Historic District Commission
MEETING AGENDA

Monday, July 13, 2026 - 6:00 PM
Council Chambers, Easton Town Office
14 S Harrison Street

Call to Order

1) Approval of the Agenda for July 13, 2026.

Old Business

New Business

1)

Application Number:	2026 - 1760 / HD 26 - 66
Applicant:	Pamela P. Gardner, AIA LLC on behalf of Critchlow Adkins Children's Center
Location:	15 S. Hanson Street (Critchlow Adkins Children's Center) Tax Map 0104, Grid 00EA, Parcel 1549
Zoning District:	R-7A
Historic Status:	Contributing
Request:	Partial demolition and subsequent reconstruction of portions of the primary structure that received structural damage from a tree fall.

2)

Application:	2026 - 1767 / HD 26 - 69
Applicant:	Maggio Home Services, LLC on behalf of Enid McKitrick
Location:	116 Goldsborough Street Tax Map 0103, Grid 00EA, Parcel 1141
Zoning District:	R-7A
Historic Status:	Contributing
Request:	Replacement of the cedar siding, and the installation of a new window.

3)

Application Number:	2026 - 1770 / HD 26 - 70
Applicant:	Michael and Constance Pullen
Location:	36 S. Washington Street Tax Map 0104, Grid 00EA, Parcel 1460
Zoning District:	CB

Historic Status:	Contributing
Request:	Installation of a 40" x 18" PVC sign.

Discussion Item

1) Corrective Action Notice for 601 Goldsborough Street.

Approval of Minutes

1) Approval of the Draft Decision Summary from the June 22, 2026 Meeting.

Administrative Approval

Emergency Approval

Adjournment

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

Historic District Commission Staff Report

Meeting Date: 7/13/2026

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

Property Address: 15 S Hanson Street

Applicant: Pamela Gardner AIA on behalf of Critchlow Adkins Children Center DBA

Application Number: 2026-1762

Code Enforcement Case: Yes ☒ No ☐ - *Marked as non-occupiable by the Building Department on 3/16/2026*

Project Description:

The applicant is proposing exterior alterations, demolition, new construction as a result of extensive damage caused by a tree which fell through the structure. The applicant proposes to demolish the damaged portions of the building and rebuild them to match the existing footprint and massing, with minor modifications to the roofline. Beyond the storm-damage repair, the scope also includes a full re-roofing, window replacement, new exterior trim, and a new fence to screen mechanical equipment. The applicant is proposing the following materials:

Windows — Marvin Ultimate Windows with flat brickmold and sub-sill trim. These windows are aluminum-clad wood windows with simulated divided lite (SDL).

Siding — Fiber-cement (cement board) siding with a 5" exposure. *A cut sheet for this product was not provided by the applicant.*

Roofing — New ribbed/corrugated metal roofing.

Trim — PVC/cellular PVC throughout: AZEK one-piece skirt boards (5/4"x8"), PVC corner boards (5/4"x4"), PVC rake boards (1"x8"), PVC crown molding on PVC fascia, non-vented PVC soffit, and a PVC frieze board (5/4"x8") with crown molding. A false chimney (decorative, framed) with thin brick veneer and flashing is also proposed in place of the removed masonry chimney.

Fence — 48" composite (PVC) picket fence to screen HVAC units.

Demolition Review Procedures:

Historic Research

Before the first hearing the Commission will review the application with regard to its contribution to the overall historic district. The Commission will use existing documentation including the **1980 Easton National Register Historic District Map**, which lists all structures in the Historic District. The applicant is expected to submit conducted historical research on the building proposed for demolition. Without this information, the application may be deemed incomplete. The Commission may also require the services of a historic preservation consultant (at the applicant's expense but of the Commission's selection).

In addition to these resources and the National Register Criteria for Evaluation, the Commission will use the **following guidelines** as a benchmark in determining contributing structures:

- having character, interest or value and contributes to Easton's heritage;
- represents 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;
- reflects an outstanding attention to architectural design, detail, materials or craftsmanship;
- demonstrates characteristics that make a recognizable entity with logical geographic boundaries and its preservation essential to the integrity of the Historic District;
- represents an established and familiar feature of the Historic District due to its unique location or singular physical characteristics;
- provides certain historic or scenic value significant to the area.

If the structure in question meets one or more of these above characteristics, the Commission will consider the structure to be contributing to the district.

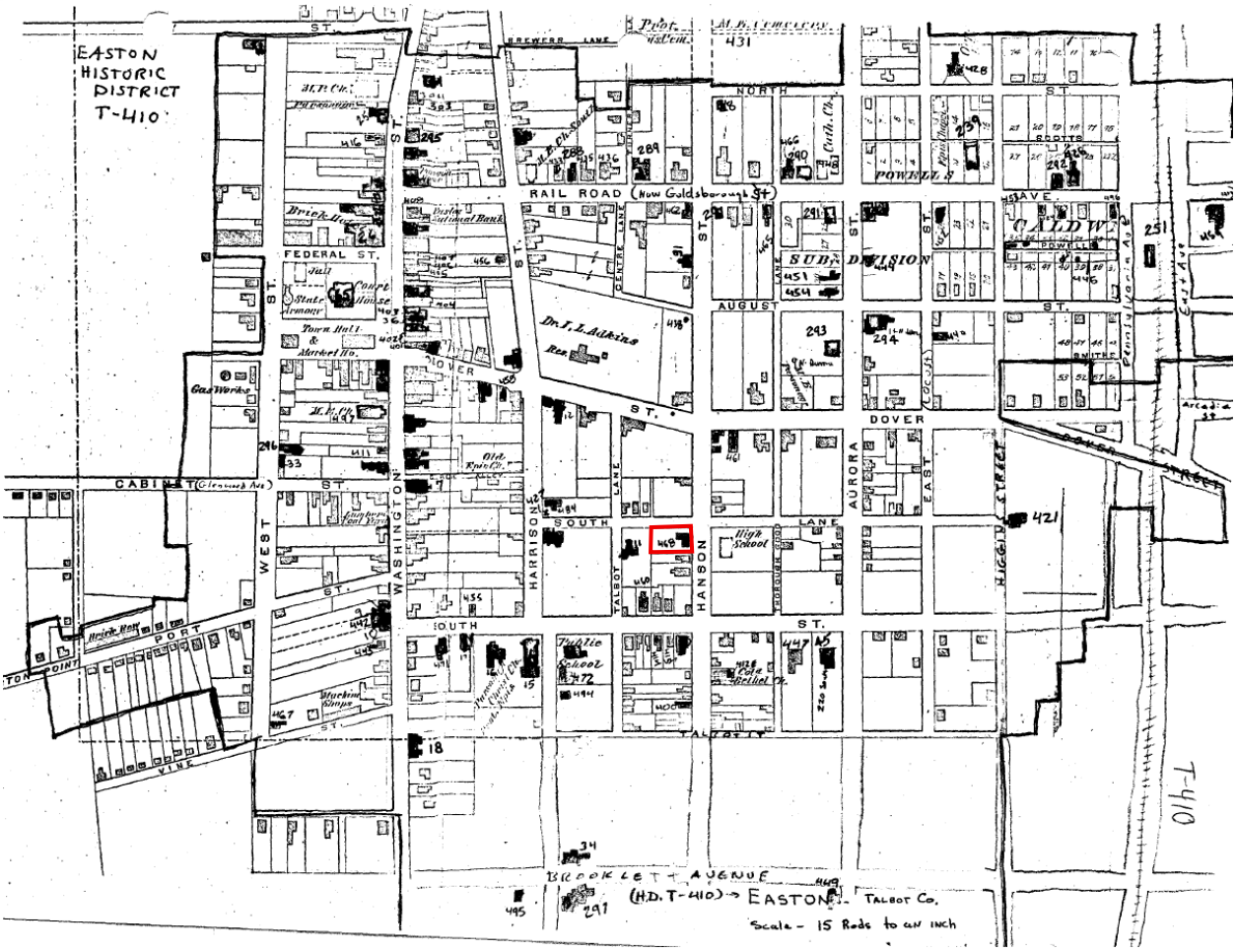
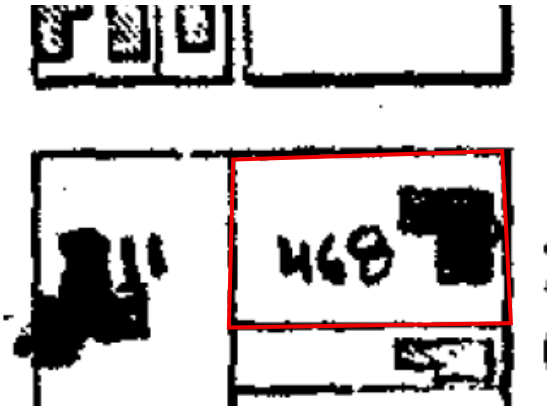


Figure 1 1980 National Register Map



First Hearing

If the Commission has found the structure to be a **non-contributing**, the Commission may act in one hearing to approve or deny a demolition. The Commission can approve both the demolition and replacement plans in one hearing.

If the Commission has found the structure to be **contributing**, the Commission will take at least two hearings to review and evaluate the application and any public comment. The Commission will review all relevant information and consider relevant criteria in rendering its decision.

This might include:

- whether or not denial of the application is a deterrent to a major public/civic improvement program that would benefit the town in general,
- whether the denial or approval of the application would not be in the best interest of the majority of the community,
- and whether the result of the decision would place undue financial hardship on the owner.

Partial Demolitions

The Commission will use the same guidelines and procedures outlined above for partial demolitions. If the portion of the historic structure to be demolished contains unique or contributing features, the Commission may deny the application. All new additions will be required to meet the guidelines outlined in the New Construction portion of the Easton Historic District Guidelines.

Additional Information

The Commission may require additional information before approving any demolitions or replacement plans. In the case of replacement structures, the Commission may require conditions, including but not limited to, the following:

- a letter of credit from a lending institution for the project
- a letter of commitment from a lending institution
- other form of surety for the project
- any other information the Commission may find to be required to insure completion of the replacement project.

Historic District Guidelines:

Guideline 1. Preserve Significant Historic Features

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

Guideline 4. Restore Significant Historic Features

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

Guideline 14. Perimeter Walls and Fences

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 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

a. Retain and repair visible historic roofing materials where feasible.

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

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

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

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

Guideline 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.

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.

Guideline 79. Fiber Cement Siding

Cementitious or fiber cement siding can be an appropriate alternative to vinyl or aluminum 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.

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.

Guideline 90. Make Sensitive Replacements (Windows)

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

b. Replacement units for historic divided light (multi-pane) windows must have the appearance of a true divided light. Simulated divided light windows with three dimensional muntins are usually appropriate. “Snap-in” or “between-the-glass” vinyl muntins do not simulate a historic appearance and will not be approved for windows within the historic district.

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

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

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

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

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

Appendix B.2. Common Substitute Materials

Siding

Maintaining and preserving existing historic wood siding, where present, is the general recommendation for buildings in the Historic District. In many cases when wood siding is in poor condition, spot replacements using in-kind materials to replace boards that are deteriorated beyond repair is the best approach. **Mixing siding materials, either within a wall or on different walls of a building is never appropriate. The use of a substitute material should only be considered when the entirety of the siding on a building needs to be replaced.**

Replacement with a substitute material may be appropriate if the siding to be replaced is not original, the original replacement material is no longer available, or if the original siding material failed and is likely to fail again if replaced in-kind. It may also be appropriate to utilize substitute materials on an addition or outbuilding, particularly if not significantly visible from rights-of-way within the historic district.

The HDC will determine the appropriateness of substitute siding materials a case-by-case basis. In all cases, the replacement siding should match the historic siding in terms of width, texture, profile, and overall appearance.

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.**

Windows

Aluminum-Clad

Aluminum clad windows may be approved for replacement of historic wood windows in cases where the historic windows are deteriorated beyond repair and where the replacements match the original in size, proportion, and configuration. Aluminum clad windows typically have an anodized or baked enamel finished and are not paintable, which can be a drawback when building paint schemes are changed.

Staff Analysis:

Staff supports **approval of this application subject to conditions** if it is determined that the portion of the building to be demolished is non-contributing. The 1980 Easton National Register Historic District Map (Figure 1) does not depict the rear portion of this building which indicates it may be a more modern addition. However, the Easton Historic District Survey notes that "the rear ell has multiple sections but all appear to be historic." The 1891 Sandborn map also does not depict the rear ell (Figure 2).

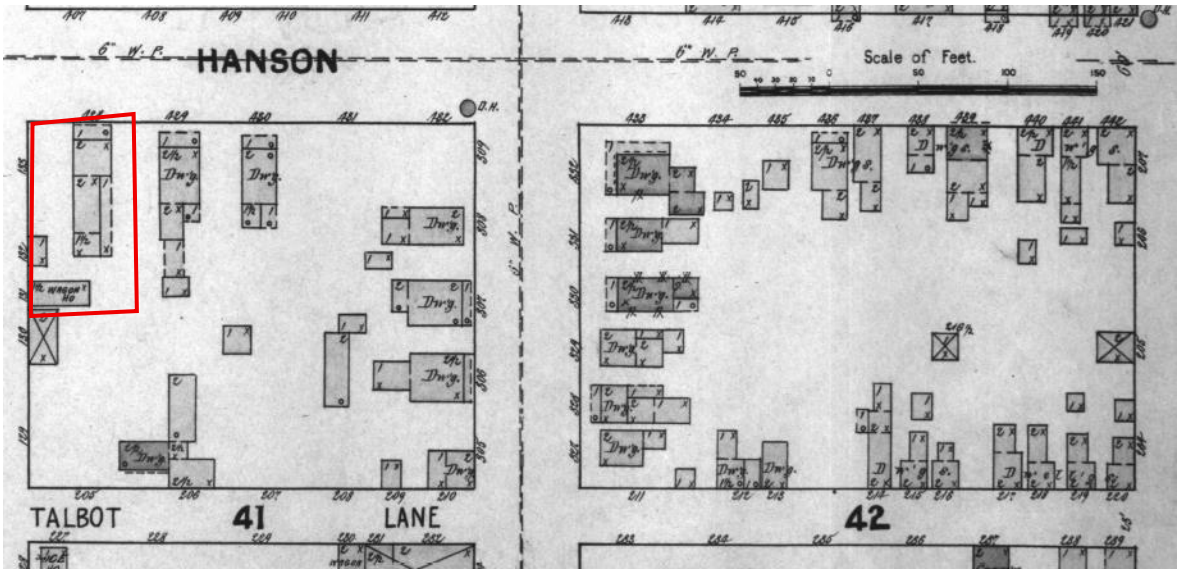


Figure 2 1891 Sanborn Map

If the Commission determines that this portion of the structure is contributing, the application should be tabled per the Guideline's demolition review procedures.

The proposed re-construction closely mimics the existing with the exception of a small change to the rear roof line and the introduction of some modern materials. The application proposes a number of modern materials that may not be appropriate given this structure's contributing status and the presence of historic material. This includes the proposed fiber-cement siding, PVC trim, aluminum-clad windows, and PVC fencing.

Recommended Conditions:

1. All siding shall be wood and match the existing in size, shape, profile, and texture.
2. All fencing shall be wood.
3. All trim, fascia, and soffit shall be wood and match the form, profile, color, and texture of the original

Draft Motions:

1. I move that the Historic District Commission find that this addition is non-contributing and **approve** the application subject to staff's recommended conditions

OR

2. I move that the Historic District Commission find that this addition is contributing and **table** the application to the July 27th meeting.

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
2101001191	15 S HANSON ST	15 SOUTH HANSON STREET LLC

YEAR BUILT	PHYSICAL CONDITION
1890	EXCELLENT

ARCHITECTURAL STYLE	ADDITION(S)
NATIONAL FOLK	REAR ELL HAS MULTIPLE SECTIONS BUT ALL APPEAR HISTORIC.

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

NOTES

NICELY PRESERVED/RESTORED 3 BAY SIDE PASSAGE DWELLING; WOODEN SIDING;6/6 WOOD SASH WINDOWS. FRONT DOOR NOT ORIGINAL BUT ENTRY RETAINS TRANSOM + SIDELIGHTS.

HD 26 - 66

Application #:	2026 - 1760
Date Received:	06/16/2026
Fee Paid:	$200.00
HDC Meeting Date:	07/13/2026
Date Property Posted:	07/08/2026

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 15 S. HANSON ST, EASTON
☐ Contributing ☐ Non-Contributing YEAR BUILT: 1890 NATIONAL REGISTAR # _____

PROPERTY INFORMATION

OWNER NAME CRITCHLOW ADKINS CHILDREN CENTER DBA
TELEPHONE NO. [redacted] EMAIL [redacted]

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

NAME PAMELA GARDNER, AIA, LLC
TELEPHONE NO. [redacted] EMAIL [redacted]

Description of Proposal (include additional sheets, as necessary)

DEMO PORTIONS OF HOUSE THAT RECEIVED STRUCTURAL DAMAGE FROM TREE FALL AND REBUILD/REPAIR WITH CODE COMPLIANT STRUCTURE TO MATCH EXISTING WITH SLIGHT MODIFICATIONS TO ROOF LINE. REPLACE RIBBED METAL ROOF. ADD COMPOSITE FENCE TO SHIELD HVAC UNITS ON SOUTH LANE.

Specific Requirements

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

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

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

Signature of Applicant or Agent Pamela P Gardner
Date 6/9/26
Printed Name of Applicant or Agent PAMELA P GARDNER

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 TBD - WHEN PERMITS AND INSURANCE ARE PROCURED
- ☐ 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 <u>may</u> 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. PVC TRIM

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 4 FT TALL
  - If the height or style of fence changes based on location, this must be clearly identified.
- Proposed fence style and material PICKET COMPOSITE (PVC) OR PAINTED WOOD ?
- 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.

15 S. HANSON STREET REPAIR

Talbot County, Maryland

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

ABBREVIATIONS

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

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

GENERAL NOTES

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

CODE SURVEY

APPLICABLE CODES

IBC -2021
IEBC - 2021
NFPA - 101 (2024)
NATIONAL ELECTRIC CODE -2014
INTERNATIONAL ENERGY CONSERVATION CODE -2021
2010 ADA. STANDARDS FOR ACCESSIBLE DESIGN

ZONING

R7A

SITE INFORMATION:

ADDRESS:
15 S. HANSON ST.
Easton, md 21601
MAP: 0104, PARCEL: 1549, GRID: 00EA
TAX I.D.: 01-001191

TYPE OF CONSTRUCTION

VB

CLASSIFICATION OF WORK - IEBC 602

ALTERATION - LEVEL 1 (REPAIR)

OCCUPANCY - IBC 304.1

BUSINESS - B

BUILDING TABULATIONS (GROSS AREA)

1ST FLOOR: 1460 SF
2ND FLOOR: 825 SF
TOTAL: 2,285 SF

BUILDING DATA

GENERAL BUILDING DATA

BUILDING FOOTPRINT AREA:	1,700 GSF.
BUILDING CLASSIFICATION:	B (BUSINESS)
CONSTRUCTION TYPE:	TYPE -5B
BUILDING HEIGHT:	2 STORY (26'-8" ±)
SPRINKLER:	NO
FIRE ALARM SYSTEM:	NO

CONSTRUCTION

CRAWL SPACE:	6" CONC. BLOCK
FIRST FLOOR:	EXISTING
SECOND FLOOR:	EXISTING
ATTIC FLOOR:	EXISTING
ROOF:	VARIES
WALLS:	WD. STUD / CEMENT BD. SIDING

UNIFORMLY DISTRIBUTED LIVE LOADS

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

PRESCRIPTIVE METHOD -2021 IECC - (MD AMENDED)

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

DRAWING INDEX

ARCHITECTURAL

CS	COVER SHEET
R-1	EXISTING FLOOR PLANS DEMO
R-2	EXISTING ELEVATIONS DEMO
R-3	EXISTING SECTIONS DEMO
A-1	FLOOR PLANS
A-2	ELEVATIONS
A-3	ELEVATION
A-4	PARTIAL FOUNDATION, SECTIONS, DETAIL
E-1	FIRST FLOOR ELECTRICAL PLAN

CONSULTANTS

STRUCTURAL ENGINEER

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

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

CRITCHLOW ADKINS OFFICE

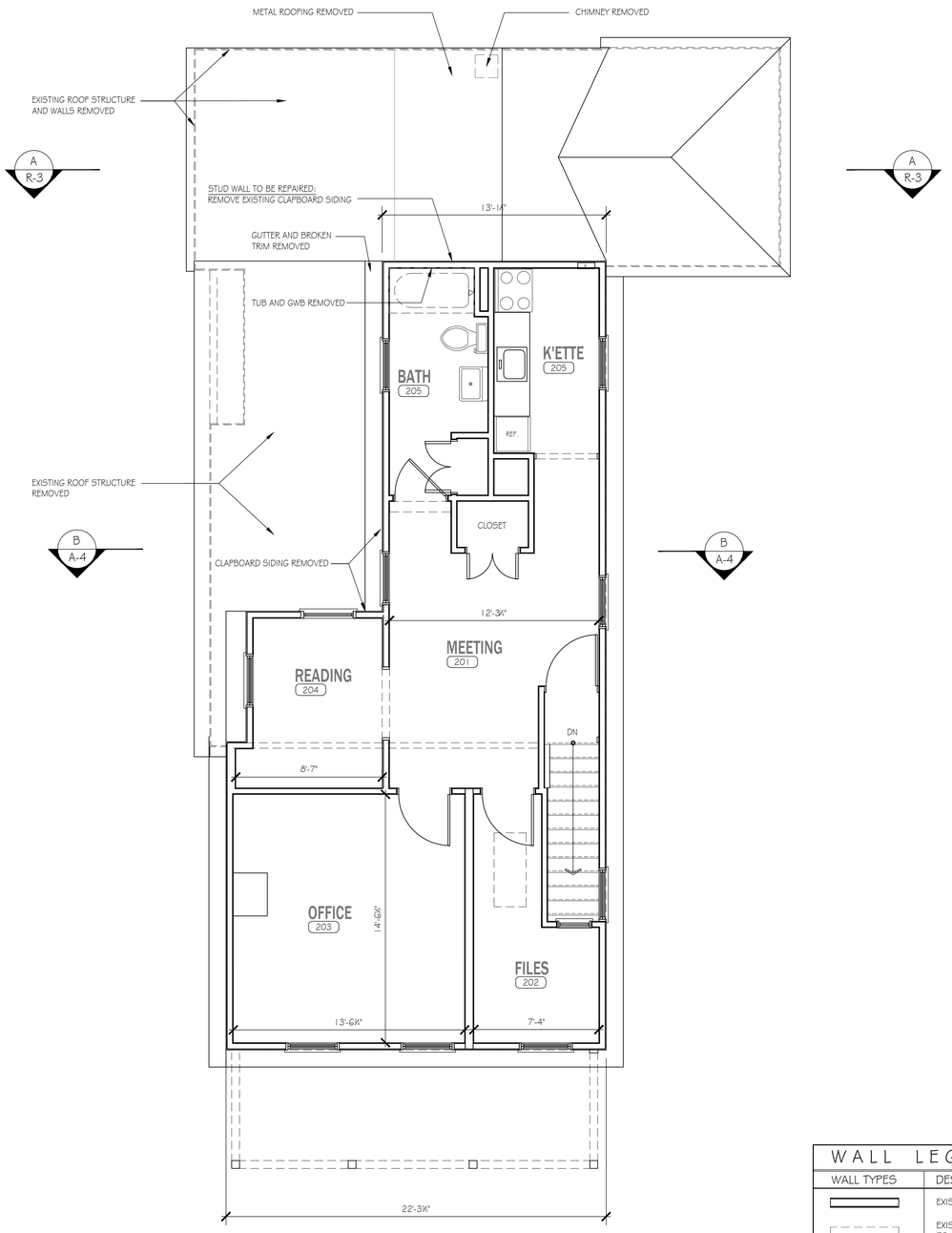
EASTON, MARYLAND 21601

PROJECT: 2611
SCALE: 1/4" = 1'-0"

COVER SHEET

REV-DATE:
DATE: 6-8-26
DRAWN BY: MJL
SHEET

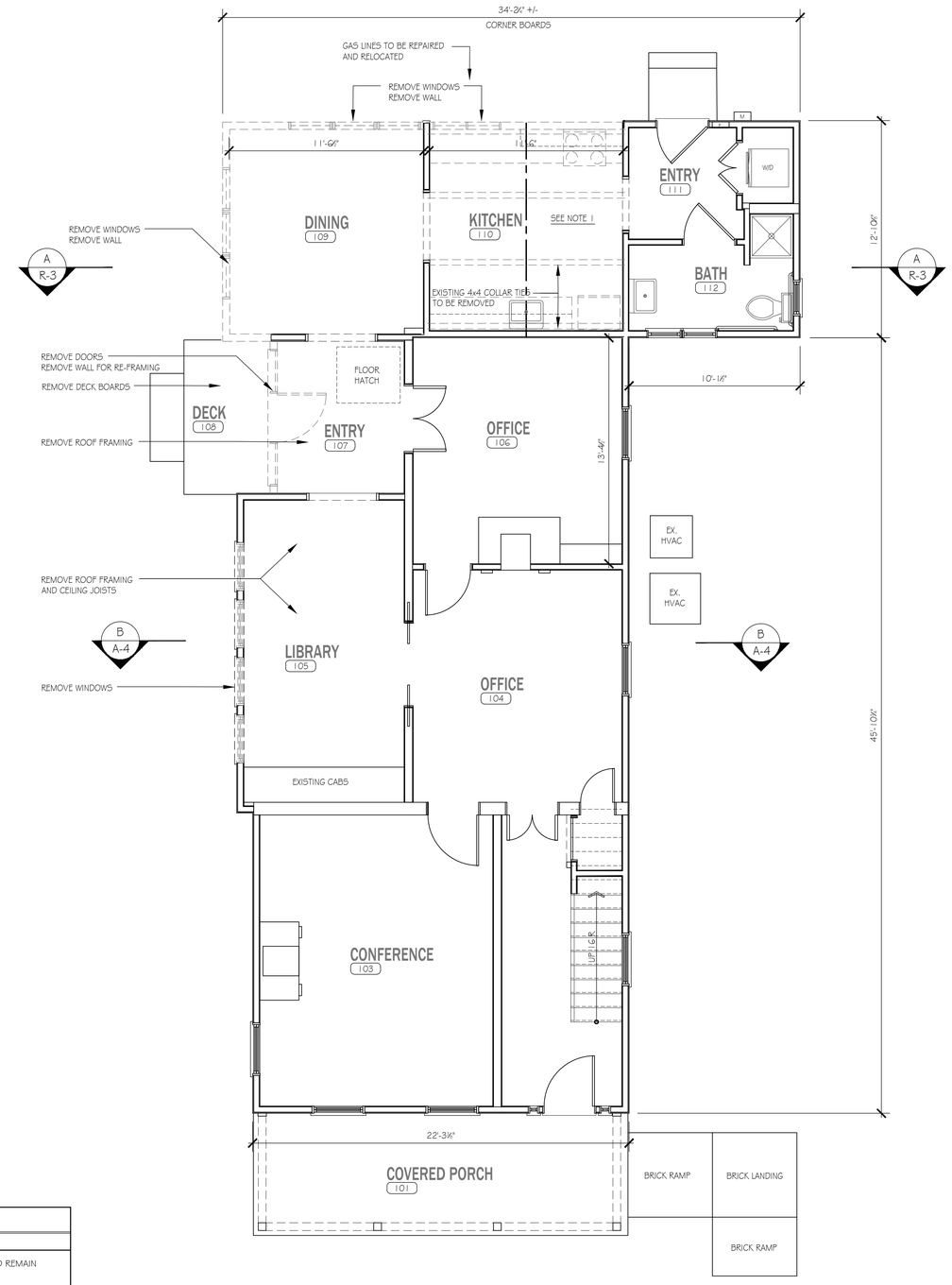
CS



SECOND FLOOR PLAN - EXISTING DEMO

SCALE : ¼" = 1'-0"

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



FIRST FLOOR PLAN - EXISTING DEMO

SCALE : ¼" = 1'-0"

NOTE 1: KITCHEN CABINETS AND APPLIANCES REMOVED AND STORED FOR REUSE

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STATE OF MARYLAND PAMELA P. GARDNER No. 6698 ARCHITECT

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410-820-7973

CRITCHLOW ADKINS OFFICE

EASTON, MARYLAND 21601

PROJECT: 2611

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

EXISTING FLOOR PLANS DEMO

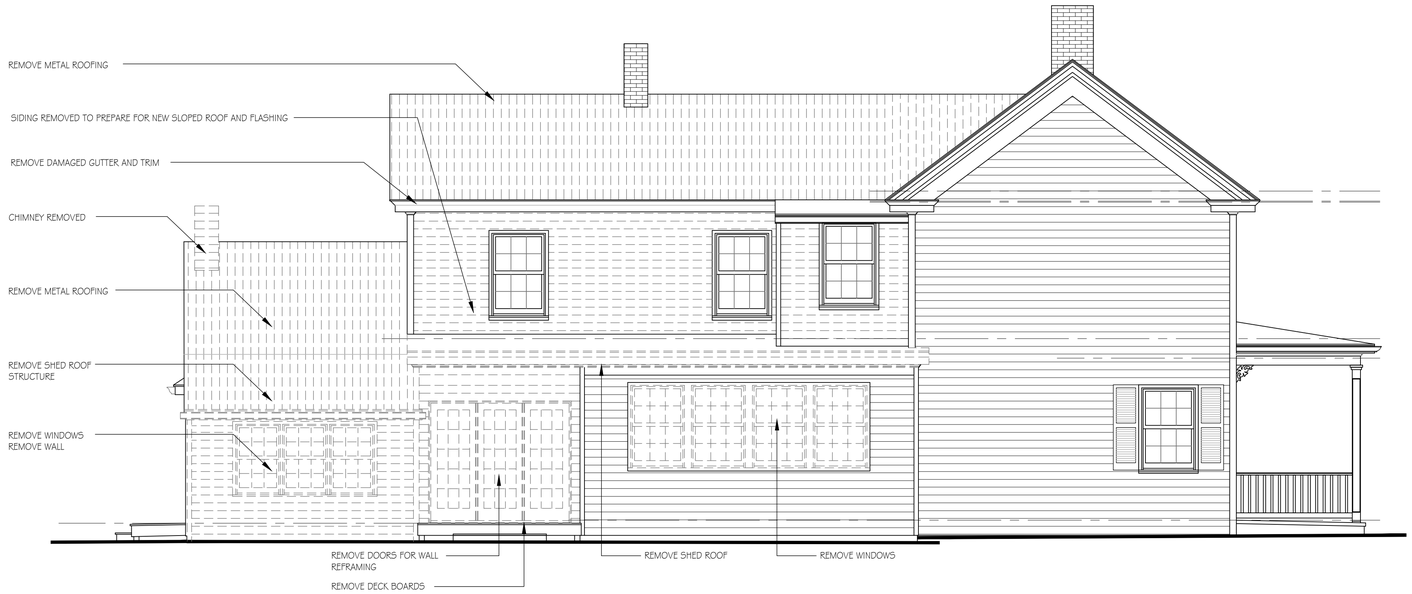
REV-DATE:

DATE: 6-8-26

DRAWN BY: MJL

SHEET

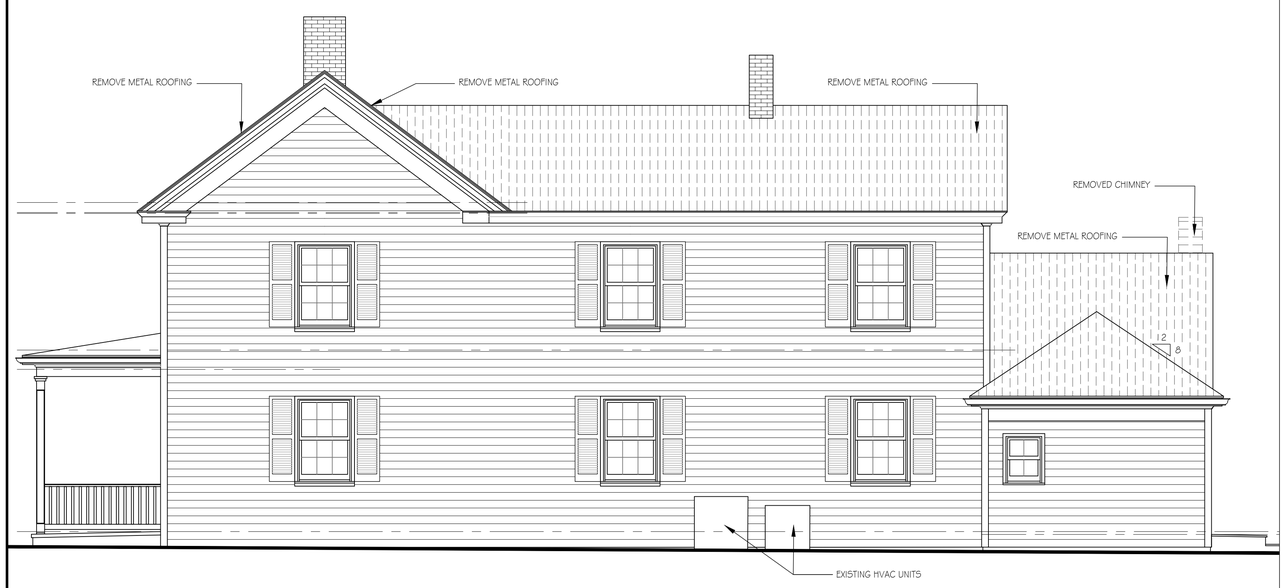
R-1



SOUTH ELEVATION - EXISTING DEMO

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

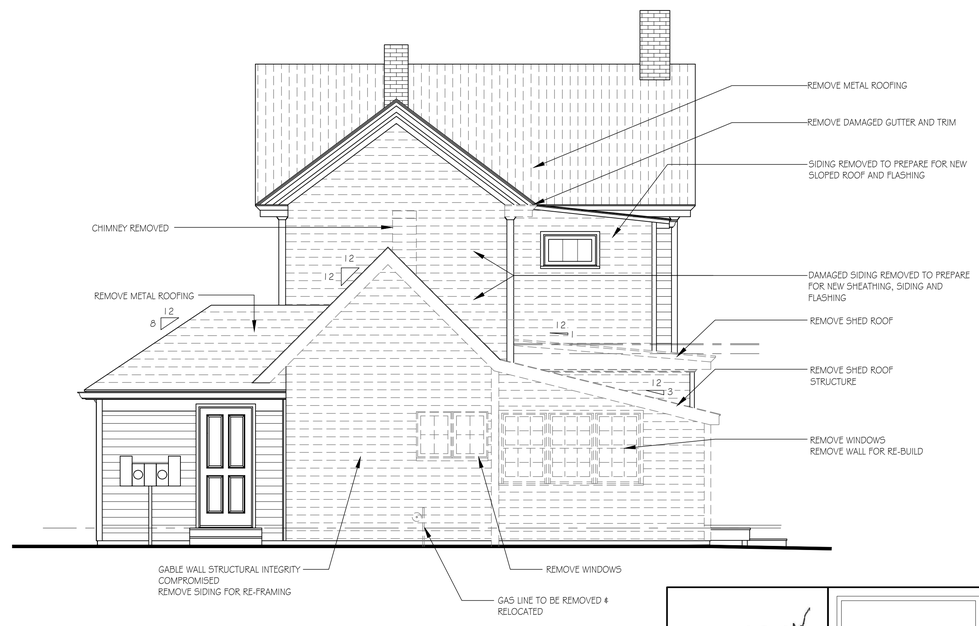
EXISTING TO BE REMOVED



NORTH ELEVATION - EXISTING DEMO

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

EXISTING TO BE REMOVED



WEST ELEVATION - EXISTING DEMO

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

EXISTING TO BE REMOVED

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CRITCHLOW ADKINS OFFICE

EASTON, MARYLAND 21601

PROJECT: 2611

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

EXISTING ELEVATIONS DEMO

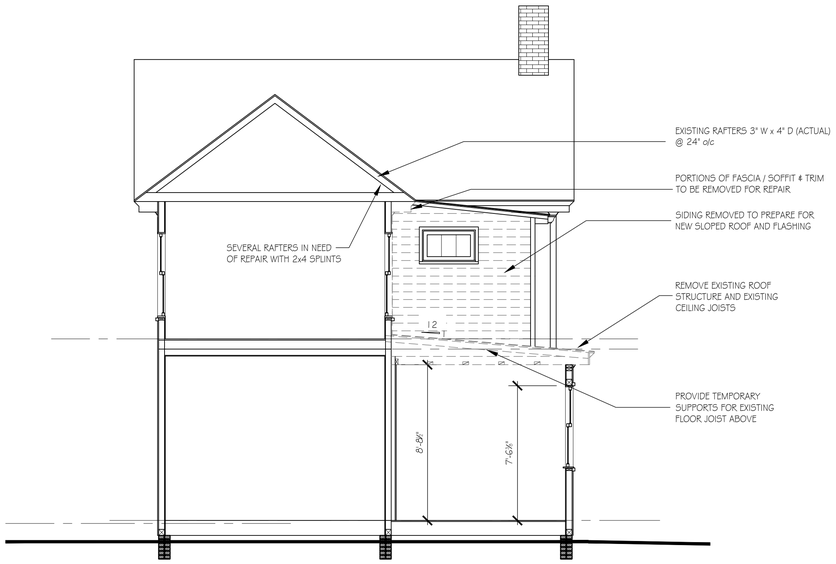
REV-DATE:

DATE: 6-8-26

DRAWN BY: MJL

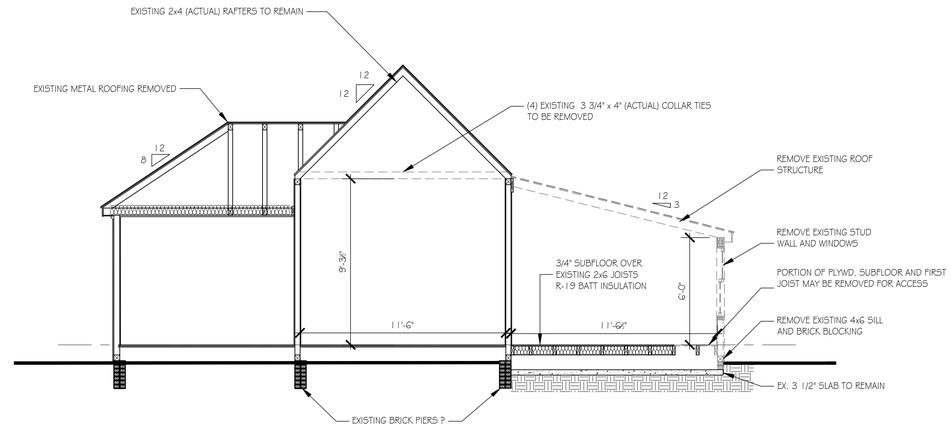
SHEET

R-2



SECTION B-B - EXISTING

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



SECTION A-A - EXISTING

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

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EASTON, MARYLAND 21601

PROJECT: 2611

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

EXISTING SECTIONS DEMO

REV-DATE:

DATE: 6-8-26

DRAWN BY: MJL

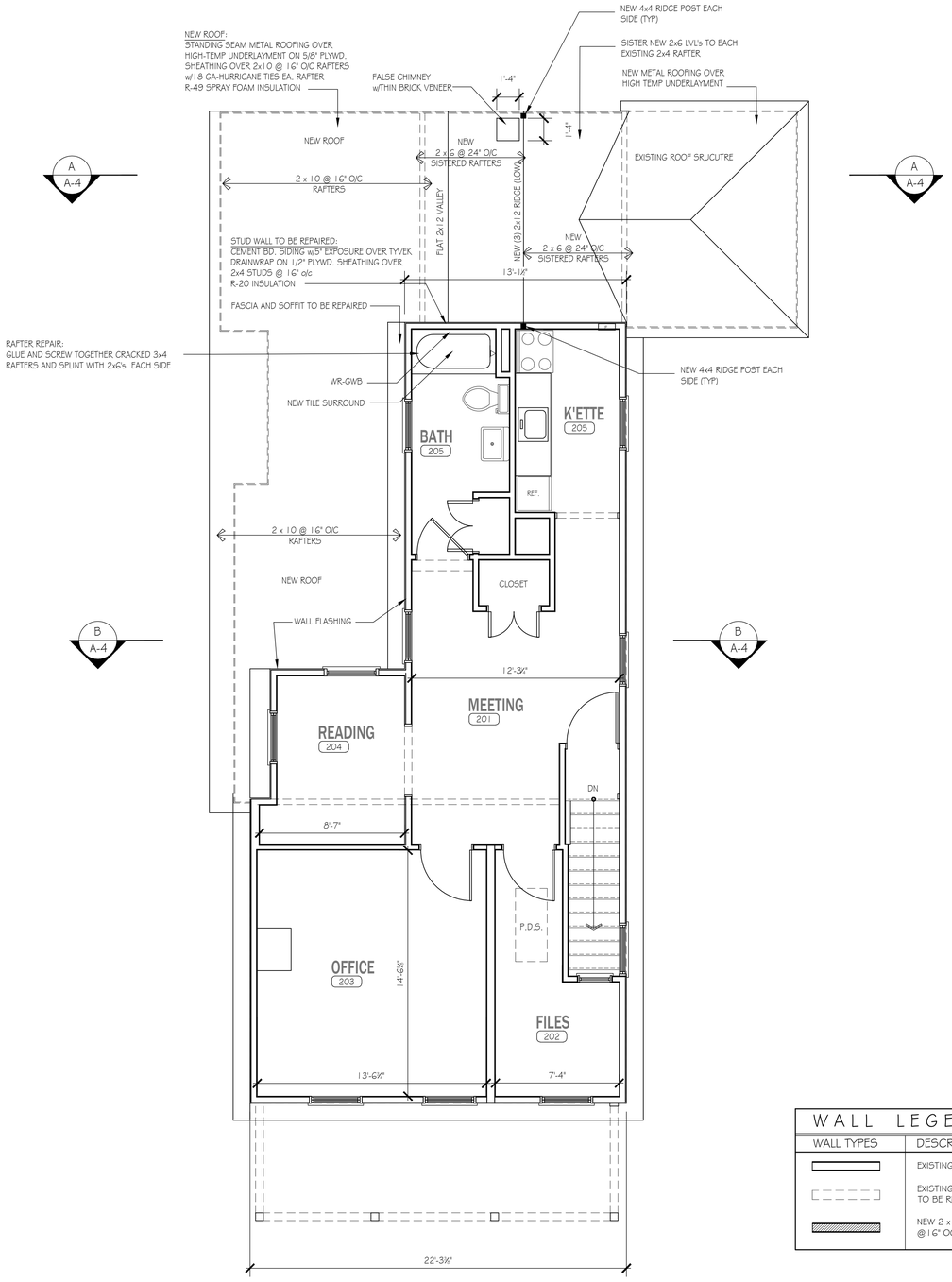
SHEET

R-3

WINDOW SCHEDULE

MARVIN ULTIMATE WINDOWS & DOORS U.O.S

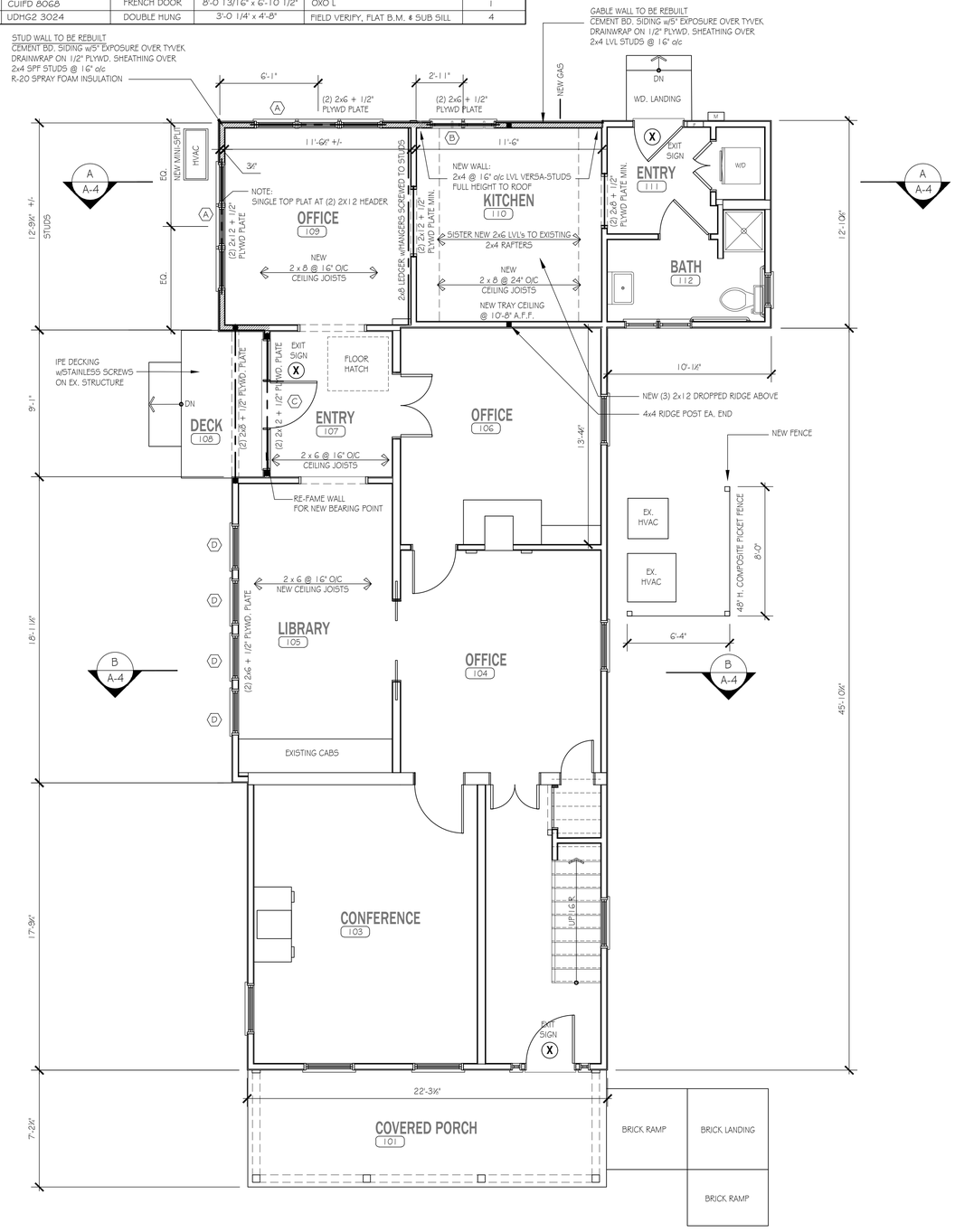
⬡	MANUF. #	TYPE	ROUGH OPENING	REMARKS	QUANTITY
A	UDHG2 2624 (X3)	DOUBLE HUNG	7'-10 3/4" x 4'-8"	MULLED, FLAT B.M. & SUB SILL	2
B	CUCA 2432 (X2)	DBL. CASEMENT	4'-1" x 2'-7 5/8"	MULLED, SUB SILL	1
C	CUIFD 8068	FRENCH DOOR	8'-0 13/16" x 6'-10 1/2"	OXO L	1
D	UDHG2 3024	DOUBLE HUNG	3'-0 1/4" x 4'-8"	FIELD VERIFY, FLAT B.M. & SUB SILL	4



SECOND FLOOR PLAN (ROOF FRAMING)

SCALE : ¼" = 1'-0"

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



FIRST FLOOR PLAN w/ CEILING FRAMING

SCALE : ¼" = 1'-0"

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410-820-7973

CRITCHLOW ADKINS OFFICE

EASTON, MARYLAND 21601

PROJECT: 2611

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

PROPOSED FLOOR PLANS

REV-DATE:

DATE: 6-8-26

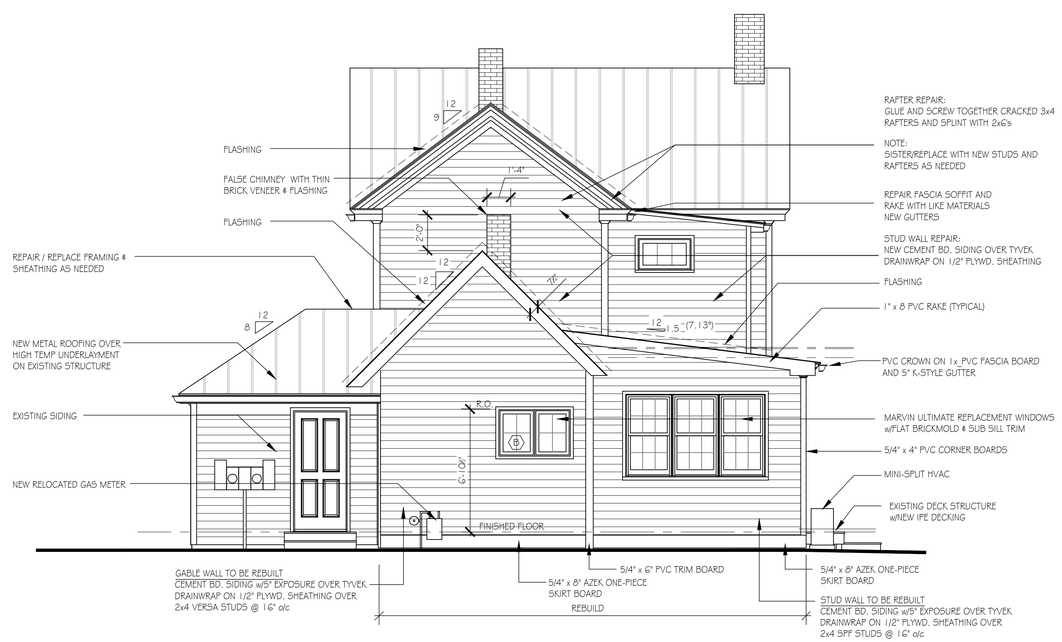
DRAWN BY: MJL

SHEET

A-1

SOUTH ELEVATION - PROPOSED

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



WEST ELEVATION - PROPOSED

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

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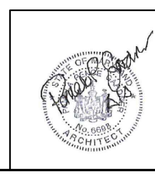

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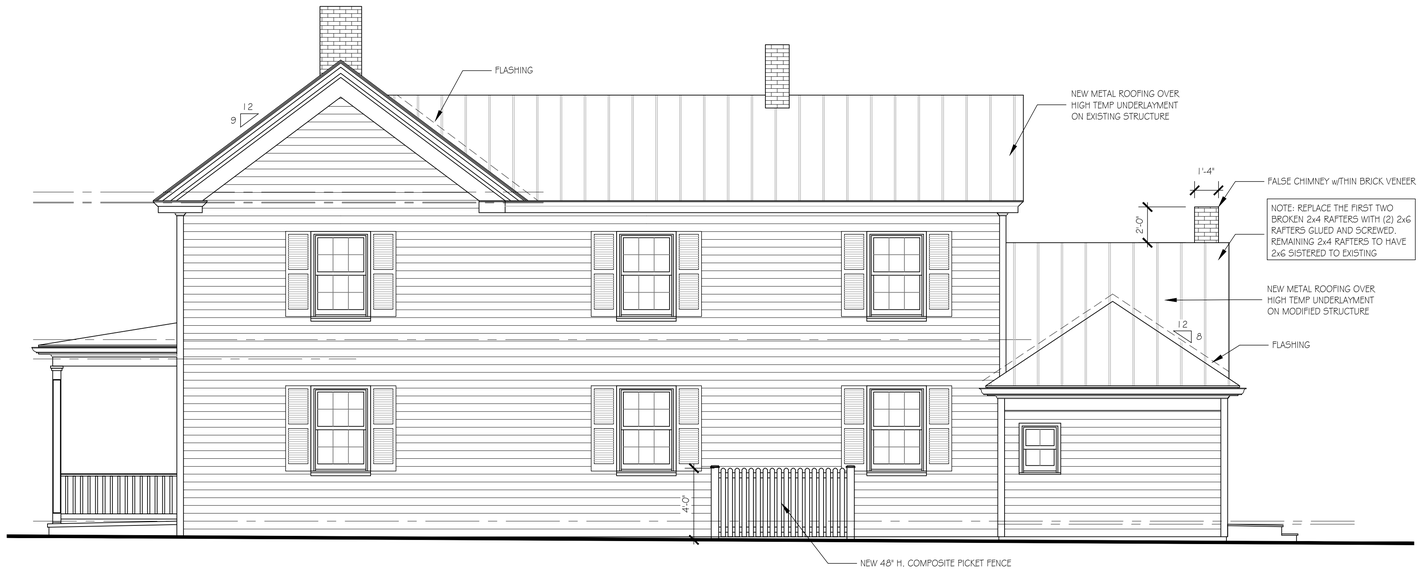
EASTON, MARYLAND 21601

PROJECT: 2611
SCALE: 1/4" = 1'-0"

PROPOSED ELEVATIONS

REV-DATE:
DATE: 6-8-26
DRAWN BY: MJL
SHEET

A-2



NORTH ELEVATION - PROPOSED

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

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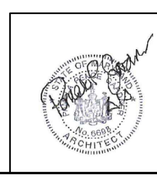

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CRITCHLOW ADKINS OFFICE

EASTON, MARYLAND 21601

PROJECT: 2611

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

PROPOSED ELEVATION

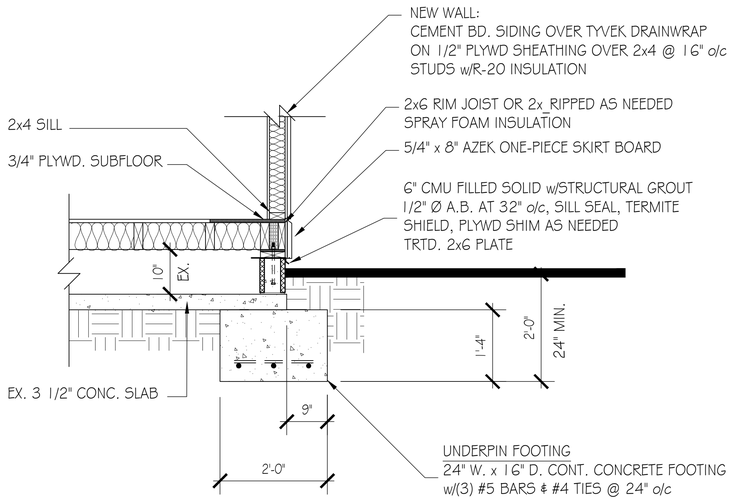
REV-DATE:

DATE: 6-8-26

DRAWN BY: MJL

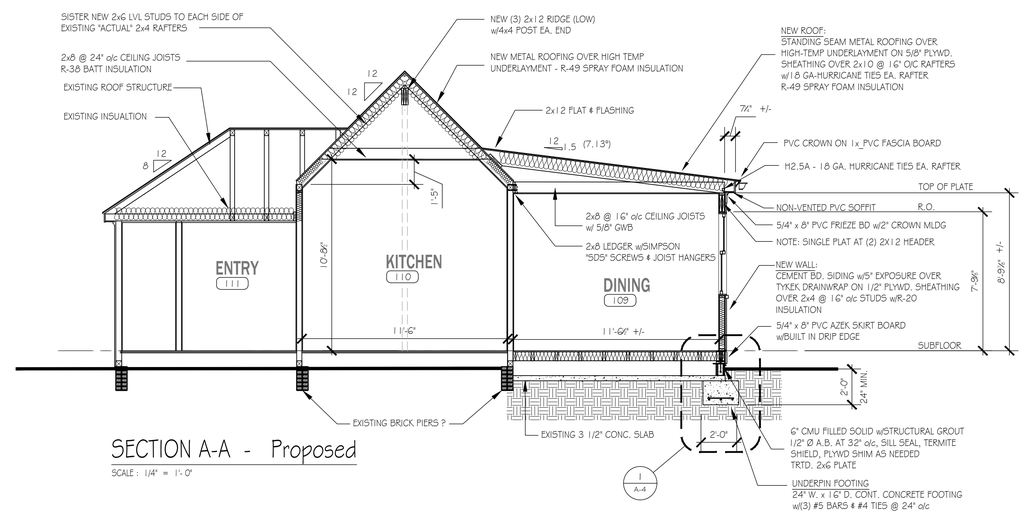
SHEET

A-3



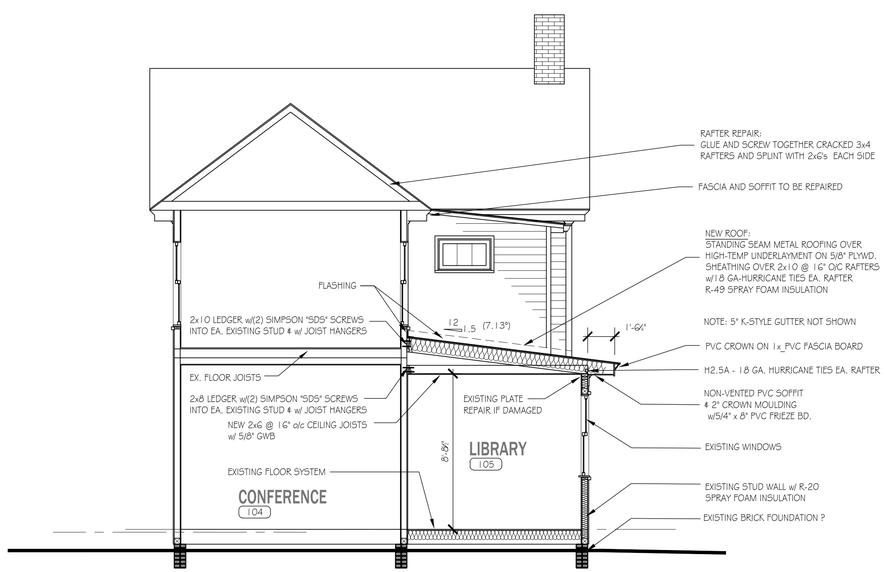
FOUNDATION DETAIL 1 / A-4

3/4" = 1'-0"



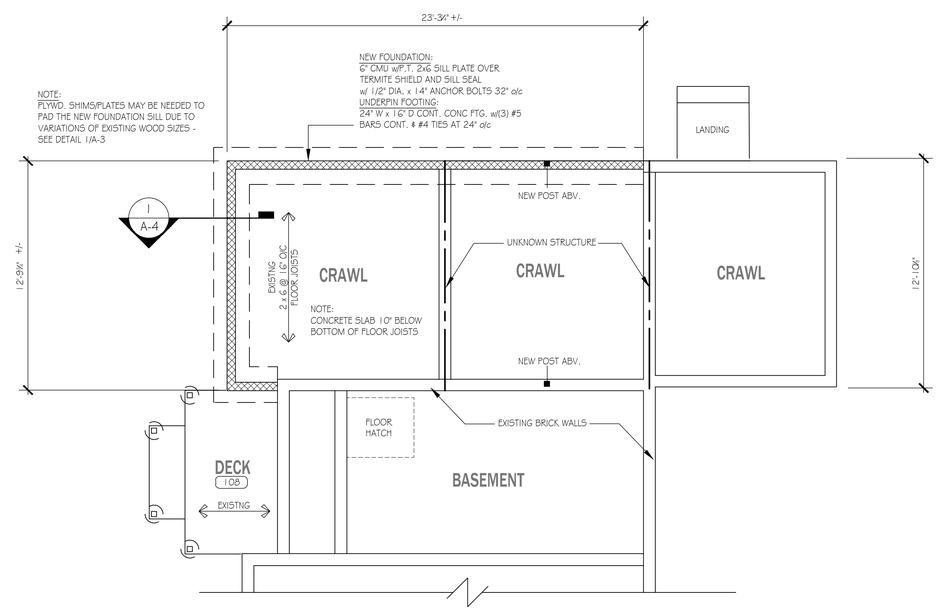
SECTION A-A - Proposed

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



SECTION B-B - Proposed

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



PARTIAL FOUNDATION PLAN - PROPOSED

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

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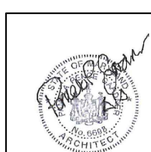

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410-820-7973

CRITCHLOW ADKINS OFFICE

EASTON, MARYLAND 21601

PROJECT: 2611

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

PROPOSED SECTIONS & DETAILS

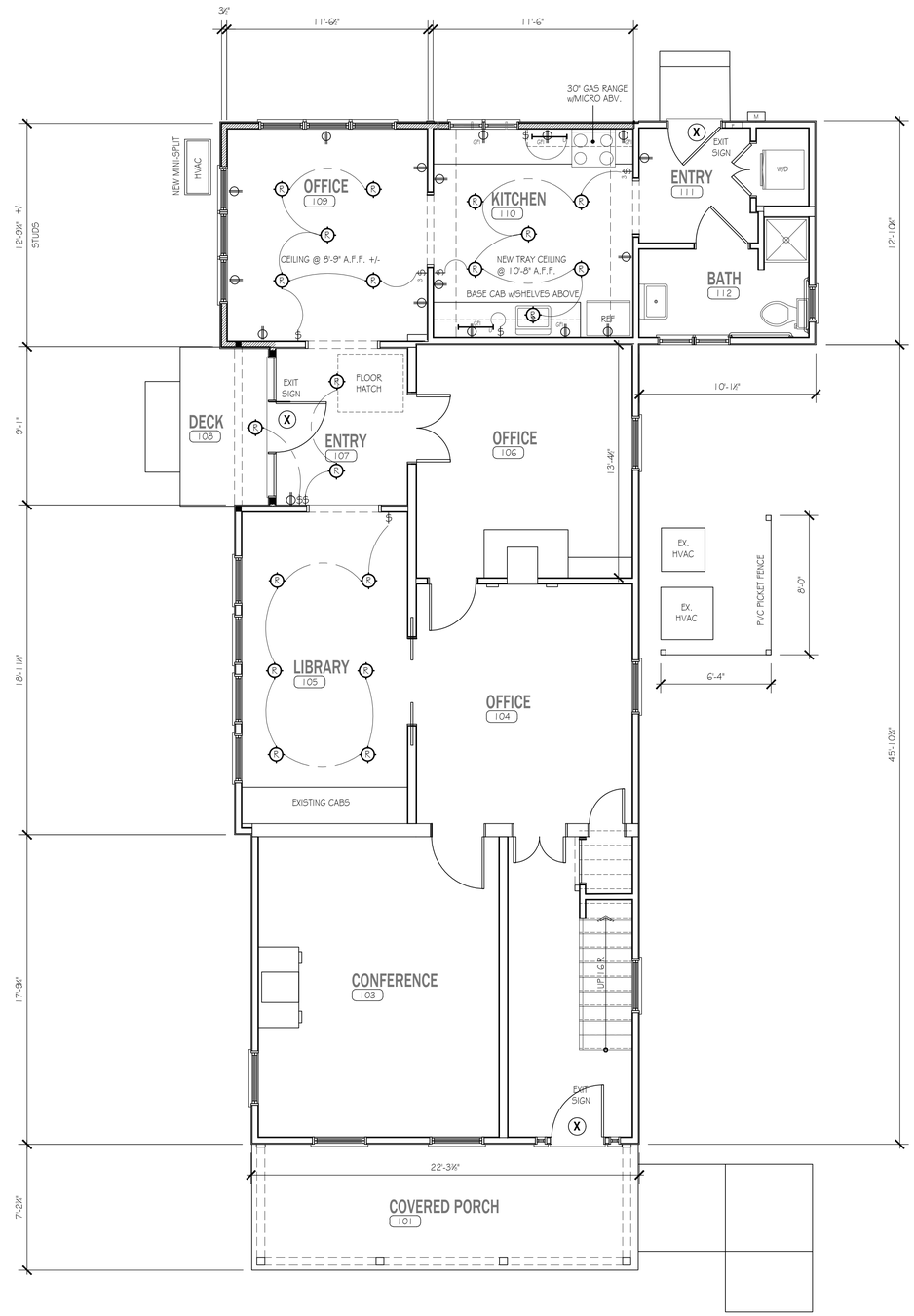
REV-DATE:

DATE: 6-8-26

DRAWN BY: MJL

SHEET

A-4



FIRST FLOOR ELECTRICAL PLAN

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STATE OF MARYLAND
PAMELA P. GARDNER
No. 6698
ARCHITECT

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CRITCHLOW ADKINS OFFICE

EASTON, MARYLAND 21601

PROJECT: 2611
SCALE: 1/4" = 1'-0"

PROPOSED ELECTRICAL PLAN

REV-DATE:
DATE: 6-8-26
DRAWN BY: MJL
SHEET

E-1

From:	Cristy Morrell
To:	Michael Lynch
Cc:	"Jon Duffy; Pamela Gardner
Subject:	Re: Critchlow Adkins repair drawings
Date:	Tuesday, June 9, 2026 12:14:19 PM
Attachments:	image003.png image004.png image001.png Outlook-cfrj2i0w.png

---

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Pam has authorization to act as the agent for Critchlow Adkins Children's Center to file the HDC and permit applications.

Cristy

Cristy Morrell
Executive Director

Critchlow Adkins Children's Centers
15 S. Hanson St.
Easton, MD 21601
410.822.8061

When you remember Critchlow Adkins in your will, you shape the lives of children for generations!

From: Michael Lynch
Sent: Tuesday, June 9, 2026 11:38 AM
To: Cristy Morrell
Cc: 'Jon Duffy; Pamela Gardner
Subject: RE: Critchlow Adkins repair drawings

Cristy,

Can you send us an email that says Pam has authorization to act as your agent to file the HDC and permit applications.

Thank You,
Mike

From: Cristy Morrell
Sent: Tuesday, June 9, 2026 11:27 AM
To: Michael Lynch

MARVIN®

ENDLESS POSSIBILITIES

CATALOG

Window Terms + Definitions

1

Frame
There are three components to the frame: the header across the top, the jambs down each side, and the sill across the bottom. Marvin® frames are built strong with a variety of high-quality wood species.

2

Lite
Each area of glass is called a lite. Marvin offers divided lite patterns for whatever look you wish to create.

3

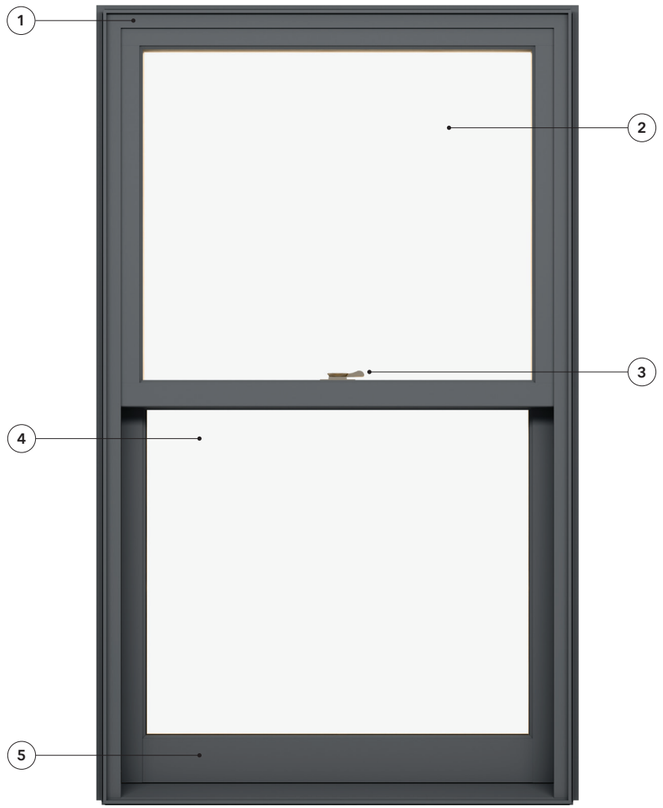
Hardware
Marvin uses only the highest-quality locks, handles, lifts, pulls, and hinges in a wide variety of durable finishes.

4

Glazing
The glass in a window is called glazing. Marvin's broad range of glazing options can meet both high-performance and refined aesthetic requirements.

5

Sash
The sash – operating or stationary – is comprised of horizontal rails, vertical stiles, and glazing. Marvin's large solid sash offers a precise fit and ease of operation.



Window Operating Styles

Double Hung
Double hung windows have two movable sashes that operate vertically.

Casement
A window that is hinged to its frame at the side and opens like a door.

Awning
An awning is hinged to the frame at the top and opens outward. If hinged on the bottom, it's called a hopper.

Fixed or Picture
An inoperable window with direct glaze or in-sash configurations. Available in a wide range of polygon and radius shapes.

Glider
A window with a sash that slides horizontally to open and close.

In-Sash Picture
Fixed window designed to match the profiles of operable windows like double hung, casement, or awning.

Direct Glaze Picture
Fixed window with no sash – the glass is glazed directly into the frame.

Exterior Finish Options

Extruded Aluminum

Extruded aluminum is an extremely tough cladding that protects wood windows, mimics the profiles of wood, and provides superior durability. It is the most commonly ordered exterior material for our Marvin Ultimate™ products.

Select from our palette of 19 durable extruded aluminum colors, including a spectrum of rich hues and three pearlescent finishes. If you have more specialized needs, we can also work with you to create a custom color.

EXTRUDED ALUMINUM FINISHES

STONE WHITE

COCONUT CREAM

SIERRA WHITE

CASHMERE

PEBBLE GRAY

CLAY

SUEDE

BRONZE

CASCADE BLUE

CADET GRAY

GUNMETAL

EBONY

WINEBERRY

BAHAMA BROWN

HAMPTON SAGE

EVERGREEN

BRIGHT SILVER Pearlescent

COPPER Pearlescent

LIBERTY BRONZE Pearlescent

CUSTOM Your choice

Wood

Wood is a premium material for windows and doors, offering classic aesthetic appeal, many options for customization, and design versatility.

We treat exposed millwork with a water-repellent wood preservative to help it last longer. Choose from one of the three options below. Each is ready to be finished to match your project's exact requirements.

EXTERIOR WOOD SPECIES

PINE

VERTICAL GRAIN DOUGLAS FIR

MAHOGANY

ACCOYA® Exterior trim package only*

* Accoya trim is a high-performance modified wood made from Radiata Pine that undergoes acetylation to minimize water absorption, resulting in exceptional stability and durability for exterior applications

Exterior Casings + Subsills

Adding Marvin® extruded aluminum or wood casings and subsills to your windows and doors provides great architectural detail to any home. Ultra-durable extruded aluminum casings feature a beautiful factory-applied finish that resists chalking, fading, pitting, corrosion, and marring. Casing profiles are consistent around the sides and top of a window or door, except for the Potter casing profile, which has a taller head. Custom casings and subsills are also available.

fig. 1 **POTTER CASING**
Cascade Blue

fig. 2 **GRAYSON CASING**
Bronze

fig. 3 **FLAT CASING**
Cadet Gray

fig. 4 **BRICK MOULD CASING**
Pebble Gray

EXTERIOR CASING + SUBSILL OPTIONS

BRICK MOULD CASING
A246 SUBSILL

FLAT CASING
A246 SUBSILL

COLUMBUS CASING
A1450 SUBSILL

THORTON CASING
A1450 SUBSILL

RIDGELAND CASING
A1453 SUBSILL

STRATTON CASING
A1453 SUBSILL

GRAYSON CASING
A1451 SUBSILL

POTTER CASING
A217 SUBSILL

fig. 1

fig. 3

fig. 2

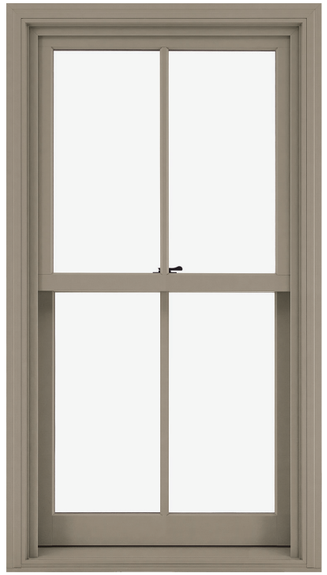


fig. 4

Divided Lites

Marvin® offers divided lites in a number of different styles to create the traditional look of individual panes of glass with the energy efficiency of dual-pane insulation.

Our custom capabilities allow us to create almost any divided lite pattern to match your design style.*

fig. 1 **PRAIRIE 9 TOP AND BOTTOM**
Clay

fig. 2 **CUSTOM PATTERN**
Suede

fig. 3 **CUSTOM PATTERN**
Bahama Brown

fig. 4 **BOTTOM SASH COTTAGE**
Sierra White

Simulated Divided Lite (SDL)

SDL bars are permanently adhered to both sides of the glass. Simulated Divided Lites with Spacer Bars (SDLs) are an energy-efficient way to create the look of authentic divided lites.

Authentic Divided Lite (ADL)

Separate panes of glass are glazed between muntin bars for historical accuracy. Available exclusively with wood exterior units.

Grilles-Between-the-Glass (GBG)

Grilles are permanently installed between the glass panes. This low-maintenance grille offers the look of a divided lite pattern with the ease of cleaning just one pane of glass. Available with different interior and exterior colors.

OGEE DIVIDED LITE WIDTHS

5/8" | 7/8" (DEFAULT WIDTH) | 1-1/8" | 1-15/16" | 2-13/32"

SQUARE DIVIDED LITE WIDTHS

5/8" | 7/8" (DEFAULT WIDTH) | 1-1/8" | 1-15/16" | 2-13/32" (INTERIOR ONLY)

* For more options, visit marvin.com

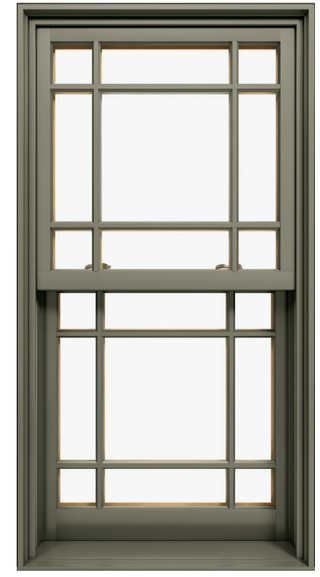


fig. 1

fig. 3

fig. 2

fig. 4

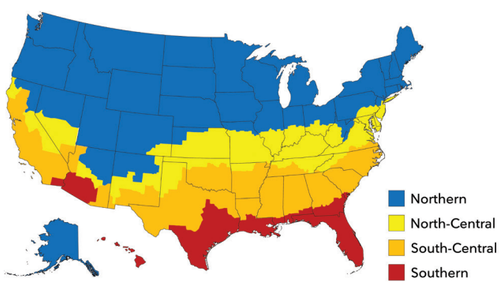
Glass + Glazing

The thermal and structural properties of wood combined with the right glazing make Marvin® wood and extruded aluminum-clad products an optimal choice for energy efficiency. We offer thousands of window and door options with two or three panes of glass and a range of glazing options to meet the performance challenges of any climate.

Dual-Pane Glazing
Our standard glazing is dual pane: two panes of glass with Low E coatings and insulated with argon gas. Compared with a single glass pane, dual-pane glass cuts energy costs significantly because of low-emissivity coating and the gas-filled insulating space between the glass layers.

Triple-Pane Glazing
Triple-pane glazing consists of three panes of glass with Low E coating applied to the surface. Two glass spaces are insulated with argon gas between the panes. Available in products where glazing thickness can be greater than ¾".

Glass Coatings
Low E coatings are microscopically thin, essentially invisible coatings on the glass surface that help manage the amount of light and heat conducted through a window pane or reflected away from it, reducing a home's dependence on heat and air conditioning. The national ENERGY STAR® program recognizes products that meet strict energy-efficiency guidelines to suit climates in different areas of the country, and Marvin offers products to meet climate and code requirements in every region.



Low E1
Low E1 coating is a good choice when you want maximum solar heat gain and radiant heating properties. This type of coating is generally used in Northern climates where heating is prioritized over cooling. You'll reap maximum benefits when windows with this type of coating are positioned to receive direct sun exposure.

Low E2
The most common Low E coating, since it works well across most geographic regions and climates. Low E2 with two metallic coatings balances less solar heat gain and improved radiant heating properties.

Low E3
Used in applications where solar heat gain may be a concern, Low E3 coating uses multiple metallic layers for radiant properties similar to Low E2. This type of coating is most commonly used in Southern, sunny climates where cooling is prioritized over heating.

Glazing Profiles

Ogee and square interior and exterior glazing profiles are available. Choose Ogee for more traditional projects, and square for a clean, contemporary look. Interior and exterior glazing profile options vary by product type.

OGEE

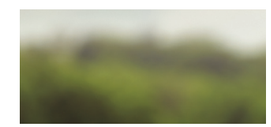
SQUARE

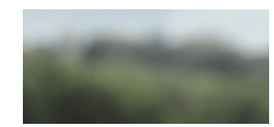
Specialty Glass

Our specialty options include glass for unique project needs like sound abatement (STC/OITC), high altitudes, Sea Turtle Conservation Codes, and California fire zones. We also offer laminated glass on certain products that are designed specifically for hurricane zones.

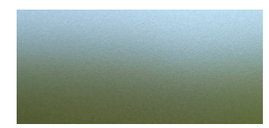
A variety of decorative glass options, including those shown below and others, are available to meet the unique needs of each project. Laminated glass is also available in clear, bronze, gray, or green with tinted interlayers.

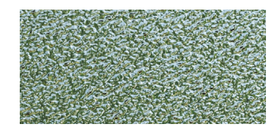
FROSTED


BRONZE TINT


GRAY TINT

GREEN TINT


SANDBLASTED

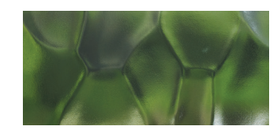

OBSCURE

GLUE CHIP

RAIN

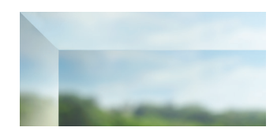
REED

NARROW REED


FLEMISH

AQUALITE

WHITE LAMINATED


BEVELED

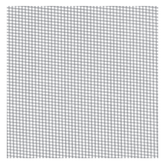
V GROOVE

LEADED

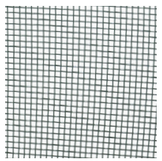
Screens

Choose from an aluminum surround in three finishes or a wood interior surround that complements warm wood interiors. Marvin screens come standard with Marvin BrightView™—a fiberglass screen mesh that provides improved airflow and more natural light while keeping insects out. BrightView repels water and resists dirt and grime for a sharp, clear view.

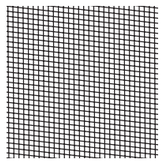
SCREEN MESH OPTIONS



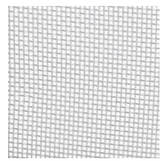
Marvin BrightView



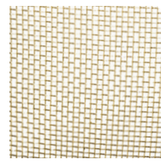
Charcoal Aluminum Wire



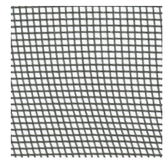
Black Aluminum Aire



Bright Aluminum Wire



Bright Bronze Wire



Charcoal Fiberglass

DOUBLE HUNG SCREENS

Full or Half Screen

Exterior aluminum screen with an aluminum surround. The full screen covers both the top and bottom sash. The half screen only covers the bottom sash.

CASEMENT SCREENS

Wood Screen Surround

The patented wood screen surround with wood interior and aluminum exterior features Marvin BrightView screen mesh. Aluminum screen mesh options also available.

Inswing Casement Screen

The patented wood screen surround with wood interior and aluminum exterior features Marvin BrightView screen mesh. Aluminum screen mesh options also available.

DOOR SCREENS

Scenic Door Sliding Screen

The Marvin Ultimate™ Sliding Screen operates with ease and conceals when not in use. The screen is unobtrusive even in large sizes measuring up to 15' wide and up to 10' high uni-directional or up to 29'6" wide bi-parting.

Swinging Screen Door

With profiles that complement the aesthetics of the door, swinging door screens feature robust, durable extruded aluminum surrounds and concealed hinges.

Sliding Screen Door

Aluminum top hung sliding screen with roller bar, adjustable rollers, and unmatched sliding operation.

DOUBLE HUNG STORM OPTIONS

Two-Lite Wood Storm Sash/Screen

A wood frame containing non-removable glass. The storm sash can be removed during the summer and replaced with a wood-framed screen. Available only on wood windows.

Storm and Screen Combinations

A combination unit is composed of two glass panels and one screen panel that can be easily removed from the interior for cleaning. Available with a wood (bare or primed) or aluminum surround, panels can be configured multiple ways: glass above screen, screen above glass, or glass above glass.

Energy Panel

Often confused with storm windows, an energy panel is technically a glazing option. It is a removable, exterior glass panel finished on the edges by a surround. Energy panels cover the exposed glass surface of each sash and offer added energy efficiency for wood windows with single glazing.

Double Hung Windows

Marvin Ultimate™ Double Hung windows combine state-of-the-art design with classic style. Advanced engineering and high-quality construction make our double hung windows incredibly durable, versatile, and easy to use.

A New Chapter for the Hadley House

An impressive interior renovation—including massive 7-foot Ultimate Double Hung G2 windows—helped transform a 19th-century home in Wenham, Massachusetts. Learn more on the Marvin Inspiration blog.

marvin.com/hadley-house

DOUBLE HUNG G2 WINDOWS
Ebony

Double Hung G2

Engineered for performance and designed to inspire, each aspect of the Marvin Ultimate™ Double Hung G2 window is made with purpose. Our engineers consider every detail, from the most innovative features to the most minute subtleties, all because the windows in your home help illuminate the most important parts of your life.

INTERIOR FEATURES AND PERFORMANCE

Rich Wood Interior
Offers beauty and warmth with six wood species and 10 interior finish options.

Narrow Checkrail
Provides a sleek aesthetic at 1-15⁄16" to maximize daylight opening while maintaining historical accuracy.

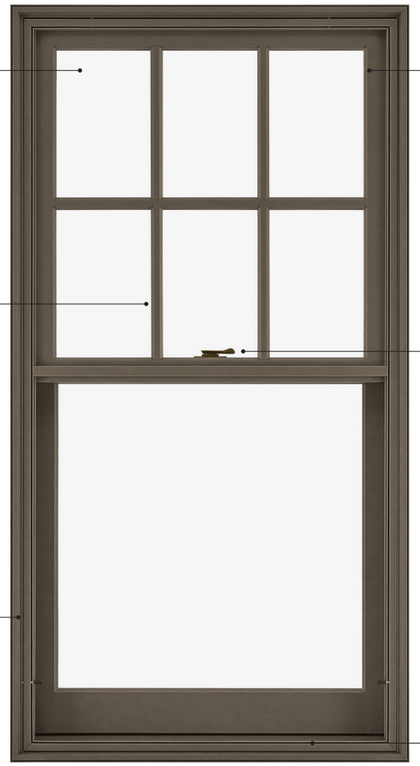
Sash Balance Systems
Enables smooth operation at the largest sizes.

Energy Efficiency
Multiple glass options for meeting standards in energy efficiency for various regions and climates.

Exclusive Autolock
Activates when the sashes are closed, locking the window.

Tilt Wash Mode
Allows easy access to exterior glass for cleaning and maintenance.

EXTERIOR FEATURES AND PERFORMANCE



Expansive Sizes
Larger than 5' wide by 10' high.

Design Versatility
An array of simulated divided lite patterns, interior and exterior color options, 10 hardware finishes, and archtop models.

Superior Weather Performance
LC-PG50 on most sizes. Optional commercial (CW) performance and IZ3 certified coastal performance on most sizes.

Durable Cladding
Extruded aluminum exterior cladding with an AAMA-verified 2605 finish and backed by a 20-year warranty against chalking and fading.

Aluminum Interlock
Eliminates drafts and improves the window's overall structural integrity.

Traditional Sill Bevel
The 14° bevel provides optimal water management while maintaining a classic look.

Double Hung G2

The Marvin Ultimate™ Double Hung G2 window is an embodiment of our dedication to the craft of creating windows and doors. Influenced by the rich, historical significance of this window style and inspired by innovative design, each feature is thoughtfully added and every detail is carefully considered. This is all in service of shaping a window that deserves to be in the unique homes our customers desire.

fig. 1 **DOUBLE HUNG G2 WINDOWS**
Painted White

fig. 2 **INTERIOR VIEW**
Pine

fig. 3 **EXTERIOR VIEW**
Gunmetal

fig. 4 **TILT-WASH MODE**
Allows cleaning of both sides of glass from indoors

fig. 1

fig. 2

fig. 3

fig. 4

FEATURES

- Narrow checkrail maximizes views while maintaining historical accuracy
- Unique tilt-wash mode allows convenient cleaning of both sides of the glass from indoors
- Exclusive auto-lock activates when the window is closed
- Available with Commercial Windows Performance certification
- Expansive sizes to fit openings up to 5'6" wide and 10'6" high
- Choose traditional Ogee profiles or square profiles for a more contemporary look

Five Collections. One Legacy of Innovation.

Realize your unique vision, down to the last detail, with Marvin.

Born out of a legacy of innovation, the Marvin portfolio sets the highest standards in quality you can see and feel. Each premium collection blends inspired design and materials that perform.

Through expertly crafted architectural detailing, industry-leading engineering, and true partnership, Marvin helps open up a world of possibilities.

MARVIN ULTIMATE™ COLLECTION

Endless Possibilities

Realize unique visions with endless design possibilities, each meticulously crafted.

INTERIORS

Wood
Six species options + custom, two painted or primed options, six stains + Clear Coat

EXTERIORS

Extruded Aluminum
19 colors + custom

Wood
Three species + custom

SIZING

Standard + custom sizing for replacement, remodeling, or new construction

HARDWARE

Extensive selection including Marvin Gallery Hardware

COASTAL + WATERFRONT

Hurricane Impact Zones 3 (IZ3) + Performance Grade 50 products (PG50)

MARVIN MODERN™ COLLECTION

Authentically Modern

Achieve authentic modern architecture with expansive views and strong thermal performance.

INTERIORS

Extruded Aluminum
Five color options

EXTERIORS

High-Density Fiberglass
Five color options

SIZING

Custom sizing for remodeling or new construction

HARDWARE

Minimalist hardware for modern design aesthetic

COASTAL + WATERFRONT

Not available with Impact Zone (IZ) rating

MARVIN VIVID™ COLLECTION

Boldly Innovative

Complement transitional to contemporary architecture with dramatic sizes, durability, and energy efficiency.

INTERIORS

Fiberglass Reinforced Composite
Windows: Two color options

Ultrex Fiberglass
Doors: Two color options

EXTERIORS

Ultrex Fiberglass
Four color options

SIZING

Standard + custom sizing for replacement, remodeling, or new construction

HARDWARE

Available in four finish options with two door handle styles

COASTAL + WATERFRONT

Not available with Impact Zone (IZ) rating

MARVIN ELEVATE® COLLECTION

Beauty Meets Durability

Find the most in-demand traditional window and door types with natural wood interiors and Ultrex® fiberglass exteriors.

INTERIORS

Wood
Bare Pine, painted Designer Black, painted White, or Clear Coat

EXTERIORS

Ultrex Fiberglass
Six color options

SIZING

Standard + custom sizing for replacement, remodeling, or new construction

HARDWARE

Available in six finish options with two door handle styles

COASTAL + WATERFRONT

Hurricane Impact Zone 3 (IZ3) + Performance Grade 50 products (PG50)

MARVIN ESSENTIAL® COLLECTION

Streamlined Design

Choose from a streamlined selection featuring proprietary Ultrex fiberglass interiors and exteriors.

INTERIORS

Ultrex Fiberglass
Four color options

EXTERIORS

Ultrex Fiberglass
Six color options

SIZING

Standard + custom sizing for replacement, remodeling, or new construction

HARDWARE

Available in six finish options with one door handle style

COASTAL + WATERFRONT

Not available with Impact Zone (IZ) rating

Panel-Loc Plus™

Wall and Roof Panel

LIMITED LIFETIME PAINT WARRANTY

Superior *durability* with an attractive appearance

Panel-Loc Plus gives residential, agricultural, and light commercial projects the protection of steel with an attractive appearance. It features an extra striation on top of the rib to give it superior durability and protection against extreme weather. Panel-Loc Plus is available in 3 qualities: Standard, Prime, and Ultra.

- Engineered with a Siphon Groove to minimize leaks.
- Wide fastening surface for easy application.
- Unique lap groove hides the overlap giving a smooth, clean appearance.

RECOMMENDED 2½:12 PITCH AND ABOVE	29 OR 26 GAUGE	36" OVERALL COVERAGE	¾" MAXIMUM RIB HEIGHT

CENTRAL STATES MANUFACTURING, INC.
METAL BUILDING COMPONENTS

CENTRALSTATESCO.COM

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Galvalume® is a registered trademark of BIEC International, Inc.

CE FLYR_PLP_240412

Choose CentralGuard® for the best protection and a lifetime warranty.

CentralGuard is our specific combination of everything that goes into making the highest-quality metal panels. Available on our Prime and Ultra panels, the CentralGuard name is a guarantee that you have the best protection and a lifetime paint warranty.

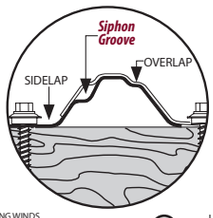
Choose CentralGuard for the perfect balance of fade protection, rust blocking, and dent resistance.

	STANDARD	OUR BEST SELLER! **PRIME** CentralGuard	ULTRA CentralGuard
FADE PROTECTION			
Paint Warranty	40-YEAR	LIFETIME	LIFETIME
Paint Thickness	THICK .90 mil	THICKER 1.0 mil	THICKER 1.0 mil
Fade Warranty	30-YEAR	30-YEAR	30-YEAR
Fade Protection	✓	✓✓	✓✓
RUST BLOCKING			
Advanced Rust Blocking	–	✓	✓
Perforation Warranty	–	50-YEAR	50-YEAR
Substrate Thickness	1.12 mil	1.60 mil	1.60 mil
DENT RESISTANCE			
Advanced Dent Resistance	–	✓	✓✓
Steel Thickness	THIN	THICK	THICKEST
Steel Gauge	29 ga.	29 ga.	26 ga.

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

Siphon Groove

Panel-Loc Plus has two vertical edges, the overlap and the sidelap. The sidelap edge has a specific bend in the last major rib, called a siphon groove. When the overlap edge is installed on top of the sidelap edge, it creates an air gap that prevents water from wicking under the panel. Panels should be installed with the overlap facing away from the prevailing wind.



Find more information at
centralstatesco.com

MINIMUM SPECIFICATIONS
FOR ULTRA AND PRIME PAINTED PANELS

GAUGE
Ultra 26 ga. | Prime 29 ga.

STEEL THICKNESS
Ultra 0.0185" | Prime 0.0150"

PAINT THICKNESS
Top coat paint: .70 mil
Top coat primer: .30 mil
Bottom coat backer: .35 mil
Bottom coat primer: .35 mil

TOTAL THICKNESS
Ultra 0.0202" | Prime 0.0167"

RUST PROTECTANT SUBSTRATE
Galvalume® AZ50

STEEL STRENGTH
80,000 PSI min

PAINT SYSTEM
SMP

WARRANTY
Lifetime limited paint adhesion
30-yr. chalk and fade
50-yr. Galvalume perforation

TESTING & APPROVALS

TESTING

TAS 100-95	Wind Driven Rain Test
TAS 125-03	Uplift Resistance Test, 29 ga. Prime only
ASTM-E455	Diaphragm Shear Standard Test, 26 ga.
ASTM-E455	Diaphragm Shear Standard Test, 29 ga.

APPROVALS

UL2218	UL Approval, Impact Resistance, Class 4
UL580	UL Approval, Uplift Resistance, Class 90
UL790	UL Approval, Fire Resistance, Class A
RC-325	Texas Windstorm Approval, 29 ga. Over Wood Purlins
RC-326	Texas Windstorm Approval, 29 ga. Over Decking
FL14026	Florida Approval, Roof Panel Over 15/32" Plywood (HVHZ, Miami-Dade Approved)
FL14026	Florida Approval, Roof Panel Over 15/32" Plywood (NON-HVHZ)
FL14026	Florida Approval, Panel Over 2x4's (NON-HVHZ)

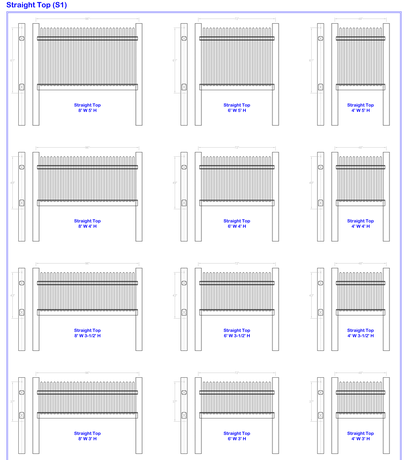
FS10 - Fence System

02/04/20

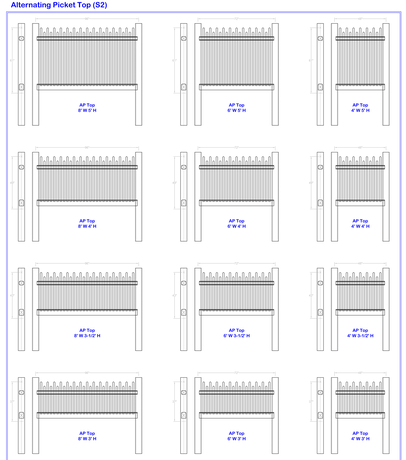
INTEX MILLWORK SOLUTIONS

www.intexmillwork.com
45 Mill Street
Mays Landing, NJ, 08330
Phone 856-293-4100
Fax 856-293-4102

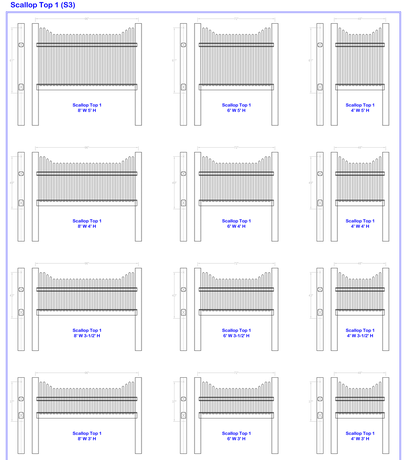
Straight Top (S1)



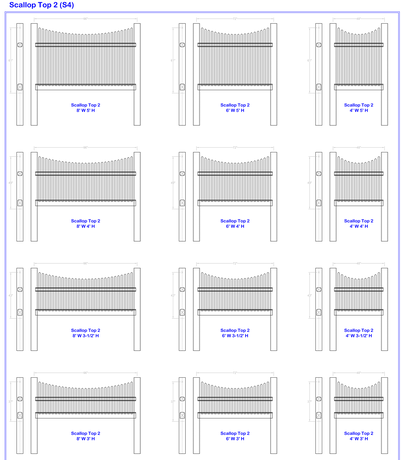
Alternating Picket Top (S2)



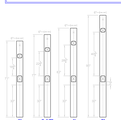
Scallop Top 1 (S3)



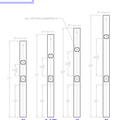
Scallop Top 2 (S4)



Post Types



Posts for S1 / S2



Posts for S3 / S4

POSTED
NO TRESPASSING

Terrapin

ABC
PRO GUARD 20

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

Historic District Commission Staff Report

Meeting Date: 7/13/2026

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

Property Address: 116 Goldsborough Street

Applicant: Jonathan Maggio on behalf of Enid McKitrick

Application Number: 2026-1767

Code Enforcement Case: Yes ☐ No ☒

Project Description:

The applicant is proposing alterations to the rear facing façade of this structure as part of a larger interior remodel. The existing screened porch at the rear of the structure is proposed to be removed in its entirety. The porch framing will be replaced with framing for a new interior and exterior wall. A new window assembly is proposed on the rear wall, consisting of a mulled combination unit featuring two double-hung flanking windows and a central picture window, each with a 12-inch transom above. The proposed windows are **Andersen 400 Series Woodwright** units. The applicant has indicated that the new trim for this window will match the existing. New siding is proposed on the entire rear wall and the left side wall (where the screened porch was removed) to match the existing siding on the structure. The proposed material is **TruExterior Craftsman Collection (Boral)** siding and trim. This will replace the existing wood lap siding.

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.

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.

Guideline 78. Substitute Materials for Siding

a. Contributing buildings with original wood siding are to continue with wood siding.

Composite/Fiberglass and Fiberglass-Clad (Windows)

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.

Siding

Maintaining and preserving existing historic wood siding, where present, is the general recommendation for buildings in the Historic District. In many cases when wood siding is in poor condition, spot replacements using in-kind materials to replace boards that are deteriorated beyond repair is the best approach. **Mixing siding materials, either within a wall or on different walls of a building is never appropriate. The use of a substitute material should only be considered when the entirety of the siding on a building needs to be replaced.**

Replacement with a substitute material may be appropriate if the siding to be replaced is not original, the original replacement material is no longer available, or if the original siding material failed and is likely to fail again if replaced in-kind. It may also be appropriate to utilize substitute materials on an addition or outbuilding, particularly if not significantly visible from rights-of-way within the historic district.

The HDC will determine the appropriateness of substitute siding materials a case-by-case basis. In all cases, the replacement siding should match the historic siding in terms of width, texture, profile, and overall appearance.

Staff Analysis:

Staff supports **approval of this application subject to an amendment** where the proposed siding is to be wood, matching the existing in terms of size, shape, profile, and texture. As read together, Guideline 78a and Appendix B.2 do not support the use of a modern substitute material — such as the proposed TruExterior fiber composite — in lieu of wood siding on an individual, historic façade. The appropriate course of action is the installation of new wood siding to match the existing where the screened porch is being removed, with in-kind replacement of any additional existing siding limited strictly to areas that are deteriorated beyond repair.

The proposed window assembly and the infill of the rear screened porch are consistent with Guidelines 64b and Appendix B.2, and staff supports those elements of the application as submitted.

Draft Motions:

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

OR

2. I move that the Historic District Commission **table** the application pending a revised submittal.

OR

3. I move an alternate motion…

Appendix A: 2012 Easton Historic District Survey Sheet

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

EASTON HISTORIC DISTRICT SURVEY

PROPERTY #: _____

Picture:

TAX ID	ADDRESS	OWNER NAME
2101011197	116 GOLDSBOROUGH ST	RASMUSSEN, PATRICIA AND

YEAR BUILT	PHYSICAL CONDITION
1900	EXCELLENT

ARCHITECTURAL STYLE	ADDITION(S)
NEO CLASSICAL	

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

NOTES

THE FRONT PORCH HAS BEEN ENCLOSED BUT THIS REMAINS A STRIKING AND NICELY DETAILED HOUSE + VERY GOOD EXAMPLE OF NEOCLASSICAL ARCHITECTURE. NO OUTBUILDINGS.

RECEIVED

JUN 11 2026

TOWN OF EASTON

HD 26 - 69

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

Application #:	2026 - 1767
Date Received:	06/11/2026
Fee Paid:	$75.00
HDC Meeting Date:	07/13/2026
Date Property Posted:	07/08/2026

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 116 Goldsborough Street

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

PROPERTY INFORMATION

OWNER NAME Enid McKitrick

TELEPHONE NO. [redacted] EMAIL [redacted]

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

NAME Jonathan Maggio

TELEPHONE NO. [redacted] EMAIL [redacted]

Description of Proposal (include additional sheets, as necessary)

Removal of screened porch, removal of rear facing siding, installation of a new window 4' tall by 6' by 4', window trim to match existing, install new BORAL siding on entire rear of home to match existing. This is the exterior portion of a larger project to renovate the Kitchen.

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 June 11, 2026

Printed Name of Applicant or Agent Jonathan Maggio

Revised 4.4.2022

Maggio Home Services

Maggio Home Services
From Handyman to Homebuilder

938 Kimberly Way

June 11, 2026

STEVENSVILLE, MD. 21666

MHIC#127463

[redacted]

WORK PROPOSAL SUBMITTED TO:

The Historic District Commission

WORK TO BE PERFORMED AT:

116 Goldsboro Street

Easton, MD

Maggio Home Services hereby proposes to provide labor and materials to: Remodel a kitchen

We will remove the screened porch and install framing for interior and exterior finishes. We will remove walls inside and install beams to open the rooms. We will install all necessary footings for structural work. We will install a new kitchen, sectioning off a bedroom and a laundry room. We will install a six foot wide by four feet tall window that has a combination of double hung windows sandwiching a larger picture window. Each of these three windows will have a twelve inch transom above. We will trim one large window opening with wood trim to match the existing We will run new exterior wood siding to match the existing on the entire rear wall and the left side where the screened porch was removed.

Jonathan Maggio

[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
6/8/2026

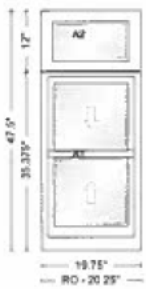
LATEST UPDATE
6/8/2026

OWNER
JON PALMER

Abbreviated Quote Report - Customer Pricing

QUOTE NAME	PROJECT NAME	QUOTE NUMBER	CUSTOMER PO#	TRADE ID
MAGGIO	MAGGIO	9362070		

ORDER NOTES: **DELIVERY NOTES:**



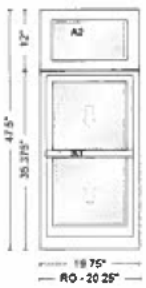
Item	Qty	Operation	Location	Unit Price	Ext. Price
100	1	Fixed / AA	None Assigned	$1,447.88	$1,447.88

RO Size = 20 1/4" x 47 1/2" **Unit Size = 19 3/4" x 47 1/2"**

Mull: Factory Mulled, Andersen Vertical Priority Stack Mull, 1/8 Non Reinforced Horizontal Mull Material
WTR 1' 7 3/4"X1' / WDH 1' 7 3/4"X2' 11 3/8", Unit, Unit 1: 400 Series Woodwright Double-Hung, Unit 2: 400 Series Woodwright Transom, Equal Sash, White Exterior Frame, White Exterior Sash/Panel, Pine w/White - Painted Interior Frame, Pine w/White - Painted Interior Sash/Panel, Unit 1: AA, Unit 2: Fixed, Dual Pane Low-E4 Standard Argon Fill 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 19.75 x 35.375 Full Screen Aluminum White

Unit #	U-Factor	SHGC	ENERGY STAR	Clear Opening/Unit #	Width	Height	Area (Sq. Ft)
A1	0.29	0.31	NO	A1	16.0160	13.3730	1.48740
A2	0.27	0.33					



Item	Qty	Operation	Location	Unit Price	Ext. Price
200	1	Fixed / AA	None Assigned	$1,447.88	$1,447.88

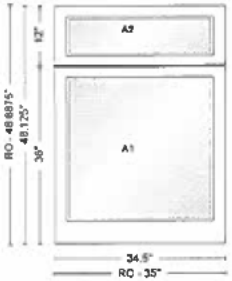
RO Size = 20 1/4" x 47 1/2" **Unit Size = 19 3/4" x 47 1/2"**

Mull: Factory Mulled, Andersen Vertical Priority Stack Mull, 1/8 Non Reinforced Horizontal Mull Material
WTR 1' 7 3/4"X1' / WDH 1' 7 3/4"X2' 11 3/8", Unit, Unit 1: 400 Series Woodwright Double-Hung, Unit 2: 400 Series Woodwright Transom, Equal Sash, White Exterior Frame, White Exterior Sash/Panel, Pine w/White - Painted Interior Frame, Pine w/White - Painted Interior Sash/Panel, Unit 1: AA, Unit 2: Fixed, Dual Pane Low-E4 Standard Argon Fill Stainless Glass / Grille Spacer, Traditional, 1 Sash Locks White, White/WhiteJamb Liner, White, Full Screen, Aluminum

Sides

Insect Screen 1: 400 Series Woodwright Double-Hung, WDH 19.75 x 35.375 Full Screen Aluminum White

Unit #	U-Factor	SHGC	ENERGY STAR	Clear Opening/Unit #	Width	Height	Area (Sq. Ft)
A1	0.29	0.31	NO	A1	16.0160	13.3730	1.48740
A2	0.27	0.33					



Item	Qty	Operation	Location	Unit Price	Ext. Price
300	1	Fixed / Fixed	None Assigned	$1,733.23	$1,733.23

RO Size = 35" x 48 11/16" **Unit Size = 34 1/2" x 48 1/8"**

Mull: Factory Mulled, Andersen Stack Mull, 1/8 Non Reinforced Horizontal Mull Material
WTR 2' 10 1/2"X1' / WPW 2' 10 1/2"X3', Unit, Unit 1: 400 Series Woodwright Picture Window, Unit 2: 400 Series Woodwright Transom, White Exterior Frame, Pine w/White - Painted Interior Frame, Pine w/White - Painted Interior Sash/Panel, Fixed, Dual Pane Low-E4 Standard Argon Fill Stainless Glass / Grille Spacer

Center

Unit #	U-Factor	SHGC	ENERGY STAR
A1	0.27	0.32	NO
A2	0.27	0.33	

SUB-TOTAL:	$4,628.99
FREIGHT:	$0.00
LABOR:	$0.00
TAX:	$277.74
TOTAL:	$4,906.73

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

From: Enid McKitrick[redacted]
Subject: Authorization
Date: Jun 10, 2026 at 8:57:57 PM
To: JONATHAN MAGGIO[redacted]

Enid McKitrick

116 Goldsborough St.
Easton, MD. 21601
[redacted]

June 10, 2026

To Whom It May Concern:

I, Enid McKitrick, give authorization to Maggio Home Services, to present an application to remodel the kitchen in my home.

Sincerely yours,

Enid McKitrick

TruExterior Siding & Trim

Sample to be brought to Meeting

CRAFTSMAN COLLECTION™ SIDING PRODUCT DATA SHEET

1. **Certificates and Listings**
   a. **IBC/IRC Codes:** ICC-ES ACE89, CCRR 0300
   b. **Texas Department of Insurance (TDI):** EC-92
   c. **Florida Building Codes (FBC):** 2020, FL17285
   d. **California Building Code (CBC):** 2019
   e. **Wildlife Urban Interface (WUI):** CA SFM 12-7A-1, 8140-2134:0105
   f. **Pre-consumer Recycled Content:** SCS Global Certification, Minimum 70%

2. **Properties**
   a. **Density:** ASTM C 1185, 40-50 lb_f/ft^3
   b. **Flexural Strength:** ASTM C 1185, > 1600 psi
   c. **Coefficent of Linear Expansion:** ASTM D 6341, < 0.000014 in. / (in.*°F)
   d. **Impact Resistance:** ASTM D 6110, > 50 in.

3. **Performance**
   a. **Fungi Rot:** AWPA E10, Brown Rot–Negligible Loss, White Rot–Negligible Loss
   b. **Termite Resistance:** AWPA E1, > 9.0
   c. **Water Absorption:** ASTM D 570, < 1.5%
   d. **Flame Spread Index:** ASTM E 84, < 200

4. **Manufacturing Tolerences**
   a. **Width:** ± 1/16 in.
   b. **Thickness:** ± 1/16 in.
   c. **Length:** +2.0 / -0.0 in.

© 2022 Westlake Royal Building Products

TruExterior Siding & Trim

TRIM PRODUCT DATA SHEET

1. **Certificates and Listings**
   a. **Cal Fire (WUI):** CA SFM 12-7A-1 Listing No. 8140-2134:0101
   b. **Pre-consumer Recycled Content:** SCS Global Certification—Minimum 70%

2. **Properties**
   a. **Density:** ASTM C 1185, 40-50 lb_f/ft^3
   b. **Flexural Strength:** ASTM C 1185, > 1600 psi
   c. **Coefficent of Linear Expansion:** ASTM D 6341, < 0.000014 in / (in*oF)
   d. **Impact Resistance:** ASTM D 6110, > 50 in.

3. **Performance**
   a. **Fungi Rot:** AWPA E10, Brown Rot–Negligible Loss, White Rot–Negligible Loss
   b. **Termite Resistance:** AWPA E1, > 9.0
   c. **Water Absorption:** ASTM D 570, < 1.5%
   d. **Flame Spread:** ASTM E 84, < 200

4. **Manufacturing Tolerences**
   a. **Width:** ± 1/16 in.
   b. **Thickness:** ± 1/16 in.
   c. **Length:** +2.0 / -0.0 in.

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

Historic District Commission Staff Report

Meeting Date: 7/13/2026

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

Property Address: 36 S Washington Street

Applicant: Michael Pullen

Application Number: 2026-1770

Code Enforcement Case: Yes ☐ No ☒

Project Description:

The applicant is proposing to install a hanging sign on the S Washington Street facing façade of the building. The sign will be suspended above the front porch (the exact placement is still unknown at the time this report was written) and will consist of two individual 40" by 18" PVC panels.

Historic District Guidelines:

Guideline 25. General Guidelines for Signage

Figure 1

a. Avoid covering or obscuring architectural features.

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

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

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

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

Guideline 31. Hanging and Bracket Signs

a. Utilize existing sign brackets where possible.

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

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

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

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

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

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

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

Staff Analysis:

Staff supports an **approval** of this application with conditions or a **tabling** pending additional information. The style of the proposed signage appears consistent with what is shown in Figure 1 where a hanging sign is suspended from the front porch. Without an exhibit showing exactly where the sign will be mounted, it is impossible to determine whether the signage is meets the clearance requirements from the sidewalk and is appropriately located.

Recommended Conditions:

1. A minimum of 8-feet of clearance shall be maintained between the bottom of the sign and the surface of the sidewalk.

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 **table** the application pending the submittal of an exhibit depicting the location the signs will be mounted on the building.

OR

3. I move an alternate motion.

Appendix A: Historic District Survey Sheet

EASTON HISTORIC DISTRICT SURVEY

PROPERTY #: _____

Picture:

TAX ID	ADDRESS	OWNER NAME
2101024531	36 S WASHINGTON ST	PULLEN, MICHAEL L AND CONSTANCE W

YEAR BUILT	PHYSICAL CONDITION
1890	EXCELLENT (MAIN SECTION) FAIR (ELL)

ARCHITECTURAL STYLE	ADDITION(S)
NATIONAL FOLK	2 OR 3 PART REAR ELL

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

NOTES

2 1/2 STORY 3 BAY SIDE PASSAGE GABLE FRONT DWELLING NARROW GAUGE HORIZONTAL SIDING ON FAÇADE + SHINGLES ON ELL. NICE BRACKETS ON FRONT PORCH 1/1 WINDOWS HAVE SOME OLD GLASS. GLAZED + PANEL FROM DOOR MAY BE ORIGINAL. FOUR PART MID 20TH CENTURY SHED ROOFED

OUTBUILDING

HD 26 - 70

RECEIVED
JUN 24 2026
TOWN OF EASTON

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

Application #:	2026 - 1770
Date Received:	06/24/2026
Fee Paid:	$75.00
HDC Meeting Date:	07/13/2026
Date Property Posted:	07/08/2026

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: 36 South Washington St. Easton

☐ Contributing ☐ Non-Contributing YEAR BUILT: 1895 NATIONAL REGISTAR #

PROPERTY INFORMATION

OWNER NAME: Michael/Constance Pullen

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)

A 2 panel sign, each panel 40" L X 18" H, hanging from the center of the front porch over the railing with a thin space between the two panels. Lettering, colors, etc. as shown on attachment. Signs will be on 3/4" PVC, no light any, mounted with hardware

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 Michael Pullen

Date 19 June 2026

Printed Name of Applicant or Agent Michael Pullen

Revised 4.4.2022

Constance W. Pullen LCSW-C

Attachment, Trauma, Connections

United Counseling

STUDY AND DISCUSSION GROUPS

A COURSE IN MIRACLES
A COURSE IN LOVE

MICHAEL PULLEN, FACILITATOR

[redacted]

36 South Washington Street

Samantha Smith <ssmith@eastonmd.gov>

36 S Washington Street - Sign

michael pullen Wed, Jul 1, 2026 at 4:11 PM
To: Nicholas Johnson <njohnson@eastonmd.gov>
Cc: Samantha Smith <ssmith@eastonmd.gov>

Hi Nicholas,

I've attached a supplemental photo showing the location and elevation of the proposed sign as requested. The measurements are:

Sign width: 40 inches
Sign height: 36 inches

The span between the two center porch posts is 80 inches. The sign will be located in the center, which leaves 20 inches of space between the edge of the sign and the porch post on each side.

The distance between the bottom of the horizontal porch beam and the ground is 10 ft. 10 inches (130 inches). Subtracting the 36 inch height of the sign from 130 leaves 94 inches (7 ft, 10 inches) which would be the maximum distance between the bottom of the signand the ground. If the top of the sign were hung, for example, 3 inches from the porch beam, with a 1 inch space between the two faces (a total of 4 inches of additional height), adding that to the 36 inch sign height totals 40 inches. Using those measurements,(130 inches minus 40 inches) the bottom of the sign would be 90 inches from the ground, or 7 ft. 6 inches.

The white lines on the photo showing the proposed location of the sign are not to scale but I've tried to make them as accurate as possible.The overall dimensions of the sign are 40 inches wide by 36 inches high, plus whatever space is left between the two faces, approximately an inch.

Thanks for your review and follow up, please let me know if this satisfies your request. Thanks.

Michael

Virus-free.www.avast.com

[Quoted te t hidden]

Supplemental photo 36SW showing sign location and elevation.jpg
3087K

36

TOWN OF EASTON
OFFICE OF CODE ENFORCEMENT
14 S HARRISON ST
EASTON MD 21601

June 5, 2026 **Case # 26-0177**

Susan Griep
8595 Unionville Rd
Easton MD 21601

Re: Code Enforcement Notice for: 601 Goldsborough Street Easton MD 21601

Dear Property Owner:

On **March 30, 2026**, the Town of Easton Code Enforcement Department conducted an inspection of the above-mentioned property and issued a Corrective Action Notice.

A follow-up evaluation conducted on **June 5, 2026**, revealed that no actions have been taken to correct these deficiencies. The property remains in violation of the following codes:

304.10 Stairways, decks, porches and balconies. Every exterior stairway, deck, porch and balcony, and all appurtenances attached thereto, shall be maintained structurally sound, in good repair, with proper anchorage and capable of supporting the imposed loads.

304.6 Exterior walls. All exterior walls shall be free from holes, breaks, and loose or rotting materials; and maintained weatherproof and properly surface coated where required to prevent *deterioration*.
Chapter 6 Building Codes Article I. Building Codes Administration Section 6-3 Applications and Permits

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§ 6-3.5 Permit Required.
Any owner or authorized agent who intends to construct, enlarge, alter, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any electrical, gas, mechanical or plumbing system, the installation of which is regulated by these codes, or to cause any such work to be done, shall first make application to the code official and obtain the required permit. A building permit, or application shall not be transferred from one applicant's name to another's without express written approval of the code official.

Town of Easton Code, Chapter 28 Zoning, Article VI Historic District, 28-601(E)
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.

<u>Corrective Action(s) Required:</u>

The porch support column must be repaired or replaced to ensure the porch is structurally sound. The porch guardrail shall be repaired to remove any broken or damaged components, including the top rail.

All deteriorated or rotted exterior siding must be properly repaired or replaced. Simply covering or painting over damaged materials is not acceptable.

If any structural components of the porch are replaced, a building permit is required prior to the work.

As the property is in the Historic District, any exterior work beyond routine maintenance requires approval from the Historic District Commission in the form of a Certificate of Appropriateness.

Compliance Deadline:

All corrective actions shall be completed, or any required permit and/or Certificate of Appropriateness applications shall be submitted to the Town, no later than Monday, June 29, 2026.

This letter constitutes the Town's final notice regarding the violations identified above.

Failure to correct the above-listed code violation(s) by **Monday, June 29, 2026** 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.

Sincerely,
TOWN OF EASTON

Nick Ewing
Code Enforcement

601

691

Town of Easton Historic District Commission
Draft Decision Summary
Monday, June 22, 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
Kurt Gant
Joshua Startt AIA

Staff:
Nicholas Johnson AICP, Town Planner (Current)
Samantha Smith, Administrative Specialist

Absent:

Commission Members:
Jim Carr

Staff:
Miguel Salinas, Planning and Zoning Director

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 June 22, 2026 Agenda Summary. Commissioner Startt seconded the motion.

Vote	5 - 0 - 0 - 1
FOR:	5 - Demby, Brophy, Bateman, Gant, Startt
AGAINST:	0
ABSTAIN:	0
ABSENT:	1 - Carr

3. **Old Business —**

a. **File No.:** **2023 - 0905 / HD 23 - 42**
Applicant: **Dover Station LLC**
Location: 500 Dover Road, Easton, MD 21601
Tax Map 0104, Grid 00EA, Parcel 1055
Zoning: CB

Request: The Applicant is requesting an amendment to previously approved alterations to Building 1, a contributing structure to the Historic District. The Applicant is proposing to install a 30" x 30" projecting sign constructed of either carved wood or a synthetic material on the Dover Street facing façade of the structure. The bracket will either be wrought iron or black painted steel, and the sign will be mounted to the brick column closest to rails-to-trails.

Background: On April 25, 2023 the Commission determined that the buildings labeled 2, 4, and 5 on the subject property to be non contributing structures, while the buildings labeled 1 and 3 were found as contributing structures. On October 28, 2024, the Commission granted approval for signage for portions of the non-contributing buildings 4 and 5, and contributing building 3 (2024-1307). This approval included a 120-square-foot PVC sign for the northern façade, a 75-square-foot sign painted directly onto the masonry, and a 24-square-foot sign for the eastern façade facing the courtyard. On June 8, 2026 the Commission granted approval for the addition of three (3) painted signs to the Dover Road facing façade in a style, font, and color that will match the existing painted signage approved by the Commission on October 28, 2024.

Historic District Guideline references:

i. *Guideline 25. General Guidelines for Signage*
ii. *Guideline 31. Hanging and Bracket Signs*

Staff Presentation:
Nicholas Johnson AICP, Town Planner - Current

Applicant Presentation:
Matthew Parker on behalf of Dover Station LLC

Public Comment — None
Public Comment Written — None

Vice Chairperson Brophy moved to approve the application subject to the following conditions:

1. **The bracket for the sign shall be connected to the wall through the mortar joints.**

2. **A minimum clearance height of eight (8) feet shall be maintained between the bottom of the sign and the surface of the sidewalk.**

Commissioner Startt seconded the motion.

Vote	5 - 0 - 0 - 1
FOR:	5 - Demby, Brophy, Bateman, Gant, Startt
AGAINST:	0
ABSTAIN:	0
ABSENT:	1 - Carr

4. New Business —

a. File No.: **2026 - 1748 / HD 26 - 63**
Applicant: **Michael and Meghan Stuart**
Location: 27 N. Hanson Street, Easton, MD 21601
Tax Map 0103, Grid 00EA, Parcel 1151
Zoning: R-7A

Request: The Applicant is requesting to replace one (1) wooden picture window with a 9-pane design located on the third floor on the North façade. The replacement unit will be a Pella® aluminum-clad wood window and has a 4-pane design with the appearance of true divided light. The Applicant is also requesting to repair the two (2) triangular windows flanking the picture window. Replacement of any necessary trim will be completed in-kind. This is a contributing structure to the Historic District.

Historic District Guideline references:

i. *Guideline 89. Maintain Historic Windows*
ii. *Guideline 90. Make Sensitive Replacements*

Staff Presentation:
Nicholas Johnson AICP, Town Planner - Current

Applicant Presentation:
Michael and Meghan Stuart

Public Comment — None
Public Comment Written — None

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

The Commission determined in this circumstance that a 4-pane design is consistent

with the structure's architectural style, and that it is not feasible to preserve the existing material.

Vote	5 - 0 - 0 - 1
FOR:	5 - Demby, Brophy, Bateman, Gant, Startt
AGAINST:	0
ABSTAIN:	0
ABSENT:	1 - Carr

5. **Discussion Item —** None

6. **Decision Summary Review —**

Vice Chairperson Brophy moved to approve the June 6, 2026 Draft Decision Summary. Commissioner Bateman seconded the motion.

Vote	5 - 0 - 0 - 1
FOR:	5 - Demby, Brophy, Bateman, Gant, Startt
AGAINST:	0
ABSTAIN:	0
ABSENT:	1 - Carr

7. **Administrative Approval —** None

8. **Emergency Approval —**

a. **File No.:** **2026 - 1762 / HD 26 - 67**
Applicant: **Bay Hundred Community Volunteers, Inc. on behalf of Johnny and Diane Emory**
Location: 121 N. Locust Lane, Easton, MD 21601
Tax Map 0103, Grid 00EA, Parcel 0720
Zoning: R-7A

Request: Emergency approval for the temporary installation of a modular aluminum wheelchair ramp and platform as per the Historic District Commission Chairperson. This is a contributing structure to the Historic District.

9. **Adjournment —** Vice Chairperson Brophy moved to adjourn. Commissioner Bateman seconded the motion. The meeting was adjourned at 6:09 p.m.