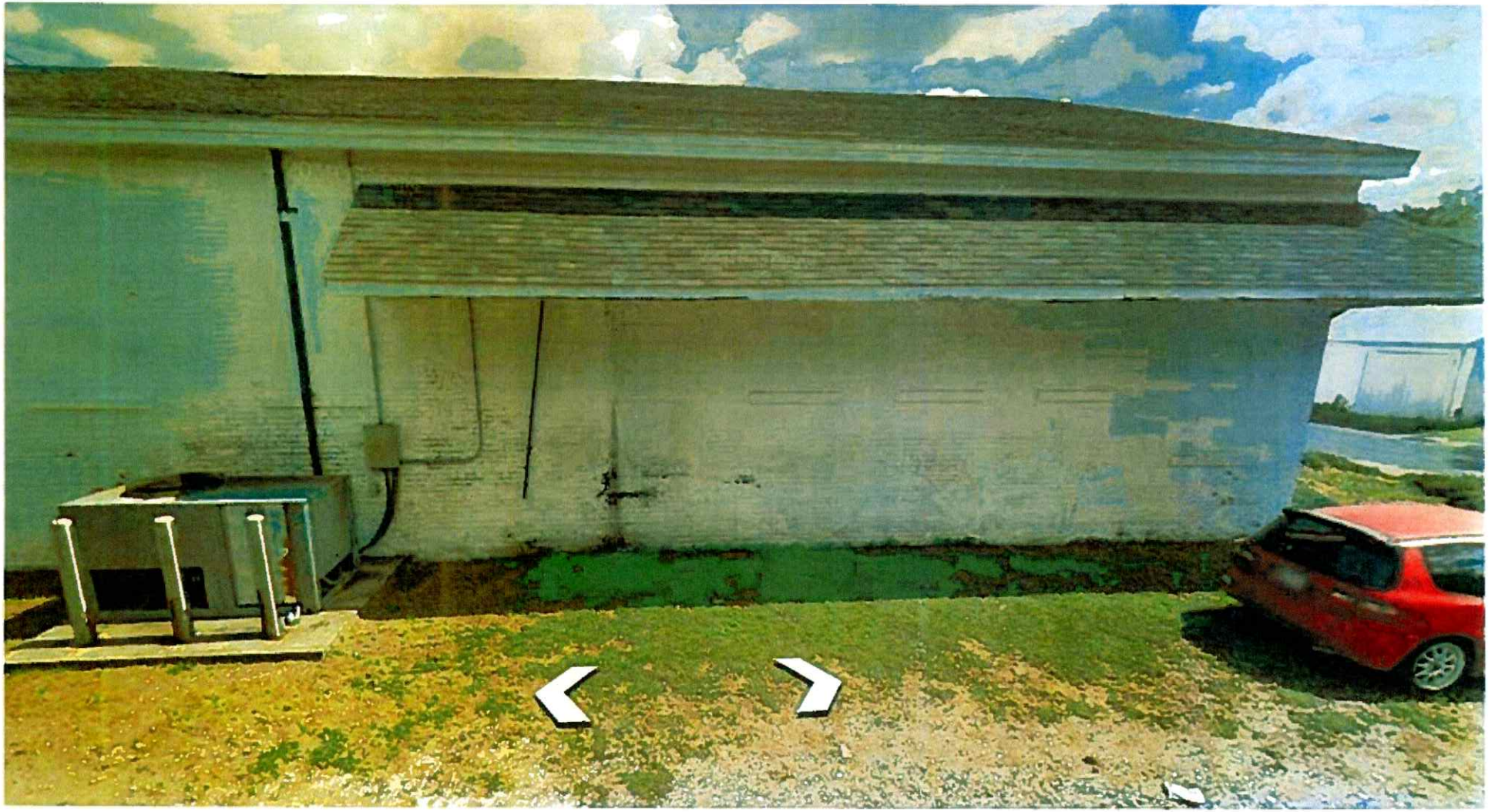
Sincerely,

Lauren White
Studio Director
Fisher Architecture, LLC
[redacted]

Easton Ice Building from the corner of East Ave. and alley



Easton Ice Building from East Ave.



Easton Ice Building from East Ave.



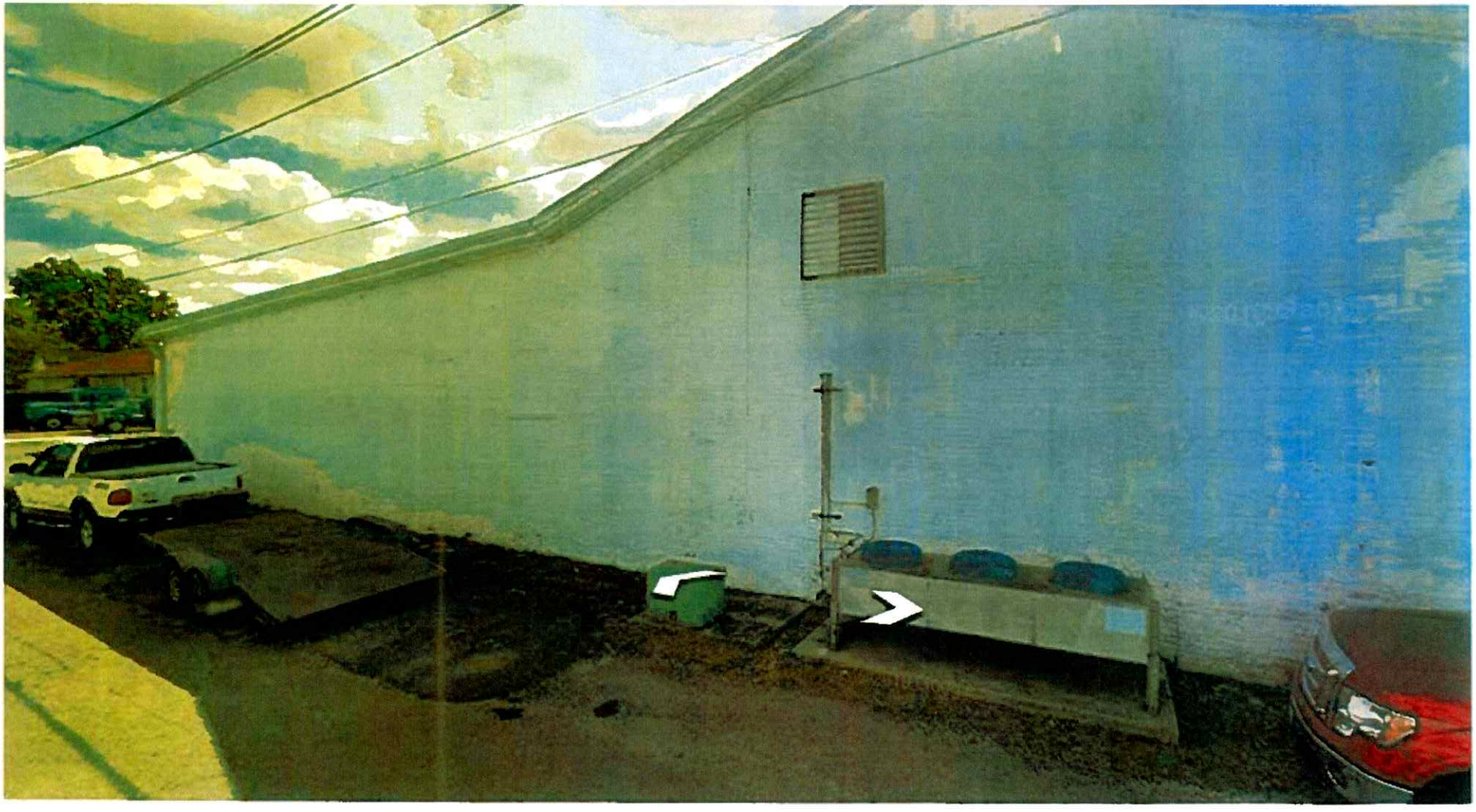
Easton Ice Building from the corner of East Ave. and North Street



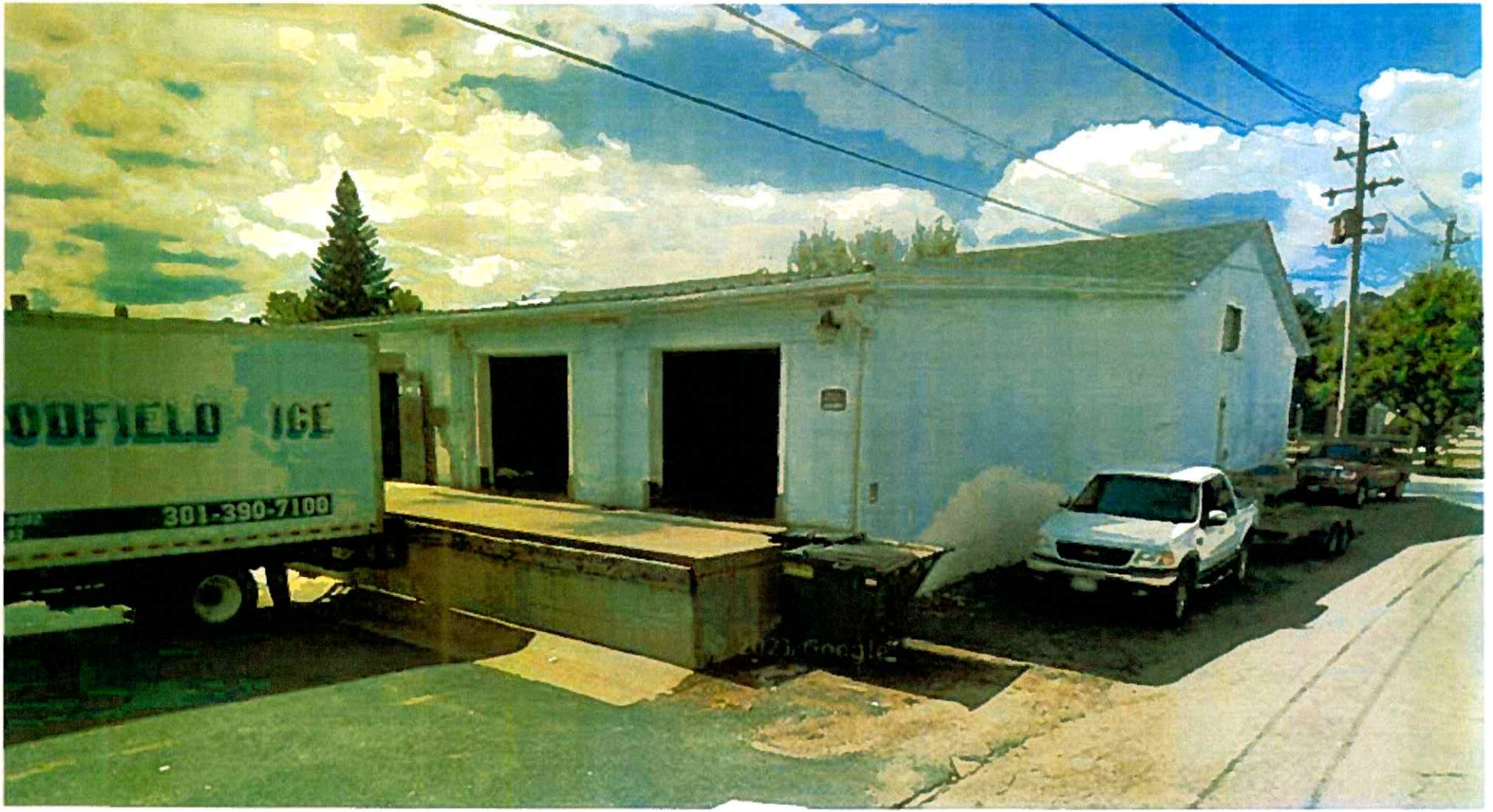
Easton Ice Building from North Street



Easton Ice Building from North Street



Easton Ice Building from North Street



Docusign Envelope ID: 62B850CD-3562-4080-B711-6FD8F86CDE98

March 16, 2026

Town of Easton Planning and Zoning
14 South Harrison Street
Easton, Maryland 21601

Re: Authorization for Historic District Commission Hearing Application
108 East Avenue, Easton, MD 21601

To Whom it Concerns:

Shoregate of Cannery Commercial LLC is the owner of the property located at 108 East Avenue within the Town of Easton, Maryland, designated Parcel 753 of Talbot County Tax Map 103 (the "**Property**"). Shoregate of Cannery Commercial LLC hereby authorizes McAllister, DeTar, Showalter & Walker LLC and Brendan S. Mullaney to take any and all action related to land use, building, construction, design and development approvals.

Sincerely,

DocuSigned by:
Justin Nonemaker
BC0757DEAC924F9...

Shoregate of Cannery Commercial LLC
By: Justin Nonemaker
Its: Authorized Signatory

Pilottown Engineering
www.pilottownengineering.com
17585 Nassau Commons Blvd - Unit 3
Lewes, DE 19958
302.703.1770

August 14th, 2023

Mr. Brendan Mullaney
100 N. West Street
Easton, MD 21601

Reference: **108 East Avenue**
Easton, MD
Project Number: 100.282

Dear Mr. Mullaney,

As per your request, we visited the single story commercial space located at 108 East Avenue in Easton, MD. The purpose of our visit was to observe the existing structural condition of the existing facility. The existing facility consists of a single story, brick and cmu bearing wall, and wood framed roof warehouse facility. The building appears to have an original section with an addition added later on, however both sections are framed similar in nature. Outlined below is a brief description of the current building structural condition based from our visual inspection.

Original Structure Observations:

The original structure consists of exterior, multi-wythe brick bearing walls supporting timber trusses spaced approximately 10 feet on-center. Wood purlins span between the trusses with wood roof decking located on top. Based on our observations, we observed multiple areas where the timber trusses were delaminated at the bearing locations, timber members currently splitting, and a portion of the trusses where the vertical and diagonal members have been modified and appear to be deflecting. Additionally, the trusses are currently bearing on the existing multi-wythe brick wall and a steel beam & posts that were added later during the construction of the building addition.

The 2x wood purlins span between the wood timber trusses and currently appear to be deflecting under the weight of the existing roof. The condition of the purlins generally appear to be ok, however we did observe some areas of water infiltration located along areas of the existing roof framing / decking.

The exterior multi-wythe brick wall is currently uninsulated and has multiple areas where the mortar joints are delaminated, step, vertical, and horizontal cracking are occurring, and a large open vertical crack exists along the North end of the wall. Daylight can currently be seen through the large open crack in the exterior wall and is letting water protrude through the wall structure, causing damage to the brick wall in this area. Additionally, the existing exterior coating on the brick wall was pealing and failing leaving the exterior brick wall open to the weather elements causing delamination of the brick wall.

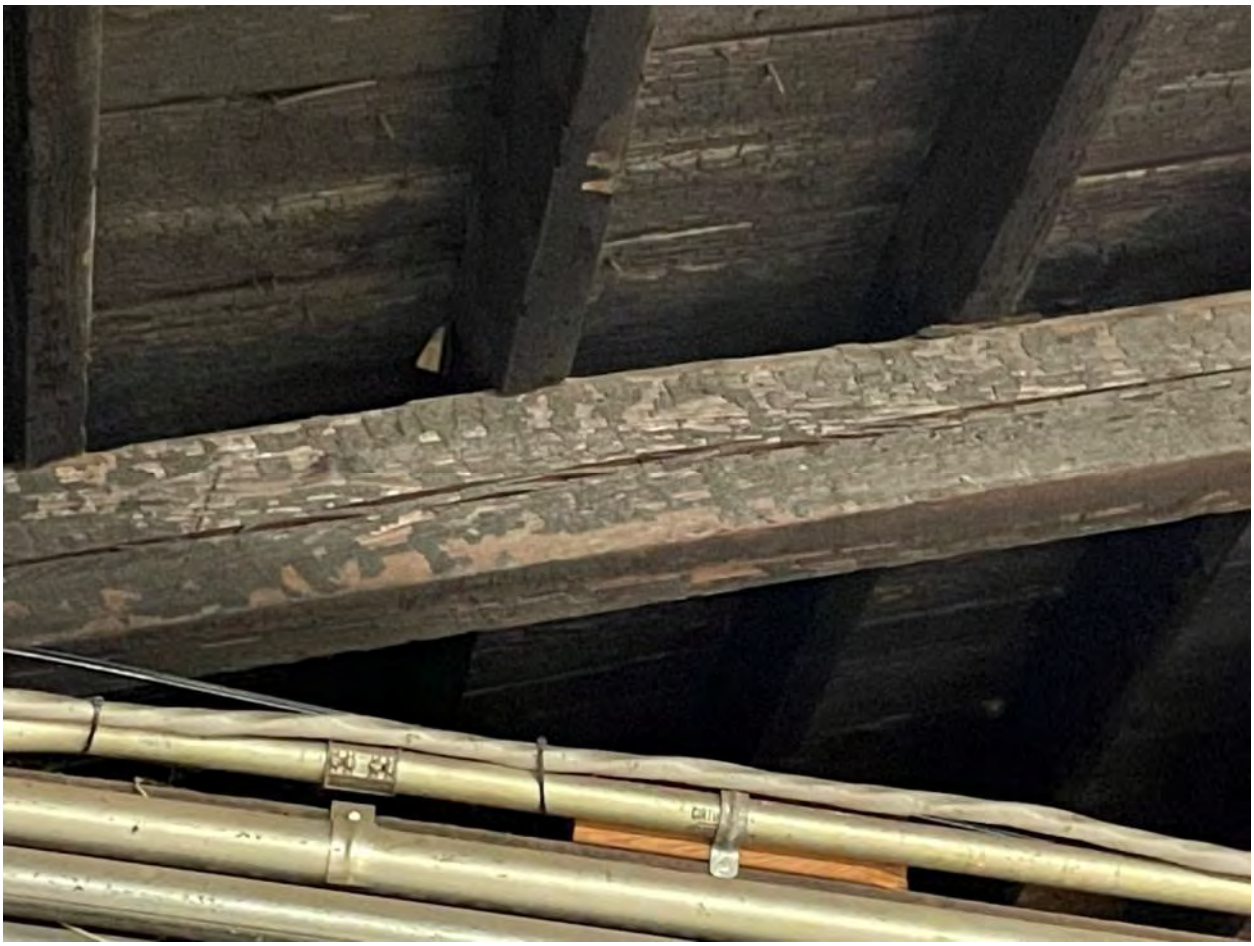
Below are a number of photographs showing the structural condition of the existing, original structure portion of the facility:



Photograph No. 1: Overall View of Existing Timber Trusses



Photograph No 2: Delamination at Bearing End of Timber Truss



Photograph No. 3: Wood Splitting at Truss Top Chord



Photograph No. 4: Existing Truss with Tension Rod & Splitting of Wood at Bottom Chord



Photograph No. 5: Truss Chord Splitting at Splice Location & Loose Connections of Tension Rod to Bottom Chord



Photograph No. 6: Loose Connections at Existing Bottom Chord Splice Location Along with Damage to Bottom Chord & Splitting of Diagonal Wood Member



Photograph No. 7: Retrofitted Existing Wood Truss without Vertical Tension Member Between Top & Bottom Chords. Additionally, Improper Connections of Reinforcing Members that were Added.



Photograph No. 8: Bottom Chord Wood Splitting at Bearing End



Photograph No. 9: Continuous Bottom Chord Wood Splitting Through the Bottom Chord Splice Location



Photograph No. 10: Truss Bearing Failure / Crushing / Splitting of Truss Bottom Chord



Photograph No. 11: Large Open Crack Through Existing Multi-Wyth Brick Wall



Photograph No. 12: Large Open Crack from Exterior of Building



Photograph No. 13: Exterior Brick Wall & Existing Coating Delamination



Photograph No. 14: Exterior Brick Wall & Existing Coating Delamination



Photograph No. 15: Exterior Brick Wall Horizontal, Step, & Vertical Cracking. Horizontal Cracking Occurring at Level of Interior Floor Slab. Observed Rotation of Existing Brick Wall from Exterior Grade Up to Existing Horizonal Crack.

Addition Structure Observations:

The addition that was added onto the existing structure consists of CMU masonry exterior bearing walls with 2x wood roof rafters and wood roof decking. The wood roof rafters are spaced approximately 16" on-center and span approximately 20'-0". We observed areas where the wood roof rafters are deflecting (sagging) and areas where holes were cut through the rafters due to the presence of mechanical shafts through the roof. We observed some vertical and step cracking of the existing cmu wall along the exterior of the building and also observed missing wood framing ties located at the addition to original structure transition. Shown in the photographs below is the structural condition of the existing Addition portion of the facility:



Photograph No. 16: Existing Roof Structure Transition from Addition to Original Building. Missing Structural Ties at Connections from Existing Wood Beams to Rafters & Steel Beam



Photograph No. 17: Existing Roof Structure Transition from Addition to Original Building. Missing Structural Ties at Connections from Existing Wood Beams to Rafters & Steel Beam



Photograph No 18: Existing Rafters Cut At Roof Level



Photograph No. 19: Existing Roof Rafters Cut at Bearing End at Steel Beam Location with Not Rafter Hangers



Photograph No. 20: Exterior Wall Transition from Original Brick Wall to Addition CMU Wall



Photograph No. 21: Addition CMU Wall Cracking



Photograph No. 22: Addition CMU Wall Cracking



Photograph No. 23: Addition CMU Wall Cracking



Photograph No. 24: Addition CMU Wall Cracking

Miscellaneous Structure Observations:

During our visit to the project site, we observed a couple of miscellaneous items that were of structural concern. First, the porch and decking at the building entrance was severely delaminated and the wood joists and decking was failing. Second, the railings at the ramps and stairs leading up to the rear loading docks were severely corroded and were not properly attached to the existing loading dock structure. Shown in the photographs below is the structural condition of these two items:



Photograph No. 25: Front Entrance Deck & Railing Delamination



Photograph No. 26: Loading Dock Railing Corrosion & Failure

Mr. Brendan Mullaney
108 East Avenue
Project Number: 100.282
August 14th, 2023

Structural Observations Conclusion:

Based on our structural observations, the original building had significant structural concerns and we recommend demolition of this portion of the facility. The existing wood roof trusses would need a significant structural upgrade / reinforcing due to the failures at the bearing ends, the condition of the chord members, the current retrofits to a portion of the trusses, and the condition of the truss members at the splice joints and diagonal / vertical members to chord connections. Additionally, the existing multi-wythe brick wall would need significant structural remediation due to the condition of the existing brick & mortar, the existing coating, and the rotation of the exterior bearing wall at the elevation of the interior slab on grade. Since the existing slab on grade is located at a higher elevation than the existing exterior grade (approximate distance of 4 feet), a surcharge loading is placed at the existing brick wall along with the retaining of the interior soil. The cracking shown along the exterior wall and the out of plane rotation signifies significant structural concerns with the stability of the exterior wall.

The addition portion of the facility appeared to be in fair condition, however based on our observations the structure would need structural upgrades. This would most likely consist of existing roof framing reinforcing, exterior wall remediation, and adding structural wood framing and ties at the building transition locations. Additionally, structural upgrades to the existing loading dock and entrance deck would need to be incorporated into the overall plans of the facility.

Due to the original building's roof framing condition and the condition of the existing exterior multi-wythe brick wall, we recommend that the original portion of the facility be demolished. The fair condition of the addition will require significant structural upgrades to meet current loading requirements, however demolition of this portion of the facility may be more cost effective then to perform these upgrades.

If you have any questions or concerns, please don't hesitate to contact our office.

PILOTTOWN ENGINEERING

James R. Baker, P.E.
Managing Partner

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

Historic District Commission Staff Report

Meeting Date: 6/8/2026

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

Property Address: 118 Goldsborough Street

Applicant: Jonathan Maggio on behalf of Helen Houseman

Application Number: 2026-1730

Code Enforcement Case: Yes ☐ No ☒

Project Description:

The contractor will initiate the project by completely removing the existing temporary plexi-glass panels currently sitting within the covered porch openings. To prepare the modified openings for the new window arrangement, the applicant will install new structural 2x4 wood framing configured to meet the technical dimensions of the updated window layout. The porch openings will be filled with **Andersen 400 Series Woodwright** windows.

The window installations consist of Andersen 400 Series Woodwright double-hung wood windows featuring structurally equal sashes. These units will feature white exterior frames and sashes paired with a pine interior pre-finished in white paint. To maintain traditional visual division, the sashes are specified with traditional 3/4-inch **Simulated Divided Light (SDL) grilles in a six-over-six configuration**. One fixed Andersen 400 Series Woodwright picture window unit will be installed, matching the white exterior and white-painted pine interior finish of the adjacent double-hung units. White painted trim will then be installed on the exterior of the new windows.

Historic District Guidelines:

Guideline 90. Make Sensitive Replacements

a. Replace windows that cannot be repaired in-kind. Replacement windows must match the original windows in size, proportion, design, and style. The number of windowpanes and the muntin and mullion profiles should match the historic window.

b. Replacement units for historic divided light (multi-pane) windows must have the appearance of a true divided light. Simulated divided light windows with three

dimensional muntins are usually appropriate. “Snap-in” or “between-the-glass” vinyl muntins do not simulate a historic appearance and will not be approved for windows within the historic district.

c. Maintain the window type. For example, replacing a double-hung window with a casement window is not preferred.

d. Maintain the historic window opening size and surrounding trim. Altering the window opening to accommodate larger or smaller windows is not preferred.

e. Where inappropriate replacements were previously installed, and the original window appearance is unknown, neighboring buildings may provide clues to appropriate configurations. In general, a style of window that is in keeping with the architectural style of the building is most appropriate. Where the style of window cannot be determined, a one-over-one window configuration is usually most appropriate.

f. Windows constructed of hollow core or extruded vinyl components should not be used. Other alternative materials, including fiberglass composite or aluminum-clad, may be appropriate in some circumstances. See Appendix B for additional information on substitute materials.

g. Certain rare or unique windows should not be replaced or altered. This determination will be made by the HDC.

Staff Analysis:

Staff supports an **approval** of this application as submitted. The proposed windows are located on what is likely a later addition to the contributing structure and match the configuration of the existing first floor window. These windows feature SDL grilles with the appearance of true divided light and are constructed of an appropriate material.

Draft Motions:

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

OR

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

OR

3. I move an alternate motion…

Appendix A: 2012 Easton Historic District Survey Sheet

EASTON HISTORIC DISTRICT SURVEY

PROPERTY #: _____

Picture:



TAX ID	ADDRESS	OWNER NAME
2101020552	118 GOLDSBOROUGH ST	KOSLOW ANDREW

YEAR BUILT	PHYSICAL CONDITION
1900	GOOD

ARCHITECTURAL STYLE	ADDITION(S)
NATIONAL FOLK	REAR LEFT SECTION MAY BE LATER

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

NOTES

REPLACEMENT SIDING + RECONFIGURED FRONT PORCH ARE ONLY NOTICEABLE CHANGES TO THIS RELATIVELY MODEST HOME. 2/2 WOOD SASH WINDOWS + DOOR TRANSOM + SIDELIGHTS REMAIN IN SITE.

RECEIVED
MAY 05 2026
TOWN OF EASTON

HD 26 - 54

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

Application #:	2026 - 1730
Date Received:	05/01/2026
Fee Paid:	$75.00
HDC Meeting Date:	06/08/2026
Date Property Posted:	06/03/2026

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 Goldsboro Street
☐ Contributing ☐ Non-Contributing YEAR BUILT: 1891 NATIONAL REGISTAR #: _____

PROPERTY INFORMATION

OWNER NAME Helen Houseman
TELEPHONE NO. _____ EMAIL _____

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

NAME Maggio Home Services, LLC
TELEPHONE NO. [redacted] EMAIL [redacted]

Description of Proposal (include additional sheets, as necessary)

Add framing and Anderson Woodwright 400 series windows w/interior and exterior white trims

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 5/1/26
Printed Name of Applicant or Agent Jonathan Maggio

Revised 4.4.2022



938 Kimberly Way

May 1, 2026

STEVENSVILLE, MD. 21666

MHIC#127463

443-871-2669

WORK PROPOSAL SUBMITTED TO:

The Historic District Commission

WORK TO BE PERFORMED AT:

118 Goldsboro Street

Easton, MD

Maggio Home Services hereby proposes to provide labor and materials to:

Remove existing plexi-glass from covered porch openings

Install 2x4 wood framing to new window design

Install 7 Anderson 400 series Woodwright double hung windows with approved grills

Install 1 Anderson 400 series Woodwright picture window

Install head flashings on all windows

Install white painted window trims on exterior of windows

Install white painted window trims on interior of windows

Apply all necessary caulkings

Total Proposal: [redacted]

Helen Goodwin Houseman
118 Goldsborough Street
Easton, MD 21601

To whom it may concern,

I, Helen Houseman,give authorization to Maggio Home Services to present an application to install windows in my home.

Many thanks and warmest regards,



Helen Houseman
[redacted]

ANDERSEN WINDOWS & DOORS

SOLD BY:

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

SOLD TO:

CREATED DATE
4/16/2026

LATEST UPDATE
4/16/2026

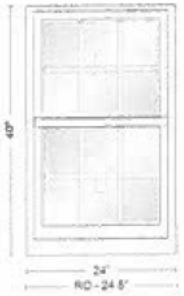
OWNER
JON PALMER

Abbreviated Quote Report - Customer Pricing

QUOTE NAME	PROJECT NAME	QUOTE NUMBER	CUSTOMER PO#	TRADE ID
JONATHAN MAGGIO	JONATHAN MAGGIO WOODWRIGHT	9085678		

ORDER NOTES:

DELIVERY NOTES:



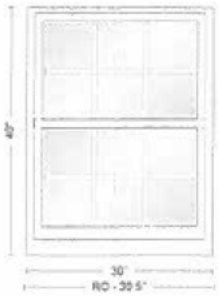
Item	Qty	Operation	Location	Unit Price	Ext. Price
100	2	AA	None Assigned	[redacted]	

RO Size = 24 1/2" x 40" **Unit Size = 24" x 40"**

WDH 2'X3' 4", Unit, 400 Series Woodwright Double-Hung, Equal Sash, White Exterior Frame, White Exterior Sash/Panel, Pine w/White - Painted Interior Frame, Pine w/White - Painted Interior Sash/Panel, AA, Dual Pane Low-E4 Standard Argon Fill Simulated Divided Light (SDL) 3 Wide, 2 High, Specified Equal Light Pattern, White, Pine w/White, 3/4" Grille Bar, Stainless Glass / Grille Spacer, Traditional, 1 Sash Locks White, White/WhiteJamb Liner, White, Full Screen, Aluminum

Insect Screen 1: 400 Series Woodwright Double-Hung, WDH 24 x 40 Full Screen Aluminum White

Unit #	U-Factor	SHGC	ENERGY STAR	Clear Opening/Unit #	Width	Height	Area (Sq. Ft)
A1	0.29	0.28	NO	A1	20.2660	15.6855	2.20750



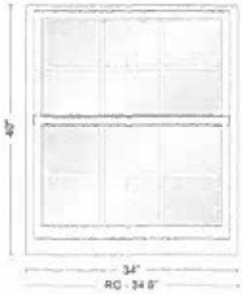
Item	Qty	Operation	Location	Unit Price	Ext. Price
200	1	AA	None Assigned	[redacted]	

RO Size = 30 1/2" x 40" **Unit Size = 30" x 40"**

WDH 2' 6"X3' 4", Unit, 400 Series Woodwright Double-Hung, Equal Sash, White Exterior Frame, White Exterior Sash/Panel, Pine w/White - Painted Interior Frame, Pine w/White - Painted Interior Sash/Panel, AA, Dual Pane Low-E4 Standard Argon Fill Simulated Divided Light (SDL) 3 Wide, 2 High, Specified Equal Light Pattern, White, Pine w/White, 3/4" Grille Bar, Stainless Glass / Grille Spacer, Traditional, 1 Sash Locks White, White/WhiteJamb Liner, White, Full Screen, Aluminum

Insect Screen 1: 400 Series Woodwright Double-Hung, WDH 30 x 40 Full Screen Aluminum White

Unit #	U-Factor	SHGC	ENERGY STAR	Clear Opening/Unit #	Width	Height	Area (Sq. Ft)
A1	0.29	0.28	NO	A1	26.2660	15.6855	2.86110



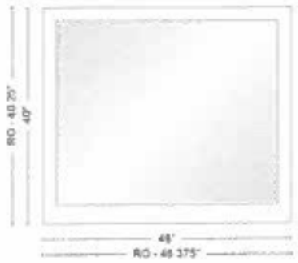
Item	Qty	Operation	Location	Unit Price	Ext. Price
300	2	AA	None Assigned	[redacted]	

RO Size = 34 1/2" x 40" **Unit Size = 34" x 40"**

WDH 2' 10"X3' 4", Unit, 400 Series Woodwright Double-Hung, Equal Sash, White Exterior Frame, White Exterior Sash/Panel, Pine w/White - Painted Interior Frame, Pine w/White - Painted Interior Sash/Panel, AA, Dual Pane Low-E4 Standard Argon Fill Simulated Divided Light (SDL) 3 Wide, 2 High, Specified Equal Light Pattern, White, Pine w/White, 3/4" Grille Bar, Stainless Glass / Grille Spacer, Traditional, 1 Sash Locks White, White/WhiteJamb Liner, White, Full Screen, Aluminum

Insect Screen 1: 400 Series Woodwright Double-Hung, WDH 34 x 40 Full Screen Aluminum White

Unit #	U-Factor	SHGC	ENERGY STAR	Clear Opening/Unit #	Width	Height	Area (Sq. Ft)
A1	0.29	0.28	NO	A1	30.2660	15.6855	3.29680

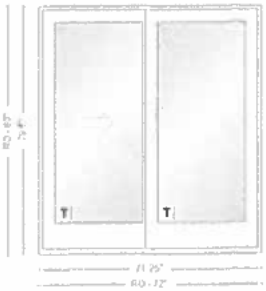


Item	Qty	Operation	Location	Unit Price	Ext. Price
400	1	Fixed	None Assigned	[redacted]	

RO Size = 46 3/8" x 40 1/4" **Unit Size = 46" x 40"**

WPWI 3' 10"X3' 4", Unit, 8 Degrees - Moderate, 400 Series Woodwright Picture Window-WWI, White Exterior Frame, Pine w/White - Painted Interior Frame, Fixed, Dual Pane Low-E4 Standard Argon Fill Stainless Glass / Grille Spacer

Unit #	U-Factor	SHGC	ENERGY STAR
A1	0.29	0.32	NO



Item	Qty	Operation	Location	Unit Price	Ext. Price
500	1	Left-Stationary	None Assigned	[redacted]	

RO Size = 72" x 80" **Unit Size = 71 1/4" x 79 1/2"**

FWGD6068, Unit, A Series Gliding Patio Door - 2 Panel - Traditional, Standard Product Performance, 4 9/16" Frame Depth, Unassembled, White Exterior Frame, White Exterior Sash/Panel, Pine w/White - Painted Interior Frame, Pine w/White - Painted Interior Sash/Panel, Gray Appearance, Left-Stationary, Dual Pane Low-E4 Tempered Argon Fill Chamfer Glass Stop Stainless Glass / Grille Spacer, Tribeca, White, White Auxiliary Foot Lock, White, Full Screen, Fiberglass, Top Hung Gliding

Frame: FWGD6068, Standard Product Performance, 4 9/16", Gray Appearance, White Exterior/ Pine White - Painted Interior White - Painted Left-Stationary

Trim Set 1: FWGD Left-Stationary Tribeca White PN:2565694

Auxiliary Foot Lock 1: FWGD White PN:1997301

Insect Screen 1: A Series Gliding Patio Door - 2 Panel - Traditional, FWGD6068 Full Screen Fiberglass Top Hung Gliding White

Insect Screen Track: A Series Gliding Patio Door - 2 Panel - Traditional FWGD6068 Top Hung Gliding White

Panel 1: Left Slab 36 x 76.469 FWGD6068, Standard Product Performance, Left-Stationary, White/ Pine White - Painted, Low-E4 Tempered Argon Filled

Panel 2: Right Slab 36 x 76.469 FWGD6068, Standard Product Performance, Left-Stationary, White/ Pine White - Painted, Low-E4 Tempered Argon Filled

Unit #	U-Factor	SHGC	ENERGY STAR
A1	0.3	0.27	NO

SUB-TOTAL:	[redacted]
FREIGHT:	$0.00
LABOR:	$0.00
TAX:	[redacted]
TOTAL:	[redacted]

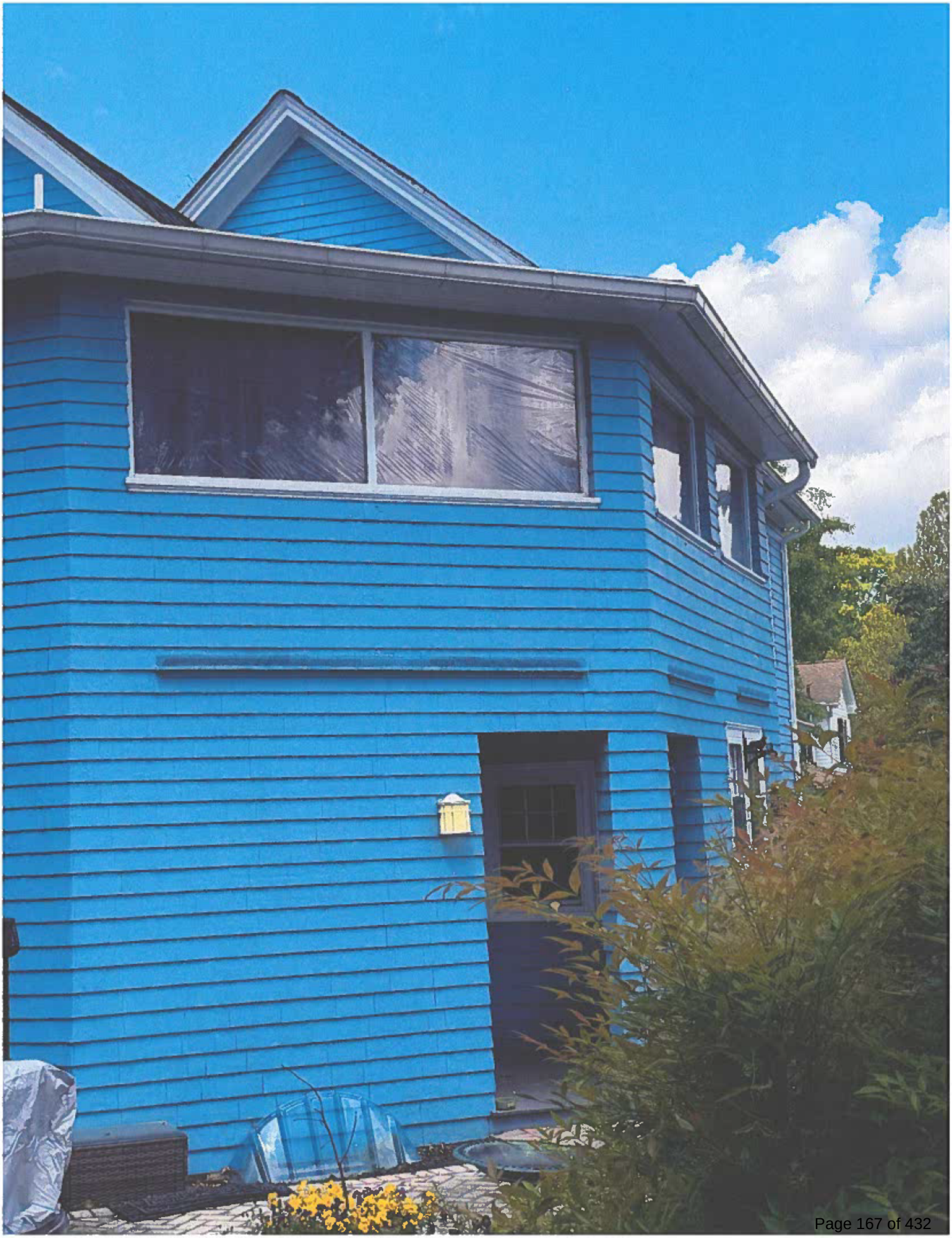
CUSTOMER SIGNATURE_____DATE_____

* All graphics as viewed from the exterior. ** Rough opening dimensions are minimums and may need to be increased to allow for use of building wraps or flashings or sill panning or brackets or fasteners or other items.

Thank you for choosing Andersen Windows & Doors




DBL HUNG
DBL HUNG




DBL HUNG
PICTURE WDW
DBL HUNG
DBL HUNG

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

Historic District Commission Staff Report

Meeting Date: 6/8/2026

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

Property Address: 9 South Street

Applicant: Theodore Alford

Application Number: 2026-1727

Code Enforcement Case: Yes ☐ No ☒

Project Description:

The applicant is proposing to install a slate patio with a brick border located within the rear yard. The proposed patio will not be visible from any public right of way

Historic District Guidelines:

Guideline 67. New Rear Decks and Patios

a. New decks and patios should be located so they are not visible from the primary right-of-way. Avoid locating decks and patios so they are visible from a primary right-of-way, employ landscaping and other screening measures as necessary.

b. New decks and patios should be designed to be compatible with the architectural style, scale, form, and materials of the main building on the property.

c. Alternate materials may be used on side or rear construction.

Staff Analysis:

Staff supports an **approval** of this application as submitted. The proposed patio is located within the rear yard and is not visible from South Street. Its installation will not damage or affect any historic features or existing landscaping.

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 following…

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
2101021257	9 SOUTH ST	CRAGG, MARIE S

YEAR BUILT	PHYSICAL CONDITION
1920	EXCELLENT

ARCHITECTURAL STYLE	ADDITION(S)
CRAFTSMAN	NONE APPARENT

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

NOTES

1 1/2 STORY BUNGALOW. STUCCO WALLS BRICK FOUNDATION + PORCH PIERS 3 BAY CROSS GABLE DORMER BRACKETED EAVES. 2ND FRONT ENTRANCE PROBABLY NOT ORIGINAL. 6/1 WINDOWS. CONTRIBUTING PYRAMIDAL ROOF GARAGE.

RECEIVED

MAY 01 2026

TOWN OF EASTON

HD 26 - 53

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

Application #:	2026 - 1727
Date Received:	05/01/2026
Fee Paid:	$75.00
HDC Meeting Date:	06/08/2026
Date Property Posted:	06/03/2026

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 9 SOUTH STREET EASTON, MD 21601

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

PROPERTY INFORMATION

OWNER NAME THEODORE ALFORD & TENA CAMERON

TELEPHONE NO. [redacted] EMAIL [redacted]

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

NAME N/A

TELEPHONE NO. _____ EMAIL _____

Description of Proposal (include additional sheets, as necessary)

ADD A SLATE & BRICK PATIO IN BACKYARD OF PROPERTY.
NOTE: ACTUAL SHAPE OF PATIO MAY VARY SLIGHTLY.
TOTAL PATIO SQUARE FOOTAGE IS ABOUT 125 S.F.

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 Theodore C. Alford

Date 5/1/2026

Printed Name of Applicant or Agent THEODORE C. ALFORD

Revised 4.4.2022


BEFORE


AFTER

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

Historic District Commission Staff Report

Meeting Date: 6/8/2026

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

Property Address: 202 S Aurora Street

Applicant: Hallmark Dixon Construction LLC on behalf of Kathleen Snyder

Application Number: 2026-1721

Code Enforcement Case: Yes ☐ No ☒

Project Description:

Roof and Gutter Replacement

The contractor will remove and replace the existing roofing and gutters, installing new Tamko "Titan-xt" premium architectural shingles in an "Olde English Pewter" color profile. New 5-inch white K-style aluminum gutters and 3x4-inch aluminum downspouts will then be installed.

Siding

The applicant is proposing to replace the existing asbestos siding covering the historic wood siding with either vinyl or fiber cement siding. The preferred specification calls for "Woodsman Select" premium vinyl siding featuring a .042-inch panel thickness with a low-gloss natural cedar woodgrain pattern. Alternatively, the applicant has also presented a configuration utilizing Hardi-Plank cement composite lap siding with a 6.5-inch exposure.

Front Porch

Addressing prominent structural deterioration at the front of the residence, the applicant intends to reframe the front porch to correct a visible sag located at the middle of the structure. This proposal involves removing the existing degraded trim at the porch beam to replace the rotted underlying structural beam with a new 2x8 beam. Additionally, the failing composite porch flooring will be entirely replaced with new composite tongue-and-groove decking engineered to closely match the original floor's orientation and look. Specifically, the blueprint details the installation of AZEK TimberTech cellular PVC porch flooring boards. The finished porch assembly will incorporate decorative 5-inch posts and a matching 2x8 skirt board.

Historic District Guidelines:

Guideline 3. Make Sensitive Replacements

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

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

c. Avoid changing the character of historic features. For example, original horizontal board siding should not be replaced by vertically oriented siding or shingles, even of the same material.

d. Substitute materials should only be used if they do not cause damage or change the character of the historic resource. The new material should match the form, color, and texture of the historic feature (for additional information on substituting historic materials, see Appendix B).

Guideline 4. Restore Significant Historic Features

a. Remove non-historic materials that cover all or part of the façade. This may include inappropriate siding, cladding, or wrapping on façade elements such as cornices or storefronts.

b. Restore or replace underlying historic materials with new elements that closely replicate the historic appearance.

Guideline 14. Perimeter Walls and Fences

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

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

e. New fences and perimeter walls should be appropriate to the character of the district. Concrete block and stucco finishes are not likely to be approved, particularly in locations visible from the public right-of-way. Simple, unobtrusive fences in traditional designs in

powder coated steel or aluminum or wood picket fences are most appropriate. Note: Vinyl fences will not be approved.

Guideline 64. Preserve Historic Porches

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

Guideline 65. Make Sensitive Replacements

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

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

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

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

Guideline 68. Maintain Historic Roof Shape

a. Preserve the historic shape and slope of the roof. If a roof will be replaced completely, it shall be replaced with the same roof form or a similar form complimentary to the architectural style.

b. Details, ornamentation and other character-defining elements should be maintained.

Guideline 70. Roof Material

b. Where total replacement of all roofing material is required, the new roofing should match the existing material or be a roofing material that is consistent with the building's architectural style.

c. Heavy-weight architectural shingles are preferred when existing asphalt shingles are replaced.

Guideline 73. Replace Historic Gutters and Downspouts In-Kind

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

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

Guideline 76. Preserve Historic Wood Siding

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

Guideline 77. Make Sensitive Replacements

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

Guideline 78. Substitute Materials for Siding

b. If a contributing building was previously covered with asbestos, metal, or vinyl siding, these materials may remain. If the later additional material is removed, **it is preferred to repair and use the original wood siding. On a case-by-case basis, deteriorating original wood can be examined, and an alternate material may be considered.**

Guideline 79. Fiber Cement Siding

a. Use smooth finished boards matching the original profile and reveal as closely as possible. Although many of these boards come in a wood-grain texture, this is not historically appropriate. Historic wood siding was planed and sanded smooth prior to painting, and a smooth plank creates a more appropriate finish.

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

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

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

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

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

Appendix B.2 Common Substitute Materials

Composite (Decking)

Composite materials are made from a mix of plastic and wood fibers. The material is manufactured for use as porch and deck floorboards and stair treads. These materials are formed into planks to imitate wood decking and are installed in a manner similar to traditional wood planks. The product is sometimes available in a paintable finish. Use of composite decks and staircases is appropriate for installations in the rear of the property. In non-contributing buildings, it may be appropriate for use in flooring and stair treads on front porches if the material closely matches the original in profile, dimension, finish, and overall appearance, or if the porch floor is not significantly visible from the right-of-way.

Vinyl

Vinyl siding is not an appropriate replacement material for wood siding, but may be appropriate for replacing existing vinyl.

Fiber Cement Board

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

Staff Analysis:

Staff supports an **approval of this application with conditions**. The proposal to replace the existing asbestos and wood siding with vinyl siding is inconsistent with Appendix B.2. of the guidelines. However, fiber cement given it closely resembles the historic siding and meets the specifications of Guideline 79 may be approved. The proposed porch repairs and alterations are consistent with Guidelines 64 and 65. In this instance, the existing porch decking is already a composite material even though it is on the front façade. The new trim and columns should match the existing in size, design, and material. The proposed fence is typical of what has been approved elsewhere within the Historic District and meets the height requirements of the Zoning Ordinance.

Recommended Conditions:

1. Fiber cement siding shall have a smooth finish and joints shall be randomly staggered. Joints shall be avoided in areas with a span of less than 12-feet in length.
2. New front porch columns and trim shall match the existing in size, design, and material.

Draft Motions:

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

OR

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

OR

3. I move an alternate motion…

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

Appendix A: 2012 Easton Historic District Survey Sheet

EASTON HISTORIC DISTRICT SURVEY

PROPERTY #: _____

Picture:



TAX ID	ADDRESS	OWNER NAME
2101020552	118 GOLDSBOROUGH ST	KOSLOW ANDREW

YEAR BUILT	PHYSICAL CONDITION
1900	GOOD

ARCHITECTURAL STYLE	ADDITION(S)
NATIONAL FOLK	REAR LEFT SECTION MAY BE LATER

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

NOTES

REPLACEMENT SIDING + RECONFIGURED FRONT PORCH ARE ONLY NOTICEABLE CHANGES TO THIS RELATIVELY MODEST HOME. 2/2 WOOD SASH WINDOWS + DOOR TRANSOM + SIDELIGHTS REMAIN IN SITE.

RECEIVED
MAY 06 2026
TOWN OF EASTON

HD 26 - 49

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

Application #:	2026 - 1721
Date Received:	05/06/2026
Fee Paid:	$75.00
HDC Meeting Date:	06/08/2026
Date Property Posted:	06/03/2026

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 202 S. AURORA ST, EASTON, MD
☐ Contributing ☐ Non-Contributing YEAR BUILT: _____ NATIONAL REGISTAR # _____

PROPERTY INFORMATION

OWNER NAME Larchmont Manor Holdings LLC
TELEPHONE NO. [redacted] EMAI [redacted]

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

NAME LARCHMONT MANOR HOLDINGS LLC
TELEPHONE NO. [redacted] EMA [redacted]

Description of Proposal (include additional sheets, as necessary)

REPLACE EXISTING ROOFING
REPAIR DAMAGE FRONT PORCH DECK & BEAM
ADD NEW SIDING OVER EXISTING SIDING
REPAIR/REPLACE FENCE W/ WOOD FENCING TO MATCH

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.
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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 Kathleen P Snyder
Date 5/4/26
Printed Name of Applicant or Agent Kathleen Snyder

Revised 4.4.2022

Town of Easton, Maryland

Planning and Zoning

14 South Harrison St

Easton, Maryland 21601

April 24, 2026

RE: 202 South Aurora Street

Easton, Md 21601

Dear Historic Commission,

We are requesting your permission to make alterations to 202 Aurora Street within the guidelines of the commission and surrounding properties.

Following are the requests:

Remove and replace the existing roofing and gutters with Tamko "Titan-xt" architectural shingles with the Old English Pewter color. New 5" white "OG" aluminum gutters and 3x4 downspouts

Install new Norandex "Woodsman Select" vinyl siding in a Wedgewood color engineered for excellence

Alternate for vinyl siding:

Install new Hardi-Plank cement composite lap siding with a 6.5" exposure painted Wedgewood

blue premium color

The trim will remain a white contrasting color, with a white board separating the front gable and lower portion of the home. Photo example submitted.

We will reframe the front porch sag at the middle and replace wood trim to match the existing

The porch flooring to be replaced with new Composite floor ing matching existing floor

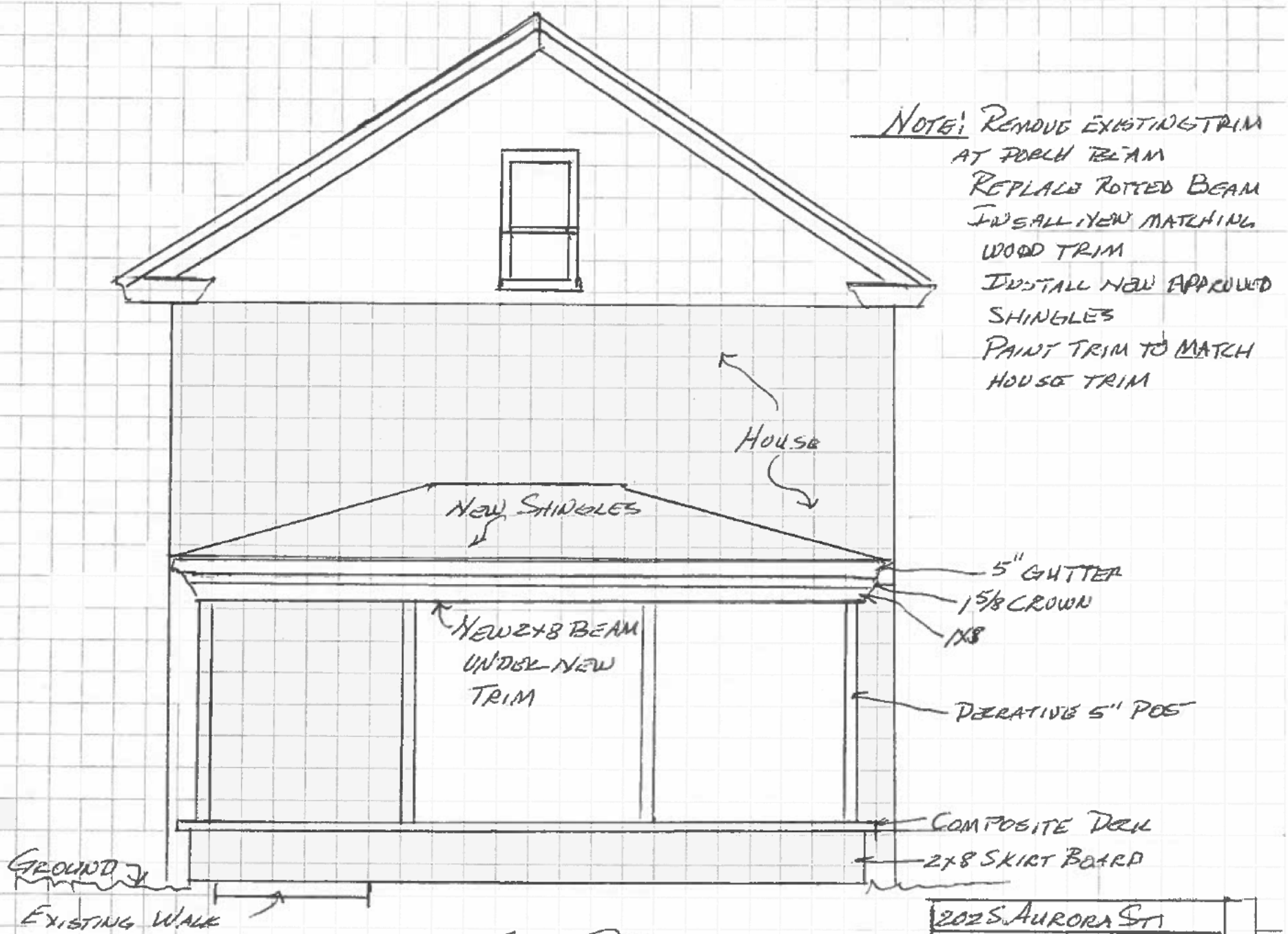
The rear and side fencing is damaged and has many weathered curved board and we will install

6 ft high wood Southern Pine privacy the fencing to match existing with the natural Behr color

The photos show the four views of the house and the areas that we are requesting to update and beautify to be similar to the existing surroundings.

We have submitted photos showing upgraded properties with vinyl siding at 200, 208 & 212 South Aurora Street

Sincerely Yours,


NOTE: REMOVE EXISTING TRIM AT PORCH BEAM
REPLACE ROTTED BEAM
INSTALL NEW MATCHING WOOD TRIM
INSTALL NEW APPROVED SHINGLES
PAINT TRIM TO MATCH HOUSE TRIM
HOUSE
NEW SHINGLES
5" GUTTER
1 5/8 CROWN
1X8
NEW 2X8 BEAM UNDER NEW TRIM
DERATIVE 5" POST
COMPOSITE DECK
2X8 SKIRT BOARD
GROUND
EXISTING WALK
FRONT PORCH
202 S. AURORA ST
EASTON, MD
1/4" = 1'




TAMKO
PRO LINE
TITAN XT
PREMIUM ARCHITECTURAL SHINGLES
CLASS 3 IMPACT RATED
THE MOST INNOVATIVE SHINGLE ON THE MARKET IS NOW CLASS 3 IMPACT RATED*
See how Titan XT shingles perform at tamko.com/titanxt
*TITAN XT® SHINGLES ARE CLASSIFIED BY UL FOR COMPLIANCE WITH UL 2218 CLASS 3 IMPACT RESISTANCE.

6.2 x 4 x 8
1- 1/2 x 4 x 8 cox

SHINGLE









Internet # 100061750 Model # 2600600120 UPC Code # 049821260064 Store SKU # 267805



Hover Image to Zoom



SHOP SPRING DEALS ›

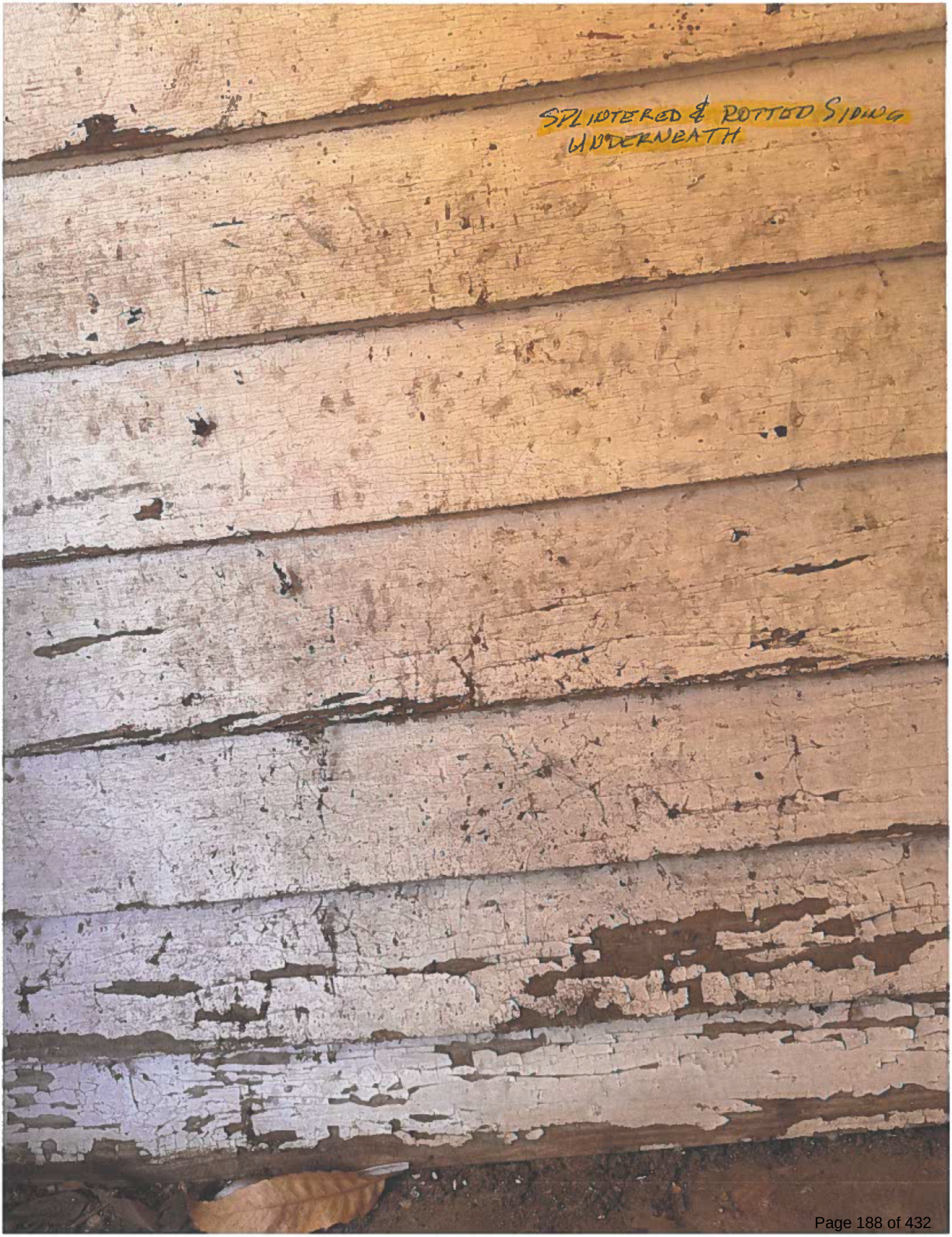
Best Seller

Amerimax Home Products

5 in. x 10 ft. White Aluminum K-Style Gutter

★★★★½ (339) Questions & Answers (132)

- Helps protect your foundation and landscaping from roof run-off
- Rust-free aluminum construction allows for easy maintenance
- Compatible with 5 in. gutter systems and 10 ft. in length


SPLINTERED & ROTTED SIDING
UNDERNEATH


ROTTED SIDING UNDER

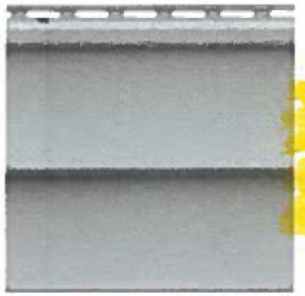
Woodsman Select | .042"

Woodsman Select

PREMIUM VINYL SIDING



The Warm, Natural Look of Rough-Sawn Cedar



Double 4" Clapboard
2-4" exposure per panel
12' 6" long
24 pieces per carton
2 squares per carton



Double 5" Clapboard
2-5" exposure per panel
12' long
20 pieces per carton
2 squares per carton



Double 4" Dutchlap
2-4" exposure per panel
12' 6" long
24 pieces per carton
2 squares per carton



Double 5" Dutchlap
2-5" exposure per panel
12' long
20 pieces per carton
2 squares per carton



Woodsman Select Double 4" Clapboard - Smoke

FOUR DISTINCT PROFILES:

- Double 4" Clapboard
- Double 5" Clapboard
- Double 4" Dutchlap
- Double 5" Dutchlap

.042"

Low Gloss Natural Cedar Woodgrain Pattern

23 BEAUTIFUL COLORS



Colors are mechanically reproduced.
For color accuracy, please see actual product sample.

Value of Vinyl

D BENEFITS

.042" panel thickness with a low gloss natural cedar woodgrain pattern.

A 5/8" panel projection provides rigidity and casts deep, appealing shadow lines.

TitanBar™ REINFORCED NAIL HEM

A heavy-duty extended return leg snaps tightly into the TitanBar™ Reinforced Nail Hem, which is double the thickness of the siding panel under the nail head, for an installation that's solid and secure, protecting against panel blow off in adverse weather conditions.

XLOK™ TECHNOLOGY NailRIGHT™

XLok™ Technology combines the TitanBar Reinforced Nail Hem and the NailRIGHT™ Siding Installation System, two innovations that help ensure the siding is securely interlocked and properly affixed to the wall.

ColorHold® *Lifetime Fade Protection*

ColorHold® is a highly durable capstock that resists fading and discoloring and is backed by a limited lifetime transferable warranty*, including Lifetime Fade Protection. Specify the most brilliant and rich hues with absolute confidence.

**Visit www.norandex.com to view warranty details.*

Matching and contrasting soffit, accessories, shakes and shingles available to give your home a one-of-a-kind look.

MAKE WOODSMAN SELECT PREMIUM VINYL SIDING THE CHOICE FOR THE LIFE OF YOUR HOME.

Virtually maintenance free. Save time and money on upkeep costs.

Because it's solid vinyl, it won't blister, crack, flake, peel or rot like wood exteriors.

A sound investment that can help increase the resale value of your home.



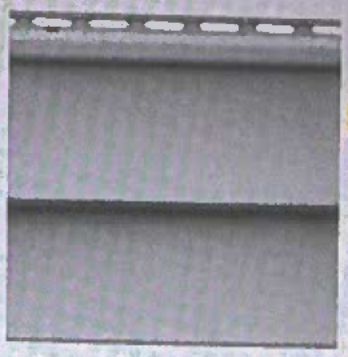
FOUR DISTINCTIVE PROFILES:

- Double 4" Clapboard
- Double 5" Clapboard
- Double 4" Dutchlap
- Double 5" Dutchlap

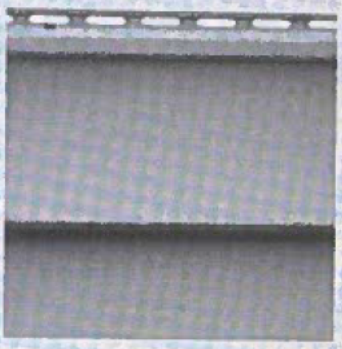
Woodsman Select

PREMIUM VINYL SIDING

- .042" panel thickness with a low gloss natural cedar woodgrain pattern
- 5/8" panel projection provides rigidity and casts deep, appealing shadow lines
- Available in four styles:
  - **Double 4" Clapboard**
  - **Double 5" Clapboard**
  - **Double 4" Dutchlap**
  - **Double 5" Dutchlap**
- D4 Standard Design Pressure Rating: 71.0 psf*
- D5 & D5DL Standard Design Pressure Rating: 31.1 psf*
- XLok Technology combines the TitanBar Reinforced Nail Hem and the Norandex proprietary NailRIGHT Siding Installation System, two innovations that help ensure the siding is securely interlocked and properly affixed to the wall
- Matching and contrasting soffit and accessories
- Limited lifetime transferable warranty with ColorHold Lifetime Fade Protection



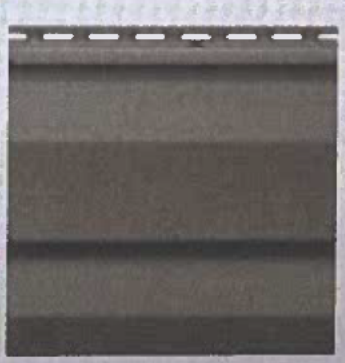
Double 4" Clapboard
2-4" exposure per panel
12' 6" long
24 pieces per carton
2 squares per carton



Double 5" Clapboard
2-5" exposure per panel
12' long
20 pieces per carton
2 squares per carton



Double 4" Dutchlap
2-4" exposure per panel
12' 6" long
24 pieces per carton
2 squares per carton



Double 5" Dutchlap
2-5" exposure per panel
12' long
20 pieces per carton
2 squares per carton

TitanBar™
REINFORCED NAIL HEM



A heavy-duty extended return leg snaps tightly into the TitanBar Reinforced Nail Hem, which is double the thickness of the siding panel under the nail head, for an installation that's solid and secure, protecting against panel blow off in adverse weather conditions.

*The test pressures listed on Norandex Vinyl Siding are derived from testing per ASTM D-5206 with nails 16" on center. Please check with your local building inspector for wind load requirements in your area and for the type of structure on which the siding is being installed.

FROM OUR POINT OF VIEW

Homeowners have numerous cladding choices when it comes to finishing the exterior of their home.

They often rely on the expertise of their new construction or remodeling contractor for recommendations on the best materials to use. Consumers want a finish that makes their home stand out in the neighborhood, but also one that will stand up under extreme weather conditions. They want peace of mind knowing the exterior will retain its beauty years down the road, with virtually no maintenance, and is strongly warranted for customer satisfaction.

Homeowners know meeting these requirements is not too much to ask. And, if you ask professional contractors from around the country for their recommendation, many would choose Norandex brand vinyl siding products.
That's because Norandex Vinyl Siding offers homeowner preferred choices in styling and performance.

Because of the varying weather patterns throughout the states, Norandex offers both insulated and uninsulated vinyl siding. Products that protect against fade when exposed to sunshine, that help insulate a home from winter's chills, and will perform in areas prone to extremely high winds.

An assortment of truly distinctive profiles in combination with a wide array of beautiful colors, enables homeowners to create that perfect exterior finish they've always dreamed about. The availability of solid vinyl soffit and accessories not only help accentuate the home, they are also low maintenance products complementing the siding selection.

And, all Norandex Vinyl Siding products carry one of the strongest homeowner warranty packages available in the industry...A Limited Lifetime Transferable Warranty with ColorHold® Lifetime Fade Protection.



XLOK TECHNOLOGY



XLok® Technology features a reinforced nail hem and the **NailRIGHT™** Siding Installation System. Together they help provide a quality installation that's properly applied and firmly affixed to the wall.

EXTREME WEATHER PROTECTION

For areas prone to adverse weather conditions, Norandex offers vinyl siding engineered for excellent wind load performance, that's been tested to withstand hurricane force winds.

ColorHold® Lifetime Fade Protection

Norandex Vinyl Siding colors feature a tough surface based on engineered polymer compounds that resist fading. Specify the most brilliant and rich hues with absolute confidence.

QUALITY SYSTEM CERTIFICATION DNV·GL ISO 9001

The Norandex vinyl manufacturing process has earned the impressive mark of ISO 9001 through DNV-GL - Business Assurance USA, Inc.
(Home Accents siding not included)

DESIGNER COLLECTION

A beautiful collection of darker, richer colors with tremendous homeowner appeal that features **ColorHold®** technology to resist fading and discoloring.

Home Innovation
NGBS GREEN CERTIFIED
RESOURCE EFFICIENCY

Norandex Vinyl Siding products have been NGBS GREEN CERTIFIED in accordance with criteria established by Home Innovation Labs for use in buildings seeking NGBS Green Home Certification. For more information, visit **www.HomeInnovation.com/GreenProducts.**

NailRIGHT™
SIDING INSTALLATION SYSTEM

The Norandex proprietary NailRIGHT Siding Installation System makes proper nailing fast and easy. See the full story on page 34.



Norandex Vinyl Siding products carry one of the strongest homeowner protection warranties in the industry– A Limited Lifetime Transferable Warranty with ColorHold® Lifetime Fade Protection. Visit **www.Norandex.com** for complete warranty details.



Norandex Vinyl Siding is proudly made in the U.S.A. to the highest American quality standards by trained and skilled professionals.



Norandex Vinyl and insulated Vinyl Siding certified through VSI's Program are verified by a third-party, accredited inspection agency to meet or exceed the long-standing, accepted ASTM industry standards for quality. Consult the VSI website at **www.VinylSiding.org** for a current list of certified products.



Vinyl Siding

WEDGEWOOD

Internet # 305477367 Model # 6851131 UPC Code # 840052228799 Store SKU # 1006305086

James Hardie **Shop the Collection**

Hardie Plank HZ5 8.25 in. x 144 in. Statement Collection Boothbay Blue Cedarmill Fiber Cement Lap Siding

(6) Questions & Answers (54)










Hover Image to Zoom

Share Print

- Ready for install in boothbay blue colorplus technology finish
- Durable house siding plank features a soft, woodlike grain finish
- HZ5 made to withstand cold, wet, snow and freezing conditions
- View More Details

Color/Finish: **Boothbay Blue**

Product Width (in.): **8.25 in**

5.25 in | 6.25 in | 7.25 in | **8.25 in**

ColorPlus Technology is a baked on proprietary finish developed specifically for James Hardie that resists damage from UV rays, staying bright and vibrant longer. Hardie plank lap exterior siding is Engineered for Climate and designed to hold up to the changing weather conditions in the environment where it is installed. Noncombustible cladding complies with ASTM E136, does not burn and will not attract insects and pests including woodpeckers and termites. Hardie Zone System formulated house siding is made to withstand extreme weather such as, fluctuating temperatures, high winds, moisture, sun and more.

Highlights

- Durable, fiber cement siding withstands the toughest weather conditions
- Natural cedar look house siding with a woodlike grain texture resists water absorption to protect against swelling and cracking
- Complete your siding full home project now! To see additional James Hardie products readily available in your region, click here: Dallas, Houston, Austin, Atlanta, Florida, New Orleans, Carolinas, Chicago, Pacific North West
- Noncombustible, resists flame spreading
- Fiber cement siding stays strong and does not appeal to woodpeckers, termites and other pests
- 5/16 in. x 8.25 in. x 144 in. lap board for horizontal installation
- Boothbay Blue Siding is prefinished using ColorPlus Technology for an even stronger bond that resists chipping, peeling and cracking
- Complies with ASTM E136 as a noncombustible cladding
- 30-year limited non-prorated siding, trim, and soffit substrate warranty; ColorPlus Technology finishes are backed by a 15-year limited warranty
- For more assistance and to order Hardie Siding, visit the Pro Desk at your local Home Depot store: availability, lead time and product assortment may vary by region
- Return Policy
- California residents see Prop 65 WARNINGS

Product Information

Internet # 305477367
Model # 6851131
UPC Code # 840052228799
Store SKU # 1006305086

Additional Resources

Shop All James Hardie

From the Manufacturer

- TDS
- Specification
- Product Brochure
- Warranty
- Installation Guide
- Product Label in Spanish
- Use and Care Manual
- Full Product Manual
- Return Policy

Specifications

Questions & Answers
54 Questions

Customer Reviews
3 out of 5 ★★★☆☆ (6)

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What can we help you find?

Shop All HomeCare+ New Appliances Bathroom Building Supplies Doors & Windows Lawn & Garden Outdoor Tools Plumbing Flooring Lightin

Gainesville Lowe's 10 PM 21716

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Rewards Rewards PRO Lowe's delivers. Fast and FREE. Same day and every day.

Back to Results / Building Supplies / Decking / Composite Deck Boards

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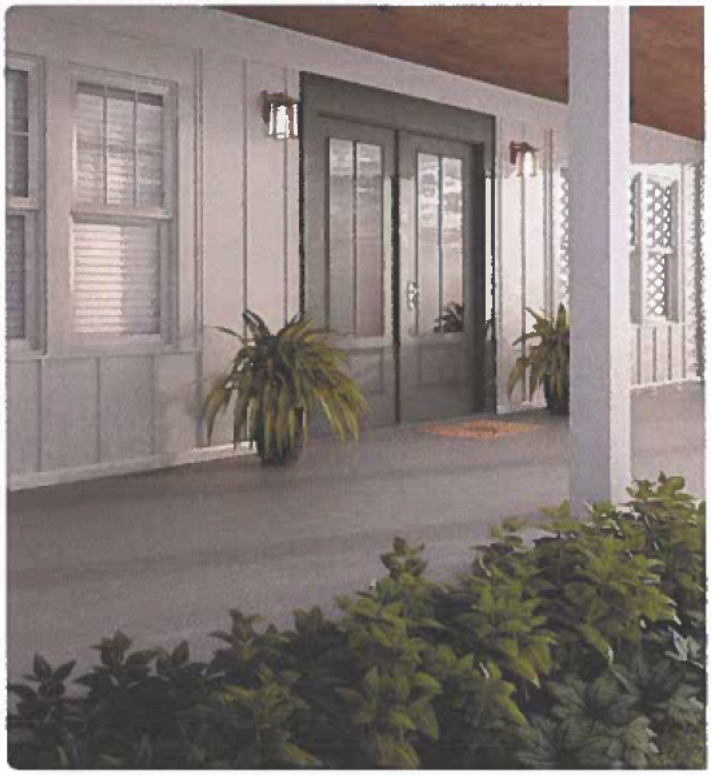






PRODUCT CATEGORIES

- AZEK® Brand PVC
- Balusters (Spindles)
- Baseboards
- Beadboard & V-Groove
- Blocks, Corner/Base/Etc
- Brackets
- Caps, Door & Window
- Casings, Door & Window
- Ceiling Medallions
- Columns
- Corbels
- Corner Guards (Beads)
- Crown Mouldings
- Deck Boards, Etc
- Entry & Window Systems
- Finials & Drops
- Gable Decorations
- Gallery Rails
- Handrails
- Headers
- Lamp Posts
- Medallions, Fretwork
- Mouldings
- Newel Posts
- Niches, Wall
- Pilasters
- Polyurethane Products
- Porches - START HERE!
- Porch Flooring
- Porch Posts
- Rails
- Roof Spires
- Running Trim
- Screen/Storm Doors
- Shingle Siding
- Shutters
- Small Parts
- Spandrels
- Spindles (and Balusters)
- Stair Parts, Interior
- Sunburst Fans

Home > Products > Porches - START HERE! > Porch Parts Product Listings > Porch Flooring > AZEK® TimberTech® PVC Porch Flooring Boards

AZEK® TimberTech® PVC Porch Flooring Boards

 # AZ-PB (caf)

Order Porch Flooring | Sample Kit | Info | Deck Boards | Previous Page



AZEK Porch - the next generation

AZEK® Porch Flooring has eliminated virtually *all* the problems of both wood and composite porch floors. Made of 100% Cellular PVC, AZEK® Porch Boards have the look, feel, and sound of premium wood porch decking and come with a lifetime limited warranty!

Order Below ↓

Outstanding features include:

- Lifetime Limited Warranty
- Truly Low Maintenance
- Slip Resistant Surface
- Stain Resistance
- Mold Resistance
- Scratch Resistance
- Solid Workability & Beauty
- Permanent Colors

With all these great features, AZEK® Porch Boards are by far your best choice in porch flooring. Over time it's also your least expensive choice!





AZEK's Tongue & Groove Joinery

Tongue and groove installation with a slight crack between boards... just like wood porch flooring! Wood grain surface is almost impossible to distinguish from wood porch decking.

Lifetime Limited Warranty

AZEK® Porch Flooring carrys a Lifetime Limited Warranty by AZEK® Building Products, the leader in Cellular PVC technology. With more than 20 years of experience in Cellular PVC manufacturing, AZEK® also makes AZEK® Deck, the best decking on the market. Together with **AZEK® Porch Flooring**, these high performance, low maintenance products have revolutionized the porch and decking industries!

See the Videos

View a 5-part video series showing how one of our owners installed AZEK® Porch Boards on his own porch! Series starts with repairs to the porch foundation and ends with a beautiful, and very authentic-looking lifetime porch floor. UPDATE: 11 years later our owner reports these Porch Boards look like the day they were installed!



Truly Low Maintenance

Because the finish is built in, AZEK® Porch Flooring requires almost no maintenance. An occasional, optional soap-and-water cleaning is all it takes to keep it looking and performing like new. This miracle material resists stains, moisture, scuffs, scratching, fading, mold, and mildew. (The Cellular PVC formulation doesn't contain wood fibers - something which can promote mold and mildew growth.)



Almost all spills, such as the drink to the left can be taken care of with just a damp cloth. An added advantage of this special formulation: unlike some competing products containing polyethylene and wood fiber, AZEK® Porch can be used in covered or uncovered areas.

Just avoid rubber-backed items (door mats, pool toys, etc), abrasive

punch and the ketchup from your burger. Soap and water easily removes the kinds of discoloration which often permanently mark wood and composition flooring. (AZEK® misspellings include azak, azack, azac, azec, azeck, azik, asek, aseck, asac, and azik)

Scratch Resistance

A strong, dense surface resists scratches from screws, tools and other gear during installation, so you can work with less worry. After installation, AZEK® Porch Flooring resists damage from everyday things like porch furniture, dog claws and general traffic wear patterns.



Solid Workability & Beauty

AZEK® Porch Flooring has the look, feel, and sound of wood. Installation is easy and uses the same tools as wood porch decking. But that's where the similarity ends! The long lasting color and enduring beauty of your AZEK® porch floor will still be getting compliments long after wood floors of similar age need replacing and composite materials are scratched and faded.

The AZEK® Double Dare Challenge

Take the AZEK® Double Dare Challenge! Prove for yourself that AZEK® Porch decking *is* your best solution now and for the future!

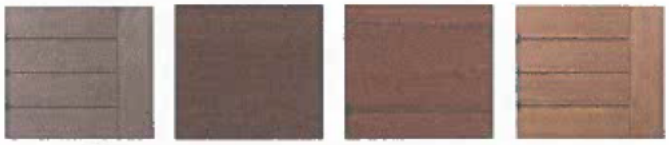
Permanent Colors

Compare AZEK® Porch Flooring to other wood and non-wood flooring materials and it's easy to see the difference. Thanks to Colorfast Solutions(tm) by Americhem, Inc., one of the industry's leading color experts, you get vibrant color that will hold up in the harshest climate and the hardest use.

Click colors for larger swatches and usage photos.



Slate Gray | Oyster



Coastline | Dark Hickory | Mahogany | Weathered Teak

Order Sample Kit | See the Videos
Porch Flooring Info | Double Dare Test

Quantity Based Pricing
Price is *per foot*, based on TOTAL feet of porch boards ordered in any *one* color. See explanation and examples

Sizes:
1" thick x 3-3/8" wide, including tongue. Installed width is approximately 3-3/16".
1" thick x 5-3/4" wide, including tongue. Installed width is approximately 5-1/2". CA Resident WARNING

VERY IMPORTANT! Read before ordering:

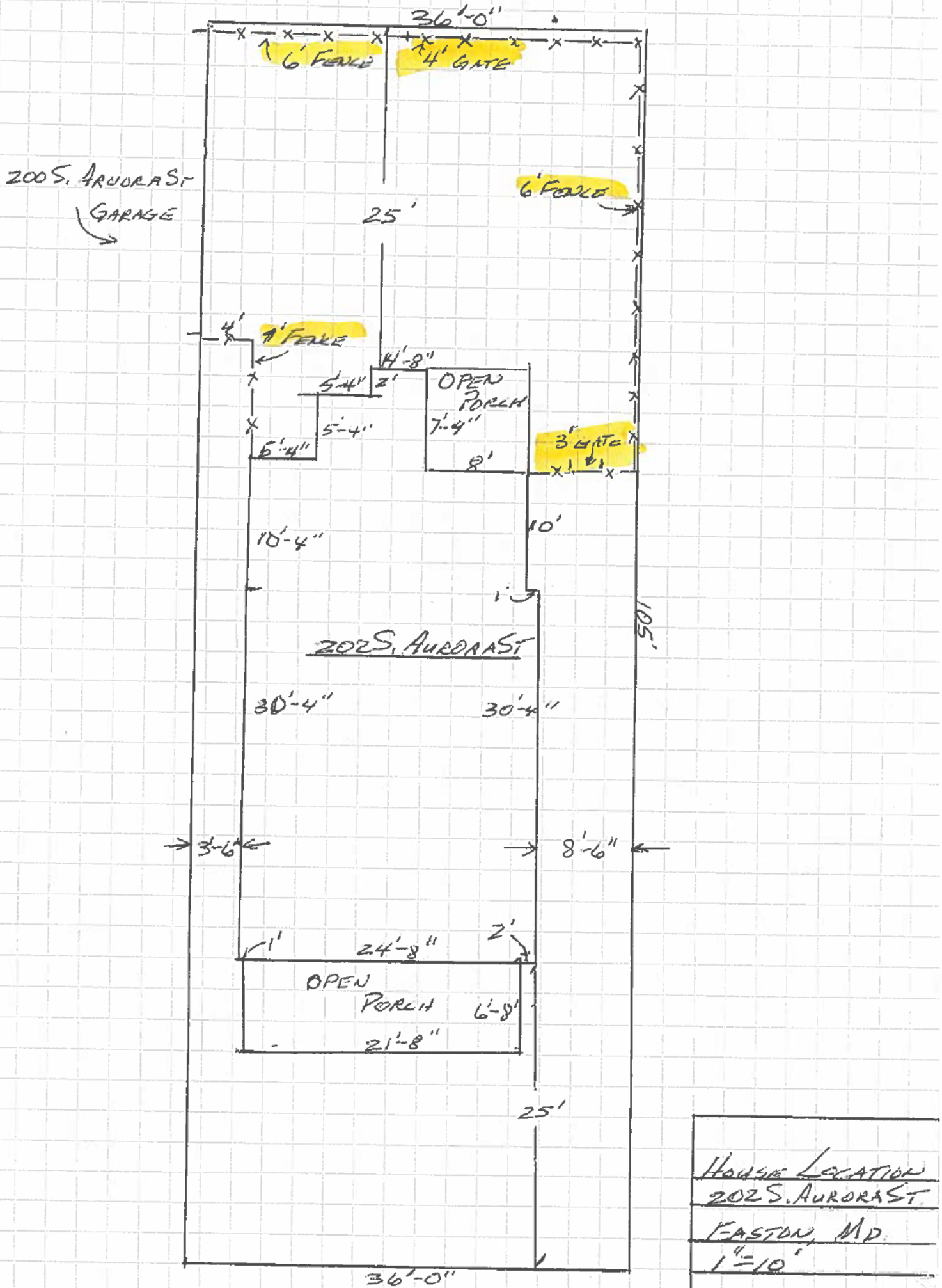
1. Actual length may be 1/4" shorter than listed but will be consistent for each shipment.
2. Lengths shorter than 10' are cut-to-order and not returnable unless defective.
3. Important Shipping Info

ORDER HERE (Please select options to calculate Price)

Color and Width:	3-3/16" - Oyster (AZ-PB4oyjPV)
Length:	Select one:
Quantity Based Pricing:	Select one:
Shipping Info:	Select one:

Price: $5.93

Quantity: 1 Add to Cart

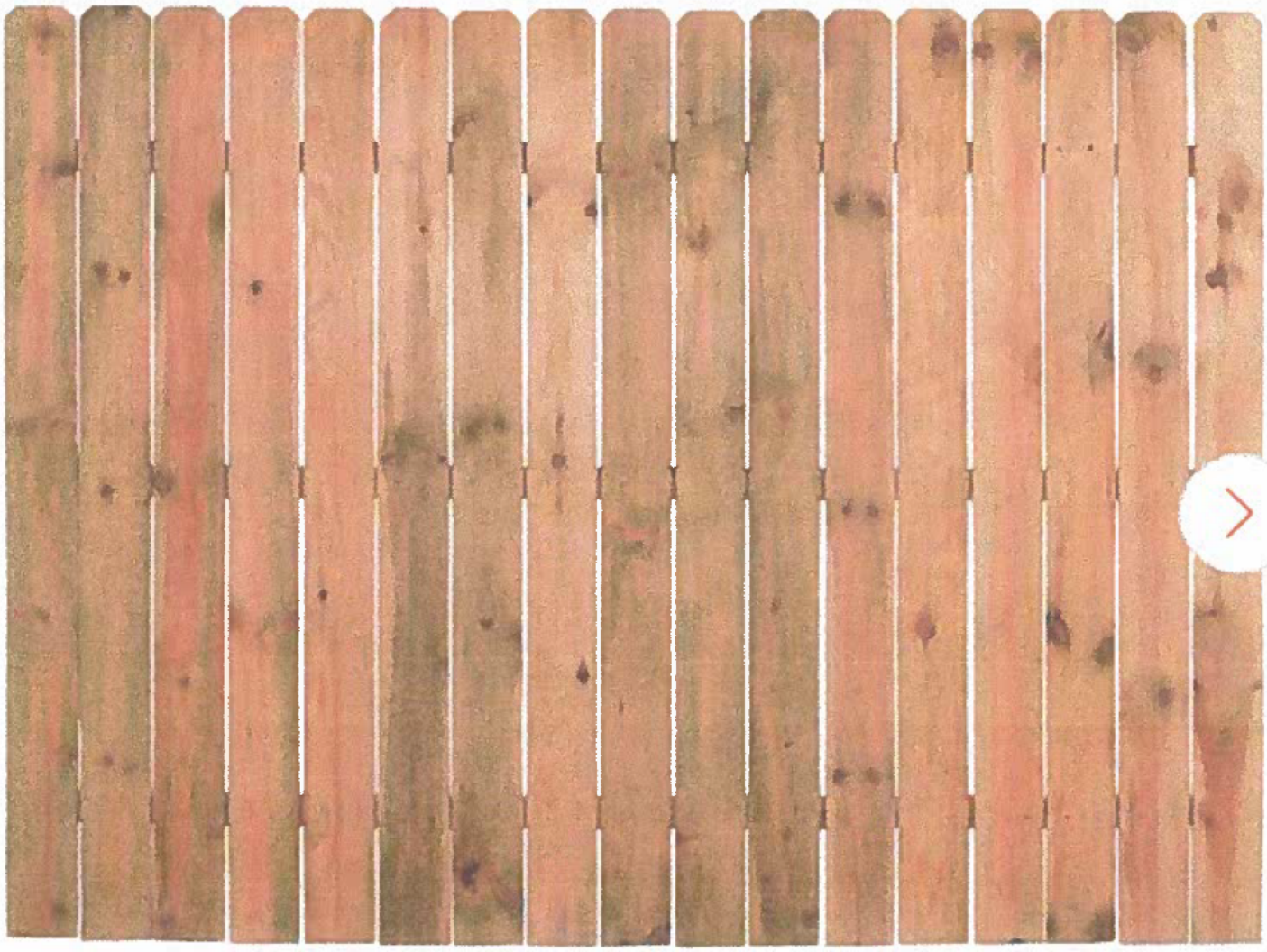


HOUSE LOCATION
202 S. AURORA ST
EASTON, MD
1" = 10'

Best Seller Spring Deals

6 ft. x 8 ft. Pressure Treated Pine Privacy Dog-Eared Flat Top Wood Fence Panel

★★★★☆ (1338) Questions & Answers (347)



Semi-Transparent Waterproofing Exterior Wood Stain and Sealer

(10884) Questions & Answers (1595)




REAR


REAR
GATE


FRONT


LEFT SIDE


RIGHT SIDE


REAR
GATE


200


208
PORCH


8125

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

Historic District Commission Staff Report

Meeting Date: 6/8/2026

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

Property Address: 115 South Street

Applicant: Jose F. Sanchez

Application Number: 2026-1733

Code Enforcement Case: Yes ☐ No ☒

Project Description:

Porch Repairs and Maintenance

On the front porch, the proposed work targets damaged the floorboards, railings, and column bases. The applicant will remove and replace only the specific flooring boards that are split, soft, or rotted, utilizing new tongue-and-groove or square-edge wood boards to match the existing exposure and profile. Additionally, the deteriorated front step and tread assembly will be repaired or replaced in kind, and any weathered railing components or post-base trim will be repaired to match original dimensions and designs. Once structural integrity is restored, the entire front porch assembly—including the floor, steps, railings, columns, and trim—will be scraped, primed, and repainted to match the existing historic paint color. In a similar fashion, the rear porch exhibits localized wood rot at a corner section and on select flooring slats. The proposal entails replacing only the failed decking boards and adjacent unsound framing or trim, followed by surface preparation and repainting using wood boards that match the existing dimensions and painted finish.

Rear Stair Reconstruction and Decking

The existing exterior wood stair assembly situated at the rear and side of the home is heavily weathered and structurally compromised, exhibiting multiple split or cracked treads alongside visible wear along the guards and handrails. The applicant proposes to fully remove this stair run and its associated railing components, rebuilding the assembly in the same location and general configuration to meet modern building codes. The preferred material choice for the walking surfaces and treads is *Trex Enhance Basics* composite decking in the "Clam Shell" color, which will be installed over a new code-compliant structural frame constructed from

pressure-treated wood. Should the commission require a traditional finish, an all-wood replacement configuration is offered as an alternate specification. The adjacent upper landing and back deck platform will remain intact, receiving minor repairs handled locally only as construction demands. Any repaired or replacement railing and guard elements will utilize a simple vertical-baluster wood layout designed to closely match the scale, rhythm, and appearance of the existing historic guards.

Window and Siding Maintenance

Multiple historic windows and their surrounding exterior trim elements exhibit peeling paint, surface grime, mildew, and minor localized wood deterioration. The proposed scope avoids full window replacement, focusing instead on cleaning the frames, sills, and trim, scraping away failed paint coatings, performing minor localized wood repairs, and repainting the units to match the existing trim color. The existing exterior window screens are also slated to remain and will be repainted black. To address environmental staining on the rest of the home, the applicant will perform a gentle exterior cleaning or low-pressure washing of the building envelope using the least aggressive method appropriate for historic materials. No removal or replacement of the underlying siding is proposed under this application; rather, the applicant is retaining the existing asbestos-cement shingle siding.

Gutters and Drain Pipe Screening

To minimize future water damage to the historic siding, porches, and exterior wood trim, the applicant proposes installing a new, comprehensive roof drainage system. This system will consist of new 5-inch K-style white aluminum gutters equipped with compatible white aluminum downspouts. On the side elevation, the owner also plans to address the visual impact of an exposed iron sewer and drain pipe that is prominently visible from the yard. This utility line will be hidden by a simple, plainly detailed wood box screen painted to blend seamlessly with the adjacent siding color, designed specifically to allow easy ongoing access for utility maintenance.

Historic District Guidelines:

Guideline 2. Repair Rather than Replace

a. Repair rather than replace historic features wherever possible.

b. Use the recommended technical procedures for cleaning, refinishing, and repairing historic materials. See Appendix D for technical resources. Some cleaning methods,

including chemical and abrasive methods, and repair techniques can cause or exacerbate damage to historic materials of the building, particularly masonry. Always use the gentlest methods available.

Guideline 3. Make Sensitive Replacements

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

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

c. Avoid changing the character of historic features. For example, original horizontal board siding should not be replaced by vertically oriented siding or shingles, even of the same material.

d. Substitute materials should only be used if they do not cause damage or change the character of the historic resource. The new material should match the form, color, and texture of the historic feature (for additional information on substituting historic materials, see Appendix B).

Guideline 61. Maintain Painted Surfaces

a. The painted surface of historically painted buildings, or building features, should be maintained.

b. New or replacement building features of the type that were historically painted, such as wood siding or trim, should be painted to match like features on the building.

c. Do not leave new wood surfaces exposed. Paint or stain them to protect from water and sun damage.

d. Avoid using sandblasting or other abrasive methods to strip paint from wood, masonry, tin or zinc. Avoid using flame or heating iron to remove paint from wood surfaces.

e. Paint applied to buildings built prior to 1978 should be tested for lead before scraping or sanding. If found, appropriate abatement or encapsulation should be undertaken.

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 (Porches)

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

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

c. Alternate materials may be allowable on a 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.

Guideline 73. Replace Historic Gutters and Downspouts In-Kind

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

Staff Analysis:

Staff supports an **approval of this application with conditions**. The proposal to repair damaged materials on the front and side porch is consistent with Guidelines 3, 64, and 65. Any damaged features that are replaced including decking, railing, steps, columns, and trim must be replaced in-kind. The proposal to replace the damaged rear exterior stairs with a composite material is consistent with Guideline 65c. In regards to the proposed gutters, half round gutters and downspouts would be more appropriate for use on this structure given its contributing status

and historic significance. Many of the proposed alterations such as painting and light cleaning fall under the category of routine maintenance and do not require Commission approval.

Recommended Condition(s):

1. All replacement front porch flooring boards shall be traditional tongue-and-groove wood boards milled to match the existing historic exposure, width, and profile exactly. Undamaged historic flooring and underlying sound framing shall be retained in place.
2. All repaired or replacement railing components, balusters, columns, posts, and post-base trim shall be fabricated from wood and detailed to match the existing historic dimensions, profiles, and design.
3. Half-round style gutters and downspouts shall be utilized instead of K-style per Guideline 73b.

Draft Motions:

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

OR

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

OR

3. I move an alternate motion…

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

Appendix A: 2012 Easton Historic District Survey Sheet

EASTON HISTORIC DISTRICT SURVEY

PROPERTY #:

Picture:



TAX ID	ADDRESS	OWNER NAME
2101013149	115 SOUTH ST	MASON, FRANK E III

YEAR BUILT	PHYSICAL CONDITION
1877*	GOOD

ARCHITECTURAL STYLE	ADDITION(S)
FOUR SQUARE FAMILY	NONE

NHL DISTRICT	NR DISTRICT	NR LISTED	MEETS NR CRITERIA	1980 NR RATING	MD INVENTORY	CONTRIBUTING	NC CODE
				B	T-460	Y	

NOTES

UNUSUALLY LOW-PITCH HIPPED ROOF. 6/6 WOOD SASH WINDOWS. ORIGINAL RAISED AND MOLDED PANEL FRONT DOOR AND TRANSOM + SIDE LIGHTS. ASBESTOS SHINGLES SOFFITS ENCASED IN VINYL

RECEIVED
APR 17 2026
TOWN OF EASTON

HD 26 - 55

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

Application #:	2026 - 1733
Date Received:	05/12/2026
Fee Paid:	$75.00
HDC Meeting Date:	06/08/2026
Date Property Posted:	06/03/2026

HISTORIC DISTRICT COMMISSION HEARING APPLICATION

APPLICATION TYPE
(PLEASE CIRCLE)

ROOFING DEMOLITION SIGNAGE FENCING OTHER

NEW CONSTRUCTION/ADDITION EXTERIOR ALTERATIONS

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

PROPERTY INFORMATION

ADDRESS 115 South st Easton MD 21601

☐ Contributing ☐ Non-Contributing YEAR BUILT: 1900 NATIONAL REGISTAR #

PROPERTY INFORMATION

OWNER NAME Anish Hinduja

TELEPHONE NO. [redacted] EMA[redacted]

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

NAME Jose Sanchez

TELEPHONE NO. [redacted] EMAIL [redacted]

Description of Proposal (include additional sheets, as necessary)

Paint House and windows
Repair plywood of back Porch and Floor
Repair Front Porch, Floor, Handrail, roof change to metal
steps of back dedk need replace all stringer, handrail steps
install new gutter where need
burd box to cover the sewer line

Specific Requirements

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

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

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

Signature of Applicant or Agent
Date 4/16/2026
Printed Name of Applicant or Agent Jose F. Sanchez

Revised 4.4.2022

Application for Exterior Repairs

Property Address: 115 South Street, Easton, MD 21601

This application requests approval for exterior repair, limited replacement in kind where feasible, repainting, minor screening, landscaping improvements, and installation of new gutters at 115 South Street. The work is intended to repair deteriorated exterior elements, improve safety, preserve the historic appearance of the house, and maintain the structure using compatible materials and finishes.

The work is organized to match the attached photo sequence: front porch, back porch, stairs and back deck, windows and screens, and side elevation with iron pipes and proposed planting bed.

1. Front porch repairs and repainting

The existing front porch contains deteriorated painted wood flooring boards, a damaged front step/tread assembly, and localized deterioration at railing and post-base elements. The front porch also shows paint failure and wear at trim and related wood surfaces.

The proposed work is to remove and replace only those front porch floorboards that are split, soft, or rotted; repair or replace the damaged front step/tread assembly in kind; repair deteriorated wood railing components and post-base trim to match the existing dimensions and design; and scrape, prime, and repaint the repaired porch flooring, step, railing, columns, trim, and associated wood surfaces to match the existing paint color. Existing porch framing and sound materials will be retained wherever feasible.





Front port repairs and repaining ctd.





Front port repairs and repaining ctd.


30 ft
STANLEY



2. Back porch / inside porch repairs and painting

The back or inside porch area shows localized wood rot at a corner section and deterioration of select wood floor slats/boards. The remaining porch platform appears largely intact but weathered and in need of surface preparation and repainting.

The proposed work is to remove and replace only the deteriorated decking boards and any limited adjacent trim or framing that is found to be unsound at the damaged corner and isolated failed board locations, while retaining sound framing and sound boards wherever possible. After repair, the back porch floor and related repaired wood surfaces will be prepared and repainted to match the existing painted finish.





Back porch / inside porch repairs and painting ctd.



3. Exterior stair replacement and upper back deck repairs

The exterior wood stair assembly at the rear/side of the house is heavily weathered and deteriorated, with splitting, cracking, and failure of multiple treads and visible wear of the railing and guard components. The upper landing/back deck appears more serviceable overall but may require localized minor repairs where deterioration is found during construction.

The proposed work is to remove the existing exterior stair run and associated railing/guard components and rebuild the stair in the same location and same general configuration, subject to final field measurement and code compliance. The preferred proposed stair tread/decking material is Trex Enhance Basics in Clam Shell, installed over pressure-treated wood structural framing. If the Commission or staff requires a different visible finish, an alternate matching material will be proposed for approval.

The upper landing/back deck at the top of the stair is proposed to remain if structurally sound, with minor repairs only where necessary. Any repaired or replacement railing/guard elements at the stair and landing will generally match the existing simple vertical-baluster appearance in scale and rhythm while meeting applicable safety and code requirements.





Exterior stair replacement and upper back deck repairs Ctd.





Exterior stair replacement and upper back deck repairs Ctd.

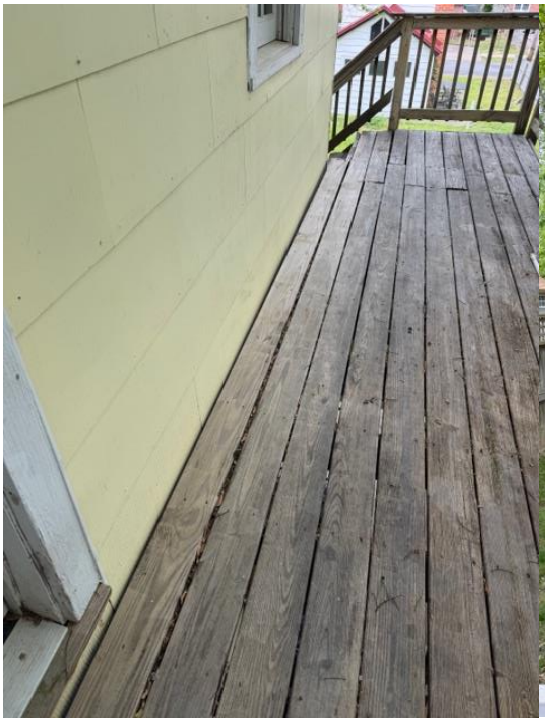








Exterior stair replacement and upper back deck repairs Ctd.







4. Window cleaning, repair, repainting, and screen painting

Multiple exterior windows and associated trim show dirt, mildew, peeling paint, localized wood deterioration, and worn finishes. Existing screens are proposed to remain and be repainted black.

The proposed work is to clean exterior window frames, sills, and trim; scrape and prepare areas of failing paint; perform minor localized wood repair where needed; and repaint windows, trim, and related wood elements where required to match the existing paint color. Existing windows are proposed to be retained and repaired rather than fully replaced under this application, and existing screens are proposed to be repainted black.



Window cleaning, repair, repainting, and screen painting Ctd.







Window cleaning, repair, repainting, and screen painting Ctd.



5. Exterior washing and future siding paint inquiry

The exterior siding and trim show surface dirt, mildew, and staining in multiple areas. The owner wishes to wash the exterior using the least aggressive method appropriate for historic materials and also wishes to clarify whether the existing asbestos-cement shingle siding may be repainted in the future.

No siding replacement is proposed under this application. The proposed work at this time is limited to gentle exterior cleaning or low-pressure washing as appropriate and compatible with the historic materials, with the repainting of the asbestos-cement siding included as a request for staff/HDC guidance for potential future work rather than a present request to remove or replace siding.



6. Side elevation pipe enclosure

The side elevation includes exposed iron sewer/drain piping that is visually prominent from the yard. The owner proposes to screen this piping with a small painted wood enclosure/box to improve curb appeal while maintaining service access.

The proposed pipe enclosure will be a simple painted wood box/screen, scaled only to cover the visible piping, detailed plainly, and painted to blend with the adjacent siding color. The enclosure will be designed so that the piping remains serviceable and accessible for maintenance.





Side elevation pipe enclosure Ctd.





7. Side planting bed / site improvement

The owner proposes a modest planting bed approximately 2 feet wide along the side of the house in the area shown in the side-elevation photographs. The planting bed is intended to improve curb appeal with mulch or decorative rock and seasonal annuals.

This site work is shallow landscape treatment only and is not intended to alter grading, remove historic features, or affect the building foundation.



8. New gutters and downspouts

The owner proposes installing new gutters and downspouts to improve roof drainage and help protect the porch, siding, and other exterior wood elements from water runoff. The preliminary selected system is 5-inch K-style white aluminum gutters with compatible white aluminum downspouts, subject to final field verification and contractor submittal.

Manufacturer cut-sheets for the selected gutter system will be attached to the final application package. Downspout locations and general routing will be shown on the elevation sheets or marked-up photos included with the submission.

Existing and proposed materials

Item	Existing material/condition	Proposed material
Front porch flooring	Painted wood boards; localized rot and failure.	Replace deteriorated boards with tongue-and-groove or square-edge wood boards to match existing exposure/profile as closely as feasible; paint after installation.
Front porch railing and trim	Painted wood railing, posts, and trim; localized rot/damage.	Wood repairs/replacement in kind to match existing dimensions and profile; repaint.
Rear/inside porch flooring	Weathered/painted wood decking with localized rot.	Replace only deteriorated boards with wood boards matching existing dimensions as closely as feasible; repaint.
Rear stair framing	Weathered exterior wood stair and wood railings, failing treads and components.	Preferred: pressure-treated structural wood framing with composite stair/deck boards such as Trex or equivalent for walking surfaces; alternate: all-wood replacement if required by HDC.
Windows/trim	Existing painted wood windows and trim with peeling paint and minor deterioration.	Repair existing wood; scrape, prime, repaint. No full replacement proposed at this time.
Screens	Existing exterior screens.	Repaint black.

Item	Existing material/condition	Proposed material
Gutters/downspouts	Existing mixed/partial drainage elements; additional drainage desired.	New gutter and downspout system per manufacturer cut-sheet to be submitted.
Pipe screen	Exposed iron piping on side elevation.	Simple painted wood box/screen, color matched to siding.








road
to metal



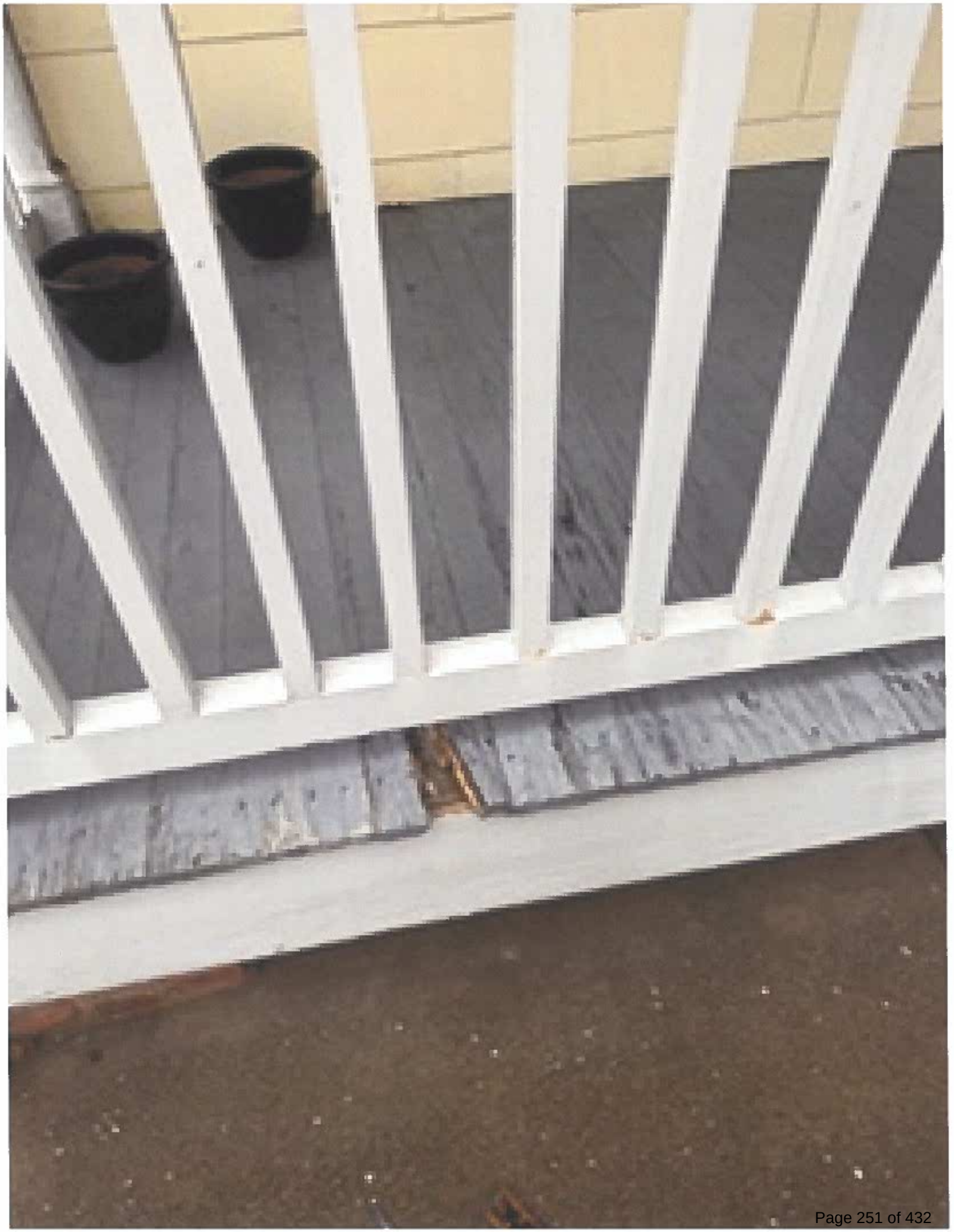





bad plywood



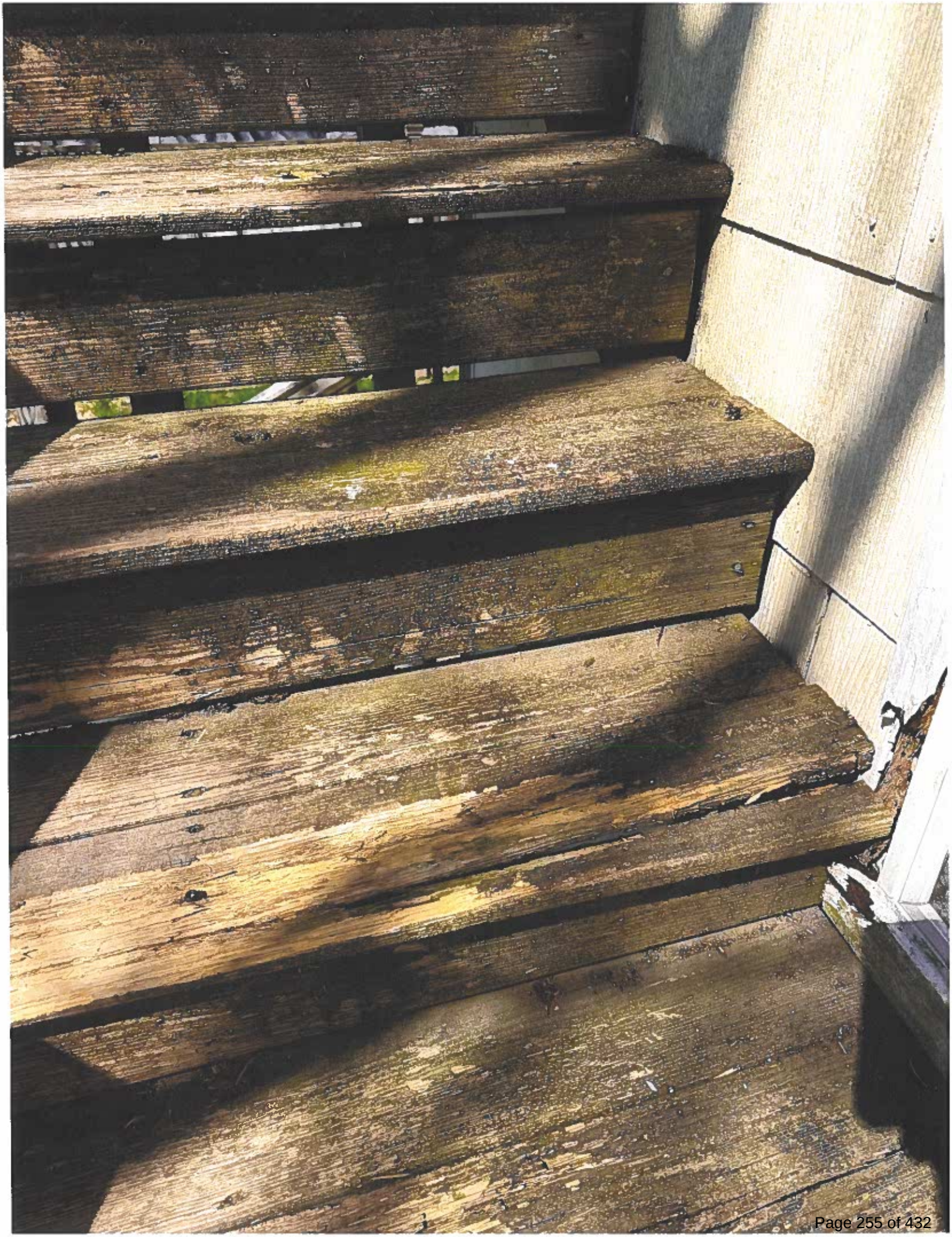


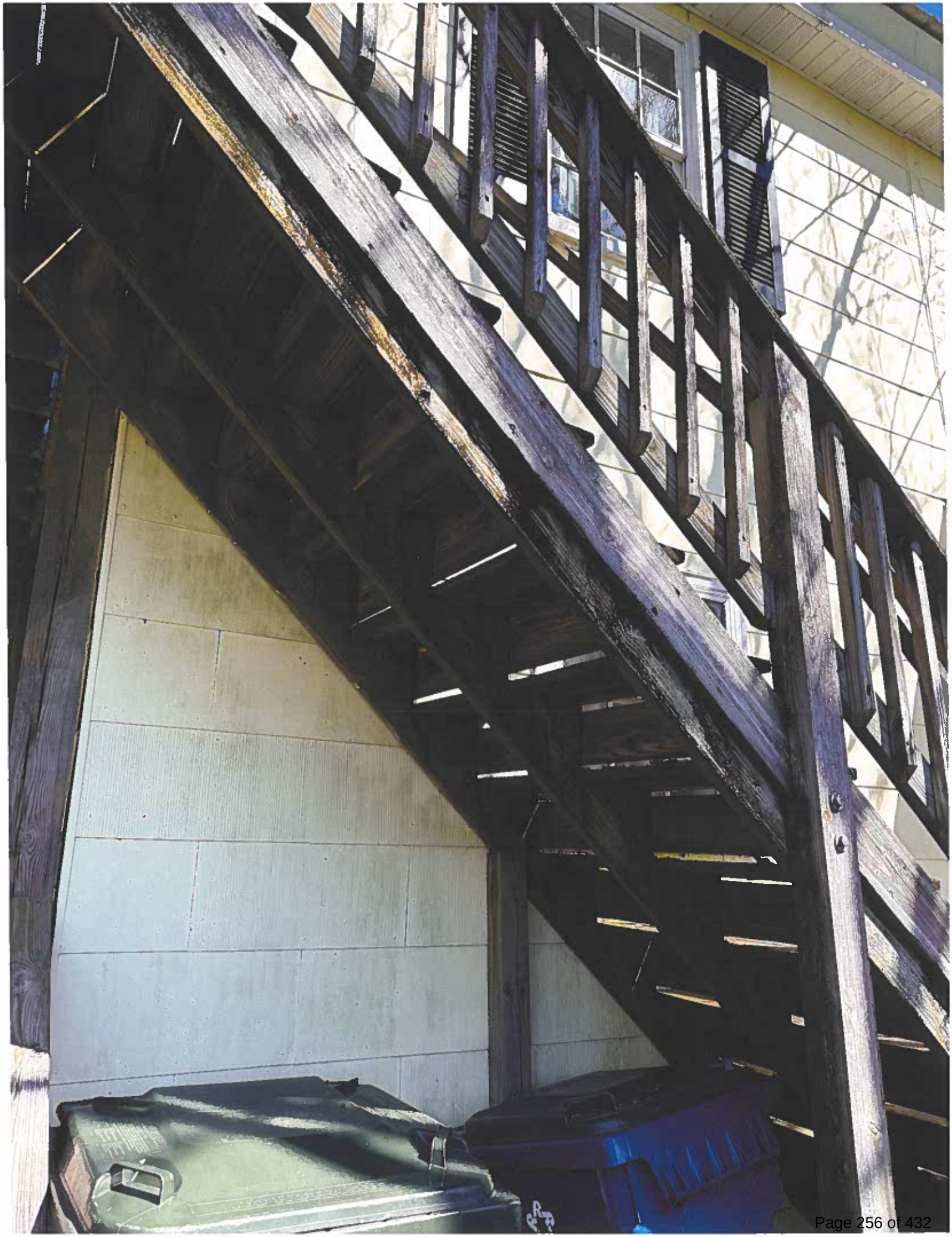


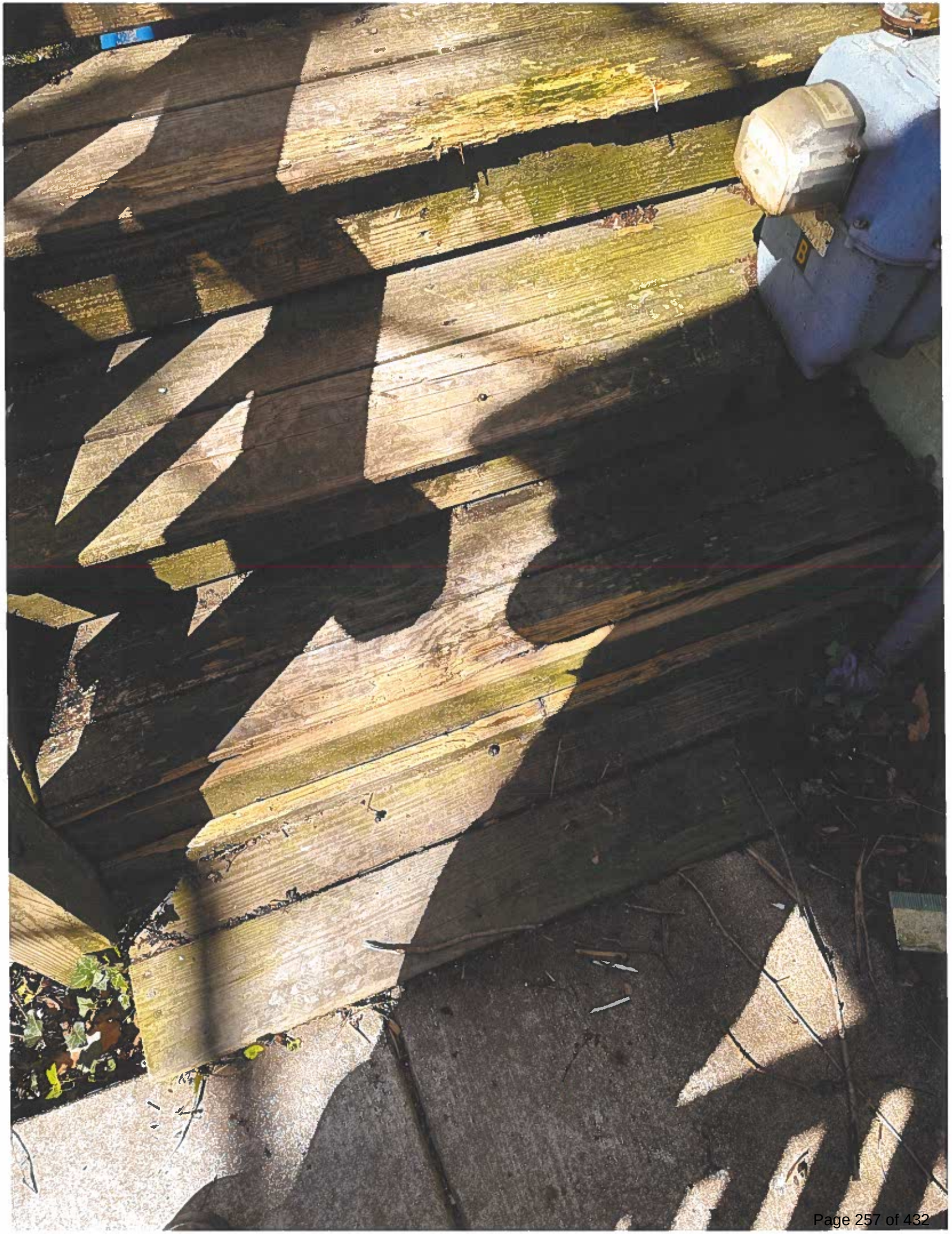

1
steps back





















TOWN OF EASTON
OFFICE OF CODE ENFORCEMENT
14 S HARRISON ST
EASTON MD 21601

May 7, 2026 **Case # 26-0397**

DHW Landholdings LLC
PO Box 2707
Easton MD 21601

Re: Code Enforcement Notice for: 13 North Harrison Street Easton MD 21601

Dear Property Owner:

The Town of Easton Code Enforcement Department conducted an inspection of the above-mentioned property on **Thursday, May 7, 2026**. The property was found to be in violation of the following codes:

Town of Easton Code, Chapter 28 Zoning, Article VI Historic District, 28-601(E)1&6
E. APPLICATION FOR CERTIFICATE OF APPROPRIATENESS AND COMMISSION REVIEW

1. Application for Certificate of Appropriateness.

a. Before the construction, alteration, reconstruction, moving, or demolition is undertaken of a designated landmark, site, or structure, or site or structure within designated district, an application shall be submitted to obtain a Certificate of Appropriateness from the Commission if:

i. The Commission has jurisdiction over the site or structure; and

ii. Any exterior change that is not routine maintenance.

6. Routine Maintenance.

Nothing in this Article shall be taken or construed to prevent maintenance that does not alter the exterior fabric or features of a designated landmark, site, or structure, customary farming operations, or landscaping which will have no material effect on the historic, archeological, or architectural significance of a designated landmark, site, structure, or district. Items of routine maintenance as determined by the Town of Easton Planning and Zoning Staff in accordance with the Historic District Guidelines do not require a Certificate of Appropriateness. In the situation where a Building Inspection Department permit is required for routine maintenance, Staff shall write a letter to the file to be attached to the Building Permit Application.

i. The planting or removal of trees not requiring Historic District Commission approval per Section E 4 c i c above, shrubs, flowers, and/or grass in a natural environmental setting on an existing improved lot shall be considered routine maintenance. This does not include the proposed alteration of formal gardens or landscaped areas or proposed modification of the property in such a way that changes the natural lot formation (e.g. changing the grade to such a degree that a retaining wall is required). Changes of this magnitude are not considered routine maintenance and shall require the approval of the Historic District Commission.

ii. The color of painted surfaces shall not be regulated by the Historic District Commission and shall be considered routine maintenance, **except for requests to paint previously unpainted brick or concrete block, which shall require the Commission's approval.**

Town of Easton Code, Chapter 28 Zoning, Article VI Historic District, 28-601(G) G. Order to Restore
In the event that any type of intervention on a property or structure in the Historic District has been conducted without a Certificate of Appropriateness or in violation of a Certificate of Appropriateness, or, in cases of Demolition by Neglect, the Town may issue the owner an Order to Restore. This order will require the property owner to restore the property to the condition that existed prior to the intervention using material-in-kind and design-in-kind, subject to all applicable building and life safety codes. The Historic District Commission shall review the intended mitigation of any such intervention for appropriateness, and establish a reasonable time limit for the mitigation.

TOWN OF EASTON
OFFICE OF CODE ENFORCEMENT
14 S HARRISON ST
EASTON MD 21601

Corrective Action Required:

The previously unpainted brick at your property has been painted white. You must submit **a historic district commission hearing application to the Town of Easton Planning and Zoning Office no later than May 26, 2026**. The application must include details on the how the property will be restored to its previous state. The Historic District Commission will review the application and establish a deadline for restoring the property.

Failure to correct the above-listed code violation(s) may result in fines pursuant to Section 1-8(B) of the Town of Easton Charter and Code. In addition, this letter is notice that any future violations as stated above, could result in immediate fines without further notice.

If you have any questions about this notice, please contact me at 410-822-2525 ext. 403 or newing@eastonmd.gov.

For questions regarding Historic District applications, please contact Nick Johnson at 410-822-1943 x122 or njohnson@eastonmd.gov

Sincerely,
TOWN OF EASTON

Nick Ewing
Code Enforcement





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

Historic District Commission Staff Report

Meeting Date: 6/8/2026

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

Property Address: 13 N Harrison Street

Applicant: Sascha Roth on behalf of DHW Lanholdings LLC

Application Number: 2026-1743

Code Enforcement Case: Yes ☒ No ☐ - *Case #26-0397 (Order to Restore)*

Project Description:

The applicant is proposing to install a 68" wide by 38" high wall sign mounted above the storefront window. The sign will be illuminated with two new gooseneck lamps mounted on either side of the sign. In addition, the applicant is seeking approval to paint the unpainted brick bulkhead of the storefront white (*See Background*).

Background:

Part of this request stems from a May 7, 2026, Order to Restore issued after the historically unpainted brick bulkhead was painted without a Certificate of Appropriateness (COA). Per Town Code §28-601.G, an Order to Restore requires property owners to reverse unauthorized alterations and return the structure to its original condition. Although the code enforcement notice initially mandated that the applicant submit a plan to restore the brick to its unpainted state, staff—in consultation with the HDC Chair and Vice Chair—permitted the applicant to request retroactive approval from the full Commission.



Figure 1 Before and After Violation

Historic District Guidelines:

Guideline 25. General Guidelines for Signage

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 30. Lighting for Signs

c. Indirect lighting should be utilized. Gooseneck lamps or similar fixtures which direct light at a signboard are generally appropriate.

d. Lighting sources and associated conduit for signs should generally be concealed from view.

Guideline 35. Wall Signs

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

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

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

Masonry

"Stone and **brick should not be painted, as the resulting surface is neither as attractive nor as durable as the original, unpainted version**. Painting brick results in added maintenance requirements as the coating will need to be reapplied as it wears. Once masonry has been painted, it is very difficult to restore it to its original appearance." (Page 87)

Guideline 55. Maintain Historic Masonry

c. **If a masonry wall has historically been painted, it should continue to be painted.** Avoid painting or staining historically unpainted surfaces. Avoid applying waterproof coatings to masonry walls that change their appearance or that cause moisture to be trapped inside of a brick or other masonry cavity.

Guideline 60. Painting Masonry

a. **Historically unpainted masonry surfaces should not be painted** or stained. Hard fire brick and stone masonry should not be painted. Painting such surfaces can damage the porous materials or result in bubbled and peeling paint as water trapped in the masonry comes to the surface.

b. In some cases, paint or other coatings may be used to protect very soft or damaged masonry surfaces. Some early bricks, for instance, were historically painted for this reason. Brick that has been previously sandblasted, removing its protective "fire skin" may benefit from application of a coating to limit water from entering the porous material and causing further damage. Maintain paint coatings on historically painted masonry surfaces, including historic painted signs.

Guideline 103. Materials

c. Unpainted brick masonry is generally an appropriate material for exterior walls throughout the district.

Staff Analysis:

Staff recommends **tabling** this application pending compliance with the outstanding Order to Restore. While the proposed signage is consistent with the Historic District Guidelines regarding placement (situated traditionally above the storefront) and illumination (utilizing indirect gooseneck lighting per Guideline 30), the request to retain the painted finish on historically unpainted masonry conflicts with Guidelines 55 and 60, as well as the narrative on page 87. Furthermore, the Guidelines state that painting brick is inappropriate within the Historic District unless the masonry is exceptionally soft or damaged. Consequently, staff supports tabling this request until the applicant submits an acceptable method for safe paint removal.

Draft Motions:

1. I move that the Historic District Commission **table** the application pending compliance with the Town's outstanding Order to Restore issued on May 7, 2026.

OR

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

OR

3. I move an alternate motion…

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

Appendix A: 2012 Easton Historic District Survey Sheet

EASTON HISTORIC DISTRICT SURVEY

PROPERTY #: _____

Picture:



TAX ID	ADDRESS	OWNER NAME
2101020048	13 N HARRISON ST	THOMPSON, JAMES P

YEAR BUILT	PHYSICAL CONDITION
1900	GOOD ALTERED

ARCHITECTURAL STYLE	ADDITION(S)
NONE	CONNECTS WITH HISTORIC BLDG FRONTING WASHINGTON ST.

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

NOTES

MUCH ALTERED INDUSTRIAL BUILDING. FAÇADE RECONFIGURED AFTER C. 1963 FIRE. A SERIES OF BUILDINGS + ADDITIONS CONNECTS THIS ADDRESS WITH 12 N. WASHINGTON ST.

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

Application #:	2026 - 1743
Date Received:	05/22/2026
Fee Paid:	$75.00
HDC Meeting Date:	06/08/2026
Date Property Posted	06/03/2026

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 13 N. Harrison Street Easton, MD
☐ Contributing ☐ Non-Contributing YEAR BUILT: 1900 NATIONAL REGISTAR # _____

PROPERTY INFORMATION

OWNER NAME DHW Landholdings, LLC
TELEPHONE NO. [redacted] EMAIL [redacted]

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

NAME Sascha Roth
TELEPHONE NO. [redacted] EMAIL [redacted]

Description of Proposal (include additional sheets, as necessary)

urban country logo on powder coated cut metal
68" wide x 23" tall to be displayed above the center window
pre drilled mounting holes + standoffs to give letters space
between the letters + the wall. standoffs measure 3/4" x 1"
and are marked on the attached image
* see attached letter stating request to keep the brick painted white

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 5/9/26
Printed Name of Applicant or Agent Sascha Roth

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.

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.

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

Dear Members of the Historic District Commission,

Thank you for taking the time to consider our request regarding the painted brick exterior of our storefront.

When updating the exterior of our home furnishings and interior design store, our intention was to create subtle visual definition between our space and neighboring storefronts while still respecting the historic character and charm of the Town of Easton. We intentionally selected white as the paint color because it is understated, timeless, and aesthetically complementary to the surrounding historic architecture. Our goal was never to create a loud or distracting appearance, but rather to provide a clean and welcoming storefront that aligns with the thoughtful design aesthetic of both our business and the surrounding downtown area.

As a home furnishings and interior design store, the exterior presentation of our space is an important extension of the experience we hope to create for our clients. We strive to offer an inviting storefront that reflects creativity, warmth, and design sensitivity while remaining harmonious with the neighboring businesses and streetscape.

In considering this update, we also took note of a number of painted brick and painted exterior storefronts located throughout the surrounding downtown blocks, including areas along East Dover Street, North Washington Street, and Goldsborough Street. Observing these examples reinforced our belief that a softly painted white exterior could fit appropriately within the broader historic and commercial context of Easton.

We respectfully ask the Commission to consider allowing us to retain the painted white brick exterior. However, we also want to express our respect for the Commission's role in preserving the historic integrity of the district. Should our request ultimately be denied, we will fully comply and restore the brick to its original condition.

Thank you again for your time, consideration, and thoughtful review of our request. We truly appreciate the work the Commission does to preserve the beauty and historic character of downtown Easton.

Sincerely,
Sascha Roth

Signage Application

Narrative Explaining the request:

We would like to install our logo in the same location as the previous retail store's signage. The logo will be fabricated in powder-coated black cut metal.

We are scaling the logo to fit proportionally within the center pane of the three front windows. The proposed dimensions are approximately 68" wide by 23" tall.

The sign will include pre-drilled mounting holes and spacers to provide approximately a 1" stand-off from the wall, allowing the logo to float slightly rather than sit flush against the surface.

Description of existing materials:

We would like to install our logo in the same location as the previous retail store's signage. The logo will be fabricated in powder-coated black cut metal.

The existing exterior storefront condition only requires repainting to cover the yellow rectangular area left from the previous retailer's signage. No structural changes to the exterior are proposed. The storefront façade will simply receive a fresh coat of white paint to refresh the appearance.

Manufacturer Cut Sheet:

The supporting documents include an image illustrating the proposed logo placement, overall scale and dimensions, as well as the locations of the pre-drilled spacer mounts that will be used to affix the sign to the exterior of the building.

Any available and applicable previous photograph of exterior:

Supporting documents are included to show the location of the previous retailer's sign. Rather than reinstalling signage in the exact same location, we are proposing to center the new logo within the three front window bays of the storefront. The supporting documents also illustrate the proposed logo placement, overall scale and dimensions, as well as the locations of the pre-drilled spacer mounts that will be used to affix the sign to the exterior of the building.

Written authorization from property owner: I will submit this as a supporting document to complete our sign application.

Here is a picture of the scaled drawings which shows where all the pre drilled spacers holes will be. We will be mounting this to the exterior with ¾" x 1 " spacers at all the dotted areas within our logo as depicted below The material is a powder coated black metal which

will not rust in the outdoor elements. We will have one gooseneck black light on either side of the logo. Enclosed is a picture of what the gooseneck light will be (10" diameter) as well as the spacers that we are using.



5:59 5G



i.etsystatic.com

Docusign Envelope ID: FB908730-6375-4CC1-B025-EBE5415E5FF6

May 20, 2026

DHW Landholdings LLC
David H Wilson
POB 2707
Easton, MD 21601

Historic District Commission
14 South Harrison St
Easton, MD 21601

Dear Sirs/Madams,

Whereas we are the owners of 13 N Harrison Street and have leased the property to Urban Country we have been asked to write to you in support of the attached signage our tenant wishes to hang and of their painting the brick under the widow and to the right of the door. Please know that we are enthusiastically in support of this. Please feel free to contact me at 410 690 7358 should you have any questions or comments.

Signed by:
F2E50384A408453

5/21/2026

David H Wilson, Sr.
Owner

Certificate of Occupancy Update & Signage Application for Commercial and Industrial Buildings

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

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

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

Office Use Only
Received Date _____/_____/_____
Building Permit Number _____
Total Permit Fees $ _____

Part 1: Property Information

5/11/26 — Update Application Date

13 N. Harrison — Project's Address
— Project's Subdivision (if any)
Easton, MD 21601 — Project's City, State and Zipcode

☐ Tax Map
☐ Grid
☐ Parcel
☐ Lot
☒ CB Zoning

Part 2: Owner - Tenant Information

Owner

DHW Landholdings, LLC — Name
101 Bay St Suite 12A — Address
Easton, MD 21601 — City, State and Zip Code
[redacted] — E-Mail Address and Telephone Number [redacted]

Tenant Information
For a Multiple Occupancy Building Provide Tenants information by attaching additional sheets

Urban County (Sascha Roth) — Name
13 N. Harrison — Address
Easton, MD 21601 — City, State and Zip Code
[redacted] — Mail Address and Telephone Numb [redacted]

or mail to: 7121 Arlington Rd. Bethesda MD 20814

1431 — Occupied Square Footage

Part 3: Certification

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

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

[signature] — Signature of Applicant

Sascha Roth — Printed Name of Applicant

[redacted] — Telephone Number

[redacted] — E-Mail Address

self — Connection with Application

7121 Arlington Rd Bethesda MD 20814 — Mailing Address of Applicant

Revised Dec. 2021

Part 4: Former Tenant Information

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

Part 5: Building Information

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

Part 6: Square Footages by Floor for Occupancy Classification

Occupancy Classification	Basement	First	Second	Third	Fourth
Assembly					
Business		1431			
Educational					
Factory and Industrial					
High Hazard					
Institutional					
Mercantile					
Residential					
Storage					
Utility and Miscellaneous					
Total Building Floor	_____	1431	_____	_____	_____

Part 7: Fire Resistance Rating for Building Elements
Complete Information for One Construction Type Only

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

Part 8: Description of Proposed Change of Occupancy

Part 9: Change of Tenant Information

_____ / _____ / _____ Former Tenant Vacating Date	_____ / _____ / _____ Tenant Anticipated Occupancy Date	

Part 10: Signage Information & Grid

Sign Application Type:

☑ Check if Application is for the replacement, restoration or re-facing of an existing sign.

☐ Sidewalk ☐ Freestanding ☑ Wall ☐ Roof ☐ Freestanding ☐ Projecting/Suspending ☐ Master Sign Plan

☐ Marquee ☐ Institutional ☐ Awning or Canopy ☐ Directory ☐ Multiple Tenancy ☐ Other

☐ Check if signage selected above is to feature electronic or digital enhancements

Signage Contractor Information

Chris Swistak	Name
Chris	Contact
3263 Sutton Place	Address
Washington DC 20016	City, State and Zip Code
[redacted]	Telephone Number
[redacted]	E-Mail Address

Sign Information

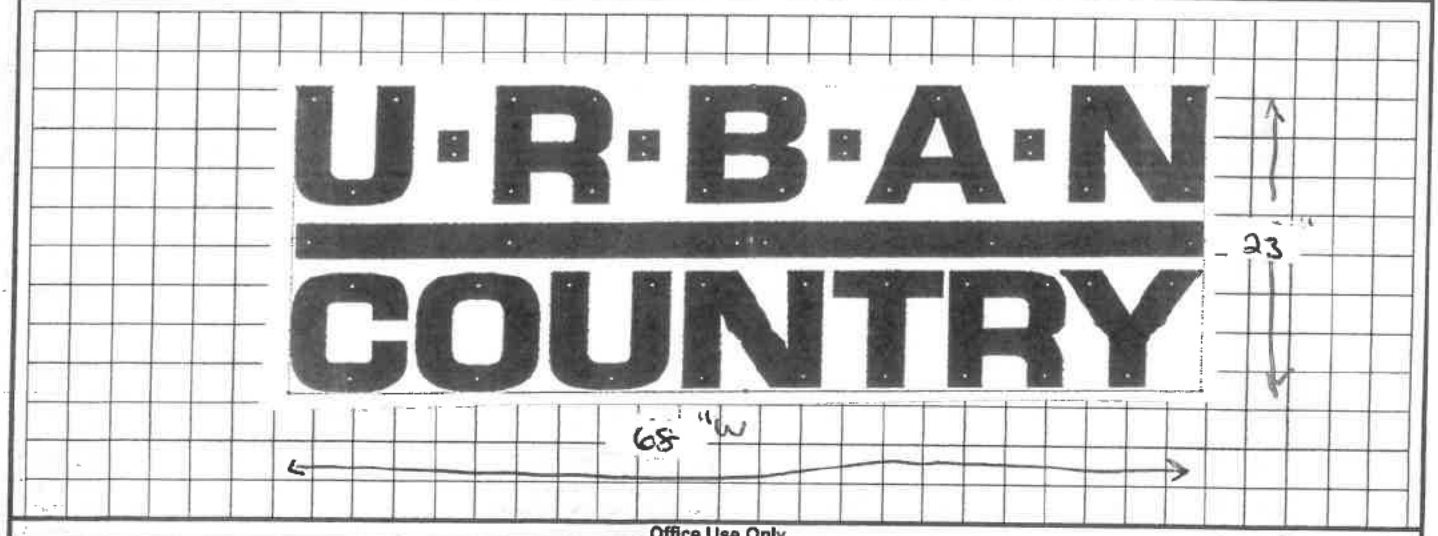
1. Length of façade sign serves	68"
2. Location Zoning Classification	CB
3. Location Zoning Classification	CB
4. Historic District?	☑ Yes ☐ No
5. Temporary Signage?	☑ Yes ☐ No — Coming Soon Sign
5a. Display Date	5b. Consecutive Days
6. Signage Installation Completion Date	
7. Cost of Sign	$500
a. Square Footage	10.86

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

Urban County logo on powder coated black metal cut out 68" wide x 23" tall to be displayed above the center window pre drilled mounting holes + standoffs between the letters + the wall standoffs measured 3/4" x 1" + are marked on the attached image

Additional Information Required

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



Office Use Only

Building Inspection Division
- General Information: Received Date ___/___/___; Permit Number ____; Permit Fee $ ____
- Approval: Date ___/___/___; BID Initials ____

Planning and Zoning
- General Information: ☐ Not Applicable; ☐ County Receipt Received
- Approval: Date ___/___/___; ☐ Town Impact $ ____; P&Z Initials ____

Planning Commission
- Application: ☐ Not Applicable; ☐ Yes - In Review; ☐ Yes - Approved
- Approval: Date ___/___/___; PC Initials ____

Historic District Commission
- Application: ☐ Not Applicable; ☐ Yes - In Review; ☐ Yes - Approved
- Approval: Date ___/___/___; HDC Initials ____

Revised Dec 2021


BENSON & MANGOLD
FOR LEASE
RETAIL/OFFICE SPACE
13NHARRISONSTREET.COM
CHUCK MANGOLD, JR.



Search or ask a question

Brand: MTRSOCHO

4.8 ★★★★★ (202)

MTRSOCHO 8 Pack Standoff Screws 3/4 x 1 Inch Black Sign Standoffs Stainless Steel Stand Off Wall Mounts for Hanging Acrylic Picture Frame, Advertising Screws Kit

Amazon's Choice

200+ bought in past month



Hear the highlights 1:35

11:46

Search or ask a question



GOALPLUS Black Gooseneck Barn...

Share this item

Buy it again

Have product questions? Ask Rufus.

Delivered May 6

It was handed directly to a receptionist or someone at a front desk.
sascha roth, 13 N HARRISON ST

How was your delivery?

It was great

Not so great

Track package

Need help with your item?

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

Historic District Commission Staff Report

Meeting Date: 6/8/2026

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

Property Address: 208 Talbot Street

Applicant: Patrick Mowery on behalf of EAW Properties LLC

Application Number: 2026-1745

Code Enforcement Case: Yes ☐ No ☒

Project Description:

Window Replacement

The applicant is proposing to replace all 19 windows across the home's elevations with units sized to match the original rough openings. The replacement units will be **Andersen 400 Series double-hung Fibrex® clad wood windows** configured with structurally equal sashes.



Finelight grilles Between-the-glass

Finelight™ grilles are suspended between the panes of glass, allowing you to easily clean both the inside and outside of your windows and doors.

Figure 1 Anderson Finellight Detail

The new windows will feature low-maintenance white exterior frames and sashes paired with white-painted pine interior frames and stools. To replicate a historic appearance, the sashes are specified with a traditional equal-light pattern utilizing **3/4-inch "Finelight" Grilles-Between-the-Glass (*Figure 1*) (arranged in a 2-wide by 2-high pattern)**. All units will be delivered with factory-applied white sash locks, white jamb liners, and full white aluminum insect screens. Crucially, the home's existing historic window casings and exterior trims are to remain completely intact.

Roof Replacement – *Approved by Chair 5/27/2026 due to the pressence of an active leak*

To address ongoing water infiltration that has caused damage, the existing compromised roofing system will undergo a full tear-off and replacement. The new primary roof covering will

consist of **GAF Timberline HDZ architectural shingles** featuring a "Charcoal" color finish and a lifetime warranty. All existing historic trim, fascia, eaves, soffits, and gutters will be fully protected and retained without alteration throughout the construction process.

Historic District Guidelines:

Guideline 70. Roof Material

a. Retain and repair visible historic roofing materials where feasible.

b. Where total replacement of all roofing material is required, the new roofing should match the existing material or be a roofing material that is consistent with the building's architectural style.

c. Heavy-weight architectural shingles are preferred when existing asphalt shingles are replaced.

Guideline 89. Maintain Historic Windows

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

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

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

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

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

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

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

Guideline 90. Make Sensitive Replacements

a. Replace windows that cannot be repaired in-kind. Replacement windows must match the original windows in size, proportion, design, and style. **The number of windowpanes and the muntin and mullion profiles should match the historic window.**

b. Replacement units for historic divided light (multi-pane) windows must have the appearance of a true divided light. Simulated divided light windows with three dimensional muntins are usually appropriate. "Snap-in" or "between-the-glass" vinyl muntins do not simulate a historic appearance and will not be approved for windows within the historic district.

c. Maintain the window type. For example, replacing a double-hung window with a casement window is not preferred.

d. Maintain the historic window opening size and surrounding trim. Altering the window opening to accommodate larger or smaller windows is not preferred.

e. Where inappropriate replacements were previously installed, and the original window appearance is unknown, neighboring buildings may provide clues to appropriate configurations. In general, a style of window that is in keeping with the architectural style of the building is most appropriate. Where the style of window cannot be determined, a one-over-one window configuration is usually most appropriate.

f. Windows constructed of hollow core or extruded vinyl components should not be used. Other alternative materials, including fiberglass composite or aluminum-clad, may be appropriate in some circumstances. See Appendix B for additional information on substitute materials.

g. Certain rare or unique windows should not be replaced or altered. This determination will be made by the HDC.

Composite/Fiberglass and Fiberglass-Clad

Composite windows are made of a mix of materials, typically fiberglass and wood fibers. Fiberglass windows have a matte finish as compared to vinyl windows and are available with details (including proportions and profiles) that mimic those of historic windows. Many composite windows are paintable and are a good, lower-cost option for residences in historic districts. Fiberglass-Clad windows are typically wood windows clad in a fiberglass or fiberglass facing and are generally appropriate wherever composite/fiberglass windows are appropriate.

Staff Analysis:

Staff supports a **tabling or approval of an amended** version of this application. The proposed windows are inconsistent with Guidelines 90a and 90b. The existing windows have a

one-over-one light pattern while the proposed windows are two-over two. Also, the proposed Finelight grilles between-the-glass are inconsistent with Guideline 90b. Based on these guidelines **one-over-one windows would be more appropriate** in this situation.

Draft Motions:

1. I move that the Historic District Commission **table** the application pending a revised submission that is consistent with Guidelines 90a and 90b.

OR

2. I move that the Historic District Commission **approve** the amended application subject to the following conditions…

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
2101021427	208 TALBOT ST	EVANS, WILLIAM F AND SALLY A

YEAR BUILT	PHYSICAL CONDITION
1900	GOOD

ARCHITECTURAL STYLE	ADDITION(S)
NONE	REAR KITCHEN WING

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

NOTES

ALTERATIONS INCLUDE ALUM SIDING NEW WINDOWS + PARTIAL ENCLOSURE OF PORCH. MODERN SHED.

RECEIVED
MAY 26 2026
TOWN OF EASTON

HD 26 - 62

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

Application #:	2026 - 1745
Date Received:	05/26/2026
Fee Paid:	$75.00
HDC Meeting Date:	06/08/2026
Date Property Posted:	06/03/2026

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 208 Talbot St. Easton, MD 21601
☐ Contributing ☐ Non-Contributing YEAR BUILT: 1900 NATIONAL REGISTAR #

PROPERTY INFORMATION

OWNER NAME EAW Properties LLC / Patrick Mowery
TELEPHONE NO. [redacted] EMAIL [redacted]

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

NAME Patrick Mowery
TELEPHONE NO. [redacted] EMAIL [redacted]

Description of Proposal (include additional sheets, as necessary)

Window replacement of every window due to severe damage and leaking. Every window replaced with same size window. Spec sheet attached from Builders First Source for materials. Existing trim will remain the same.

Specific Requirements

- The payment of fees is due at the time of application submittal.
  As of July 1, 2025, the fees are as follows:
  Commercial - $200 Residential - $75 Signs - $75 Staff Approval $25
- 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 5/26/26
Printed Name of Applicant or Agent Patrick Mowery

Revised 4.4.2022

SOLD BY:

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

SOLD TO:

,

CREATED DATE
5/21/2026

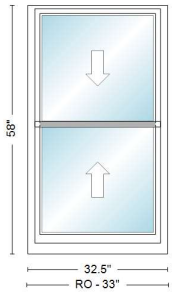
LATEST UPDATE
6/2/2026

OWNER
Joe Martinez

Abbreviated Quote Report - Customer Pricing

QUOTE NAME	PROJECT NAME	QUOTE NUMBER	CUSTOMER PO#	TRADE ID
MOWERY	Unassigned Project	9277500		

ORDER NOTES: **DELIVERY NOTES:**



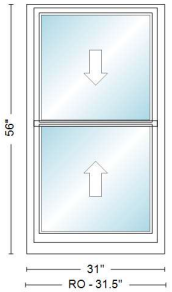
Item	Qty	Operation	Location	Unit Price	Ext. Price
100	**6**	**AA**	**None Assigned**	**$913.19**	**$5,479.14**

RO Size = 33" x 58" **Unit Size = 32 1/2" x 58"**

TW 2' 8 1/2"X4' 10", Unit, 400 Series Double-Hung, Equal Sash, Installation Flange, White Exterior Frame, White Exterior Sash/Panel, Pine w/White - Painted Interior Frame, Pine w/White - Painted Interior Sash/Panel, AA, Dual Pane Low-E4 Standard Argon Fill Stainless Glass / Grille Spacer, Traditional, 1 Sash Locks White (Factory Applied), WhiteJamb Liner, White, Full Screen, Aluminum
Wrapping: Pine / White - Painted Stool

Insect Screen 1: 400 Series Double-Hung, TW 32.5 x 58 Full Screen Aluminum White
Stool Option: TW 2' 8 1/2"X4' 10" 4 9/16" Wall Thickness Pine White - Painted PN:1617763

Unit #	U-Factor	SHGC	ENERGY STAR	Clear Opening/Unit #	Width	Height	Area (Sq. Ft)
A1	0.3	0.31	NO	A1	28.7960	24.3600	4.87130



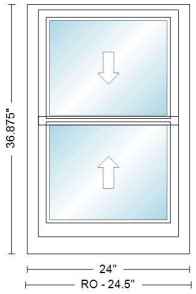
Item	Qty	Operation	Location	Unit Price	Ext. Price
200	**3**	**AA**	**None Assigned**	**$912.13**	**$2,736.39**

RO Size = 31 1/2" x 56" **Unit Size = 31" x 56"**

TW 2' 7"X4' 8", Unit, 400 Series Double-Hung, Equal Sash, Installation Flange, White Exterior Frame, White Exterior Sash/Panel, Pine w/White - Painted Interior Frame, Pine w/White - Painted Interior Sash/Panel, AA, Dual Pane Low-E4 Standard Argon Fill Stainless Glass / Grille Spacer, Traditional, 1 Sash Locks White (Factory Applied), WhiteJamb Liner, White, Full Screen, Aluminum
Wrapping: Pine / White - Painted Stool

Insect Screen 1: 400 Series Double-Hung, TW 31 x 56 Full Screen Aluminum White
Stool Option: TW 2' 7"X4' 8" 4 9/16" Wall Thickness Pine White - Painted PN:1617758

Unit #	U-Factor	SHGC	ENERGY STAR	Clear Opening/Unit #	Width	Height	Area (Sq. Ft)
A1	0.3	0.31	NO	A1	27.2960	22.8940	4.33970



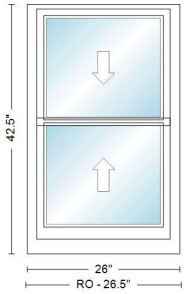
Item	Qty	Operation	Location	Unit Price	Ext. Price
300	**1**	**AA**	**None Assigned**	**$695.20**	**$695.20**

RO Size = 24 1/2" x 36 7/8" **Unit Size = 24" x 36 7/8"**

TW 2'X3' 7/8", Unit, 400 Series Double-Hung, Equal Sash, Installation Flange, White Exterior Frame, White Exterior Sash/Panel, Pine w/White - Painted Interior Frame, Pine w/White - Painted Interior Sash/Panel, AA, Dual Pane Low-E4 Standard Argon Fill Stainless Glass / Grille Spacer, Traditional, 1 Sash Locks White (Factory Applied), WhiteJamb Liner, White, Full Screen, Aluminum
Wrapping: Pine / White - Painted Stool

Insect Screen 1: 400 Series Double-Hung, TW 24 x 36.875 Full Screen Aluminum White
Stool Option: TW 2'X3' 7/8" 4 9/16" Wall Thickness Pine White - Painted PN:1617761

Unit #	U-Factor	SHGC	ENERGY STAR	Clear Opening/Unit #	Width	Height	Area (Sq. Ft)
A1	0.3	0.31	NO	A1	20.2960	13.7690	1.94070



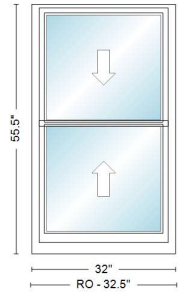
Item	Qty	Operation	Location	Unit Price	Ext. Price
400	**2**	**AA**	**None Assigned**	**$697.44**	**$1,394.88**

RO Size = 26 1/2" x 42 1/2" **Unit Size = 26" x 42 1/2"**

TW 2' 2"X3' 6 1/2", Unit, 400 Series Double-Hung, Equal Sash, Installation Flange, White Exterior Frame, White Exterior Sash/Panel, Pine w/White - Painted Interior Frame, Pine w/White - Painted Interior Sash/Panel, AA, Dual Pane Low-E4 Standard Argon Fill Stainless Glass / Grille Spacer, Traditional, 1 Sash Locks White (Factory Applied), WhiteJamb Liner, White, Full Screen, Aluminum
Wrapping: Pine / White - Painted Stool

Insect Screen 1: 400 Series Double-Hung, TW 26 x 42.5 Full Screen Aluminum White
Stool Option: TW 2' 2"X3' 6 1/2" 4 9/16" Wall Thickness Pine White - Painted PN:1617762

Unit #	U-Factor	SHGC	ENERGY STAR	Clear Opening/Unit #	Width	Height	Area (Sq. Ft)
A1	0.3	0.31	NO	A1	22.2960	16.3940	2.53830



Item	Qty	Operation	Location	Unit Price	Ext. Price
500	**7**	**AA**	**None Assigned**	**$913.19**	**$6,392.33**

RO Size = 32 1/2" x 55 1/2" **Unit Size = 32" x 55 1/2"**

TW 2' 8"X4' 7 1/2", Unit, 400 Series Double-Hung, Equal Sash, Installation Flange, White Exterior Frame, White Exterior Sash/Panel, Pine w/White - Painted Interior Frame, Pine w/White - Painted Interior Sash/Panel, AA, Dual Pane Low-E4 Standard Argon Fill Stainless Glass / Grille Spacer, Traditional, 1 Sash Locks White (Factory Applied), WhiteJamb Liner, White, Full Screen, Aluminum
Wrapping: Pine / White - Painted Stool

Insect Screen 1: 400 Series Double-Hung, TW 32 x 55.5 Full Screen Aluminum White
Stool Option: TW 2' 8"X4' 7 1/2" 4 9/16" Wall Thickness Pine White - Painted PN:1617763

Unit #	U-Factor	SHGC	ENERGY STAR	Clear Opening/Unit #	Width	Height	Area (Sq. Ft)
A1	0.3	0.31	NO	A1	28.2960	22.3940	4.40040

SUB-TOTAL:	$16,697.94
FREIGHT:	$0.00
LABOR:	$0.00
TAX:	$1,001.88
TOTAL:	$17,699.82

CUSTOMER SIGNATURE_____DATE_____

* All graphics as viewed from the exterior. ** Rough opening dimensions are minimums and may need to be increased to allow for use of building wraps or flashings or sill panning or brackets or fasteners or other items.

Thank you for choosing Andersen Windows & Doors



TILT-WASH DOUBLE-HUNG FULL-FRAME WINDOWS

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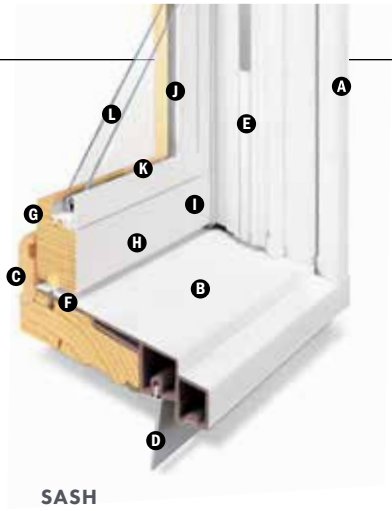
CUSTOM SIZING
in ⅛" (3) increments

Dimensions in parentheses are in millimeters.

FEATURES



FRAME

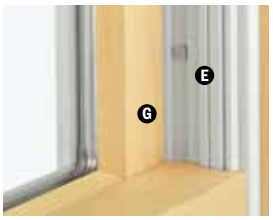
A Exterior outer frame members are covered with a Perma-Shield® rigid vinyl cladding that minimizes maintenance and provides an attractive appearance.

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

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

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

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



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

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

SASH

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

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

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

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

GLASS

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

K Silicone bed glazing provides superior weathertightness and durability.

L High-Performance glass options include:

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

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

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

Patterned Glass

Patterned glass options are available. See page 11 for more details.

*Visit andersenwindows.com/warranty for details.
**Products with dark bronze or black interiors have matching exteriors.
†These finishes are "living finishes" that will change with time and use, see limited warranty for details.
"Flexacron" is a registered trademark of PPG Industries, Inc.
Naturally occurring variations in grain, color and texture of wood make each window one of a kind. All wood interiors are unfinished unless a finish is specified.
Printing limitations prevent exact replication of colors and finishes.
See your Andersen supplier for actual color and finish samples
Dimensions in parentheses are in millimeters.

EXTERIORS & INTERIORS

EXTERIOR COLORS

White | Canvas | Sandtone | Terratone

Dark Bronze | Forest Green | Black

INTERIOR OPTIONS

Pine | White

Dark Bronze** | Black**

HARDWARE

TRADITIONAL



Lock & Keeper

Black | Stone | **White**

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

OPTIONAL HARDWARE Sold Separately

ESTATE™



Lock & Keeper

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

Estate lock and keeper reduces the clear opening height by 9/16" (14). Consult your local building code official for egress code requirements in your area.

TRADITIONAL



Bar Lift

Available in all hardware finishes. Shown in black.

CONTEMPORARY



Bar Lift

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

TRADITIONAL



Hand Lift



Finger Lifts

Available in all hardware finishes. Shown in white.

Bold name denotes finish shown.

HARDWARE FINISHES

Antique Brass | Black | Bright Brass | Distressed Bronze† | Distressed Nickel

Oil Rubbed Bronze† | Satin Nickel | Stone | White

SASH OPTIONS



Cottage Reverse Cottage

PERFORMANCE OPTIONS

Performance Grade (PG) Upgrades

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

Coastal Windows

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

StormWATCH PROTECTION

ACCESSORIES Sold Separately

FRAME

Extension Jambs



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

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

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

Pine Stool



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

HARDWARE

Window Opening Control Device



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

ENERGY PERFORMANCE PANEL**



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

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

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

ANDERSEN® ART GLASS

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

INSECT SCREENS

Insect Screen Frames



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

TruScene® Insect Screens

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

Conventional Insect Screens

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

GRILLES

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

EXTERIOR TRIM

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

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

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

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

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

Dimensions in parentheses are in millimeters.

Table of Sizes for Tilt-Wash Double-Hung Windows

Scale 1/8" (3) = 1'-0" (305) – 1:96

Window Dimension	1'-9 5/8" (549)	2'-1 5/8" (651)	2'-5 5/8" (752)	2'-7 5/8" (803)	2'-9 5/8" (854)	2'-11 5/8" (905)	3'-1 5/8" (956)	3'-5 5/8" (1057)	3'-9 5/8" (1159)
Minimum Rough Opening	1'-10 1/8" (562)	2'-2 1/8" (664)	2'-6 1/8" (765)	2'-8 1/8" (816)	2'-10 1/8" (867)	3'-0 1/8" (917)	3'-2 1/8" (968)	3'-6 1/8" (1070)	3'-10 1/8" (1172)
Unobstructed Glass (lower sash only)	15" (381)	19" (483)	23" (584)	25" (635)	27" (686)	29" (737)	31" (787)	35" (889)	39" (991)

CUSTOM WIDTHS – 21 5/8" to 45 5/8"

CUSTOM HEIGHTS – 36 7/8" to 92 7/8"

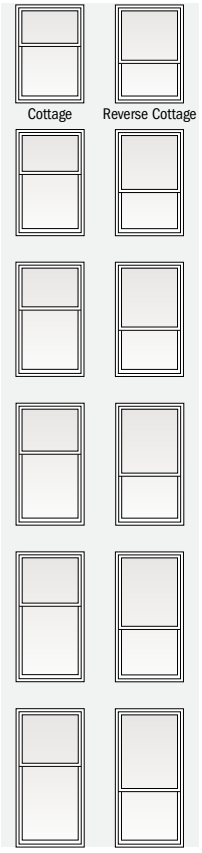
3'-0 7/8" (937) / 3'-0 7/8" (937) / 13 15/16" (354)	TW18210	TW20210	TW24210	TW26210	TW28210	TW210210	TW30210	TW34210	TW38210
3'-4 7/8" (1038) / 3'-4 7/8" (1038) / 15 15/16" (405)	TW1832	TW2032	TW2432	TW2632	TW2832	TW21032	TW3032	TW3432	TW3832
3'-8 7/8" (1140) / 3'-8 7/8" (1140) / 17 15/16" (456)	TW1836	TW2036	TW2436	TW2636	TW2836	TW21036	TW3036	TW3436	TW3836
4'-0 7/8" (1241) / 4'-0 7/8" (1241) / 19 7/16" (495)	TW18310	TW20310	TW24310	TW26310	TW28310	TW210310	TW30310	TW34310	TW38310
4'-4 7/8" (1343) / 4'-4 7/8" (1343) / 21 15/16" (557)	TW1842	TW2042	TW2442	TW2642	TW2842	TW21042	TW3042	TW3442	TW3842
4'-8 7/8" (1445) / 4'-8 7/8" (1445) / 23 7/16" (596)	TW1846	TW2046	TW2446	TW2646	TW2846	TW21046	TW3046◊	TW3446◊	TW3846◊
5'-0 7/8" (1546) / 5'-0 7/8" (1546) / 25 15/16" (659)	TW18410	TW20410	TW24410	TW26410	TW28410	TW210410◊	TW30410◊	TW34410◊	TW38410◊
5'-4 7/8" (1648) / 5'-4 7/8" (1648) / 27 15/16" (710)	TW1852	TW2052	TW2452	TW2652	TW2852◊	TW21052◊	TW3052◊	TW3452◊	TW3852◊
5'-8 7/8" (1749) / 5'-8 7/8" (1749) / 29 15/16" (760)	TW1856	TW2056	TW2456	TW2656◊	TW2856◊	TW21056◊	TW3056◊	TW3456◊	TW3856◊
6'-0 7/8" (1851) / 6'-0 7/8" (1851) / 31 15/16" (811)	TW18510	TW20510	TW24510◊	TW26510◊	TW28510◊	TW210510◊	TW30510◊	TW34510◊	TW38510◊
6'-4 7/8" (1953) / 6'-4 7/8" (1953) / 33 15/16" (862)	TW1862	TW2062	TW2462◊	TW2662◊	TW2862◊	TW21062◊	TW3062◊	TW3462◊	TW3862◊

continued on next page



Custom-size windows are available in 1/8" (3) increments. See page 88 for custom sizing. Grille patterns shown on page 89. Details shown on pages 89-90.

Cottage or reverse cottage sash is available for the standard window heights shown below in standard widths.



Size tables for windows with cottage or reverse cottage sash are available at **andersenwindows.com/sizing**. See page 88 for custom sizing.

- Window Dimension always refers to outside frame-to-frame dimension.
- **Minimum Rough Opening dimensions may need to be increased to allow for use of building wraps, flashing, sill panning, brackets, fasteners or other items. See pages 222-223 for more details.**
- Dimensions in parentheses are in millimeters.

◊Meets or exceeds clear opening area of 5.7 sq. ft. or 0.53 m², clear opening width of 20" (508) and clear opening height of 24" (610). See tables on pages 86-87.

Table of Sizes for Tilt-Wash Double-Hung Windows *(continued)*

Scale 1/8" (3) = 1'-0" (305) – 1:96

Window Dimension	1'-9 5/8" (549)	2'-1 5/8" (651)	2'-5 5/8" (752)	2'-7 5/8" (803)	2'-9 5/8" (854)	2'-11 5/8" (905)	3'-1 5/8" (956)	3'-5 5/8" (1057)	3'-9 5/8" (1159)
Minimum Rough Opening	1'-10 1/8" (562)	2'-2 1/8" (664)	2'-6 1/8" (765)	2'-8 1/8" (816)	2'-10 1/8" (867)	3'-0 1/8" (917)	3'-2 1/8" (968)	3'-6 1/8" (1070)	3'-10 1/8" (1172)
Unobstructed Glass (lower sash only)	15" (381)	19" (483)	23" (584)	25" (635)	27" (686)	29" (737)	31" (787)	35" (889)	39" (991)

CUSTOM WIDTHS – 21 5/8" to 45 5/8"

CUSTOM HEIGHTS – 36 7/8" to 92 7/8"

7'-4 7/8" (2257) / 7'-4 7/8" (2257) / 39 15/16" (1014)

TW1872 TW2072◊ TW2472◊ TW2672◊ TW2872◊ TW21072◊ TW3072◊ TW3472◊ TW3872◊

7'-8 7/8" (2359) / 7'-8 7/8" (2359) / 41 15/16" (1065)

TW1876 TW2076◊ TW2476◊ TW2676◊ TW2876◊ TW21076◊ TW3076◊ TW3476◊ TW3876◊

- Window Dimension always refers to outside frame-to-frame dimension.
- **Minimum Rough Opening dimensions may need to be increased to allow for use of building wraps, flashing, sill panning, brackets, fasteners or other items. See pages 222-223 for more details.**
- Dimensions in parentheses are in millimeters.

◊Meets or exceeds clear opening area of 5.7 sq. ft. or 0.53 m², clear opening width of 20" (508) and clear opening height of 24" (610). See tables on pages 86-87.

Custom-size windows are available in 1/8" (3) increments. See page 88 for custom sizing.

Windows 7'-4 7/8" (2257) and 7'-8 7/8" (2359) in height have interior and exterior brackets. Interior brackets, located on both sides of the meeting rail, must be flipped up for proper product performance. Andersen® reinforced joining material must be used when joining windows 7'-4 7/8" (2257) and 7'-8 7/8" (2359) in height in vertical (ribbon) combinations. Grille patterns shown on page 89. Details shown on pages 89-90.

Area Specifications for Tilt-Wash Transom Windows

Window Number	Glass Area Sq. Ft./(m²)	Overall Window Area Sq. Ft./(m²)
TWT1810	0.56 (0.05)	1.80 (0.17)
TWT1815	1.32 (0.12)	2.90 (0.27)
TWT1817	1.52 (0.14)	3.20 (0.30)
TWT18111	1.94 (0.18)	3.80 (0.35)
TWT1821	2.15 (0.20)	4.10 (0.38)
TWT1823	2.35 (0.22)	4.40 (0.41)
TWT1827	2.77 (0.26)	5.00 (0.47)
TWT1831	3.39 (0.32)	5.90 (0.55)
TWT2010	0.70 (0.07)	2.14 (0.20)
TWT2015	1.67 (0.16)	3.44 (0.32)
TWT2017	1.93 (0.18)	3.79 (0.35)
TWT20111	2.46 (0.23)	4.50 (0.42)
TWT2021	2.72 (0.25)	4.86 (0.45)
TWT2023	2.98 (0.28)	5.22 (0.49)
TWT2027	3.51 (0.33)	5.93 (0.55)
TWT2031	4.30 (0.40)	7.00 (0.65)
TWT2410	0.85 (0.08)	2.47 (0.23)
TWT2415	2.02 (0.19)	3.97 (0.37)
TWT2417	2.34 (0.22)	4.38 (0.41)
TWT24111	2.98 (0.28)	5.21 (0.48)
TWT2421	3.29 (0.31)	5.62 (0.52)
TWT2423	3.61 (0.34)	6.03 (0.56)
TWT2427	4.25 (0.40)	6.85 (0.64)
TWT2431	5.21 (0.48)	8.09 (0.75)
TWT2610	0.93 (0.09)	2.64 (0.25)
TWT2615	2.19 (0.20)	4.24 (0.39)
TWT2617	2.54 (0.24)	4.68 (0.44)

Window Number	Glass Area Sq. Ft./(m²)	Overall Window Area Sq. Ft./(m²)
TWT26111	3.23 (0.30)	5.56 (0.52)
TWT2621	3.58 (0.33)	6.00 (0.56)
TWT2623	3.93 (0.37)	6.44 (0.60)
TWT2627	4.62 (0.43)	7.32 (0.68)
TWT2631	5.66 (0.53)	8.63 (0.80)
TWT2810	1.00 (0.09)	2.80 (0.26)
TWT2815	2.37 (0.22)	4.51 (0.42)
TWT2817	2.74 (0.26)	4.98 (0.46)
TWT28111	3.49 (0.32)	5.91 (0.55)
TWT2821	3.87 (0.36)	6.38 (0.59)
TWT2823	4.24 (0.39)	6.84 (0.64)
TWT2827	4.99 (0.46)	7.78 (0.72)
TWT2831	6.12 (0.57)	9.18 (0.85)
TWT21010	1.07 (0.10)	2.97 (0.28)
TWT21015	2.55 (0.24)	4.78 (0.44)
TWT21017	2.95 (0.27)	5.27 (0.49)
TWT210111	3.75 (0.35)	6.26 (0.58)
TWT21021	4.15 (0.39)	6.76 (0.63)
TWT21023	4.56 (0.42)	7.25 (0.67)
TWT21027	5.36 (0.50)	8.24 (0.77)
TWT21031	6.57 (0.61)	9.73 (0.90)
TWT3010	1.15 (0.11)	3.14 (0.29)
TWT3015	2.72 (0.25)	5.05 (0.47)
TWT3017	3.15 (0.29)	5.57 (0.52)
TWT30111	4.01 (0.37)	6.61 (0.61)
TWT3021	4.44 (0.41)	7.14 (0.66)
TWT3023	4.87 (0.45)	7.66 (0.71)

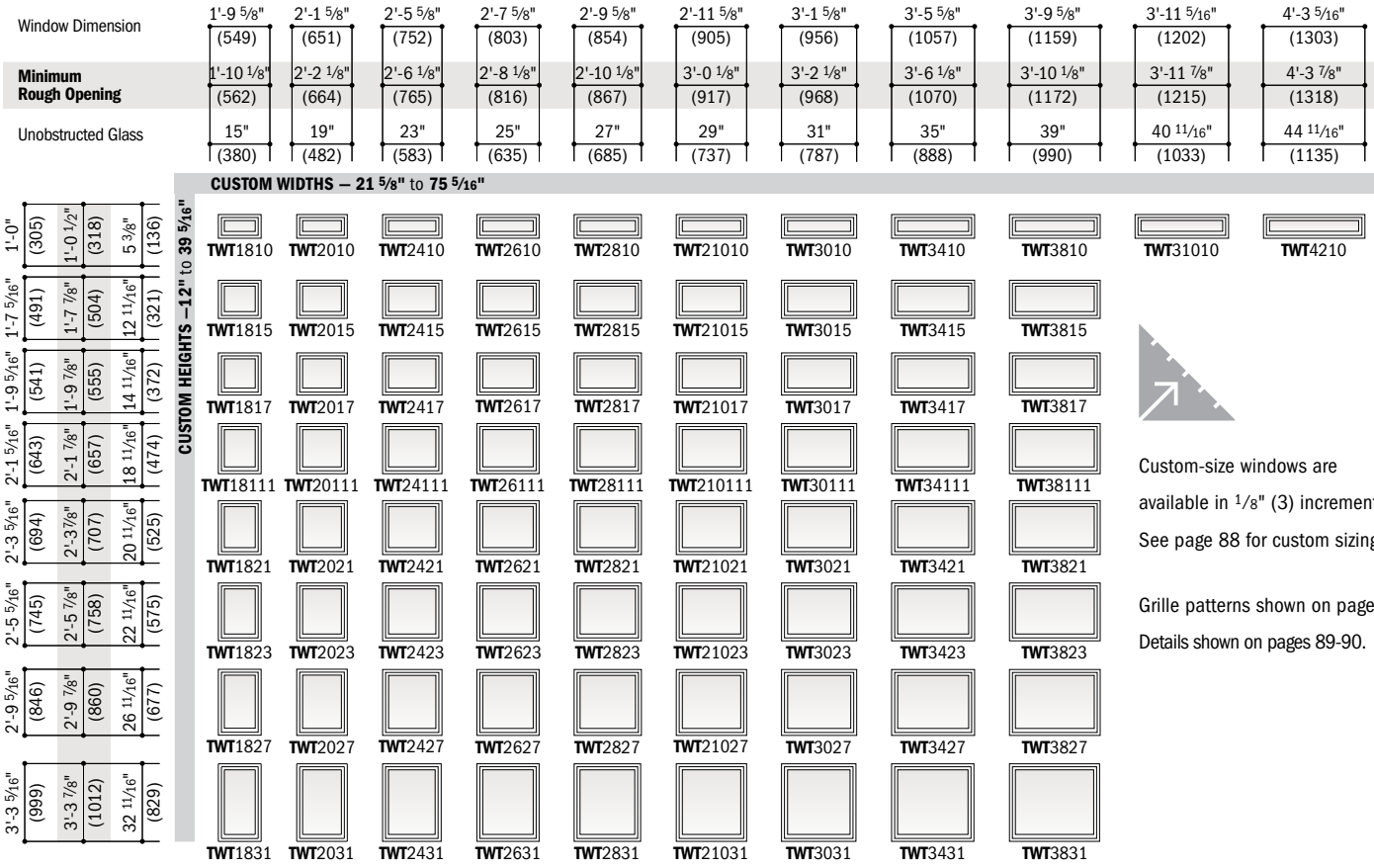
Window Number	Glass Area Sq. Ft./(m²)	Overall Window Area Sq. Ft./(m²)
TWT3027	5.73 (0.53)	8.70 (0.81)
TWT3031	7.02 (0.65)	10.27 (0.95)
TWT3410	1.30 (0.12)	3.47 (0.32)
TWT3415	3.07 (0.29)	5.58 (0.52)
TWT3417	3.56 (0.33)	6.16 (0.57)
TWT34111	4.53 (0.42)	7.32 (0.68)
TWT3421	5.02 (0.47)	7.89 (0.73)
TWT3423	5.50 (0.51)	8.47 (0.79)
TWT3427	6.47 (0.60)	9.63 (0.90)
TWT3431	7.93 (0.74)	11.36 (1.06)
TWT3810	1.45 (0.14)	3.80 (0.35)
TWT3815	3.42 (0.32)	6.12 (0.57)
TWT3817	3.97 (0.37)	6.75 (0.63)
TWT38111	5.05 (0.47)	8.02 (0.75)
TWT3821	5.59 (0.52)	8.65 (0.80)
TWT3823	6.13 (0.57)	9.29 (0.86)
TWT3827	7.21 (0.67)	10.55 (0.98)
TWT3831	8.84 (0.82)	12.46 (1.16)
TWT31010	1.51 (0.14)	3.94 (0.37)
TWT4210	1.66 (0.15)	4.28 (0.40)
TWT41010	1.95 (0.18)	4.94 (0.46)
TWT5610	2.25 (0.21)	5.61 (0.52)
TWT6210	2.55 (0.24)	6.28 (0.58)

- Dimensions in parentheses are in square meters.

TILT-WASH DOUBLE-HUNG FULL-FRAME WINDOWS

Table of Sizes for Tilt-Wash Transom Windows

Scale 1/8" = 1'-0" (1:96)



Custom-size windows are available in 1/8" (3) increments. See page 88 for custom sizing.

Grille patterns shown on page 89.

Details shown on pages 89-90.

- Window Dimension always refers to outside frame-to-frame dimension.
- **Minimum Rough Opening dimensions may need to be increased to allow for use of building wraps, flashing, sill panning, brackets, fasteners or other items. See pages 222-223 for more details.**
- Dimensions in parentheses are in millimeters.

Area Specifications for Tilt-Wash Picture Windows

Window Number	Glass Area Sq. Ft./(m²)		Overall Window Area Sq. Ft./(m²)	
DHP10310	2.03	(0.19)	4.07	(0.38)
DHP1042	2.22	(0.21)	4.41	(0.41)
DHP1046	2.42	(0.23)	4.74	(0.44)
DHP10410	2.61	(0.24)	5.07	(0.47)
DHP1052	2.81	(0.26)	5.41	(0.50)
DHP1056	3.01	(0.28)	5.74	(0.53)
DHP10510	3.20	(0.30)	6.07	(0.56)
DHP1062	3.40	(0.32)	6.41	(0.60)
DHP30310	9.38	(0.87)	12.77	(1.19)
DHP3042	10.29	(0.96)	13.82	(1.28)
DHP3046	11.19	(1.04)	14.86	(1.38)
DHP30410	12.10	(1.12)	15.91	(1.48)
DHP3052	13.01	(1.21)	16.95	(1.58)
DHP3056	13.92	(1.29)	18.00	(1.67)
DHP30510	14.83	(1.38)	19.04	(1.77)
DHP3062	15.73	(1.46)	20.09	(1.87)
DHP34310	10.53	(0.98)	14.13	(1.31)
DHP3442	11.54	(1.07)	15.28	(1.42)
DHP3446	12.56	(1.17)	16.44	(1.53)

Window Number	Glass Area Sq. Ft./(m²)		Overall Window Area Sq. Ft./(m²)	
DHP34410	13.58	(1.26)	17.60	(1.64)
DHP3452	14.60	(1.36)	18.75	(1.74)
DHP3456	15.62	(1.45)	19.91	(1.85)
DHP34510	16.64	(1.55)	21.07	(1.96)
DHP3462	17.66	(1.64)	22.22	(2.06)
DHP310310	12.16	(1.13)	16.06	(1.49)
DHP31042	13.33	(1.24)	17.37	(1.61)
DHP31046	14.51	(1.35)	18.69	(1.74)
DHP310410	15.69	(1.46)	20.00	(1.86)
DHP31052	16.87	(1.57)	21.32	(1.98)
DHP31056	18.04	(1.68)	22.63	(2.10)
DHP310510	19.22	(1.79)	23.94	(2.22)
DHP31062	20.40	(1.90)	25.26	(2.35)
DHP42310	13.30	(1.24)	17.42	(1.62)
DHP4242	14.56	(1.35)	18.83	(1.75)
DHP4246	15.88	(1.48)	20.27	(1.88)
DHP42410	17.17	(1.60)	21.69	(2.02)
DHP4252	18.46	(1.72)	23.12	(2.15)
DHP4256	19.75	(1.84)	24.54	(2.28)

Window Number	Glass Area Sq. Ft./(m²)		Overall Window Area Sq. Ft./(m²)	
DHP42510	21.03	(1.95)	25.97	(2.41)
DHP4262	22.32	(2.07)	27.39	(2.55)
DHP410310	15.60	(1.45)	20.13	(1.87)
DHP41042	17.11	(1.59)	21.78	(2.02)
DHP41046	18.62	(1.73)	23.43	(2.18)
DHP410410	20.13	(1.87)	25.07	(2.33)
DHP41052	21.64	(2.01)	26.72	(2.48)
DHP41056	23.15	(2.15)	28.37	(2.64)
DHP410510	24.66	(2.29)	30.02	(2.79)
DHP41062	26.17	(2.43)	31.66	(2.94)
DHP56310	17.89	(1.66)	22.85	(2.12)
DHP5642	19.63	(1.82)	24.72	(2.30)
DHP5646	21.36	(1.98)	26.59	(2.47)
DHP56410	23.09	(2.15)	28.46	(2.64)
DHP5652	24.83	(2.31)	30.33	(2.82)
DHP5656	26.56	(2.47)	32.20	(2.99)
DHP56510	28.29	(2.63)	34.07	(3.17)
DHP5662	30.02	(2.79)	35.93	(3.34)

- Dimensions in parentheses are in square meters.

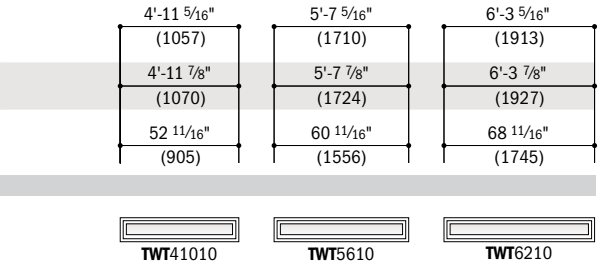


Table of Sizes for Tilt-Wash Picture Windows

Scale 1/8" (3) = 1'-0" (305) – 1:96

Window Dimension	1'-0" (305)	3'-1 5/8" (956)	3'-5 5/8" (1057)	3'-11 5/16" (1202)	4'-3 5/16" (1303)	4'-11 5/16" (1507)	5'-7 5/16" (1710)
Minimum Rough Opening	1'-0 1/2" (318)	3'-2 1/8" (968)	3'-6 1/8" (1070)	3'-11 7/8" (1216)	4'-3 7/8" (1318)	4'-11 7/8" (1521)	5'-7 7/8" (1724)
Unobstructed Glass	7 1/16" (179)	32 11/16" (830)	36 11/16" (932)	42 3/8" (1076)	46 3/8" (1178)	54 3/8" (1381)	62 3/8" (1584)
4'-0 7/8" (1241) × 4'-0 7/8" (1241) / 41 5/16" (1049)	DHP10310	DHP30310	DHP34310	DHP310310	DHP42310	DHP410310	DHP56310
4'-4 7/8" (1343) × 4'-4 7/8" (1343) / 45 5/16" (1151)	DHP1042	DHP3042	DHP3442	DHP31042	DHP4242	DHP41042	DHP5642
4'-8 7/8" (1445) × 4'-8 7/8" (1445) / 49 5/16" (1253)	DHP1046	DHP3046	DHP3446	DHP31046	DHP4246	DHP41046	DHP5646
5'-0 7/8" (1547) × 5'-0 7/8" (1547) / 53 5/16" (1355)	DHP10410	DHP30410	DHP34410	DHP310410	DHP42410	DHP410410	DHP56410
5'-4 7/8" (1648) × 5'-4 7/8" (1648) / 57 5/16" (1456)	DHP1052	DHP3052	DHP3452	DHP31052	DHP4252	DHP41052	DHP5652
5'-8 7/8" (1749) × 5'-8 7/8" (1749) / 61 5/16" (1557)	DHP1056	DHP3056	DHP3456	DHP31056	DHP4256	DHP41056	DHP5656
6'-0 7/8" (1851) × 6'-0 7/8" (1851) / 65 5/16" (1659)	DHP10510	DHP30510	DHP34510	DHP310510	DHP42510	DHP410510	DHP56510
6'-4 7/8" (1953) × 6'-4 7/8" (1953) / 69 5/16" (1761)	DHP1062	DHP3062	DHP3462	DHP31062	DHP4262	DHP41062	DHP5662

Custom-size windows are available in 1/8" (3) increments. See page 88 for custom sizing.

Grille patterns shown on page 89. Details shown on pages 89-90.

- Window Dimension always refers to outside frame-to-frame dimension.
- **Minimum Rough Opening dimensions may need to be increased to allow for use of building wraps, flashing, sill panning, brackets, fasteners or other items. See pages 222-223 for more details.**
- Dimensions in parentheses are in millimeters.

Opening and Area Specifications for Tilt-Wash Double-Hung Windows

Window Number	Clear Opening Area Sq. Ft./(m²)	Clear Opening in Full Open Position Width Inches/(mm)	Clear Opening in Full Open Position Height Inches/(mm)	Glass Area Sq. Ft./(m²)	Vent Area Sq. Ft./(m²)	Top of Subfloor to Top of Inside Sill Stop Inches/(mm)	Overall Window Area Sq. Ft./(m²)
TW18210	1.72 (0.16)	17 7/8" (455)	13 3/4" (350)	2.91 (0.27)	1.70 (0.84)	49 5/32" (1249)	5.53 (0.51)
TW1832	1.96 (0.18)	17 7/8" (455)	15 3/4" (401)	3.32 (0.31)	1.95 (0.82)	45 5/32" (1147)	6.14 (0.57)
TW1836	2.21 (0.21)	17 7/8" (455)	17 3/4" (452)	3.74 (0.35)	2.20 (0.80)	41 5/32" (1046)	6.74 (0.63)
TW18310	2.46 (0.23)	17 7/8" (455)	19 3/4" (503)	4.15 (0.39)	2.45 (0.77)	37 5/32" (944)	7.34 (0.68)
TW1842	2.71 (0.25)	17 7/8" (455)	21 3/4" (553)	4.57 (0.42)	2.70 (0.75)	33 5/32" (843)	7.94 (0.74)
TW1846	3.02 (0.28)	17 7/8" (455)	24 1/4" (617)	4.99 (0.46)	2.98 (0.72)	29 5/32" (741)	8.54 (0.79)
TW18410	3.21 (0.30)	17 7/8" (455)	25 3/4" (655)	5.40 (0.50)	3.20 (0.70)	25 5/32" (639)	9.14 (0.85)
TW1852	3.46 (0.32)	17 7/8" (455)	27 3/4" (706)	5.82 (0.54)	3.44 (0.68)	21 5/32" (538)	9.74 (0.90)
TW1856	3.71 (0.34)	17 7/8" (455)	29 3/4" (757)	6.23 (0.58)	3.69 (0.66)	17 5/32" (436)	10.34 (0.96)
TW18510	3.96 (0.37)	17 7/8" (455)	31 3/4" (807)	6.65 (0.62)	3.94 (0.63)	13 5/32" (335)	10.94 (1.02)
TW1862	4.08 (0.38)	17 7/8" (455)	32 11/16" (832)	7.06 (0.66)	4.19 (0.61)	9 5/32" (233)	11.54 (1.07)
TW1872	4.95 (0.46)	17 7/8" (455)	39 3/4" (1011)	8.31 (0.77)	4.94 (0.54)	10 21/32"* (271)*	13.34 (1.24)
TW1876	5.20 (0.48)	17 7/8" (455)	41 3/4" (1061)	8.73 (0.81)	5.19 (0.52)	6 21/32"* (169)*	13.94 (1.30)
TW20210	2.10 (0.19)	21 7/8" (557)	13 3/4" (350)	3.68 (0.34)	2.08 (0.81)	49 5/32" (1249)	6.56 (0.61)
TW2032	2.40 (0.22)	21 7/8" (557)	15 3/4" (401)	4.21 (0.39)	2.39 (0.78)	45 5/32" (1147)	7.27 (0.68)
TW2036	2.71 (0.25)	21 7/8" (557)	17 3/4" (452)	4.74 (0.44)	2.69 (0.75)	41 5/32" (1046)	7.98 (0.74)
TW20310	3.01 (0.28)	21 7/8" (557)	19 3/4" (503)	5.26 (0.49)	3.00 (0.72)	37 5/32" (944)	8.69 (0.81)
TW2042	3.32 (0.31)	21 7/8" (557)	21 3/4" (553)	5.79 (0.54)	3.30 (0.69)	33 5/32" (843)	9.41 (0.87)
TW2046	3.70 (0.34)	21 7/8" (557)	24 1/4" (617)	6.32 (0.59)	3.65 (0.66)	29 5/32" (741)	10.12 (0.94)
TW20410	3.93 (0.36)	21 7/8" (557)	25 3/4" (655)	6.84 (0.64)	3.91 (0.64)	25 5/32" (639)	10.83 (1.01)
TW2052	4.23 (0.39)	21 7/8" (557)	27 3/4" (706)	7.37 (0.68)	4.21 (0.61)	21 5/32" (538)	11.54 (1.07)
TW2056	4.53 (0.42)	21 7/8" (557)	29 3/4" (757)	7.90 (0.73)	4.52 (0.58)	17 5/32" (436)	12.25 (1.14)
TW20510	4.84 (0.45)	21 7/8" (557)	31 3/4" (807)	8.42 (0.78)	4.82 (0.55)	13 5/32" (335)	12.96 (1.20)
TW2062	4.99 (0.46)	21 7/8" (557)	32 11/16" (832)	8.95 (0.83)	5.13 (0.52)	9 5/32" (233)	13.68 (1.27)
TW2072 ◊	6.06 (0.56)	21 7/8" (557)	39 3/4" (1011)	10.53 (0.98)	6.04 (0.44)	10 21/32"* (271)*	15.81 (1.47)
TW2076 ◊	6.36 (0.59)	21 7/8" (557)	41 3/4" (1061)	11.06 (1.03)	6.34 (0.41)	6 21/32"* (169*	16.52 (1.54)
TW24210	2.48 (0.23)	25 7/8" (658)	13 3/4" (350)	4.46 (0.41)	2.46 (0.77)	49 5/32" (1249)	7.58 (0.70)
TW2432	2.84 (0.26)	25 7/8" (658)	15 3/4" (401)	5.10 (0.47)	2.82 (0.74)	45 5/32" (1147)	8.40 (0.78)
TW2436	3.20 (0.30)	25 7/8" (658)	17 3/4" (452)	5.74 (0.53)	3.18 (0.70)	41 5/32" (1046)	9.23 (0.86)
TW24310	3.56 (0.33)	25 7/8" (658)	19 3/4" (503)	6.37 (0.59)	3.54 (0.67)	37 5/32" (944)	10.05 (0.93)
TW2442	3.92 (0.36)	25 7/8" (658)	21 3/4" (553)	7.01 (0.65)	3.90 (0.64)	33 5/32" (843)	10.87 (1.01)
TW2446	4.37 (0.41)	25 7/8" (658)	24 1/4" (617)	7.65 (0.71)	4.31 (0.60)	29 5/32" (741)	11.70 (1.09)
TW24410	4.64 (0.43)	25 7/8" (658)	25 3/4" (655)	8.29 (0.77)	4.62 (0.57)	25 5/32" (639)	12.52 (1.16)
TW2452	5.00 (0.46)	25 7/8" (658)	27 3/4" (706)	8.93 (0.83)	4.98 (0.54)	21 5/32" (538)	13.34 (1.24)
TW2456	5.36 (0.50)	25 7/8" (658)	29 3/4" (757)	9.56 (0.89)	5.34 (0.50)	17 5/32" (436)	14.17 (1.32)
TW24510 ◊	5.72 (0.53)	25 7/8" (658)	31 3/4" (807)	10.20 (0.95)	5.70 (0.47)	13 5/32" (335)	14.99 (1.39)
TW2462 ◊	5.89 (0.55)	25 7/8" (658)	32 11/16" (832)	10.84 (1.01)	6.06 (0.44)	9 5/32" (233)	15.81 (1.47)
TW2472 ◊	7.16 (0.67)	25 7/8" (658)	39 3/4" (1011)	12.75 (1.18)	7.14 (0.34)	10 21/32"* (271)*	18.28 (1.70)
TW2476 ◊	7.52 (0.70)	25 7/8" (658)	41 3/4" (1061)	13.39 (1.24)	7.50 (0.30)	6 21/32"* (169)*	19.10 (1.77)
TW26210	2.67 (0.25)	27 7/8" (709)	13 3/4" (350)	4.85 (0.45)	2.65 (0.75)	49 5/32" (1249)	8.09 (0.75)
TW2632	3.06 (0.28)	27 7/8" (709)	15 3/4" (401)	5.54 (0.51)	3.04 (0.72)	45 5/32" (1147)	8.97 (0.83)
TW2636	3.45 (0.32)	27 7/8" (709)	17 3/4" (452)	6.24 (0.58)	3.43 (0.68)	41 5/32" (1046)	9.85 (0.92)
TW26310	3.84 (0.36)	27 7/8" (709)	19 3/4" (503)	6.93 (0.64)	3.81 (0.65)	37 5/32" (944)	10.73 (1.00)
TW2642	4.22 (0.39)	27 7/8" (709)	21 3/4" (553)	7.62 (0.71)	4.20 (0.61)	33 5/32" (843)	11.61 (1.08)
TW2646	4.71 (0.44)	27 7/8" (709)	24 1/4" (617)	8.32 (0.77)	4.65 (0.57)	29 5/32" (741)	12.49 (1.16)
TW26410	5.00 (0.46)	27 7/8" (709)	25 3/4" (655)	9.01 (0.84)	4.98 (0.54)	25 5/32" (639)	13.36 (1.24)
TW2652	5.39 (0.50)	27 7/8" (709)	27 3/4" (706)	9.70 (0.90)	5.37 (0.50)	21 5/32" (538)	14.24 (1.32)
TW2656 ◊	5.78 (0.54)	27 7/8" (709)	29 3/4" (757)	10.40 (0.97)	5.75 (0.47)	17 5/32" (436)	15.12 (1.40)
TW26510 ◊	6.16 (0.57)	27 7/8" (709)	31 3/4" (807)	11.09 (1.03)	6.14 (0.43)	13 5/32" (335)	16.00 (1.49)
TW2662 ◊	6.35 (0.59)	27 7/8" (709)	32 11/16" (832)	11.78 (1.09)	6.53 (0.39)	9 5/32" (233)	16.88 (1.57)
TW2672 ◊	7.71 (0.72)	27 7/8" (709)	39 3/4" (1011)	13.86 (1.29)	7.69 (0.29)	10 21/32"* (271)*	19.51 (1.81)
TW2676 ◊	8.10 (0.75)	27 7/8" (709)	41 3/4" (1061)	14.56 (1.35)	8.08 (0.25)	6 21/32"* (169)*	20.39 (1.89)
TW28210	2.86 (0.27)	29 7/8" (760)	13 3/4" (350)	5.24 (0.49)	2.84 (0.74)	49 5/32" (1249)	8.61 (0.80)
TW2832	3.28 (0.30)	29 7/8" (760)	15 3/4" (401)	5.99 (0.56)	3.26 (0.70)	45 5/32" (1147)	9.54 (0.89)
TW2836	3.70 (0.34)	29 7/8" (760)	17 3/4" (452)	6.73 (0.63)	3.67 (0.66)	41 5/32" (1046)	10.47 (0.97)
TW28310	4.11 (0.38)	29 7/8" (760)	19 3/4" (503)	7.48 (0.70)	4.09 (0.62)	37 5/32" (944)	11.41 (1.06)
TW2842	4.53 (0.42)	29 7/8" (760)	21 3/4" (553)	8.23 (0.76)	4.50 (0.58)	33 5/32" (843)	12.34 (1.15)
TW2846	5.05 (0.47)	29 7/8" (760)	24 1/4" (617)	8.98 (0.83)	4.98 (0.54)	29 5/32" (741)	13.28 (1.23)
TW28410	5.36 (0.50)	29 7/8" (760)	25 3/4" (655)	9.73 (0.90)	5.33 (0.50)	25 5/32" (639)	14.21 (1.32)
TW2852 ◊	5.77 (0.54)	29 7/8" (760)	27 3/4" (706)	10.48 (0.97)	5.75 (0.47)	21 5/32" (538)	15.14 (1.41)

continued on next page

Opening calculations change when using PG Upgrade sill stop. Contact your Andersen supplier for more information.

For cottage and reverse cottage sash opening specifications, visit **andersenwindows.com/openingspecs**.

• Top of Subfloor to Top of Inside Sill Stop is calculated based upon a structural header height of 6'-10 1/2" (2096) except for 7'-5" (2261) and 7'-9" (2362) heights which are calculated using a header height of 8' (2438).
• Dimensions in parentheses are in millimeters or square meters.
◊Meets or exceeds clear opening area of 5.7 sq. ft. or 0.53 m², clear opening width of 20" (508) and clear opening height of 24" (610).
*Calculated based upon a structural header height of 8' (2438).

Opening and Area Specifications for Tilt-Wash Double-Hung Windows *(continued)*

Window Number	Clear Opening Area Sq. Ft./(m²)	Clear Opening in Full Open Position Width Inches/(mm)	Clear Opening in Full Open Position Height Inches/(mm)	Glass Area Sq. Ft./(m²)	Vent Area Sq. Ft./(m²)	Top of Subfloor to Top of Inside Sill Stop Inches/(mm)	Overall Window Area Sq. Ft./(m²)
TW2856◊	6.19 (0.57)	29 7/8" (760)	29 3/4" (757)	11.23 (1.04)	6.17 (0.43)	17 5/32" (436)	16.08 (1.49)
TW28510◊	6.60 (0.61)	29 7/8" (760)	31 3/4" (807)	11.98 (1.11)	6.58 (0.39)	13 5/32" (335)	17.01 (1.58)
TW2862◊	6.80 (0.63)	29 7/8" (760)	32 11/16" (832)	12.73 (1.18)	7.00 (0.35)	9 5/32" (233)	17.95 (1.67)
TW2872◊	8.27 (0.77)	29 7/8" (760)	39 3/4" (1011)	14.97 (1.39)	8.24 (0.23)	10 21/32"* (271)*	20.75 (1.93)
TW2876◊	8.68 (0.81)	29 7/8" (760)	41 3/4" (1061)	15.72 (1.46)	8.66 (0.20)	6 21/32"* (169)*	21.68 (2.01)
TW210210	3.06 (0.28)	31 7/8" (811)	13 3/4" (350)	5.62 (0.52)	3.03 (0.72)	49 5/32" (1249)	9.12 (0.85)
TW21032	3.50 (0.33)	31 7/8" (811)	15 3/4" (401)	6.43 (0.60)	3.47 (0.68)	45 5/32" (1147)	10.11 (0.94)
TW21036	3.94 (0.37)	31 7/8" (811)	17 3/4" (452)	7.23 (0.67)	3.92 (0.64)	41 5/32" (1046)	11.10 (1.03)
TW210310	4.39 (0.41)	31 7/8" (811)	19. 3/4" (503)	8.04 (0.75)	4.36 (0.59)	37 5/32" (944)	12.09 (1.12)
TW21042	4.83 (0.45)	31 7/8" (811)	21 3/4" (553)	8.84 (0.82)	4.80 (0.55)	33 5/32" (843)	13.08 (1.21)
TW21046	5.38 (0.50)	31 7/8" (811)	24 1/4" (617)	9.65 (0.90)	5.31 (0.51)	29 5/32" (741)	14.07 (1.31)
TW210410◊	5.72 (0.53)	31 7/8" (811)	25 3/4" (655)	10.45 (0.97)	5.69 (0.47)	25 5/32" (639)	15.05 (1.40)
TW21052◊	6.16 (0.57)	31 7/8" (811)	27 3/4" (706)	11.26 (1.05)	6.13 (0.43)	21 5/32" (538)	16.04 (1.49)
TW21056◊	6.60 (0.61)	31 7/8" (811)	29 3/4" (757)	12.06 (1.12)	6.58 (0.39)	17 5/32" (436)	17.03 (1.58)
TW210510◊	7.05 (0.65)	31 7/8" (811)	31 3/4" (807)	12.87 (1.20)	7.02 (0.35)	13 5/32" (335)	18.02 (1.67)
TW21062◊	7.26 (0.67)	31 7/8" (811)	32 11/16" (832)	13.67 (1.27)	7.46 (0.31)	9 5/32" (233)	19.01 (1.77)
TW21072◊	8.82 (0.82)	31 7/8" (811)	39 3/4" (1011)	16.09 (1.49)	8.79 (0.18)	10 21/32"* (271)*	21.98 (2.04)
TW21076◊	9.26 (0.86)	31 7/8" (811)	41 3/4" (1061)	16.89 (1.57)	9.24 (0.14)	6 21/32"* (169)*	22.97 (2.13)
TW30210	3.25 (0.30)	33 7/8" (862)	13 3/4" (350)	6.01 (0.56)	3.22 (0.70)	49 5/32" (1249)	9.63 (0.89)
TW3032	3.72 (0.35)	33 7/8" (862)	15 3/4" (401)	6.87 (0.64)	3.69 (0.66)	45 5/32" (1147)	10.67 (0.99)
TW3036	4.19 (0.39)	33 7/8" (862)	17 3/4" (452)	7.73 (0.72)	4.16 (0.61)	41 5/32"7 (1046)	11.72 (1.09)
TW30310	4.66 (0.43)	33 7/8" (862)	19 3/4" (503)	8.59 (0.80)	4.63 (0.57)	37 5/32" (944)	12.76 (1.19)
TW3042	5.13 (0.48)	33 7/8" (862)	21 3/4" (553)	9.45 (0.88)	5.11 (0.53)	33 5/32" (843)	13.81 (1.28)
TW3046◊	5.72 (0.53)	33 7/8" (862)	24 1/4" (617)	10.31 (0.96)	5.65 (0.48)	29 5/32" (741)	14.85 (1.38)
TW30410◊	6.07 (0.56)	33 7/8" (862)	25 3/4" (655)	11.17 (1.04)	6.05 (0.44)	25 5/32" (639)	15.90 (1.48)
TW3052◊	6.55 (0.61)	33 7/8" (862)	27 3/4" (706)	12.03 (1.12)	6.52 (0.39)	21 5/32" (538)	16.95 (1.57)
TW3056◊	7.02 (0.65)	33 7/8" (862)	29 3/4" (757)	12.89 (1.20)	6.99 (0.35)	17 5/32" (436)	17.99 (1.67)
TW30510◊	7.49 (0.70)	33 7/8" (862)	31 3/4" (807)	13.75 (1.28)	7.46 (0.31)	13 5/32" (335)	19.04 (1.77)
TW3062◊	7.71 (0.72)	33 7/8" (862)	32 11/16" (832)	14.62 (1.36)	7.93 (0.26)	9 5/32" (233)	20.08 (1.87)
TW3072◊	9.37 (0.87)	33 7/8" (862)	39 3/4" (1011)	17.20 (1.60)	9.35 (0.13)	10 21/32"* (271)*	23.22 (2.16)
TW3076◊	9.84 (0.91)	33 7/8" (862)	41 3/4" (1061)	18.06 (1.68)	9.82 (0.09)	6 21/32"* (169)*	24.26 (2.25)
TW34210	3.63 (0.34)	37 7/8" (963)	13 3/4" (350)	6.79 (0.63)	3.60 (0.67)	49 5/32" (1249)	10.65 (0.99)
TW3432	4.16 (0.39)	37 7/8" (963)	15 3/4" (401)	7.76 (0.72)	4.13 (0.62)	45 5/32" (1147)	11.81 (1.10)
TW3436	4.68 (0.44)	37 7/8" (963)	17 3/4" (452)	8.73 (0.81)	4.65 (0.57)	41 5/32" (1046)	12.97 (1.20)
TW34310	5.21 (0.48)	37 7/8" (963)	19 3/4" (503)	9.70 (0.90)	5.18 (0.52)	37 5/32" (944)	14.12 (1.31)
TW3442	5.74 (0.53)	37 7/8" (963)	21 3/4" (553)	10.67 (0.99)	5.71 (0.47)	33 5/32" (843)	15.28 (1.42)
TW3446◊	6.40 (0.59)	37 7/8" (963)	24 1/4" (617)	11.65 (1.08)	6.31 (0.41)	29 5/32" (741)	16.43 (1.53)
TW34410◊	6.79 (0.63)	37 7/8" (963)	25 3/4" (655)	12.62 (1.17)	6.76 (0.37)	25 5/32" (639)	17.59 (1.63)
TW3452◊	7.32 (0.68)	37 7/8" (963)	27 3/4" (706)	13.59 (1.26)	7.29 (0.32)	21 5/32" (538)	18.75 (1.74)
TW3456◊	7.84 (0.73)	37 7/8" (963)	29 3/4" (757)	14.56 (1.35)	7.81 (0.27)	17 5/32" (436)	19.90 (1.85)
TW34510◊	8.37 (0.78)	37 7/8" (963)	31 3/4" (807)	15.53 (1.44)	8.34 (0.23)	13 5/32" (335)	21.06 (1.96)
TW3462◊	8.62 (0.80)	37 7/8" (963)	32 11/16" (832)	16.50 (1.53)	8.87 (0.18)	9 5/32" (233)	22.22 (2.06)
TW3472◊	10.48 (0.97)	37 7/8" (963)	39 3/4" (1011)	19.42 (1.80)	10.45 (0.03)	10 21/32"* (271)*	25.68 (2.39)
TW3476◊	11.00 (1.02)	37 7/8" (963)	41 3/4" (1061)	20.39 (1.89)	10.97 0.02	6 21/32"* (169)*	26.84 (2.49)
TW38210	4.01 (0.37)	41 7/8" (1065)	13 3/4" (350)	7.57 (0.70)	3.98 (0.63)	49 5/32" (1249)	11.68 (1.08)
TW3832	4.60 (0.43)	41 7/8" (1065)	15 3/4" (401)	8.65 (0.80)	4.56 (0.58)	45 5/32" (1147)	12.94 (1.20)
TW3836	5.18 (0.48)	41 7/8" (1065)	17 3/4" (452)	9.73 (0.90)	5.15 (0.52)	41 5/32" (1046)	14.21 (1.32)
TW38310	5.76 (0.54)	41 7/8" (1065)	19 3/4" (503)	10.81 (1.00)	5.73 (0.47)	37 5/32" (944)	15.48 (1.44)
TW3842	6.34 (0.59)	41 7/8" (1065)	21 3/4" (553)	11.90 (1.11)	6.31 (0.41)	33 5/32" (843)	16.75 (1.56)
TW3846◊	7.07 (0.66)	41 7/8" (1065)	24 1/4" (617)	12.98 (1.21)	6.98 (0.35)	29 5/32" (741)	18.01 (1.67)
TW38410◊	7.51 (0.70)	41 7/8" (1065)	25 3/4" (655)	14.06 (1.31)	7.47 (0.31)	25 5/32" (639)	19.28 (1.79)
TW3852◊	8.09 (0.75)	41 7/8" (1065)	27 3/4" (706)	15.14 (1.41)	8.06 (0.25)	21 5/32" (538)	20.55 (1.91)
TW3856◊	8.67 (0.81)	41 7/8" (1065)	29 3/4" (757)	16.23 (1.51)	8.64 (0.20)	17 5/32" (436)	21.82 (2.03)
TW38510◊	9.25 (0.86)	41 7/8" (1065)	31 3/4" (807)	17.31 (1.61)	9.22 (0.14)	13 5/32" (335)	23.08 (2.14)
TW3862◊	9.53 (0.89)	41 7/8" (1065)	32 11/16" (832)	18.39 (1.71)	9.80 (0.09)	9 5/32" (233)	24.35 (2.26)
TW3872◊	11.58 (1.08)	41 7/8" (1065)	39 3/4" (1011)	21.64 (2.01)	11.55 (0.07)	10 21/32"* (271)*	28.15 (2.62)
TW3876◊	12.16 (1.13)	41 7/8" (1065)	41 3/4" (1061)	22.72 (2.11)	12.13 (0.13)	6 21/32"* (169)*	29.42 (2.73)

• Top of Subfloor to Top of Inside Sill Stop is calculated based upon a structural header height of 6'-10 1/2" (2096) except for 7'-5" (2261) and 7'-9" (2362) heights which are calculated using a header height of 8' (2438).
• Dimensions in parentheses are in millimeters or square meters.
◊Meets or exceeds clear opening area of 5.7 sq. ft. or 0.53 m², clear opening width of 20" (508) and clear opening height of 24" (610).
*Calculated based upon a structural header height of 8' (2438).

Opening calculations change when using PG Upgrade sill stop. Contact your Andersen supplier for more information.

For cottage and reverse cottage sash opening specifications, visit **andersenwindows.com/openingspecs**.

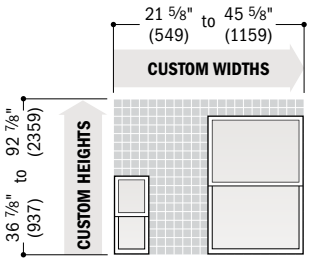
TILT-WASH DOUBLE-HUNG FULL-FRAME WINDOWS

Custom Sizes and Specification Formulas

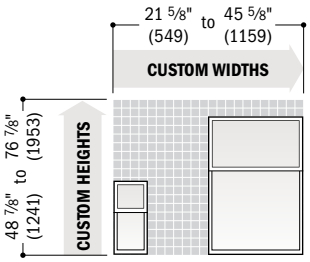
Available in 1/8" (3) increments between minimum and maximum widths and heights. Windows can also be custom sized to match standard sizes ending in 1/16" (1.5). Some restrictions apply; contact your Andersen supplier. For minimum rough opening dimensions for joined windows, see specific joining instruction guides. Measurement guide for custom-size windows can be found at **andersenwindows.com/measure**.

Tilt-Wash Double-Hung Windows

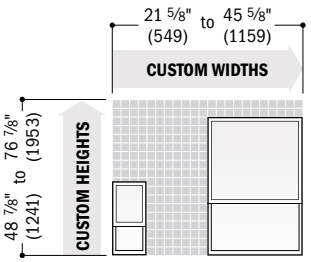
Equal

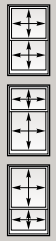


Cottage

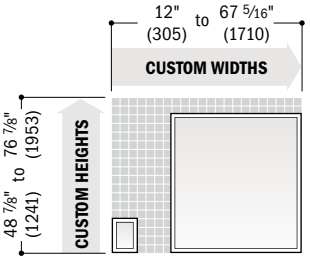


Reverse Cottage

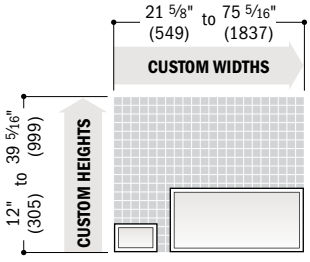


Clear Opening 	**Width** = window width − 1.852" (47) x 2 *Contact your Andersen supplier for clear opening height.*	**Minimum R.O.** 	**Width** = window width + 1/2" (51) **Height** = window height + 0"
Vent Opening 	*Vent opening formulas are dependent on window size; contact your Andersen supplier.*	**Unobst. Glass** 	**Width** = window width − 3.376" (86) **Height:** **Upper Sash** = upper sash height − 3.035" (77) **Lower Sash** = lower sash height − 3.831" (97)

Tilt-Wash Picture Windows



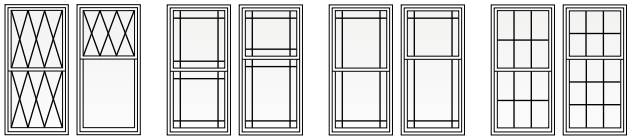
Tilt-Wash Transom Windows



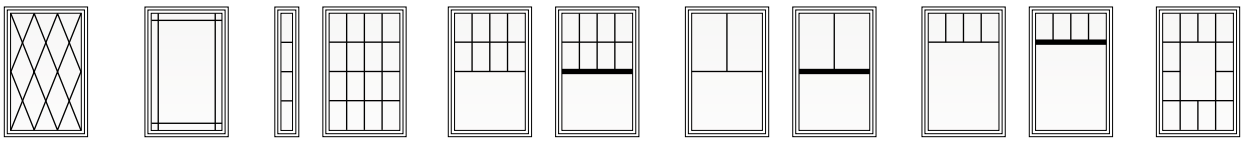
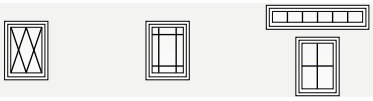
Minimum R.O. 	**Width** = window width + 1/2" (51) **Height** = window height + 0	**Unobst. Glass** 	**Picture Window** **Width** = window width − 4.924" (125) **Height** = window height − 7.531" (191)	**Transom Window** **Width** = window width − 6.625" (168) **Height** = window height − 6.625" (168)

• **Clear Opening** formulas provide dimensions for determining area available for egress. **Vent Opening** formulas provide dimensions for determining area available for passage of air. **Minimum R.O.** (minimum rough opening) formulas provide minimum rough opening width and height dimensions. **Unobst. Glass** (unobstructed glass) formulas provide dimensions for determining area available for passage of light.
• Refer to andersenwindows.com/measure for detailed instructions on how to properly measure for custom-size windows.
• Dimensions in parentheses are in millimeters.

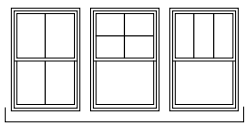
Grille Patterns

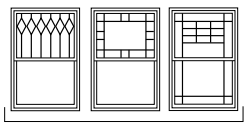
	Diamond*	Prairie A	6-Light Prairie	Colonial
Tilt-Wash Double-Hung	 Equal Cottage Equal Cottage Equal Cottage Equal Cottage			

Patterns for double-hung windows are also available in Upper Sash Only (USO) configurations. For picture window patterns that require alignment with double-hung window patterns, identify the sash style (equal, cottage or reverse cottage) when ordering.

	Diamond*	Prairie A	Colonial	Modified Colonial	Modified Colonial with Simulated Meeting Rail	Tall Fractional	Tall Fractional with Simulated Meeting Rail	Short Fractional	Short Fractional with Simulated Meeting Rail	Victorian
Tilt-Wash Picture										
Tilt-Wash Transom										

*Available only in Simulated Divided Light (SDL) configuration and only in 3/4" (19) and 7/8" (22) widths.

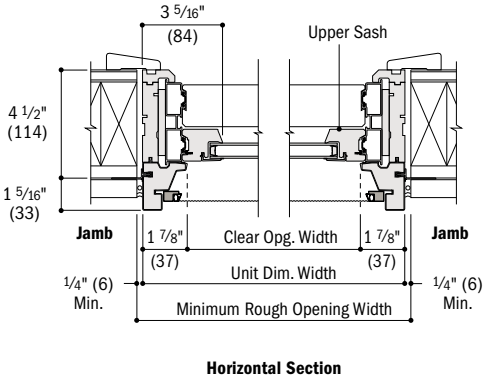

Specified Equal Light Examples


Custom Pattern Examples

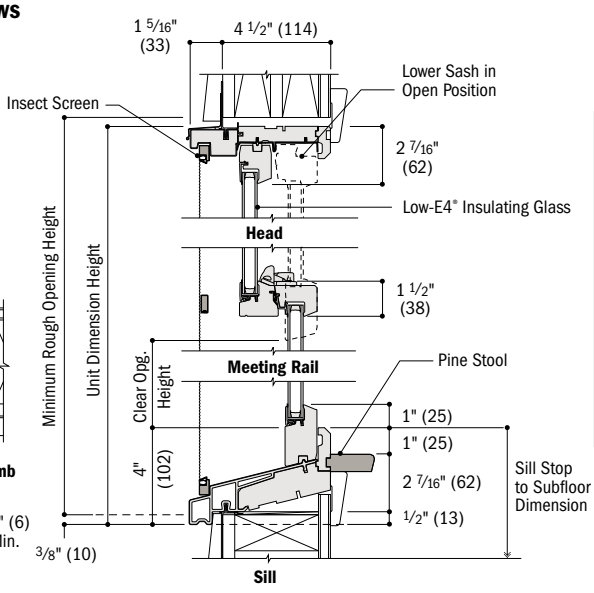
Number of lights and overall pattern varies with window size. Patterns may not be available in all configurations or sizes. Specified equal light and custom patterns are also available. For more grille options, see page 18 or visit **andersenwindows.com/grilles**.

Details for Tilt-Wash Double-Hung Windows

Scale 1 1/2" (38) = 1'-0" (305) – 1:8



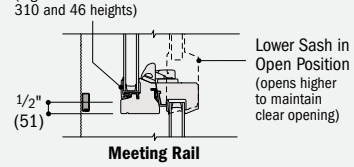
Horizontal Section



Vertical Section

All window heights except 310 & 46

310 and 46 Height Windows Only:

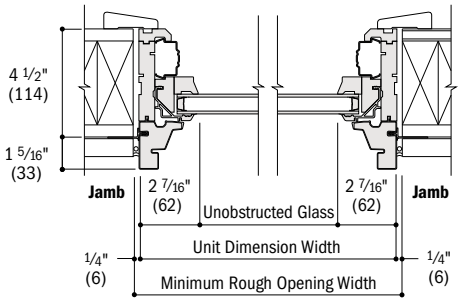


Note: Location of support bar on optional insect screen aligns with meeting rail location on 310 and 46 window heights.

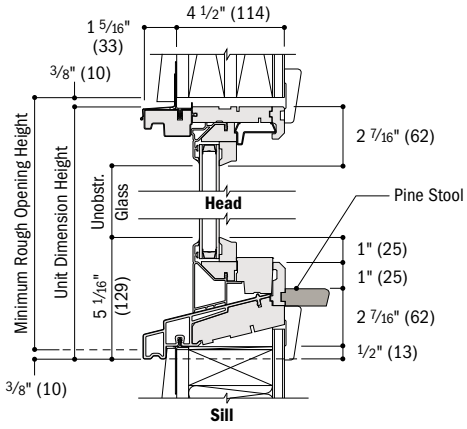
- Light-colored areas are parts included with window. Dark-colored areas are additional Andersen® parts required to complete window assembly as shown.
- **Minimum rough openings may need to be increased to allow for use of building wraps, flashing, sill panning, brackets, fasteners or other items. See installation information on pages 222-223.**
- Details are for illustration only and are not intended to represent product installation methods or materials. Refer to product installation guides at andersenwindows.com.
- Dimensions in parentheses are in millimeters.

Details for Tilt-Wash Picture Windows

Scale 1 1/2" (38) = 1'-0" (305) – 1:8



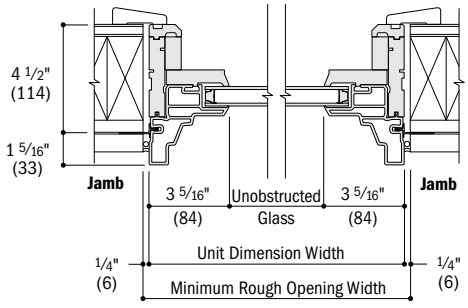
Horizontal Section



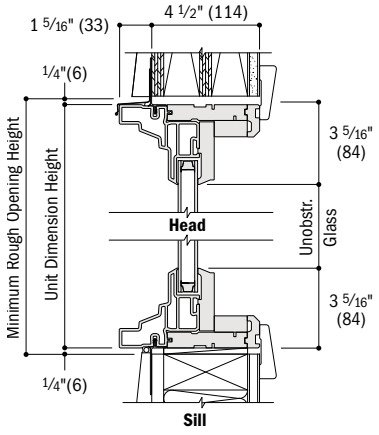
Vertical Section

Details for Tilt-Wash Transom Windows

Scale 1 1/2" (38) = 1'-0" (305) – 1:8



Horizontal Section



Vertical Section

Horizontal (stack) Joining Detail

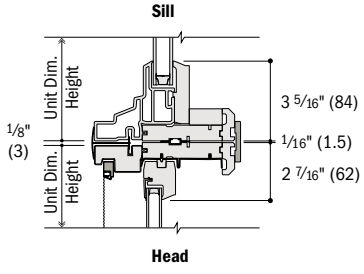
Scale 1 1/2" (38) = 1'-0" (305) – 1:8

Overall Window Dimension Height

Sum of individual window heights plus 1/16" (1.5) per join.

Overall Rough Opening Height

Overall window dimension height*.



Vertical Section

Transom (**TWT**) over Tilt-Wash Double-Hung

Vertical (ribbon) Joining Detail

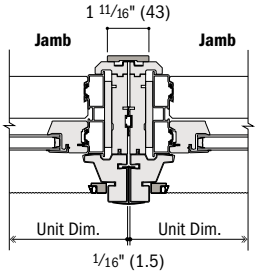
Scale 1 1/2" (38) = 1'-0" (305) – 1:8

Overall Window Dimension Width

Sum of individual window widths plus 1/16" (1.5) per join.

Overall Rough Opening Width

Overall window dimension width plus 1/2" (13).



Horizontal Section

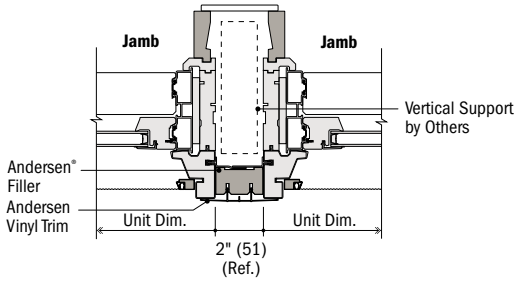
Tilt-Wash Double-Hung to Tilt-Wash Double-Hung

For more information on joining, refer to the Combination Designs section starting on page 183.

Separate Rough Openings Detail

Scale 1 1/2" (38) = 1'-0" (305) – 1:8

To meet structural requirements or to achieve a wider joined appearance, windows may be installed into separate rough openings having vertical support by others in combination with Andersen® exterior filler and exterior vinyl trim.



Horizontal Section

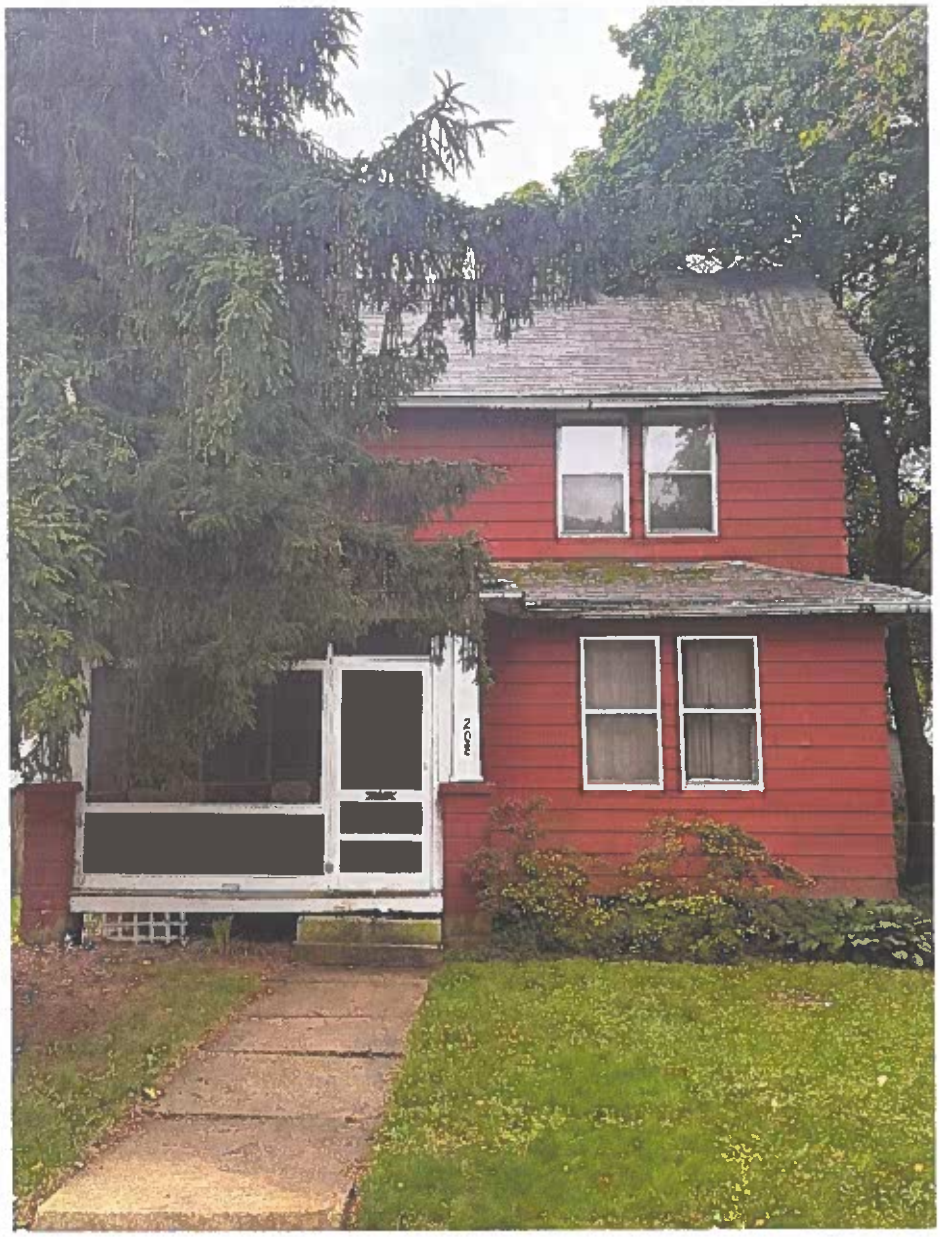
Tilt-Wash Double-Hung and Tilt-Wash Double-Hung

- Light-colored areas are parts included with window. Dark-colored areas are additional Andersen® parts required to complete window assembly as shown.
- **Minimum rough openings may need to be increased to allow for use of building wraps, flashing, sill panning, brackets, fasteners or other items. See installation information on pages 222-223.**
- Details are for illustration only and are not intended to represent product installation methods or materials. Refer to product installation guides at andersenwindows.com.
- Structural performance of any combination is only as high as the lowest structural performance of any individual product or join in the combination.
- Consult with an architect or structural engineer regarding minimum requirements for structural support members between adjacent rough openings.
- Dimensions in parentheses are in millimeters.

*For stacks where bottom unit in combination is a double-hung or picture window with a sloped sill. If bottom window has a flat sill add 1/2" (13) to the overall window dimension height.

208 Talbot St.

Easton, MD 21601



Front

208 Talbot Street

Easton, MD 21601



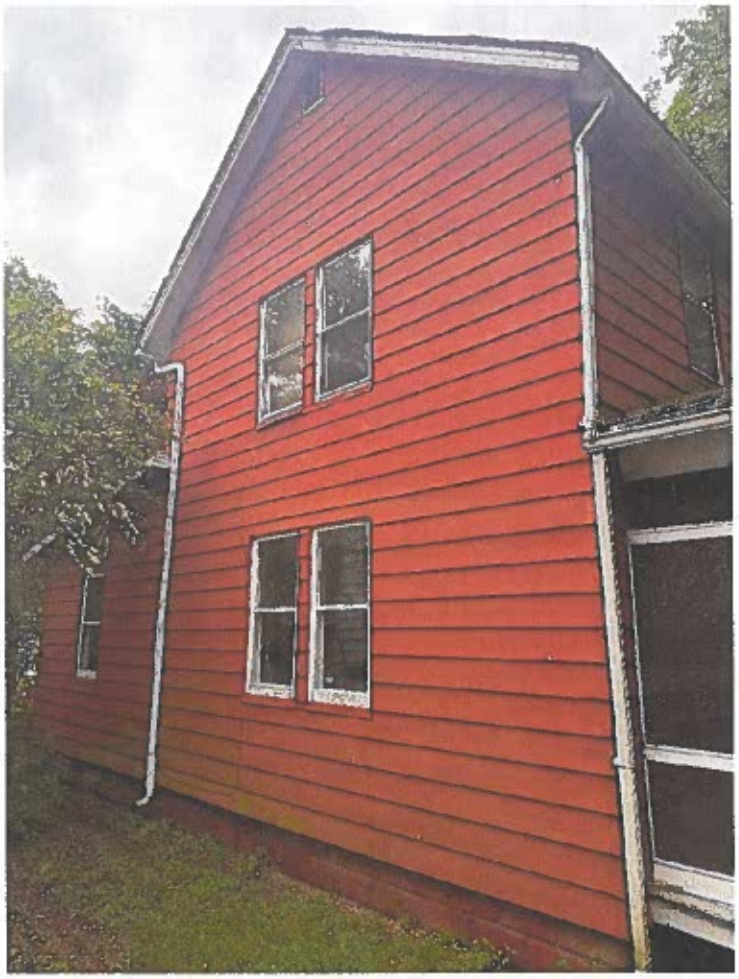
Back



Back

208 Talbot Street

Easton, MD 21601



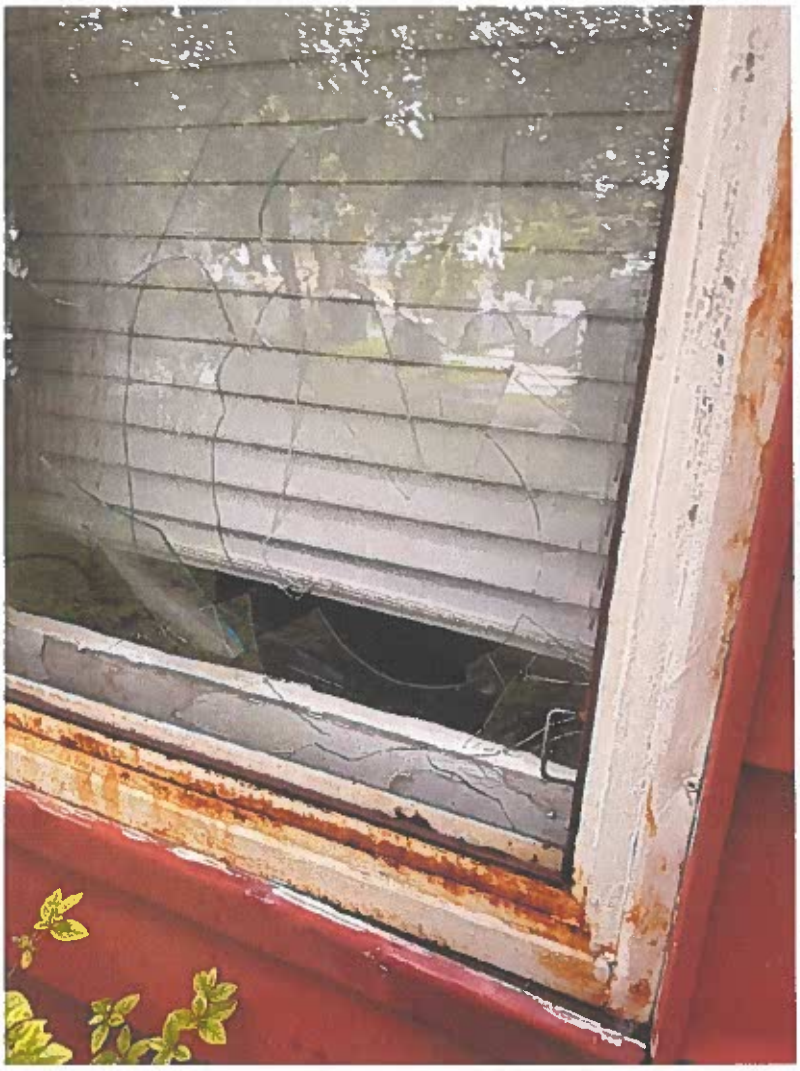
Left Side



Right Side

208 Talbot St

Easton, MD 21601





Town of Easton Historic District Commission
Draft Decision Summary
Monday, May 11, 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
Kurt Gant

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

Absent:

Commission Members:
Emily Carey
Joshua Startt AIA
Michael Stuart

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

2. **Agenda Summary Review** —

   Vice Chairperson Brophy moved to approve the May 11, 2026 Agenda Summary. Commissioner Carr seconded the motion.

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

3. **Old Business —**

a. File No.: **2024 - 1172 / HD 24 - 41**
Applicant: **John Hutchison Architecture & GRT Architects on behalf of Academy Art Museum**
Location: 106, 108 & 110 Talbot Lane, Easton, MD 21601
Tax Map 0104, Grid 00EA, Parcel 1948
Zoning: R-7A

Request: The Applicant is seeking an amendment to the previously approved scope of work for the restoration of the contributing structure located at 106 Talbot Lane, and the construction of a 3,640 square foot addition. The revised scope includes the addition of a four (4) foot wide by six (6) foot tall display window located in the courtyard on the concrete panel wall, and a 3.5 foot awning will also be installed above a new entrance on the south elevation.

Background: The Commission initially reviewed this project and granted a Certificate of Appropriateness on April 8, 2024. On October 28, 2024, the Commission approved an amendment to incorporate minor revisions concerning the elevation and the proposed materials. On September 24, 2024 the project received sketch site plan approval from the Town of Easton Planning Commission (2024 - 1264), and the development site plans were approved on July 24, 2025. A building permit for this project was issued on October 29, 2025 (BP 25-00020178). On March 23, 2026, the Commission approved an amendment including minor modifications to the site layout and changes in material.

Historic District Guideline references:

i. *Guideline 94. Style*
ii. *Guideline 103. Materials*
iii. *Guideline 109. Energy and Sustainability*

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

Applicant Presentation:
John C. Hutchison AIA, John Hutchison Architecture, LLC

Public Comment — None
Public Comment Written — None

The Applicant amended the application to remove the installation of the 3.5 foot awning from the scope of work.

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

Vote 4 - 0 - 0 - 3

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

4. New Business —

a. File No.: 2026 - 1712 / HD 26 - 44
Applicant: Chris Jordan Exteriors
on behalf of Tri Gas Roll Off Services LLC
Location: 118 Talbot Lane, Easton, MD 21601
Tax Map 0104, Grid 00EA, Parcel 1954
Zoning: R-7A

Request: The Applicant is requesting to replace the existing asphalt shingle roof with architectural shingles, and the in-kind replacement of damaged portions of the cedar shingle siding. The existing trim, soffit, and gutters will remain. This is a contributing structure to the Historic District.

Historic District Guideline references:
i. Guideline 62. Choose Appropriate Color Schemes
ii. Guideline 70. Roof Material
iii. Guideline 77. Make Sensitive Replacements (Siding)

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

Applicant Presentation:
Chris Jordan, Chris Jordan Exteriors
Julie Thomas, Tri Gas Roll Off Services LLC

Public Comment — None
Public Comment Written — None

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

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

b. File No.: **2026 - 1713 / HD 26 - 45**
Applicant: **Chris Jordan Exteriors**
on behalf of Tri Gas Roll Off Services LLC
Location: 120 Talbot Lane, Easton, MD 21601
Tax Map 0104, Grid 00EA, Parcel 1954
Zoning: R-7A

Request: The Applicant is requesting to replace the existing asphalt shingle roof with architectural shingles, and the in-kind replacement of damaged portions of the cedar shingle siding. The existing trim, soffit, and gutters will remain. This is a contributing structure to the Historic District.

Historic District Guideline references:

i. Guideline 62. Choose Appropriate Color Schemes
ii. Guideline 70. Roof Material
iii. Guideline 77. Make Sensitive Replacements (Siding)

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

Applicant Presentation:
Chris Jordan, Chris Jordan Exteriors
Julie Thomas, Tri Gas Roll Off Services LLC

Public Comment — None
Public Comment Written — None

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

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

c. File No.: **2026 - 1714 / HD 26 - 46**
Applicant: **Jeffrey S. Mallory and M. Rachel Miller**
Location: 523 Goldsborough Street, Easton, MD 21601
Tax Map 0103, Grid 00EA, Parcel 0764
Zoning: R-7A

Request: The Applicant is requesting to replace the existing metal roof of a small outbuilding with architectural asphalt shingles to match the roof of the primary structure and larger outbuilding. The Historic District Survey notes a

historic outbuilding, but does not specify which. The primary structure is a contributing structure to the Historic District.

Historic District Guideline references:

i. *Metal Roofs*
ii. *Asphalt*
iii. *Guideline 70. Roof Material*

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

Applicant Presentation:
Jeffrey S. Mallory

Public Comment — None
Public Comment Written — None

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

The Commission indicated a preference for a metal roof replacement; however, the Commission determined in this circumstance that architectural asphalt shingles are consistent with the structure's architectural style, and that it is not feasible to maintain the existing material.

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

d. File No.: 2026 - 1724 / HD 26 - 52
Applicant: Bluepoint Hospitality
Location: 113 N. Washington Street, Easton, MD 21601
Tax Map 0104, Grid 00EA, Parcel 0628, Lot 1
Zoning: CB

Request: The Applicant is requesting to install a 24" by 18" hanging sign from a new metal bracket mounted above the entry, and a 158" by 17" wall mounted sign to be located above the storefront and fastened to the existing trim. This is a contributing structure to the Historic District, and is listed on the Maryland Inventory of Historic Places (T-23).

Historic District Guideline references:

i. *Guideline 25. General Guidelines for Signage*

ii. Guideline 31. Hanging and Bracket Signs
iii. Guideline 35. Wall Signs

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

Applicant Presentation:
Alison Gramble, Bluepoint Hospitality Group

Public Comment — None
Public Comment Written — None

Commissioner Carr moved to approve the application subject to the condition that the decorative corbels of the storefront remain as is. Vice Chairperson Brophy seconded the motion.

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

e. File No.: 2026 - 1720 / HD 26 - 48
Applicant: Frances Forester and David Danner
Location: 204 S. Hanson Street, Easton, MD 21601
Tax Map 0105, Grid 00EA, Parcel 2136
Zoning: R-10A

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

Historic District Guideline references:
i. Guideline 64. Preserve Historic Porches
ii. Guideline 65. Make Sensitive Replacements
iii. Appendix B.2 Common Substitute Materials

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 table the application pending additional history of the existing vinyl siding and the salvaged vinyl railing, and further detail on the requested replacement materials. Commissioner Bateman seconded the motion.

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

f. File No.: 2026 - 1718 / HD 26 - 47
Applicant: Town and Country Roofing & Siding on behalf of TG2 LLC
Location: 514 Goldsborough Street, Easton, MD 21601
Tax Map 0103, Grid 00EA, Parcel 1032
Zoning: R-7A

Request: The Applicant is requesting to replace the existing asphalt shingle roof, and the metal roof of the front porch. The front porch's metal roof will be replaced with a new standing seam metal roof (Horizon-Loc™), and the remainder of the roof will be replaced with architectural asphalt shingles. This is a contributing structure to the Historic District.

Historic District Guideline references:
i. Guideline 70. Roof Material

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

Applicant Presentation:
Frank Salisbury, Town and County Roofing & Siding

Public Comment — None
Public Comment Written — None

Commissioner Carr moved to approve the application subject to the following conditions:

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

2. **Zee closures shall be used to close the rib ends.**

3. **The hip and ridge caps shall not be wider than 6".**

4. **The maximum panel width shall be 16" (inches) or less.**

Vice Chairperson Brophy seconded the motion.

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

g. File No.: 2026 - 1722 / HD 26 - 50
Applicant: Pamela P. Gardner, AIA LLC
on behalf of Talbot Interfaith Shelter, Inc.
Location: 107 Goldsborough Street, Easton, MD 21601
Tax Map 0103, Grid 00EA, Parcel 0650
Zoning: CB

Request: The Applicant is requesting multiple site improvements in order to accommodate 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. Additionally, a new concrete patio will be constructed to support the installation of a wheelchair lift, providing access to the existing rear deck. This is a contributing structure to the Historic District, and is listed on the Maryland Inventory of Historic Places (T-288).

Historic District Guideline references:
i. *Guideline 6. Comply with Health and Safety Codes*
ii. *Guideline 15. Preserve Historic Sidewalk and Curb Materials*

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

Applicant Presentation:
Pam Gardner, Pam Gardner, AIA
Brian Orjuela, Rauch Inc.
Julie Lowe, Talbot Interfaith Shelter, Inc.

Public Comment — None
Public Comment Written — None

Commissioner Bateman moved to approve the application as submitted.

Commissioner Carr seconded the motion.

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

h. File No.: 2026 - 1723 / HD 26 - 51
Applicant: Pamela P. Gardner, AIA LLC
on behalf of Talbot Interfaith Shelter, Inc.
Location: 109 Goldsborough Street, Easton, MD 21601
Tax Map 0103, Grid 00EA, Parcel 0651
Zoning: CB

Request: The Applicant is requesting to install a new ADA-compliant ramp on the front and east sides of the property. The ramp will include a concrete landing with a brick base along Goldsborough Street, which transitions into an open ramp featuring lattice screening on the east elevation. Railings, decking, and skirting are proposed to be constructed from composite materials. Additionally, a first-floor window on the east facade will be replaced with a new door to provide access to the ADA entrance. This is a contributing structure to the Historic District, and is listed on the Maryland Inventory of Historic Places (T-435).

Historic District Guideline references:

i. *Guideline 6. Comply with Health and Safety Codes*
ii. *Guideline 37. ADA Ramps*
iii. *Guideline 44. Adding New Doors*

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

Applicant Presentation:
Pam Gardner, Pam Gardner, AIA
Brian Orjuela, Rauch Inc.
Julie Lowe, Talbot Interfaith Shelter, Inc

Public Comment — None
Public Comment Written — None

Commissioner Bateman moved to approve the application subject to the submission of a landscape plan. Commissioner Carr seconded the motion.

Vote	4 - 0 - 0 - 3
FOR:	4 - Demby, Brophy, Bateman, Carr

AGAINST:	0
ABSTAIN:	0
ABSENT:	3 - Carey, Startt, Stuart

5. **Discussion Item** — None

6. **Decision Summary Review —**

Vice Chairperson Brophy moved to approve the April 27, 2026 Decision Summary. Chairperson Demby seconded the motion.

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

7. **Administrative Approval** — None

8. **Emergency Approval** — None

9. **Adjournment —** Vice Chairperson Brophy moved to adjourn. Commissioner Bateman seconded the motion. The meeting was adjourned at 7:15 p.m.

RECEIVED
MAY 21 2026
TOWN OF EASTON

HD 26 - 59

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

Application #:	2026 - 1742
Date Received:	05/21/2026
Fee Paid:	$25.00
HDC Meeting Date:	06/08/2026
Date Property Posted:	-

HISTORIC DISTRICT COMMISSION HEARING APPLICATION

APPLICATION TYPE
(PLEASE CIRCLE)

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

PROPERTY INFORMATION

ADDRESS 115 South Street Easton, Md. 21601
☐ Contributing ☐ Non-Contributing YEAR BUILT: _____ NATIONAL REGISTAR # _____

PROPERTY INFORMATION

OWNER NAME Anjali Hinduja
TELEPHONE NO. [redacted] EMAIL [redacted]

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

NAME C. Albert Matthews - David Webb
TELEPHONE NO. [redacted] EMAI [redacted]

Description of Proposal (include additional sheets, as necessary)

Installation of a Carrier 24,000 BTU Ductless system for the 2nd Floor Kitchen and Living Area
Installation of a Carrier 18,000 BTU 2 tol Ductless system for the 2nd Floor Bedrooms

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 5/18/24
Printed Name of Applicant or Agent John Pritchett

Revised 4.4.2022

Project Information

For: Anjali Hinduja
115 South St, Easton, MD 21601
[redacted]

Notes:

Design Information

Weather: Washington R. Reagan AP, DC, US

Winter Design Conditions

Outside db	20 °F
Inside db	70 °F
Design TD	50 °F
Ventilation Method	MJ8

Heating Summary

Structure	21246 Btuh
Ducts (R-6.0)	4607 Btuh
Central vent (0 cfm)	0 Btuh
Humidification	0 Btuh
Piping	0 Btuh
Equipment load	25852 Btuh

Infiltration

Method	Simplified
Construction quality	Average
Fireplaces	0

	Heating	Cooling
Area (ft²)	969	969
Volume (ft³)	7752	7752
Air changes/hour	0.45	0.23
Equiv. AVF (cfm)	58	30

Heating Equipment Summary

Make	Generic
Trade	
Model	SEER2 15.0, HSPF2 8.5
AHRI ref	
Efficiency	8.5 HSPF2
Heating input	23881 Btuh @ 47°F
Heating output	21 °F
Temperature rise	1046 cfm
Actual air flow	0.040 cfm/Btuh
Air flow factor	0 in H2O
Static pressure	
Space thermostat	
Capacity balance point = 23 °F	

Summer Design Conditions

Outside db	92 °F
Inside db	75 °F
Design TD	17 °F
Daily range	M
Relative humidity	50 %
Moisture difference	41 gr/lb

Sensible Cooling Equipment Load Sizing

Structure	19643 Btuh
Ducts (R-6.0)	4812 Btuh
Central vent (0 cfm)	0 Btuh
Blower	0 Btuh
Use manufacturer's data	n
Rate/swing multiplier	0.97
Equipment sensible load	23697 Btuh

Latent Cooling Equipment Load Sizing

Structure	3228 Btuh
Ducts	859 Btuh
Central vent (0 cfm)	0 Btuh
Equipment latent load	4087 Btuh
Equipment Total Load (Sen+Lat)	27784 Btuh
Req. total capacity at 0.70 SHR	2.8 ton

Cooling Equipment Summary

Make	Generic
Trade	
Cond	SEER2 15.0, HSPF2 8.5
Coil	
AHRI ref	
Efficiency	12.8 EER2, 15 SEER2
Sensible cooling	16800 Btuh
Latent cooling	7200 Btuh
Total cooling	24000 Btuh
Actual air flow	1046 cfm
Air flow factor	0.043 cfm/Btuh
Static pressure	0 in H2O
Load sensible heat ratio	0.86

Load Short Form
Entire House

Job:
Date: Feb 19, 2026
By:

Project Information

For: Anjali Hinduja
115 South St, Easton, MD 21601
[redacted]

Design Information

	Htg	Clg
Outside db (°F)	20	92
Inside db (°F)	70	75
Design TD (°F)	50	17
Daily range	-	M
Inside humidity (%)	50	50
Moisture difference (gr/lb)	43	41

Infiltration

Method	Simplified
Construction quality	Average
Fireplaces	0

HEATING EQUIPMENT

Make	Generic
Trade	
Model	SEER2 15.0, HSPF2 8.5
AHRI ref	
Efficiency	8.5 HSPF2
Heating input	23881 Btuh @ 47°F
Heating output	21 °F
Temperature rise	1046 cfm
Actual air flow	0.040 cfm/Btuh
Air flow factor	0 in H2O
Static pressure	
Space thermostat	

Capacity balance point = 23 °F

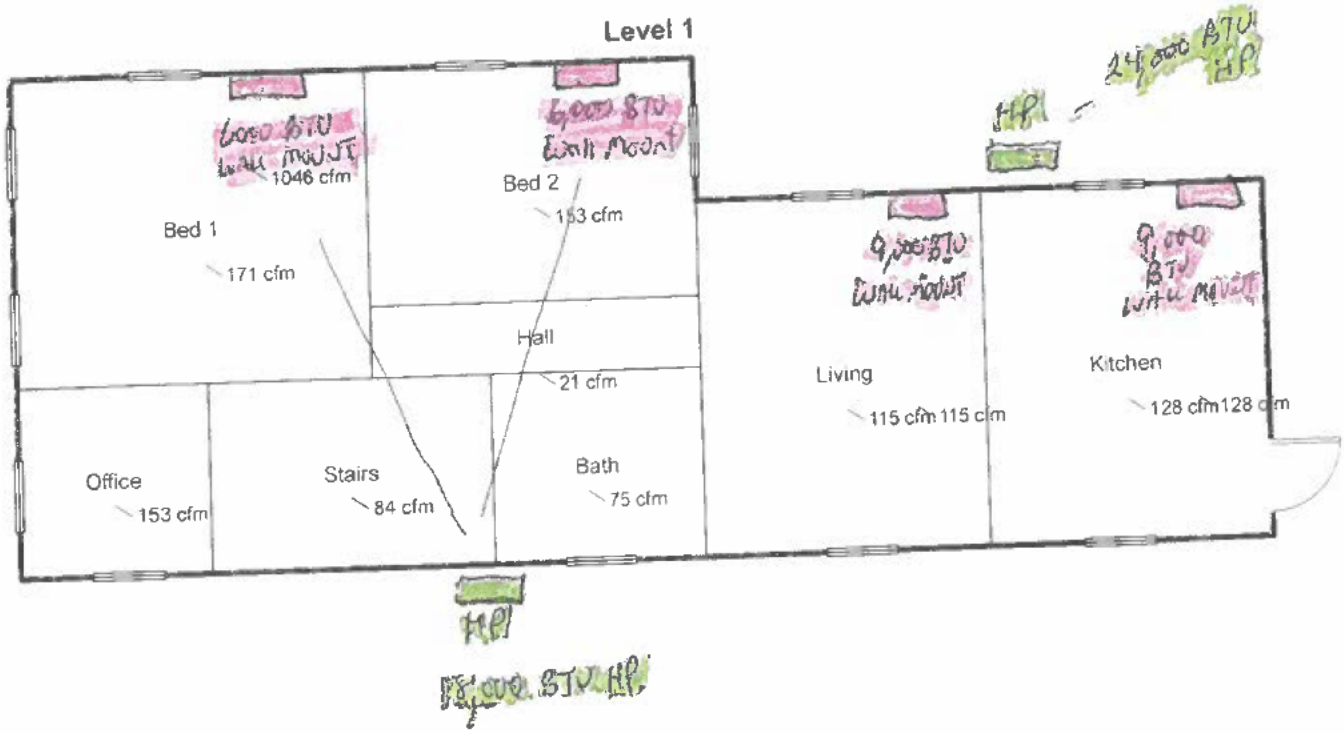
COOLING EQUIPMENT

Make	Generic
Trade	
Cond	SEER2 15.0, HSPF2 8.5
Coil	
AHRI ref	
Efficiency	12.8 EER2, 15 SEER2
Sensible cooling	16800 Btuh
Latent cooling	7200 Btuh
Total cooling	24000 Btuh
Actual air flow	1046 cfm
Air flow factor	0.043 cfm/Btuh
Static pressure	0 in H2O
Load sensible heat ratio	0.86

ROOM NAME	Area (ft²)	Htg load (Btuh)	Clg load (Btuh)	Htg AVF (cfm)	Clg AVF (cfm)
Bed 1	195	4216	3372	171	144
Office	64	2566	3570	104	153
Bed 2	140	3794	3458	153	148
Stairs	96	2082	1144	84	49
Bath	72	1845	1233	75	53
Living	180	4585	5362	185	229
Kitchen	180	6254	5985	253	256
Hall	42	510	332	21	14

Calculations approved by ACCA to meet all requirements of Manual J 8th Ed.

Entire House	969	25852	24455	1046	1046
Other equip loads		0	0		
Equip. @ 0.97 RSM			23697		
Latent cooling			4087		
TOTALS	969	25852	27784	1046	1046



Job #: **Performed for:** Anjali Hinduja 115 South St Easton, MD 21601 [redacted]		Scale: 1 : 97 Page 1 Right-Suite® Universal 2025 25.0.04 RSU30463 2026-Feb-19 11:08:25 Project3.rup

37MGHAQ18CA3
11,798 BTU/h
18,092 BTU/h
ODU_

System 1



Design Temperatures:

Cooling:					
Indoor DB:	80 °F	Humidity:	51.3%	Indoor WB:	67.1 °F
Outdoor DB:	94 °F				
Heating:					
Indoor DB:	70 °F	Humidity:	75%	Outdoor WB:	9 °F
Outdoor DB:	10 °F				

Performance Results

Indoor Units:	2 / 1 to 3	
Capacity:	12 / 9.5 to 19(62.1%)	
Total Pipe Length:	130 / 197	feet
Furthest Actual:	65 / 98	feet
Furthest Equiv.:	71.9 / 98	feet
After 1st Branch Actual:	0 / 0	feet
After 1st Branch Equiv.:	0 / 0	feet
Max Height Between IDU/ODU:	0 / 33	feet
Max Height Between IDU/ODU (Above):	20 / 49	feet
Max Height Between IDU/ODU (Below):	20 / 49	feet

Correction Factors

System Capacity:	2.22	1.29
Piping Length:	0.98	0.98
Altitude:	1.00	1.00
Defrosting:	-	0.95
Additional Derates:	1.00	1.00
Additional Refrigerant:		0.56 lb
Total Refrigerant Amount:		5.46 lb
Min Allowable Room Volume(cuft):		210.00

0 0ft(0)

G L
3/8 / 1/4
65 0ft(6)

45MAHAQ06XA3
5,899 BTU/h (4,545 BTU/h)
9,046 BTU/h
2 / Bed 2 / IDU_

G L
3/8 / 1/4
65 0ft(6)

45MAHAQ06XA3
5,899 BTU/h (4,545 BTU/h)
9,046 BTU/h
1 / Bed 1 / IDU_

37MGHAQ24DA3
17,696 BTU/h
26,452 BTU/h
ODU_

Design Temperatures:

Cooling					
Indoor DB:	80 °F	Humidity:	51.3%	Indoor WB:	67.1 °F
Outdoor DB:	94 °F				
Heating					
Indoor DB:	70 °F	Humidity:	75%	Outdoor WB:	9 °F
Outdoor DB:	10 °F				

Performance Results

Indoor Units:	2 / 1 to 4	
Capacity:	18 / 12 to 24(73.7%)	
Total Pipe Length:	115 / 263	feet
Furthest Actual:	65 / 115	feet
Furthest Equiv:	71.9 / 115	feet
After 1st Branch Actual:	0 / 0	feet
After 1st Branch Equiv.:	0 / 0	feet
Max Height Between IDU/IDU:	0 / 33	feet
Max Height Between IDU/ODU (Above)	20 / 49	feet
Max Height Between IDU/ODU (Below):	20 / 49	feet

Correction Factors

System Capacity:	2.11	1.10
Piping Length:	0.97	0.98
Altitude:	1.00	1.00
Defrosting:	-	0.95
Additional Derates:	1.00	1.00
Additional Refrigerant:		0.17 lb
Total Refrigerant Amount:		7.67 lb
Min Allowable Room Volume(cuft):		295.00

10.0ft(6)

0.0ft(0)

G L
3/8 / 1/4
50.0ft(6)

45MAHAQ09XA3
8,848 BTU/h (6,834 BTU/h)
13,226 BTU/h
2 / Kitchen / IDU_

G L
3/8 / 1/4
65.0ft(6)

45MAHAQ09XA3
8,848 BTU/h (6,834 BTU/h)
13,226 BTU/h
1 / Living / IDU_

SHORE
DISTRIBUTORS

Print Order

Thank you for your order

Your order number is: **S101180613**

Shipping Address
C. ALBERT MATTHEWS INC.
P O BOX 190
500 SOUTH ST. EXT
EASTON MD 21601-0190

Shipping Instructions

Always deliver to the right side of the building and driver is to go into the office and check in.

Billing Address
C.ALBERT MATTHEWS, INC.
P O BOX 190
500 SOUTH ST. EXT
EASTON MD 21601-0190

Order Details

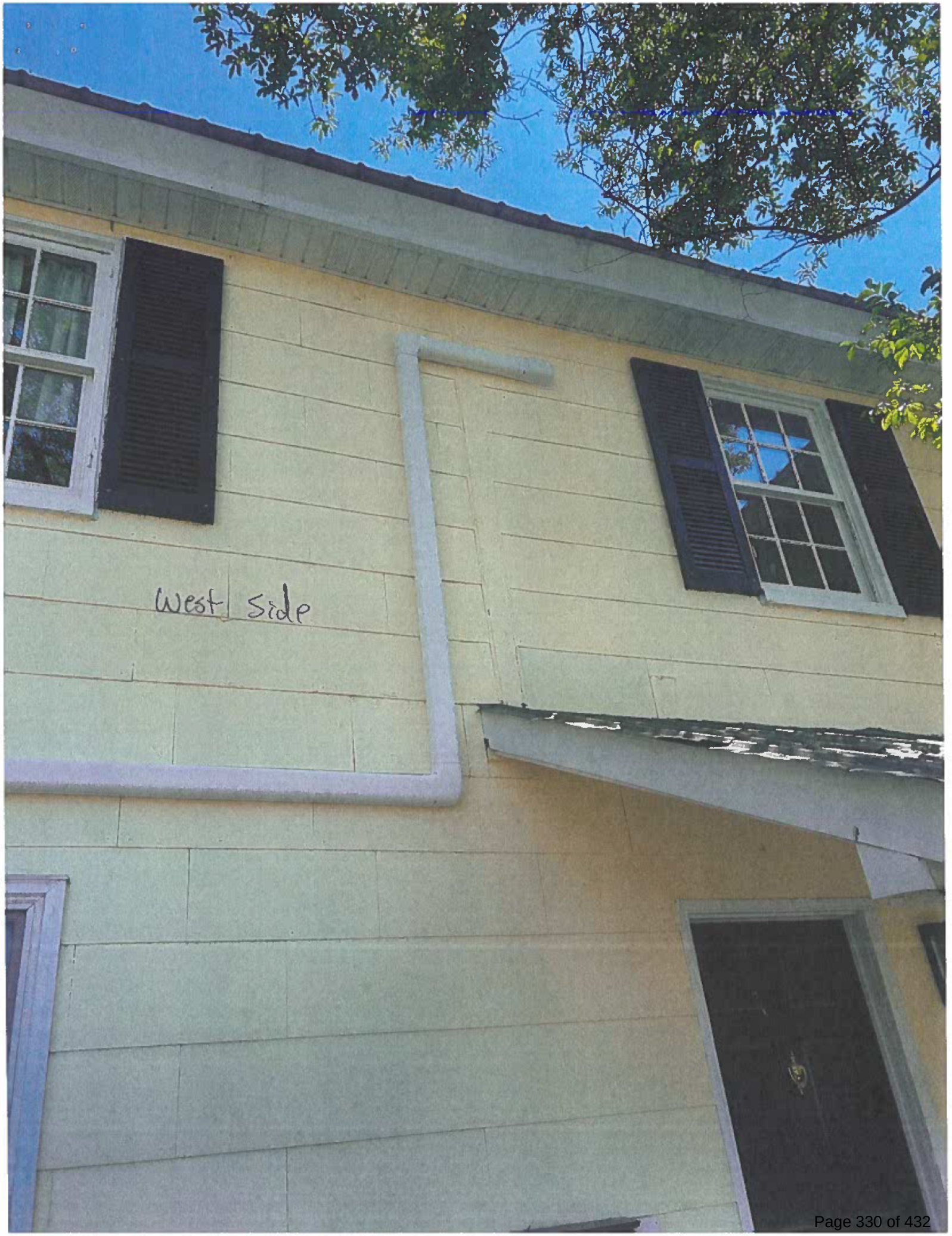
Order Date:	03/17/2026
Required Date:	03/17/2026
Ship Date:	03/17/2026
Ship Via:	Delivered
Ordered By:	Leonard
Phone #:	410-822-0900
PO #:	Hinduja
Release #:	
Status:	Bid

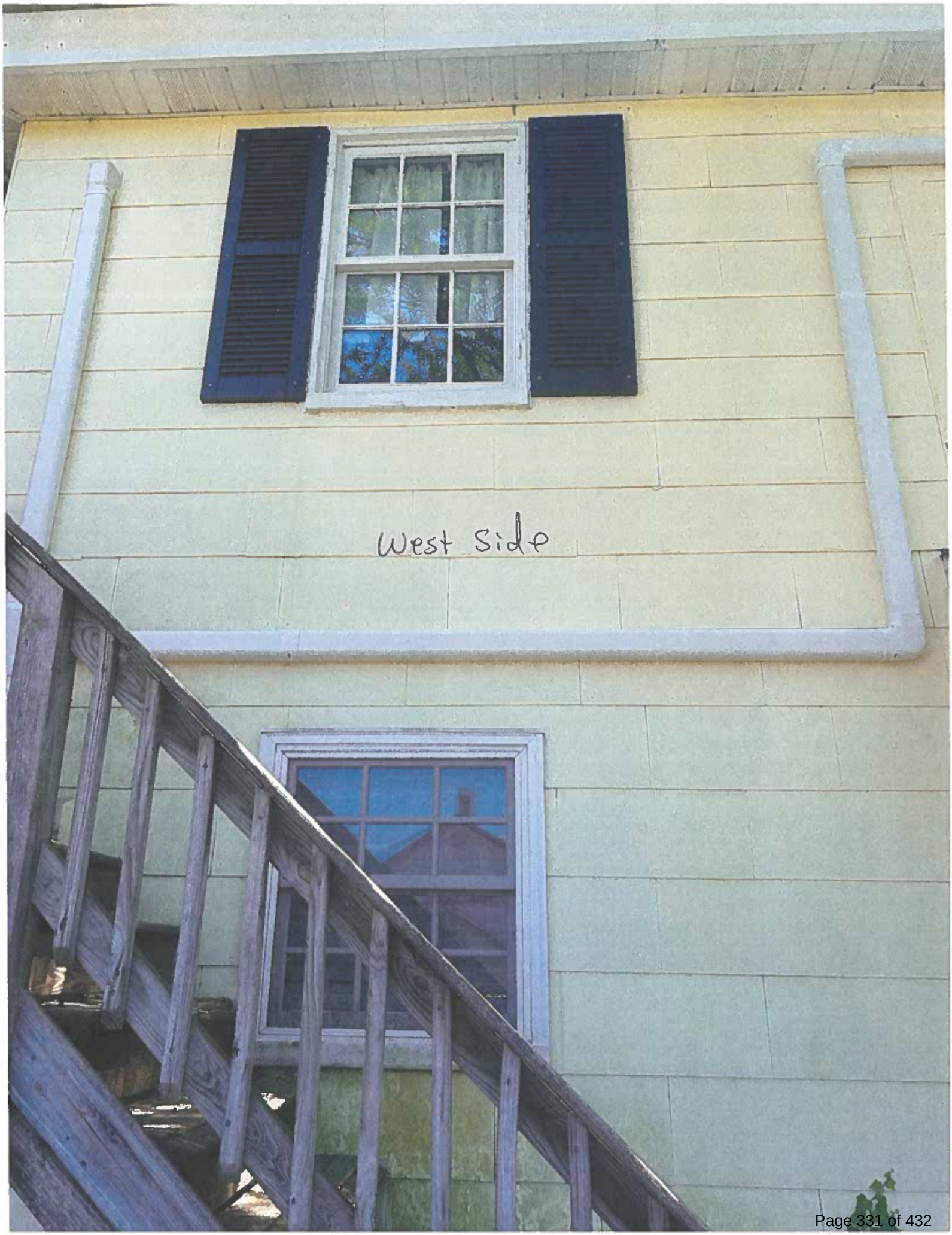
Qty	Item Description	Your Price	Ext Price
1ea	37MGHAQ24DA3 4-ZONE MULTI HP K 454		
1ea	37MGHAQ18CA3 3-ZONE MULTI HP K 454		
2ea	45MAHAQ09XA3 CAR MID HI-WALL AH 454		
2ea	45MAHAQ06XA3 CAR MID HI-WALL AH 454		
2ea	230-MB17W 18" COND RISER (BOX OF 2)		
2ea	18X36X3 EQUIPMENT PAD K		
2EA	X86-003 MICRO BLUE PUMP W/RESERVOIR ***Special Order Item/No Returns***		
2EA	T18-016 BLUE UNDERMOUNT FASCIA KIT ***Special Order Item/No Returns***		
4ea	223489 - 1/4X3/8-50 MS FLEX-SHD		
*	I do not need heat pump kits for this order. Deliver this order on 4/15/2026. Thank you		

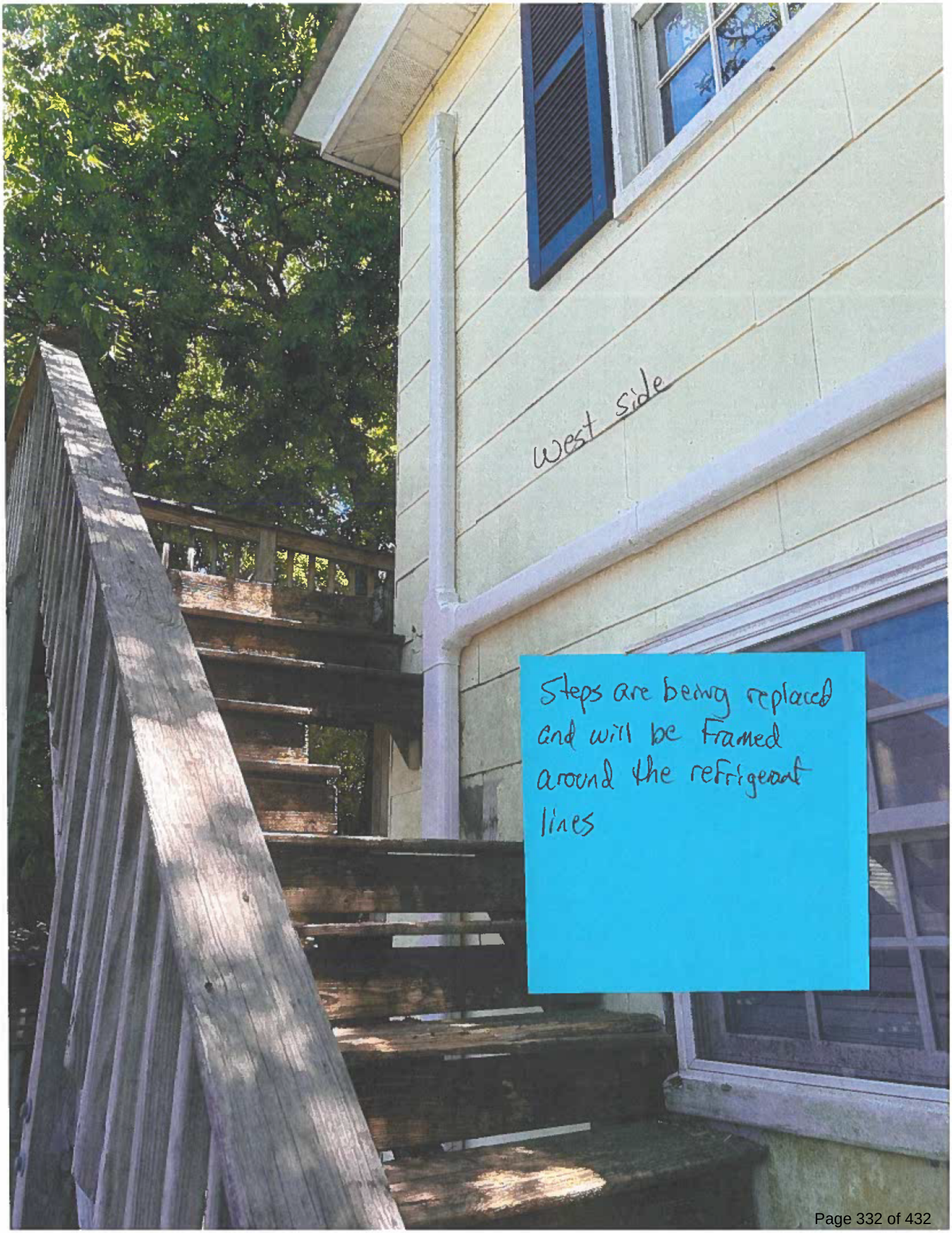
An additional Cash Discount of 93.07 is available if paid by 04/10/2026
* Pricing and availability for some items has not been determined. Please call for actual pricing.

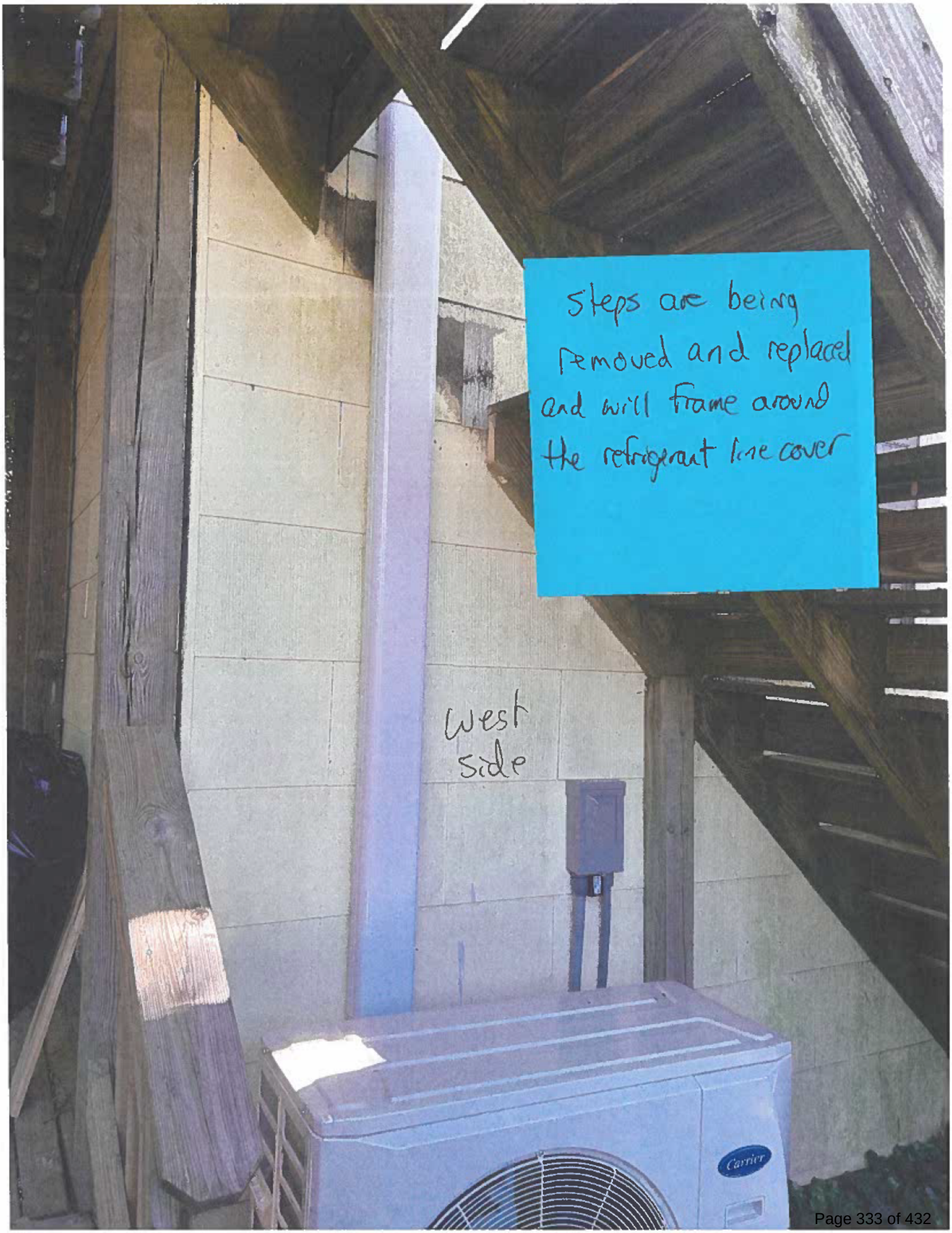
Order Total

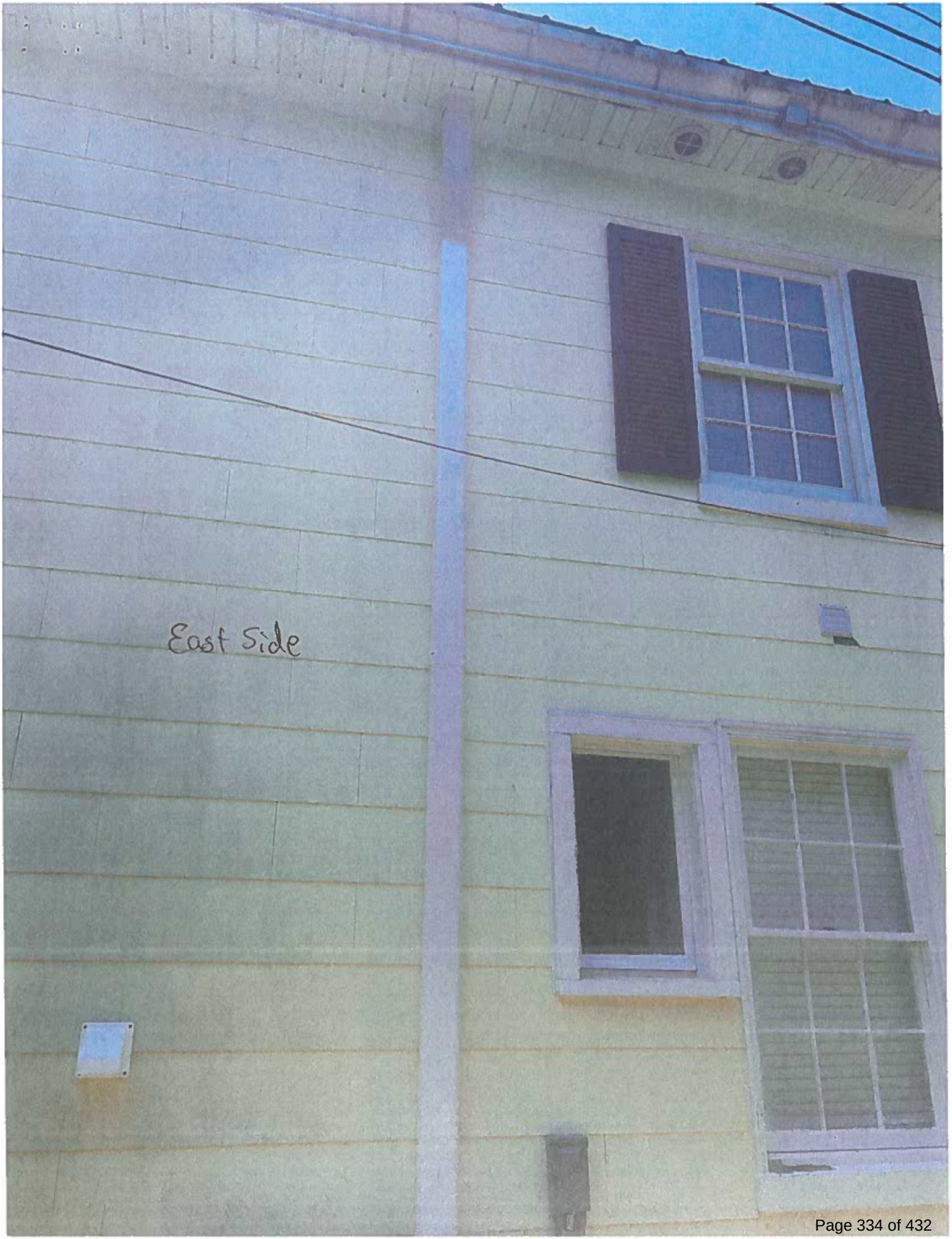
Print Order


West Side


West Side


west side
Steps are being replaced and will be Framed around the refrigerant lines


steps are being removed and replaced and will frame around the refrigerant line cover
west side
Carrier


East Side


East Side

2026 - 1752 / HD 26 - 64

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

Application #:	26-1752
Date Received:	6/4/26
Fee Paid:	$25.00
HDC Meeting Date:	6/18/26
Date Property Posted:	N/A

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 221 S. HARRISON ST. EASTON MD 21601

☐ Contributing ☐ Non-Contributing YEAR BUILT: 1910 NATIONAL REGISTAR #

PROPERTY INFORMATION

OWNER NAME TRISTAN MAGEE - 221 HARRISON ST LLC

TELEPHONE NO. [redacted] EMAIL [redacted]

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

NAME MICHAEL BROCK c/o MARASON

TELEPHONE NO. [redacted] EMAIL [redacted]

Description of Proposal (include additional sheets, as necessary)

FULL ASPHALT SHINGLE IN-KIND ROOF REPLACEMENT
NO WORK IS PROPOSED TO THE EXISTING METAL ROOF, FASCIA, GUTTERS, OR TRIM

* ACTIVE LEAK *

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 6/4/2026
Printed Name of Applicant or Agent MICHAEL BROCK c/o MARASON

Revised 4.4.2022

MAGEE: ROOF REPLACEMENT PROPOSAL

JUN 03, 2026
Project #58356588352

MARASUN
roofing | siding | windows | gutters | solar



TRISTAN MAGEE

[redacted]

221 South Harrison Street
Easton, MD
21601

We can help you with

Roofing & Gutters
913 S. Talbot Street St. Michaels, MD 21663

[redacted]

INTRODUCTION

Hi Tristan,

Thank you for allowing MARASUN the opportunity to provide this quote on the repairs to your home. Please find your estimate below along with upgrade options for potential improvements to your project. The following estimate is for:

Proposal 1: House Roof Replacement

We will strip your asphalt roof slopes down to the plywood where we can inspect the plywood and make sure it can hold a nail. We will use our Catch-All System and our Equipter Roof Buggy to keep your house safe and your yard Clean. We will use magnets to search for any stray nails that hit the ground. We are proposing the Top Rated Owens Corning Duration Shingle System with the OWENS CORNING PLATINUM PROTECTION WARRANTY, which includes all Owens Corning shingles and components and a TRU PROtection period of 50 years with no proration of system value--includes tear off and disposal if required. Materials only coverage after 50 years. Blow Off Coverage for the first 15 Years and Streak Guard Algae Resistance for the first 25 Years. This is a Workmanship Warranty provided by Owens Corning which offers a Limited Lifetime Workmanship Warranty with coverage reduced after 25 years based on the age of the roof.

*** ***The metal roofs on the house are not included in this proposal*** ***

Proposal 2: Garage Roof Replacement

We will strip your asphalt roof slopes down to the plywood where we can inspect the plywood and make sure it can hold a nail. We will use our Catch-All System and our Equipter Roof Buggy to keep your house safe and your yard Clean. We will use magnets to search for any stray nails that hit the ground. We are proposing the Top Rated Owens Corning Duration Shingle System with the OWENS CORNING PLATINUM PROTECTION WARRANTY, which includes all Owens Corning shingles and components and a TRU PROtection period of 50 years with no proration of system value--includes tear off and disposal if required. Materials only coverage after 50 years. Blow Off Coverage for the first 15 Years and Streak Guard Algae Resistance for the first 25 Years. This is a Workmanship Warranty provided by Owens Corning which offers a Limited Lifetime Workmanship Warranty with coverage reduced after 25 years based on the age of the roof.

Options and Upgrades:

- Lifetime Ultimate Pipe Flashings
- Metal W-Valleys

These can be selected in the Options and Upgrades section on the Authorization Page.

MARASUN is Licensed by the state of Maryland Home Improvement Commission and our License Number is 120560 . In Delaware our License number is DE-2022-000005015. We carry full Workers Comp and Liability Insurance at the $1.000,000, 2,000,000, 1,000,000 level. We would be happy to share our insurance and license information with you if you would like.

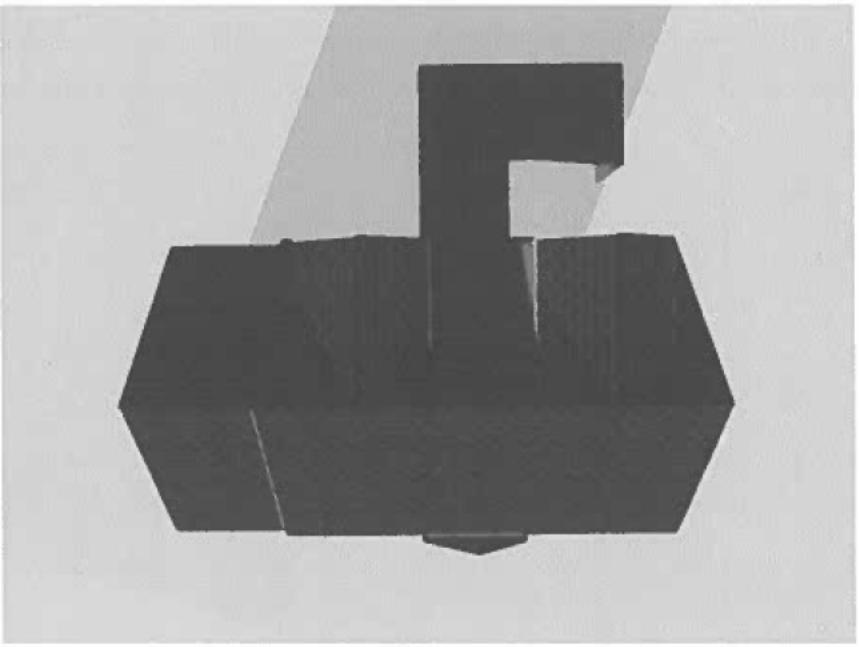
You will have direct contact with our Production Manager for all scheduling and deliveries. We QA your installation all throughout the job and do a final QA after the installation is complete to make sure that your job meets all of our expectations. Our Goal is a 5 star experience for you and a Google 5 star rating for MARASUN.

If you have any questions, please give me a call. We always want to provide the best value to our clients. If we are outside your budget, please let me know and we will do our best to work within that.

Kind regards,

Mike Brock
MARASUN
[redacted]

PROPOSED SOLUTION



Proposal 1: House Roof Replacement

We are proposing to remove your existing single layer of shingles and inspect your decking for any rotted wood. We will replace any additional rotted decking at a charge of $75 per sheet, including labor.

We have accounted for (1) layer of asphalt shingle roofing. If there are any other layers of asphalt shingles or cedar shake underneath this (1), the labor and waste will be calculated and charged in a change order with the final bill.

We will install Ice and Water Shield, an adhesive backed Rolled Asphalt product at the eaves, valleys, all areas with flashing and all penetrations.

We will then install drip edge on the rakes and eaves of the house.

We will then cover the rest of the roof with Synthetic Underlayment. At this point, the roof is dried in.

We will then install Starter Shingles on eaves of the roof to improve the wind resistance of your new roof.

We will then install the Shingle System.

We will replace all Pipe Boots.

After the shingles are installed, we will install Hip and Ridge Shingles.



This is our proposed work area for your roof replacement

The area outlined in yellow is the entire roof area that we will be replacing.

The blue lines indicate your ridges. They provide continuous venting to allow air to pass up through the soffit vents and out of the ridge vents. The ridge vents will be replaced with new ones during the time of the shingle installation.

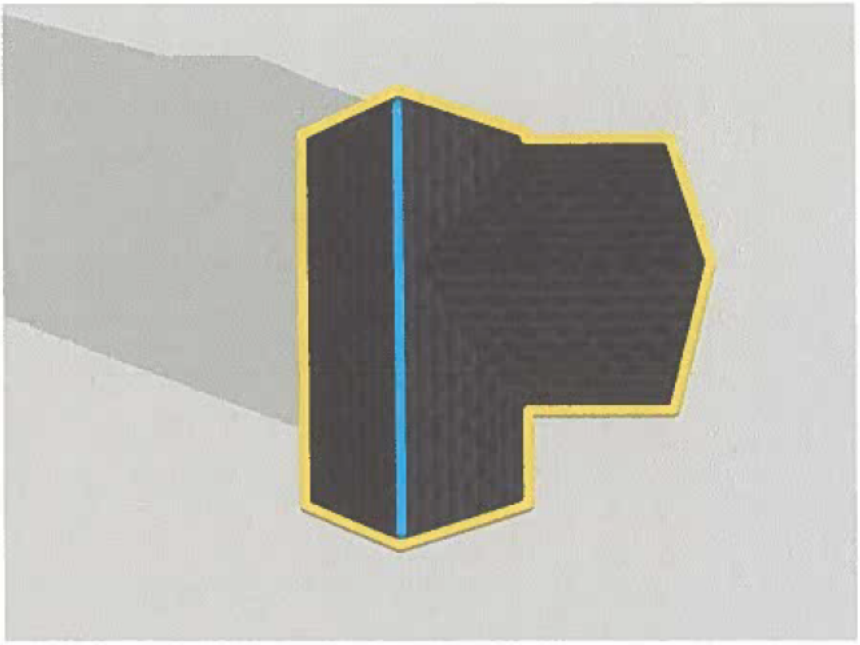
The yellow circles are your pipe penetrations. The pipe boot flashings will be replaced during the time of the shingle installation.

The orange circle indicates an attic vent. This will be replaced with a new one during the time of the shingle installation. The cage around the attic fan will be removed and disposed of.

The red outline indicates your chimney. The flashing will be removed and new flashing will be installed correctly during the time of the shingle installation.

The bold yellow outline with "DUMPSTER" is our intended area for the dumpster to be placed during the timeframe of your project.

This proposal does not include any work to be done on the back metal roof or the metal bay window roof on the left side of the house.



Proposal 2: Garage Roof Replacement

We are proposing to remove your existing single layer of shingles and inspect your decking for any rotted wood. We will replace any additional rotted decking at a charge of $75 per sheet, including labor.

We have accounted for (1) layer of asphalt shingle roofing. If there are any other layers of asphalt shingles or cedar shake underneath this (1), the labor and waste will be calculated and charged in a change order with the final bill.

We will install Ice and Water Shield, an adhesive backed Rolled Asphalt product at the eaves, valleys, all areas with flashing and all penetrations.

We will then install drip edge on the rakes and eaves of the garage.

We will then cover the rest of the roof with Synthetic Underlayment. At this point, the roof is dried in.

We will then install Starter Shingles on eaves of the roof to improve the wind resistance of your new roof.

We will then install the Shingle System.

We will replace all Pipe Boots.

After the shingles are installed, we will install Hip and Ridge Shingles.

The area outlined in yellow is the entire roof area that we will be replacing, and the blue lines indicate your ridge vents, which will be replaced with new ones.



Upgrade:
We are offering the upgrade to Lifetime Pipe Flashings.

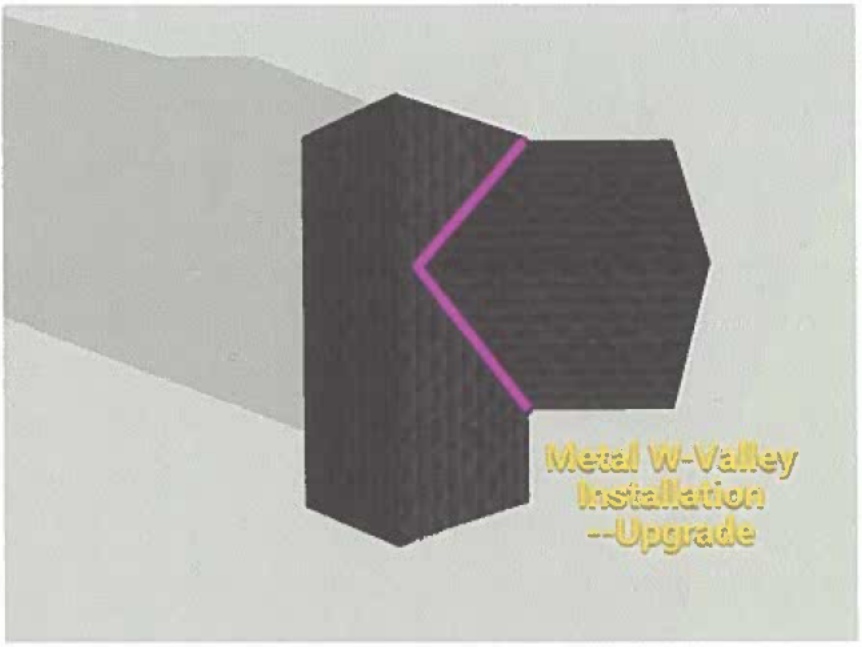
The Ultimate Pipe Flashing® is made from ultra-pure silicone. Just like sand, it is made from silica and it is 100% stable in the sun. Most of all, it's all about its proprietary design.

- Proprietary compression collar makes a watertight seal for the life of the roof.
- Flat to very steep slopes (18/12+)
- Size specific to Schedule 40 PVC, ABS, Some Iron Pipes, Copper & Cast Iron use EasySleeve® or EasyFit™
- Guaranteed watertight for the life of your roof. See warranty for details.
- Made in USA



Upgrade:
We are offering the upgrade to Metal W-Valleys on the House.

Metal W-Valleys are used on the valley of a roof to provide a durable and weathertight channel for water and debris to flow off the roof. They increase the protection in the critical area of the valley and also add an aesthetic value as well.



Upgrade:

We are offering the upgrade to Metal W-Valleys on the Garage.

Metal W-Valleys are used on the valley of a roof to provide a durable and weathertight channel for water and debris to flow off the roof. They increase the protection in the critical area of the valley and also add an aesthetic value as well.

This is an image of the Metal W-Valleys we are proposing to install–as an upgrade.



PROPOSAL 1: HOUSE ROOF REPLACEMENT

Description	Qty
OWENS CORNING TRUDEFINITION DURATION (Asphalt Shingle Roof Installation)	
OWENS CORNING TRUDEFINITION DURATION SHINGLES: Duration® series shingles are unrivaled by any other architectural shingles because they feature our patented surenail® technology	78
OWENS CORNING PROEDGE HIP AND RIDGE: ProEdge® Hip & Ridge shingles provide a clean and consistent look.	5
OWENS CORNING STARTER STRIP: Starter strip shingles provide increased wind resistance to the overall shingle system.	4
OWENS CORNING RHINOROOF GRANULATED ICE AND WATERSHIELD 1.95 SQ Protects a roof from the damaging effects of water intrusion due to wind-driven rain and ice dams because fully adhered roofing underlayment sticks aggressively to the deck surface and forms a watertight seal around fasteners used to install shingles and other roof materials.	5
MARASUN COMPOUND OWENS CORNING RHINOROOF U20 SYNTHETIC UNDERLAYMENT 10 sq 42" X 286' Long A lightweight, synthetic polymer-based underlayment that outperforms felt and outclasses other synthetics. designed for use on roof decks as a water-resistant layer beneath asphalt roofing shingles.	2.5
ROOFING ACCESSORIES - FASTENERS, SEALANTS AND PAINT (Asphalt Shingle Roof Installation)	
MARASUN COMPOUND: 1" STINGER RING SHANK ELECTRO-GALVANIZED NAILS: Cap nails for underlayment installation. This is a warranty requirement for most shingle manufacturers.	1.5
MARASUN COMPOUND: 1 1/4" COIL NAILS: Electro galvanized nails used to fasten down the roofing system	1.5
TRI-BUILT ELASTOMERIC SEALANT Clear	1
MARASUN COMPOUND: ROOF ACCESSORY PAINT: is used to paint flashings and penetrations to match the roof.	1
PIPE BOOTS (Asphalt Shingle Roof Installation)	
TRI BUILT 1 1/4" TO 3" ADJUSTABLE ROOF PIPE FLASHING BLACK: used to seal around plumbing vents that penetrate through the roof decking. These have a flange that is secured to the deck and the roofing material is installed to create a positive lap creating a proper seal.	3

MARASUN COMPOUND: 2" LIFETIME EASYSLEEVE: utilizes and integral nesting cap that effortlessly addresses both size and condition issues. It's a quick and simple installation that ensures a weather-tight seal.	1
MARASUN COMPOUND: 3" LIFETIME EASYSLEEVE: utilizes and integral nesting cap that effortlessly addresses both size and condition issues. It's a quick and simple installation that ensures a weather-tight seal.	1
MARASUN COMPOUND: 2" LIFETIME ULTIMATE PIPE FLASHING: made from ultra-pure silicone. Just like sand, it is made from silica and it is 100% stable in the sun.	2
MARASUN COMPOUND: 3" LIFETIME ULTIMATE PIPE FLASHING: Best Pipe Boot Made. Silicone material does not degrade in the sun.	1
TRIM & FLASHING MATERIALS (Asphalt Shingle Roof Installation)	
DRIP EDGE - TRI ODE 2": Metal flashing that protects the eaves of your home and prevents rain from going behind the gutters and/or fascia potentially causing damage.	41
TRI BUILT ALUMINUM TRIM COIL 24" X 50': Can be used to create decorative accents and other architectural design elements. It is also designed to cover and protect hard-to-maintain areas on a home's exterior.	.5
MARASUN COMPOUND: ALUMINUM STEP FLASHING Bundle of 50. Covers 20LF	1
RIDGE AND EAVE VENTILATION (Asphalt Shingle Roof Installation)	
TRI BUILT OMNI RIDGE VENT WITH FILTER AND NAILS: Air exhaust vent installed on the peak of a roof. Air exhaust vent installed on the peak of a roof. 18 Square inches of Net Free Area Ventilation per linear foot of vent. Limited Lifetime Warranty.	21
ATTIC AND BATHROOM VENTILATION (Asphalt Shingle Roof Installation)	
GAF MASTERFLOW ROOF-MOUNTED POWER ATTIC 1250 CFM BLACK WITH HUMIDSTAT AND THERMOSTAT:	1
ASPHALT ROOF REPLACEMENT LABOR (Asphalt Shingle Roof Installation)	
ASPHALT ROOF REPLACEMENT 3/12 - 8/12: Tearing off a single layer of roofing materials and installing all-new asphalt roofing components.	9
ASPHALT ROOF REPLACEMENT 9/12 - 12/12: Tearing off a single layer of roofing materials and installing all-new asphalt roofing components.	18
VENTILATION LABOR (Asphalt Shingle Roof Installation)	
RIDGE VENT REPLACEMENT Labor to replace existing ridge vents with new.	81
POWER VENT INSTALLATION: A type of fan that is typically installed on the roof.	1
CHIMNEY AND CUPOLA LABOR (Asphalt Shingle Roof Installation)	
CHIMNEY FLASHING MASONRY: A type of roof flashing that creates a waterproof seal to protect your chimney and roof from water damage and penetration.	1
ROOFING SERVICES (Asphalt Shingle Roof Installation)	

WASTE DISPOSAL FEE: Dump fees for waste disposal.	23
CATCH-ALL SYSTEM: To protect the home from roofing debris and property damage during roof replacement.	1
EQUIPTER TRASH MANAGEMENT - DAY: Increases production speed and safety and helps our customers receive roofing services faster and more efficiently. self-propelled, raisable trailer takes the hassle out of debris management	1
Town of Easton: Historic District Building Permit	1
Town of Easton: Building Permit	1
OWENS CORNING WARRANTIES (Asphalt Shingle Roof Installation)	
OWENS CORNING PLATINUM PROTECTION WARRANTY	23

Lifetime Limited Warranty
Includes all Owens Corning shingles and components
TRU PROtection period of 50 years
no proration of system value
includes tear off and disposal if required
Materials only coverage after 50 years
Blow Off Coverage - 15 Years
StreakGuard Algae Resistance - First 25 Years

Required: Minimum of 4 OC Components
Must be installed by an OC Platinum Contractor. Marasun is an Owens Corning Platinum Contractor.

This 50 Year Workmanship Warranty is backed by Owens Corning and offers a Limited Lifetime Workmanship Warranty with full 100% coverage for the first 25 years and then depreciates with the age of the roof, up to 50 years. This warranty is transferable and requires transfer registration with Owens Corning.

Marasun provides a Piece of Mind Assurance where regardless of how long your roof has been on your home, we always want to be your first call so that we can come out, identify the problem and help to resolve any issues with your roof for the rest of your life

Exclusions: Existing skylights, cupolas, HVAC accessories, or any other on roof components that are not replaced by Marasun Roofing.

Quote subtotal	$17,041.58
Total	$17,041.58

PROPOSAL 2: GARAGE ROOF REPLACEMENT

Description	Qty
OWENS CORNING TRUDEFINITION DURATION (Asphalt Shingle Roof Installation)	
OWENS CORNING TRUDEFINITION DURATION SHINGLES: Duration® series shingles are unrivaled by any other architectural shingles because they feature our patented surenail® technology	14
OWENS CORNING PROEDGE HIP AND RIDGE: ProEdge® Hip & Ridge shingles provide a clean and consistent look.	2
OWENS CORNING STARTER STRIP: Starter strip shingles provide increased wind resistance to the overall shingle system.	1
OWENS CORNING RHINOROOF GRANULATED ICE AND WATERSHIELD 1.95 SQ Protects a roof from the damaging effects of water intrusion due to wind-driven rain and ice dams because fully adhered roofing underlayment sticks aggressively to the deck surface and forms a watertight seal around fasteners used to install shingles and other roof materials.	1
MARASUN COMPOUND OWENS CORNING RHINOROOF U20 SYNTHETIC UNDERLAYMENT 10 sq 42" X 286' Long A lightweight, synthetic polymer-based underlayment that outperforms felt and outclasses other synthetics. designed for use on roof decks as a water-resistant layer beneath asphalt roofing shingles.	.5
ROOFING ACCESSORIES - FASTENERS, SEALANTS AND PAINT (Asphalt Shingle Roof Installation)	
MARASUN COMPOUND: 1" STINGER RING SHANK ELECTRO-GALVANIZED NAILS: Cap nails for underlayment installation. This is a warranty requirement for most shingle manufacturers.	.5
MARASUN COMPOUND: 1 1/4" COIL NAILS: Electro galvanized nails used to fasten down the roofing system	.5
TRIM & FLASHING MATERIALS (Asphalt Shingle Roof Installation)	
DRIP EDGE - TRI ODE 2": Metal flashing that protects the eaves of your home and prevents rain from going behind the gutters and/or fascia potentially causing damage.	10
RIDGE AND EAVE VENTILATION (Asphalt Shingle Roof Installation)	
TRI BUILT OMNI RIDGE VENT WITH FILTER AND NAILS: Air exhaust vent installed on the peak of a roof. Air exhaust vent installed on the peak of a roof. 18 Square inches of Net Free Area Ventilation per linear foot of vent. Limited Lifetime Warranty.	5

ASPHALT ROOF REPLACEMENT LABOR (Asphalt Shingle Roof Installation)	
ASPHALT ROOF REPLACEMENT 3/12 - 8/12:	2
Tearing off a single layer of roofing materials and installing all-new asphalt roofing components.	
ASPHALT ROOF REPLACEMENT 9/12 - 12/12:	3
Tearing off a single layer of roofing materials and installing all-new asphalt roofing components.	
VENTILATION LABOR (Asphalt Shingle Roof Installation)	
RIDGE VENT REPLACEMENT	19
Labor to replace existing ridge vents with new.	
ROOFING SERVICES (Asphalt Shingle Roof Installation)	
WASTE DISPOSAL FEE:	5
Dump fees for waste disposal.	
CATCH-ALL SYSTEM:	1
To protect the home from roofing debris and property damage during roof replacement.	
EQUIPTER TRASH MANAGEMENT - DAY:	1
Increases production speed and safety and helps our customers receive roofing services faster and more efficiently.	
self-propelled, raisable trailer takes the hassle out of debris management	
OWENS CORNING WARRANTIES (Asphalt Shingle Roof Installation)	

OWENS CORNING PLATINUM PROTECTION WARRANTY 5

Lifetime Limited Warranty

Includes all Owens Corning shingles and components

TRU PROtection period of 50 years

no proration of system value

includes tear off and disposal if required

Materials only coverage after 50 years

Blow Off Coverage - 15 Years

StreakGuard Algae Resistance - First 25 Years

Required: Minimum of 4 OC Components

Must be installed by an OC Platinum Contractor. Marasun is an Owens Corning Platinum Contractor.

This 50 Year Workmanship Warranty is backed by Owens Corning and offers a Limited Lifetime Workmanship Warranty with full 100% coverage for the first 25 years and then depreciates with the age of the roof, up to 50 years. This warranty is transferable and requires transfer registration with Owens Corning.

Marasun provides a Piece of Mind Assurance where regardless of how long your roof has been on your home, we always want to be your first call so that we can come out, identify the problem and help to resolve any issues with your roof for the rest of your life

Exclusions: Existing skylights, cupolas, HVAC accessories, or any other on roof components that are not replaced by Marasun Roofing.

Quote subtotal	$3,242.21
Total	$3,242.21

AUTHORIZATION PAGE

☑ Proposal 1: House Roof Replacement	$17,041.58
☑ Proposal 2: Garage Roof Replacement	$3,242.21

Project: 58356588352
Name: Tristan Magee
Address: 221 South Harrison Street, Easton, MD

Upgrades and Options

	Description	Qty	Unit price	Line total
☑	UPGRADE TO 18" METAL PAINTED ALUMINUM W VALLEY (PROPOSAL 1)	5	$128.34	$641.70
☑	UPGRADE TO 18" METAL PAINTED ALUMINUM W VALLEY (PROPOSAL 2)	3	$128.34	$385.02

Quotes	$20,283.78
Upgrades and Options	$1,026.72
Final Price	$21,310.50

Customer Comments / Notes

My Product Selections

Shingle Color
Estate Grey

Chimney Metal Flashing Color
Black

Drip Edge Color
White

Tristan Magee: Tristan Magee Date: 6/3/2026

PROPOSAL EXPIRATION: This Proposal will expire 30 Days from the presentation date.

PERMITS: All required Permit fees and third-party inspection fees will be added to the final invoice.

UNDISCLOSED CONDITIONS: Any rotted sheathing discovered during the removal of the existing roofing or siding that is not included in this proposal will be replaced at an additional cost of $75 per sheet including labor. Undisclosed additional layers of the roofing will be removed at an additional charge of $53 per SQ per layer including removal and waste charge. Any Rotted Plywood or extra layers will be photographically documented and presented to the home owner.

PAYMENT SCHEDULE & TERMS - We accept ACH, Check or Cash Payments.
- 1/3 DEPOSIT: Upon acceptance of this proposal, Marasun Roofing will submit an electronic invoice via email for 1/3 of the total job price to be paid as a Deposit.
- 1/3 MATERIAL PAYMENT: When materials are ordered, the second 1/3 will be invoiced and will be due on the first day of installation.
- FINAL PAYMENT AND CHANGE ORDERS: The final outstanding amounts will be due upon completion of work.
- LATE PAYMENTS: Invoices are due upon receipt or start of work. A monthly late fee of 1.5% will be added to past due 2nd Payment and Final invoices.

RIGHT OF RESCISSION: The purchaser may cancel this agreement for any reason within 3 business days of signing this agreement with written notice

GENERAL TERMS: Marasun shall perform all work under this Agreement in a workmanlike manner and accordance with applicable building codes. Marasun shall remove all debris resulting from work done hereunder and leave work areas in "broom clean" condition upon completion. All surplus materials shall remain the property of the Marasun. Purchaser(s) are ultimately responsible for confirming the color selection. Marasun will start work at 7am and will be working until 7pm. This proposal is based on Contractor not encountering asbestos-containing or toxic materials. Marasun assumes no responsibility for the existing property not meeting local building and zoning code requirements (such as HVAC Lines installed less than 1.5" away from the underside of roof decking). Purchaser(s) are responsible for protecting patio furniture and other interior or exterior obstructions before the start of work. Purchaser(s) are also responsible for safeguarding any pictures, wall hangings, or loose or fragile items from interior walls when re-roofing. Marasun is not responsible for slight scratching or slight denting of gutters or aluminum capping, hairline fractures to driveway or concrete, or minor damage to plants or shrubbery. Marasun is not responsible for damage to rotted trim or decking. No claim for compensation or damage for defects in materials or workmanship shall be made by the Purchaser(s) unless the Marasun is notified in writing of such claims within the specified product manufacturer's warranty. If any such claims are valid, the Contractor's limit of liability shall be the reasonable cost of correcting them and not for any claims or incidental or consequential damages. Marasun is responsible for removing all waste taken from the roof or job site and, unless expressly noted in this proposal, will take ownership of and dispose of all items removed during the installation process. This includes Asphalt Products, Rotten Wood, Removed Windows, Flashing (of all materials),Siding, Satellite Dishes, Antennas, Lightning Rods, and Cables. Ice damming is an act of nature that is not caused by workmanship; therefore, Marasun cannot be held responsible. Formal Mediation of disputes between homeowners and contractors is available through the Maryland Home Improvement Commission; The Commission administers the Guaranty Fund, which may compensate homeowners for certain actual losses caused by acts or omissions of licensed contractors; and a homeowner may request that the Marasun purchase a performance bond for additional protection against losses not covered by the Guaranty Fund at the cost of the Purchaser(s). Purchaser(s) may contact MHIC at MHIC is 500 North Calvert Street, Baltimore, Maryland 21202. The telephone numbers are 410-230-6309 and 1-888-218-5925 or may visit on the Web at https://www.dllr.state.md.us/license/mhic/. In order to take delivery of materials, it may be necessary for the delivery truck to enter the driveway. Extra charges will apply should the delivery truck not be allowed in the driveway. Marasun and its suppliers are not responsible for damages beyond our control. Start and completion dates are approximations only, greatly affected by weather and circumstances beyond our control. Marasun may, at its discretion, engage subcontractors to perform work hereunder, provided Contractor shall fully pay the subcontractor and in all instances remains responsible for the proper completion of this contract. Purchaser authorizes Contractor to display a sign for the duration of the job and to use photographs for promotion. The purchasers agree that if this account is turned over to an attorney for collection, the Purchasers shall be responsible for all costs of collection, including but not limited to attorney fees. Purchasers acknowledge and agree that all invoices shall stand as correct unless the Purchasers notify Marasun in writing within five (5) days of receipt of the invoice of any and all errors and omissions in the work performed and/or amount invoiced. A $75.00 fee will be charged on all returned checks. No warranties shall be issued or upheld until 100% of the contract price has been paid. Our Workmanship Warranty is limited to correcting the defective portions of our work and Marasun assumes no responsibility for acts or conditions beyond Marasun's control. If the Limited Lifetime Warranty is offered as part of this proposal, this warranty applies to the lifetime of the current owner and the next owner if the property is sold within 1 year. This warranty does not include any manufacturer defects. In the event of a material defect, the manufacturer will be held responsible. Customers must take immediate steps to protect the building and its contents in the event of a roof leak and must notify Marasun within 10 days of the first discovery of such a condition. The Workmanship Warranty does not cover any moisture or leaks due to masonry walls or chimneys. The Workmanship Warranty is fully transferable one time by the customer, provided Marasun is given written notice within 30 days of the transfer of ownership. The Workmanship Warranty period will be specifically identified in the proposal related to the work performed. This Warranty constitutes the sole and exclusive warranty made by Marasun and there are are no other warranties for the work performed by Marasun. This Agreement shall be governed by and construed in accordance with the laws of the State of Maryland, without regard to its conflict of laws principles. The venue and jurisdiction for any legal claims will be the Circuit Court or District Court of Talbot County, Maryland. Purchaser(s) and Marasun each hereby expressly waive trial by jury in any action. This Agreement and all exhibits attached constitutes the entire Agreement.

FINAL AUTHORIZATION SUMMARY

Status: Signed
Agreement Completed: Wed, 03 Jun 2026 19:52:47 GMT

- Document emailed for signature: Wed, 03 Jun 2026 12:53:03 GMT

  Document e-signed by: Tristan Magee [redacted]

  Signature date: Wed, 03 Jun 2026 19:52:47 GMT

  IP address: 76.72.132.93

RECEIVED
JUN 08 2026
TOWN OF EASTON

HD 26 - 65

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

Application #:	2026 - 1753
Date Received:	06/08/2026
Fee Paid:	$25.00
HDC Meeting Date:	06/08/2026
Date Property Posted:	-

HISTORIC DISTRICT COMMISSION HEARING APPLICATION

APPLICATION TYPE
(PLEASE CIRCLE)

(ROOFING) DEMOLITION SIGNAGE FENCING OTHER

NEW CONSTRUCTION/ADDITION EXTERIOR ALTERATIONS

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

PROPERTY INFORMATION

ADDRESS 18 Talbot Lane

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

PROPERTY INFORMATION

OWNER NAME Talbot County Women's Club

TELEPHONE NO. [redacted] EMA[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)

In kind like and same roof replacement. Remove existing asphalt shingles, wood shakes from roof. Install 1/2" CDX plywood to create a solid substrate. Install underlayment, IWS on all eaves, rakes, valleys, and dormers. Install LFS 1/2 drip edge, starter strip and Certainteed Landmark architectural shingles w/ ridge caps + adjacent. Install flashing, chimney flashing, cricket to divert water flow behind chimney

Specific Requirements Clean up + remove all debris. All gutters, trims, siding, soffit, + fascia to stay as is.

- 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 6/2/2026
Printed Name of Applicant or Agent GAIL NEWELL

Revised 4.4.2022



COLOR AVAILABILITY





















LANDMARK®

- Two-piece laminated fiberglass-based construction
- Classic shades and dimensional appearance of natural wood or slate
- Lifetime limited transferable warranty*
- 25-year StreakFighter algae-resistance warranty
- NailTrak extra-wide nailing area for accurate installation
- 10-year SureStart™ protection
- 15-year 110 mph wind-resistance warranty
- Wind warranty upgrade to 130 mph available. CertainTeed starter and CertainTeed hip and ridge required
- CertainTeed Starter and hip and ridge accessory available (see details in back of brochure)

*See warranty for specific details and limitations.

CertainTeed products are tested to ensure the highest quality and comply with the following industry standards:

Fire Resistance:
- UL Class A
- UL certified to meet ASTM D3018 Type 1

Wind Resistance:
- UL certified to meet ASTM D3018 Type 1
- ASTM D3161 Class F

Tear Resistance:
- UL certified to meet ASTM D3462
- CSA standard A123.5

Wind Driven Rain Resistance:
- Miami-Dade Product Control Acceptance: Please reference www.certainteed.com to determine approved products by manufacturing location.

Quality Standards:
- ICC-ES-ESR-1389 & ESR-3537

Scan code for more information



RECEIVED
MAY 15 2026
TOWN OF EASTON

HD 26 - 56

Application #:	2026 - 1736
Date Received:	05/15/2026
Fee Paid:	$200.00
HDC Meeting Date:	06/08/2026
Date Property Posted:	-

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 106 N HARRISON ST. EASTON MD 21601
☐ Contributing ☐ Non-Contributing YEAR BUILT: 1974 NATIONAL REGISTAR # _____

PROPERTY INFORMATION

OWNER NAME RAUCH INVESTMENTS
TELEPHONE NO. [redacted] EMAIL [redacted]

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

NAME MARASUN - MIKE BROCK
TELEPHONE NO. [redacted] EMAIL [redacted]

Description of Proposal (include additional sheets, as necessary)

FULL ROOF REPLACEMENT - ASPHALT SHINGLE & TPO
IN-KIND REPLACEMENT FOR BOTH TYPES

* ACTIVE LEAK * IN BOTH SHINGLE & TPO ROOFS

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.
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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 5/15/2026
Printed Name of Applicant or Agent MIKE BROCK

Revised 4.4.2022

RAUCH: ROOF REPLACEMENT

FEB 26, 2026
Project #55027909808

MARASUN
roofing | siding | windows | gutters | solar



JAMES HARRISON

[redacted]

106 North Harrison St
Easton, MD
21601

We can help you with

Roofing & Gutters
913 S. Talbot Street St. Michaels, MD 21663

[redacted]

INTRODUCTION

Hi James,

Thank you for allowing MARASUN the opportunity to provide this quote on the repairs to your home. Please find your estimate below along with upgrade options for potential improvements to your project. The following estimate is for:

Proposal 1: Asphalt Roof Replacement+Low Slope Roof Replacement+Insulation Code Upgrade

- We will strip your roof down to the plywood where we can inspect the plywood and make sure it can hold a nail. We will use our Catch-All System and our Equipter Roof Buggy to keep your house safe and your yard Clean. We will use magnets to search for any stray nails that hit the ground. We are proposing the Top Rated Owens Corning Duration Shingle System with the OWENS CORNING PLATINUM PROTECTION WARRANTY, which includes all Owens Corning shingles and components and a TRU PROtection period of 50 years with no proration of system value–includes tear off and disposal if required. Materials only coverage after 50 years. Blow Off Coverage for the first 15 Years and Streak Guard Algae Resistance for the first 25 Years. This is a Workmanship Warranty provided by Owens Corning which offers a Limited Lifetime Workmanship Warranty with coverage reduced after 25 years based on the age of the roof.
- We will remove and dispose of the existing TPO membrane. We will install 1/2" HD Board on all flat roof surfaces making sure we have sufficient pitch to drain the water of of the flat roof. We will then install the Versico TPO Membrane using TPO LOW VOC Adhesive and mechanically welding of the seams. We will run the TPO Membrane up the roof where the new shingles will cover making for a water tight seal.
- We have included the necessary rigid insulation board to bring the low-slope roof up to the current energy code that the Town of Easton is enforcing. We can provide documentation to the insurance company that the T.O.E. is actually enforcing this code

Options and Upgrades:

- Lifetime Ultimate Pipe Flashings
- Metal W-Valleys

These can be selected in the Options and Upgrades section on the Authorization Page.

MARASUN is Licensed by the state of Maryland Home Improvement Commission and our License Number is 120560 . In Delaware our License number is DE-2022-000005015. We carry full Workers Comp and Liability Insurance at the $1.000,000, 2,000,000, 1,000,000 level. We would be happy to share our insurance and license information with you if you would like.

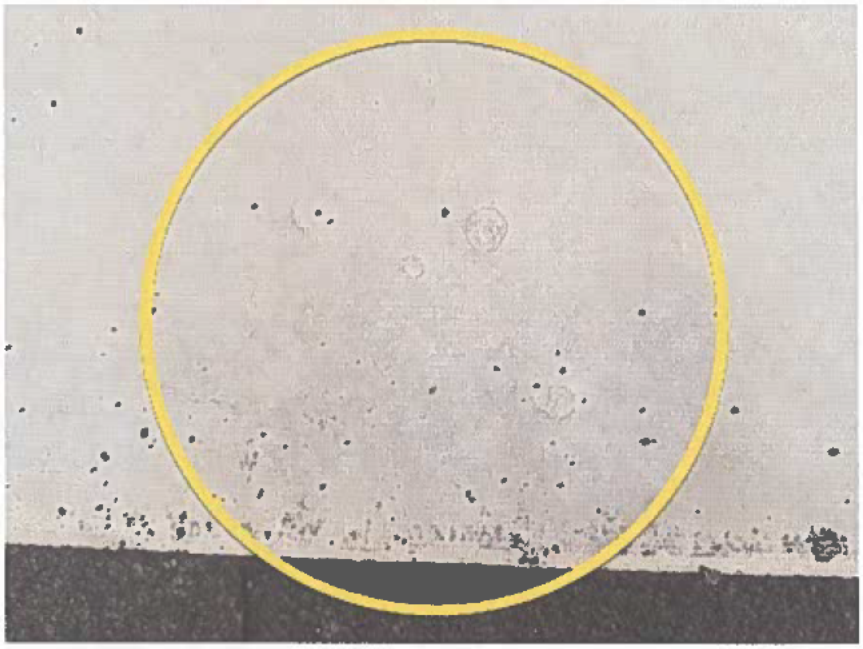
You will have direct contact with our Production Manager for all scheduling and deliveries. We QA your installation all throughout the job and do a final QA after the installation is complete to make sure that your job meets all of our expectations. Our Goal is a 5 star experience for you and a Google 5 star rating for MARASUN.

If you have any questions, please give me a call. We always want to provide the best value to our clients. If we are outside your budget, please let me know and we will do our best to work within that.

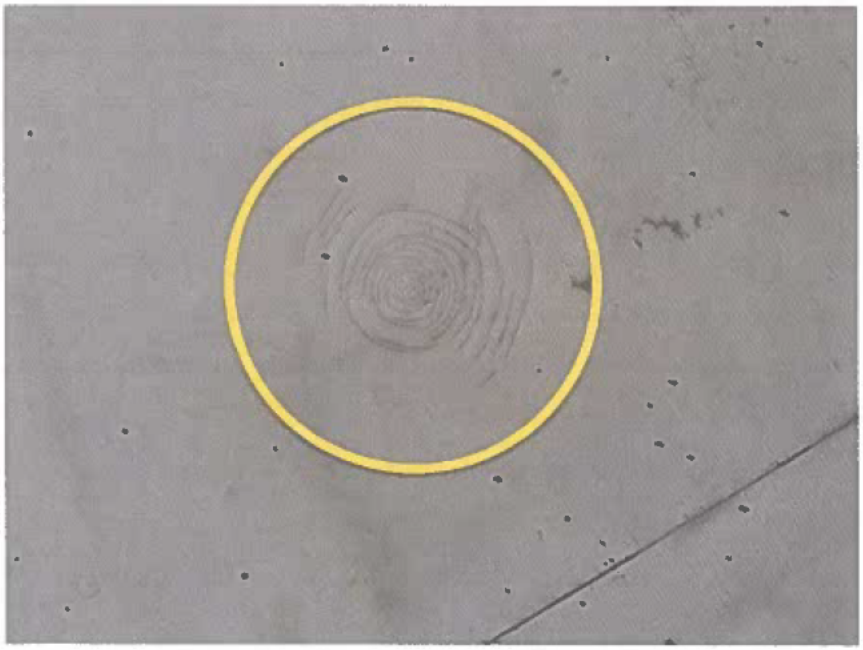
Kind regards,

Mike Brock
MARASUN
[redacted]

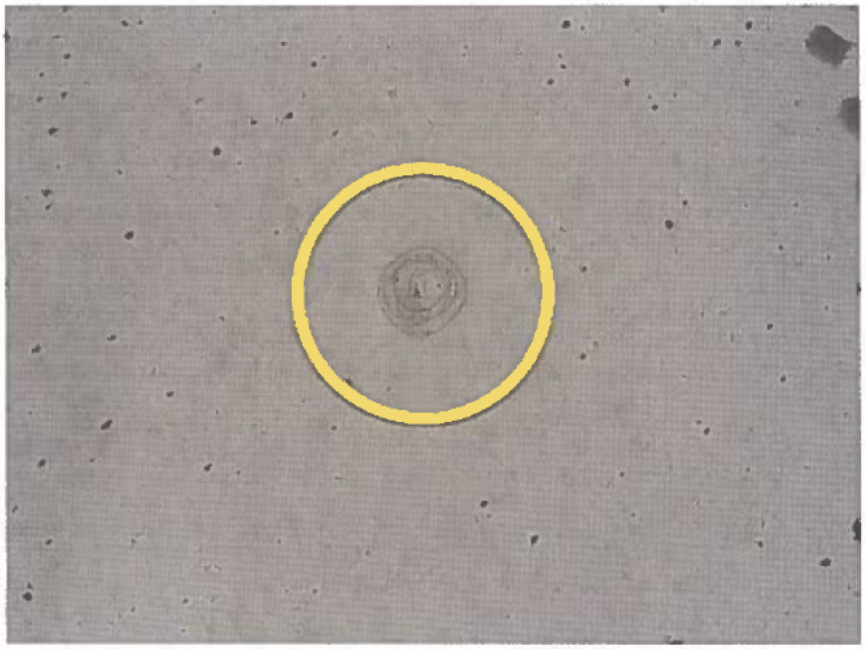
INSPECTION



The small craters with concentric rings are indicative of hail damage.



Hail Damage



Hail Damage



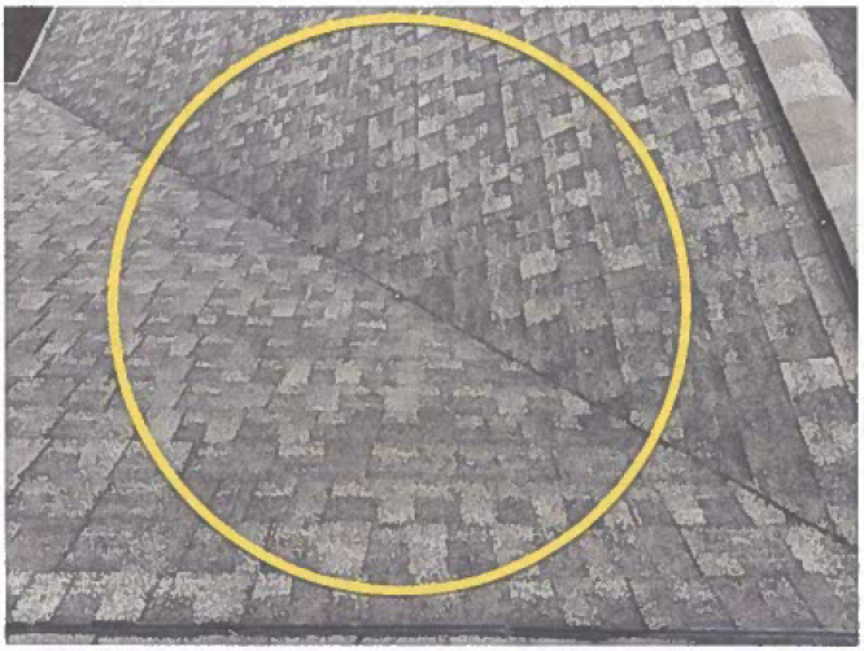
There is evidence of water penetrating the roof decking and staining the pop up ceiling tiles directly below.



Water penetration



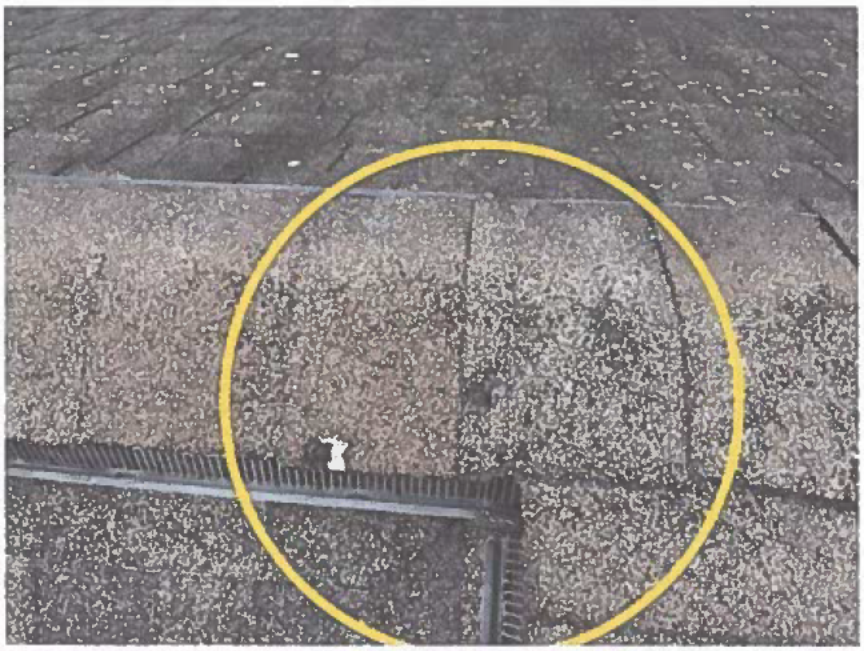
There is evidence of a leak near the vents of one of the HVAC units.



Many of your roof slopes have granular loss. These granules are essential because they protect the roof from the sun, rain, and other harsh weather conditions. Without granules, your shingles absorb more heat, making your home less energy efficient. Water can seep into exposed areas, leading to leaks, mold, and costly structural damage. Once enough granules are lost, the roof will fail much sooner than expected.



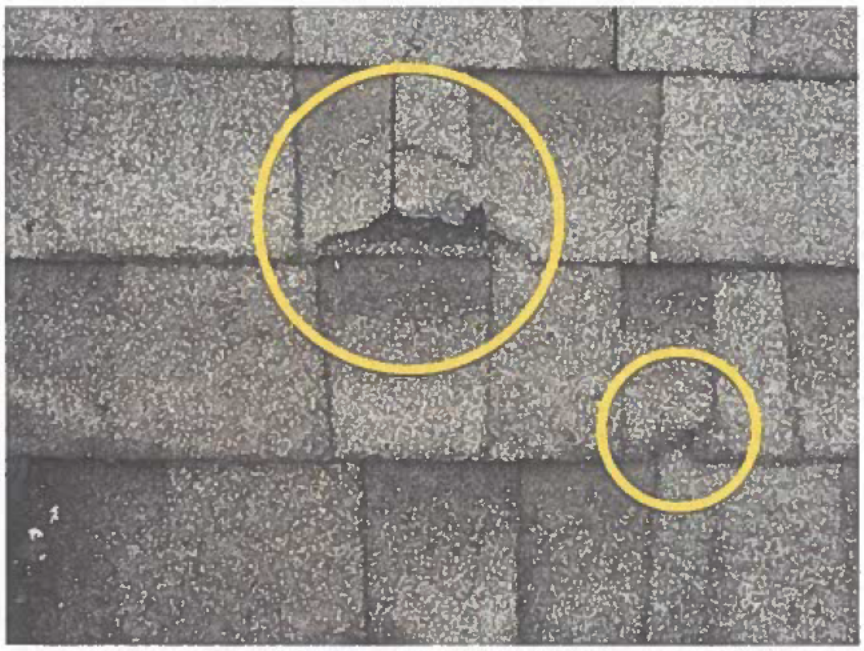
Your gutters are full of granules that have shed from the shingles on the roof.



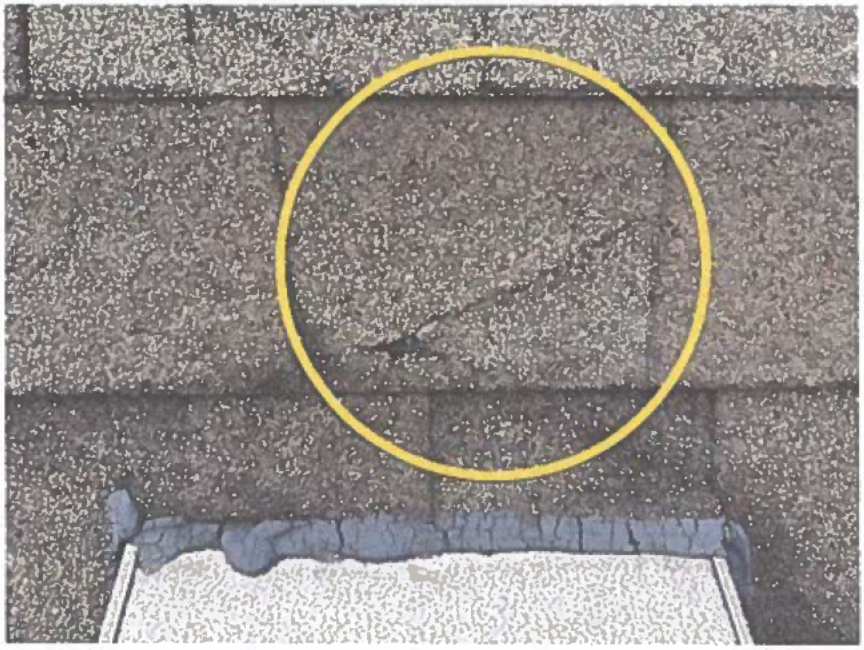
Because they sit at the highest point of your roof, ridge caps take the most impact from wind, rain, hail, and sun exposure. Over time, they can crack, curl, or even break off. Damaged ridge caps create weak points where water can seep in, leading to leaks and structural damage. They also help hold the roof together—if they fail, wind can lift surrounding shingles and cause more widespread damage.



The sealant around the legs of one of the old HVAC stands has started to deteriorate.



The shingles on your roof have started to crack, which is usually a sign that they're aging or have been exposed to long-term weather stress—like repeated sun exposure, temperature changes, or strong winds. When shingles crack, they lose their ability to protect your home from water intrusion. Moisture can seep in through those cracks and eventually lead to leaks, rot, or even mold inside the attic or walls.



Brittle shingles can easily crack or split, which exposes your roof to potential leaks. When shingles get this brittle, trying to repair or replace a few of them can cause surrounding shingles to break, making simple repairs much more difficult. Since brittle shingles don't have the same flexibility, they can lift or blow off more easily in strong winds, leaving your roof exposed.

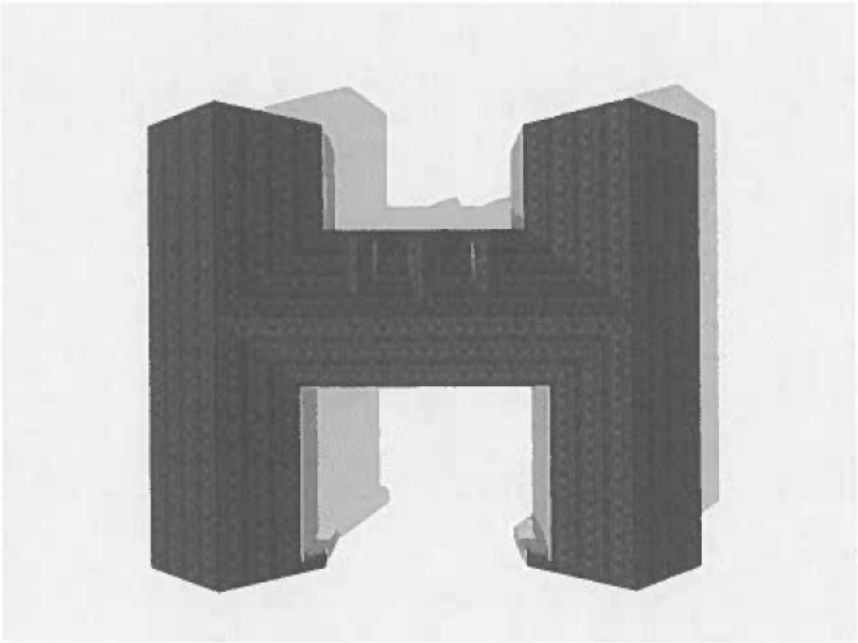


When a nail is exposed, it creates a direct pathway for water to seep into the roof system. Over time, temperature changes cause the nail to slightly move, creating a gap where water can get in. If the nail was originally sealed but the sealant has worn away, it no longer stops water from entering. The shingle tab to the left of this nail has started to slip.



There is water pooling between the HVAC units, which could be contributing to the leaks.

PROPOSED SOLUTION



Proposal 1: Asphalt Roof Replacement

We are proposing to remove your existing shingles and inspect your decking for any rotted wood. We will replace any additional rotted decking at a charge of $75 per sheet, including labor.

We will install Ice and Water Shield, an adhesive backed Rolled Asphalt product at the eaves, valleys, all areas with flashing and all penetrations.

We will then install drip edge on the rakes and eaves of the building.

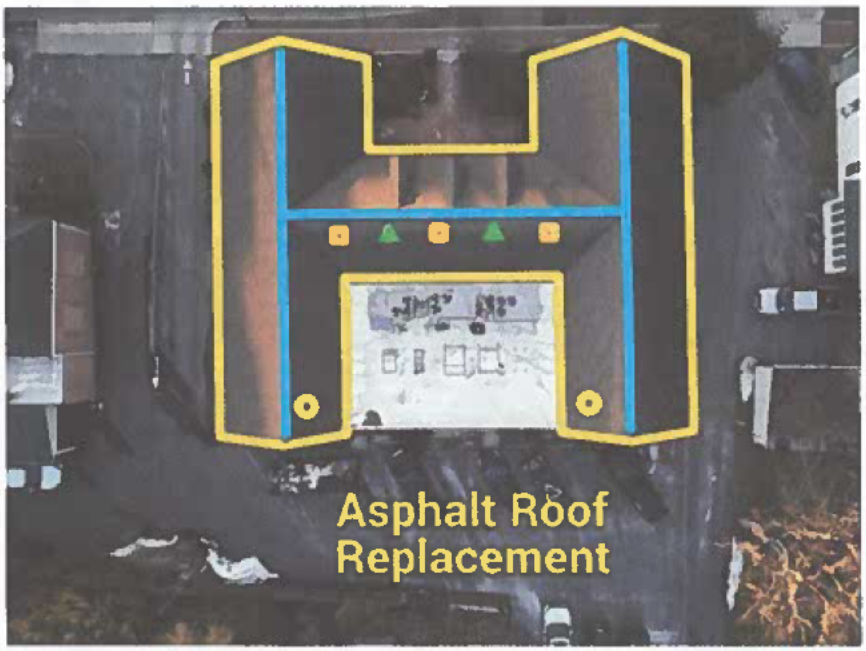
We will then cover the rest of the roof with Synthetic Underlayment. At this point, the roof is dried in.

We will then install Starter Shingles on eaves of the roof to improve the wind resistance of your new roof.

We will then install the Shingle System.

We will replace all Pipe Boots.

After the shingles are installed, we will install Hip and Ridge Shingles.



This is our proposed work area for your roof replacement

The area outlined in yellow is the entire roof area that we will be replacing.

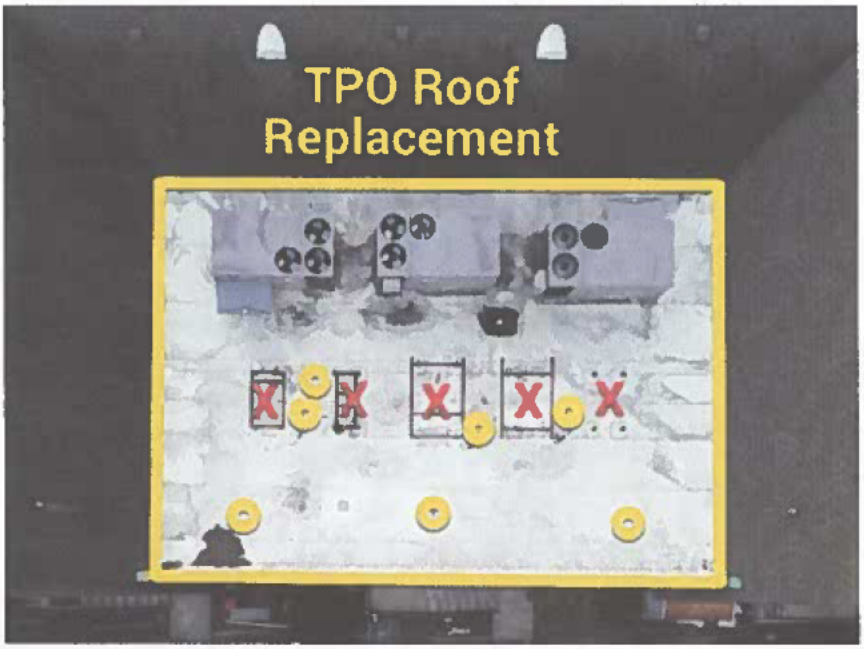
The blue lines indicate your ridges. They provide continuous venting to allow air to pass up through the soffit vents and out of the ridge vents. The ridge vents will be replaced with new ones during the time of the shingle installation.

The yellow circles are your pipe penetrations. The pipe boot flashings will be replaced during the time of the shingle installation.

The orange circle indicates a slant back vent. These will be replaced during the time of the shingle installation.

The green triangle indicate the commercial roof vents. These will be flashed properly during the time of the shingle installation.

The parking lot behind the building is our intended area for the dumpster to be placed during the timeframe of your project.





Proposal 2: Flat Roof Replacement

On the section outline in yellow, we will remove the current TPO roofing materials.

We will install insulation board according to the description in the next section below this one.

We will then install the Versico TPO Membrane using TPO LOW VOC Adhesive and mechanically welding of the seams. We will run the TPO Membrane up the roof where the new shingles will cover making for a water tight seal.

The red Xs indicate the old HVAC stands. These will be removed and disposed of during the time of the roof replacement.

This proposal includes the rental of a crane in order to lift the AC roof mounted units that are still in use.

Due to code enforcement in the Town Of Easton, we will have to bring this low-slope roof up to the current Energy Code.

Included in this proposal is the material and labor to install (2) layers of 2.6" rigid foam board insulation to the roof deck and the (1) layer of 1/2" rigid HD board included to bring this roof deck up to the current R30 insulation requirement

PROPOSAL 1: ASPHALT ROOF REPLACEMENT

Description	Qty
OWENS CORNING TRUDEFINITION DURATION (Asphalt Shingle Roof Installation)	
OWENS CORNING TRUDEFINITION DURATION SHINGLES: Duration® series shingles are unrivaled by any other architectural shingles because they feature our patented surenail® technology	260
OWENS CORNING PROEDGE HIP AND RIDGE: ProEdge® Hip & Ridge shingles provide a clean and consistent look.	11
OWENS CORNING STARTER STRIP: Starter strip shingles provide increased wind resistance to the overall shingle system.	6
OWENS CORNING RHINOROOF GRANULATED ICE AND WATERSHIELD 1.95 SQ Protects a roof from the damaging effects of water intrusion due to wind-driven rain and ice dams because fully adhered roofing underlayment sticks aggressively to the deck surface and forms a watertight seal around fasteners used to install shingles and other roof materials.	8
MARASUN COMPOUND OWENS CORNING RHINOROOF U20 SYNTHETIC UNDERLAYMENT 10 sq 42" X 286' Long A lightweight, synthetic polymer-based underlayment that outperforms felt and outclasses other synthetics. designed for use on roof decks as a water-resistant layer beneath asphalt roofing shingles.	8
ROOFING ACCESSORIES - FASTENERS, SEALANTS AND PAINT (Asphalt Shingle Roof Installation)	
MARASUN COMPOUND: 1" STINGER RING SHANK ELECTRO-GALVANIZED NAILS: Cap nails for underlayment installation. This is a warranty requirement for most shingle manufacturers.	4
MARASUN COMPOUND: 1 1/4" COIL NAILS: Electro galvanized nails used to fasten down the roofing system	5.5
TRI-BUILT ELASTOMERIC SEALANT Clear	1
MARASUN COMPOUND: ROOF ACCESSORY PAINT: is used to paint flashings and penetrations to match the roof.	1
PIPE BOOTS (Asphalt Shingle Roof Installation)	
TRI BUILT 1 1/4" TO 3" ADJUSTABLE ROOF PIPE FLASHING BLACK: used to seal around plumbing vents that penetrate through the roof decking. These have a flange that is secured to the deck and the roofing material is installed to create a positive lap creating a proper seal.	2

TRIM & FLASHING MATERIALS (Asphalt Shingle Roof Installation)	
DRIP EDGE - TRI ODE 2": Metal flashing that protects the eaves of your home and prevents rain from going behind the gutters and/or fascia potentially causing damage.	62
MARASUN COMPOUND: ALUMINUM STEP FLASHING Bundle of 50. Covers 20LF	1
RIDGE AND EAVE VENTILATION (Asphalt Shingle Roof Installation)	
MARASUN COMPOUND TRI BUILT OMNI RIDGE VENT WITH FILTER AND NAILS: Air exhaust vent installed on the peak of a roof. Air exhaust vent installed on the peak of a roof. 18 Square inches of Net Free Area Ventilation per linear foot of vent. Limited Lifetime Warranty.	60
ATTIC AND BATHROOM VENTILATION (Asphalt Shingle Roof Installation)	
TRI-BUILT ALUMINUM SLANT BACK ROOF VENT: Slant back style vent for attic ventilation.	3
ASPHALT ROOF REPLACEMENT LABOR (Asphalt Shingle Roof Installation)	
ASPHALT ROOF REPLACEMENT 3/12 - 8/12: Tearing off a single layer of roofing materials and installing all-new asphalt roofing components.	84
ASPHALT ROOF REPLACEMENT 9/12 - 12/12: Tearing off a single layer of roofing materials and installing all-new asphalt roofing components.	3
VENTILATION LABOR (Asphalt Shingle Roof Installation)	
RIDGE VENT REPLACEMENT Labor to replace existing ridge vents with new.	239
ROOFING SERVICES (Asphalt Shingle Roof Installation)	
WASTE DISPOSAL FEE: Dump fees for waste disposal.	76
CATCH-ALL SYSTEM: To protect the home from roofing debris and property damage during roof replacement.	1
EQUIPTER TRASH MANAGEMENT - DAY: Increases production speed and safety and helps our customers receive roofing services faster and more efficiently. self-propelled, raisable trailer takes the hassle out of debris management	4
Town of Easton: Building Permit	1
Town of Easton: Historic District Building Permit	1
OWENS CORNING WARRANTIES (Asphalt Shingle Roof Installation)	

Lifetime Limited Warranty

Includes all Owens Corning shingles and components

TRU PROtection period of 50 years

no proration of system value

includes tear off and disposal if required

Materials only coverage after 50 years

Blow Off Coverage - 15 Years

StreakGuard Algae Resistance - First 25 Years

Required: Minimum of 4 OC Components

Must be installed by an OC Platinum Contractor. Marasun is an Owens Corning Platinum Contractor.

This 50 Year Workmanship Warranty is backed by Owens Corning and offers a Limited Lifetime Workmanship Warranty with full 100% coverage for the first 25 years and then depreciates with the age of the roof, up to 50 years. This warranty is transferable and requires transfer registration with Owens Corning.

Marasun provides a Piece of Mind Assurance where regardless of how long your roof has been on your home, we always want to be your first call so that we can come out, identify the problem and help to resolve any issues with your roof for the rest of your life

Exclusions: Existing skylights, cupolas, HVAC accessories, or any other on roof components that are not replaced by Marasun Roofing.

TPO FLAT ROOF MATERIALS (Low-Slope Roof Installation)	
VERSICO 60 Mil TPO 10' X 100' VERSIWELD REINFORCED MEMBRANE White	2
VERSICO RUSS STRIP TPO 80 MIL 6" x 100' Pressure Sensitive White	1
VERSICO LOW-VOC BONDING ADHESIVE 5 Gal, Yellow	5
VERSICO WATER CUT OFF MASTIC Gray Tube - 10lf	6
ELEVATE TPO UNIVERSAL PIPE BOOT 1" - 6" Ultraply - White	7

10' TERMINATION BAR - TPO: professional way to attach a wide variety of construction waterproofing, drainage boards, and flashing systems.	6
VERSICO TPO NON-REINFORCED FLASHING VERSIWELD 12" x 50' White	1
FLAT ROOF DRAIN 4"	1
FLAT ROOF ACCESSORIES (Low-Slope Roof Installation)	
VERSICO SECURESHIELD HD 1/2" X 4' X 8'	49
VERSICO FLAT ROOF 3" FASTENING PLATE 1000 Qty 26 GA	1
1- 5/8 TPO DRILL POINT SCREWS:	4
VERSICO HPVX FASTENERS #15 3" 1000/CASE	1
VERSICO HPVX STEEL PLATE BARBED FASTENERS 1000/case	1
FLAT ROOF RAGS - 10LB	1
FLAT ROOF TPO FRAME ROLLER	2
FLAT ROOF TPO CHIP BRUSH	1
FLAT ROOF TPO ROLLER COVER 9" with 3/8" Nap with Phenolic core	4
Thru-Wall Scupper TPO Coated Steel	3
FLAT ROOF LABOR (Low-Slope Roof Installation)	
TPO INSTALLATION LABOR - REMOVE AND REPLACE: covers the cost of labor to remove and replace.	18
HD BOARD INSTALL: Cover the cost of time and labor to install HD Board	49
ROOF MOUNTED HVAC UNIT STANDS - REMOVE AND DISPOSE	5
CRANE RENTAL	1
WARRANTY (Low-Slope Roof Installation)	
MARASUN WORKMANSHIP WARRANTY Marasun offers a 2 year workmanship warranty on flat roof installations.	1
ROOFING SERVICES (Low-Slope Roof Installation)	
WASTE DISPOSAL FEE: Dump fees for waste disposal.	14
CATCH-ALL SYSTEM: To protect the home from roofing debris and property damage during roof replacement.	1

EQUIPTER TRASH MANAGEMENT - DAY: Increases production speed and safety and helps our customers receive roofing services faster and more efficiently. self-propelled, raisable trailer takes the hassle out of debris management	1
CODE UPGRADE INSULATION BOARD	
VERSICO VERSIFOAM 2.6"X4'X8' ISO BOARD	98
INSULATION BOARD INSTALLATION	98

Quote subtotal	$80,655.20
Total	$80,655.20

AUTHORIZATION PAGE

Proposal 1: Asphalt Roof Replacement $80,655.20

Project: 55027909808
Name: James Harrison
Address: 106 North Harrison St, Easton, MD

Upgrades and Options

	Description	Qty	Unit price	Line total
☐	UPGRADE TO LIFETIME ULTIMATE PIPE FLASHING: made from ultra-pure silicone. Just like sand, it is made from silica and it is 100% stable in the sun.	7	$104.33	$730.31
☐	UPGRADE TO 18" METAL PAINTED ALUMINUM W VALLEY:	18	$128.34	$2,310.12

Final Price $80,655.20

Customer Comments / Notes

My Product Selections

Shingle Color

Drip Edge Color

TPO Membrane Color

James Harrison: *James Harrison* Date: 5/4/2026

PROPOSAL EXPIRATION: This Proposal will expire 30 Days from the presentation date.

PERMITS: All required Permit fees and third-party Inspection fees will be added to the final invoice.

UNDISCLOSED CONDITIONS: Any rotted sheathing discovered during the removal of the existing roofing or siding that is not included in this proposal will be replaced at an additional cost of $75 per sheet including labor. Undisclosed additional layers of the roofing will be removed at an additional charge of $53 per SQ per layer including removal and waste charge. Any Rotted Plywood or extra layers will be photographically documented and presented to the home owner.

PAYMENT SCHEDULE & TERMS - We accept ACH, Check or Cash Payments.
- 1/3 DEPOSIT: Upon acceptance of this proposal, Marasun Roofing will submit an electronic invoice via email for 1/3 of the total job price to be paid as a Deposit.
- 1/3 MATERIAL PAYMENT: When materials are ordered, the second 1/3 will be invoiced and will be due on the first day of installation.
- FINAL PAYMENT AND CHANGE ORDERS: The final outstanding amounts will be due upon completion of work.
- LATE PAYMENTS: Invoices are due upon receipt or start of work. A monthly late fee of 1.5% will be added to past due 2nd Payment and Final invoices.

RIGHT OF RESCISSION: The purchaser may cancel this agreement for any reason within 3 business days of signing this agreement with written notice

GENERAL TERMS: Marasun shall perform all work under this Agreement in a workmanlike manner and accordance with applicable building codes. Marasun shall remove all debris resulting from work done hereunder and leave work areas in "broom clean" condition upon completion. All surplus materials shall remain the property of the Marasun. Purchaser(s) are ultimately responsible for confirming the color selection. Marasun will start work at 7am and will be working until 7pm. This proposal is based on Contractor not encountering asbestos-containing or toxic materials. Marasun assumes no responsibility for the existing property not meeting local building and zoning code requirements (such as HVAC Lines installed less than 1.5" away from the underside of roof decking). Purchaser(s) are responsible for protecting patio furniture and other interior or exterior obstructions before the start of work. Purchaser(s) are also responsible for safeguarding any pictures, wall hangings, or loose or fragile items from interior walls when re-roofing. Marasun is not responsible for slight scratching or slight denting of gutters or aluminum capping, hairline fractures to driveway or concrete, or minor damage to plants or shrubbery. Marasun is not responsible for damage to rotted trim or decking. No claim for compensation or damage for defects in materials or workmanship shall be made by the Purchaser(s) unless the Marasun is notified in writing of such claims within the specified product manufacturer's warranty. If any such claims are valid, the Contractor's limit of liability shall be the reasonable cost of correcting them and not for any claims or incidental or consequential damages. Marasun is responsible for removing all waste taken from the roof or job site and, unless expressly noted in this proposal, will take ownership of and dispose of all items removed during the installation process. This includes Asphalt Products, Rotten Wood, Removed Windows, Flashing (of all materials),Siding, Satellite Dishes, Antennas, Lightning Rods, and Cables. Ice damming is an act of nature that is not caused by workmanship; therefore, Marasun cannot be held responsible. Formal Mediation of disputes between homeowners and contractors is available through the Maryland Home Improvement Commission; The Commission administers the Guaranty Fund, which may compensate homeowners for certain actual losses caused by acts or omissions of licensed contractors; and a homeowner may request that the Marasun purchase a performance bond for additional protection against losses not covered by the Guaranty Fund at the cost of the Purchaser(s). Purchaser(s) may contact MHIC at MHIC is 500 North Calvert Street, Baltimore, Maryland 21202. The telephone numbers are 410-230-6309 and 1-888-218-5925 or may visit on the Web at https://www.dllr.state.md.us/license/mhic/. In order to take delivery of materials, it may be necessary for the delivery truck to enter the driveway. Extra charges will apply should the delivery truck not be allowed in the driveway. Marasun and its suppliers are not responsible for damages beyond our control. Start and completion dates are approximations only, greatly affected by weather and circumstances beyond our control. Marasun may, at its discretion, engage subcontractors to perform work hereunder, provided Contractor shall fully pay the subcontractor and in all instances remains responsible for the proper completion of this contract. Purchaser authorizes Contractor to display a sign for the duration of the job and to use photographs for promotion. The purchasers agree that if this account is turned over to an attorney for collection, the Purchasers shall be responsible for all costs of collection, including but not limited to attorney fees. Purchasers acknowledge and agree that all invoices shall stand as correct unless the Purchasers notify Marasun in writing within five (5) days of receipt of the invoice of any and all errors and omissions in the work performed and/or amount invoiced. A $75.00 fee will be charged on all returned checks. No warranties shall be issued or upheld until 100% of the contract price has been paid. Our Workmanship Warranty is limited to correcting the defective portions of our work and Marasun assumes no responsibility for acts or conditions beyond Marasun's control. If the Limited Lifetime Warranty is offered as part of this proposal, this warranty applies to the lifetime of the current owner and the next owner if the property is sold within 1 year. This warranty does not include any manufacturer defects. In the event of a material defect, the manufacturer will be held responsible. Customers must take immediate steps to protect the building and its contents in the event of a roof leak and must notify Marasun within 10 days of the first discovery of such a condition. The Workmanship Warranty does not cover any moisture or leaks due to masonry walls or chimneys. The Workmanship Warranty is fully transferable one time by the customer, provided Marasun is given written notice within 30 days of the transfer of ownership. The Workmanship Warranty period will be specifically identified in the proposal related to the work performed. This Warranty constitutes the sole and exclusive warranty made by Marasun and there are are no other warranties for the work performed by Marasun. This Agreement shall be governed by and construed in accordance with the laws of the State of Maryland, without regard to its conflict of laws principles. The venue and jurisdiction for any legal claims will be the Circuit Court or District Court of Talbot County, Maryland. Purchaser(s) and Marasun each hereby expressly waive trial by jury in any action. This Agreement and all exhibits attached constitutes the entire Agreement.

FINAL AUTHORIZATION SUMMARY

Status: Signed
Agreement Completed: Mon, 04 May 2026 14:00:43 GMT

- Document emailed for signature: Fri, 01 May 2026 16:01:16 GMT

  Document e-signed by: James Harrison [redacted]

  Signature date: Mon, 04 May 2026 14:00:43 GMT

  IP address: 69.2.182.58

RECEIVED
MAY 18 2026
TOWN OF EASTON

HD 26 - 57

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

Application #:	2026 - 1738
Date Received:	05/18/2026
Fee Paid:	$75.00
HDC Meeting Date:	06/08/2026
Date Property Posted:	-

HISTORIC DISTRICT COMMISSION HEARING APPLICATION

APPLICATION TYPE
(PLEASE CIRCLE)

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

PROPERTY INFORMATION

ADDRESS 132 S. Harrison St, Easton MD 21601
☐ Contributing ☐ Non-Contributing YEAR BUILT: 1894 NATIONAL REGISTAR # UNK

PROPERTY INFORMATION

OWNER NAME Garry Schwartz and Terri Walker-Spoonhour
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)

Requesting an emergency out-of-cycle approval due to risk of hazard to personnel and property.
Please see attached.

Specific Requirements

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

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

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

Signature of Applicant or Agent
Date May 18, 2026
Printed Name of Applicant or Agent Garry S Schwartz

Revised 4.4.2022

May 18, 2026

ADDENDUM

Historic District Commission Hearing Application for Easton MD
Property: 132 S. Harrison St., Easton MD, 21601
Owners: Garry Schwartz and Terri Walker-Spoonhour
Contact Info: [redacted]

Emergency Situation. While removing the fascia board on the rear porch to investigate rot, we discovered that the rim joists on both corners of the rear porch had rotted. The rot is severe, requiring that the rim joists be replaced, the decking under the posts be replaced, and the bottom of each post be replaced. I am requesting an out-of-cycle emergency evaluation and approval to make the repairs because the first-floor porch posts support a second-floor porch and roof. Until this request is approved, we have installed external bracing to prevent the immediate collapse of the second-floor porch, but this measure is inherently temporary and a hazard if left unresolved. Annotated images are included below.

Renovation Repairs Rear Porch. Replace the two side (2x6 wood) rim joists and front (4x6 wood) rim joists supporting the rear porch decking and the two end posts. Replace 5 or 6 (2-3-inch wide each) damaged tongue-and-groove deck boards above the side rim joists with like wood, tongue-and-groove to match. The porch deck is 18 feet across, and the deck replacement is limited to less than 10% of the porch. The porch railings will be removed and then reattached to the posts after the repair, with no change in appearance. The bottom of the posts (the two end posts and one center post) that were resting on the porch deck have absorbed moisture, rotted, and were improperly repaired by a previous owner. The plan is to replace the bottom 12 inches of the three porch posts with like wood (Philippine Mahogany) feathered into the existing post to preserve the same width and appearance. The posts will be set on 1-inch tall 6.5 x 6.5" wide aluminum plinths to allow the posts to remain dry and prevent any recurrence of water absorption. The work will be accomplished one post at a time to avoid damage to the porch above.

Renovation Repairs Front Porch. A similar repair may be necessary on the front of the house, where a one rim joist may need repair, but we won't know that until we remove the facia board. There are also multiple posts at the front of the house where the bottoms have absorbed water and rotted, and one post where the existing aluminum plinth has lost one of its supporting feet to rust. We request approval to make similar repairs to the front porch that we propose for the back porch.

If approved, the work will be performed by Shore Thing Construction LLC (MHIC #142790) with the proposal and materials list attached after the images

Image #1 – Rear Porch. Before the discovery of rot. First-floor posts support the upper porch and roof.



Image #2 – Rear Porch. Rot (Left) at the bottom of the left corner post by simply pushing in with a finger and similar rot (Right) at the bottom of the right corner post.

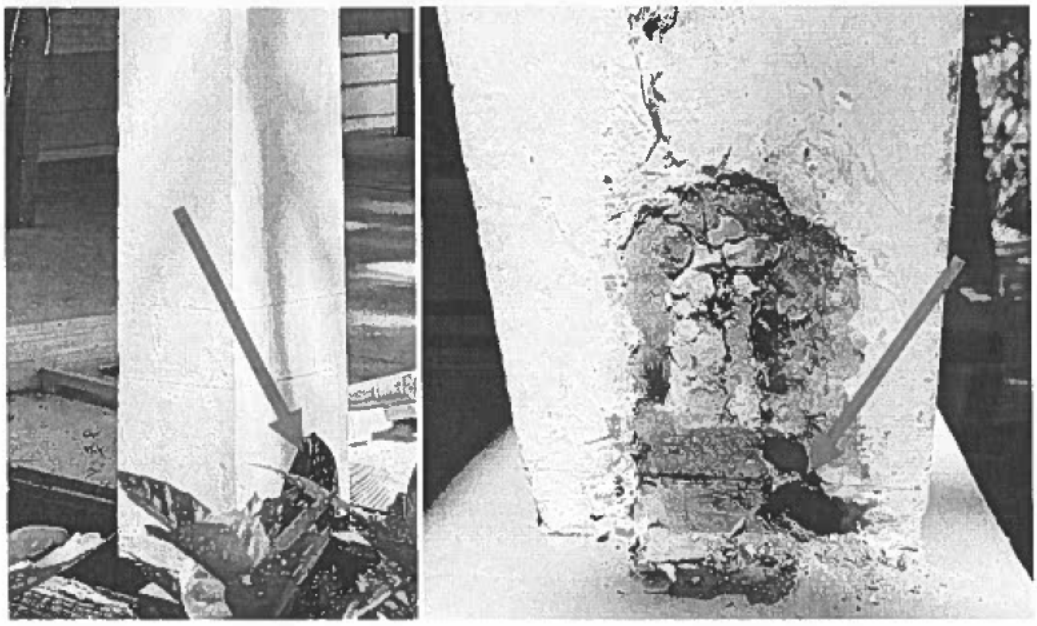


Image #3 – Rear Porch. Rot in the side rim joist, inadequately supporting a corner post.

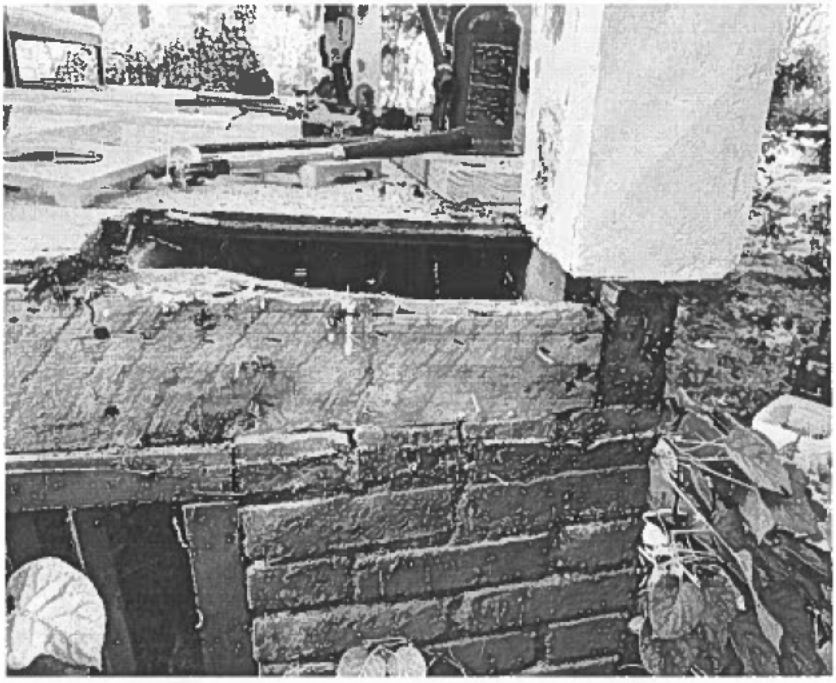


Image #4 – Rear Porch. Rot in front rim joist on left side of porch so bad we could push a nail punch into the wood by hand. The result was a sagging porch and rotted porch boards.



Image #5 – Rear Porch. Rot in front rim joist on right side of porch so bad we again could push a nail punch into the wood by hand.



Image #6 – Rear Porch. NOW! Bracing to prevent collapse. Rotted bottom of corner post cut away. Post resting on a block of wood on the brick footing until a repair is approved.



Image #7 – Front Porch. Before the discovery of rot. See existing plinths under posts present at the time we purchased the property in August 2025.



Image #8 – Front Porch. Right post along front of porch showing rot in bottom of the post and fascia board splitting, suggesting problems like the rear porch.

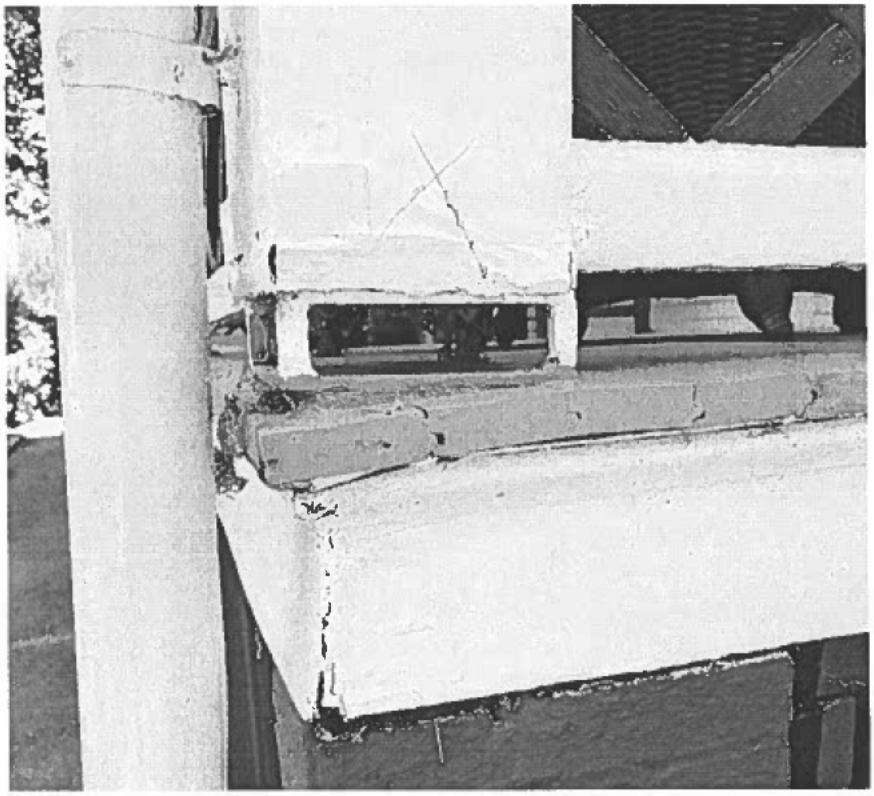


Image #9 – Front Porch. The existing plinth was incorrectly installed and is missing a foot (cleat), now supported by a block of wood.

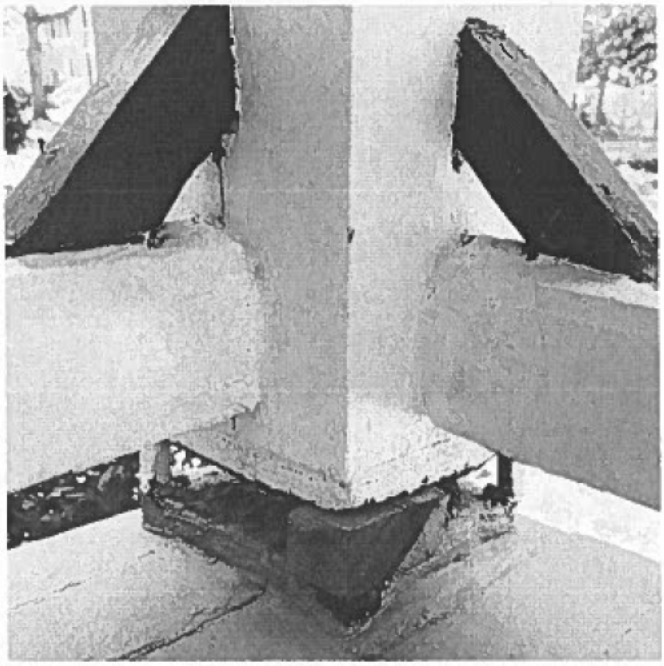
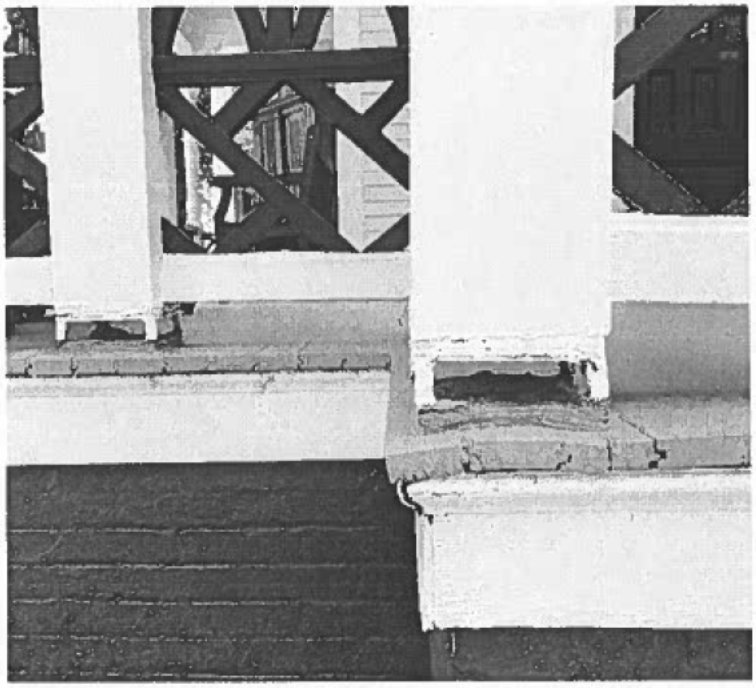


Image #10. Front Porch. More examples of incorrectly installed plinths, sagging boards, and splitting fascia boards. The post on the right shows evidence of a previous base of post replacement.



Proposal 28-2
Issue Date April 9, 2026

PREPARED BY
Walter Meyers
Shore Thing Construction LLC
[redacted]
214 Choptank Ave, Cambridge, MD 21613, USA

PREPARED FOR
Garry & Terri Swartz
Garry & Terri Swartz
[redacted]
132 S Harrison St, Easton, MD 21601, USA

PROPOSAL DETAILS
132 South Harrison Street
132 S Harrison St, Easton, MD 21601, USA

Shore Thing Construction, LLC. will:

Front Porch Column Repairs

-Remove the front railings from the columns to be repaired and sit aside
-Jack up one column at a time, eleven (11) in total
-Cut up to twelve inches (12") off the bottom of each column
-Purchase and tooth in a 6 1/2" x 6 1/2" piece of Sapele Mahogany wood
-Install the columns on a aluminum plinth block
-Purchase and apply epoxy wood filler to all the joints
-Purchase oil based primer and paint
-Sand the wood filler, prime, and paint the section repaired
-Install the railing back in place and touch up the paint as needed

Rear Porch Column Repairs & Newel Post

-Remove the railing from the columns to be repaired and sit aside
-Jack up one column at a time, three to four (3-4) columns in total
-Purchase and tooth in a 6 1/2" x 6 1/2" piece of Sapele Mahogany wood
-Install the columns on a aluminum plinth block
-Purchase and apply epoxy wood filler to all the joints
-Purchase and install two new newel post
-Sand the wood filler, prime, and paint the section repaired
-Install the railings back in place and touch up the paint as needed

Porch Boards & Trim Replacement & Deck Painting

-Purchase kiln dried Douglas Fir porch boards
-Prime the front and back of the porch boards before installing
-While the railings are removed and the columns are lifted remove the damaged porch boards and install the new ones
-Scrape and sand the rear bottom porch
-Purchase and paint the porch boards with Sherwin-Williams porch and Floor paint
-Purchase and install new PVC Colonial trim around the base of the rear porch
-Paint the trim to match the existing

DESCRIPTION	TOTAL
Front Porch Column Repairs	$13,134.11
Kevin Labor	
Chris Labor	
Epoxy Wood Filler	

12 Board Feet Of Sapele	
Rear Porch Column Repairs & Newel Post	$9,829.43
Labor Kevin	
Labor Chris	
Benjamin-Moore Ultra Spec Trim Paint	
12 Board Feet Of Sapele	
Porch Boards,Trim Replacement, & Deck Painting	$6,196.00
Labor Kevin	
Labor Chris	
Benjamin-Moore Porch Floor & Patio Paint	
Benjamin-Moore Exterior Oil Based Wood Primer	
Douglas Fir Porch Boards	
TOTAL	**$29,159.54**

PAYMENTS STARTING FROM $269/month on Acorn Learn More→

Kindly be advised that modifying the initial agreement or contract will incur a processing fee of $50 for the change order. We will also provide a new proposal outlining the additional costs or delays resulting from the change. To ensure transparency and fairness, please notify us of any changes before signing the proposal. All parties involved must agree to the change order. This estimate does not cover any unforeseen work that may need to be fixed. This is an estimate only- pricing may vary based on site conditions, material availability, labor rates, or unforeseen changes. Final pricing will be confirmed after full review and any adjustments. Any unforeseen damage will be charged at seventy-five ($75.00) dollars per hour per person plus materials.

Please be aware that the price listed may change after ten (10) days. Payment for the project is required upon completion unless the project is completed in under two days. If the project takes longer than two days, The payments will be split into three equal parts:

- One-third will be due at the beginning of the project.
- Another one-third will be due when 30%-60% of the project is complete.
- The final one-third will be due upon completion.

If Shore Thing Construction, LLC. does not receive a payment within five business days, Shore Thing Construction, LLC. will charge a late fee of 3% interest. We will email you to update you on when payment is due. If you have any questions about the proposal, don't hesitate to contact Walt via email at shorethingconstructionllc@gmail.com or by phone at 443-477-7760. Thank you for choosing Shore Thing Construction, LLC.
We look forward to hearing from you.

The above specifications, costs, and terms are hereby accepted.



GARRY SCHWARTZ

April 11, 2026 at 11:39 AM EDT

DATE

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

Application #:	2026 - 1741
Date Received:	05/20/2026
Fee Paid:	$200.00
HDC Meeting Date:	06/08/2026
Date Property Posted:	-

HISTORIC DISTRICT COMMISSION HEARING APPLICATION

APPLICATION TYPE (PLEASE CIRCLE)

ROOFING DEMOLITION SIGNAGE FENCING OTHER

NEW CONSTRUCTION/ADDITION EXTERIOR ALTERATIONS

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

PROPERTY INFORMATION

ADDRESS 123 North Washington Street

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

PROPERTY INFORMATION

OWNER NAME Doug Walker / Allegany Realty LLC

TELEPHONE NO. [redacted] EMAIL [redacted]

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

NAME Chris Jordan Exteriors

TELEPHONE NO. [redacted] EMAIL [redacted]

Description of Proposal (include additional sheets, as necessary)

Remove existing roof system. Install Tapered ISO board system for proper drainage. Install TPO trim around perimeter where applicable. Install 60 mil roof system: Remain chimney with aluminum coil stock. Install curb for HVAC units. Install scuppers & drains tying into the gutter system.

Specific Requirements Dispose of debris.

- 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 May 14, 2026

Printed Name of Applicant or Agent Chris Jordan Sr.

Revised 4.4.2022

Historic District Commission Application Checklist

Revised April 2022

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

Requirements:

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

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

All Applications to Include:

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

New Construction / Addition

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

Renovations

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

Windows

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

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

Roofing

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

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

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.

May 20, 2026

To Whom It May Concern,

Chris Jordan Exteriors LLC is writing to outline the scope of work for the property located at 123 N Washington, Easton, MD 21601.

Our team will complete a full roof replacement of the section outlined in the photo attached to this permit. 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. Once the existing roof is removed, a tapered ISO board system will be installed to create proper slope and drainage across the roof surface. This will help direct water flow efficiently and prevent standing water issues. After the insulation system is in place, TPO trim will be installed around all applicable perimeter edges to secure and finish the transition areas.

A new 60 mil TPO roofing system will then be fully installed, providing a durable and energy-efficient waterproof membrane. All chimney areas will be properly re-flashed, and aluminum coil stock will be used for detailed finishing work to ensure long-term protection at all critical penetration points.

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 [redacted]

Sincerely,
Chris Jordan Sr.

Chris Jordan Exteriors, LLC
602 Dutchman's Lane
Easton, MD 21601
[redacted]
MHIC #111421

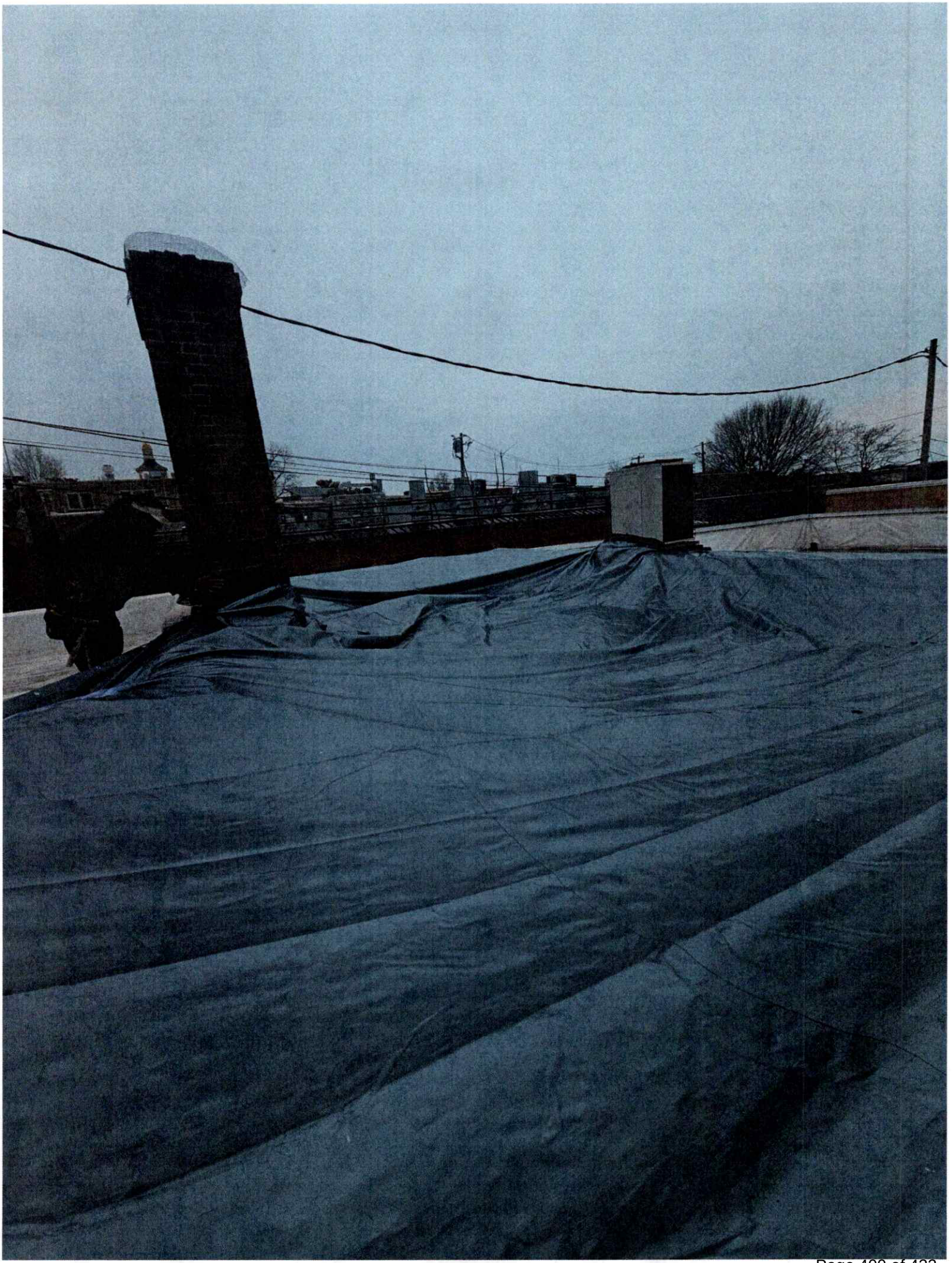


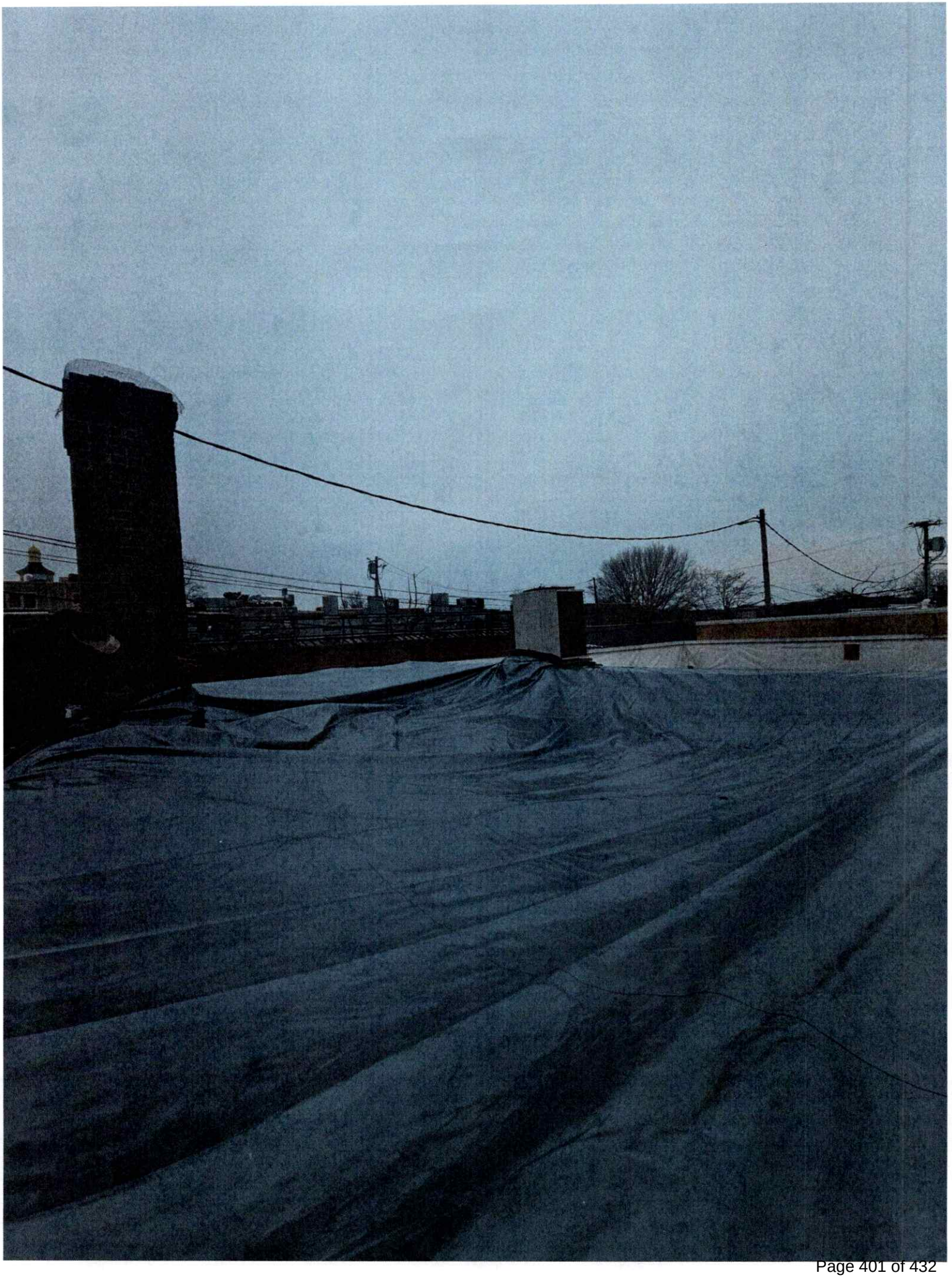


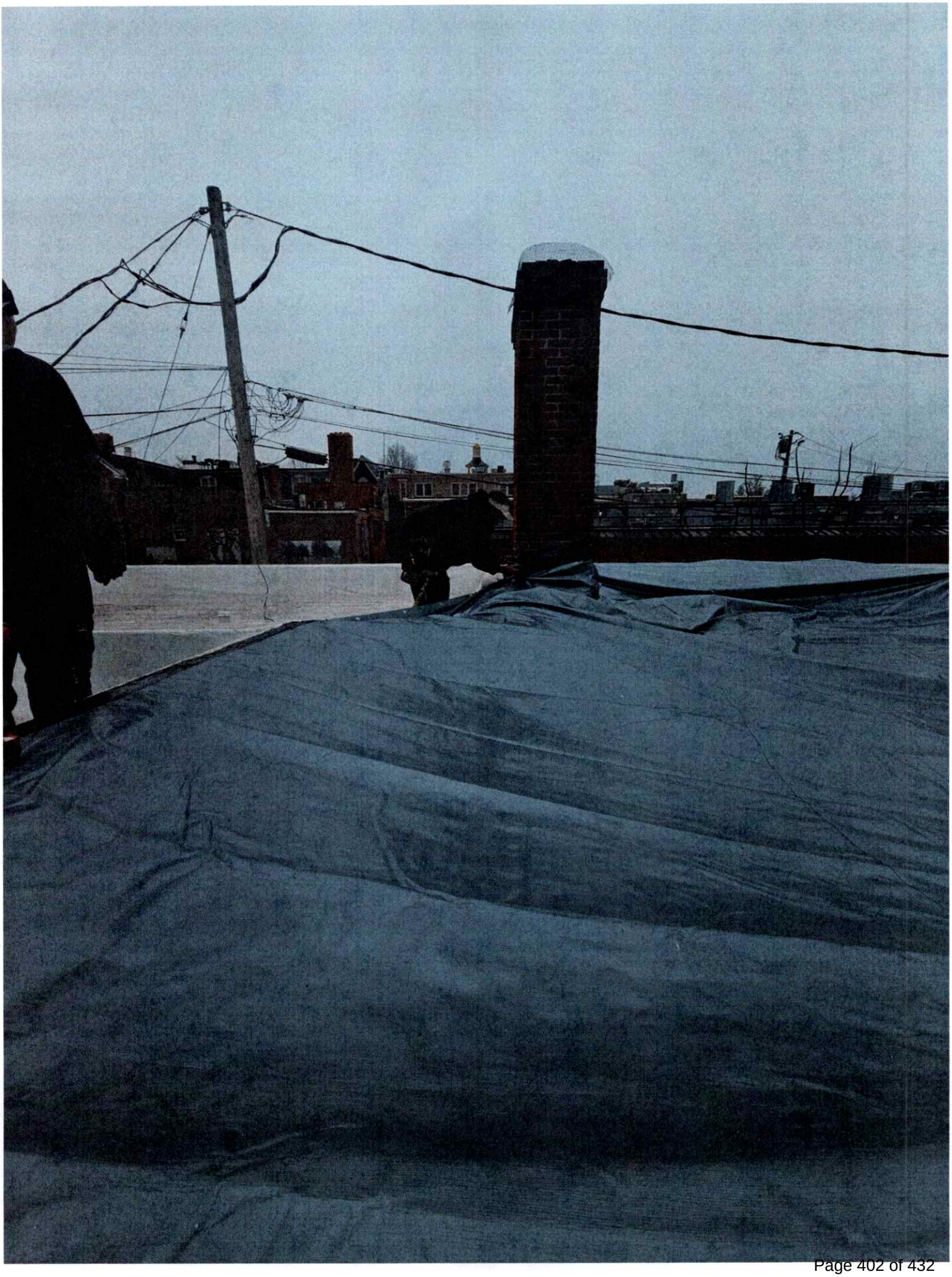


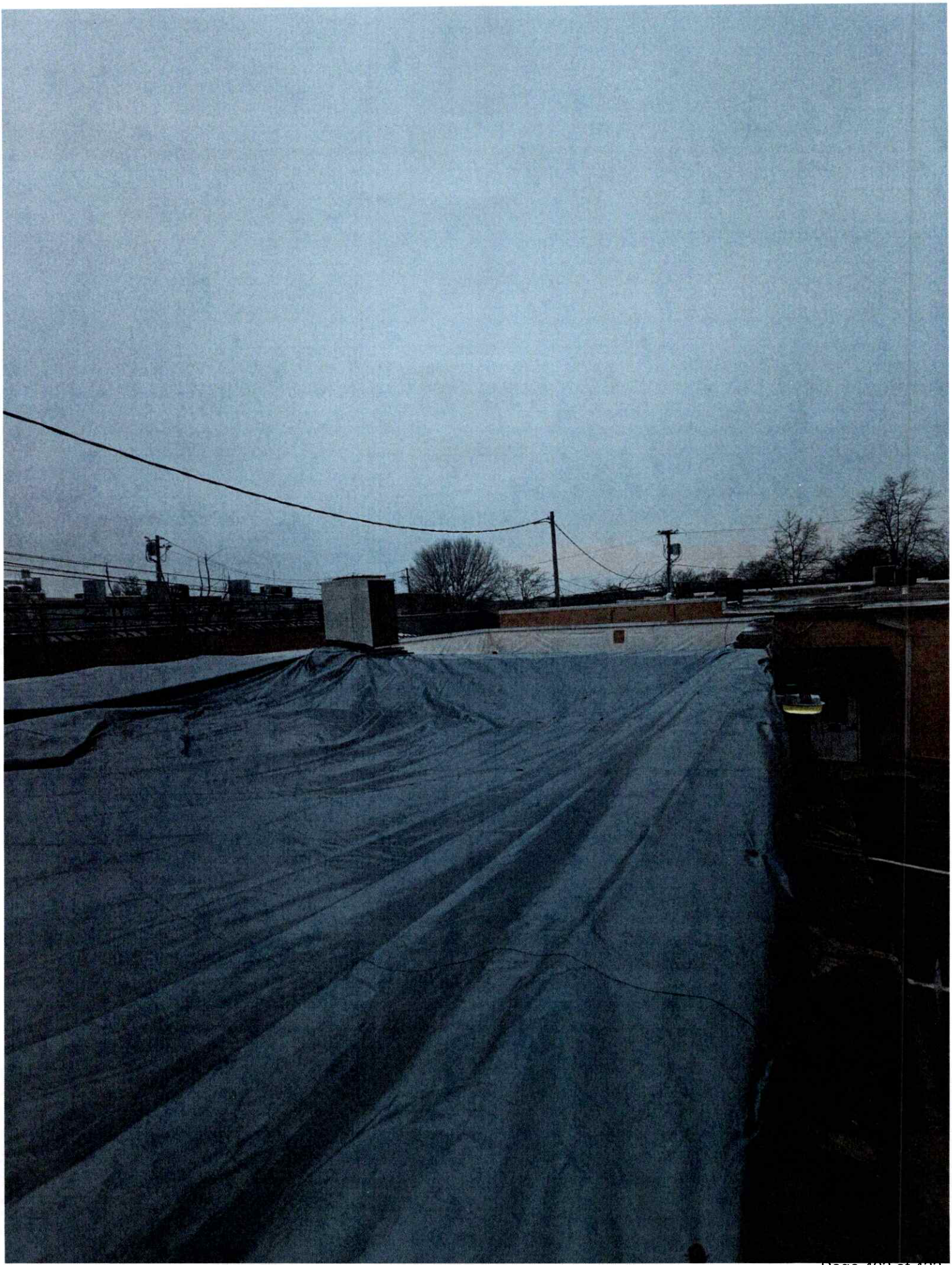



105
105









Gede Insulation
A TruTeam Company

GEDE INSULATION
WORK AGREEMENT
License #:2006208093

Branch#: 715 | 37 Ridgley Street | Dover, DE 19904-2701 | (302) 678-1782

CUSTOMER/BUILDER
COASTAL DESIGN AND BUILD / 860784
29245 HOWELL POINT RD
TRAPPE, MD 21673
(410) 829-5171

JOB SITE INFORMATION
123 North Washington Street
EASTON, MD 21601

TRADE: INSULATION
QUOTE #: 84256000 / 1
ISSUE DATE: 03-23-2026
SALES PERSON: Stewart, Richard L Jr.

Base

Work Area	Item
Ceiling Area Flat - 16" on center	R-60 HFO HL WINTER = 8 Nominal Inches CLOSED CELL FOAM
Ceiling Area Flat - 12" on center	R-60 HFO HL WINTER = 8 Nominal Inches CLOSED CELL FOAM

BASE TOTAL: **$9,250.00**

Please be advised that Contractor's prices are subject to change commensurate with increased costs resulting from changes in tariffs, duties, or trade regulations.

NOTE: This agreement consists of multiple pages. If you do not receive the number of pages noted below, please contact Contractor directly at the telephone number stated above.

Draft stop, fire block, fire stop (IBC 718.4.1, 718.4.2 and 718.4.3 or locally adopted equivalent), and fire rated caulking are not included within Contractor's Work unless specifically listed above.

Contractor is willing to furnish to you all material and labor required for the Scope of Work, subject to the terms and conditions stated in this agreement.

TERMS OF PAYMENT: Payment in full due as stated on invoice regardless of any payment arrangements you have with third parties. Visit www.truteambillpay.com to manage your invoices and make payments online with TruTeam Bill Pay.

ACCEPTANCE: Contractor may change and/or withdraw this agreement if Contractor does not receive your signed acceptance within 10 business days after the Date stated above.

PRICING: The prices stated in the Scope of Work above will remain firm for 60 days after the Date stated above. If performance of this agreement extends beyond this 60 day period, you agree to pay Contractor's then current pricing ("Price") for any Work performed after that 60 day period. The Prices are based only on the terms and conditions expressly stated in this agreement. The Prices exclude any and all terms and conditions not expressly stated herein, including, without limitation, any obligation by Contractor to name you or any third-party as an additional insured on its insurance policy; to provide per project aggregate insurance coverage for the Work; to participate in any owner controlled, wrap, or similar insurance program; to indemnify or defend you or any third-party from any claims, actions and/or lawsuits of any kind or nature whatsoever except to the limited extent state in Section 18 of this agreement. Any terms or conditions required by you by contract or otherwise in addition to or inconsistent with those expressly stated in this agreement will result in additional charges and/or higher Prices. Any additional work performed is subject to Contractor's then current pricing (unless Contractor otherwise agrees in writing) and to this agreement.

CUSTOMER:
By: [signature] PRES.
SIGNATURE TITLE
Company Name: COASTAL DESIGN BUILD

CONTRACTOR:
By: _____ _____
SIGNATURE TITLE
Date: _____

THE INFORMATION CONTAINED IN THIS AGREEMENT IS CONFIDENTIAL. NEITHER THIS AGREEMENT NOR ITS TERMS MAY BE DISCLOSED TO THIRD PARTIES.

Add a description...
DD
Derek's Deville
02/25/2026 · 8:52 AM
EA- Walker Flat Roofs

April 20, 2025

To Whom It May Concern,

Chris Jordan Exteriors LLC is writing to provide a description of the existing roofing system at the property located at 123 N Washington, Easton, MD 21601.

The current roof is a standard flat roof system installed over typical roofing underlayment and wood decking. It includes standard flashing at penetrations and roof transitions, along with existing ventilation components.

This letter is intended to give a general overview of the existing roof materials currently in place.

If you have any questions, please feel free to contact our office at [redacted]

Sincerely,

Chris Jordan Exteriors, LLC
602 Dutchman's Lane
Easton, MD 21601
[redacted]
MHIC #111421

Chris Jordan Exteriors LLC
602 Dutchmans Lane
Easton, MD 21601
[redacted]



Estimate

ADDRESS
Coastal Design & Build, LLC.
Job name: Walker
123 N Washington St

ESTIMATE 3541
DATE 03/02/2026

DESCRIPTION	AMOUNT
-Remove existing roof using equipter no mess roofers buggy trash management system.	
Option 2: Install a Tapered ISO board system for proper drainage	122,500.00
-Install TPO trim around perimeter where applicable.	
-Install TPO flat roof system (60ml).	
-Re-flash the chimneys with aluminum coil stock.	
-Install curb for HVAC units.	
-Install scuppers and drains tying into the gutter system.	
-Dispose of debris.	
-Town permit fee is TBD and will be added to the final invoice.	
Please note this product has heat welded visible seams. Not responsible for imperfections and or visible plywood seams. Not responsible for ponding water or drainage.	
Any insufficient plywood will be an extra $55.00 per sheet for labor and 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 manufactures specifications for a 20 year warranty on TPO system and a 15 year warranty on workmanship.	

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

TOTAL **$122,500.00**

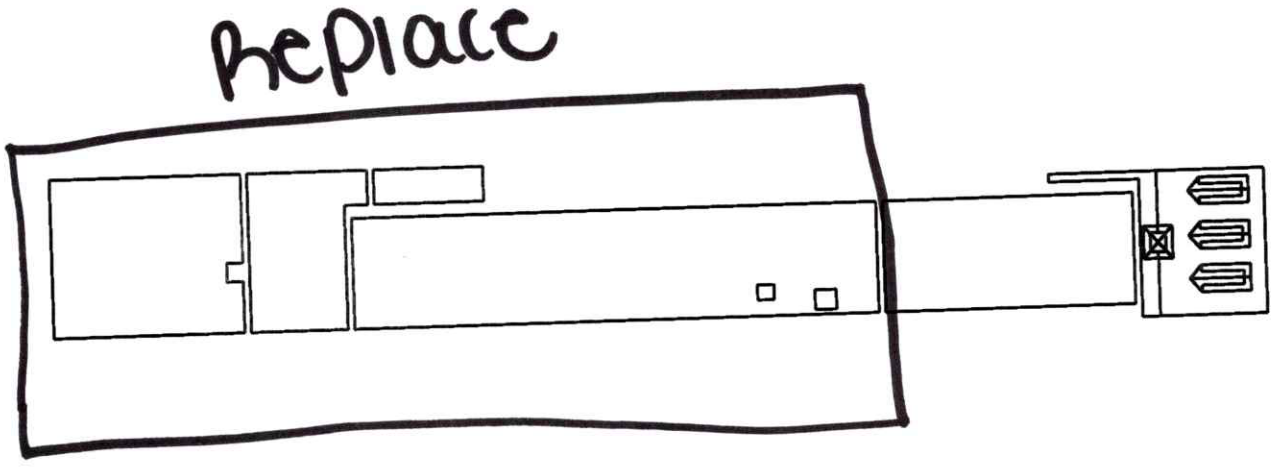
Accepted By

Accepted Date

GAF **QuickMeasure**
Roof Reports in Under 24 Hours

123 N Washington St, Easton, MD 21601 (1)
February 25, 2026
Prepared For: Chris Jordan Exteriors

N



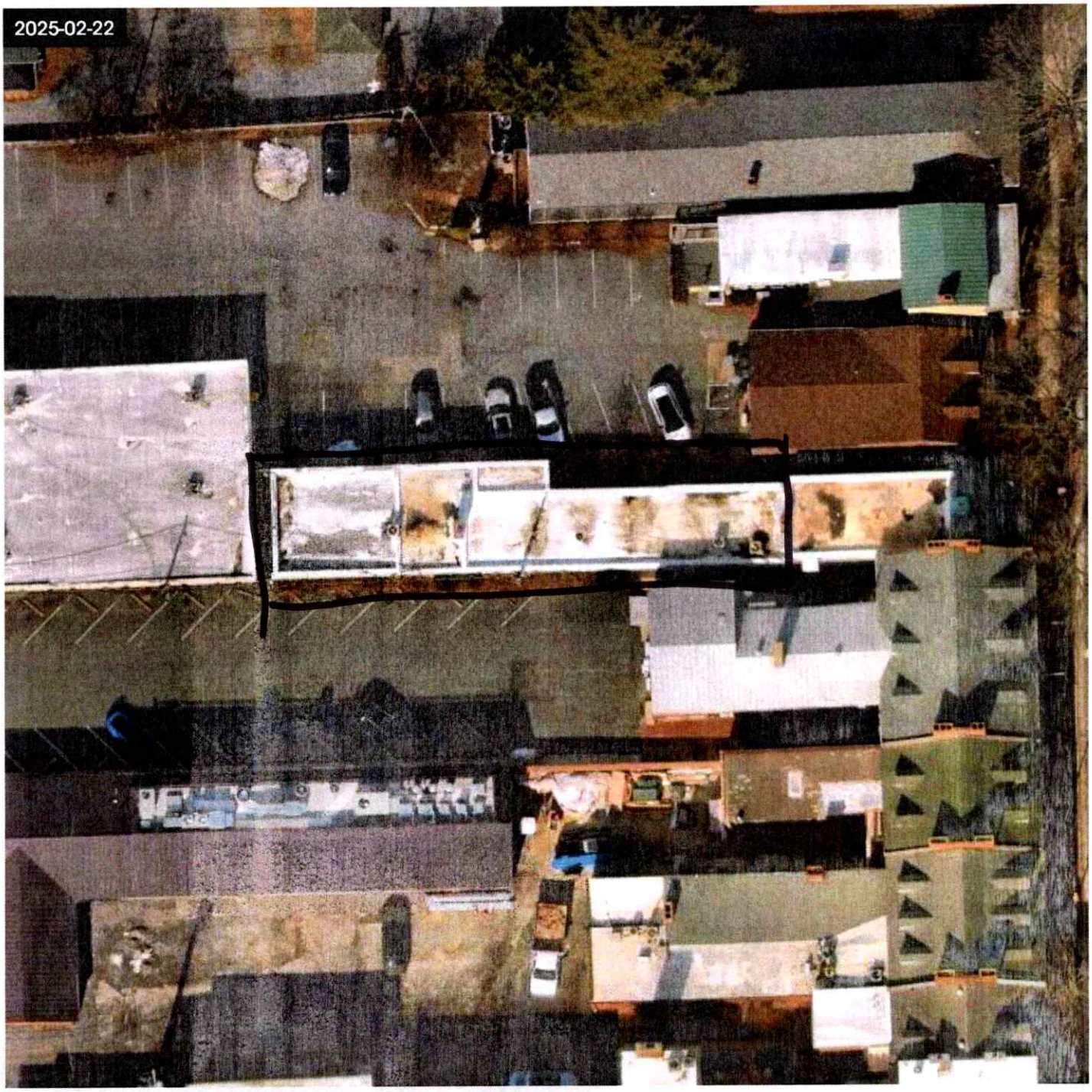
Contents

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

Measurements

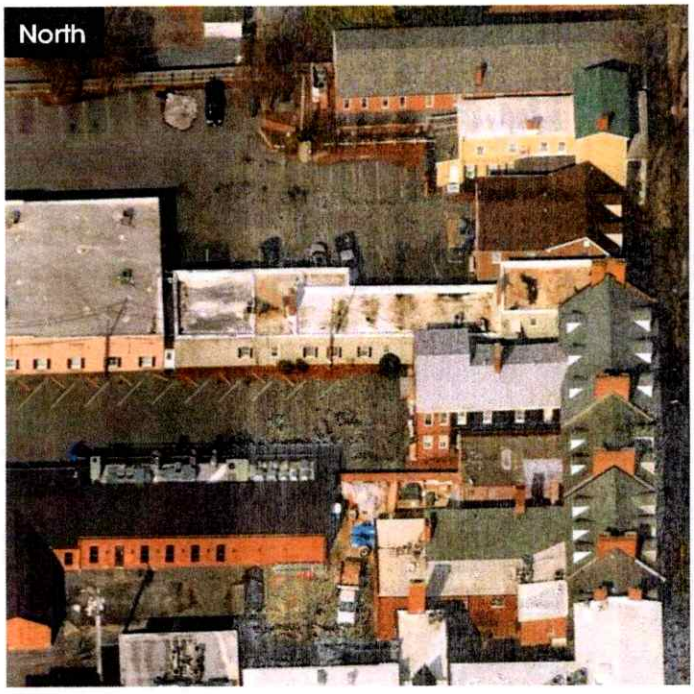
Roof Area	3,634 sq ft
Roof Facets	17
Predominant Pitch	0 / 12
Ridges/Hips	64 ft
Valleys	17 ft
Rakes	51 ft
Eaves	86 ft

Top View

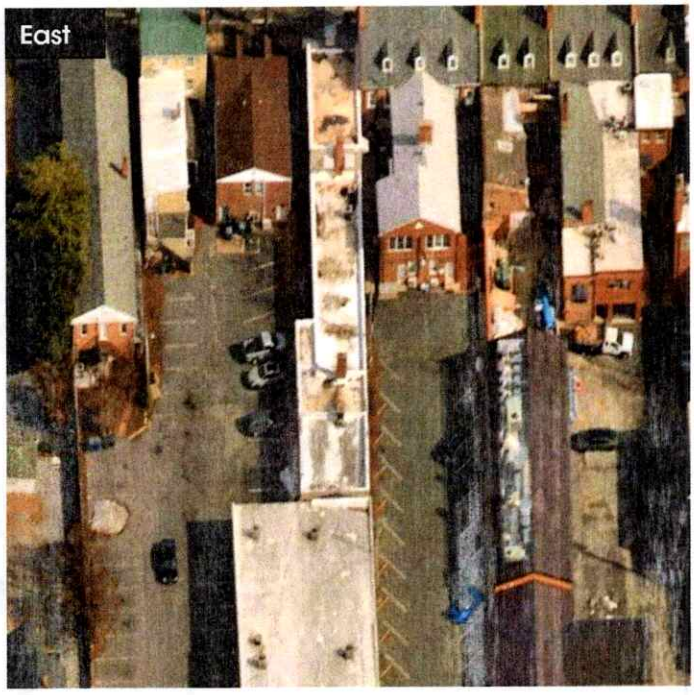


Side Views

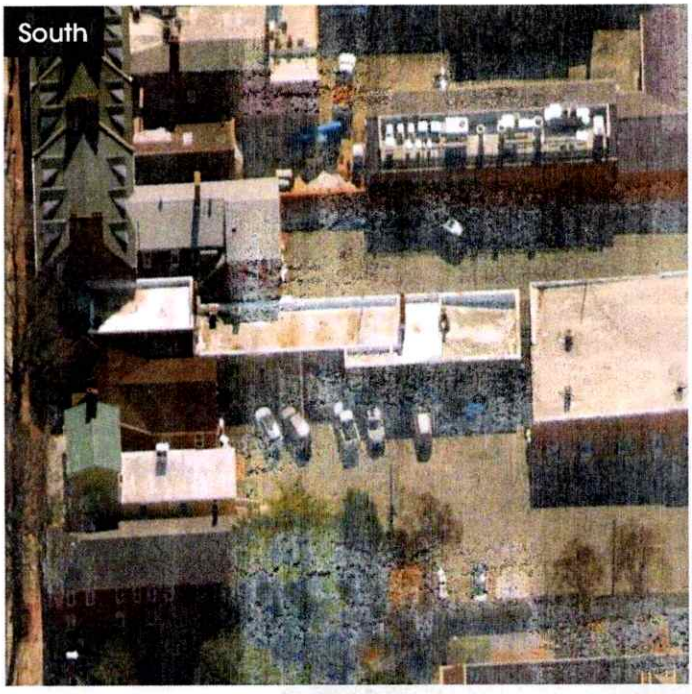
North



East



South

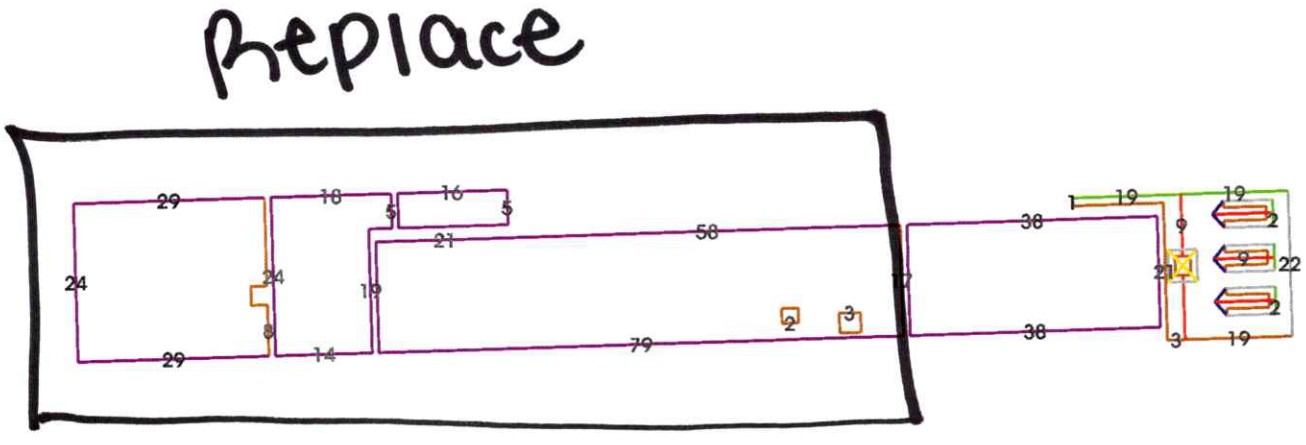


West



N

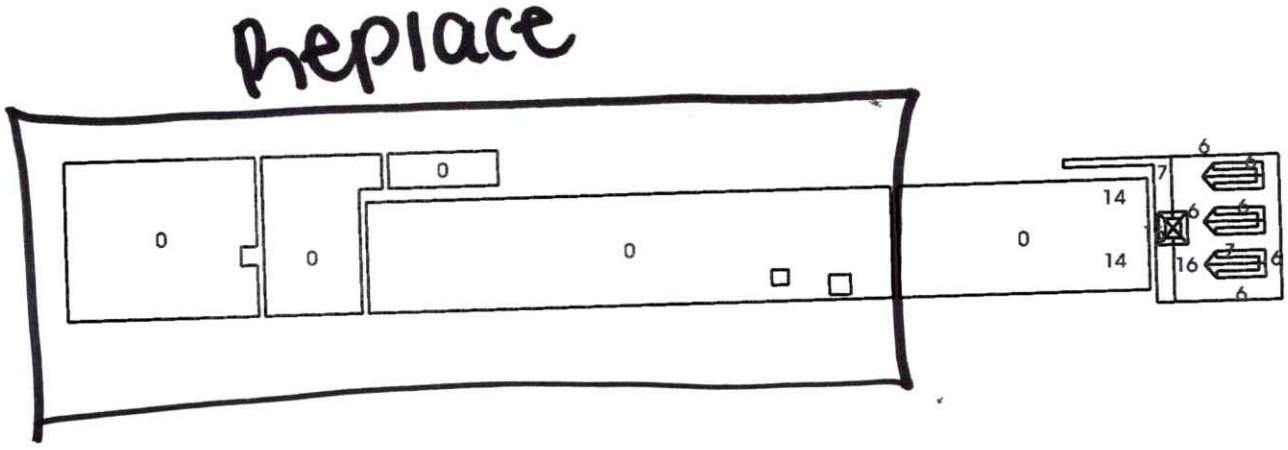
Flash	Step	Drip
106	87	137



Eave	Hip	Parapet	Rake	Ridge	Valley
86	17	492	51	46	17

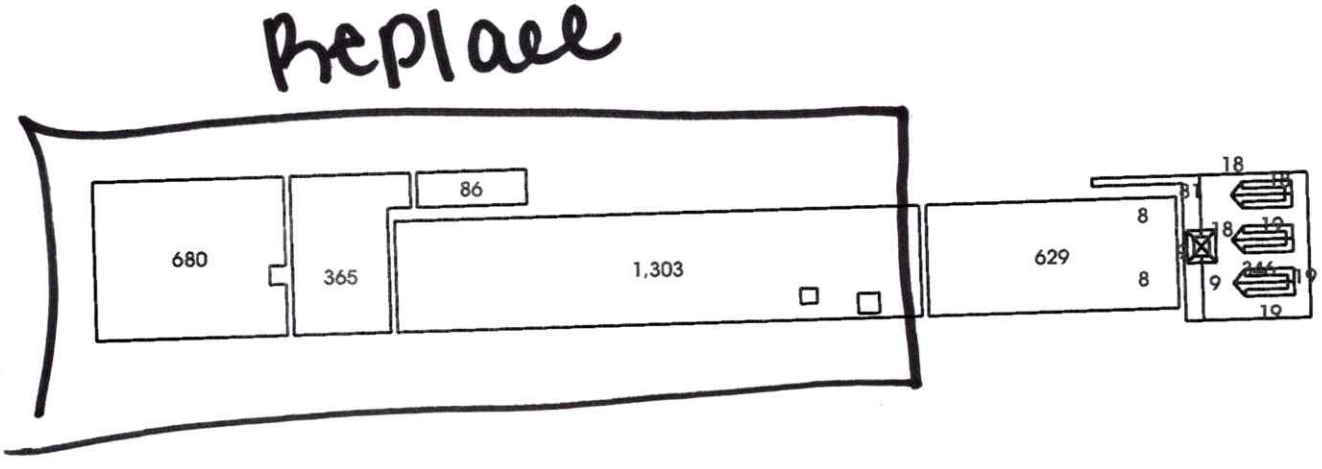
Lengths in feet

N



Pitches in inches per foot

N



Areas in square feet

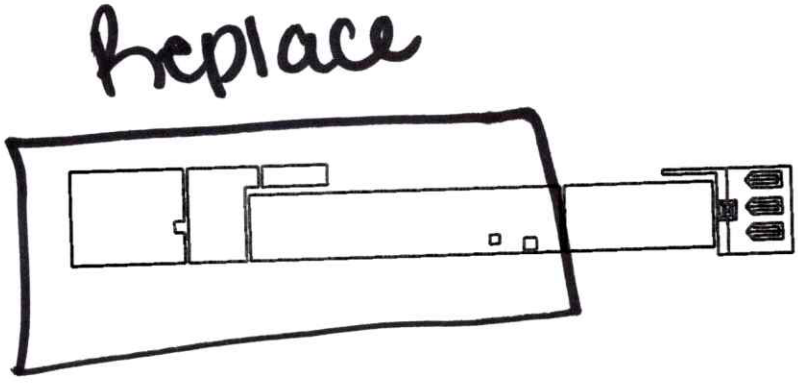
GAF **QuickMeasure**
Roof Reports in Under 24 Hours

Summary

Pitch	0	6	7	14	16
Area	3,063	111	427	16	17
Percent	84%	3%	12%	0%	0%

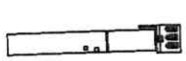
Waste	0%	5%	10%	12%	15%	17%	20%
Area	3,634	3,816	3,997	4,070	4,179	4,252	4,361
Squares	37	39	40	41	42	43	44

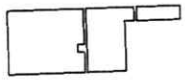
N



Roof Area	3,634 sq ft
Roof Facets	17
Pitch	0 / 12
Eaves	86 ft
Hips	17 ft
Rakes	51 ft
Ridges	46 ft
Valleys	17 ft
Flash	106 ft
Step	87 ft
Drip Edge	137 ft
Leak Barrier	296 ft
Ridge Cap	64 ft
Starter	137 ft
Parapets	492 ft
Penetrations	5
Pen. Area	72 sq ft
Pen. Perimeter	95 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.





Roof Area	2,502 sq ft	1,132 sq ft
Roof Facets	14	3
Pitch	0 / 12	0 / 12
Eaves	86 ft	0 ft
Hips	17 ft	0 ft
Rakes	51 ft	0 ft
Ridges	46 ft	0 ft
Valleys	17 ft	0 ft
Flash	77 ft	29 ft
Step	87 ft	0 ft
Drip Edge	137 ft	0 ft
Leak Barrier	296 ft	0 ft
Ridge Cap	64 ft	0 ft
Starter	137 ft	0 ft
Parapets	283 ft	209 ft
Penetrations	5	0
Pen. Area	72 sq ft	0 sq ft
Pen. Perimeter	95 ft	0 ft

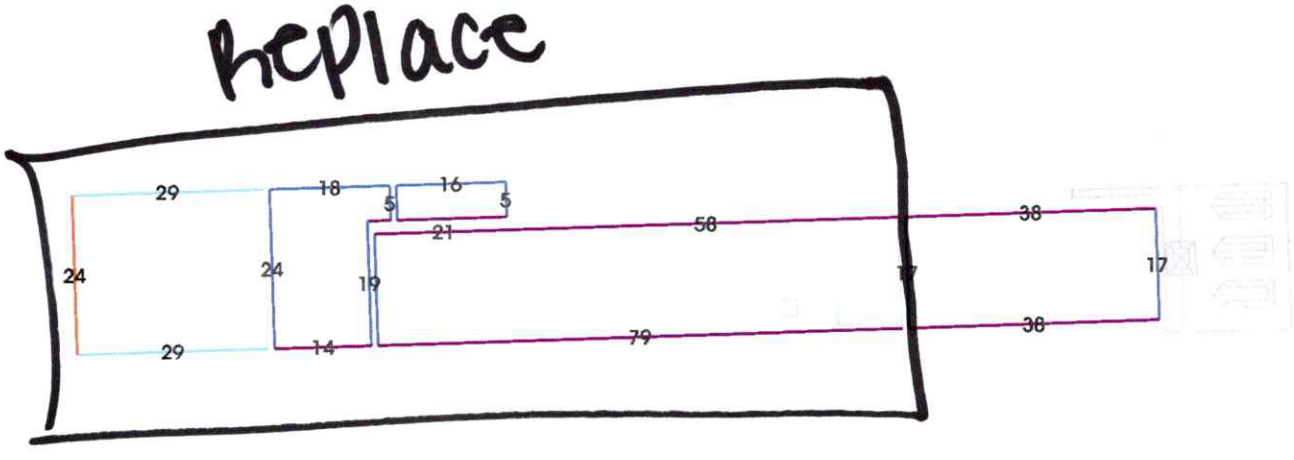
Substrate	Metal			Asphalt			TPO			EPDM		
Limited Warranty Term (Years)	10	15	20	10	15	20	10	15	20	10	15	20
Premium Acrylic												
Foundation Coat	-	-	-	16	16	16	16	16	16	16	16	16
Top Coat	10	13	19	10	13	19	10	13	19	10	13	19
Silicone												
Unisil Low Solids	13	17	22	16	20	25	13	17	22	13	17	22
Unisil High Solids	10	13	16	11	14	16	10	13	16	10	13	16
Primers / Cleaners												
Multi-Purpose Primer	-	-	-	8	8	8	-	-	-	-	-	-
Cleaning Concentrate	1	1	1	1	1	1	1	1	1	1	1	1
Metal Roof Primer	3	3	3	-	-	-	-	-	-	-	-	-
TPO Red Primer	-	-	-	-	-	-	2	2	2	-	-	-
EPDM Activator Cleaner	-	-	-	-	-	-	-	-	-	2	2	2

Quantities of 5-gallon pails

Suggested waste is 5 to 10%

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) Product quantities are listed in 5-gallon pails. Quantities are rounded up to the nearest complete pail. 3) Primers are referenced as a guide and recommended when applying to various substrates. 4) Before coating is applied, an adhesion test is required to ensure an adhesion minimum of 2.0 pounds per linear inch (PLI). Test patches should be applied with rates listed on the quick specs. 5) Applicators should account for nominal waste and soak factors in various substrates when needing to achieve wet/dry mil thickness as required by the quick specs and specifications. 6) Roof coatings product calculations are calculated for areas with a 1/12 pitch and below. 7) Refer to the limited warranty on GAF liquid-applied roof coatings, available at gaf.com, for complete coverage and restrictions. For application rates and other requirements for system guarantees and warranties, see liquid-applied roofing manual at gaf.com.

N

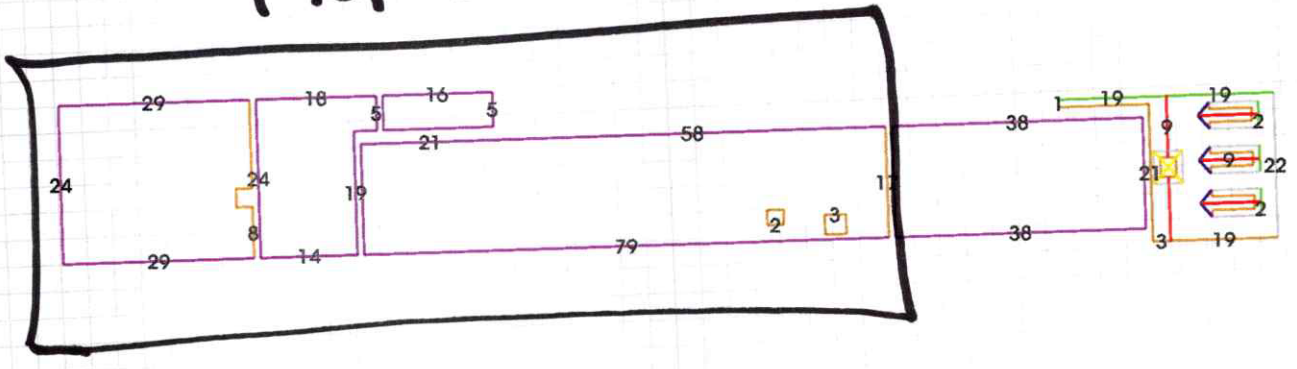


	Length (ft)	Height (in)	Vertical Area (sq ft)	Wall Width (in)
	267	18	401	24
	143	18	214	12
	57	30	144	12
	24	30	60	24

Flash	Step	Drip
106	87	137

N

Replace

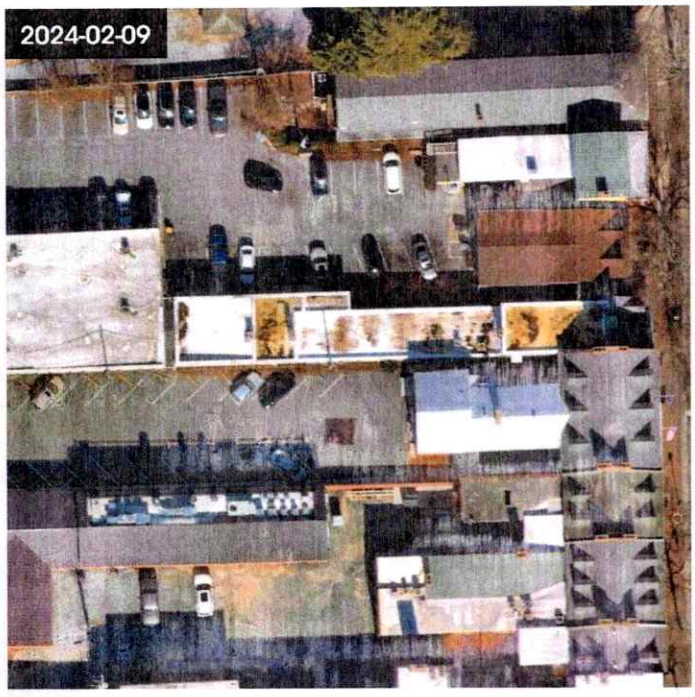


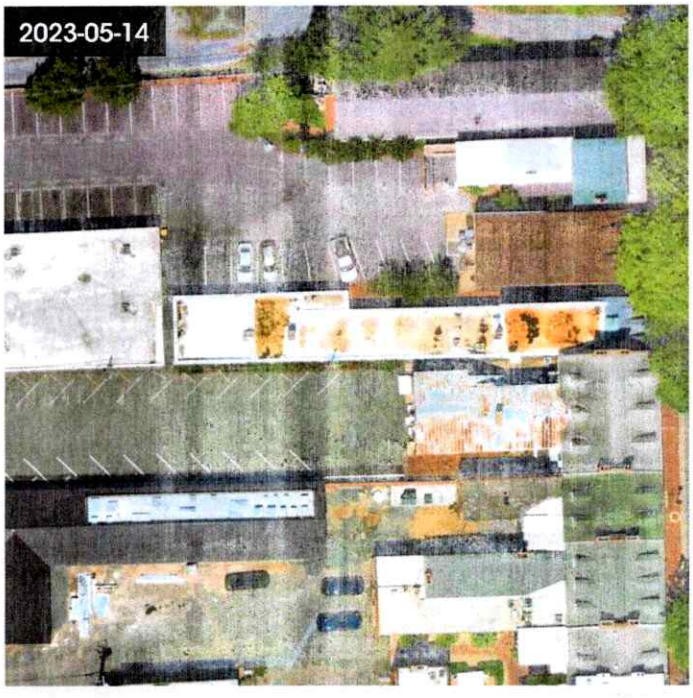
Eave	Hip	Parapet	Rake	Ridge	Valley
86	17	492	51	46	17

4 ft x 4 ft grid
Lengths in feet


Nearmap

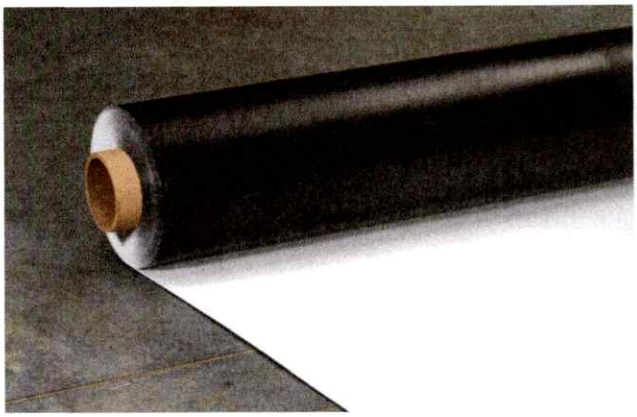






View Online

VersiWeld® TPO Reinforced Membrane



Overview

Versico's VersiWeld TPO reinforced membrane is a premium, heat-weldable, single-ply thermoplastic polyolefin (TPO) sheet designed for new roof construction and re-roofing applications. VersiWeld High Slope (HS) membrane is formulated with additional flame retardant for higher-slope fire code approvals. VersiWeld Plus is 80 mils (2.03 mm) thick for significantly higher strength and weatherability.

VersiWeld TPO membranes use advanced polymerization technology that combines the flexibility of ethylene-propylene (EP) rubber with the heat weldability of polypropylene. All VersiWeld TPO membranes include OctaGuard XT™, an industry-leading, state-of-the-art weathering package. OctaGuard XT technology enables VersiWeld TPO to withstand the extreme weatherability testing that is intended to simulate exposure to severe climates.

Physical properties of the membrane are enhanced by a strong polyester fabric that is encapsulated between the TPO-based top and bottom plies. The combination of the fabric and TPO plies provides high breaking and tearing strength, as well as excellent puncture resistance. The relatively smooth surface of the membrane produces a total surface fusion weld that results in a consistent, watertight, monolithic roof assembly. The membrane is environmentally friendly and safe to install.

Features and Benefits

- Living Building Challenge "Red List Free" – Declare Label
- VersiWeld TPO is available in 4-, and 6-ft (121.92 cm and 182.88 cm) perimeter sheets and 8-, 10-, 12-, and 16-ft (243.84 cm, 304.80 cm, 365.76 cm, and 487.68 cm) VersiWeld field sheets*
- Outstanding puncture resistance
- Excellent fire resistant assemblies
- Environmentally friendly and stable formulation
- Excellent resistance to impact and low temperatures
- Excellent chemical resistance to acids, bases and restaurant exhaust emissions
- UL 2218 Class 4 hail rating
- Exceptional resistance to heat, solar UV, ozone and oxidation
- Manufactured using a hot-melt extrusion process for complete scrim encapsulation
- Enhanced with the OctaGuard XT weathering package

OCTAGUARD XT WEATHERING PACKAGE

- Standard Colors:

White Gray Tan

- Special Colors:

Slate Gray Med Bronze Terra Cotta Patina Green Rock Brown

* VersiWeld HS Special Color TPO membranes are available in limited sizes. Refer to Versico's VersiWeld HS TPO Special Color Program Sell Sheet for details.

Sustainable Attributes

Versico Roofing Systems' focus has always been innovation – innovation to solve problems, improve performance, reduce labor, and above all, improve sustainability. Versico is committed to driving sustainable and efficient processes in the design and manufacturing of our products.

- Up to 10% pre-consumer recycled content
- Fully recyclable when used in mechanically attached systems
- 3rd-party verified Environmental Product Declaration available
- NSF P151 certification for rainwater catchment**
- California Title 24 compliant***
- Free of Living Building Challenge red list chemicals

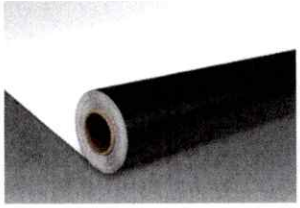
** White only, produced in Tooele, UT
*** White and Tan only

VERSICO ROOFING SYSTEMS

VersiWeld TPO Reinforced Membrane

Wider is Better

Versico's 16-foot VersiWeld TPO delivers a leap in productivity on adhered and induction welded roofs by cutting down on the number of rolls needed and dramatically reducing the number of seams on the roof.



With fewer rolls to load, stage, and kick out, and fewer seams to weld, contractors can save significant time on each project, moving on to the next one sooner.

16-Foot TPO Benefits

- Fewer rolls to load and stage on a job saves crane time and labor at the beginning of each project
- Fewer rolls to position, kick-out, and align during installation saves labor
- Up to 60% fewer seams vs. 10-foot TPO
- Fewer seams to weld, probe, and inspect, saving considerable time during installation
- Fewer T-joint patches to install on each roof
- Less waste and trash from packaging
- Less time spent on each project, allowing contractors to complete more roofs and grow their business

Installation

VersiWeld TPO roofing systems are quick to install, as minimal labor and few components are required. TPO systems are installed using an Automatic Heat Welder, making sheet welding fast, clean, consistent, and easy to learn, while reducing strain on the roofing technician.

Fully-Adhered – membrane is adhered to a suitable substrate utilizing an appropriate bonding adhesive

Mechanically Attached – membrane is attached to the roof deck over a suitable substrate utilizing plates and fasteners which are overlapped with membrane

Induction-Welded – membrane is attached over a suitable substrate via an induction welding tool being placed over the membrane where a fastened TPO induction welding plate is located to weld the two components together

REVIEW CURRENT VERSICO SPECIFICATIONS AND DETAILS FOR SPECIFIC INSTALLATION REQUIREMENTS.

Precautions

- Sunglasses that filter out ultraviolet light are strongly recommended, as tan and white surfaces are highly reflective. Roofing technicians should dress appropriately and wear sunscreen.
- Surfaces may become slippery due to frost and ice buildup. Exercise caution during cold conditions to prevent falls. Exercise caution when walking on wet membrane. Membranes may be slippery when wet.
- Care must be exercised when working close to a roof edge when the surrounding area is snow-covered, as the roof edge may not be clearly visible.
- Use proper stacking procedures to ensure sufficient stability of the rolls.
- Store membrane in the original undisturbed plastic wrap in a cool, shaded area and cover with light-colored, breathable, waterproof tarpaulins. Membrane that has been exposed to the weather must be prepared with Weathered Membrane Cleaner prior to hot-air welding.
- Take care not to stand or place heavy objects on the edge of folded-over membrane, as this could cause a hard crease in the membrane.
- Maximum sustained temperature not to exceed 160°F (71°C) for TPO membrane.
- Do not use razor blades or other sharp tools to cut the APEEL Protective Film while it is still adhered to the TPO membrane as damage to the underlying membrane may occur. Pull the protective film away from the membrane prior to cutting.
- Remove APEEL Protective Film by pulling towards the center of the roof. Do not remove the film by pulling towards the roof edge.
- A static electric charge may develop when removing APEEL Protective Film from the surface of the membrane sheet. To avoid the possibility of ignition, lids must be closed on any flammable products and a fire extinguisher should be readily available.
- Color membranes will 'fade' over time mainly due to the ultraviolet portion of sunlight. Since most roof surfaces are exposed to variable sunlight, some areas will be more susceptible to color changes caused by UV fading. Warranties for color membranes do not cover fading of colors.

Extreme Testing for Severe Climates

ASTM Standard D6878 is the material specification for Thermoplastic Polyolefin-Based Sheet Roofing. It covers material property requirements for TPO roof sheeting and includes initial and aged properties after heat and xenon-arc exposure. As stated in the scope of the standard, "the tests

VERSICO ROOFING SYSTEMS

VersiWeld TPO Reinforced Membrane

and property limits used to characterize the sheet are values intended to ensure minimum quality for the intended purpose." Versico's goal is to produce TPO that delivers maximum performance for the intended purpose of roofing membranes. Maximum performance requires the membrane to far exceed the requirements of ASTM D6878.

Heat Aging accelerates the oxidation rate that roughly doubles for each 18°F (10°C) increase in roof membrane temperature. Oxidation (reaction with oxygen) is one of the primary chemical degradation mechanisms of roofing materials.

Versico Testing – Heat Aging

	ASTM Requirement	VersiWeld Requirement
ASTM Test 240°F	32 weeks**	>128 weeks

** Heat exposure comparable to 3,120 weeks (60 years) at 185°F for 8 hours/day.

- Test specimen is a 2" by 6" (50.8 mm by 152.4 mm) piece of 45-mil (1.14 mm) membrane unbacked, placed in circulating hot-air oven.
- Criterion – no visible cracks after bending aged test specimen around 3" (76.2 mm)-diameter mandrel.

Q-Trac testing combines accelerated weathering with real-world conditions using an array of ten mirrors to reflect and concentrate full spectrum sunlight onto membrane test specimens. The Q-Trac device automatically tracks the sun's path from morning to night. Also, it adjusts to compensate for seasonal changes in the sun's altitude. Eight years in Q-Trac testing is equal to 40 years of real-world exposure. Versico requires its VersiWeld TPO membranes to pass the equivalent of 40 years of exposure in the Q-Trac.

Versico Testing – Q-TRAC

	ASTM D6878 Requirement	VersiWeld Requirements
ASTM Test N/A	N/A	Equivalent of 40 years of exposure

Environmental Cycling subjects the membrane to repeated cycles of heat aging, hot-water immersion, and xenon-arc exposure.

- ASTM requirement – none
- Versico Extreme test*:
  - 10 days heat aging at 240°F (116°C) followed by
  - 5 days water immersion at 158°F (70°C) followed by
  - 5,040 kJ/m² (2000 hours at 0.70 W/m² irradiance) xenon-arc exposure

*Test specimen is 2.75" (69.85 mm by 140 mm) by 5.5" piece of membrane with edges sealed.

*Criterion – after 3 complete cycles, test specimens shall remain flexible and not have any cracking under 10x magnification while wrapped around a 3" (76.2 mm)-diameter mandrel.

Supplemental Approvals, Statements and Characteristics:

1. VersiWeld TPO meets or exceeds the requirements of ASTM D6878 Standard Specification for Thermoplastic Polyolefin-Based Sheet Roofing.
2. VersiWeld TPO membranes conform to requirements of the US E.P.A. Toxic Leachate Test (40 CFR part 136) performed by an independent analytical laboratory.
3. VersiWeld TPO was tested for dynamic puncture resistance per ASTM D5635-04 using the most recently modified impact head. 45-mil (1.14 mm) was watertight after an impact energy of 12.5 J (9.2 ft-lbf) and 60-mil (1.52 mm) was watertight after 22.5 J (16.6 ft-lbf). 80-mil (2.03 mm) Plus was watertight after an impact energy of 30.0 J (22.1 ft-lbf).
4. All FM approved assemblies have been tested to pass FM 4470 for foot traffic resistance.

Optional APEEL™ Protective Film:

Shield Versico's VersiWeld TPO membrane from dirt and scuffs during installation with APEEL Protective Film. Durable and easy to remove, APEEL eliminates the need for rooftop cleaning upon project completion.

- Ideal for re-roofing, re-cover, and new construction projects
- Simple and easy to remove
- Saves time and money when compared to pressure washing
- Protecting from dirt maintains maximum membrane reflectivity and long-term performance

Installation

Simply order membrane with APEEL, install, and remove the film to reveal a clean, new roof.

- APEEL Protective Film should be removed from within areas that are to be heat-welded together. In areas that do not require heat-welding, the APEEL Protective Film can be left in place for up to 90 days without degrading due to its excellent heat- and UV-resistance .
- When the installation of the entire TPO roofing system is complete, remove and discard the APEEL Protective Film.

VERSICO ROOFING SYSTEMS

VersiWeld TPO Reinforced Membrane

Typical Properties and Characteristics

Physical Property	ASTM D6878 Requirement	45-mil (1.14 mm)	60-mil (1.52 mm)	80-mil Plus (2.03 mm)
Tolerance on Nominal Thickness, % ASTM D751 test method	+15, -10	± 10	± 10	± 10
Thickness Over Scrim, in. (mm) ASTM D7635 optical method, average of 3 areas	0.015 min (0.380)	0.018 typical (0.457)	0.024 typical (0.610)	0.034 typical (0.864)
Breaking Strength, lbf (kN) ASTM D751 grab	220 (976 N) min	225 (1.0) min 320 (1.4) typical	250 (1.1) min 360 (1.6) typical	350 (1.6) min 425 (1.9) typical
Elongation Break of Reinforcement, % ASTM D751 grab method	15 min	15 min 25 typical	15 min 25 typical	15 min 25 typical
Tearing Strength, lbf (N) ASTM D751 proc. B 8 in. x 8 in.	55 (245) min	55 (245) min 130 (578) typical	55 (245) min 130 (578) typical	55 (245) min 130 (578) typical
Brittleness Point, °F (°C) ASTM D2137	-40 (-40) max	-40 (-40) max -50 (-46) typical	-40 (-40) max -50 (-46) typical	-40 (-40) max -50 (-46) typical
Linear Dimensional Change, % ASTM D1204, 6 hours at 158°F	± 1 max	± 1 max -0.2 typical	± 1 max -0.2 typical	± 1 max -0.2 typical
Ozone Resistance, no cracks 7X ASTM D1149, 100 pphm, 168 hrs	PASS	PASS	PASS	PASS
UV Exposure (Xenon Arc), no cracks 7X ASTM G155, min. exposure 10,080 kJ/m² (4,000 hrs - 0.70 W/m²)	PASS	PASS	PASS	PASS
Water Absorption Resistance, mass % ASTM D471 top surface only 166 hours at 158°F water	± 3.0 max	± 3.0 max 0.90 typical	± 3.0 max 0.90 typical	± 3.0 max 0.90 typical
Factory Seam Strength, lbf (N) ASTM D751 grab method	66 (290) min	66 (290) min	66 (290) min	66 (290) min
Field Seam Strength, lbf/in (kN/m) ASTM D1876 tested in peel	No requirement	25 (4.4) min 50 (8.8) typical	25 (4.4) min 60 (10.5) typical	40 (7.0) min 70 (12.3) typical
Water Vapor Permeance, Perms ASTM E96 proc. B	No requirement	0.10 max 0.05 typical	0.10 max 0.05 typical	0.10 max 0.05 typical
Puncture Resistance, lbf (kN) FTM 101C, method 2031 (see supplemental section)	No requirement	250 (1.1) min 325 (1.4) typical	300 (1.3) min 350 (1.6) typical	400 (1.8) min 450 (2.0) typical
Properties After Heat Aging ASTM D573, 32 weeks @ 240°F or 8 weeks @ 275°F No cracking when bent around 3" diameter mandrel Weight Change, %	PASS No cracking ± 1.5 max	PASS No cracking 1.0 max	PASS No cracking 1.0 max	PASS No cracking 1.0 max
Typical Weights lb/ft² (kg/m²)		0.25	0.33	0.45

Typical properties and characteristics are based on samples tested and are not guaranteed for all samples of this product. This data and information is intended as a guide and does not reflect the specification range for any particular property of this product.

VERSICO ROOFING SYSTEMS

VersiWeld TPO Reinforced Membrane

LEED® Information

Pre-consumer Recycled Content	10%
Post-consumer Recycled Content	0%
Manufacturing Location	Senatobia, MS Tooele, UT Carlisle, PA
Solar Reflective Index (SRI)	99 (white) 86 (tan)

Radiative Properties for Cool Roof Rating Council (CRRC) and LEED

	Test Method	White TPO	Tan TPO	Gray TPO
CRRC – Initial solar reflectance	ASTM C1549	0.79	0.71	0.46
CRRC – Solar reflectance after 3 years	ASTM C1549 (uncleaned)	0.70	0.64	0.43
CRRC – Initial thermal emittance	ASTM C1371	0.90	0.86	0.89
CRRC – Thermal emittance after 3 years	ASTM C1371 (uncleaned)	0.86	0.87	0.88
LEED – Thermal emittance	ASTM E408	0.9	0.86	0.85
SRI – Inital (Solar Reflectance Index)	ASTM E1980	99	86	53
SRI – 3 year aged (Solar Reflectance Index)		85	77	48

Radiative Properties (Initial) for Special Colors

	Reflectance	Emittance	SRI
Medium Bronze	0.28	0.86	29
Rock Brown	0.25	0.87	26
Slate Gray	0.38	0.87	42
Terra Cotta	0.25	0.86	25
Patina Green	0.25	0.88	25

Solar Reflectance Index (SRI) is calculated per ASTM E1980. The SRI is a measure of the roof's ability to reject solar heat, as shown by a small temperature rise. It is defined so that a standard black (reflectance 0.05, emittance 0.90) is 0 and a standard white (reflectance 0.80, emittance 0.90) is 100. Materials with the highest SRI values are the coolest choices for roofing. Due to the way SRI is defined, particularly hot materials can even take slightly negative values and particularly cool materials can even exceed 100.

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VE-2369 - "VersiWeld Reinforced TPO Technical Data Bulletin" - 02.03.23

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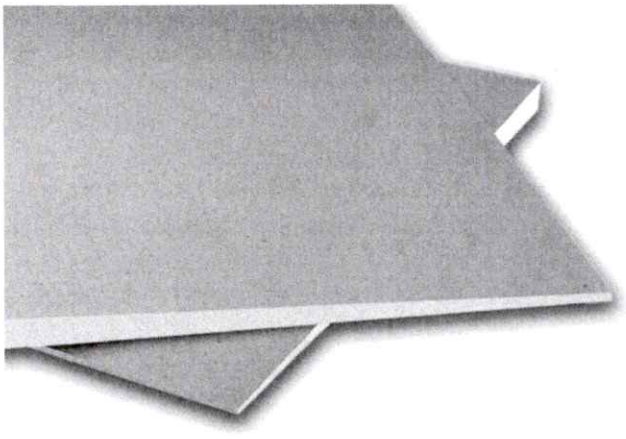
VersiCore® Tapered Polyiso



Overview

VersiCore Tapered is a sloped rigid roof insulation panel composed of a closed cell polyisocyanurate foam core bonded to glass reinforced felt (GRF) facers.

Features and Benefits

- VersiCore Tapered polyiso insulation provides the highest R-value per inch of commercially available insulation products
- Environmentally friendly construction with 0% ozone depleting components and CFC free
- Approved for direct application to steel decks

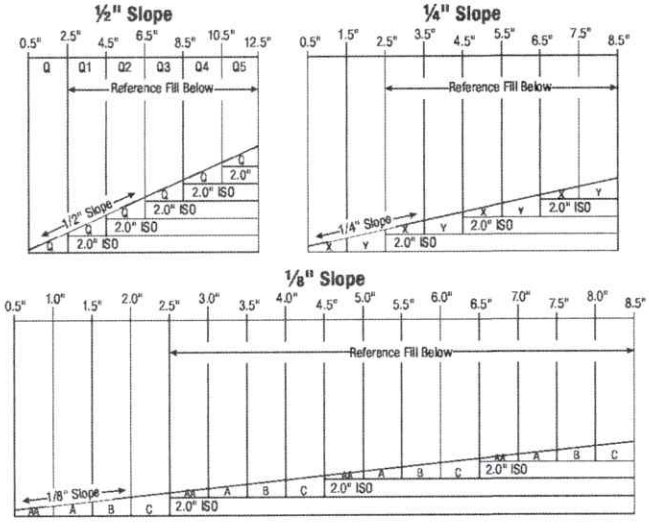
Panel Characteristics

- Available in 4' x 4' (1220 mm x 1220 mm) in thickness of ½" (12 mm) minimum to 4.5" (115 mm) maximum
- Available slopes (per foot):
  - ⅛" (3 mm)
  - ¼" (6 mm)
  - ⅜" (10 mm)
  - ½" (12 mm)

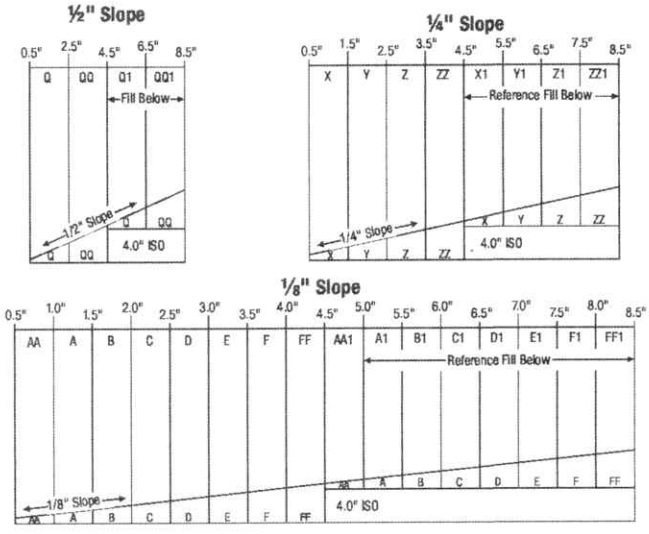
Applications

Single-Ply Roof Systems (Ballasted, Mechanically Attached, Fully Adhered)

Standard Panel Profiles



Extended Panel Profiles



VERSICO ROOFING SYSTEMS

BUILDING VALUE

VersiCore Tapered Polyiso

Installation

Ballasted Single-Ply Systems
Each VersiCore Tapered panel is loosely laid on the roof deck. Butt edges and stagger joints of adjacent panels. Install the roof membrane according to Versico's specifications.

Mechanically Attached & Fully Adhered Single-Ply Systems
Secure each VersiCore Tapered panel to the roof deck with Versico's Flexible DASH™ adhesive or the appropriate plate and fastener. Butt edges and stagger joints of adjacent panels. Install the roof membrane according to Versico's specifications.

REVIEW CURRENT VERSICO SPECIFICATIONS AND DETAILS FOR SPECIFIC INSTALLATION REQUIREMENTS.

Codes and Approvals

- ASTM C1289, Type II, Class 1, Grade 2 (20 psi), Grade 3 (25 psi)
- International Building Code (IBC) Section 2603
- UL Standard 790, 263 and 1256: Component of Class A Roof Systems (refer to UL Roof Materials' system directory)
- CAN/ULC S704, Type 2 & 3, Class 2
- Third-party certification with the PIMA QualityMark℠ for Long-Term Thermal Resistance (LTTR) values
- FM® Standards 4450/4470: Class 1 approval for steel roof-deck constructions (refer to FM RoofNav)
- FLORIDA BUILDING CODE APPROVAL FL#1296
- MIAMI-DADE COUNTY, FLORIDA NOA NO: 04-1018.01

Sustainable Attributes

Versico's focus has always been innovation - Innovation to solve problems, improve performance, reduce labor, and above all, improve sustainability. Versico is committed to driving sustainable and efficient processes in the design and manufacturing of our products.

- Highest R-value per inch providing maximum energy savings and CO2 emissions avoidance
- PIMA QualityMark℠ Certification Program participant for Long-Term Thermal R-values (LTTR)
- CDPH Compliant for maximum allowable concentrations of target VOCs
- Versico Polyiso Roof Insulation and HD Cover Board EPDs available
- Contributes to LEED and Green Globes certification requirements
- End-of-life jobsite disposal options are available for re-use/re-purposing
- Zero ozone-depleting components, HFC- and HCFC-free formulation

Precautions

Insulation must be protected from open flame and kept dry at all times. Install only as much insulation as can be covered the same day by completed roof-covering material. Versico will not be responsible for specific building and roof design by others, for deficiencies in construction or workmanship, for dangerous conditions on the jobsite or for improper storage and handling. Technical specifications shown in this literature are intended to be used as general guidelines only and are subject to change without notice. Call Versico for more specific details, or refer to PIMA Technical Bulletin No. 109: Storage & Handling Recommendations for Polyiso Roof Insulation.

Typical Properties and Characteristics

Property	Test Method	Value
Compressive Strength	ASTM D1621 ASTM 1289	20 psi minimum (138 kPa, Grade 2)
Dimensional Stability	ASTM D2126	2% linear change (7 days)
Moisture Vapor Transmission	ASTM E96 12.10	<1 perm (57.5ng/(Pa•s•m²))
Water Absorption	ASTM C209	<1% volume
Service Temperature		-100° to 250°F (-73°C to 122°C)

Typical properties and characteristics are based on samples tested and are not guaranteed for all samples of this product. This data and information is intended as a guide and does not reflect the specification range for any particular property of this product.

CLASSIFIED c UL us

Foamed plastic as roof deck construction material with resistance to an internal fire exposure only for use in construction no.(s) 120 and 123. See UL Directory of Products Certified for Canada and UL Roofing Materials and Systems Directory. 99DL.

PIMA QualityMark℠
Independent | Certified | LTTR +

VERSICO ROOFING SYSTEMS

A SINGLE SOURCE FOR SINGLE-PLY ROOFING

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VE-7830 - "Versico Tapered Polyiso Technical Data Bulletin" - 10.11.23

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May 1, 2025

To Whom It May Concern,

I, **Doug Walker**, as an authorized representative of **Allegany Realty LLC**, the property owner of **123 N. Washington Street, Easton, MD 21601**, hereby authorize **Chris Jordan Exteriors LLC** to act on behalf of Allegany Realty LLC 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 obtaining related approvals for the work to be performed on the property.

If you have any questions regarding this authorization, please feel free to contact me.

Sincerely,

Doug Walker
Authorized Representative
Allegany Realty LLC

[redacted]

Chris J. Jordan Exteriors, LLC
602 Dutchman's Lane
Easton, MD 21601
[redacted]
MHIC #111421

RECEIVED
MAY 26 2026
TOWN OF EASTON

HD 26 - 61

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

Application #:	2026 - 1745
Date Received:	05/26/2026
Fee Paid:	-
HDC Meeting Date:	06/08/2026
Date Property Posted:	-

HISTORIC DISTRICT COMMISSION HEARING APPLICATION

APPLICATION TYPE
(PLEASE CIRCLE)

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

PROPERTY INFORMATION

ADDRESS 208 Talbot St. Easton, MD 21601
☐ Contributing ☐ Non-Contributing YEAR BUILT: 1900 NATIONAL REGISTAR # _____

PROPERTY INFORMATION

OWNER NAME EAW Properties LLC | Patrick Mowery
TELEPHONE NO. [redacted] EMAIL [redacted]

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

NAME Patrick Mowery
TELEPHONE NO. [redacted] EMAIL [redacted]

Description of Proposal (include additional sheets, as necessary)

Full roof replacement Due to leaking. Spec. sheet supplied from Builders First Source for materials. Existing trim, fascia, soffit and gutters to remain.
Severe leaking + damage.

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 5/26/26
Printed Name of Applicant or Agent Patrick Mowery

Revised 4.4.2022

208 Talbot St.
Easton, MD 21601

Builders FirstSource

REPRINT

DATE	SO NUMBER
05-21-26	88069104

SALES ORDER QUOTE

SOLD TO 1017903
PIA JOSEPH MARTINEZ
8401 OCEAN GATEWAY
EASTON, MD 21601

SHIP TO 1078073 ***CPU***
PIA JOSEPH MARTINEZ (CAM
CPU
8401 OCEAN GATEWAY
EASTON
MD 21601

JOB NO.	CUSTOMER PO.	COST CODE	EST SHIP DATE	CLERK #	SHIPPED FROM
CPU	MOWERY		05-21-26	jxm5	CAMDDEYD QT

QTY	ITEM NO.	DESCRIPTION	U/M	UNIT PRICE	EXTENDED PRICE
60	GTP30CH	GAF TIMBERLINE HD CHARCOAL LIFETIME WARRANTY	BDL	41.74	2,504.40
2	GAFWW2UL	GAF WEATHER WATCH 2SQ ICE & WATER SHIELD	ROLL	99.98	199.96
2	FELTBUSTER	GAF SYNTHETIC FELT ROLL	EA	112.58	225.16

DE DELAWARE

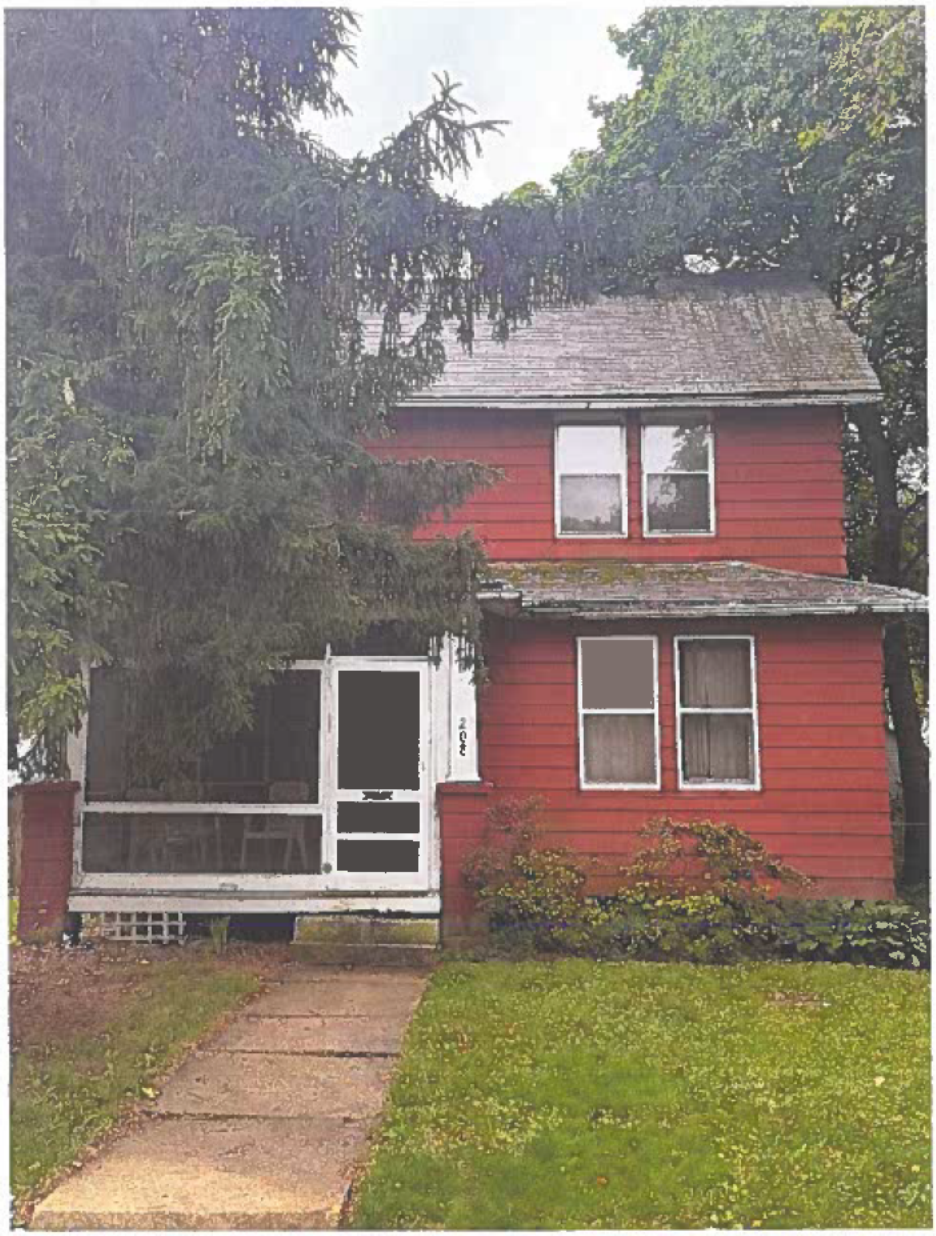
SUBTOTAL	TAX	TOTAL
2,929.52	.00	2,929.52

SALESPERSON: P2685739
BUYER:

Unless otherwise specified herein, all prices shown shall only be valid for materials delivered for or received by the Purchaser within 30 days from the date of this order.

208 Talbot St.

Easton, MD 21601



Front

208 Talbot Street

Easton, MD 21601



Back



Back