



Historic District Commission MEETING AGENDA

Monday, August 10, 2026 - 6:00 PM
Council Chambers, Easton Town Office
14 S Harrison Street

Call to Order

- 1) Approval of the Agenda for August 10, 2026.

Old Business

- 1) **Application Number:** 2024 - 1251 / HD 24 - 86
Applicant: John Peeling
Location: 208 Goldsborough Street
Tax Map 0103, Grid 00EA, Parcel 1135
Zoning District: R-7A
Historic Status: Contributing
Request: Amendment to a previously approved Certificate of Appropriateness (COA) for the installation of a cement porch and steps.

New Business

- 1) **Application Number:** 2026 - 1790 / HD 26 - 75
Applicant: Carolyn Button
Location: 229 S. Aurora Street
Tax Map 0105, Grid 00EA, Parcel 2151
Zoning District: R-10A
Historic Status: Contributing
Request: Installation of 103 linear feet of a cedar picket fence.
- 2) **Application Number:** 2026 - 1794 / HD 26 - 77
Applicant: Alchemyworks, Inc.
on behalf of Catherine Joyce
Location: 220 S. Harrison Street
Tax Map 0105, Grid 00EA, Parcel 2107
Zoning District: R-10A

Historic Status:

Contributing

Request:

Installation of a cedar fence and gate along the North side of the property.

3) Application Number:

2026 - 1772 / HD 26 - 71

Applicant:

Easton Economic Development Corporation

Location:

11 S. Harrison Street

Tax Map 0104, Grid 00EA, Parcel 1526

Zoning District:

CB

Historic Status:

Contributing

Request:

Installation of two (2) 24"x30"x2" signs to be mounted on the existing hanging bracket and brick.

4) Application Number:

2026 - 1795 / HD 26 - 78

Applicant:

Kevin and Debbie Bateman

Location:

519 Goldsborough Street

Tax Map 0103, Grid 00EA, Parcel 0763

Zoning District:

R-7A

Historic Status:

Contributing

Request:

Front porch replacement.

Discussion Item

Approval of Minutes

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

Administrative Approval

1) Application Number:

2026 - 1797 / HD 26 - 79

Applicant:

Chris Jordan Exteriors, LLC
on behalf of Jim McMartin

Location:

125 S. Hanson Street

Tax Map 0104, Grid 00EA, Parcel 1921

Zoning District:

R-7A

Historic Status:

Contributing

Request:

In-kind asphalt architectural shingle replacement.

Emergency Approval



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

Historic District Commission Staff Report

Meeting Date: 8/10/2026

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

Property Address: 208 Goldsborough Street

Applicant: John Peeling

Application Number: 2024-1251

Code Enforcement Case: Yes ☐ No ☒

Project Description:

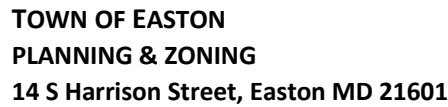
The applicant is proposing amendments to the previously approved certificate of appropriateness (#24-1251). Specifically, the applicant is proposing to construct the porch deck and steps facing Thoroughgood Lane with cement instead of the approved wood. A metal railing will be installed if required by code. The material and style of the steps and deck will be similar to that found at 24 N Aurora Street (*Figure 1*).



Figure 1 Example Steps

Background Information:

This application first appeared before the Commission on August 12, 2024. That request was unanimously approved with the condition that the applicant submit a cut sheet for the proposed standing seam metal roof to staff. On September 23, 2024, the Commission approved revised plans that included the addition of a window on the second floor of the east façade, the addition of a transom window above a door on the west façade, the removal of shutters on the second floor of the south façade, the addition of a standing seam overhang on the south façade,



Historic District Guidelines:

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

- a. Replace missing posts and railings where necessary to match size, shape, profile, proportion, and spacing to the historic feature.
- b. Use wood for porch details and structural parts, including steps, decking, and foundations, unless it can be documented that other materials were historically used on the house or used at an early date.**
- c. Alternate materials may be allowable on a on side or rear porches if the new material, size, scale, and overall appearance matches the historic feature.**
- d. Front porches on contributing historic structures are held to a higher standard than side or rear porches.

Historic porch materials typically include wood, brick, stone, and concrete. Because few appropriate substitute materials for brick, stone, and concrete existing, these materials should generally be replaced in-kind.

Page 5 of 102



Draft Motions:

1. I move that the Historic District Commission **approve** the revised application as submitted
OR
2. I move that the Historic District Commission table the application pending the submittal of the following...

OR
3. I move that the Historic District Commission deny the application based on the following findings...



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

EASTON HISTORIC DISTRICT SURVEY

PROPERTY #:

Picture:



TAX ID		ADDRESS		OWNER NAME			
2101009680		208 GOLDSBOROUGH ST		KLUTE, DAPHNE E.			
YEAR BUILT		PHYSICAL CONDITION					
1890							
ARCHITECTURAL STYLE				ADDITION(S)			
NHL DISTRICT	NR DISTRICT	NR LISTED	MEETS NR CRITERIA	1980 NR RATING	MD INVENTORY	CONTRIBUTING	NC CODE
				B		Y	
NOTES							
WOODEN GERMAN SIDING. 6/6 WOOD SASH WINDOWS POSSIBLY ORIGINAL. NICE DECORATIVE DOOR AND EXPOSED RAFTER ENDS. HISTORIC OUTBLDG							



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

Meeting Date: 8/12/2024
Application Number: 2024-1251
Location: 208 Goldsborough Street
Applicant: John Peeling

Commissioner Stuart moved to **approve the application with the condition that the applicant shall submit a cut sheet for the proposed standing metal roof to staff that meets the specifications of Guideline 70e. for Roof Material.** Vice Chairperson Brophy seconded the motion.

FOR: 5 - Demby, Brophy, Bateman, Greer, Stuart

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

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

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

Nicholas Johnson
Representative, Historic District Commission

8/27/2024
Date



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

Meeting Date: 9/23/2024
Application Number: 2024-1251
Location: 208 Goldsborough Street
Applicant: Pam Gardner on behalf of John Peeling

Vice Chair Brophy moved to **approve the application as submitted.**
Commissioner Greer seconded the motion.

FOR: 4 - Demby, Bateman, Greer, Brophy

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

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

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

Nicholas Johnson
Representative, Historic District Commission

10/3/2024
Date

RECEIVED

JUL 28 2026

HD 24 - 86



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

Application #:	2024 - 1251
Date Received:	07/28/2026
Fee Paid:	-
HDC Meeting Date:	08/10/2026
Date Property Posted:	08/05/2026

HISTORIC DISTRICT COMMISSION HEARING APPLICATION

APPLICATION TYPE (PLEASE CIRCLE)

☐ ROOFING ☐ DEMOLITION ☐ SIGNAGE ☐ FENCING ☐ OTHER
☐ NEW CONSTRUCTION/ADDITION ☐ EXTERIOR ALTERATIONS
 FOR TREE REMOVAL(S) - PLEASE USE THE TREE REMOVAL APPLICATION

PROPERTY INFORMATION

ADDRESS: 208 Goldsborough St
☐ Contributing ☐ Non-Contributing YEAR BUILT: _____ NATIONAL REGISTAR # _____

PROPERTY INFORMATION

OWNER NAME: John Peeling
 TELEPHONE NO. _____ EMAIL: _____

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

NAME: SAMIE
 TELEPHONE NO. _____ EMAIL: _____

Description of Proposal (include additional sheets, as necessary)

Revised from Wood Deck
to a Cement Porch +
Cement Steps.
Metal Railings when Required.

Specific Requirements

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

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

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

Signature of Applicant or Agent

Date

Printed Name of Applicant or Agent

John Peeling
7/28/26 John PEELING

Revised 4.4.2022







Wall Assemblies Reimagined.

ZIPsystem™
R-SHEATHING

1.5R9

CHAD12822

1.5R9

Wall Assemblies Reimagined.
insulateyourland.com

CHAD128

ZIPsystem





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

Historic District Commission Staff Report

Meeting Date: 8/10/2026

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

Property Address: 229 S Aurora Street

Applicant: Carolyn A Button

Application Number: 2026-1790

Code Enforcement Case: Yes ☐ No ☒

Project Description:

The applicant is proposing to install 103 linear feet of 6-foot-tall wooden picket fencing. The fence will run from the south-west corner of the house to the side property line until it meets the existing fence. It will then run to the south west property corner until it meets the rear outbuilding. To accommodate the new fence, a Victorian style, decorative iron fence and gate will be removed.

Historic District Guidelines:

Guideline 14. Perimeter Walls and Fences

- a. Retain existing historic perimeter walls and fences.
- b. Repair or restore damaged or deteriorated historic perimeter walls and fences. Where repair is not possible due to the severity of the deterioration, replace historic walls or fences in-kind using the same material as the original and matching in size, shape, height, profile, texture, and color. If use of the same material is not feasible, the substitute material should approximate the original as closely as possible.
- c. New walls and fences should be consistent with the setback of the subject building and adjacent properties.
- d. New walls and fences must adhere to the height, material, and replacement requirements outlined in Easton's zoning ordinances.
- e. New fences and perimeter walls should be appropriate to the character of the district. Concrete block and stucco finishes are not likely to be approved, particularly in locations visible from the public right-of-way. Simple, unobtrusive fences in traditional designs in powder coated steel or aluminum or wood picket fences are most appropriate. Note: Vinyl fences will not be approved.



Staff Recommendation:

Staff recommends **approval of this application with conditions**. The proposed fencing is a simple, unobtrusive design consistent with fencing styles previously approved by the Commission. However, staff notes that the existing Victorian-style fence and gate along this portion of the property appear to be historic in origin. Should the Commission determine that this section of fencing is indeed historic, its removal and replacement with a modern fence would be inconsistent with Guideline 14a, which discourages the removal of historic walls and fences. As a potential compromise, the Commission may wish to consider retaining the historic Victorian-style fence and gate in place while approving the proposed new fencing for the remainder of the property.

Draft Motions:

1. I move that the Historic District Commission **approve** the application subject to the condition that the historic Victorian style fence and gate remain in place.

OR
2. I move that the Historic District Commission **approve** the application as submitted based on the finding that the Victorian style fence and gate are not historic.

OR
3. I move that the Historic District Commission **deny** the application based on the finding that the replacement of a historic fence and gate with a modern fence is inconsistent with Guideline 14a.

OR
4. I move an alternate motion.



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

Appendix A: 2012 Easton Historic District Survey Sheet

EASTON HISTORIC DISTRICT SURVEY

PROPERTY #:

Picture:



TAX ID		ADDRESS		OWNER NAME			
2101023586		229 S AURORA ST		THOMPSON, WILLIAM L			
YEAR BUILT		PHYSICAL CONDITION					
1910							
ARCHITECTURAL STYLE				ADDITION(S)			
FOUR SQUARE/ QUEEN ANNE				1 STORY REAR SHED BLOCK APPEARS LATER			
NHL DISTRICT	NR DISTRICT	NR LISTED	MEETS NR CRITERIA	1980 NR RATING	MD INVENTORY	CONTRIBUTING	NC CODE
				B		Y	
NOTES							
2 1/2 STORY 2 BAY HIPPED ROOF FRONT BLOCK WITH PROJECTING SIDE WING. 12/1 WOODEN WINDOWS POSSIBLY ORIGINAL WRAP AROUND PORCH PARTIALLY ENCLOSED- VINYL SIDING. FRONT DOOR REPLACED CONTRIBUTING OUTBUILDING.							

RECEIVED

JUL 16 2026

HD 26 - 75



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

Application #:	2026 - 1790
Date Received:	07/16/2026
Fee Paid:	\$75.00
HDC Meeting Date:	08/10/2026
Date Property Posted:	08/05/2026

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

229 S Aurora St Easton MD 21601

☐ Contributing

☐ Non-Contributing

YEAR BUILT:

1910

NATIONAL REGISTAR #

PROPERTY INFORMATION

OWNER NAME

Carolyn Button

TELEPHONE NO.

EMAIL

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)

103 linear feet of 6 ft high pressure treated spaced picket with dip and cedar NE post caps. Pickets are 2.5" wide with approx 1.5" spacing. Adding a walk way gate approx 4' wide with arch, matching neighbor's fencing.

Specific Requirements

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

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

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

Any modifications during review shall warrant an updated application.

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

Signature of Applicant or Agent

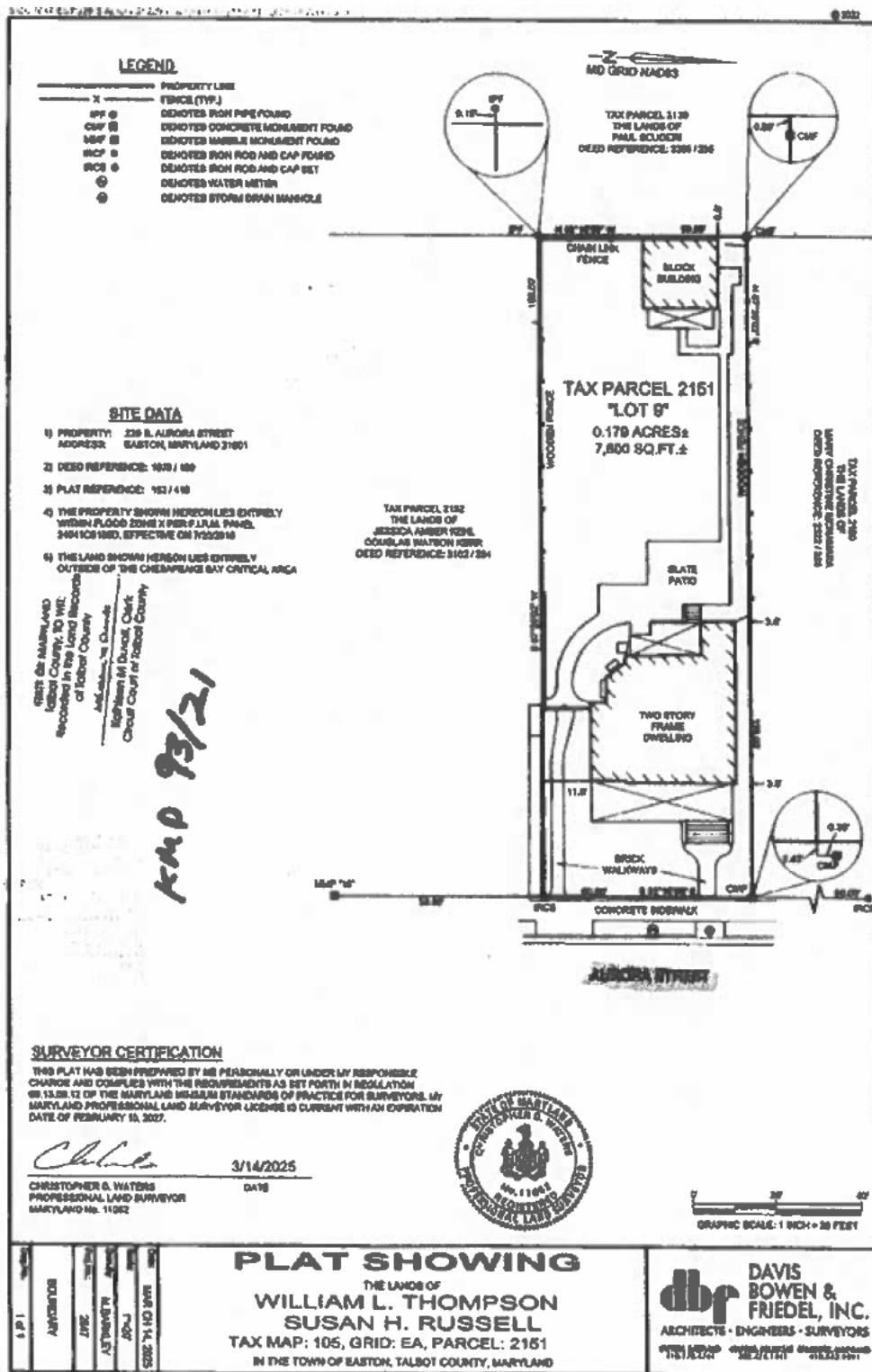
Date

Printed Name of Applicant or Agent

Carolyn A Button

Revised 4.4.2022

TALBOT COUNTY CIRCUIT COURT Subdivision Plats, TA) Plat Book KMD 93, p. 21, MSA 11254-5740, Date available 2025/03/21. Printed 06/10/2026.



P264707

06/10/25/21/25

MSA 11254-5740

Back area to be fenced



Replacing Gate to match neighbors









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

Historic District Commission Staff Report

Meeting Date: 8/10/2026

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

Property Address: 220 S Harrison Street

Applicant: James M Sebastian Jr. on behalf of Catherine Joyce

Application Number: 2026-1794

Code Enforcement Case: Yes ☐ No ☒

Project Description:

The applicant is proposing to install a cedar privacy fence located along the north property line within a side yard. The fence will be constructed of horizontal cedar planks mounted between vertical posts. A portion of the fence will be constructed on top of an existing brick wall. The total height of the proposed fence above grade is 8-feet and 3.5-inches.

Historic District Guidelines:

Guideline 14. Perimeter Walls and Fences

- a. Retain existing historic perimeter walls and fences.
- b. Repair or restore damaged or deteriorated historic perimeter walls and fences. Where repair is not possible due to the severity of the deterioration, replace historic walls or fences in-kind using the same material as the original and matching in size, shape, height, profile, texture, and color. If use of the same material is not feasible, the substitute material should approximate the original as closely as possible.
- c. New walls and fences should be consistent with the setback of the subject building and adjacent properties.
- d. New walls and fences must adhere to the height, material, and replacement requirements outlined in Easton's zoning ordinances.**
- e. New fences and perimeter walls should be appropriate to the character of the district. Concrete block and stucco finishes are not likely to be approved, particularly in locations visible from the public right-of-way. Simple, unobtrusive fences in traditional designs in powder coated steel or aluminum or wood picket fences are most appropriate. Note: Vinyl fences will not be approved.

Staff Recommendation:



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

Staff recommends **approval of this application with conditions**. The Zoning Ordinance limits the height of fences and walls within side and rear yards to no more than 8-feet above the surface of the ground. The proposed fence exceeds the maximum permitted height by 3.5". Otherwise, the materials and style of fencing appear appropriate for a non-visible side yard.

Recommended Condition(s):

1. The height of the fence shall at no point exceed 8-feet as measured from grade.

Draft Motions:

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

OR

2. I move that the Historic District Commission **table** the application pending the following revisions...

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			
2101016423		220 S HARRISON ST		NORTH, VIVIAN B TRUSTEE			
YEAR BUILT		PHYSICAL CONDITION					
1920		GOOD					
ARCHITECTURAL STYLE			ADDITION(S)				
COLONIAL REVIVAL			VERY LARGE REAR ADDITION- OFFICE?				
NHL DISTRICT	NR DISTRICT	NR LISTED	MEETS NR CRITERIA	1980 NR RATING	MD INVENTORY	CONTRIBUTING	NC CODE
				B		Y	
NOTES							
SLATE ROOF NEEDS REPAIR AND WOOD WORK IN DORMERS SHOW SOME SIGN OF ROT + PAINT FAILURE. OTHERWISE VERY NICE AND WELL DETAILED COLONIAL REVIVAL DWELLING. MODERN SHED.							



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

RECEIVED

JUL 23 2026

HD 26 - 77

Application #:	2026 - 1794
Date Received:	07/23/2026
Fee Paid:	\$75.00
HDC Meeting Date:	08/10/2026
Date Property Posted:	08/05/2026

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: **220 South Harrison Street**
☒ Contributing ☐ Non-Contributing YEAR BUILT: **1920** NATIONAL REGISTAR # _____

PROPERTY INFORMATION

OWNER NAME: **Catherine Joyce**
TELEPHONE NO. _____ EMAIL _____

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

NAME: **Jim Sebastian, President, Alchemyworks, Inc.**
TELEPHONE NO. _____ EMAIL _____

Description of Proposal (include additional sheets, as necessary)

Installation of cedar fence and gate along north side of property per plan

Specific Requirements

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

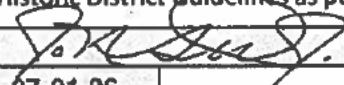
The Historic District Commission (HDC) reserves the right to request reasonable additional information or design drawings that further clarify proposals. In cases where professional design services are warranted, the HDC may require the applicant to retain a licensed design consultant.
If the applicant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

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

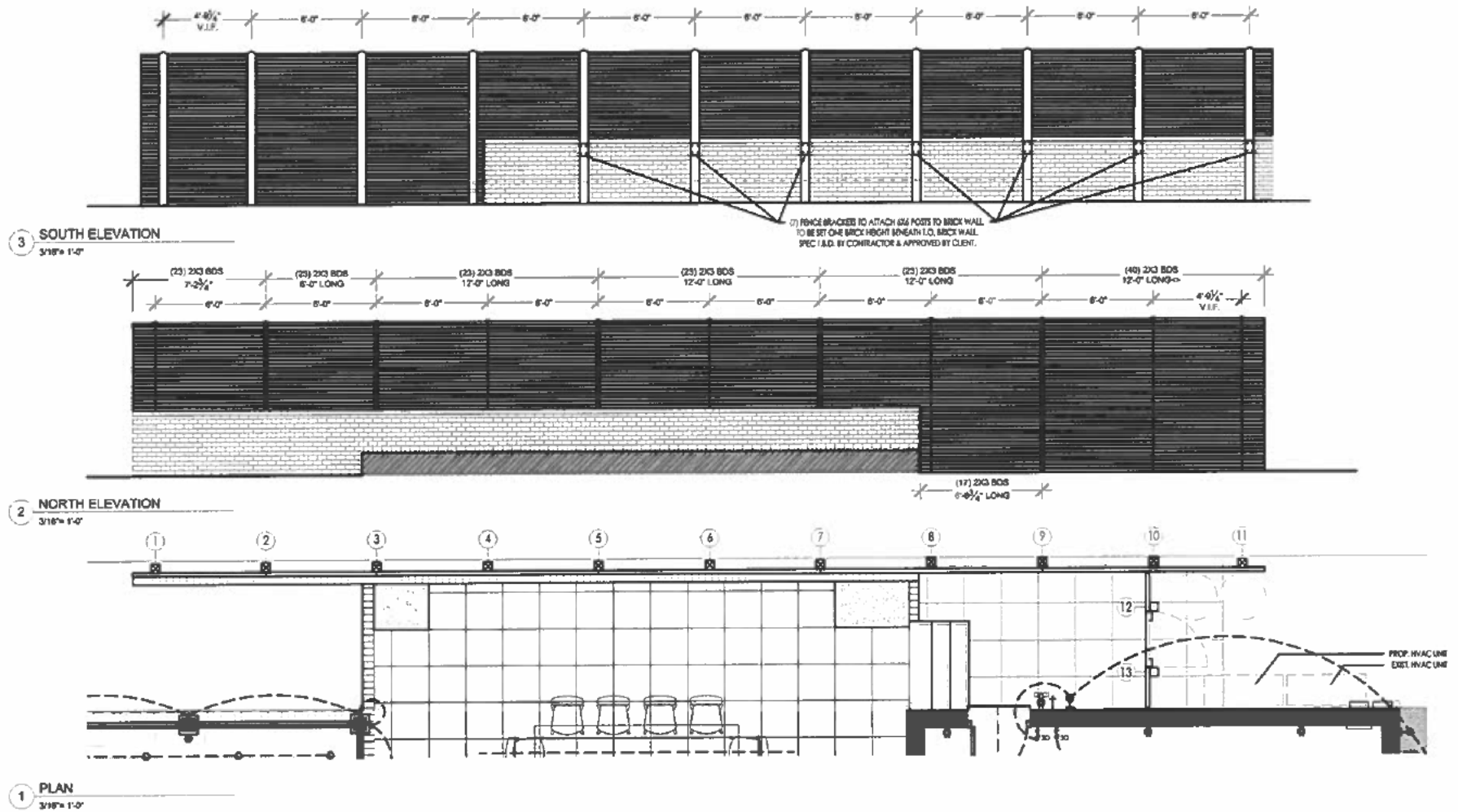
Signature of Applicant or Agent

Date

Printed Name of Applicant or Agent


07-21-26
James M. Sebastian, Jr.

Revised 4.4.2022



FENCE DETAILS

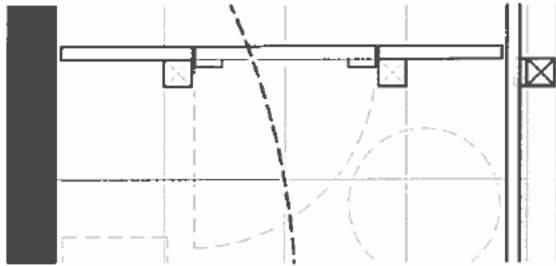
ZAKARYA SAMIH ENTERPRISES LLC
20 S HARRISON STREET, EASTON, MD 21601 (229) 310 4498
www.zakarya.com

JOYCE RESIDENCE
220 SOUTH HARRISON STREET

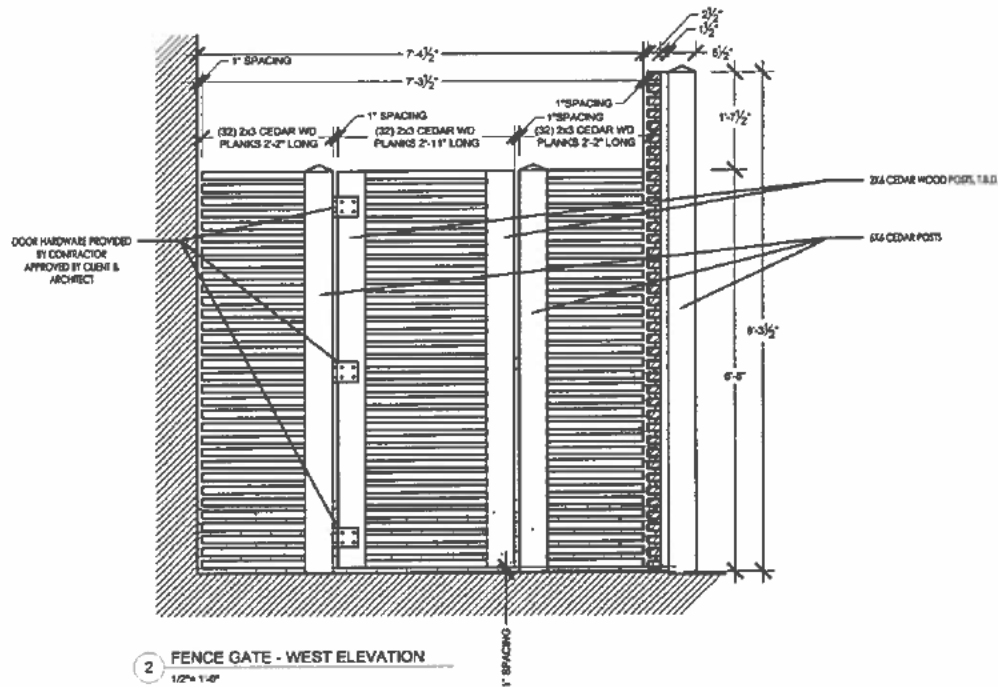
DATE: MAY 1, 2025
REV: NA

SCALE: 3/16" = 1'-0"

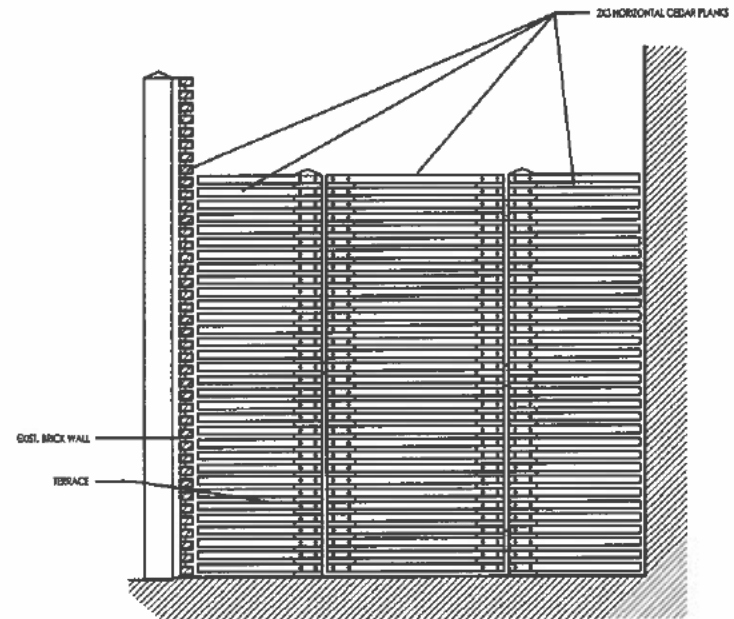
A1



1 FENCE GATE - PLAN CALLOUT
1/2" = 1'-0"



2 FENCE GATE - WEST ELEVATION
1/2" = 1'-0"



3 FENCE GATE - EAST ELEVATION
1/2" = 1'-0"



FENCE DETAILS

ZAKARYA SAMIH ENTERPRISES LLC
20 S HARRISON STREET, EASTON, MD 21601 (729) 310 4498
www.zakarya.com

JOYCE RESIDENCE
220 SOUTH HARRISON STREET

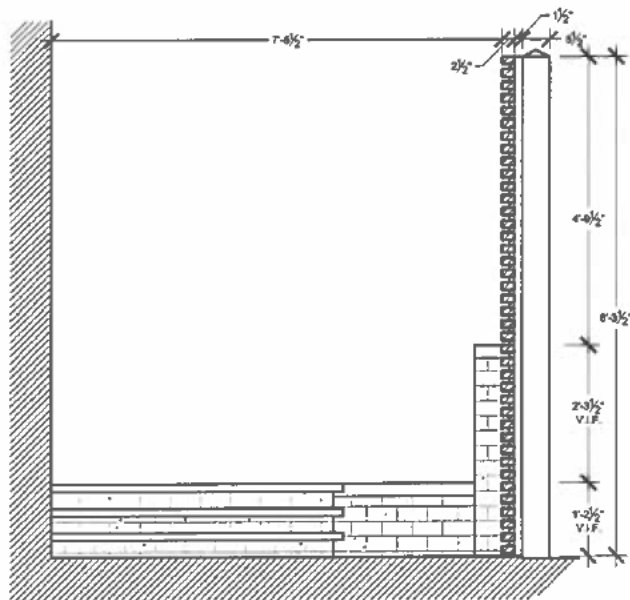
FENCE GATE ELEVATIONS

DATE: MAY 1, 2025

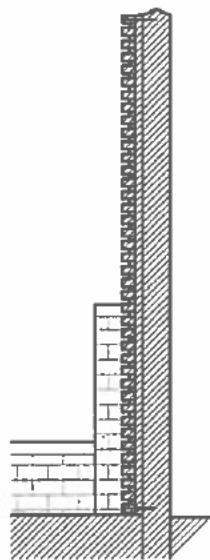
SCALE: 1/2" = 1'-0"

REV: VARIOUS

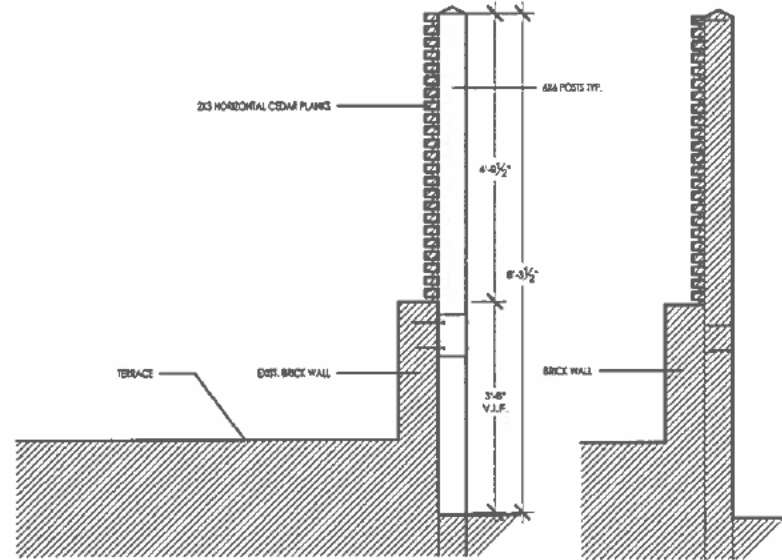
A2



1 FENCE SECTION - BETWEEN FREE STANDING POSTS
1/2" = 1'-0"



2 - THROUGH FREESTANDING POSTS
1/2" = 1'-0"



3 FENCE SECTION - BETWEEN POSTS @ BRICK WALL
1/2" = 1'-0"

4 - THROUGH POSTS @ BRICK WALL
1/2" = 1'-0"



FENCE DETAILS

ZAKARYA SAMIH ENTERPRISES LLC
20 S HARRISON STREET, BOSTON, MD 21601 (929) 310 4498
www.zakarya.com

JOYCE RESIDENCE
220 SOUTH HARRISON STREET

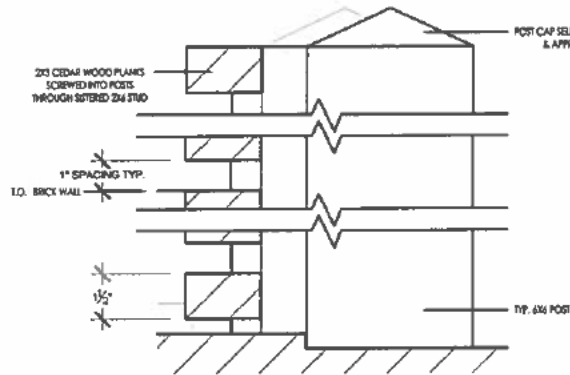
SECTION DETAILS

DATED: MAY 1, 2023

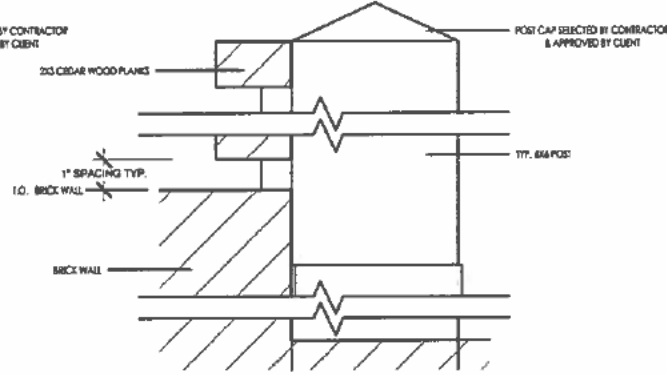
SCALE: 1/2" = 1'-0"

REV: VARIOUS

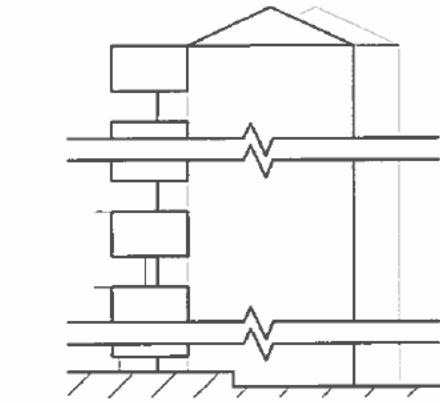
A3



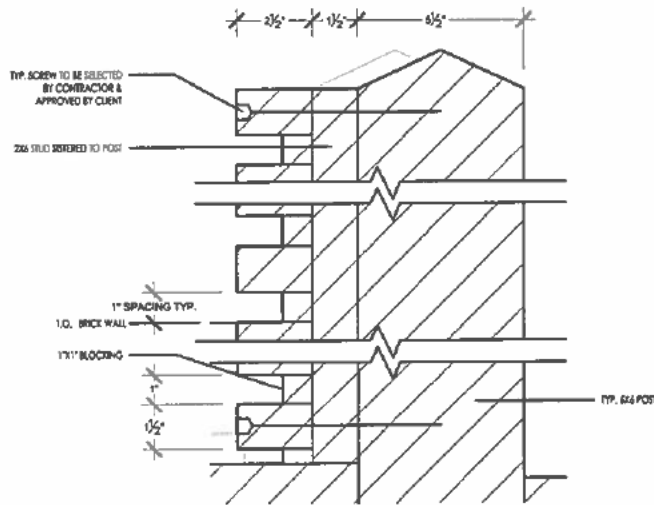
1 FENCE SECTION DETAIL - @ POSTS 8, 9 & 10
3"=1'-0"



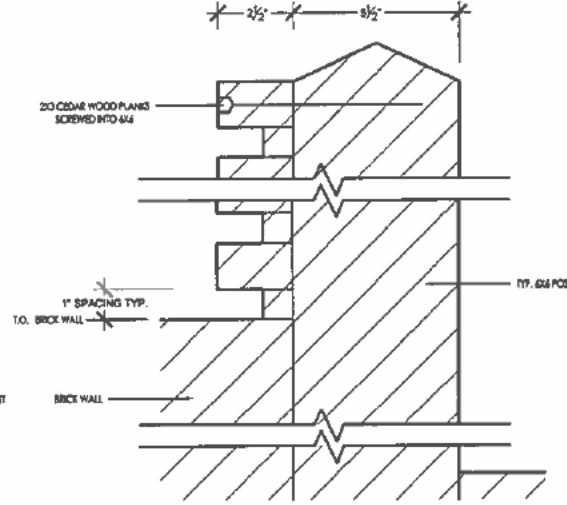
3 FENCE SECTION DETAIL- THROUGH POSTS 1-7
3"=1'-0"



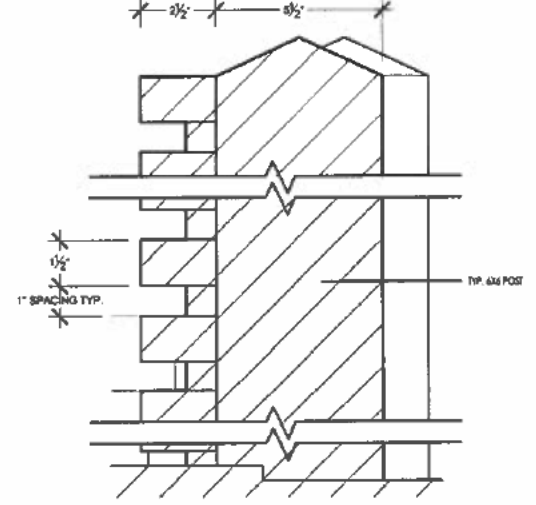
5 FENCE SECTION DETAIL- @ POST 11
3"=1'-0"



2 FENCE SECTION DETAIL - THROUGH POSTS 8, 9 & 10
3"=1'-0"



4 FENCE SECTION DETAIL- THROUGH POSTS 1 TO 7
3"=1'-0"



6 FENCE SECTION DETAIL- THROUGH POSTS 11
3"=1'-0"



FENCE DETAILS

ZAKARYA SAMIH ENTERPRISES LLC
20 S HARRISON STREET, EASTON, MD 21601 (979) 310-4498
samih.zakarya@gmail.com

JOYCE RESIDENCE
220 SOUTH HARRISON STREET

DATE: MAY 1, 2025

SCALE: 3"=1'-0"

REV: N/A

SECTION DETAILS

A4

From: [REDACTED]
Subject: [REDACTED]
Date: July 23, 2026 at 11:14 AM
To:

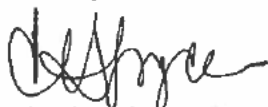
To: Town of Easton Historic District Commission
From: Catherine Joyce, property owner
Address: 220 S Harrison St, Easton MD 21601
Date: July 22, 2026

RE: Historic District application for Fence

To whom this may concern:

Please allow this to serve as your authorization to allow my builder, Jim Sebastian, President, Alchemyworks, Inc. to represent me on all matters related to the approval process and permitting process for a fence, to be installed on the north side of my house.

Sincerely,



Catherine Joyce
220 S Harrison St
Easton, MD 21601



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

Historic District Commission Staff Report

Meeting Date: 8/10/2026

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

Property Address: 11 S Harrison Street

Applicant: Trevor Newcomb on behalf of the Town of Easton

Application Number: 2026-1772

Code Enforcement Case: Yes ☐ No ☒ - *While there is no active enforcement case, these signs were installed without a COA or signage permit.*

Project Description:

The applicant is proposing to install two (2) new 24" x 30" projecting signs. One sign will be located on the south facade facing the public parking lot and the second will replace an existing sign on the Harrison Street frontage. The Harrison Street facing sign was approved by the HDC on November 10, 2003.

Historic District Guidelines:

Guideline 25. General Guidelines for Signage

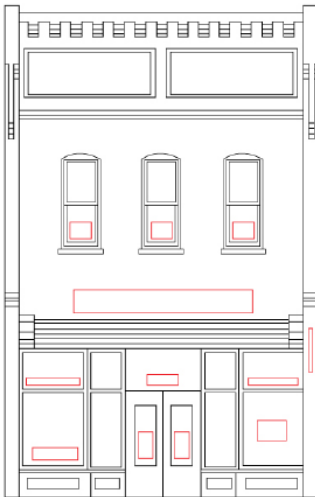


Figure 1

- 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



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

- 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

Outstanding Issues:

1. **Method of Installation:** The new projecting sign facing the parking lot appears to have been mounted directly into the historic masonry rather than through the mortar joints. Guideline 31b recommends that projecting signs be secured through mortar joints wherever possible, precisely to avoid this kind of permanent damage to historic fabric. In this instance, the installer drilled the mounting holes directly into the masonry units themselves, which is inconsistent with the guideline and represents an avoidable impact to a historic material.
2. **Zoning Conformance:** The subject building contains multiple businesses sharing a single entrance, which places approval authority for all associated signage with the Planning Commission rather than staff-level review. No application has been submitted to the Planning Commission for this projecting sign, and as a result, the sign lacks the necessary zoning approval. Until Planning Commission review is completed and approval granted, this sign does not conform to the Zoning Ordinance and would not be permitted to remain installed as currently configured.

Recommended Condition(s):

Should the HDC move to approve this application, staff supports the following condition:

1. The applicant shall obtain approval from the Planning Commission, as required for signage on buildings with multiple businesses accessed by a single entrance. If the Planning Commission denies the application, the applicant shall remove the sign and



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

submit a plan for restoration of the affected masonry for review and approval by the Historic District Commission. Such restoration plan shall address repair of the mounting holes and any other damage to the historic masonry resulting from the sign's installation, using materials and methods consistent with the Commission's guidelines for historic masonry.

Draft Motions:

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

OR

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

OR

3. I move an alternate motion.



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

Appendix A: Historic District Survey Sheet

EASTON HISTORIC DISTRICT SURVEY

PROPERTY #:

Picture:



TAX ID		ADDRESS		OWNER NAME			
2101027336		[REDACTED] ST		TOWN OF EASTON			
YEAR BUILT		PHYSICAL CONDITION					
1886*		EXCELLENT					
ARCHITECTURAL STYLE			ADDITION(S)				
COLONIAL REVIVAL			2 PART FLAT ROOFED REAR ADDITION				
NHL DISTRICT	NR DISTRICT	NR LISTED	MEETS NR CRITERIA	1980 NR RATING	MD INVENTORY	CONTRIBUTING	NC CODE
				E		Y	
NOTES							
2 1/2 STORY 3 BAY GABLE FRONT FLEMISH BOND BRICK DWELLING PARTIAL CORNICE RETURNS ENGAGE BRICK PILASTERS GREEK KEY DESIGN BED MOLDING. RAISED 6 PANEL DOOR WITH ELABORATE PEDIMENTED SURROUND. NEW FAÇADE + CUPOLA C. 1933							



RECEIVED

HD 26-71

JUL 21 2026

TOWN OF EASTON

PLANNING AND ZONING

14 SOUTH HARRISON STREET, EASTON, MD 21601

TOWN OF EASTON

Application #:	2026 - 1772
Date Received:	07/21/2026
Fee Paid:	-
HDC Meeting Date:	08/10/2026
Date Property Posted:	08/05/2026

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

11 South Harrison Street, Easton, MD 21601

☒ Contributing☐ Non-Contributing

YEAR BUILT:

1900

NATIONAL REGISTAR #

PROPERTY INFORMATION

OWNER NAME

The Town of Easton

TELEPHONE NO.

EMAIL

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)

Installation of a projecting sign mounted to the southern facade of the Welcome Center indicating the same.

The sign is 24" in horizontal length, 30" in vertical height with a width of 2".

No direct lighting is anticipated. Further signage information is attached.

Specific Requirements

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

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

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

Any modifications during review shall warrant an updated application.

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

Signature of Applicant or Agent

Date

Printed Name of Applicant or Agent

[Signature]
7/21/26
TREVOR B. Newcomb

Revised 4.4.2022

Page 37 of 102

**Historic District Commission Narrative
Application for Wall-Mounted Projecting Sign
11 South Harrison Street
Easton, Maryland**

Project Description

The Town of Easton respectfully requests approval from the Historic District Commission to install one wall-mounted projecting sign on the southern façade of the Visitors Center located at **11 South Harrison Street**.

The proposed sign will measure **30 inches in height, 24 inches in projection, and 2 inches in thickness** and will be securely mounted to the building's southern façade. The sign is intended solely to identify and direct members of the public to the **Americans with Disabilities Act (ADA) accessible entrance** to the Town of Easton Visitors Center.

Purpose of the Request

The Visitors Center serves residents, tourists, and visitors seeking information about the Town of Easton, its businesses, attractions, and public services. Ensuring that all visitors can easily locate the accessible entrance is an important component of providing equal access to public facilities.

Currently, individuals requiring an accessible entrance may experience difficulty identifying the appropriate point of entry. The proposed sign will provide clear and immediate wayfinding, to reduce confusion while improving accessibility for individuals with mobility limitations, families using strollers, veterans, and others who benefit from an accessible route.

Historic District Considerations

The Town recognizes the importance of preserving the architectural integrity and historic character of Easton's Historic District. The proposed sign has been intentionally designed to function as a **simple understated** rather than a commercial advertisement.

Its modest dimensions and shallow 24" projection minimize its visual impact on the building while providing sufficient visibility to effectively serve the public. The sign will be located in a manner that avoids obscuring or altering significant architectural features of the historic structure and will be installed using methods that minimize permanent impacts to the building fabric.

The proposal does not include any structural alterations to the building.

Public Benefit

Approval of this application will provide a significant public benefit by:

- Improving accessibility and inclusiveness for all visitors.
- Providing clear identification of the ADA-compliant entrance.
- Enhancing wayfinding for first-time visitors and tourists.
- Supporting the Town's commitment to accessibility and compliance with the Americans with Disabilities Act.
- Allowing visitors to access Town services in a safe, dignified, and convenient manner.

Search Tax Maps

No Ground Rent Redemption on File

No Ground Rent Registration on File

Special Tax Recapture: None

Account Number:

District - 01 Account Identifier - 027336

Owner Information

Owner Name:

TOWN OF EASTON

Use:

EXEMPT COMMERCIAL

Principal Residence:

NO

Mailing Address:

P.O. BOX 520
EASTON MD 21601

Deed Reference:

Location & Structure Information

Premises Address:

11 S HARRISON ST
EASTON 21601-0000

Legal Description:

LOT 34.5X90
W/S S HARRISON ST
EASTON

Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0104	00EA	1526	11100.21	0000				2025	Plat Ref:

Town: EASTON

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
	3,858 SF		3,060 SF	

Stories	Basement	Type	Exterior	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements	Pending Permit
		OFFICE BUILDING	/	C4				Reassessment Permit

Value Information

	Base Value	Value	Phase-In Assessments	
		As of	As of	As of
		01/01/2025	07/01/2025	07/01/2026
Land:	171,300	200,100		
Improvements	254,800	456,400		
Total:	426,100	656,500	502,900	579,700
Preferential Land:	0	0		

Transfer Information

Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments:	Class	07/01/2025	07/01/2026
County:	600	502,900.00	579,700.00
State:	600	502,900.00	579,700.00
Municipal:	600	502,900.00 579,700.00	502,900.00 579,700.00

Special Tax Recapture: None

Homestead Application Information

Homestead Application Status: No Application

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application

Date:



ESTIMATE

HARBINGER SIGN & DESIGN
TODD WINDSOR-OWNER

DATE: JULY 21, 2026

3538 Bambury Rd
Trappe, MD 21673

TO Discover Easton
Attention Lance Morris

DATE OF SERVICE	JOB	PAYMENT TERMS	DUE DATE
	Easton Visitors Center	50% Deposit Before Production: Balance due at Completion: ALL PAYMENTS BY CHECK ONLY	

QTY	DESCRIPTION	UNIT PRICE	LINE TOTAL
2	24" x 30" x 2" High Density Foam, Shaped, CNC carved and Hand Painted navy blue with white letter to match rendering, Double Sided Easton Visitors Center Sign mounted on existing bracket, Single Sided Discover Easton Sign mounted into brick. Design, Materials, Labor, Removal of existing signs and Installation on Site		\$2,965.00

* Please Provide tax exempt info if applies

50% DEPOSIT BEFORE PRODUCTION	\$1,482.50
6% MD SALES TAX	\$
TOTAL	\$

THANK YOU FOR YOUR BUSINESS!









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

Historic District Commission Staff Report

Meeting Date: 8/10/2026

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

Property Address: 519 Goldsborough Street

Applicant: Debbie and Kevin Bateman

Application Number: 2026-1795

Code Enforcement Case: Yes ☐ No ☒

Project Description:

The applicant is seeking approval for alterations to the front porch of a contributing structure. The existing wood porch decking will be removed and replaced a composite material (Timbertech Vintage Collection®). The existing porch railing and posts will remain.

Background:

On April 27, 2026, the Commission voted 5–1 to approve replacing the front porch wood decking on a contributing structure at a nearby property. The Commission approved the use of TimberTech Porch Collection® composite decking, which features a tongue-and-groove profile designed to replicate historic porch decking (unlike the Vintage Collection®). To conceal unfinished edges, the decking was installed within a “1" x 6" picture-frame border”.

Historic District Guidelines

Guideline 1. Preserve Significant Historic Features

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



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

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

Guideline 2. Repair Rather than Replace

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

Guideline 3. Make Sensitive Replacements

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

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



**THERE ARE FIVE SITUATIONS WHERE SUBSTITUTE MATERIALS MAY
BE APPROVED:**

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

Guideline 64. Preserve Historic Porches

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

Guideline 65. Make Sensitive Replacements (Porches)

- a. Replace missing posts and railings where necessary to match size, shape, profile, proportion, and spacing to the historic feature.
- b. Use wood for porch details and structural parts, including steps, decking, and foundations, unless it can be documented that other materials were historically used on the house or used at an early date.**
- c. Alternate materials may be allowable on a side or rear porches if the new material, size, scale, and overall appearance matches the historic feature.
- d. Front porches on contributing historic structures are held to a higher standard than side or rear porches.**

Appendix B.2. Common Substitute Materials

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



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

buildings, it may be appropriate for use in flooring and stair treads on front porches if the material closely matches the original in profile, dimension, finish, and overall appearance, or if the porch floor is not significantly visible from the right-of-way.

Draft Motions:

1. I move that the Historic District Commission **deny** the application as submitted, based on the finding that the proposed composite decking on the front porch is inconsistent with Guidelines 3b, 65b, and Appendix B.2, and that the material fails to adequately simulate historic wood decking.

OR

2. I move that the Historic District Commission **approve** the application as submitted, based on the finding that the proposed composite decking adequately simulates the historic decking material.

OR

3. I move an alternate motion.



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

Appendix A: 2012 Easton Historic District Survey Sheet

EASTON HISTORIC DISTRICT SURVEY

PROPERTY #:

Picture:



TAX ID		ADDRESS		OWNER NAME			
2101011391		519 GOLDSBOROUGH ST		BATEMAN, DEBBIE L.			
YEAR BUILT		PHYSICAL CONDITION					
1900		VERY GOOD					
ARCHITECTURAL STYLE				ADDITION(S)			
NATIONAL FOLK				NONE APPARENT			
NHL DISTRICT	NR DISTRICT	NR LISTED	MEETS NR CRITERIA	1980 NR RATING	MD INVENTORY	CONTRIBUTING	NC CODE
				B		Y	
NOTES							
NICELY PRESERVED/RESTORED GABLE-FRONT-AND-WING DWELLING WOODEN SIDING, 2/2 WINDOWS ORIGINAL FRONT DOOR.							



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

RECEIVED

JUL 27 2026

TOWN OF EASTON

HD 26 - 78

Application #:	2026 - 1795
Date Received:	07/27/2026
Fee Paid:	\$75.00
HDC Meeting Date:	08/10/2026
Date Property Posted:	08/05/2026

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 519 Goldsborough St, Easton, MD 21601
☒ Contributing ☐ Non-Contributing YEAR BUILT: 1896 NATIONAL REGISTAR # _____

PROPERTY INFORMATION

OWNER NAME Debbie & Kevin Bateman
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)

Replace front porch as described in the attached estimate from the contractor, All Exteriors, that contains the details and scope of the project to include the materials to be used.
All current railing system and post will be used.

Specific Requirements

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

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

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

Signature of Applicant or Agent

Date

Printed Name of Applicant or Agent

Kevin S. Bateman
27 Jul 2026
Kevin S Bateman

Revised 4.4.2022



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



Customer Information

KEVIN BATEMAN
519 Goldsborough Street
Easton MD 21601



Date: 06/23/2026
Rep: Bill Graczyk



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

This space intentionally left blank

Locations INCLUDED in scope of work to be performed

Front porch

Locations EXCLUDED in scope of work to be performed

Na

We hereby submit specifications for agreement:

Demo			
	Brand Name	Demo	Quantity
	Demo old decking, and replacing with new decking.		306 SQFT
Decking Package			
	Brand Name	PVC Deck: Vintage Collection:	Quantity
	Deck Vintage Collection Exotic Hardwoods. The look of sought-after premium hardwoods. Featuring a refined wire-brushed finish and multi-tonal color blending with highlights and lowlights, this collection delivers a truly authentic wood look.		330 SQFT
Permit			
	Brand	Permit	Quantity
			1 EACH

Company**Quality Control**

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

Additional Details**Additional Details**

Remove existing deck boards
 Install additional rim board around outer perimeter.
 Install treated 2x8s where necessary to add stability for decking boards
 Use joist hangers on all new boards
 Install timber tech AZEK porch collection tongue & groove pvc p
 Boards 3-1/8 wide .
 Picture frame outer perimeter
 Fasten all decking with the recommended fasteners
 Clean Up and dispose of all decking debris
 Financing options available 0% for 12 mo. Low monthly payment.

Total investment = \$14,850.00

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TimberTech

COMPOSITE

BY AZEK

Tigerwood

TimberTech

ADVANCE











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

Monday, July 27, 2026 at 6:00 p.m.

Town Hall Chamber 2

14 S. Harrison Street, Easton, Maryland

Archived video of the meeting is available at:

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

Attendance:

Commission Members:

Ernie Demby, Chairperson

Kevin Bateman

Jim Carr

Kurt Gant

Joshua Startt AIA

Staff:

Nicholas Johnson AICP, Planner

Samantha Smith, Planning Technician

Absent:

Commission Members:

Maria Brophy CFM, Vice Chairperson

Staff:

Miguel Salinas, Director of Planning and Zoning

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

2. Agenda Summary Review —

Commissioner Startt moved to approve the July 27, 2026 Agenda Summary.

Commissioner Carr seconded the motion.

Vote	5 - 0 - 0 - 1
------	---------------

FOR:	5 - Demby, Bateman, Carr, Gant, Startt
------	--

AGAINST:	0
----------	---

ABSTAIN:	0
----------	---

ABSENT:	1 - Brophy
---------	------------

3. Old Business —

a. **File No.:** 2026 - 1767 / HD 26 - 69
Applicant: Maggio Home Services, LLC
Location: 116 Goldsborough Street, Easton, MD 21601
Tax Map 0103, Grid 00EA, Parcel 1141
Zoning: R-7A

Request: The Applicant is proposing multiple exterior alterations to the rear façade of the structure in order to accommodate a larger interior renovation. The existing screened porch will be removed, and the porch framing will be replaced and framed for a new interior and exterior wall. A new Anderson 400 Series Woodwright window unit will be installed on the new rear exterior wall, and a new fir wooden door will be installed directly to the right of the proposed window unit. The window unit consists of a mulled combination unit with a central picture window flanked by two (2) double-hung windows and a 12” transom located above each. The new trim for this window will match the existing trim. The existing wood lap siding and trim on the rear and left facing walls will also be replaced with wood siding with a 5” exposure and wood trim. The existing brick staircase will be salvaged and subsequently replaced to match the home’s current foundation. This is a contributing structure to the Historic District.

Background: This application was tabled by the Commission at their July 13, 2026 meeting pending further detail on the proposed scope of work, and the proposed replacement material for the siding.

Historic District Guideline references:

- i. *Guideline 44. Adding New Doors*
- ii. *Guideline 64. Preserve Historic Porches*
- iii. *Guideline 77. Make Sensitive Replacements (Siding)*
- iv. *Guideline 78. Substitute Materials for Siding*

Staff Presentation:

Nicholas Johnson AICP, Planner

Applicant Presentation:

John Maggio, Maggio Home Services, LLC

Public Comment — None

Public Comment Written — None

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

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

ABSENT: 1 - Brophy

4. New Business —

a. File No.: 2026 - 1776 / HD 26 - 72

Applicant: Callahan Signs
on behalf of Port Street Laundry

Location: 126 Port Street, Easton, MD 21601
Tax Map 0104, Grid 00EA, Parcel 1501

Zoning: CB

Request: The Applicant is requesting to install a 7" tall by 57.5" long wall mounted sign consisting of individual acrylic letters. The sign will be mounted to the fascia of the front business entrance. This is a non contributing structure to the Historic District.

Historic District Guideline references:

- i. Guideline 25. General Guidelines for Signage
- ii. Guideline 35. Wall Signs

Staff Presentation:

Nicholas Johnson AICP, Planner

Applicant Presentation:

John Callahan, Callahan Signs

Public Comment — None

Public Comment Written — None

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

Vote 5 - 0 - 0 - 1

FOR: 5 - Demby, Bateman, Carr, Gant, Startt

AGAINST: 0

ABSTAIN: 0

ABSENT: 1 - Brophy

b. File No.: 2026 - 1787 / HD 26 - 74

Applicant: Booth, Cropper & Marriner, PC.

Location: 130 N. Washington Street, Easton, MD 21601
Tax Map 0103, Grid 00EA, Parcel 0617

Zoning: CB

Request: The Applicant is requesting to demolish a historic outbuilding located to the rear of the primary structure. The dilapidated structure is hidden by existing vegetation, and its present location is obscured from view from the public rights-of-way along N. Harrison Street and N. Washington Street. A replacement plan for the outbuilding has not been proposed at this time. The primary structure to which the outbuilding is located is a contributing structure to the Historic District, and is listed on the Maryland Inventory of Historic Places (T-41).

Background: The MIHP architectural survey indicates that a board and batten gable roof outbuilding at the rear was constructed after 1877. The Sanborn Maps also provide inconsistent details regarding the location of the historic outbuilding.

Historic District Guideline references:

- i. *Demolition Review Procedures*
- ii. *Guideline 1. Preserve Significant Historic Features*
- iii. *Guideline 10. Preserve Historic Outbuildings*
- iv. *Guideline 128. Avoid Demolition*
- v. *Guideline 130. Demolition by Neglect*

Staff Presentation:

Nicholas Johnson AICP, Planner

Applicant Presentation:

Lyndsey Ryan Esq. on behalf of Booth, Cropper & Marriner, PC.

Public Comment — None

Public Comment Written — None

Commissioner Startt moved to approve the demolition of the outbuilding as submitted based on the following findings:

- 1. The outbuilding is likely non-historic.**
- 2. The poor condition of the outbuilding poses an immediate safety concern.**
- 3. The outbuilding is not visible from any public right-of-way.**

Commissioner Bateman seconded the motion.

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

c. **File No.:** 2026 - 1786 / HD 26 - 73
Applicant: Christine M. Dayton Architect
on behalf of 17 East LLC
Location: 17 E. Dover Street, Easton, MD 21601
Tax Map 0103, Grid 00EA, Parcel 1219
Zoning: CB

Request: The Applicant is proposing the renovation of the non contributing structure at 17 E. Dover Street, and the construction of a third floor addition to the existing commercial building to accommodate three (3) new apartment units. The demolition scope includes the removal of the existing awnings, and the modification of the existing storefront to accommodate a new entry door. The alterations to the first floor and the third floor addition will utilize materials such as a smooth-finished cementitious lap siding, a thick brick veneer designed to match the existing brick course, and a non-combustible trim (boral or a similar product). The project will also incorporate composite decking (Timbertech or a similar product) for private balconies, TPO roofing membranes for the flat roof and third-floor addition, composite-clad wood windows and sliding glass doors (Andersen A-Series), and a concrete parapet cap to mirror the existing parapet profile.

Background: This project was first presented before the Commission on March 23, 2026 as a preliminary discussion regarding the conceptual design for the renovation and expansion of the third floor.

Historic District Guideline references:

- i. *Guideline 94. Style*
- ii. *Guideline 97. Form, Massing, Height, and Scale*
- iii. *Guideline 98. Street Rhythm*
- iv. *Guideline 102. Rooftop Additions*
- v. *Guideline 103. Materials*
- vi. *Guideline 105. Exterior Color*
- vii. *Guideline 106. Details and Ornamentation*
- viii. *Guideline 109. Energy and Sustainability*
- ix. *Guideline 110. Exterior Lighting*
- x. *Guideline 112. Proportion*
- xi. *Guideline 113. Façade Rhythm*
- xii. *Guideline 115. Roof Form*
- xiii. *Guideline 116. Roof Material*
- xiv. *Guideline 121. General Guidelines for Utilities for New Construction*
- xv. *Guideline 122. Trash and Refuse Containers*
- xvi. *Guideline 123. Mechanical Equipment*
- xvii. *Guideline 126. Arrangement*
- xviii. *Guideline 127. Window Type*

Staff Presentation:

Nicholas Johnson AICP, Planner

Applicant Presentation:

Joshua Startt AIA

Christine M. Dayton

Public Comment — None

Public Comment Written — None

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

<u>Vote</u>	<u>4 - 0 - 1 - 1</u>
FOR:	4 - Demby, Bateman, Carr, Gant
AGAINST:	0
ABSTAIN:	1 - Startt
ABSENT:	1 - Brophy

5. Discussion Item — None

6. Decision Summary Review —

**Commissioner Bateman moved to approve the July 13, 2026 Draft Decision
Summary. Commissioner Startt seconded the motion.**

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

7. Administrative Approval — None

8. Emergency Approval — None

9. Adjournment — Commissioner Startt moved to adjourn. Commissioner Carr seconded the motion. The meeting was adjourned at 6:29 p.m.



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

Application #:	2026 - 1797
Date Received:	07/29/2026
Fee Paid:	
HDC Meeting Date:	08/10/2026
Date Property Posted:	-

HISTORIC DISTRICT COMMISSION HEARING APPLICATION

APPLICATION TYPE
 (PLEASE CIRCLE)

☒ ROOFING
 ☐ DEMOLITION
 ☐ SIGNAGE
 ☐ FENCING
 ☐ OTHER
 NEW CONSTRUCTION/ADDITION
 EXTERIOR ALTERATIONS
 FOR TREE REMOVAL(S) - PLEASE USE THE TREE REMOVAL APPLICATION

PROPERTY INFORMATION

ADDRESS 125 S. HANSON ST.
☐ Contributing ☐ Non-Contributing YEAR BUILT: _____ NATIONAL REGISTAR # _____

PROPERTY INFORMATION

OWNER NAME Jim McMartin
 TELEPHONE NO. _____ EMAIL _____

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

NAME Chris Jordan Sr.
 TELEPHONE NO. _____ EMAIL _____

Description of Proposal (include additional sheets, as necessary)

Remove existing log of roof on right side bay window,
 left side bay window. Left side porch roof
 Install roof system. Dispose of debris.
 You can find more details in the
 contract & permit application

Specific Requirements

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

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

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

Signature of Applicant or Agent

Date

Printed Name of Applicant or Agent

[Signature]
JULY 12, 2026
CHRIS JORDAN SR.

Revised 4.4.2022



Historic District Commission Application Checklist

Revised April 2022

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

Requirements:

The payment of fees is due at the time of application submittal. As of July 1, 2025, the fees are as follows:

Commercial - \$200, Residential - \$75, Signs - \$75, Staff Approval - \$25.

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

All Applications to Include:

- ☐ A narrative fully explaining the request ✓
- ☐ Photographs of all existing conditions and that will be affected by the proposed project ✓
- ☐ Description of all existing materials and a listing of all materials to be used for proposed project. ✓
- ☐ Manufacturer cut-sheets and material specifications related to all proposed work. ✓
- ☐ Any available and applicable historical photographs, sketches or other documentary evidence illustrating previous conditions and configurations of the building(s) ✓
- ☐ Written authorization from the property owner authorizing the applicant to apply on their behalf. ✓

New Construction / Addition

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

Renovations

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

Windows

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

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

Roofing

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

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

Signs

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

Landscaping & Trees

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

Fence

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

Demolition

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

- ☐ Elevations and photographic documentation of all elevations of the structure(s) to be demolished including footprint dimensions, height dimensions and a site plan illustrating location of the structure(s) to be demolished
- ☐ Structural Analysis by Structural Engineer or Licensed Architect
- ☐ For Economic Hardship please provide documentation. Reference Guideline 13.9
- ☐ Attach replacement plan

Other

- ☐ Attach all documentation supporting request

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

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

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



July 20, 2026

To Whom It May Concern,

Chris Jordan Exteriors LLC is requesting approval to remove and replace approximately 6 squares of existing roofing at **125 S. Hanson St., Easton, MD 21601**. The work is limited to the right bay window roof, left bay window roof, and left screen porch roof.

The existing roofing materials will be removed and replaced with a complete GAF roofing system, including new underlayment, ice and water protection, drip edge, architectural shingles, and all required accessories to provide a weather-tight roofing system. All work will be completed in accordance with manufacturer specifications, and all debris will be removed from the property upon completion.

If you have any questions, please contact our office at [REDACTED]

Sincerely,

Chris Jordan Sr.
Chris Jordan Exteriors LLC

Chris J. Jordan Exteriors, LLC
602 Dutchman's Lane
Easton, MD 21601

[REDACTED]
MHIC #111421







July 20, 2026

To Whom It May Concern,

Chris Jordan Exteriors LLC is writing to outline the existing roofing materials at the property located at **125 S Hanson St, Easton, MD 21601**.

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

If you have any questions, please feel free to contact our office at [REDACTED]

Sincerely,

Chris Jordan Sr.

Chris J. Jordan Exteriors, LLC
602 Dutchman's Lane
Easton, MD 21601

[REDACTED]
MHIC #111421



July 20, 2026

To Whom It May Concern,

Chris Jordan Exteriors LLC is writing to outline the materials and scope of work for the proposed roofing project at **125 S Hanson St, Easton, MD 21601**.

This project is limited to about 6 squares of roofing and includes only the following roof sections:

- Right side bay window roof
- Left side bay window roof
- Left side screen porch roof

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

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

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

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

Chris J. Jordan Exteriors, LLC
602 Dutchman's Lane
Easton, MD 21601

MHIC #111421



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

If you have any questions, please feel free to contact our office at [REDACTED]

Sincerely,

Chris Jordan Sr.

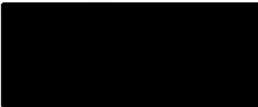
Chris Jordan Exteriors LLC

Chris J. Jordan Exteriors, LLC
602 Dutchman's Lane
Easton, MD 21601

[REDACTED]
MHIC #111421

Chris Jordan Exteriors LLC

602 Dutchmans Lane
Easton, MD 21601



Estimate

ADDRESS

Jim McMartin
125 S Hanson St
Easton, MD 21601

ESTIMATE
DATE

3941
07/08/2026

DESCRIPTION

AMOUNT

System Plus Warranty

- Remove the existing roof using the Equipter no-mess roofer's buggy trash management system.
- Install CDX 1/2" plywood.
- Install drip edge and GAF StormGuard high-temperature ice and water shield on eaves, valleys, and low-slope areas.
- Install GAF Tiger Paw synthetic underlayment and GAF Pro-Start starter strips along the perimeter for maximum wind warranty (130 mph).
- Install GAF Timberline HDZ shingles with GAF Seal-A-Ridge hip and ridge caps, and GAF Cobra Snow Country ridge vent where applicable.
- Dispose of debris.

-Town permit fee included, and the Historic permit to be determined and will be added to the final invoice. 200.00

Right side bay window roof 1,500.00

Left side bay window roof 1,500.00

Left side screen porch roof 3,000.00

Any damaged or insufficient plywood will be replaced at an additional cost of \$55.00 per sheet for labor, plus the current market price of materials.

Framing repairs or insufficient roof flashing will be completed at an additional cost of \$55.00 per hour, per man, plus material costs, unless otherwise stated.

All workmanship meets or exceeds manufacturer specifications for the GAF 50-year Weather Stopper System Plus warranty and includes a 15-year workmanship warranty.

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

TOTAL

\$6,200.00

Accepted By



THIS BUILDING AGREEMENT, made on 07/13/2026 by and between Chris Jordan, MHIC #11421, Chris J. Jordan Exteriors, LLC, and Jim McMartin hereinafter called "Owner(s)", whose address is: 125 S Hanson St, Easton, MD 21601

IN CONSIDERATION of the mutual promises herein contained, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Chris J. Jordan Exteriors, LLC and Owner(s) hereby agree as follows:

1. Chris Jordan, MHIC #11421, Chris J. Jordan Exteriors, LLC proposes to furnish material and labor complete in accordance with the estimate specifications, a copy of which is attached and incorporated into this Contract.
2. All dates are approximate and subject to the availability of materials, the nature of the work requested, and the weather conditions at the time the work is to be done.
3. The Owner(s), agrees to pay Chris J. Jordan Exteriors, LLC for the performance of the aforesaid work as outlined in Chris J. Jordan Exteriors, LLC estimate, the sum of \$ 6,200.00 To be paid as follows:
 - a. Owner(s) agrees to pay Chris J. Jordan Exteriors, LLC a First draw of \$ 2,000.00 prior to commencement of work.
 - b. Owner(s) agrees to pay Chris J. Jordan Exteriors, LLC the final balance \$ 4,200.00 upon substantial completion in which the "state in the progress of Work when the Work or designated portion thereof is sufficiently complete in accordance with the Contract Documents so the Owner can occupy or utilize the Work for its intended use."

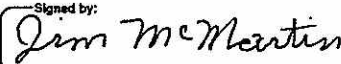
→ Jim *****This does not include "punch list" items, which will be discussed and approved by the Project Manager for completion in accordance with the work outlined by the scope of work only. Punch list items, under no circumstances, can be a cause to withhold final payment.**

TERMS AND CONDITIONS

1. **Final Payment**—Payment is due within 24 hours of the completion of the job unless otherwise arranged with Chris J. Jordan Exteriors, LLC. If the Final Payment is not received within 15 days of completion of work, you are subject to a late payment fee of 1.5% of the amount that is past due for each month there is a past due amount. All disputes arising out of or in any way related to this Building Agreement shall be subject to the laws of the State of Maryland and submitted to the courts of Talbot County, Maryland. In the event of non-payment, the customer will be liable for collection, filing, service, and court fees.
2. **Roofing Addendum** – If any plywood is found to be structurally unsuitable and is therefore deemed to be non-salvageable by the project manager or Roofing supervisor, it will be an extra \$55.00 per sheet for labor and the market price for plywood. If any framing or insufficient flashing is also found, it will be an extra \$55.00 per hour, per man, plus material cost, unless otherwise stated.
3. This agreement is based on the roof having a single layer of shingles. In the event that additional layers are discovered, the contract price will be adjusted accordingly.
4. **Satellite Dish, Mounted TV Antennae & Solar Panel Addendum** – Any permanently attached satellite dish, television antennae, or other such attachment will be removed and set aside. Solar Panels will need to be removed by the Homeowner(s) provider before arrival. Homeowner(s) at their sole expense will need to coordinate with their provider for reinstallation or alignment of these devices. The homeowner has the right to have these removed before arrival at their own expense. Any equipment removed by Chris J. Jordan Exteriors, LLC, the Homeowner(s) hold Chris J. Jordan Exteriors, LLC harmless from any liability.
5. **Materials furnished by homeowner/contractor clause.** Any materials furnished by the homeowner/contractor must be approved by the Project Manager before installation. It will be the responsibility of the Owner(s) to have materials on-site at the time outlined by the project manager. Chris J. Jordan Exteriors, LLC will not be responsible for any issues arising from manufacturing defects, missing item(s) or open box returns. If in the event of warranty replacement, Chris J. Jordan Exteriors, LLC at its sole discretion, may create a change order as a result.
6. **Skylight Replacement Disclaimer:** During the skylight replacement process, it is normal for debris, dust, or small materials to fall inside the home. We strongly recommend that you move or cover any furniture, flooring, or belongings directly beneath the skylight area before our arrival. Chris J. Jordan Exteriors, LLC, is not responsible for any interior damage caused by falling debris during the skylight replacement. **Skylight scope-** Our scope for skylight replacement is limited to the exterior installation. Interior trim repair, replacement, or painting is not included and will be the homeowner's responsibility.
7. **Material Change-** If any material changes occur during the project, the final invoice will be adjusted accordingly to reflect the updated materials used.

8. **Not Responsible-** Chris J. Jordan Exteriors, LLC is not responsible for any damage to water lines, electrical wiring, or any other items that are improperly installed or located too close to the back of the roof. Chris J. Jordan Exteriors, LLC will not be held liable for any resulting damage.
9. **Attic Preparation-** During the tear-off and installation process, it is normal for small fragments of roof debris, nails, and pieces of plywood to fall into the attic space. We recommend covering or removing any important items to protect them from dust and debris. Please note that, unfortunately, this is unavoidable during roof replacement, and we cannot control or be held responsible for debris that enters the attic.
10. **Warranty Limitation Due to Third-Party Work-** Any repairs, alterations, or modifications performed on the roof by a company or individual other than Chris Jordan Exteriors will immediately void all warranties provided by Chris Jordan Exteriors. We cannot guarantee or be held responsible for any issues arising from work completed by another contractor.
11. **Additional Roofing Layers:** Any additional layers of roofing material discovered during tear-off that exceed the number included in this contract are not included in the base price. Removal and disposal of such additional layers will be billed as an additional charge on the final invoice and may result in an adjustment to the contract total.
12. **Flashing Disclaimer:** Flashing replacement is **not included** unless specifically listed in the project scope of work. If siding is not being replaced, existing flashing will not be disturbed. CJE is not responsible for the condition or performance of existing flashing, including flashing that is aged, damaged, or improperly installed. CJE is not liable for any leaks or water intrusion resulting from existing flashing outside the scope of work.

⇒

Signed by:  GBAD3006CE733400	7/17/2026
Client Signature	Date

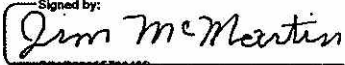


CJE, LLC Signature	07/13/2026
	Date

NOTICES REQUIRED BY MARYLAND LAW

1. This Contract is subject to the requirements of the Maryland Home Improvement Commission (the "Commission").
2. Each contractor who provides home improvement services in Maryland must be licensed with the Commission, and you have a right to request information about any contractor from the Commission. The Commission's address is 1100 N. Eutaw St., Room 121, Baltimore, Maryland 21201, and its phone numbers are 410-230-6231 and 1-888-218-5925.
3. Formal mediation of disputes between homeowners and contractors is available through the Commission.
4. The Commission administers the Guaranty Fund, which may compensate homeowners for certain actual losses caused by acts or omissions of licensed contractors.
5. A homeowner may request that a contractor purchase a performance bond for additional protection against losses not covered by the Guaranty Fund.
6. Once signed, Chris J. Jordan Exteriors, LLC will provide you with a copy of this Contract prior to the beginning of work under this Contract.
7. You, the buyer, may cancel this transaction at any time prior to midnight of the fifth business day after the date of this transaction or the seventh business day after the date of this transaction if you at least sixty-five (65) years old. See the attached notice of cancellation form for an explanation of this right.

⇒

Signed by:  CBAC39932723488...	7/17/2026
Client Signature	Date



_____	07/13/2026
CJE, LLC Signature	Date

NOTICE OF CANCELLATION

Date: 07/13/2026

You may cancel this transaction, without any penalty or obligation, within five (5) business days from the above date or within seven (7) business days from the above date if you are at least sixty-five (65) years old.

If you cancel, any property traded in, any payments made by you under the contract or sale, and any negotiable instrument executed by you will be returned within 10 business days following receipt by the seller of your cancellation notice, and any security interest arising out of the transaction will be canceled.

If you cancel, you must make available to the seller at your residence, in substantially as good condition as when received, any goods delivered to you under this contract or sale; or you may, if you wish, comply with the instructions of the seller regarding the return shipment of the goods at the seller's expense and risk.

If you do make the goods available to the seller and the seller does not pick them up within 20 days of the date of your notice of cancellation, you may retain or dispose of the goods without any further obligation. If you fail to make the goods available to the seller, or if you agree to return the goods to the seller and fail to do so, then you remain liable for the performance of all obligations under the contract.

To cancel this transaction, mail or deliver a signed and dated copy of this to:

Chris J. Jordan Exteriors, LLC
602 Dutchman's Lane
Easton, MD 21601

not later than midnight on 07/18/26 OR 07/20/2026

I hereby cancel this transaction.

Client Signature

Date

WRITTEN ACKNOWLEDGEMENT OF RECEIPT OF BUYER'S RIGHT TO CANCEL

I, _____ Jim McMärtn _____, have been provided written notice that I have the right to cancel this transaction, without any penalty or obligation, within five (5) business days from the date of the transaction specified on the "Notice of Cancellation," or, if I am at least 65 years old, within seven (7) business days from the date of the transaction specified on the "Notice of Cancellation.



Signed by: Jim McMärtn
CB-0356002700-100

7/17/2026

Client Signature

Date

Cobra® SnowCountry® Exhaust Vent for Roof Ridge

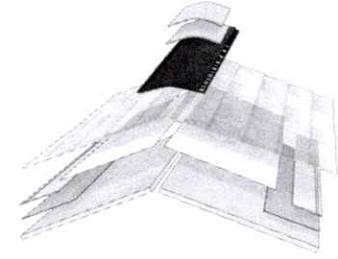
Remove excess heat and moisture from the attic and
protect the roof system from premature deterioration



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

 Cobra®
SnowCountry®
Exhaust Vent for Roof Ridge

Cobra® SnowCountry® Exhaust Vent for Roof Ridge



Benefits:

- **Allows heat and moisture to escape** at the most effective location — the ridge
- **Shingle-over design** blends into the ridge line
- **Engineered for durability** with high-impact UV-resistant polymers
- **External baffles** with crush-resistant internal structure
- **Snow Guard™ filter** helps resist snow, pine needle, and insect infiltration while avoiding dust clogging — meets the requirements of ICC Dust Exposure testing¹



- **Unique EasyTear® sizing feature** allows you to hand-tear the vent in 3" (76 mm) increments — no cutting and less waste
- **Passes the 110 mph wind-driven rain test**²
- **Eligible for Lifetime[†] Limited Warranty** when installed with GAF Lifetime[†] shingles and at least two additional qualifying GAF accessories, and it's also eligible for residential enhanced warranty coverage³

Balanced Ventilation:

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

consult local building codes for specific ventilation requirements.

How Much Do I Need?

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

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

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

Product details:

For Use in Colder Climates

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

Code Approvals & Standards:

- Miami-Dade County Product Control Approved
- State of Florida Approved
- UL ERI5072-01
- Texas Department of Insurance Product Evaluation RV-29
- CCMC 14083-R
- UL Listed to ANSI/UL 790 Class C⁴
- Meets certain FORTIFIED Roof™ requirements. Visit gaf.com/Fortified and current FORTIFIED Home™ Standard available at fortifiedhome.org for details. U.S. only.



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

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

¹ Tested in accordance with ICC AC132, Section 4.2.

² Under controlled laboratory testing conducted by GAF.

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

⁴ Refer to UL Online Certification Directory for actual assemblies.



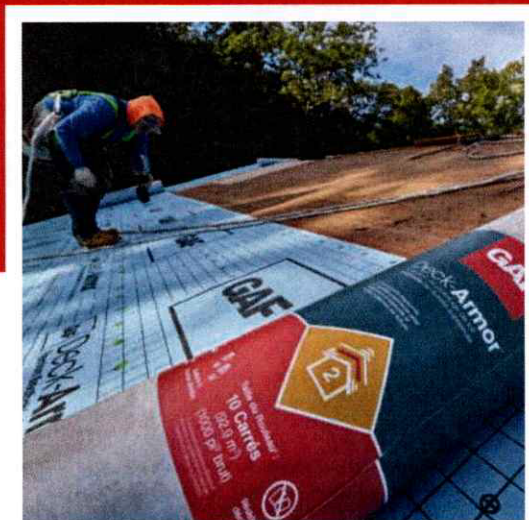
To learn more about the Lifetime[†] Roofing System visit gaf.com/Lifetime



We protect what matters most™

Deck-Armor™ Premium Breathable Roof Deck Protection

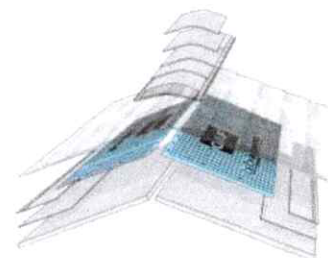
Help protect the home and roof system from damaging moisture with breathable roof deck protection



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

GAF Deck-Armor™
Premium Breathable Roof Deck Protection

Deck-Armor™ Premium Breathable Roof Deck Protection



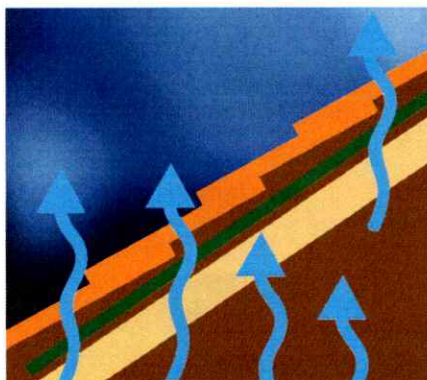
Benefits:

- **Breathable technology helps reduce common inside moisture** (from cooking, bathing, cleaning, etc.) that can become trapped within your roofing system, causing rot or other costly damage
- **Premium non-asphaltic, polypropylene construction** provides long-lasting protection
- **Specially designed surface provides enhanced walkability** versus conventional felts
- **At least 600% greater tear strength¹** and 214% higher nail-pull strength² than conventional #30 asphalt felt
- **48"-wide (1.22 m) roll provides 33% more coverage per course** than conventional 36"-wide (914 mm) asphalt felts
- **Light-blue surface is cooler to work on** in hot weather than conventional black felts
- **Eligible for up to a Lifetime[†] Limited Warranty** when installed with GAF Lifetime[†] shingles and at least two additional qualifying GAF accessories, and it's also eligible for residential enhanced warranty coverage⁶

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



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



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

Product details:

Nominal Specifications:

For use with asphaltic shingles and may also be used with slate, wood, metal, or tile³

- **Roll size:** 10 squares (1,000 sq. ft. [92.9 m²]) (excludes laps)
- **Roll width:** 48" (1.22 m)
- **Roll length:** 250' (76.2 m)
- **Approx. roll weight:** 43 lb. (19.5 kg)
- **UV exposure:** UV-stabilized polypropylene construction resists UV degradation for up to 180 days⁴

Code Approvals and Standards:

- Meets or exceeds ASTM D8257
- Meets or exceeds the physical requirements of ASTM D226 Type II and D4869 Type IV
- Meets or exceeds ICC Acceptance Criteria AC188
- ICC-ES Evaluation Report (ESR-2808)
- Miami-Dade County Product Control approved
- State of Florida approved
- Component of a UL Listed ANSI/UL 790 Class A system when used with UL Class A shingles⁵
- Listed with Texas Department of Insurance as an acceptable alternate roof underlayment
- Meets certain FORTIFIED Roof™ requirements. Visit gaf.com/Fortified and current FORTIFIED Home™ Standard available at fortifiedhome.org for details. U.S. only.

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

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

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

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

¹ GAF trapezoidal tear strength testing per ASTM D4533.

² GAF nail pull-through testing per ASTM D3462.

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

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

⁵ Refer to UL Online Certification Directory for actual assemblies.

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

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



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



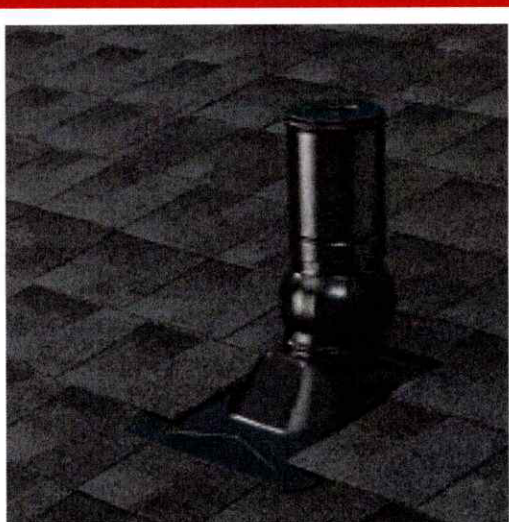
We protect what matters most™





Master Flow™ Pivot™ Pipe Boot Flashing

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



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



Master Flow™ Pivot™ Pipe Boot Flashing



Benefits:

- **Tough, all-metal exterior design in galvanized steel construction** has no exposed seals, gaskets, or caulking that can degrade over time or be damaged by rodents — causing leaks
- The Master Flow™ Pivot™ Pipe Boot Flashing **completely encapsulates ugly plumbing vent pipes** unlike typical seals, gaskets, or collars that leave pipes exposed
- Passes the **110 mph wind-driven rain test per TAS-100(A) and UL 2218 Class 4 impact-resistance test**¹
- Clever ball and socket "pivot" feature allows for **simple rooftop pitch adjustment** and installation on roofs 3:12 – 12:12
- Extra-large 3" (76.2 mm) flashing on all sides helps **reduce the risk of water infiltration**
- Includes **pre-punched fastening slots** on the base flashing for ease of installation and flashing expansion and contraction
- **Pre-formed shingle termination ribs** in the base flashing help identify the cut location for shingles
- **Available in 4 colors** to help blend in with today's most popular shingles
- **Warrantied against leaks caused by manufacturing defects or ordinary wear and tear for up to 50 years** (or as long as the warranty on the adjacent roof cladding)²
- **Enhanced warranty coverage available** when installed by a contractor certified by GAF³ in connection with a qualifying roofing system⁴

Models & Compatibility:

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

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

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

Product details:

Nominal Specifications

Construction: Galvanized steel

Roof Slopes: 3:12 – 12:12

Plumbing Vent Pipe Compatibility

(See chart below):

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

Available Colors: Black, Weathered Wood, Brown & Gray

Code Approvals & Standards:

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

Complementary Colors⁵:



¹ Testing performed under controlled laboratory conditions. Hail damage is not covered under GAF limited warranties.

² See GAF Master Flow™ Pivot™ Pipe Boot Flashing Limited Warranty for complete coverage and restrictions.

³ Contractors enrolled in GAF certification programs are not employees or agents of GAF, and GAF does not control or otherwise supervise these independent businesses. Contractors may receive benefits, such as loyalty rewards points and discounts on marketing tools from GAF for participating in the program and offering GAF enhanced warranties, which require the use of a minimum amount of GAF products. Your dealings with a Contractor, and any services they provide to you, are subject to the Contractor Terms of Use. Visit gaf.com/gaf-contractor-terms-of-use for details.

⁴ See GAF System Plus, Silver Pledge™, and Golden Pledge™ Limited Warranties for complete coverage and restrictions.

⁵ Color swatches are for reference only. Always review actual product with shingles to ensure acceptable complementary match before installation on the roof.

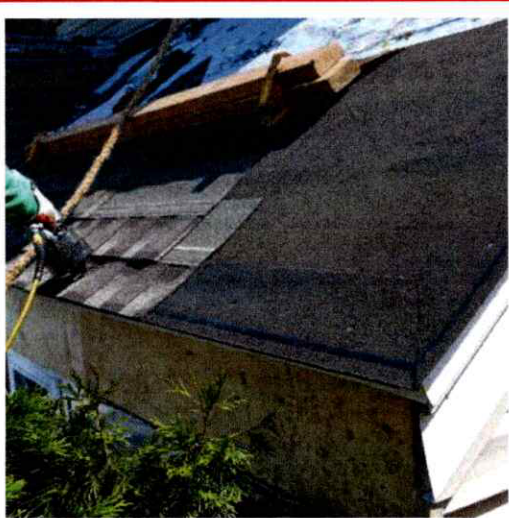


We protect what matters most™



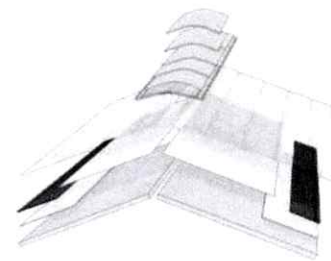
Pro-Start® Starter Strip Shingles

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



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

Pro-Start® Starter Strip Shingles



Benefits:

- Properly positioned **Dura Grip™ Adhesive** helps to lock down the shingles at the eaves and rakes to reduce the risk of shingle blow-off
- **Pre-perforated design** is easy to use and install, with no cutting on the roof
- **No more wasted time or material** cutting your own starter strips
- **At least 50% more coverage** per bundle vs. typical 3-tab strip shingles
- **GAF offers increased wind coverage** on many GAF shingles when you use GAF starter strips³
- **Eligible for a Lifetime[†] Limited Warranty** when installed on Lifetime[†] shingle roofs as well as an eligible accessory product in the Starter Strip category of GAF residential enhanced warranties

Installation:



Tears in half easily along perforation for easy installation



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

Product details:

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

- Full sheet: 13 1/4" x 38" (330 mm x 965 mm)
- Half sheet: 6.5" x 38" (165 mm x 965 mm)

Packaging

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

Coverage

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

Code Approvals:

- State of Florida approved
- Miami-Dade County Product Control approved
- ICC-ES ESR-1475
- Meets ASTM D3462¹, D3018
- ASTM D3161 Class F
- UL Listed to ANSI/UL 790 Class A²
- Meets certain FORTIFIED Roof⁴ requirements. Visit gaf.com/Fortified and current FORTIFIED Home[™] Standard available at fortifiedhome.org for details. U.S. only.

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

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

³ Refer to UL Online Certification Directory for actual assemblies.

⁴ See *GAF Shingle & Accessory Limited Warranty* for complete coverage and restrictions.

⁵ When embedded in 8" flashing cement.



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

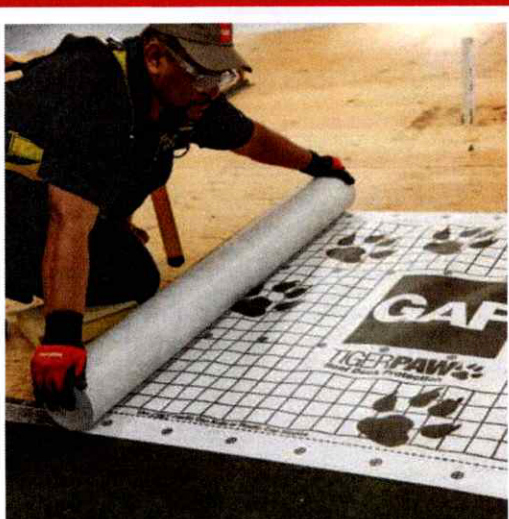


We protect what matters most[™]



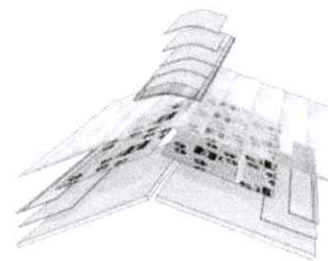
Tiger Paw™ Premium Roof Deck Protection

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



- Provides a critical layer of extra protection between the shingles and roof deck to resist wind-driven rain and other moisture
- Offers longer-lasting protection than conventional asphalt felts that can rot or become brittle over time
- Avoids wrinkling and buckling for a better-looking finished roof

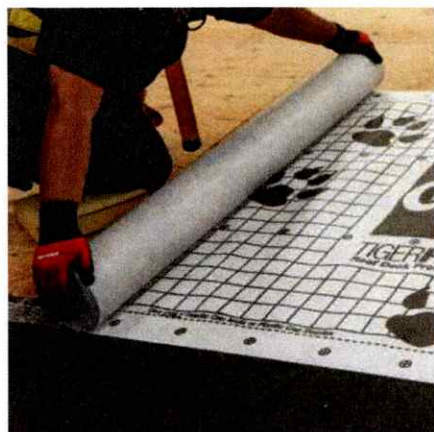
Tiger Paw™ Premium Roof Deck Protection



Benefits:

- **Premium non-asphaltic, polypropylene construction** for long-lasting protection
- **Specially designed walking surface** and anti-skid back coating help provide excellent walkability for installers
- **Moisture-control design** helps reduce damaging moisture on the roof deck unlike typical synthetic non-breathable underlayments¹
- **Provides at least 600% greater tear strength²** and 147% higher nail-pull strength³ than conventional #30 asphalt felt
- **48-inch-wide (1.22 m) roll provides 33% more coverage** than conventional 36-inch-wide (914 mm) asphalt felts
- **Light-gray surface** is cooler to work on in hot weather than conventional black felts
- **Eligible for up to a Lifetime[†] Limited Warranty** when installed with GAF Lifetime[†] shingles and at least two additional qualifying GAF accessories, and it's eligible for residential enhanced warranty coverage⁷

Installation:



Product details:

Nominal Specifications:

For use with asphaltic shingles and may also be used with slate, wood, metal, or tile⁴

- **Roll size:** 10 squares (1,000 sq. ft. [92.9 m²]) (excludes laps)
- **Roll length:** 250' (76.2 m)
- **Roll width:** 48" (1.22 m)
- **Aprox. roll weight:** 40 lb. (18 kg)
- **UV exposure:** UV-stabilized polypropylene construction resists UV degradation for up to 180 days⁵

Code Approvals and Standards:

- Meets or exceeds the physical requirements of ASTM D226, Type II, ASTM D4869, Type II, and ASTM D8257.
- ICC Acceptance Criteria AC188
- Miami-Dade County Product Control approved
- State of Florida approved
- ICC-ES Evaluation Report (ESR-3286)
- CSA A123.3
- Component of a UL Listed ANSI/UL 790 Class A system when used with UL Class A shingles⁶
- Listed with Texas Department of Insurance as an acceptable alternate roof underlayment
- Meets certain FORTIFIED Roof™ requirements. Visit gaf.com/Fortified and current FORTIFIED Home™ Standard available at fortifiedhome.org for details. U.S. only.

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

¹ As per GAF ASTM D570-modified testing.

² GAF Trapezoidal tear strength testing per ASTM D4533.

³ GAF nail pull-through testing per ASTM D3462.

⁴ Contact GAF Technical Support at 1-800-766-3411 for acceptable non-asphaltic roofing systems and limited warranty coverage.

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

⁶ Refer to UL Online Certification Directory for actual assemblies.

⁷ See GAF System Plus, Silver Pledge™ or Golden Pledge® Limited Warranty for complete coverage and restrictions.

Note: Always use plastic cap nails or staples with plastic caps to install Tiger Paw™ Roof Deck Protection. Do NOT use nails or staples without caps.



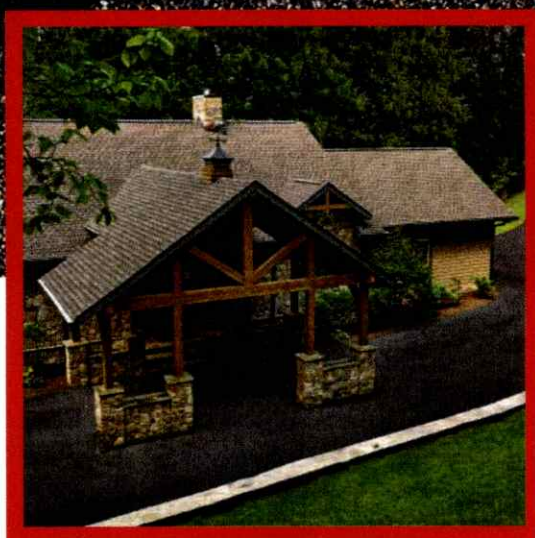
To learn more about the Lifetime[†] Roofing System visit gaf.com/Lifetime



We protect what matters most™

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GAF **TimberlineHDZ[®]**
High Definition[®] Lifetime[®] Shingles



Engineered to be first. Built to last.

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



Benefits:

- **Industry-leading innovation:** Layerlock® Technology powers StrikeZone®, the industry's largest nailing zone. Paired with our legendary Dura Grip™ sealant, these features ensure that the shingles stay in place, even under high wind conditions
- **The industry's strongest wind warranty:** Timberline HDZ® Shingles are eligible for the WindProven™ Limited Wind Warranty,¹ the industry's first wind warranty with no maximum wind-speed limitation, when installed with the required combination of GAF accessories
- **GAF-exclusive algae-fighting technology:** 25-Year StainGuard Plus™ Algae Protection Limited Warranty² powered by proprietary time-release algae-fighting technology
- **Peace of mind:** Timberline HDZ® Shingles come with Lifetime¹ coverage against manufacturing defects
- **Impact rating:** Timberline HDZ® passes the UL 2218 impact-resistance test with a Class 3 rating and may be eligible for insurance discounts⁴
- **For the best look:** Use TimberTex® premium ridge cap shingles or TimberCrest® premium SBS-modified ridge cap shingles

High Definition® colors:



Bold Definition colors:



Product details:

Product/System Specifics

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

Applicable Standards & Protocols:

- Passes UL 2218 Impact-Resistance Test with Class 3 rating
- UL Listed to ANSI/UL 790 Class A
- State of Florida Approved
- Classified by UL in accordance with ICC-ES AC438
- Meets ASTM D7158, Class H
- Meets ASTM D3161, Class F
- Meets ASTM D3018 Type 1
- Meets ASTM D3462³
- Miami-Dade County Product Control Approved
- ICC-ES Evaluation Reports ESR-1475 and ESR-3267
- Meets Texas Department of Insurance Requirements
- Rated by the CRRC; Can be used to comply with Title 24 Cool Roof Requirements (some colors)

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

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

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

⁴ Periodically tested by independent and internal labs to ensure compliance with ASTM D3462 at time of manufacture.

⁵ UL 2218 Class 3 impact-resistance test performed under controlled laboratory conditions. Insurance discounts may not be available in your area. Where available, insurance discounts may vary. Contact your insurance provider for information.

⁶ Eligibility criteria, terms, and restrictions apply. Visit fortifiedhome.org for details. U.S. only.

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



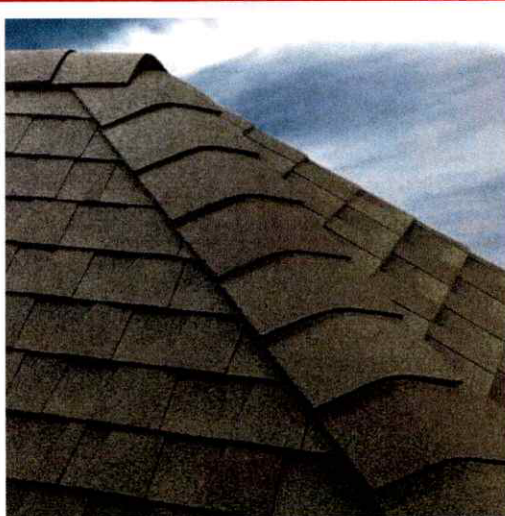
Regional availability

We protect what matters most™



TimberTex® Premium Ridge Cap Shingles

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

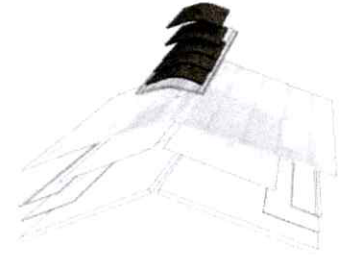


- Create double-layer protection against leaks at the hips and ridges
- Elevate the look of your roof by adding depth and dimension
- Offer longer limited warranty¹ coverage than what's available using field-cut, 25-year, 3-tab shingles as your ridge cap



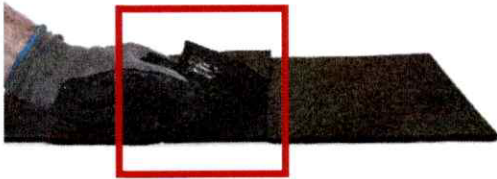
TimberTex®
Premium Ridge Cap Shingles

TimberTex® Premium Ridge Cap Shingles

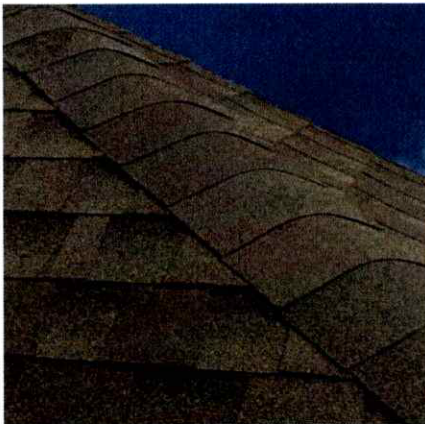


Benefits:

- **Thick, double-layer design** with large 8" (203 mm) exposure adds depth and dimension to the roof's hips and ridges
- **Continuous Dura Grip™ Sealant, paired with a microgranule surface in the nailing area**, provides an enhanced asphalt-to-asphalt bond for strong wind-uplift performance and reduced risk of cap shingle blow-off
- **The perfect finishing touch** to help accentuate and protect a new GAF shingle roof
- **UltraMat™ high-performance fiberglass mat technology** enhances the ridge cap shingle at its core and achieves UL 2218 Class 4 impact-resistance rating¹
- **25-year StainGuard Plus™ Algae Protection Limited Warranty** against blue-green algae discoloration²
- **Eligible for Lifetime[†] Limited Warranty** when installed with GAF Lifetime[†] shingles and at least two additional qualifying GAF accessories, and it's also eligible for residential enhanced warranty coverage³

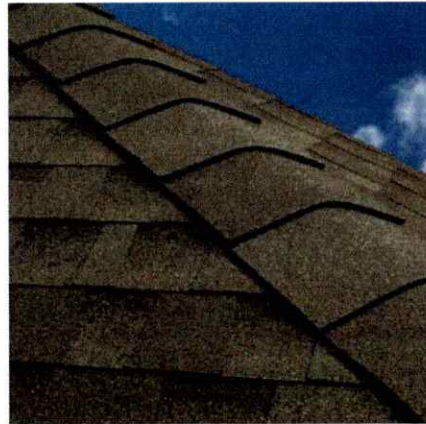


See the difference:



Cut 3-tab shingles

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



TimberTex® Ridge Cap Shingles

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



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



Product Details:

Nominal Specifications:

For use with GAF Timberline HDZ®, Timberline UHDZ®, Timberline® NS, Timberline® ASIL, and Designer Lifetime[†] Shingles

- Factory-laminated, double-layer design
- 12" (305 mm) width
- 8" (203 mm) exposure

Packaging:

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

Coverage:

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

Code Approvals:

- UL Listed to ANSI/UL 790 Class A⁴
- Passes UL 2218 Impact-Resistance Test with Class 4 rating
- ASTM D3462⁵
- ASTM D3161 Class A
- ASTM D3161 Class F⁶
- ICC-ES AC438
- CSA A123.5
- UL 2218 Class 4 Impact Resistance
- ICC Evaluation Reports ESR-1475 and ESR-3267
- Miami-Dade County Product Control Approved
- Florida Building Code Approved
- Meets certain FORTIFIED Roof™ requirements. Visit gaf.com/Fortified and current FORTIFIED Home™ Standard available at fortifiedhome.org for details. U.S. only.

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

¹ Only TimberTex® Ridge Cap Shingles sold in packages bearing the UltraMat™ high-performance mat logo and UL 2218 Class 4 Classification statement are rated for Class 4 impact resistance. UL 2218 Class 4 impact-resistance test performed under controlled laboratory conditions. GAF makes no express or implied warranty about the impact performance of this product against hail. Hail damage is not covered under the limited warranty.

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

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

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

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

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

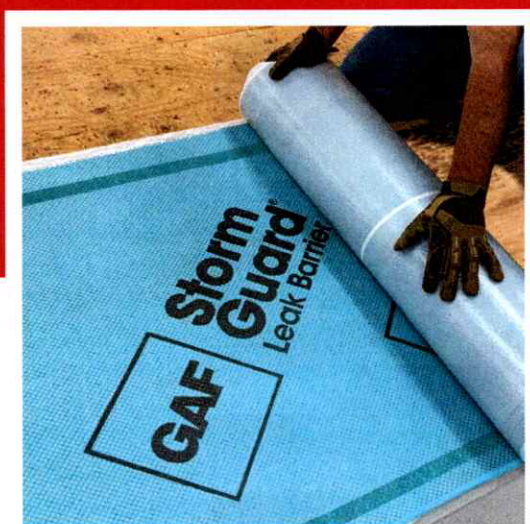
Note: See gaf.com/RidgeCapAvailability for regional availability.

We protect what matters most™



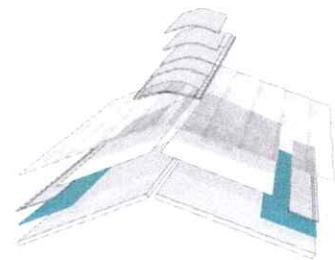
StormGuard[®] film-surfaced leak barrier

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



- Help prevent damaging leaks at vulnerable areas of asphalt shingle and many metal roofing systems¹
- Can be used to comply with building codes that require the use of leak barriers²

StormGuard® film-surfaced leak barrier



Benefits:

- **Helps protect** against roof leaks at eaves, rakes, valleys, and around chimneys and skylights
- **Self-seals** around fasteners to help reduce the risk of leaks
- **Dual integrated selvage edge** allows for bi-directional application, which simplifies the installation process of multiple courses
- **High-temperature compound** for use with asphalt shingles and most metal roofing systems¹
- **Blue synthetic patterned surface** provides excellent wet/dry traction and is cooler to work on than typical black underlayments
- **Integral surface channels** help guide moisture away from the walking surface
- **Fiberglass-reinforced construction**
- **Eligible for a Lifetime[†] Limited Warranty when installed with GAF Lifetime[†] shingles and at least two additional qualifying GAF accessories.¹** Eligible for a 10-year limited warranty when installed with approved non-asphaltic roof coverings.³

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

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

Meets or exceeds the following requirements of ASTM D1970:

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

Product details:

Nominal Specifications:

For asphalt shingles and most metal roofing systems²

- **Roll size:** 2 squares (200 ft.² [18.58 sq. m]), excludes laps
- **Roll width:** 36" (0.914 m)
- **Roll length:** 66.7' (20.33 m)
- **Thermal stability:** 250° F (121.1° C)²
- **UV resistance:** Up to 90 days⁴
- **Shelf life:** Best if used within 1 year from date of manufacture

Code Approvals:

- Meets or exceeds ASTM D1970
- State of Florida Approved
- Miami-Dade County Product Control Approved
- Component of a UL Listed ANSI/UL 790 Class A system when used with UL Class A shingles⁵
- ICC-ES Evaluation Report (ESR-1322)
- Meets the requirements of the Texas Department of Insurance.

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

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

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

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

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

⁵ Refer to UL Online Certification Directory for actual assemblies.



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



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

We protect what matters most™





July 20, 2026

To Whom It May Concern:

I, **Jim McMartin**, the owner of the property located at **125 S. Hanson Street, Easton, MD 21601**, hereby authorize **Chris Jordan Exteriors LLC** to act on my behalf in all matters related to obtaining permits and approvals for the roofing project at the above-referenced property.

This authorization includes, but is not limited to, submitting permit applications, providing any necessary documentation, communicating with the Historic District Commission and other applicable agencies, and obtaining all required permits and approvals related to the proposed roofing work.

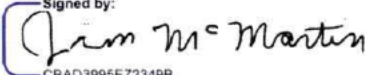
I understand that Chris Jordan Exteriors LLC is acting solely for the purpose of facilitating the permit and approval process for the work to be performed at my property.

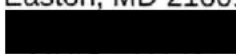
If you have any questions regarding this authorization, please feel free to contact me.

Sincerely,

Jim McMartin



Signed by:

CBAD3995E72349B...

Chris J. Jordan Exteriors, LLC
602 Dutchman's Lane
Easton, MD 21601

MHIC #111421



RECEIVED

HD 26 - 76

JUL 22 2026

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

Application #:	2026 - 1793
Date Received:	07/22/2026
Fee Paid:	\$75.00
HDC Meeting Date:	08/10/2026
Date Property Posted:	

HISTORIC DISTRICT COMMISSION HEARING APPLICATION

APPLICATION TYPE
(PLEASE CIRCLE)

ROOFING DEMOLITION SIGNAGE FENCING OTHER
NEW CONSTRUCTION/ADDITION EXTERIOR ALTERATIONS
FOR TREE REMOVAL(S) - PLEASE USE THE TREE REMOVAL APPLICATION

PROPERTY INFORMATION

ADDRESS 43 S Washington Easton MD 21601
☐ Contributing ☐ Non-Contributing YEAR BUILT: NATIONAL REGISTAR #

PROPERTY INFORMATION

OWNER NAME Willis McGill
TELEPHONE NO. EMAIL

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

NAME Dillion Aldridge Bay Area Exteriors LLC
TELEPHONE NO. EMAIL

Description of Proposal (include additional sheets, as necessary)

Remove	ASPHALT Shingle	3	Cedar Shale Shingle
underneath	ASPHALT	27	Sq total
Reseal	Roof with 1/2 CDX Plywood	with	11-clips
Install	AT GAF Timberline HDL Charcoal	Roofing	system

Specific Requirements

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

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

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

Signature of Applicant or Agent

Date

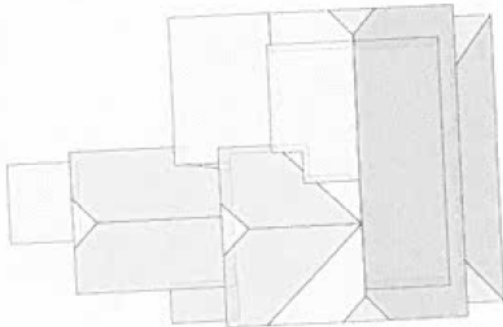
Printed Name of Applicant or Agent

07 22 2026
Dillion Aldridge

Revised 4.4.2022

43 South Washington Street, Easton, MD 21601

Report: 72059339



In this 3D model, facets appear as semi-transparent to reveal overhangs.

Claim Information

PO Number: Willis macgill

Reference ID: 679615

PREPARED FOR

Contact:	ABC Supply
Company:	ABC Supply
Address:	1 ABC Parkway
	Beloit, WI 53511
Phone:	(800) 226-1280

TABLE OF CONTENTS

Images	1
Length Diagram	4
Pitch Diagram	5
Area Diagram	6
Notes Diagram	7
Report Summary	8

MEASUREMENTS

Total Roof Area =2,610 sq ft
 Total Roof Facets =22
 Predominant Pitch =10/12
 Number of Stories >1
 Total Ridges/Hips =130 ft
 Total Valleys =46 ft
 Total Rakes =181 ft
 Total Eaves =257 ft
 Estimated Attic=209 sq ft

 Measurements provided by www.eagleview.com

Certified Accurate
www.eagleview.com/Guarantee.aspx

43 South Washington Street, Easton, MD 21601

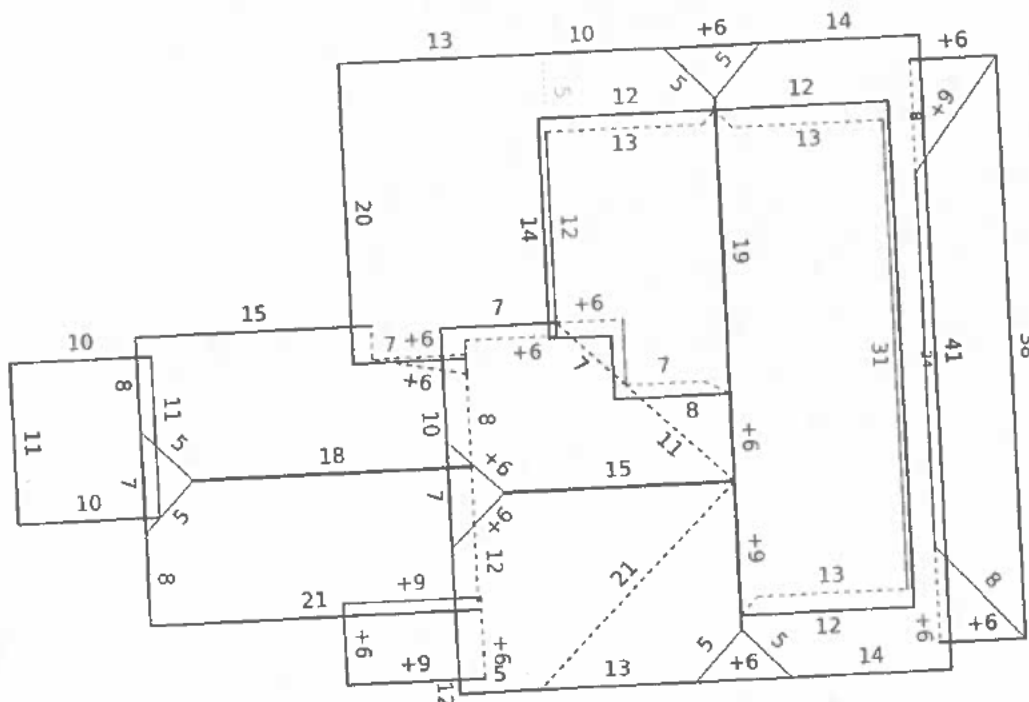
Report: 72059339

LENGTH DIAGRAM

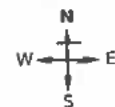
Total Line Lengths:
Ridges = 68 ft
 Hips = 62 ft

Valleys = 46 ft
 Rakes = 181 ft
 Eaves = 257 ft

Flashing = 95 ft
 Step flashing = 113 ft
Parapets = 0 ft



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Note: This diagram contains segment lengths (rounded to the nearest whole number) over 5.0 Feet. In some cases, segment labels have been removed for readability. Plus signs preface some numbers to avoid confusion when rotated (e.g. +6 and +9).

43 South Washington Street, Easton, MD 21601

Report: 72059339

REPORT SUMMARY

All Structures

Areas per Pitch

Roof Pitches	2/12	3/12	4/12	10/12
Area (sq ft)	258.0	802.6	151.2	1397.7
% of Roof	9.9%	30.8%	5.8%	53.6%

The table above lists each pitch on this roof and the total area and percent (both rounded) of the roof with that pitch.

Structure Complexity

Simple

Normal

Complex

Waste Calculation

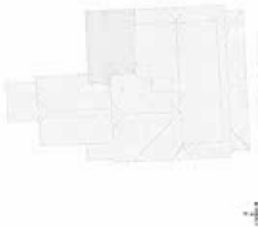
NOTE: This waste calculation table is for asphalt shingle roofing applications. All values in table below only include roof areas of 3/12 pitch or greater. For total measurements of all pitches, please refer to the Lengths, Areas, and Pitches section below.

Waste %	0%	2%	7%	12%	15%	17%	19%	22%	27%
Area (Sq ft)	2352	2400	2517	2635	2705	2752	2799	2870	2988
Squares *	23.66	24.00	25.33	26.66	27.33	27.66	28.00	29.00	30.00
	Measured					Suggested			

* Squares are rounded up to the 1/3 of a square

Additional materials needed for ridge, hip, and starter lengths are not included in the above table. The provided suggested waste factor is intended to serve as a guide—actual waste percentages may differ based upon several variables that EagleView does not control. These waste factor variables include, but are not limited to, individual installation techniques, crew experiences, asphalt shingle material subtleties, and potential salvage from the site. Individual results may vary from the suggested waste factor that EagleView has provided. The suggested waste is not to replace or substitute for experience or judgment as to any given replacement or repair work.

All Structures Totals



Total Roof Facets = 22

Lengths, Areas and Pitches

Ridges = 68 ft (7 Ridges)
 Hips = 62 ft (10 Hips)
 Valleys = 46 ft (4 Valleys)
 Rakes† = 181 ft (18 Rakes)
 Eaves/Starter‡ = 257 ft (18 Eaves)
 Drip Edge (Eaves + Rakes) = 438 ft (36 Lengths)
 Parapet Walls = 0 (0 Lengths)
 Flashing = 95 ft (9 Lengths)
 Step flashing = 113 ft (17 Lengths)
 Predominant Pitch = 10/12
Total Area (All Pitches) = 2,610 sq ft

Property Location

Longitude = -76.0762580
 Latitude = 38.7731120

Notes

This was ordered as a residential property. There were no changes to the structure in the past four years.

† Rakes are defined as roof edges that are sloped (not level).
 ‡ Eaves are defined as roof edges that are not sloped and level.

GAF **TimberlineHDZ**
High Definition Lifetime Shingles



Engineered to be first. Built to last.

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



Benefits:

- **Industry-leading innovation:** Layerlock® Technology powers StrikeZone®, the industry's largest nailing zone. Paired with our legendary Dura Grip™ sealant, these features ensure that the shingles stay in place, even under high wind conditions.
- **The industry's strongest wind warranty:** Timberline HDZ® Shingles are eligible for the WindProven™ Limited Wind Warranty,¹ the industry's first wind warranty with no maximum wind speed limitation, when installed with the required combination of GAF accessories
- **GAF-exclusive algae-fighting technology:** 25-Year StainGuard Plus™ Algae Protection Limited Warranty² powered by proprietary time-release algae-fighting technology
- **Peace of mind:** Timberline HDZ® Shingles come with Lifetime¹ coverage against manufacturing defects
- **Impact rating:** Timberline HDZ® passes the UL 2218 Impact-Resistance Test with a Class 3 rating and may be eligible for insurance discounts³
- **For the best look:** Use TimberTex® Premium Ridge Cap Shingles or TimberCrest® Premium SBS-Modified Ridge Cap Shingles

Product details:

Product/System Specifics

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

Applicable Standards & Protocols

- Passes UL 2218 Impact-Resistance Test with Class 3 rating
- UL Listed to ANSI/UL 790 Class A
- State of Florida Approved
- Classified by UL in accordance with ICC-ES AC438
- Meets ASTM D7158, Class H
- Meets ASTM D3161, Class F
- Meets ASTM D3018 Type 1
- Meets ASTM D3462⁴
- Miami-Dade County Product Control Approved
- ICC-ES Evaluation Reports ESR-1475 and ESR-3267
- Meets Texas Department of Insurance Requirements
- Rated by the CRRC: Can be used to comply with Title 24 Cool Roof Requirements (some colors)

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

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

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

⁴ Only products sold in packages bearing the UL2218 Class 3 PFI Validation Program statement are rated for Class 3 impact resistance. Testing performed under controlled laboratory conditions by Certara Analytical - PFI. GAF makes no express or implied warranty about the impact performance of these products against hail. Hail damage is not covered under the limited warranty. See GAF Shingle and Accessory Limited Warranty available at gaf.com/warranties for complete coverage and restrictions.

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

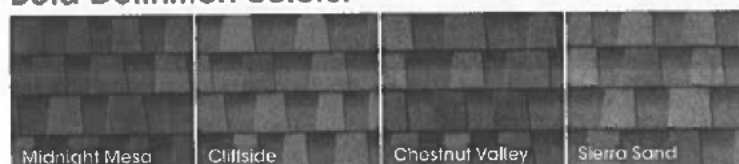
⁶ Eligibility criteria, terms, and restrictions apply. Visit fortifiedhome.org for details, U.S. only.

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

High Definition® colors:



Bold Definition colors:



Regional availability