Historic District Commission
MEETING AGENDA

Monday, August 24, 2026 - 6:00 PM
Council Chambers, Easton Town Office
14 S Harrison Street

Call to Order

1) Approval of the Agenda for August 24, 2026.

Old Business

New Business

1)
Application Number: 2026 - 1811 / HD 26 - 84 / T 26 - 08
Applicant: Colins Tree Experts LLC
on behalf of Carol Feeney
Location: 112 Talbot Street
Tax Map 0104, Grid 00EA, Parcel 1931
Zoning District: R-7A
Historic Status: Contributing
Request: Removal of one (1) Crape Myrtle tree (healthy).

2)
Application Number: 2026 - 1805 / HD 26 - 80
Applicant: TG LLC
Location: 117 S. Hanson Street
Tax Map 0104, Grid 00EA, Parcel 1934
Zoning District: R-7A
Historic Status: Contributing
Request: Replacement of the front porch portico.

3)
Application Number: 2026 - 1810 / HD 26 - 83
Applicant: Bradley Smith and James Loucks
Location: 405 S. Harrison Street
Tax Map 0105, Grid 00EA, Parcel 2308

Zoning District: R-10A

Historic Status: Contributing

Request: Replacement of the front door.

4) **Application Number:** 2026 - 1766 / HD 26 - 68

Applicant: Susan Griep

Location: 601 Goldsborough Street
Tax Map 0103, Grid 00EA, Parcel 0765

Zoning District: R-7A

Historic Status: Contributing

Request: Exterior alterations including roof and gutter replacement, window replacement, and an after the fact approval for the replacement of the decking.

5) **Application Number:** 2026 - 1808 / HD 26 - 81
Applicant: Talbot County
Location: 11 N. Washington Street (Talbot County Courthouse)
Tax Map 0104, Grid 00EA, Parcel 1232
Zoning District: GI
Historic Status: Contributing
Request: Replacement of the existing slate roof on the main portion of the courthouse with synthetic slate.

The Commission granted a Certificate of Appropriateness for this scope of work on October 27, 2025 (2025 - 1574).

Discussion Item

Approval of Minutes

1) Approval of the Draft Decision Summary from the August 10, 2026 Meeting.

Administrative Approval

1)	**Application Number:**	2026 - 1815 / HD 26 - 86
	Applicant:	Chris Jordan Jr. Solutions
	Location:	214 Goldsborough Street (Bishop House) Tax Map 0103, Grid 00EA, Parcel 1133
	Zoning District:	R-7A
	Historic Status:	Contributing (T-291)
	Request:	In-kind asphalt shingle replacement.
2)	**Application Number:**	2026 - 1817 / HD 26 - 87
	Applicant:	Chris Jordan Exteriors on behalf of Dennis Callahan
	Location:	200 S. Aurora Street Tax Map 0105, Grid 00EA, Parcel 2187
	Zoning District:	R-7A
	Historic Status:	Contributing
	Request:	In-kind asphalt shingle replacement.

Emergency Approval

Adjournment

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

Historic District Commission Staff Report

Meeting Date: 8/24/2026

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

Property Address: 112 Talbot Street

Applicant: Collins Tree Experts on behalf of Carol Feeney

Application Number: 2026-1811

Code Enforcement Case: Yes ☐ No ☒

Project Description:

The applicant is seeking approval to remove a healthy tree which exceeds 10" in diameter at breast height. The tree is a large Crepe Mrytle located directly to the front left corner of the front porch.

Historic District Guidelines:

Guideline 19. Trees and Street Plantings

a. Preserve existing shade trees

Guideline 49. Site Features

a. Add natural sustainable features to the site, such as shade trees, where possible. **Locate shade trees where they will not grow to damage historic buildings.**

c. Avoid removing existing shade trees or vegetation.

Staff Recommendation:

Staff recommends **approval** of this application if the Commission finds that this tree poses a threat to the historic building.

Draft Motions:

1. I move that the Historic District Commission **approve** the application based on the finding that this tree poses a threat to the historic structure.

OR

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

OR

3. I move an alternate motion.

Appendix A: 2012 Easton Historic District Survey Sheet

EASTON HISTORIC DISTRICT SURVEY

PROPERTY #: _____

Picture:



TAX ID	ADDRESS	OWNER NAME
2101017519	112 TALBOT ST	BERSON, ANNE DEMILLE

YEAR BUILT	PHYSICAL CONDITION
1900	VERY GOOD

ARCHITECTURAL STYLE	ADDITION(S)
NATIONAL FOLK	REAR KITCHEN WING, RIGHT SIDE WING

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

NOTES

RETAINS TRADITIONAL MASSING BUT DISPLAYS A GOOD DEAL OF MODERN MATERIAL INCLUDING SIDING AND PROBABLY REBUILT PORCH. 2/2 WINDOWS ALSO SEEM TO BE REPLACEMENTS. (MUNTIN PROFILE IS ODD) OUTBUILDING IS HISTORIC.

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

Tree Removal Request

Application Type

Removal of Healthy Trees ☒ Removal of Dead / Dying Trees ☐

Owner

Name	Carol Feeney		
Mailing Address	112 Talbot St. Easton, MD 21601		
Telephone No.		Email	

Contractor Information

Name	George Collins	License No.	2269	Expiration Date	12/27
Mailing Address	14655 Cherry Ln. Ridgely, MD 21660				
Telephone No.		Email			

Property Location

Address	112 Talbot St. Easton, MD 21601						
Tax Map	104	Grid	00EA	Parcel	1931	Lot	

Details of Request

Number of trees to be removed	1
Species of tree(s) to be removed	Crape Myrtle
Number of trees to be replanted	
Species of tree(s) to be replanted	

Is the property located in the Historic District?	Y ☒	N ☐
Is/Are the tree(s) located within the Critical Area?	Y ☐	N ☒
Is/Are the tree(s) located within a Forest Conservation Area?	Y ☐	N ☒
Is/Are the tree(s) located within any right-of-way?	Y ☐	N ☒
Is/Are the tree(s) located within a landscape buffer?	Y ☐	N ☒
Is/Are the tree(s) a Maryland State Champion Tree?	Y ☐	N ☒
Is/Are the tree(s) fronting a public road ("street trees")?	Y ☐	N ☒

Specific Requirements

- ☐ Written authorization from the property owner authorizing the applicant to apply on their behalf.
- ☐ A site plan or accurate drawing shall be included with the application indicating the location of all trees to be removed. The plan shall depict site features such as the location of the 100' Critical Area Buffer, all tidal and non-tidal wetlands, streams, steep slopes, shoreline and any other features relative to the request. The plan shall also identify the locations chosen for replanting.
- ☐ A narrative shall be included with the application describing the existing conditions and the proposed work to be accomplished.
- ☐ Photographs of trees are to be provided.
- ☐ Please provide any landscape architect or arborist evaluation reports.

Any modifications during review shall warrant an updated application.

During review of this application, additional information and action may be required of the applicant and all reviews and approvals shall be obtained prior to the commencement of any work.

I do hereby solemnly declare and affirm that the information provided by this application and the documents attached hereto accurately represent the conditions of the request and that submission of an incomplete application will be returned for correction prior to processing.

Signature of Applicant or Agent	
Date	8/11/26
Printed Name of Applicant or Agent	

For Office Use Only

T 26 - 08

Application Date	**08/11/2026**	Application No.	**2026 - 1811**
HDC Approval Date		Fee Paid	**$75.00**
P & Z Approval Date			

Created 02-2019

Collins Tree Experts LLC

George Collins
Maryland Licensed Tree Expert #2269
ISA Certified Arborist #MA 6320A
Certified Tree Safety Professional #2805
Tree Risk Assessment Qualified
Pesticide Applicator License #33968-63473

Town of Easton
Engineering, Planning and Zoning
14 South Harrison Street
Easton, MD 21601
410-758-4088

14655 Cherry Ln.
Ridgely, MD 21660

8/11/2026

Dear Town of Easton,

Our client, Mrs. Carol Feeney, owner of the property located at 112 Talbot St., Easton, MD, is seeking the removal of 1 Crape Myrtle tree located on the front right corner of her property due to its threat to structures as it is encroaching on the house. Thank you!

Sincerely,
GR Collins

George Collins


MARYLAND
39876C
LEGACY

TOWN OF EASTON
PO Box 520
Easton, Maryland 21601

July 23, 2026

TG LLC
c/o Jeffrey Goodman
9397 Mt. Vernon Cir.
Alexandria, VA 22309

Re: Property Maintenance notice for **117 S Hanson St.** Case #26-0729

Dear Property Owner:

On **July 23, 2026** an inspection of the above referenced property was made. The following International Property Maintenance Code violation(s) were noted:

1. **IPMC 304.10 Stairways, decks, porches and balconies** – Every exterior stairway, deck, porch and balcony, and all appurtenances attached thereto, shall be maintained structurally sound, in good repair, with proper anchorage and capable of supporting the imposed loads. **The front porch must be stabilized immediately only, please do not remove the porch. Please repair the front porch after proper approvals and permits are received in hand.**

A re-inspection of your property is scheduled on **July 31, 2026** to verify compliance with this notice. Failure to correct the above stated code violation(s) could result in fines under Section 1-8(B) of the Town of Easton Charter and Code. Please make sure applications have been filed with the Easton Historic District Commission and The Town of Easton Building Department by **July 31, 2026.**

You may contact me at 410-822-2526 or sfilbird@eastonmd.gov with any questions regarding this notice.

Sincerely,
TOWN OF EASTON

Susan Filbird
Code Enforcement Officer

cc: Tom Diem-Building Official Town of Easton
Nick Johnson – Town Planner Town of Easton
Ronnie Newnam-Property Manager for TG LLC

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

Historic District Commission Staff Report

Meeting Date: 8/24/2026

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

Property Address: 117 S Hanson Street

Applicant: Ronnie Newnam on behalf of TG LLC

Application Number: 2026-1805

Code Enforcement Case: Yes ☒ No ☐ *Case #26-0729*

Project Description:

The applicant is requesting approval to replace the deteriorating front portico. The wood pediment will be replaced along with the roof, beams, and columns. The pediment will be re-constructed of plywood and the front beams will be replaced with pressure treated lumber. The new roof will be an architectural asphalt shingle roof. Lastly, the two decorative columns will be replaced with fluted 8" x 8' PermaCast® columns.

Background Information:

This request stems from an active code enforcement case (**Case #26-0729**). The notice states that the porch is in violation of IPMC 304.10 due to its deteriorating condition. The notice directs the property owner to stabilize the porch immediately until proper permits and approvals are obtained for repairing the porch.

The front porch on this structure was previously repaired under a building permit issued in 2011 (#11-8845). The approved scope of work involved on the in-kind replacement of the front porch beams.

Historic District Guidelines:

Guideline 40. Details and Ornamentation

a. Maintain historic details and ornamentation. Keep painted surfaces, including wood and metal, painted. Numerous coats of paint that obscure details and ornamentation should be removed prior to repainting

b. Repair deteriorated details and ornamentation. Where the deterioration is so severe that replacement is necessary, only the deteriorated elements should be replaced.

Replacements should match the original in material size, profile, texture and other defining characteristics as closely as possible.

c. If a substitute material is used, it should be visually, physically, and chemically compatible with surrounding original material.

Guideline 64. Preserve Historic Porches

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

Guideline 65. Make Sensitive Replacements

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

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

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

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

Staff Analysis:

The proposal to replace the two decorative columns of the portico with a modern material may be inconsistent with Guidelines 40, 64, and 65. The Easton Historic District Survey indicates that the front portico appears to have been constructed prior to 1900. The existing columns and the decorative capital are unique and should be preserved if possible. If the Commission feels that these columns have deteriorated beyond repair, they may be replaced but additional information should be provided to demonstrate the replacement columns will match the existing.

Draft Motions:

1. I move that the Historic District Commission **table** the application pending additional details on the proposed replacement columns.

OR

2. I move that the Historic District Commission **approve** the application with the condition that the existing columns will be repaired and re-installed.

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
2101008889	117 S HANSON ST	TG, LLC

YEAR BUILT	PHYSICAL CONDITION
1900	FAIR DETERIORATING

ARCHITECTURAL STYLE	ADDITION(S)
NONE	REAR ELL

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

NOTES

INTERESTING 2 BAY PORTICO LOOKS EARLIER THAN 1900. THIS SURVEYOR BELIEVES THERE IS AN EARLIER CORE TO THIS HOUSE. DWELLING IS LEANING TO THE RIGHT AND APPEARS VACANT.

RECEIVED
AUG 07 2026
TOWN OF EASTON

HD 26 - 80

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

Application #:	2026 - 1805
Date Received:	08/07/2026
Fee Paid:	$75.00
HDC Meeting Date:	08/24/2026
Date Property Posted:	08/19/2026

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 117 S Henrson

☐ Contributing ☐ Non-Contributing YEAR BUILT: 1900 NATIONAL REGISTAR # _____

PROPERTY INFORMATION

OWNER NAME TGLLC
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)

To take off Box trim & replace w/ same
To put new roof on same sheathing To possibly
take front plywood off & replace To
replace main Beams w/ salt treated material
Existing material is ½ plywood on Front 1x4 and 1x6 wood
For Trim

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.

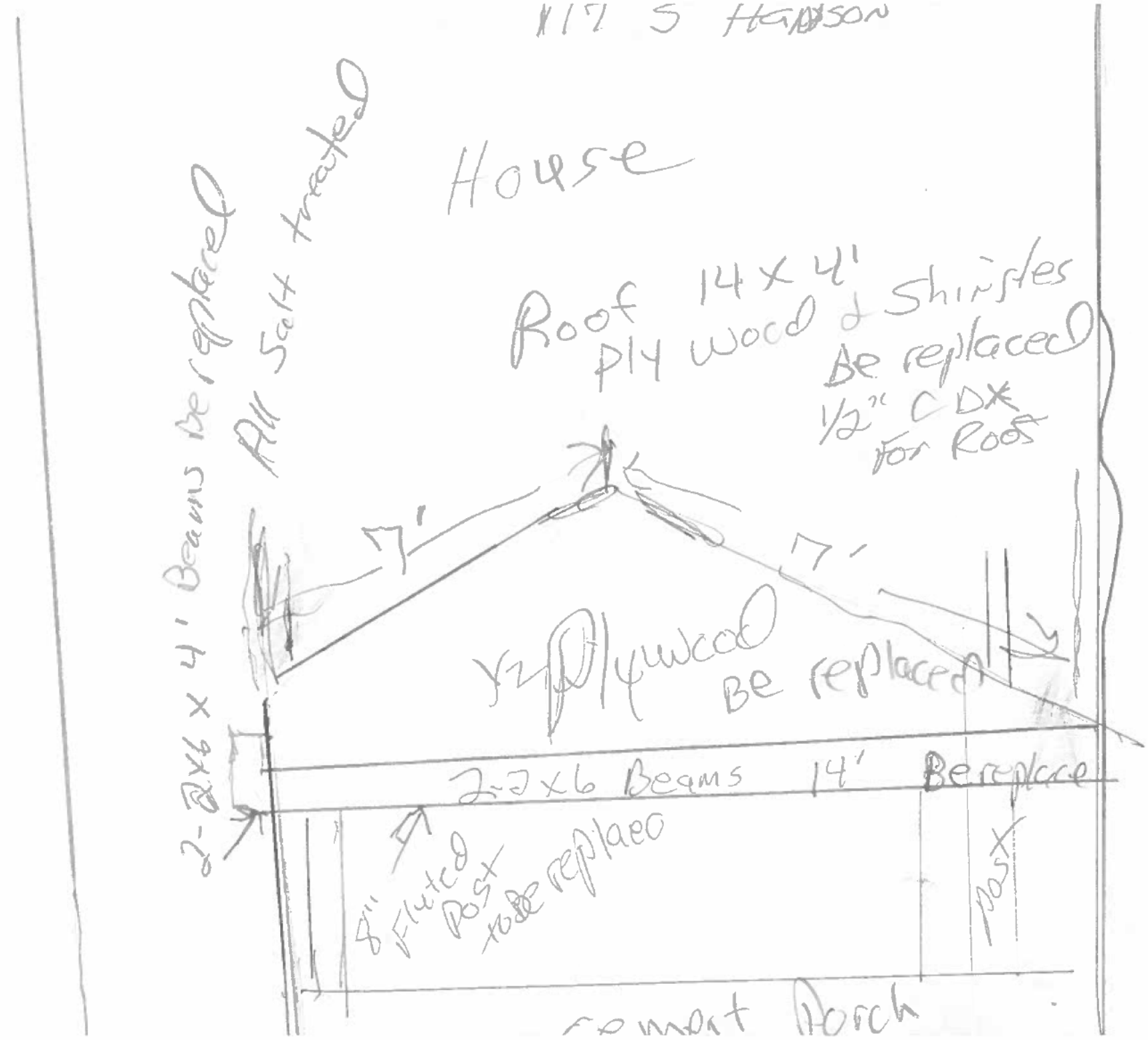
I hereby certify that I have reviewed the Easton Historic District Guidelines as published

Signature of Applicant or Agent
Date
Printed Name of Applicant or Agent Dawnie Newman

Revised 4.4.2022

117 S Hanson

1) Replace Roof & Plywood @ ½ CDX
2) Replace Front Beam 2-2x6x14 5-treads
3) Replace Left side Beam 2-2x6x4' treads
4) Replace Left front post w/ same kind 8' Flat
5) Replace Front Plywood with ½" BC
6) ~~Replace~~ Box All Beams with 1"x6" 1'x4" wood trim with same thing
7) Paint All trim & Plywood with white semi-Gloss paint


117 S Hanson
House
All Salt treated
2-2x6 x 4' Beams Be replaced
Roof 14 x 4'
Ply wood & Shingles
Be replaced
1/2" CDX
for Roof
17'
17'
Ply wood
Be replaced
2-2x6 Beams 14'
Be replace
8" fluted
Post
to be replaed
post
Porch

Reeb Report

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

Project Information (ID #10559344 Revision #15125070)

Hide

Project Name: Quick Quote
Customer:
Contact Name:
Phone (Main):
Phone (Cell):
Customer Type:
Terms:

Quote Date: 08/05/2026
Submitted Date:
PO#: QQ000

Sales Rep Name: Joe Martinez

Delivery Information

Hide

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

Comments:

Unit Detail

Hide All Configuration Options

Item: 0001: FLUTED ROUND COLUMN 8" X 8' PERMACAST **Location:** **Quantity: 1**



Exterior View

FLUTED ROUND COLUMN 8" X 8' PERMACAST 372.53

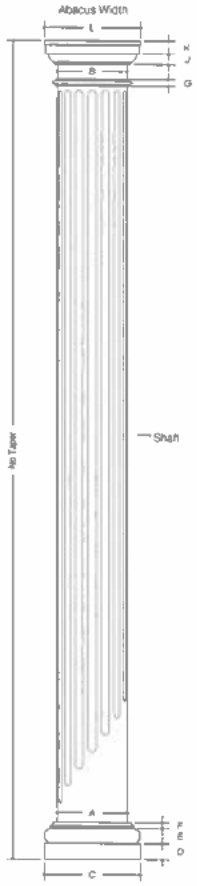
Configuration Options Hide

HBG Columns, Porch Post & Rail, HB&G, Shelf Items, Permacast, Columns, Fluted Round, 8", 8', 45060

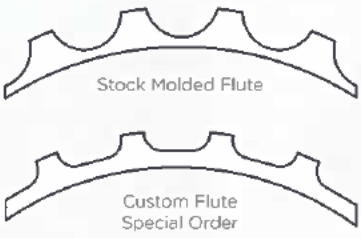
Item Total: $ 372.53
Item Quantity Total: $ 372.53

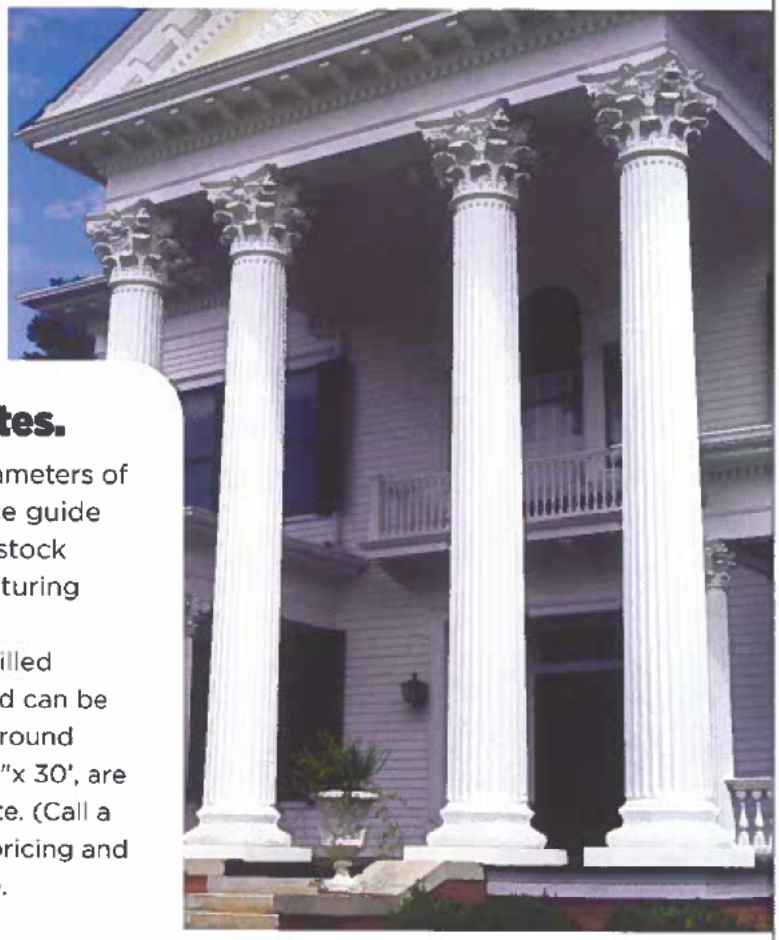
Item: 0002: PC BASE N/TAPER 8" PERMACAST **Location:** **Quantity: 1**

Fluted Round Tapered **PERMA**Cast®Plus Columns



PermaCast®Plus No-Taper Column with Poly Tuscan Cap and Base.



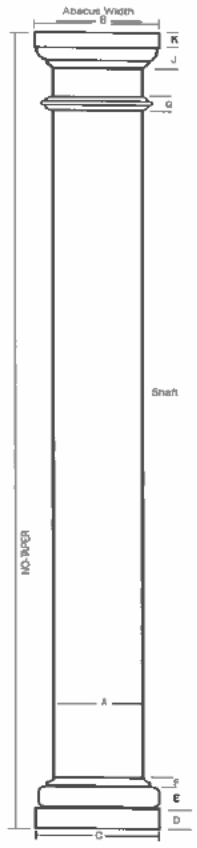


HB&G Offers Two Distinctive Types of Flutes.

Stock Molded Flute: Available in diameters of 8" x 8' – 16" x 10' columns (See price guide for specific lengths available.) The stock molded flute is part of the manufacturing process and cannot be altered.

Custom Flute: The custom flute is milled after the column is manufactured and can be modified to your specific length. All round PermaCast®Plus columns, 6"x 4' – 30"x 30', are available with an optional custom flute. (Call a customer service representative for pricing and lead times.) Adjusted Flutes available.

*Inside dimension may vary from "Stock" Flutes



PermaCast®Plus Plain No-Taper Column with Poly Tuscan Cap and Base.

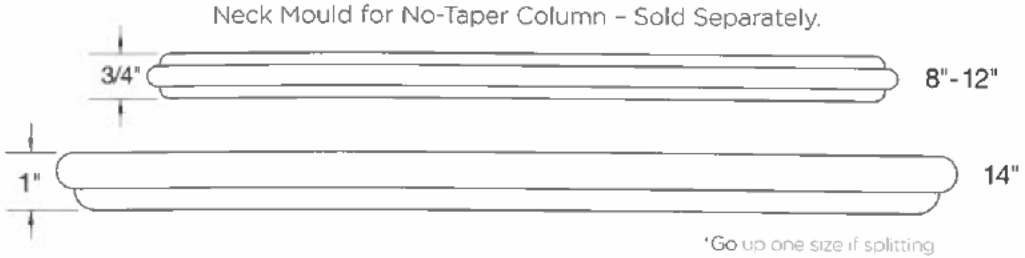
Round No-Taper PermaCast®Plus Columns

ROUND NO-TAPER PERMACAST®PLUS COLUMN DIMENSIONS (IN INCHES)

Col. Size	A	B	C	D	E	F	G	J	K	L	Lengths Available. (ft.)
8"	7⅝"	7⅝"	10½"	1⅞"	1¾"	¾"	¾"	1¼"	1½"	10⅝"	6, 8, 9, 10
10"	9⅝"	9⅝"	13⅛"	2⅜"	2⅛"	¾"	¾"	1¼"	2"	12⅝"	6, 8, 9, 10, 12
12"	11⅝"	11⅝"	16½"	2¾"	2⅜"	⅞"	¾"	1¼"	2"	15⅞"	6, 8, 9, 10, 12
14"	13⅝"	13⅜"	19½"	3⅜"	3⅛"	1⅛"	1"	2¼"	3"	19⅛"	6, 8, 9, 10, 12, 14
16"	15¾"	15¾"	22"	3⅞"	3½"	1¼"	1"	2¼"	2¾"	22"	6, 8, 9, 10, 12, 14, 16, 18, 20
18"	17½"	17½"	24⅝"	4"	4"	1⅜"	1⅜"	2¾"	3⅛"	24⅝"	6, 8, 9, 10, 12, 14, 16, 18, 20
24"	24"	24"	33½"	5¾"	5¼	2⅜	2⅛	3½"	4⅛"	33⅜"	8, 9, 10, 12, 14, 16, 20, 24, 26, 28, 30

Neck mould not included.
Flashing and Installation Kit not available with No-Taper Tuscan cap and base sets.
• Split columns are not load bearing

Neck Mould for No-Taper Column – Sold Separately.



*Go up one size if splitting

GAF

Timberline HDZ®

High Definition® Lifetime Shingles

GAF STAINGUARD PLUS

GAF WINDPROVEN

Color Shown: Pewter Gray

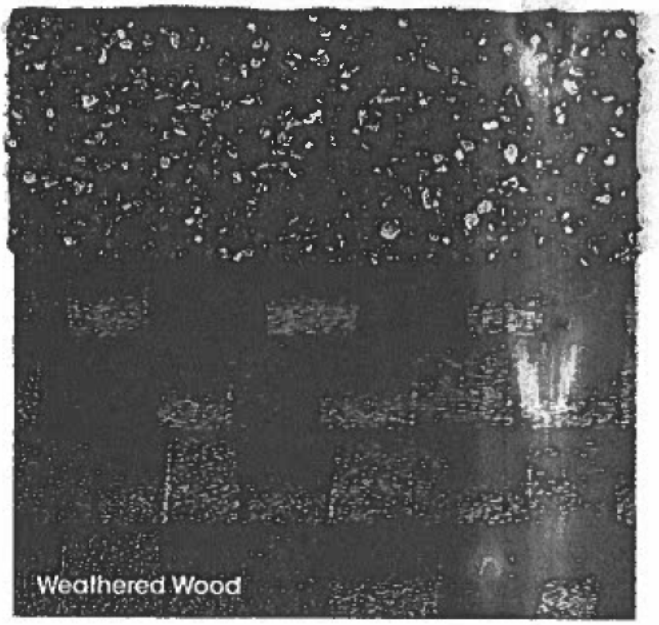


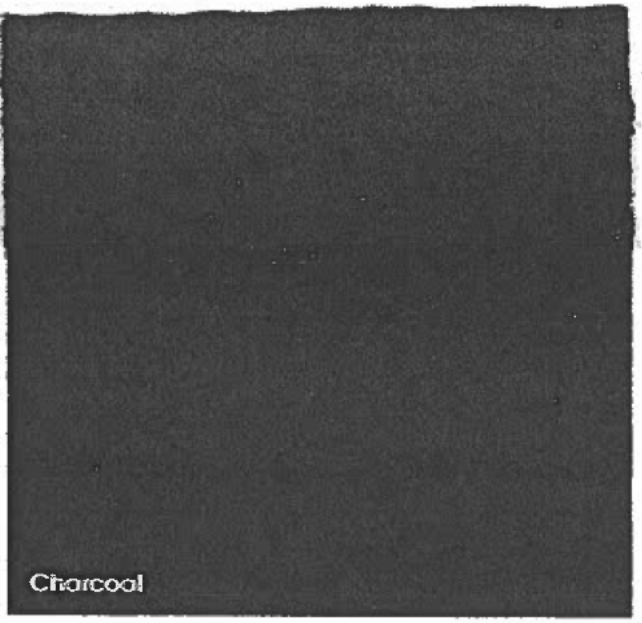
Engineered to be first. Built to last.

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

High Definition® colors

A timeless design with patented shadow bands to create exceptional depth and dimension





GAF's #1-selling shingle offers peace of mind

15-year infinite wind speed protection[1] when installed with four required GAF accessories

25-year algae protection warranty[2] with algae-fighting technology you can see

Lifetime[1] **Limited Warranty** on manufacturing defects

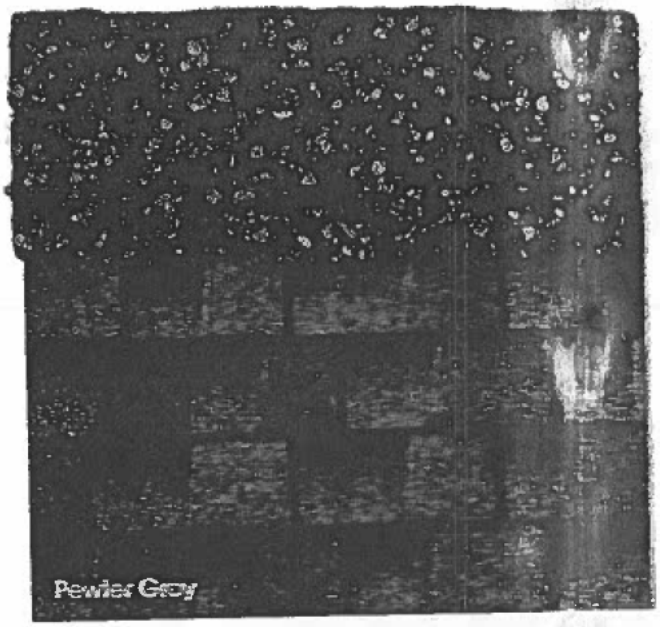
Passes UL 2218 Class 3 Impact-Resistance Test and may qualify for insurance discounts[3]

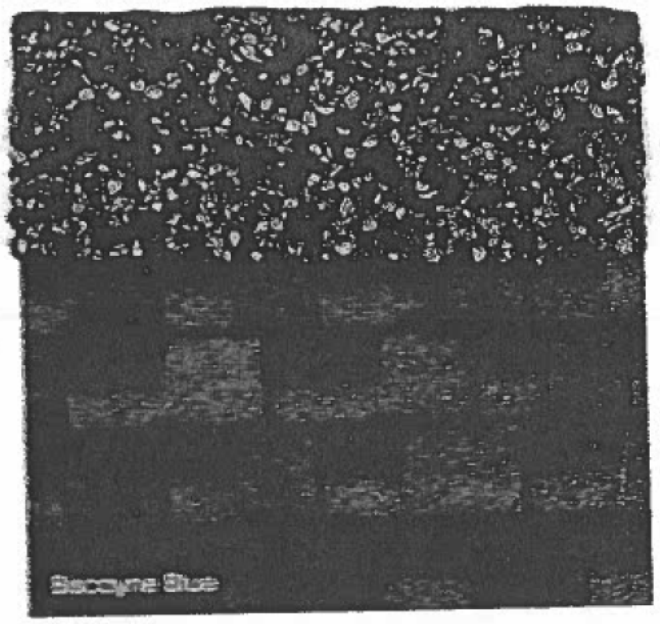
[1] Lifetime refers to the length of warranty coverage provided and means as long as the original individual owner(s) of a single-family detached residence [or eligible second owner(s)] owns the property where the qualifying GAF products are installed. For other owners/structures, Lifetime coverage is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

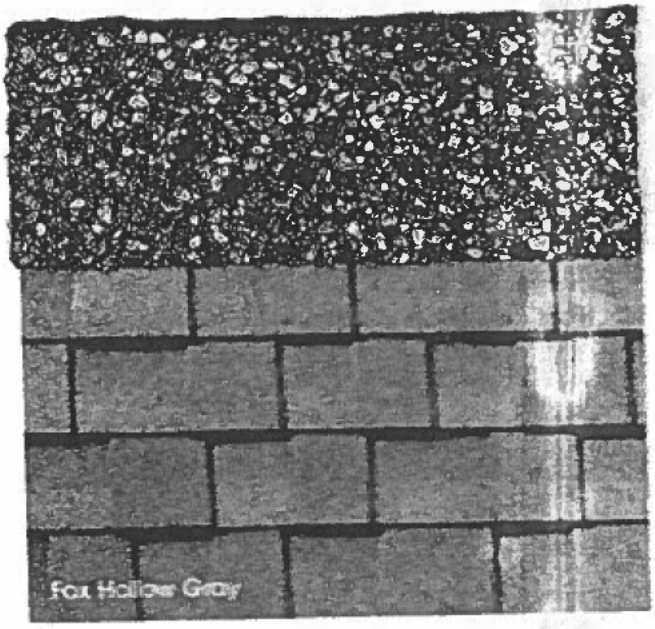
[2] 15-year WindProven™ Limited Wind Warranty on GAF shingles with LayerLock™ Technology requires the use of GAF starter strips, roof deck protection, ridge cap shingles, and leak barrier or attic ventilation. See *GAF Roofing System Limited Warranty* for complete coverage and restrictions. Visit gaf.com/LRS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

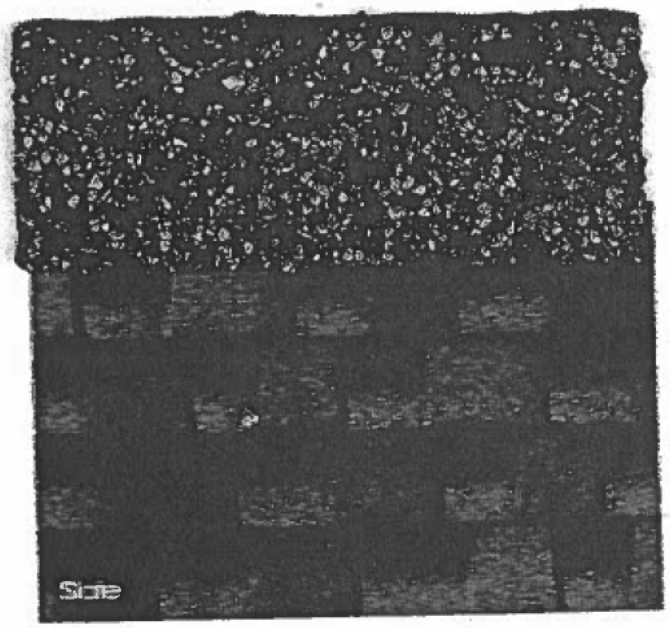
[3] 25-year StainGuard Plus™ Algae Protection Limited Warranty against blue-green algae discoloration is available only on products sold in packages bearing the StainGuard Plus™ logo. See *GAF Shingle & Accessory*

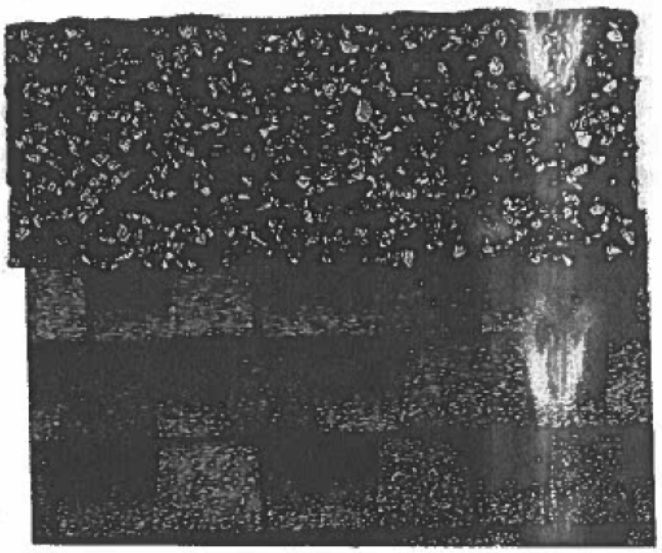
Engineered to be first.

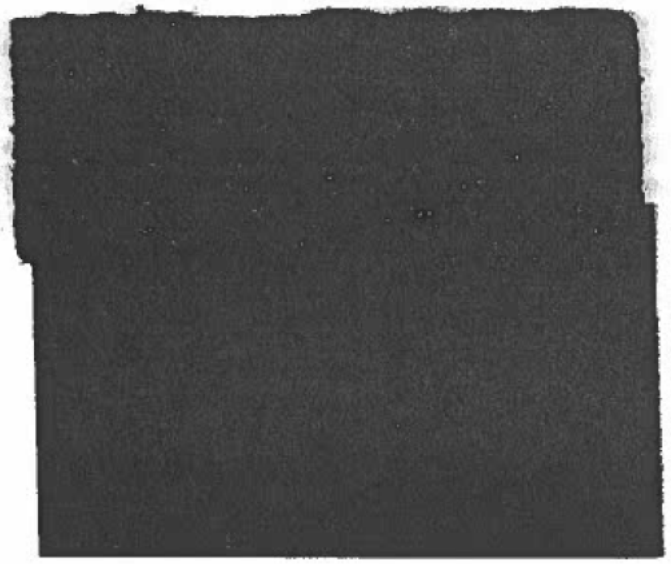













117


Haier


117

117

117

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

Historic District Commission Staff Report

Meeting Date: 8/24/2026

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

Property Address: 405 S Harrison Street

Applicant: James D. Loucks

Application Number: 2026-1810

Code Enforcement Case: Yes ☐ No ☒

Project Description:

The applicant is requesting approval to replace the existing wood front door with a new wood door. The proposed door consists of a dentil shelf with two panels and a square pane of glass with grilles. The existing door and storm door appear to have been installed around 2005 as part of a larger residential remodel permit (Permit #05-4518).

Historic District Guidelines:

Guideline 41. Maintain Original and Historic Doors

a. Maintain doors and entrances in their original location. Avoid relocating or removing historic doors by blocking-in existing door openings, especially on the front façade.

b. Maintain and repair doors, frames, sills, hardware, transoms, fanlights and sidelights on doors located on front façades and side and rear façades visible from a primary public right-of-way.

c. Avoid adding details, surrounds, canopies, or ornamentation that have no historical basis and are not in keeping with the character of the original door.

Guideline 42. Make Sensitive Replacements

a. Replace historic doors and surrounds in-kind, where repair is not possible. The replacement door should duplicate the original as closely as possible.

b. Replacement doors should be compatible with the overall character of the façade in which they are located.

c. Doors located on the front façade of historic properties are typically solid wood. Replacement doors for front façades should be wood. Alternative materials, provided

they are smooth and painted, may be used for doors located on the sides or rear of the property. See Appendix B for additional information on Substitute Materials.

d. If the location of a door to be replaced is not under a protective cover, then an alternate material may be considered for increased durability. The design must be compatible with the architectural style of the property and should mimic the appearance of the original door.

Guideline 43. Restore Missing or Inappropriately Altered Doors

a. Replace inappropriately designed, non-original doors or surrounds with an appropriately designed door or surround based on documentary or photographic evidence. If no such evidence exists, the design of the replacement door or surround should be complimentary to the character of the façade in which it is located. A simple design is often best.

b. Avoid using inappropriately detailed replacement doors, such as solid doors for the main entries to commercial buildings, or ones that are not in keeping with the character of a residential building.

Staff Analysis:

Staff supports an **approval** of this application as submitted if the Commission finds that the existing front door is not historic. Building permit data indicates that the existing door may have been installed as part of a 2005 remodel. If that is the case, the proposed door is of a style and material that is appropriate for use on the front façade of a contributing structure.

Draft Motions:

1. I move that the Historic District Commission **approve** the application as submitted based on the finding that the existing door is not historic.

OR

2. I move that the Historic District Commission **table** the application pending a revised submittal that more closely resembles the historic front door.

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
2101010921	405 S HARRISON ST	MIKOWSKI, EDMUND J TRUSTEE

YEAR BUILT	PHYSICAL CONDITION
1930	EXCELLENT

ARCHITECTURAL STYLE	ADDITION(S)
NATIONAL FOLK	2 STORY RIGHT SIDE SECTION

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

NOTES

MODERNIZED 2 1/2 STORY 3 BAY DWELLING W/ MASSIVE FRONT CROSS GABLE. CRAFTSMAN INFLUENCED PORCH RESTS ON RUSTICATED BLOCK PIERS. WINDOWS HAVE BEEN REPLACED. WALLS COVERED WITH WOODEN SHINGLES. OUTBUILDING- DATE UNDETERMINED.

RECEIVED

AUG 11 2026

TOWN OF EASTON

HD 26 - 83

Application #:	2026 - 1810
Date Received:	08/11/2026
Fee Paid:	$75.00
HDC Meeting Date:	08/24/2026
Date Property Posted:	08/19/2026

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

HISTORIC DISTRICT COMMISSION HEARING APPLICATION

APPLICATION TYPE
(PLEASE CIRCLE)

ROOFING DEMOLITION SIGNAGE FENCING (OTHER)

NEW CONSTRUCTION/ADDITION EXTERIOR ALTERATIONS

FOR TREE REMOVAL(S) - PLEASE USE THE TREE REMOVAL APPLICATION

PROPERTY INFORMATION

ADDRESS 405 S. Harrison St., Easton, MD 21601

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

PROPERTY INFORMATION

OWNER NAME James Loucks & Brad Smith

TELEPHONE NO. [redacted] EMAIL [redacted]

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

NAME Self

TELEPHONE NO. [redacted] EMAIL [redacted]

Description of Proposal (include additional sheets, as necessary)

Removal of existing front door on 1930's craftsman style house and the replacement of said door with a craftsman style door. Door to be of the same size, location and orientation of existing door.

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

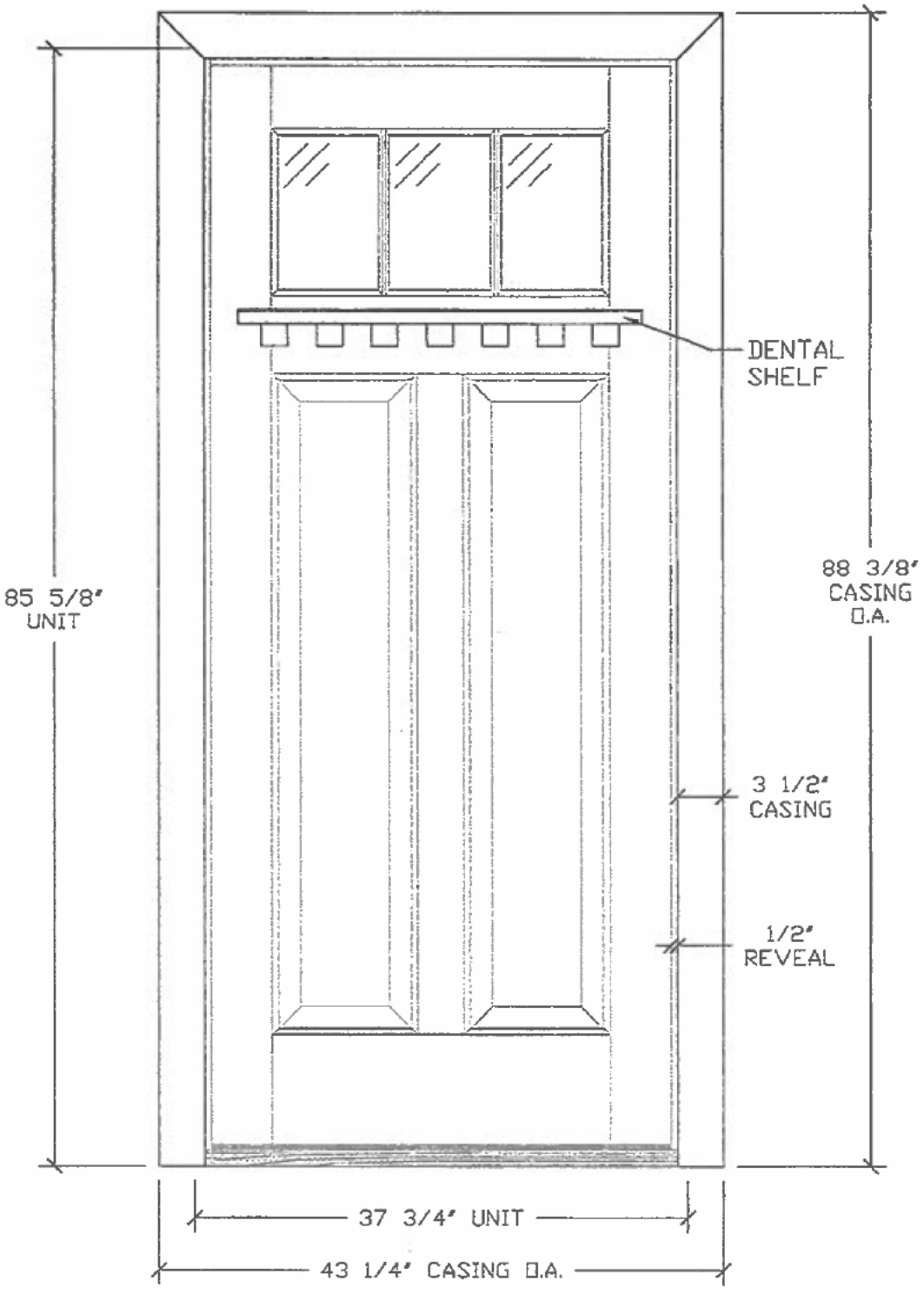
Signature of Applicant or Agent

Date 08/11/2026

Printed Name of Applicant or Agent James D. Loucks

Revised 4.4.2022

EXTERIOR ELEVATION
SHOWN W/ CASING
(SHIPPED LOOSE)

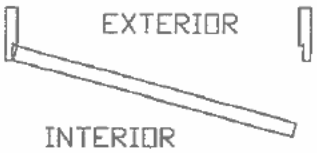


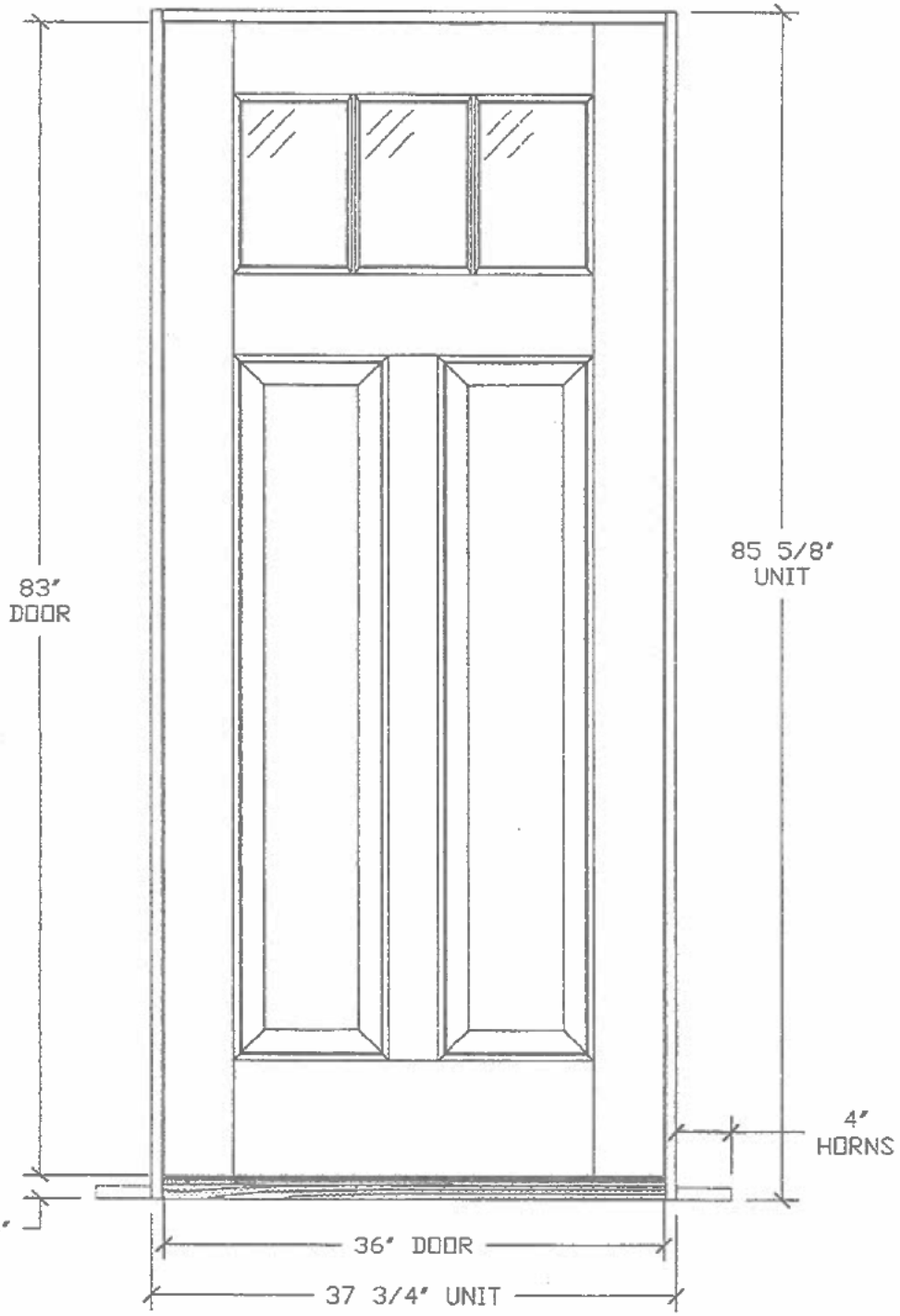
NOTE: NO WARRANTY ON DOORS WITH STILES LESS THAN 5", DOORS WIDER THAN 42" AND/OR OVER 96"

SOMERSET DOOR AND COLUMN SOMERSET, PA (814)444-9427	QUOTE#:26-1580	DWG#: 26-1580-2	
	REVISION #:	DATE OF REV.:	
THESE ARE WORKING DRAWINGS & ALL DETAILS MUST BE SIGNED. YOUR SIGNATURE INDICATES THAT YOUR SPECIFICATIONS HAVE BEEN MET.	CUSTOMER NAME: WARREN'S WOODWORK, INC.	DRAWN BY: LY	
	APPROVED BY:	DATE: 07-27-2026	
		JOB: SMITH LOUCKS	

SINGLE DOOR UNIT
PRIMED ACCOYA
3-4" BB OIL RUBBED BRONZE
NO BORE PREP
1"x3½" FLAT EXTERIOR CASING

RIGHT HAND IN-SWING





INTERIOR VIEW

NOTE: NO WARRANTY ON DOORS WITH STILES LESS THAN 5", DOORS WIDER THAN 42" AND/OR OVER 96"

SOMERSET DOOR AND COLUMN SOMERSET, PA (814)444-9427	QUOTE#:26-1580	DWG#: 26-1580-1
	REVISION #:	DATE OF REV.:

THESE ARE WORKING DRAWINGS & ALL DETAILS MUST BE SIGNED. YOUR SIGNATURE INDICATES THAT YOUR SPECIFICATIONS HAVE BEEN MET.	CUSTOMER NAME: WARREN'S WOODWORK, INC.	DRAWN BY: LY
	APPROVED BY:	DATE: 07-27-2026
		JOB: SMITH LOUCKS



Front of 405 South Harrison Street



Existing Front Door at 405 South Harrison Street

Warren's Wood Works, Inc
8708 BROOKS DRIVE • EASTON, MARYLAND 21601
410-820-8984 FAX 410-820-6134
www.warrenswoodworks.com

QUOTE

NAME: Brad Smith
James Loucks

DATE: Tuesday, June 16, 2026

FROM: Jim Prettyman (jim@warrenswoodworks.com)

REFERENCE: Exterior Door

Longevity Door™ made from Accoya PRIMED SINGLE DOOR UNIT
* DOOR 1-3/4" X 36" X 83" - 1/4 VIEW 3 LITE (3W1H) OVER 2 RAISED PANELS (PER DESIGNS)
* DENTAL SHELF
* HINGES 3-4" BB OIL RUBBED BRONZE
* GLASS CLEAR TEMPERED
* 7/8" SDL GRILLS APPLIED
* JAMB 1-1/4" X 5-1/16" RABBETTED WITH COMPRESSION WEATHER STRIPS
* SILL BRONZE ALUMINUM ADJUSTABLE WITH 2" HORNS
* NO BORE PREP
* HANDING RHIS
* EXTERIOR CASING 1" X 3-1/2" S4S SHIPPED LOOSE
* SHIPPING

Sub-Total	$ 6227.59
6% Tax	$ 373.66
Total	$ 6601.25

Longevity Door™ warranty terms at https://doorandcolumn.com/warranty/

* Proposal *

ProVia THE PROFESSIONAL WAY

Quote# 15483153

Status **Unsubmitted Order**

PO Number

Job Name: SMITH / LOUCKS

Submit Order

SHIP-TO - 810301 | Change | Attn
Warren's Wood Works, Inc.
8708 Brooks Drive
Easton, MD 21601

410-820-8984
410-820-6134 FAX
https://warrenswoodworks.com/

SOLD-TO:
Warren's Wood Works, Inc.
8708 Brooks Drive
Easton, MD 21601

410-820-8984
410-820-6134 FAX

User 1: Correll
Enter Date: 6/5/2026
Order Type: Ship & Invoice
Ship Via: TRUCK

Target Date	
Target Delivery Date:	7/2/2026
Target Ship Date:	6/29/2026
Dates Good Until:	6/17/2026 1:00:00 PM EST
Time Remaining:	1 day, 4 hours, 4 minutes, 59 seconds
Then Add:	+7 days (Calendar time; includes weekends)

Show Target Date Information by Line Item

Don't want it as soon? Request a Specific Date -

Normal Delivery

Submit your order as soon as possible to establish your inventory and logistics allocation. Target dates are continuously adjusted based on production capacity, inventory availability and logistics capacity. Questions or changes may impact the target date. A final target date will be assigned when the order is submitted, and any credit concerns, questions, or changes have been addressed. (Hide for Printing)

Line	Product and Price Details	Qty	List Price	Sell Price
1	**STORM DOOR**	1	1,024.47	676.03

- Product Options -
- Deluxe 396 One-Lite
- Custom Opening Size: 36" x 83"
- Snow Mist White
- Standard Z-Bar
- Pre-Hung
- Color Matched Leaf Hinge
- Hinge on Right (Viewed from Outside)
- 1" Color Matched Bottom Expander
- Reinforced Kick Panel
- Aged Bronze Contemporary Curve Handleset (DH240)
- Assign a Random Key Number
- Handleset Prep at Standard Location (39") on Left (Viewed from Outside)
- Color Matched Heavy Duty Closer (DH219-01)
- Standard Sash
- Clear Glass
- No Screen



Outside Looking In

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

March 30, 2026 **Case # 26-0177**

Susan Griep
8595 Unionville Rd
Easton MD 21601

Re: Property Maintenance notice for: 601 Goldsborough Street Easton MD 21601

Dear Property Owner:

The Town of Easton Code Enforcement Department conducted an inspection of the above-mentioned property on **March 30, 2026.** The property was found to be in violation of the following codes:

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

304.6 Exterior walls.
All exterior walls shall be free from holes, breaks, and loose or rotting materials; and maintained weatherproof and properly surface coated where required to prevent *deterioration*.

Chapter 6 Building Codes Article I. Building Codes Administration Section 6-3 Applications and Permits
§ 6-3.5 Permit Required.
Any owner or authorized agent who intends to construct, enlarge, alter, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any electrical, gas, mechanical or plumbing system, the installation of which is regulated by these codes, or to cause any such work to be done, shall first make application to the code official and obtain the required permit. A building permit, or application shall not be transferred from one applicant's name to another's without express written approval of the code official.

Town of Easton Code, Chapter 28 Zoning, Article VI Historic District, 28-601(E)
E. APPLICATION FOR CERTIFICATE OF APPROPRIATENESS AND COMMISSION REVIEW
1. Application for Certificate of Appropriateness.
a. Before the construction, alteration, reconstruction, moving, or demolition is undertaken of a designated landmark, site, or structure, or site or structure within designated district, an application shall be submitted to obtain a Certificate of Appropriateness from the Commission if:
i. The Commission has jurisdiction over the site or structure; and
ii. Any exterior change that is not routine maintenance.

Corrective Action(s) Required:

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

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

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

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

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

Additional Information:

- For Historic District COA questions, contact Planning & Zoning: 410-822-1943
- For building permit questions, contact the Building Department: 410-822-5256

Failure to correct the above stated code violation(s) could result in fines under Section 1-8(B) of the Town of Easton Charter and Code. In addition, this letter is notice that any future violations as stated above, could result in immediate fines without further notice.

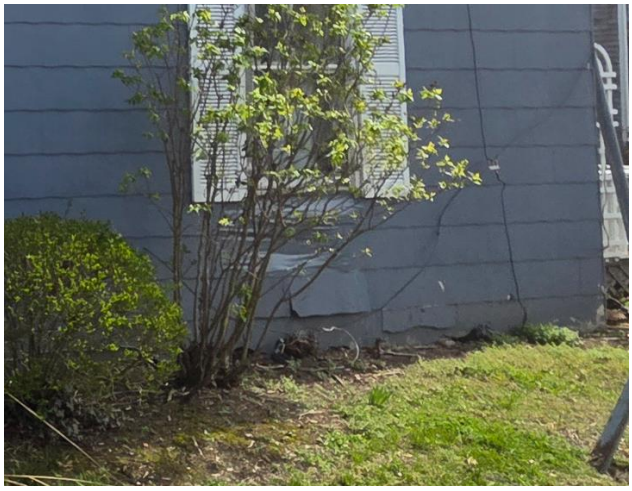
If you have any questions, please contact me at (410) 822-2525 ext. 403 or newing@eastonmd.gov.

Sincerely,
Town of Easton

Nick Ewing
Code Enforcement









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

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

Susan Griep
8595 Unionville Rd
Easton MD 21601

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

Dear Property Owner:

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

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

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

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

---

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

Town of Easton Code, Chapter 28 Zoning, Article VI Historic District, 28-601(E)
E. APPLICATION FOR CERTIFICATE OF APPROPRIATENESS AND COMMISSION REVIEW
1. Application for Certificate of Appropriateness.
a. Before the construction, alteration, reconstruction, moving, or demolition is undertaken of a designated landmark, site, or structure, or site or structure within designated district, an application shall be submitted to obtain a Certificate of Appropriateness from the Commission if:
i. The Commission has jurisdiction over the site or structure; and
ii. Any exterior change that is not routine maintenance.

Corrective Action(s) Required:

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

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

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

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

Compliance Deadline:

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

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

Failure to correct the above-listed code violation(s) by **Monday, June 29, 2026** may result in fines pursuant to Section 1-8(B) of the Town of Easton Charter and Code. In addition, this letter is notice that any future violations as stated above, could result in immediate fines without further notice.

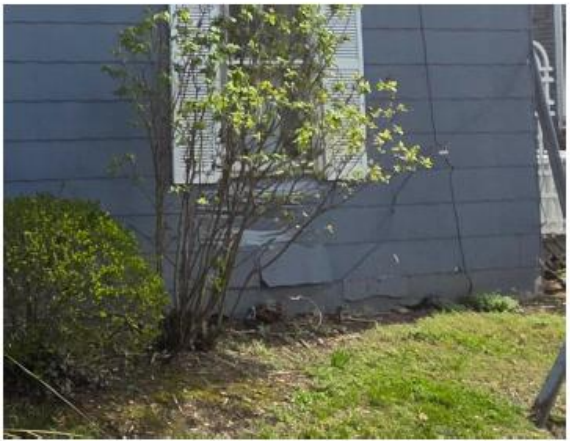
If you have any questions about this notice, please contact me at 410-822-2525 ext. 403 or newing@eastonmd.gov.

Sincerely,
TOWN OF EASTON

Nick Ewing
Code Enforcement









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

Historic District Commission Staff Report

Meeting Date: 8/24/2026

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

Property Address: 601 Goldsborough Street

Applicant: Susan Griep

Application Number: 2026-1766

Code Enforcement Case: Yes ☒ No ☐ *Case #26-0177*

Project Description:

Roof and Gutter Replacement

The applicant proposes replacing a portion of the existing asphalt shingle roof on the primary structure with architectural asphalt shingles. Proposed materials also include aluminum trim coil, K-style gutters, and half-round style gutters. The entirety of the asphalt shingle roof on the outbuilding will be replaced with the same architectural asphalt shingles as the primary structure.

Front Porch

After-the-fact approval is requested for replacing the original tongue-and-groove wood decking with pressure-treated lumber. The replacement decking material is significantly wider than the previous material.

Additionally, the damaged porch columns were removed and reinstalled; however, at least one column was cut off at the base and currently rests on stacked individual wood blocks. The porch railing was also removed and has not yet been reinstalled.

Windows

The applicant proposes replacing the existing two-over-two (2/2) wood windows on the front and side elevations with a combination of JELD-WEN wood windows and Reliabilt vinyl double-hung windows.

Background Information:

This request stems from an active code enforcement case (**Case #26-0177**). An initial notice was issued on March 30, 2026, followed by a final notice on June 5, 2026.

The case was initiated due to the deteriorated condition of the front porch and the siding facing Park Street:

- **Front Porch:** Buckling columns rendered the porch structurally unsound.
- **Siding:** An area of rotted wood siding on the Park Street-facing elevation had been covered with duct tape and painted over to match the adjacent siding.

The enforcement notice directed the applicant to apply for a Certificate of Appropriateness (COA) and necessary building permits no later than June 29, 2026. However, no applications were filed by the deadline, and unpermitted work on the front porch proceeded without a COA. An incomplete Historic District Commission application was submitted to the Planning and Zoning Department on June 26, 2026. Because the application was incomplete, staff could not schedule it for a formal hearing; however, it was accepted as a courtesy item for discussion with the Commission at its July 13, 2026 meeting.

Historic District Guidelines:

Guideline 3. Make Sensitive Replacements

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

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

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

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

Guideline 64. Preserve Historic Porches

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

Guideline 65. Make Sensitive Replacements

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

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

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

Guideline 70. Roof Material

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

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

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

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

Guideline 73. Replace Historic Gutters and Downspouts In-Kind

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

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

Guideline 76. Preserve Historic Wood Siding

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

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

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

Guideline 68. Maintain Historic Roof Shape

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

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

Guideline 70. Roof Material

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

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

Guideline 73. Replace Historic Gutters and Downspouts In-Kind

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

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

Guideline 76. Preserve Historic Wood Siding

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

Guideline 89. Maintain Historic Windows

a. Maintain the historic shape, size, alignment, pattern, and details of existing historic windows. Where altered, consider restoring to its historic appearance based on physical or documentary evidence.

d. Repair damaged or deteriorated windows. This may include replacing broken panes, sanding and repainting, or oiling operable components such as locks and chains.

Guideline 90. Make Sensitive Replacements (Windows)

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

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

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

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

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

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

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

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

Staff Analysis:

Staff supports a **tabling** of this application no longer than 21 days (September 14th). The application leaves a number of questions unanswered regarding the proposed work (See Items of Clarification). The application also conflicts with a number of historic district guidelines. The after-the-fact request to replace the tongue-and-groove front porch decking with pressure treaded lumber is inconsistent with Guideline 3. Additionally, the proposed replacement windows are inconsistent with Guidelines 89 and 90. If these windows require replacement, the windows should match the existing in size, proportion, design, and style and should be constructed of a material that more closely approximates the historic wood windows.

Items of Clarification:

1. What portion of the roof on the primary structure is being replaced?
2. Where on the roof will the aluminum trim coil be installed?

3. Which portion of the home will have half-round gutters and which will have k-style gutters?
4. Will the porch railing be re-installed?
5. How were the front porch columns stabilized?
6. How will the rotten siding that is currently covered with duct tape be repaired?
7. Which specific windows on the home are being replaced?
8. Is work being done on the chimney? If so, what is proposed?

Draft Motions:

1. I move that the Historic District Commission **table** the application for no more than 21-days (September 14th).

OR

2. I move that the Historic District Commission **deny** the application based on the following findings… and request that an order to restore be issued for the work that took place without a certificate of appropriateness.

OR

3. I move an alternate motion…

Appendix A: 2012 Easton Historic District Survey Sheet

EASTON HISTORIC DISTRICT SURVEY

PROPERTY #: _____

Picture:



TAX ID	ADDRESS	OWNER NAME
2101005758	601 GOLDSBOROUGH ST	SCHWANINGER, DANIEL J

YEAR BUILT	PHYSICAL CONDITION
1900	FAIR

ARCHITECTURAL STYLE	ADDITION(S)
I-HOUSE	NONE

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

NOTES

RETAINS MOST OF ITS HISTORIC FABRIC INCLUDING 2/2 WINDOWS- FRONT DOOR, PORCH DETAIL, CORNICE TRIM. ONLY OBVIOUS CHANGE IS ASBESTOS WALL SHINGLES. CHIMNEYS NEED REPAIR. DETERIORATING OUTBUILDING.

RECEIVED
JUN 26 2026
TOWN OF EASTON

HD 26 - 68

Application #:	2026 - 1766
Date Received:	
Fee Paid:	$75.00
HDC Meeting Date:	08/24/2026
Date Property Posted:	08/19/2026

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

HISTORIC DISTRICT COMMISSION HEARING APPLICATION

APPLICATION TYPE
(PLEASE CIRCLE)

ROOFING DEMOLITION SIGNAGE FENCING OTHER

NEW CONSTRUCTION/ADDITION EXTERIOR ALTERATIONS

FOR TREE REMOVAL(S) - PLEASE USE THE TREE REMOVAL APPLICATION

PROPERTY INFORMATION

ADDRESS 601 Goldsborough Street EASTON MD 21601

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

PROPERTY INFORMATION

OWNER NAME Susan Griep

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)

It was a bad shape and the Porch was not done correctly and the windows was not the righ glass. Cheen fudation of the side of the house. I would like to, have a new roof or fix it. chamney is leaking really bad. I would like to Paint the house with actualy color and do a nice work at the yard.

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 S Griep
Date 06/25/2026
Printed Name of Applicant or Agent Susan Griep

Revised 4.4.2022

It was in bad shape and the porch was not done correctly and the windows were not the right glass. Check foundation of the base of the house. I would like to have a new roof or fix the existing one. Chimney is leaking badly. I would like to paint the house with actual color and update yard work.

All work will be replacing existing pieces with matching material and no new additions/renovations.

PROPOSAL 1: PARTIAL ROOF REPLACEMENT

Description	Qty
OWENS CORNING TRUDEFINITION DURATION (Asphalt Shingle Roof Installation)	
OWENS CORNING TRUDEFINITION DURATION SHINGLES:	49
Duration® series shingles are unrivaled by any other architectural shingles because they feature our patented surenail® technology	
OWENS CORNING PROEDGE HIP AND RIDGE:	3
ProEdge® Hip & Ridge shingles provide a clean and consistent look.	
OWENS CORNING STARTER STRIP:	3
Starter strip shingles provide increased wind resistance to the overall shingle system.	
OWENS CORNING RHINOROOF GRANULATED ICE AND WATERSHIELD 1.95 SQ	3
Protects a roof from the damaging effects of water intrusion due to wind-driven rain and ice dams because fully adhered roofing underlayment sticks aggressively to the deck surface and forms a watertight seal around fasteners used to install shingles and other roof materials.	
MARASUN COMPOUND OWENS CORNING RHINOROOF U20 SYNTHETIC UNDERLAYMENT	1.5
10 sq 42" X 286' Long	
A lightweight, synthetic polymer-based underlayment that outperforms felt and outclasses other synthetics. designed for use on roof decks as a water-resistant layer beneath asphalt roofing shingles.	
ROOFING ACCESSORIES - FASTENERS, SEALANTS AND PAINT (Asphalt Shingle Roof Installation)	
MARASUN COMPOUND: 1" STINGER RING SHANK ELECTRO-GALVANIZED NAILS:	1
Cap nails for underlayment installation. This is a warranty requirement for most shingle manufacturers.	
MARASUN COMPOUND: 1 1/4" COIL NAILS:	1
Electro galvanized nails used to fasten down the roofing system	
TRIM & FLASHING MATERIALS (Asphalt Shingle Roof Installation)	
DRIP EDGE - TRI ODE 2":	24
Metal flashing that protects the eaves of your home and prevents rain from going behind the gutters and/or fascia potentially causing damage.	
TRI BUILT ALUMINUM TRIM COIL 24" X 50':	1
Can be used to create decorative accents and other architectural design elements. It is also designed to cover and protect hard-to-maintain areas on a home's exterior.	

MARASUN COMPOUND: ALUMINUM STEP FLASHING Bundle of 50. Covers 20LF	2
DIMENSIONAL LUMBER (Asphalt Shingle Roof Installation)	
1/2" CDX PLYWOOD SHEET: Covers the material cost of Exterior Grade CDX Plywood 4'x8' Sheet. material is used for property protection and rotted decking if necessary	51
ASPHALT ROOF REPLACEMENT LABOR (Asphalt Shingle Roof Installation)	
ASPHALT ROOF REPLACEMENT 3/12 - 8/12: Tearing off a single layer of roofing materials and installing all-new asphalt roofing components.	2
ASPHALT ROOF REPLACEMENT 9/12 - 12/12: Tearing off a single layer of roofing materials and installing all-new asphalt roofing components.	15
ASPHALT EXTRA LAYER REMOVAL: Covers the additional cost of labor for the removal of an extra asphalt layer and the plywood layer between asphalt shingle layers.	45
CEDAR LAYER REMOVAL: Covers the additional cost of labor for an cedar layer.	15
During the removal process, this cedar layer will create a heavy amount of debris. Careful consideration of the items in the attic will have to be addressed prior to the removal process.	
CHIMNEY AND CUPOLA LABOR (Asphalt Shingle Roof Installation)	
CHIMNEY FLASHING MASONRY: A type of roof flashing that creates a waterproof seal to protect your chimney and roof from water damage and penetration.	3
DIMENSIONAL LUMBER LABOR (Asphalt Shingle Roof Installation)	
PLYWOOD DECKING INSTALL: Covers the cost of time and labor to install plywood and use plywood as property protection.	51
ROOFING SERVICES (Asphalt Shingle Roof Installation)	
WASTE DISPOSAL FEE: Dump fees for waste disposal.	104
CATCH-ALL SYSTEM: To protect the home from roofing debris and property damage during roof replacement.	1
EQUIPTER TRASH MANAGEMENT - DAY: Increases production speed and safety and helps our customers receive roofing services faster and more efficiently. self-propelled, raisable trailer takes the hassle out of debris management	2
ELECTRICAL WIRE PROTECTION	1
Town of Easton: Building Permit	1
Town of Easton: Historic District Building Permit	1
OWENS CORNING WARRANTIES (Asphalt Shingle Roof Installation)	

OWENS CORNING PREFERRED PROTECTION WARRANTY 15

Lifetime Limited Warranty

Includes all Owens Corning shingles and components

TRU PROtection period of 50 years

no proration of system value

includes tear off and disposal if required

Materials only coverage after 50 years

Blow Off Coverage - 15 Years

StreakGuard Algae Resistance - First 25 Years

Required: Minimum of 4 OC Components

Must be installed by an OC Preferred or above Contractor. Marasun is an Owens Corning Platinum Contractor.

Workmanship Warranty provided by Owens Corning for 10 Years.

Exclusions: Existing skylights, cupolas, HVAC accessories, or any other on roof components that are not replaced by Marasun Roofing.

Quote subtotal	$19,925.82
Total	$19,925.82

PROPOSAL 2: SHED ROOF REPLACEMENT

Description	Qty
OWENS CORNING TRUDEFINITION DURATION (Asphalt Shingle Roof Installation)	
OWENS CORNING TRUDEFINITION DURATION SHINGLES: Duration® series shingles are unrivaled by any other architectural shingles because they feature our patented surenail® technology	10
OWENS CORNING PROEDGE HIP AND RIDGE: ProEdge® Hip & Ridge shingles provide a clean and consistent look.	1
OWENS CORNING STARTER STRIP: Starter strip shingles provide increased wind resistance to the overall shingle system.	1
OWENS CORNING RHINOROOF GRANULATED ICE AND WATERSHIELD 1.95 SQ Protects a roof from the damaging effects of water intrusion due to wind-driven rain and ice dams because fully adhered roofing underlayment sticks aggressively to the deck surface and forms a watertight seal around fasteners used to install shingles and other roof materials.	1
MARASUN COMPOUND OWENS CORNING RHINOROOF U20 SYNTHETIC UNDERLAYMENT 10 sq 42" X 286' Long A lightweight, synthetic polymer-based underlayment that outperforms felt and outclasses other synthetics. designed for use on roof decks as a water-resistant layer beneath asphalt roofing shingles.	.5
ROOFING ACCESSORIES - FASTENERS, SEALANTS AND PAINT (Asphalt Shingle Roof Installation)	
MARASUN COMPOUND: 1" STINGER RING SHANK ELECTRO-GALVANIZED NAILS: Cap nails for underlayment installation. This is a warranty requirement for most shingle manufacturers.	.5
MARASUN COMPOUND: 1 1/4" COIL NAILS: Electro galvanized nails used to fasten down the roofing system	.5
TRIM & FLASHING MATERIALS (Asphalt Shingle Roof Installation)	
DRIP EDGE - TRI ODE 2": Metal flashing that protects the eaves of your home and prevents rain from going behind the gutters and/or fascia potentially causing damage.	8
DIMENSIONAL LUMBER (Asphalt Shingle Roof Installation)	
1/2" CDX PLYWOOD SHEET: Covers the material cost of Exterior Grade CDX Plywood 4'x8' Sheet. material is used for property protection and rotted decking if necessary	10

ASPHALT ROOF REPLACEMENT LABOR (Asphalt Shingle Roof Installation)

ASPHALT ROOF REPLACEMENT 9/12 - 12/12: 4

Tearing off a single layer of roofing materials and installing all-new asphalt roofing components.

CEDAR LAYER REMOVAL: 3

Covers the additional cost of labor for an cedar layer.

During the removal process, this cedar layer will create a heavy amount of debris. Careful consideration of the items in the attic will have to be addressed prior to the removal process.

SMALL ROOF CHARGE 1

Labor for small roofs

DIMENSIONAL LUMBER LABOR (Asphalt Shingle Roof Installation)

PLYWOOD DECKING INSTALL: 9

Covers the cost of time and labor to install plywood and use plywood as property protection.

ROOFING SERVICES (Asphalt Shingle Roof Installation)

WASTE DISPOSAL FEE: 12

Dump fees for waste disposal.

EQUIPTER TRASH MANAGEMENT - DAY: 1

Increases production speed and safety and helps our customers receive roofing services faster and more efficiently.

self-propelled, raisable trailer takes the hassle out of debris management

OWENS CORNING WARRANTIES (Asphalt Shingle Roof Installation)

OWENS CORNING PREFERRED PROTECTION WARRANTY 3

Lifetime Limited Warranty

Includes all Owens Corning shingles and components

TRU PROtection period of 50 years

no proration of system value

includes tear off and disposal if required

Materials only coverage after 50 years

Blow Off Coverage - 15 Years

StreakGuard Algae Resistance - First 25 Years

Required: Minimum of 4 OC Components

Must be installed by an OC Preferred or above Contractor. Marasun is an Owens Corning Platinum Contractor.

Workmanship Warranty provided by Owens Corning for 10 Years.

Exclusions: Existing skylights, cupolas, HVAC accessories, or any other on roof components that are not replaced by Marasun Roofing.

Quote subtotal	$3,805.06
Total	$3,805.06

PROPOSAL 3: FULL GUTTER REPLACEMENT

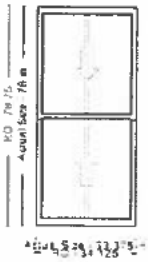
Description	Qty
5" K-Style Aluminum Gutters (Gutter Installation)	
GUTTER REMOVAL: Gutter removal and disposal	56
5" K-STYLE GUTTER MATERIALS AND LABOR: covers the cost of material and labor for 5" gutter installation on a per foot basis.	36
K5 DOWNSPOUT MATERIALS AND LABOR 1 STORY: Covers the cost of materials and labor for single story downspouts including up to 3 elbows	1
K5 DOWNSPOUT MATERIALS AND LABOR 2 STORY: Covers the cost of materials and labor for 2 story downspouts including up to 3 elbows	1
T-WEDGES standoffs for gutter installation with sloped fascia or crown moldings. Materials and Labor Included	17
5" Half Round Aluminum Gutters (Gutter Installation)	
5" HALF ROUND 2-STORY DOWNSPOUT	2
5" HALF ROUND REVERSE BEAD ALUMINUM GUTTER : Covers the cost of material and labor for 5" Half Round gutter installation on a per foot basis.	22
HALF ROUND #10 GUTTER HANGERS: #10 Combo Shank and Circle Gutter Hanger - Aluminum - every 2'	17
HALF ROUND GUTTER SYSTEM	1
Production Measurements (Gutter Installation)	
2ND STORY GUTTER CHARGE: Covers the cost of labor of second story gutter.	18
T-WEDGE INSTALLATION	17
WARRANTIES (Gutter Installation)	
MARASUN WORKMANSHIP WARRANTY Marasun offers a 2 year workmanship warranty on all new roofing, siding, coating, door, window, deck, skylight and gutter installation.	1

Quote subtotal	$4,166.62
Total	$4,166.62

Lowe's Custom Order Quote

Quote # 243752067
Quote Name: Easton House
Date Printed: 7/1/2026

Customer:	Susan Griep	**Store:**	(1982) LOWE'S OF EASTON, MD	**Item Total:**	11
Email:	[redacted]	**Associate:**	JASON BOURACEE (2478805)	**PreSavings Total:**	$8,774.97
Address:	8595 Unionville Rd Easton, MD 21601	**Address:**	501 GLEBE ROAD Easton, MD 21601	**Freight Total:**	$0.00
Phone:	[redacted]	**Phone:**	(410) 690-9061	**Labor Total:**	$0.00
				Pre-Tax Total:	$8,774.97



JELD-WEN 33.375-in x 78-in Wood W-5500 Double Hung
Room Location: front

Product Warranty

Line #	Item Summary	Production	Est. Cmp. Days	Was Price	Now Price	Qty	Total Savings	Pre-Tax Total
100-1	JELD-WEN 33.375-in x 78-in Wood W-5500 Double Hung	63 days		$1,660.18	$1,660.18	2		$3,320.36

Begin Line 100 Description

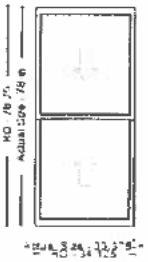
---- Line 100-1 ----

JELD-WEN Wood W-5500 Double Hung
Product Model=Standard
Type of Unit = Full Unit
Energy Efficiency = Energy Star North-Central
Exterior Trim Type = Brickmould
Exterior Trim Options = No
Regional Compliance = Non-Certified
Impact Unit? = Not Impact
Upper Sash Options = Standard Double Hung
Vent Division = Even Divide
Order By = Frame Size
Standard Frame Width = 33 3/8-in
Frame Height = 78-in
Exterior Trim Width = 36-in
Exterior Trim Height = 80 3/16-in

Species = Auralast Pine
Interior Finish Type = Unfinished
Finish - Interior = Unfinished
Finish - Exterior = Primed
Sash to Match Exterior Finish = Yes
Finish - Sash (Exterior) = Primed
STC / OITC Rating = Standard
Glazing = Insulated
Glass Energy Options = SunResist with HeatSave
Glass Color = SunResist with HeatSave
Glass Type = Annealed
Neat Glass = No
Glass Thickness = Standard Default Thickness
CA Urban Fire Code Label = No Label
Protective Film = Protective Film
Spacer Color = Silver Spacer
Glass Options = Argon
Glazing Stop Style = Traditional
Type of Grille = SDL W/Permantly Applied Interior Wood Grille
Grid Type = 5/8-in Putty SDL w/Perm Wood
Interior Bar Profile = Traditional Bead Bar
Location for Grid = All Lite(s)
Grid/Shadow Bar Finish = Silver Shadow Bar
SDL Finish = Primed Wood
Grid Pattern = Colonial
Lites Wide - Top = 2
Lites Wide - Bottom = 2
Lites High - Top = 1
Lites High - Bottom = 1
Sash Limiter = No Sash Limiter
Sill Nosing = Standard Sill Nosing
Sill Horns = No Sill Horn
Prep for Stool = No
Drip Cap Finish = Brilliant White
Drip Cap = Metal Drip Cap
Hardware Finish = Chestnut Bronze
Lock Type = Recessed Sash Lock
Number of Locks = 1
Storm Screen/Combo = No Combo
Screen Options = BetterVue Mesh
Screen Frame Finish = Brilliant White
Screen Style = Full Screen
Standard Jamb Width = 4 9/16-in
Bottom Rail Option = Standard
Concealed Jamb Liner = Tan Jambliner
Concealed Jamb Liner = Yes

Additional Information = Warranty
Is This a Remake = No
Room Location = front
Clear Opening Dimensions = 29 5/8 -in w
35 7/16 -in h
7.29sf
Weight (lb) = 65.93
U-Factor = 0.25
Solar Heat Gain Coefficient = 0.18
Visible Light Transmittance = 0.4
Condensation Resistance = 48
CPD# = JEL-N-885-05922-00001
Energy Star Qualified = North-Central; South-Central; Southern
SOS = 937072
SOS Description = WTS JW W5500 WDW
Delivery Method = In-Store Pick-Up
Production Time (Does not include transit time) = 63 Days
Customer Service Number = 888-594-3578
Of Measure = EA
Vendor ID = 24221
Manufacturer = JELD-WEN
Rantoul(IL)
Catalog Version Date = 04/30/2026
Catalog Version = 26.2.11.0

End Line 100 Description



JELD-WEN 33.375-in x 78-in Wood W-5500 Double Hung
Room Location: front

Product Warranty

Line #	Item Summary	Production	Est. Cmp. Days	Was Price	Now Price	Qty	Total Savings	Pre-Tax Total
200-1	JELD-WEN 33.375-in x 78-in Wood W-5500 Double Hung	63 days		$1,514.45	$1,514.45	2		$3,028.90

Begin Line 200 Description

---- Line 200-1 ----

JELD-WEN Wood W-5500 Double Hung
Product Model=Standard
Type of Unit = Full Unit
Energy Efficiency = Energy Star North-Central
Exterior Trim Type = Brickmould
Exterior Trim Options = No
Regional Compliance = Non-Certified
Impact Unit? = Not Impact
Upper Sash Options = Standard Double Hung
Vent Division = Even Divide
Order By = Frame Size
Standard Frame Width = 33 3/8-in
Frame Height = 78-in
Exterior Trim Width = 36-in
Exterior Trim Height = 80 3/16-in

Species = Auralast Pine
Interior Finish Type = Unfinished
Finish - Interior = Unfinished
Finish - Exterior = Primed
Sash to Match Exterior Finish = Yes
Finish - Sash (Exterior) = Primed
STC / OITC Rating = Standard
Glazing = Insulated
Glass Energy Options = SunResist with HeatSave
Glass Color = SunResist with HeatSave
Glass Type = Annealed
Neat Glass = No
Glass Thickness = Standard Default Thickness
CA Urban Fire Code Label = No Label
Protective Film = Protective Film
Spacer Color = Silver Spacer
Glass Options = Argon
Glazing Stop Style = Traditional
Type of Grille = None
Grid Type = No Grids
Sash Limiter = No Sash Limiter
Sill Nosing = Standard Sill Nosing
Sill Horns = No Sill Horn
Prep for Stool = No
Drip Cap Finish = Brilliant White
Drip Cap = Metal Drip Cap
Hardware Finish = Chestnut Bronze
Lock Type = Recessed Sash Lock
Number of Locks = 1
Storm Screen/Combo = No Combo
Screen Options = BetterVue Mesh
Screen Frame Finish = Brilliant White
Screen Style = Full Screen
Standard Jamb Width = 4 9/16-in
Bottom Rail Option = Standard
Concealed Jamb Liner = Tan Jambliner
Concealed Jamb Liner = Yes

Additional Information = Warranty
Is This a Remake = No
Room Location = front
Clear Opening Dimensions = 29 5/8 -in w
35 7/16 -in h
7.29sf
Weight (lb) = 65.93
U-Factor = 0.25
Solar Heat Gain Coefficient = 0.2
Visible Light Transmittance = 0.45
Condensation Resistance = 48
CPD# = JEL-N-885-05877-00001
Energy Star Qualified = North-Central; South-Central; Southern
SOS = 937072
SOS Description = WTS JW W5500 WDW
Delivery Method = In-Store Pick-Up
Production Time (Does not include transit time) = 63 Days
Customer Service Number = 888-594-3578
Of Measure = EA
Vendor ID = 24221
Manufacturer = JELD-WEN
Rantoul(IL)
Catalog Version Date = 04/30/2026
Catalog Version = 26.2.11.0

End Line 200 Description



ReliaBilt
33 1/2-in x 65-in | Series 3201 Best Buy Double Hung |
Equal Sash | White
Ultra Low-E w/ Argon | Clear | Single Strength
Color Matched Hardware
Full Screen | Standard Charcoal Fiberglass Mesh

Glass Warranty **Product Warranty**

Room Location: side

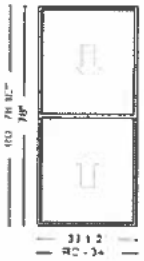
Line #	Item Summary	Production	Est. Cmp. Days	Was Price	Now Price	Qty	Total Savings	Pre-Tax Total
300-1	ReliaBilt 3201 Best Buy Double Hung 33.5 x 65	15 days		$324.33	$324.33	3		$972.99

Begin Line 300 Description

---- Line 300-1 ----

ReliaBilt | Double Hung | 33 1/2-in x 65-in | 3201 Best Buy | Double Hung | Equal | None | 33 1/2-in | 65-in |	Complete Unit | Nailing Fin | White | Ultra Low -E w/ Argon | Clear | Single Strength | No Grids | Multi-Cavity Foam Filled Frame | Color Matched Hardware | Double Sash Lock | Standard Night Latch | Full Screen | Standard Charcoal Fiberglass Mesh | Installed in Window | Lifetime Glass Breakage Only | ADW-M-409-02389-00001 | U-Factor = 0.29 | SHGC = 0.21 | CR = 55 | VT = 0.5 | FL20473 | WIN-1209 | DP35: Size Tested 36-in x 74-in |	In-Store Pick-Up |

End Line 300 Description



ReliaBilt
33 1/2-in x 78-in | Series 3201 Best Buy Double Hung |
Equal Sash | White
Ultra Low-E w/ Argon | Clear | Single Strength
Color Matched Hardware
Full Screen | Standard Charcoal Fiberglass Mesh

Glass Warranty **Product Warranty**

Room Location: alt front

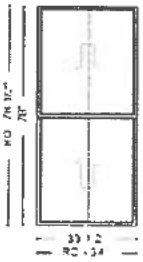
Line #	Item Summary	Production	Est. Cmp. Days	Was Price	Now Price	Qty	Total Savings	Pre-Tax Total
400-1	ReliaBilt 3201 Best Buy Double Hung 33.5 x 78	15 days		$350.81	$350.81	2		$701.62

Begin Line 400 Description

---- Line 400-1 ----

ReliaBilt | Double Hung | 33 1/2-in x 78-in | 3201 Best Buy | Double Hung | Equal | None | 33 1/2-in | 78-in |	Complete Unit | Nailing Fin | White | Ultra Low -E w/ Argon | Clear | Single Strength | No Grids | Multi-Cavity Foam Filled Frame | Color Matched Hardware | Double Sash Lock | Standard Night Latch | Full Screen | Standard Charcoal Fiberglass Mesh | Installed in Window | Lifetime Glass Breakage Only | ADW-M-409-02389-00001 | U-Factor = 0.29 | SHGC = 0.21 | CR = 55 | VT = 0.5 | FL20473 | WIN-1209 | DP35: Size Tested 36-in x 74-in |	In-Store Pick-Up |

End Line 400 Description



ReliaBilt
33 1/2-in x 78-in | Series 3201 Best Buy Double Hung |
Equal Sash | White
Ultra Low-E w/ Argon | Clear | Single Strength |
5/8-in Flat GBG
Color Matched Hardware
Full Screen | Standard Charcoal Fiberglass Mesh

Glass Warranty **Product Warranty**

Room Location: alt front

Line #	Item Summary	Production	Est. Cmp. Days	Was Price	Now Price	Qty	Total Savings	Pre-Tax Total
500-1	ReliaBilt 3201 Best Buy Double Hung 33.5 x 78	15 days		$375.55	$375.55	2		$751.10

Begin Line 500 Description

---- Line 500-1 ----

ReliaBilt | Double Hung | 33 1/2-in x 78-in | 3201 Best Buy | Double Hung | Equal | None | 33 1/2-in | 78-in |	Complete Unit | Nailing Fin | White | Ultra Low -E w/ Argon | Clear | Single Strength | 5/8-in Flat GBG | 2W1H | Colonial | Custom | Multi-Cavity Foam Filled Frame | Color Matched Hardware | Double Sash Lock | Standard Night Latch | Full Screen | Standard Charcoal Fiberglass Mesh | Installed in Window | Lifetime Glass Breakage Only | ADW-M-409-02389-00002 | U-Factor = 0.29 | SHGC = 0.19 | CR = 55 | VT = 0.44 | FL20473 | WIN-1209 | DP35: Size Tested 36-in x 74-in |	In-Store Pick-Up |

End Line 500 Description

Accepted by: _____ **Date:** 7/1/2026

Pre-Tax Total	$8,774.97

This quote is an estimate only and valid for 30 days on all regularly priced items. For promotional items please refer to the dates listed above. This estimate does not include tax or delivery charges. Estimated arrival will be determined at the time of purchase. All of the above quantities, dimensions, specifications and accessories have been verified and accepted by the customer.

****** Special order configured products returned or canceled after 72 hours from purchase are subject to a 20% restocking fee. ******




















601















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

Meeting Date:	**10/27/2025**
Application Number:	**2025-1574**
Location:	**11 N Washington Street**
Applicant:	**Talbot County**

Request: The Applicant is seeking approval to replace the existing slate roof on the main portion of the Talbot County Courthouse with EcoStar Polymeric Slate Tile Roof System, a synthetic slate material.

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

FOR: 6 - Demby, Brophy, Bateman, Carr, Startt, Stuart

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

"A Certificate of Appropriateness shall lapse upon the expiration of the corresponding Building Permit. For applications that require a building permit but for which none is issued, this Certificate of Appropriateness shall lapse 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".

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

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

Nicholas Johnson
Representative, Historic District Commission

11/12/2025
Date

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

Historic District Commission Staff Report

Meeting Date: 8/24/2026

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

Property Address: 20 N West Street and 11 N Washington Street (Talbot County Courthouse)

Applicant: Brian A. Moore c/o Talbot County

Application Number: 2026-1808

Code Enforcement Case: Yes ☐ No ☒

Project Description:

The applicant is seeking approval to replace the existing slate roof on the main portion of the Talbot County Courthouse and the State's Attorney building (old Talbot County Jail) with a synthetic slate material (EcoStar Polymeric Slate Tile Roof System). Both structures are considered contributing and are listed on the Maryland Inventory of Historic Sites.

Background:

The Commission has previously approved identical requests for the south and north wings of the Talbot County Courthouse building in April of 2023 and November of 2023. That work has since been completed.

On October 27, 2025 the Commission approved an identical application to re-roof the main portion of the Talbot County Courthouse and the Old Talbot County Jail. This certificate of appropriateness (COA) has since lapsed as the project required a building permit and none was issued within six (6) months[1] from the date the COA was issued.

Historic District Guidelines:

Guideline 1. Preserve Significant Historic Features

Every historic building, from each style of architecture has a set of distinctive details that contribute to the overall character of the building.

a. Avoid the removal of historic architectural features and materials. Historic architectural features include large scale characteristics including the building's overall

[1] At the time this COA was issued, COA's were only valid for 6 months. A revision was later approved by the Town Council that increased the expiration date to 2 years after issuance.

shape, roof form, and fenestration patterns, as well as small-scale features like moldings, brackets, ornaments, and other examples of skilled craftsmanship.

b. Retain existing historic building materials, including brick and stone masonry, wood shingles and siding, stucco, etc., to the greatest extent possible. Avoid removing historic materials that are in serviceable condition.

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

Guideline 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).

Guideline 68. Maintain Historic Roof Shape

Roof shape is a major component of building form and is a major character-defining feature. Certain roof types have close association with architectural styles and are integral to a building's design.

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

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

c. The addition of dormers should be undergone sensitively. If a dormer is added, its size, design, and placement should be in keeping with the character of the building and in scale with its size. Its siding and roofing should match the existing, and its windows should be consistent with the building's other windows in terms of style, type, and material.

d. Do not increase the height or change the shape of parapets unless to restore an inappropriately altered condition to its historic appearance.

e. Roofs on secondary structures should be consistent with the architectural style of the main building in terms of shape and slope.

f. Missing or severely damaged roof towers, dormers, finials, cresting, chimneys and other character-defining elements should be replaced based on documentary or photographic evidence. If no evidence of the appearance of the element exists, a new element should be designed to be compatible with the overall character of the building.

Guideline 70. Roof Material

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

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

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

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

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

Guideline 73. Replace Historic Gutters and Downspouts In-Kind

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

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

Draft Motions:

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

OR

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

OR

3. I move an alternate motion.

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

Appendix A: 2012 Easton Historic District Survey Sheet

EASTON HISTORIC DISTRICT SURVEY

PROPERTY #: _____

Picture:



TAX ID	ADDRESS	OWNER NAME
2101026615	11 N WASHINGTON ST	COUNTY COMMISSIONERS OF

YEAR BUILT	PHYSICAL CONDITION
1794	EXCELLENT

ARCHITECTURAL STYLE	ADDITION(S)
FEDERAL	WINGS + HYPHENS

NHL DISTRICT	NR DISTRICT	NR LISTED	MEETS NR CRITERIA	1980 NR RATING	MD INVENTORY	CONTRIBUTING	NC CODE
				A	T-65	Y	

NOTES

VERY IMPORTANT TOWN LANDMARK EXPANDED, "VICTORIANIZED" THEN RETURNED TO COLONIAL REVIVAL STYLE IN 1958

RECEIVED
AUG 11 2026
TOWN OF EASTON

HD 26 - 81

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

Application #:	2026 - 1808
Date Received:	08/11/2026
Fee Paid:	$200.00
HDC Meeting Date:	08/24/2026
Date Property Posted:	08/19/2026

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 N. Washington St. Easton MD 21601

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

PROPERTY INFORMATION

OWNER NAME Talbot County MD

TELEPHONE NO. [redacted] EMAIL [redacted]

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

NAME Brian A. Moore

TELEPHONE NO. [redacted] EMAIL [redacted]

Description of Proposal (include additional sheets, as necessary)

Replace main section of Talbot County Courthouse roof to match South and Northwings with Eco Star Niggara Slate due to failing roof and multiple leaks. & 1991 buildings.

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.

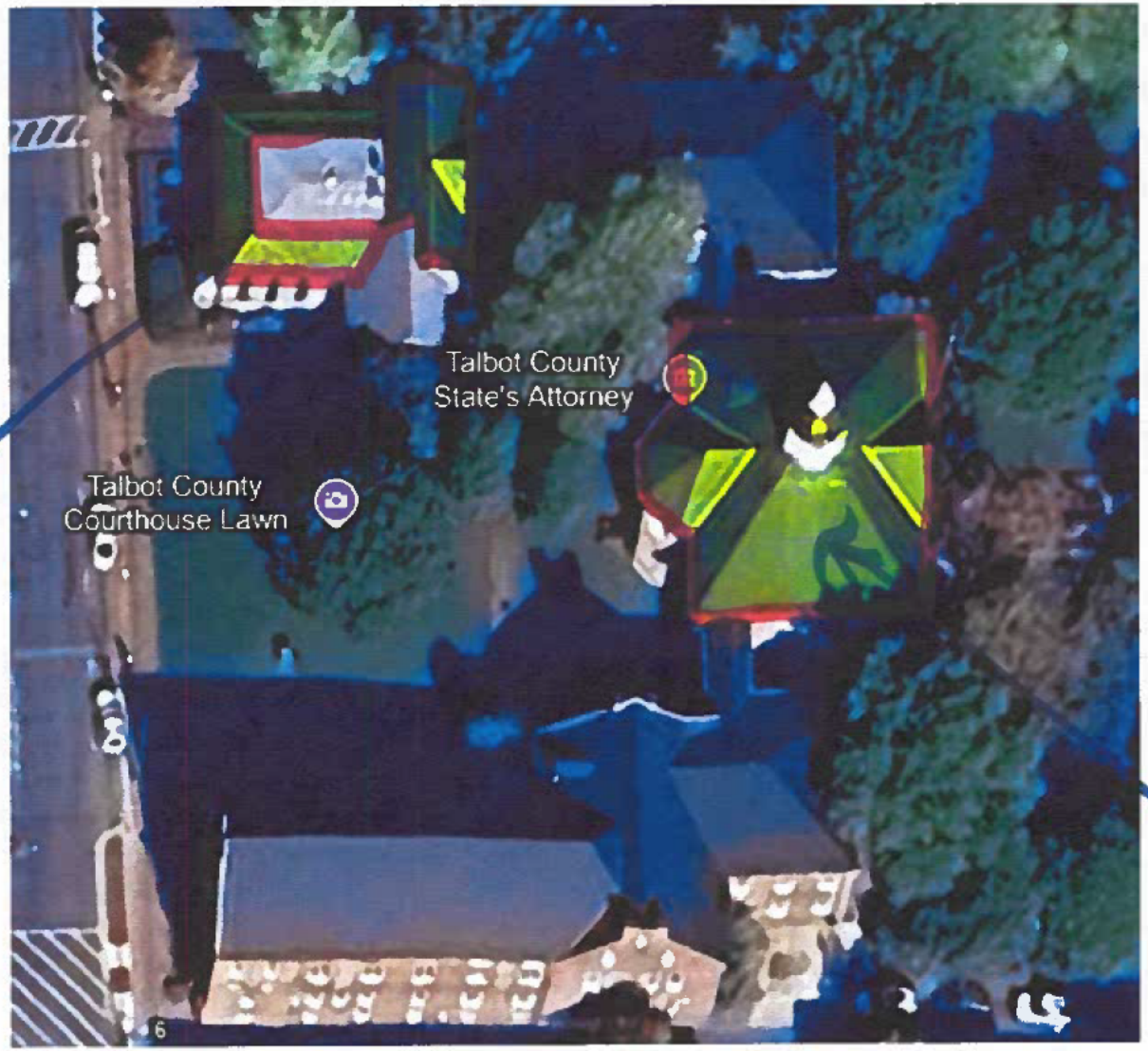
The Historic District Commission (HDC) reserves the right to request reasonable additional information or design drawings that further clarify proposals. In cases where professional design services are warranted, the HDC may require the applicant to retain a licensed design consultant.
If the applicant 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 Brian A. Moore
Date 8/11/26
Printed Name of Applicant or Agent Brian A. Moore

Revised 4.4.2022

Reroof Sections of Talbot Co. Circuit Co Courthouse and State's Attorney Building



Slate roof Sections of State's Attorney

= areas to be rerooted

Main Section TCCH

Talbot Co. Gov. Bid No. 25-18

8/2025
B. MOORE

EcoStar LLC Majestic Niagara Slate

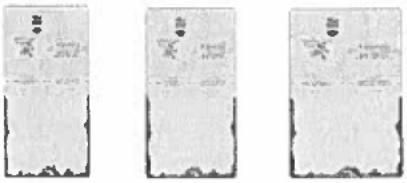
Polymeric Slate Tile Roof System

PRODUCT TECHNICAL DATA

DESCRIPTION

Majestic Niagara Slate is a rubber and plastic based Class C roof tile designed to provide the look of natural stone slate. Majestic Niagara Slate is manufactured with a state of the art formulation using recycled polyolefin polymers.

Majestic Niagara Slate comes in 10"(254 mm), 12" (305 mm) and 14" (356 mm) widths. They are 22" (559 mm) long, ⅜" (16 mm) nominal thickness, and are available in eleven (11) standard colors.



10" (254 mm) 12" (305 mm) 14" (356 mm)

ADVANTAGES

Majestic Niagara Slate provides the look of natural slate with these added advantages:

- High impact resistance that provides protection from hail, falling branches, foot traffic, ice and snow damage.
- The color in Majestic Niagara Slate has been added during formulation providing for color throughout the product. As with allroofing products, natural weathering will occur.
- EcoStar provides warranties for Majestic Niagara Slate for up to 50 years.

INSTALLATION

Temperature – If tiles have been stored in temperatures below 45°F (7°C), they must be restored to a temperature above 45°F (7°C) before installation. Ambient temperature should be at least 34°F (1°C) and rising.

Substrate – Majestic Niagara Slate should only be installed on a minimum of ½" (13 mm) plywood, minimum 7/16" (11 mm) OSB or minimum ¾" (19 mm) tongue and groove wood decking. Majestic Niagara Slate should not be applied over existing roof materials. Existing roof materials must be removed down to the deck, prior to installation.

Slope – Majestic Niagara Slate is not recommended for slopes less than 3/12 (14°). On roofs less than 6/12 (27°), Majestic Niagara Slate must be installed with a maximum exposure of 9" (229 mm). On roofs 6/12 (27°) or greater, Majestic Niagara Slate may be installed with either a 9" (229 mm) or 10" (254 mm) exposure.

Underlayment – Prior to installation, **Glacier Guard™** underlayment should be applied to all rakes, valleys, ridges, hips, eaves and any protrusions. **Aqua Guard™** is then applied over the remaining deck surface.

Fasteners – Fasteners must be ring shank stainless steel. **EcoStar Fasteners** are available in either hand drive style or pneumatic coil.

Color Variation – All Niagara Slate tiles come with shade variation. EcoStar tiles that have been ordered and supplied to the job site under one EcoStar sales order number are blended at the factory and do not need to be blended onsite before installation. It is always the responsibility of the applicator to make frequent inspections from the ground or other vantage point to ensure that random shading occurs. EcoStar will not be held responsible for correcting the appearance of non-random installations. Roofers must inspect the roof frequently to prevent customer dissatisfaction.

NOTE: If EcoStar tiles have been supplied to the job site under two or more EcoStar sales order numbers, all tiles must be blended together on-site before installation. Specific blending instructions can be found at www.ecostarllc.com on the "Resource Library" page. EcoStar will not be held responsible for correcting the appearance of unblended installations.

Natural weathering will produce further shade variations, even in tiles appearing to be identical in color when new.

Ventilation – The use of ridge venting systems is highly recommended. Mushroom cap style vents may be used, but ridge venting provides better venting and improves the aesthetic appearance of the roof system.

Please refer to the Niagara Slate Installation Guide for specifics of installation.

PRODUCT SPECIFICATIONS

	10" Tiles	12" Tiles	14" Tiles
PRODUCT CHARACTERISTICS			
Length	22" (559 mm)		
Width	10" (254 mm)	12" (305 mm)	14" (356 mm)
Nominal Thickness	⅜" (16 mm)		
PACKAGING INFORMATION			
Tiles per bundle	10		
Weight per bundle	16 lbs. (7.26 kg)	20 lbs. (9.07 kg)	25 lbs. (11.34 kg)
Bundles per pallet	96	72	60
Weight per pallet	1,536 lbs. (697 kg)	1,440 lbs. (653 kg)	1,500 lbs.(680 kg)
Linear feet per bundle	8.33 ft. (2.54 m)	10 ft. (3.05 m)	11.67 ft. (3.56 m)
FORMULATION			
Materials	Thermoplastic Olefin		
PHYSICAL PROPERTIES (Typical)			
Operating Range	-25°F to 200°F (-32°C to 93°C)		
Tensile (D-412)	1,500 psi (10,342 kpa)		
Water Absorption (D-570)	0% by wt.		
APPLICABLE STANDARDS			
UL Listed 790 Fire Resistance	Class C		
UL 2218 Impact	Class 4		

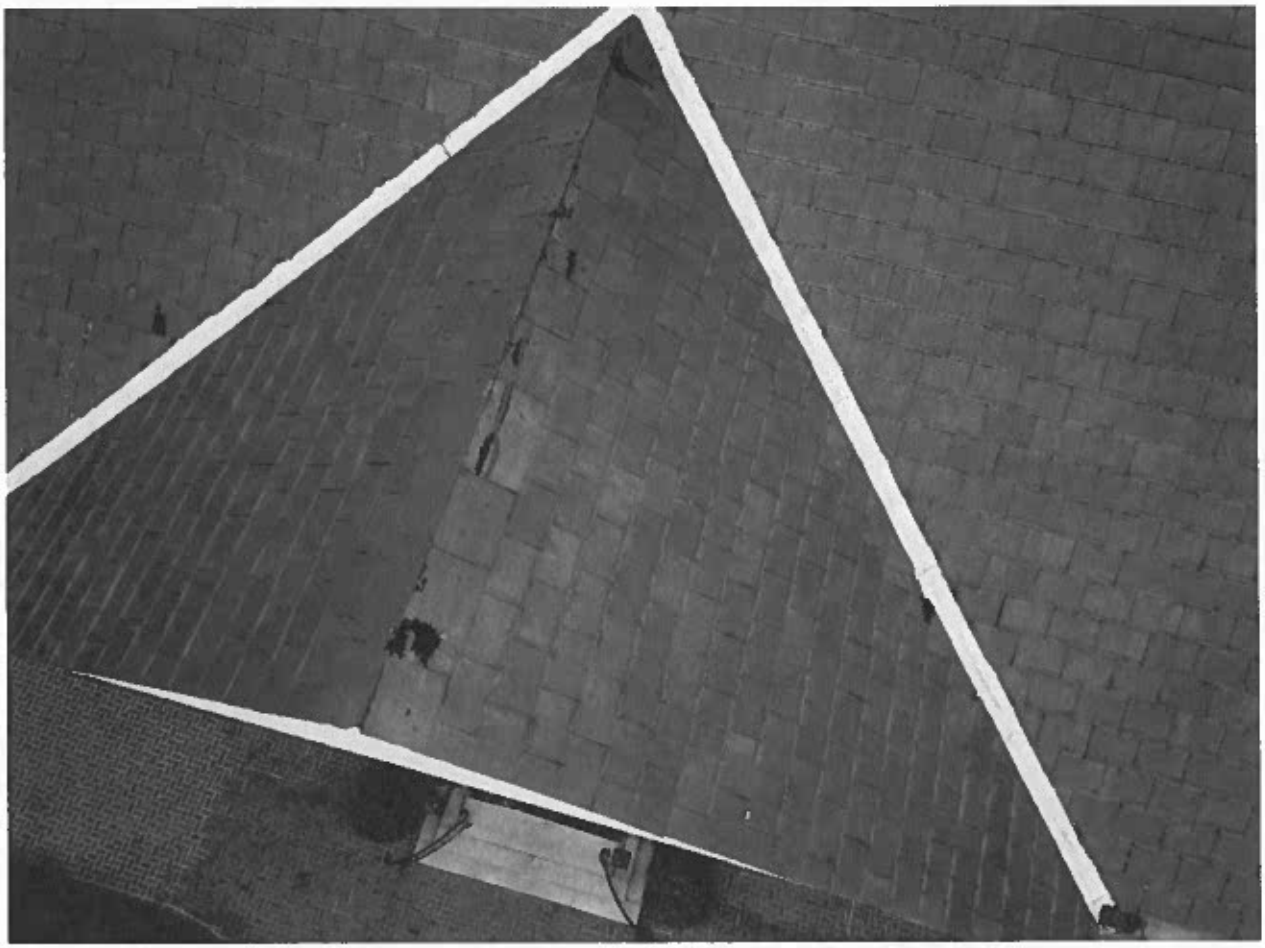
WARRANTIES

EcoStar warrants this product to be free of defects in workmanship and materials at the time of shipment from EcoStar's factory. See www.ecostarllc.com for available warranties.

EcoStar LLC | 42 Edgewood Drive | Holland, NY 14080 | Tel: 800.211.7170 | www.ecostarllc.com

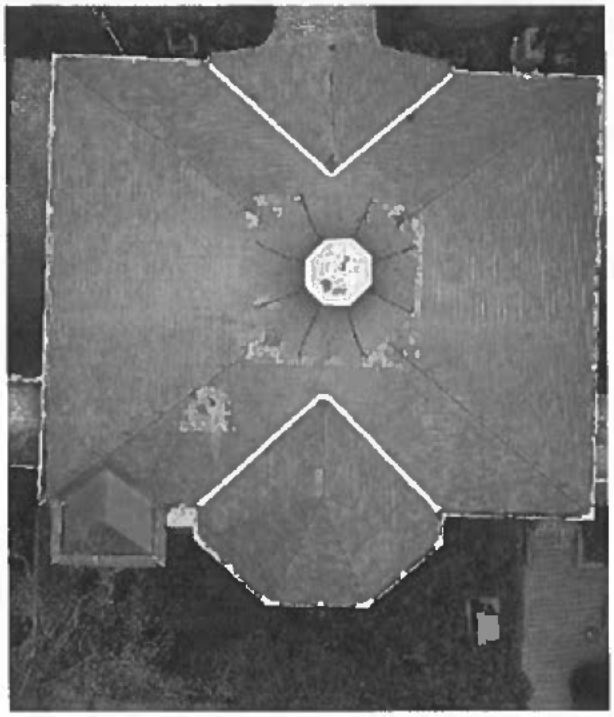
06/22 © Copyright 2022 EcoStar LLC. EcoStar, Majestic Niagara Slate, Aqua Guard, and Glacier Guard are trademarks of EcoStar LLC. VersaShield is a registered trademark of GAF.

P/N-606017 Majestic Niagara Slate Product Data Sheet. This data sheet, effective 06/28/2022 supersedes all previous versions.

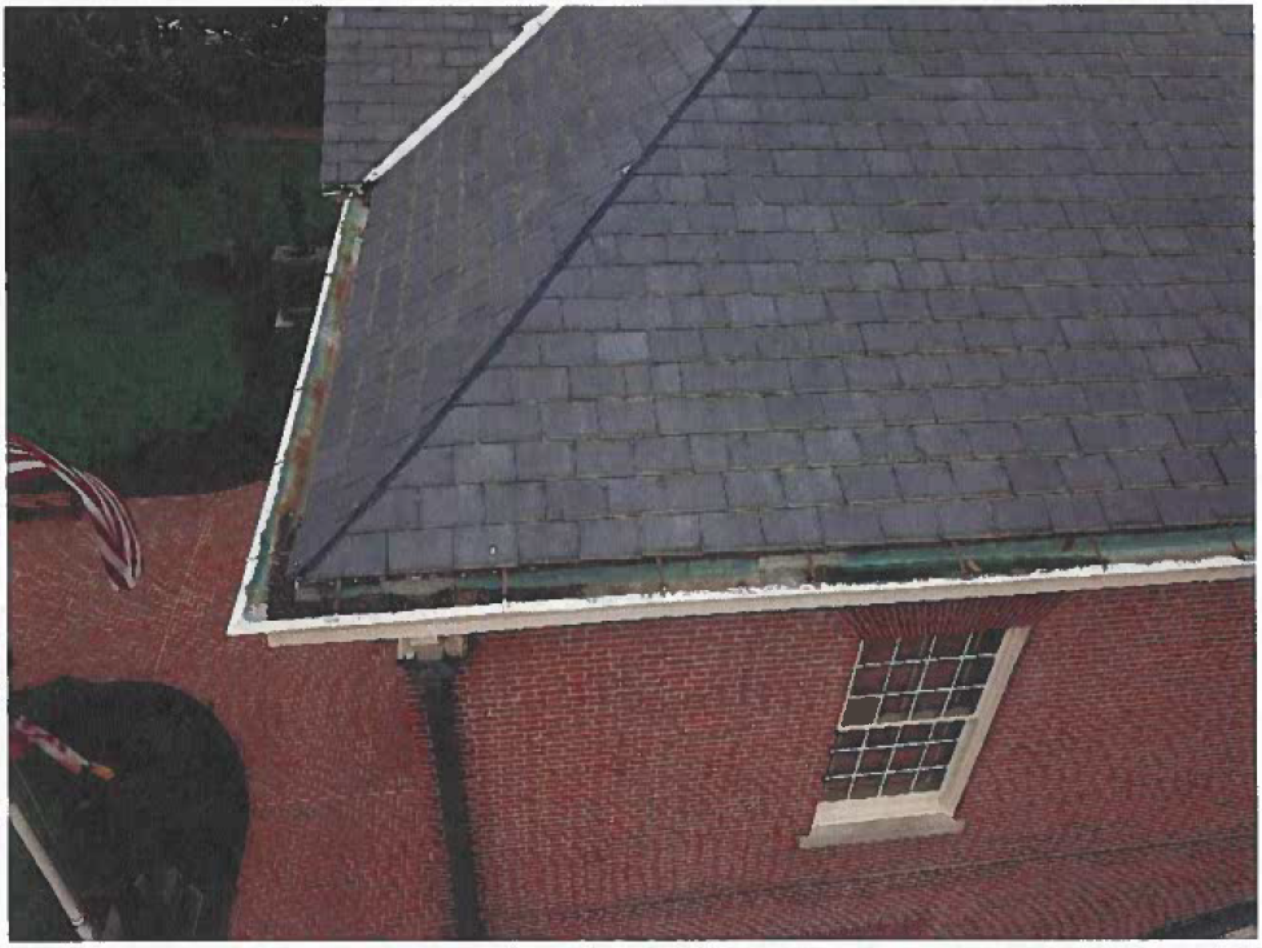














Town of Easton Historic District Commission
Draft Decision Summary
Monday, August 10, 2026 at 6:00 p.m.
Town Hall Chamber 2
14 S. Harrison Street, Easton, Maryland

Archived video of the meeting is available at:
Town of Easton Agenda and Minutes (eastonmd.gov)

Attendance:

Commission Members:
Ernie Demby, Chairperson
Maria Brophy CFM, Vice Chairperson
Kevin Bateman
Jim Carr
Kurt Gant
Joshua Startt AIA

Staff:
Miguel Salinas, Planning and Zoning Director
Nicholas Johnson AICP, Planner
Samantha Smith, Planning Technician

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

2. **Agenda Summary Review** —

Vice Chairperson Brophy moved to approve the August 10, 2026 Agenda Summary. Commissioner Bateman seconded the motion.

Vote	6 - 0
FOR:	6 - Demby, Brophy, Bateman, Carr, Gant, Startt
AGAINST:	0
ABSTAIN:	0
ABSENT:	0

3. **Old Business —**

a. **File No.:** **2024 - 1251 / HD 24 - 86**
Applicant: **John Peeling**
Location: 208 Goldsborough Street, Easton, MD 21601
Tax Map 0103, Grid 00EA, Parcel 1135
Zoning: R-7A

Request: The Applicant is seeking an amendment to the previously approved scope of work to construct the porch deck and steps using cement rather than wood. Additionally, a metal railing will be installed if required by building code. This is a contributing structure to the Historic District, and is listed on the Maryland Inventory of Historic Places (T-465).

Background: This application first appeared before the Commission on January 8, 2024 for the construction of a two (2) story rear addition. The proposed exterior alterations included the replacement of some existing windows with wood and clad-wood, the repair and replacement of the siding, the installation of a new fiberglass shingle roof and a new standing seam metal roof, and the replacement of the wooden trim. The application was amended by the applicant during the meeting to reflect the second story window on the Thoroughgood Street frontage as aluminum clad windows. That approval was conditioned upon the standing seam metal roof material meeting the specifications of Guideline 70e. The Certificate of Appropriateness (COA) lapsed on July 8, 2024 as no building permit was issued within six (6) months of approval.

The application once again appeared before the Commission on August 12, 2024. The request was unanimously approved subject to the condition that the Applicant submit a cutsheet for the proposed standing seam metal roof. On September 23, 2024, the Commission approved a revised application that included the addition of a window on the second floor of the east façade, the addition of a transom window above the door on the west façade, the removal of the shutters on the second floor of the southern façade, the addition of a standing seam overhang on the southern façade, and an increase in the footprint of the garage addition.

Historic District Guideline references:

i. *Guideline 64. Preserve Historic Porches*
ii. *Guideline 65. Make Sensitive Replacements*
iii. *Appendix B.2. Common Substitute Materials (Porch and Deck)*

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

Applicant Presentation:
John Peeling

Public Comment — None
Public Comment Written — None

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

Vote 6 - 0

FOR: 6 - Demby, Brophy, Bateman, Carr, Gant, Startt
AGAINST: 0
ABSTAIN: 0
ABSENT: 0

4. New Business —

a. File No.: 2026 - 1790 / HD 26 - 75
Applicant: Carolyn Button
Location: 229 S. Aurora Street, Easton, MD 21601
Tax Map 0105, Grid 00EA, Parcel 2151
Zoning: R-10A

Request: The Applicant is requesting to install 103 linear feet of six (6) foot tall wooden picket fencing. The proposed fence will extend from the home's southwest corner into the side yard to join the existing fence line, and will continue to the southwest corner of the property connecting to the rear outbuilding. A Victorian style decorative iron fence and gate will be removed to accommodate the new fence. This is a contributing structure to the Historic District.

Historic District Guideline references:
i. Guideline 14 Perimeter Walls and Fences

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

Applicant Presentation:
Carolyn Button

Public Comment — None
Public Comment Written — None

Commissioner Carr moved to approve the application based on the finding that the Victorian style fence and gate are not historic. Commissioner Bateman seconded the motion.

Vote 6 - 0
FOR: 6 - Demby, Brophy, Bateman, Carr, Gant, Startt
AGAINST: 0
ABSTAIN: 0
ABSENT: 0

b. File No.: **2026 - 1794 / HD 26 - 77**
Applicant: **Alchemyworks, Inc.**
on behalf of Catherine Joyce
Location: 220 S. Harrison Street, Easton, MD 21601
Tax Map 0105, Grid 00EA, Parcel 2107
Zoning: R-10A

Request: The Applicant is requesting to install a six (6) foot tall cedar privacy fence along the northern property line. The fence will be constructed of horizontal cedar planks mounted between vertical posts, and a top rail/cap (header) may also be installed to provide additional structural support for the gate A portion of the fence will be constructed on top of an existing brick wall. This is a contributing structure to the Historic District.

Historic District Guideline references:
i. Guideline 14. Perimeter Walls and Fences

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

Applicant Presentation:
Jim Sebastian, Alchemyworks, Inc.

Public Comment — None
Public Comment Written — None

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

Vote	6 - 0
FOR:	6 - Demby, Brophy, Bateman, Carr, Gant, Startt
AGAINST:	0
ABSTAIN:	0
ABSENT:	0

c. File No.: **2026 - 1772 / HD 26 - 71**
Applicant: **Town of Easton**
Location: 11 S. Harrison Street, Easton, MD 21601
Tax Map 0104, Grid 00EA, Parcel 1526
Zoning: CB

Request: The Applicant is requesting approval for the installation of two (2) new 24” x 30” projecting signs to the Easton Visitor Center. One sign has been mounted into the masonry of the South façade facing the public parking lot, and the second has replaced an existing sign on the Harrison Street frontage. This is a

contributing structure to the Historic District.

Background: The Harrison Street facing sign was approved by the Commission on November 10, 2003 (application 2023-55).

Outstanding Issues: While there is not an active Code Enforcement case, these signs were installed without a Certificate of Appropriateness or a signage permit. As per the sign regulations in Section 28-1101.7.C of the Zoning Ordinance, no more than one (1) projecting sign may be permitted in the CB zoning district (in addition to the permitted wall or building signage). The request will require signage plan approval from the Town of Easton Planning Commission to allow two (2) or more business wall signs to occupy a building with a common entrance. An application for this projecting sign has not been submitted to the Planning Commission at this time.

Historic District Guideline references:

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

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

Applicant Presentation:
Holly DeKarske, Executive Director of the Easton Visitor Center

Public Comment — None
Public Comment Written — None

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

Vote	6 - 0
FOR:	6 - Demby, Brophy, Bateman, Carr, Gant, Startt
AGAINST:	0
ABSTAIN:	0
ABSENT:	0

d. File No.: 2026 - 1795 / HD 26 - 78
Applicant: Kevin and Debbie Bateman
Location: 519 Goldsborough Street, Easton, MD 21601
Tax Map 0103, Grid 00EA, Parcel 0763
Zoning: R-7A

Request: The Applicant is requesting to remove and replace the existing wooden porch decking with a composite material (Timbertech Porch

Collection®). The existing porch railing and posts will remain. To conceal unfinished edges, the decking may be installed within a picture-frame border. This is a contributing structure to the Historic District.

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 on Goldsborough Street (Application 2025-1593). The Commission approved the use of TimberTech Porch Collection® composite decking, which features a tongue-and-groove profile designed to replicate historic porch decking. The decking was also installed within a "1" x 6" picture-frame border".

Historic District Guideline references:

i. *Guideline 1. Preserve Significant Historic Features*
ii. *Guideline 2. Repair Rather than Replace*
iii. *Guideline 3. Make Sensitive Replacements*
iv. *Guideline 64. Preserve Historic Porches*
v. *Guideline 65. Make Sensitive Replacements (Porches)*
vi. *Appendix B.2. Common Substitute Materials (Porch and Deck)*

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

Applicant Presentation:
Kevin Bateman

Public Comment — None
Public Comment Written — None

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

Vote	3 - 2 - 1 - 0
FOR:	3 - Demby, Carr, Startt
AGAINST:	2 - Brophy, Gant
ABSTAIN:	1 - Bateman
ABSENT:	0

5. **Discussion Item —** None

6. **Decision Summary Review —**

Vice Chairperson Brophy moved to approve the July 27, 2026 Draft Decision Summary. Commissioner Startt seconded the motion.

Vote	6 - 0
FOR:	6 - Demby, Brophy, Bateman, Carr, Gant, Startt
AGAINST:	0
ABSTAIN:	0
ABSENT:	0

7. Administrative Approval —

a. File No.: **2026 - 1797 / HD 26 - 79**
Applicant: **Chris Jordan Exteriors, LLC**
on behalf of Jim McMartin
Location: 125 S. Hanson Street, Easton, MD 21601
Tax Map 0104, Grid 00EA, Parcel 1921
Zoning: R-7A

Request: The Applicant is requesting administrative approval for the in-kind replacement of the asphalt shingle roof with new architectural asphalt shingles. The existing trim, fascia, soffit and gutters shall remain. Given that the request complies with §28-601.E.4.d of the Town of Easton Zoning Ordinance and the Easton Historic District Design Guidelines, the application may be administratively approved as submitted. This is a contributing structure to the Historic District.

Historic District Guideline references:

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

8. Emergency Approval —

a. File No.: **2026 - 1793 / HD 26 - 76**
Applicant: **Bay Area Exteriors LLC**
on behalf of Bayshore Realty 45 LLC
Location: 43 S. Washington Street, Easton, MD 21601
Tax Map 0104, Grid 00EA, Parcel 1448B
Zoning: CB

Request: Emergency approval for the removal of the existing asphalt shingle and cedar shake shingles, the the replacement with asphalt architectural shingles as per the Historic District Commission Chairperson. This is a non contributing structure to the Historic District.

9. **Adjournment —** Vice Chairperson Brophy moved to adjourn. Commissioner Startt seconded the motion. The meeting was adjourned at 6:52 p.m.

RECEIVED
AUG 12 2026
TOWN OF EASTON

HD 26 - 15

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

Application #:	2026 - 1815
Date Received:	08/12/2026
Fee Paid:	
HDC Meeting Date:	08/24/2026
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 214 Goldsborough Street, Easton, MD 21601

☐ Contributing ☒ Non-Contributing YEAR BUILT: 1880 NATIONAL REGISTAR # _____

PROPERTY INFORMATION

OWNER NAME Diane Ippolito

TELEPHONE NO. [redacted] EMAIL

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

NAME Holly Baldwin / Chris Jordan Jr. Solutions

TELEPHONE NO. [redacted] EMAIL [redacted]

Description of Proposal (include additional sheets, as necessary)

Full Roof replacement in-kind asphalt shingles. Fascia, Soffits, and trim will remain intact and undisturbed. Certainteed Landmark Asphalt shingles in Color Charcoal Black.

Please contact agent w/any questions

Specific Requirements

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

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

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

Signature of Applicant or Agent [signature]
Date 8/13/24
Printed Name of Applicant or Agent Holly Baldwin

Revised 4.4.2022

214 Goldsborough St. Roof Replacement

The following application is a request for roof replacement of underlayment and shingles on the Bishop's House at 214 Goldsborough St., Easton MD 21601. This is a request for administration approval as an in-kind replacement of the roof, per Easton HPC regulations.



Landmark, shown in Georgetown Gray

LANDMARK®

- Two-piece laminated fiberglass-based construction
- Classic shades and dimensional appearance of natural wood or slate
- Lifetime limited transferable warranty*
- 25-year **Streak***Fighter*® algae-resistance warranty
- **Nail***Trak*® extra-wide nailing area for accurate installation
- 10-year SureStart™ protection
- 15-year 110 mph wind-resistance warranty
- Wind warranty upgrade to 130 mph available. CertainTeed starter and CertainTeed hip and ridge required
- CertainTeed Starter and hip and ridge accessory available (see details in back of brochure)

** See warranty for specific details and limitations.*

CertainTeed products are tested to ensure the highest quality and comply with the following industry standards:

Fire Resistance:
- UL Class A
- UL certified to meet ASTM D3018 Type 1

Wind Resistance:
- UL certified to meet ASTM D3018 Type 1
- ASTM D3161 Class F

Tear Resistance:
- UL certified to meet ASTM D3462
- CSA standard A123.5

Impact Resistance:
- UL2218 Class 3

Quality Standards:
- ICC-ES-ESR-1389 & ESR-3537

Scan code for more information

COLOR AVAILABILITY



Chris Jordan Jr. Solutions

11405 Holly Road | Ridgely, Maryland 21660

RECIPIENT:

Diane Ippolito
214 Goldsborough Street
Easton, Maryland 21601

Job #22

Scheduled	Aug 25, 2026
Description	Bishop's House

Product/Service	Description	Qty.
Roof Removal & Debris Management	Remove existing 3 Layers of roofing system down to the deck. We utilize the Equipter Roofer's Buggy—a specialized, self-propelled container—to catch debris directly at the roofline, minimizing mess and protecting your landscaping and property from falling shingles and nails.	1
Structural Plywood Decking	Install 1/2" CDX plywood sheathing over the existing purlins to create a solid, uniform structural deck, secured with heavy-duty fasteners.	1
Panel Support (Clips)	Install code-compliant H-clips at all plywood panel joints between purlins to ensure structural rigidity and prevent edge sagging.	1
Leak Protection & Perimeter Defense	Install high-performance drip edge along the perimeter to direct water away from the fascia. Apply self-adhering Ice and Water Shield at all critical leak-prone areas, including valleys, eaves, and penetrations, to provide a secondary moisture barrier.	1
Premium Underlayment & Starter System	Install CertainTeed RoofRunner™ synthetic underlayment, a high-strength, water-resistant base layer that provides superior deck protection. Install factory-manufactured starter strips to ensure proper shingle seal and wind resistance at the roof edges.	1
Plumbing Penetration Upgrades	Replace all existing plumbing vent boots with new, Lifetime-rated vent pipes to ensure a watertight seal and prevent future leaks at these vulnerable points.	1
Shingle Installation & Attic Ventilation	Install CertainTeed Landmark® shingles, designed for superior durability and aesthetic appeal. Finish the roof peaks with matching CertainTeed ridge caps.	1
Chimney Reflashing & Waterproofing for 3 chimneys	Complete removal of existing, compromised chimney flashing and replacement with new, custom-fabricated Alluminum-compatible flashing. Expertly sealed to prevent water infiltration at the chimney/roof intersection.	1
Lightning Rod System R&R (Disconnect & Reinstall)		1
Permitting and Historic Preservation		1

Chris Jordan Jr. Solutions

11405 Holly Road | Ridgely, Maryland 21660

Product/Service	Description	Qty.
Full Site Cleanup & Debris Disposal	Complete removal and off-site disposal of all job-related debris. We ensure the work area is left in pristine condition, clearing all remnants of the old roofing system from your property.	1
Magnetic Nail Sweep	Perform a comprehensive sweep of the property perimeter and driveway using high-powered industrial magnets to collect and remove stray roofing nails, ensuring your lawn and driveways remain safe and clear.	1
Total replacement cost		1

We can be called for touch-ups and small changes for the next 3 days. After that all work is final.

Date Client Signature



VIEW 3D MODEL

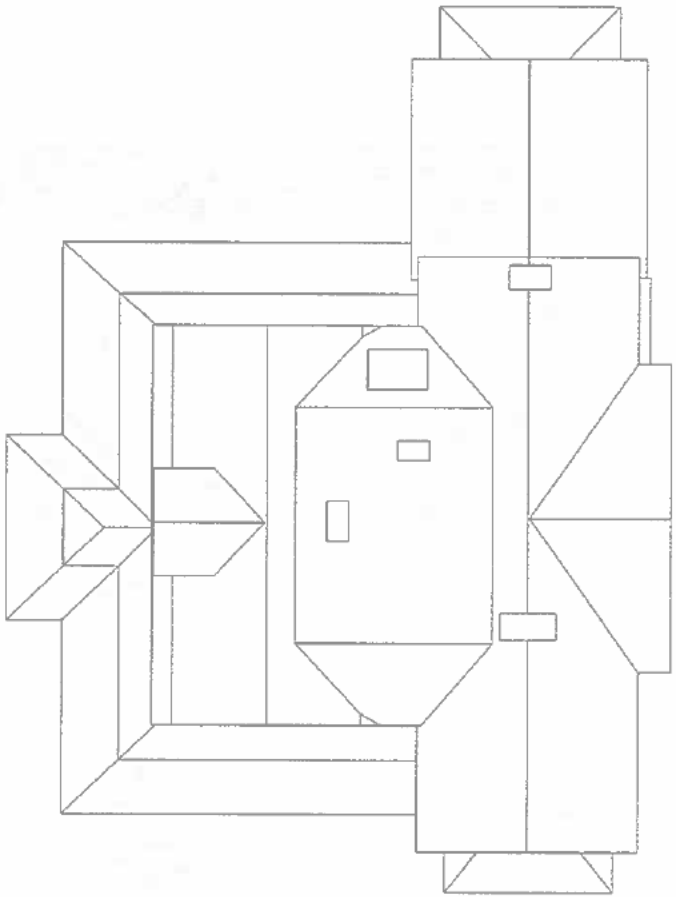
© 2026 HOVER Inc. All rights reserved. This document and the images, measurement data, format and contents are the exclusive property of HOVER. HOVER is the registered trademark of Hover Inc. All other brands, products and company names mentioned herein may be trademarks or registered trademarks of their respective holders.

Use of this document is subject to HOVER's Terms of Use and is provided "as is." HOVER makes no guarantees, representations or warranties of any kind, express or implied, arising by law or otherwise relating to this document or its contents or use, including but not limited to, quality, accuracy, completeness, reliability, or fitness for a particular purpose.

Roof	Area	Total	Length
Roof Facets	4545 ft²	37	-
Ridges / Hips	-	20	199' 7"
Valleys	-	14	143' 11"
Rakes	-	25	247' 1"
Eaves	-	29	315' 6"
Flashing	-	23	131' 3"
Step Flashing	-	28	125' 7"
Drip Edge/Perimeter	-	-	562' 7"

Roof Pitch*	Area	Percentage
22 / 12	1253 ft²	27.57%
21 / 12	670 ft²	14.74%
2 / 12	569 ft²	12.52%
4 / 12	511 ft²	11.24%

* Only top 4 values shown. Reference Roof Pitch page for all values.



Example Waste Factor Calculations

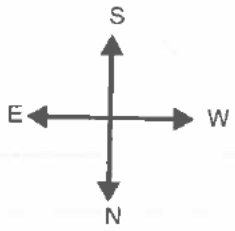
	Zero Waste	+5%	+10%	+15%	+20%
Area	4545 ft²	4772 ft²	5000 ft²	5227 ft²	5454 ft²
Squares	45⅔	48	50⅓	52⅓	54⅔

The table above provides the total roof area of a given property using waste percentages as noted. Please consider that area values and specific waste factors can be influenced by the size and complexity of the property, captured image quality, specific roofing techniques, and your own level of expertise. Additional square footage for Hip, Ridge, and Starter shingles are not included in this waste factor and will require additic materials. This table is only intended to make common waste calculations easier and should not be interpreted as recommendations.

Powered by Hover

© 2026 HOVER Inc. All rights reserved. This document and the images, measurement data, format and contents are the exclusive property of HOVER. HOVER is the registered trademark of Hover Inc. All other brands, products and company names mentioned herein may be trademarks or registered trademarks of their respective holders.

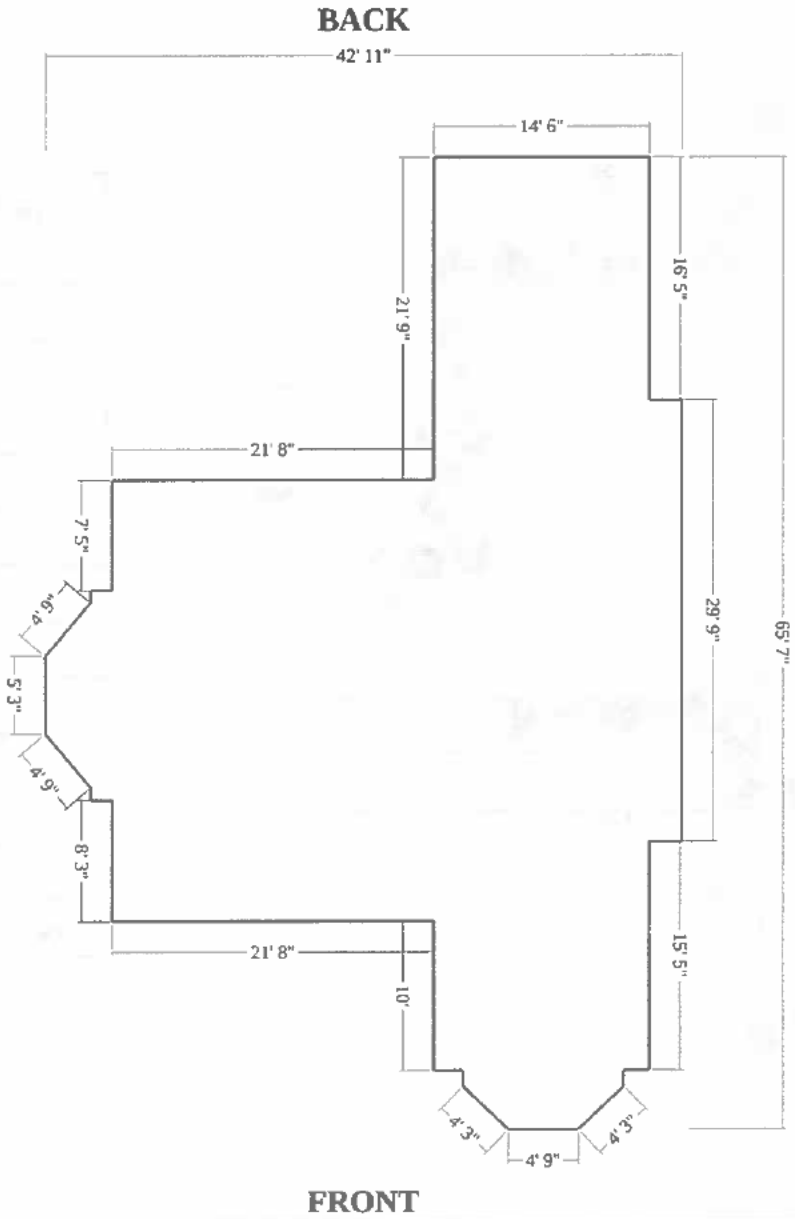
Use of this document is subject to HOVER's Terms of Use and is provided "as is." HOVER makes no guarantees, representations or warranties of any kind, express or implied, arising by law or otherwise relating to this document or its contents or use, including but not limited to, quality, accuracy, completeness, reliability, or fitness for a particular purpose.



Number of Stories: > 1

Footprint Perimeter: 209' 8"

Footprint Area: 1687 ft²



Powered by Hover

© 2026 HOVER Inc. All rights reserved. This document and the images, measurement data, format and contents are the exclusive property of HOVER. HOVER is the registered trademark of Hover Inc. All other brands, products and company names mentioned herein may be trademarks or registered trademarks of their respective holders.

Use of this document is subject to HOVER's Terms of Use and is provided "as is." HOVER makes no guarantees, representations or warranties of any kind, express or implied, arising by law or otherwise relating to this document or its contents or use, including but not limited to, quality, accuracy, completeness, reliability, or fitness for a particular purpose.

Soffit Breakdown

num	Type	Depth	Length	Area	Pitch
1	rake	18″	15′ 6″	24 ft²	21 / 12
2	eave	106″	21′ 8″	192 ft²	2 / 12
3	rake	18″	15′ 6″	24 ft²	21 / 12
4	rake	18″	2′ 3″	3 ft²	11 / 12
5	eave	112″	20′	168 ft²	2 / 12
6	eave	32″	5′ 11″	14 ft²	19 / 12
7	rake	22″	5′ 9″	11 ft²	19 / 12
8	rake	22″	5′ 9″	11 ft²	19 / 12
9	eave	28″	4′ 2″	2 ft²	4 / 12
10	eave	32″	5′ 11″	14 ft²	19 / 12
11	eave	40″	4′ 6″	3 ft²	4 / 12
12	eave	113″	15′ 3″	124 ft²	2 / 12
13	eave	32″	31′ 4″	83 ft²	11 / 12
14	eave	112″	15′ 10″	163 ft²	2 / 12
15	rake	18″	14′ 11″	23 ft²	21 / 12
16	eave	101″	21′ 8″	183 ft²	2 / 12
17	rake	18″	15′ 6″	24 ft²	21 / 12
18	rake	2″	3′ 6″	0 ft²	7 / 12
19	eave	13″	6′ 3″	7 ft²	4 / 12
20	rake	18″	2′ 1″	3 ft²	11 / 12
21	eave	38″	18′ 3″	58 ft²	10 / 12
22	rake	23″	9′ 6″	18 ft²	10 / 12
23	eave	4″	4′ 8″	2 ft²	7 / 12
24	eave	13″	12′ 9″	14 ft²	4 / 12
25	eave	62″	12′ 9″	66 ft²	4 / 12
26	eave	18″	2′ 11″	5 ft²	19 / 12
27	eave	46″	7′ 3″	28 ft²	22 / 12
28	rake	2″	3′ 6″	0 ft²	7 / 12
29	rake	23″	9′ 6″	18 ft²	10 / 12
30	rake	23″	11′ 11″	23 ft²	22 / 12
31	rake	8″	3′ 4″	2 ft²	22 / 12
32	eave	13″	6′ 3″	7 ft²	4 / 12
33	rake	8″	3′ 10″	3 ft²	22 / 12
34	eave	38″	18′ 3″	58 ft²	10 / 12
35	rake	23″	15′ 3″	29 ft²	22 / 12
36	rake	3″	5″	0 ft²	10 / 12
37	eave	22″	7′	13 ft²	22 / 12
38	eave	7″	9′ 6″	5 ft²	10 / 12
39	rake	27″	20′ 11″	48 ft²	16
40	eave	31″	2′ 3″	6 ft²	16
41	rake	27″	20′ 11″	48 ft²	16
42	eave	31″	2′ 3″	6 ft²	16
43	eave	22″	12′ 10″	23 ft²	22
44	eave	13″	5′ 3″	6 ft²	2
45	rake	23″	19′ 2″	36 ft²	22
46	eave	11″	11′ 7″	11 ft²	2
47	rake	23″	19′ 2″	36 ft²	22
48	eave	13″	5′ 3″	6 ft²	2
49	eave	22″	8′ 6″	15 ft²	22
50	eave	18″	4′ 9″	7 ft²	19
51	rake	18″	2′ 3″	3 ft²	11
52	-	5″	1′ 1″	0 ft²	22
53	-	38″	3′ 5″	6 ft²	2
54	-	3″	4′ 9″	1 ft²	2
55	-	38″	3′ 5″	6 ft²	2
56	-	5″	1′ 1″	0 ft²	2

Ø Feature is too small to label on the plan diagram

\- Feature could not be labelled with complete certainty

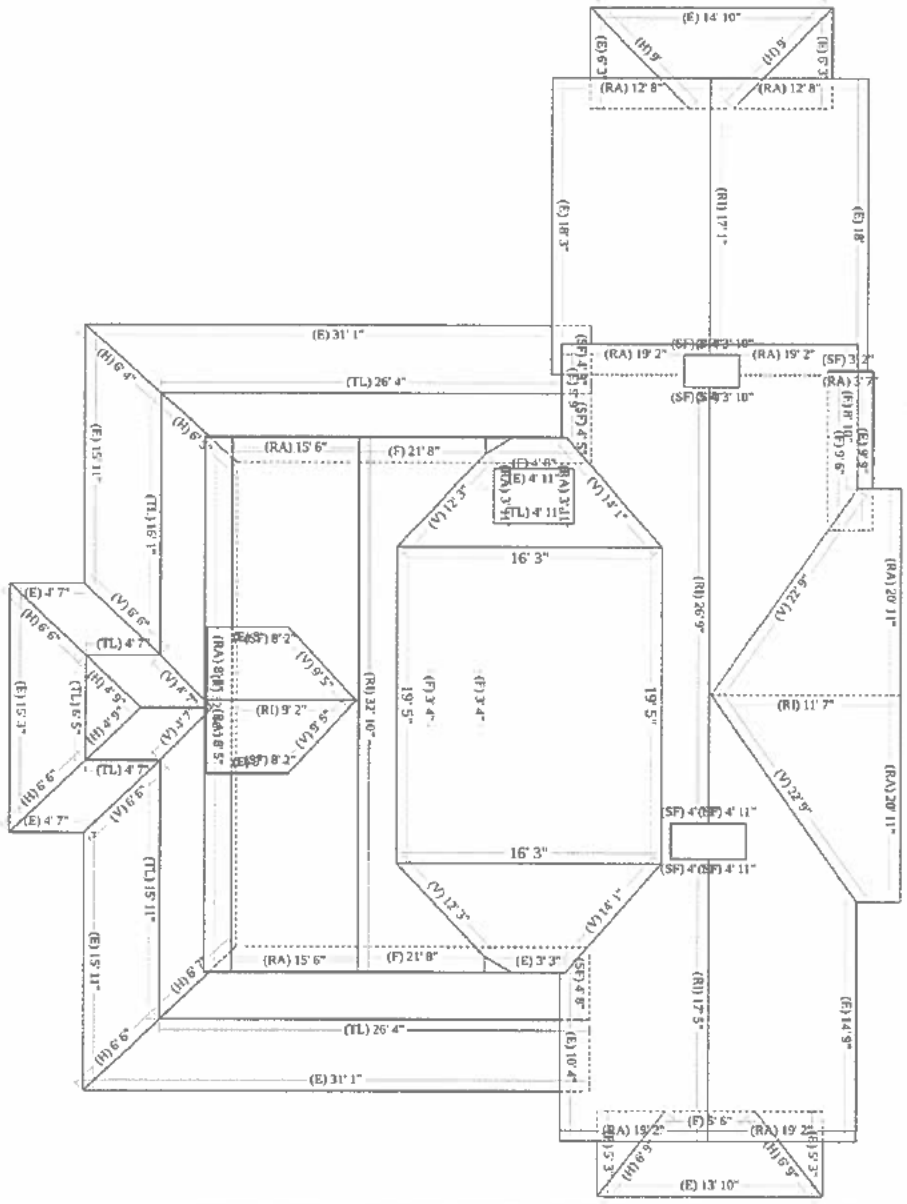
Powered by Hover

© 2026 HOVER Inc. All rights reserved. This document and the images, measurement data, format and contents are the exclusive property of HOVER. HOVER is the registered trademark of Hover Inc. All other brands, products and company names mentioned herein may be trademarks or registered trademarks of their respective holders.

Use of this document is subject to HOVER's Terms of Use and is provided "as is." HOVER makes no guarantees, representations or warranties of any kind, express or implied, arising by law or otherwise relating to this document or its contents or use, including but not limited to, quality, accuracy, completeness, reliability, or fitness for a particular purpose.

Roof	Length
Ridges (RI)	119' 9"
Hips (H)	79' 9"
Valleys (V)	143' 11"
Rakes (RA)	247' 1"
Eaves (E)	315' 6"
Flashing (F)*	131' 3"
Step Flashing (SF)*	125' 7"
Transition Line (TL)	139' 11"

*Please view the 3D model for more detail (e.g. flashing, step flashing and some other roof lines may be difficult to see on the PDF)



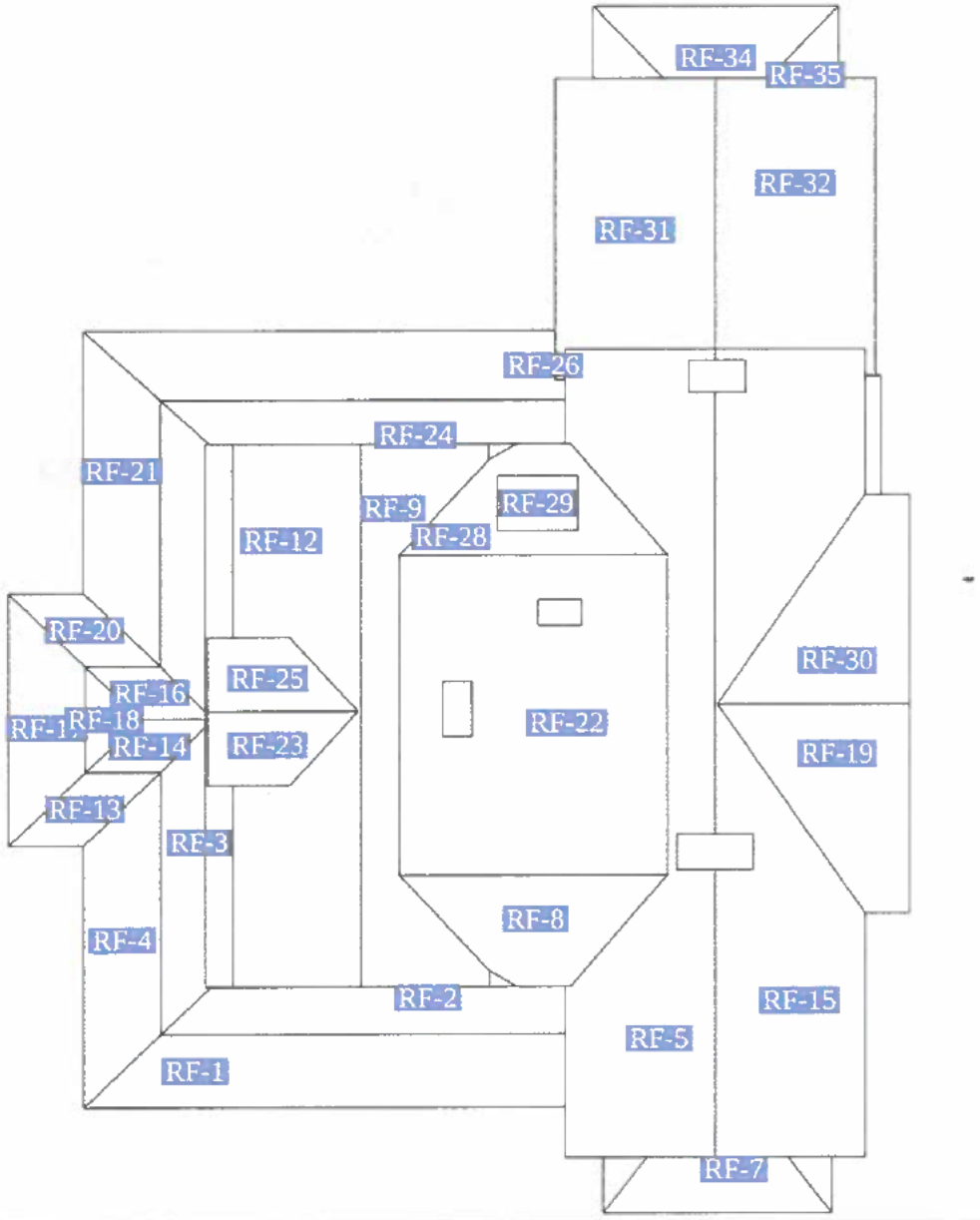
Powered by Hover

© 2026 HOVER Inc. All rights reserved. This document and the images, measurement data, format and contents are the exclusive property of HOVER. HOVER is the registered trademark of Hover Inc. All other brands, products and company names mentioned herein may be trademarks or registered trademarks of their respective holders.

Use of this document is subject to HOVER's Terms of Use and is provided "as is." HOVER makes no guarantees, representations or warranties of any kind, express or implied, arising by law or otherwise relating to this document or its contents or use, including but not limited to, quality, accuracy, completeness, reliability, or fitness for a particular purpose.

Roof Facets

Facet	Area	Pitch
RF-1	129 ft²	2/12
RF-2	111 ft²	4/12
RF-3	155 ft²	4/12
RF-4	75 ft²	2/12
RF-5	574 ft²	22/12
RF-6	11 ft²	2/12
RF-7	51 ft²	2/12
RF-8	129 ft²	19/12
RF-9	236 ft²	21/12
RF-10	74 ft²	11/12
RF-11	11 ft²	2/12
RF-12	434 ft²	21/12
RF-13	21 ft²	2/12
RF-14	15 ft²	4/12
RF-15	679 ft²	22/12
RF-16	15 ft²	4/12
RF-17	51 ft²	2/12
RF-18	11 ft²	4/12
RF-19	149 ft²	16/12



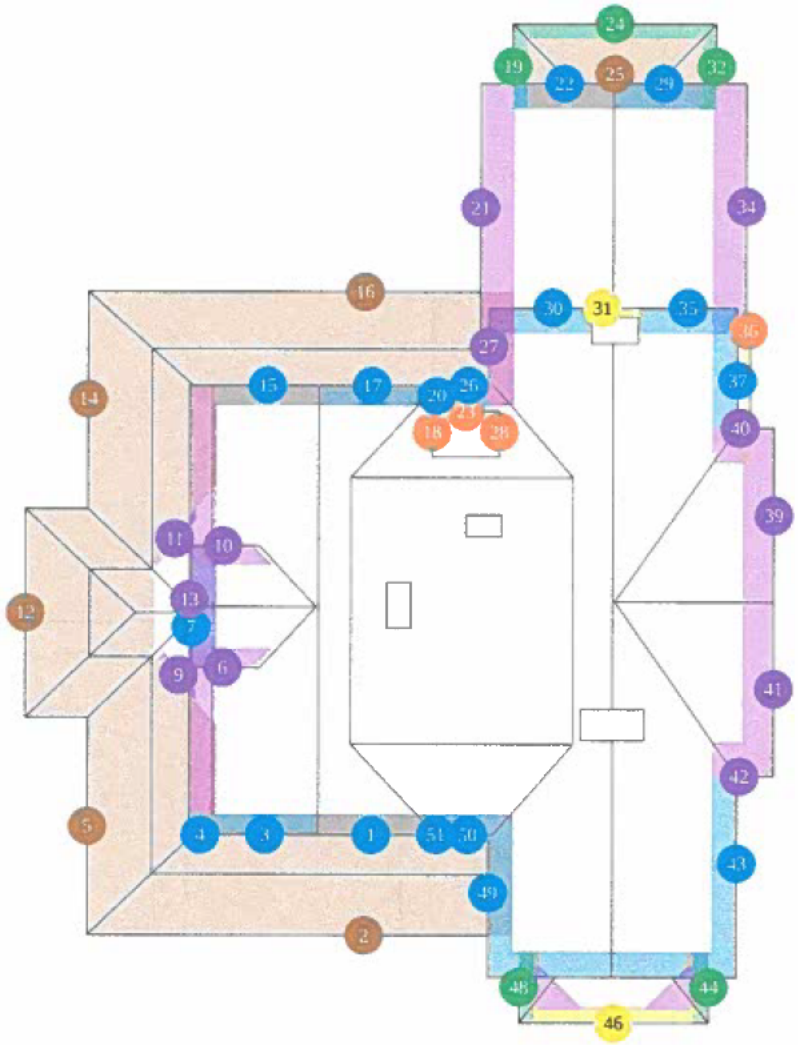
Powered by Hover

© 2026 HOVER Inc. All rights reserved. This document and the images, measurement data, format and contents are the exclusive property of HOVER. HOVER is the registered trademark of Hover Inc. All other brands, products and company names mentioned herein may be trademarks or registered trademarks of their respective holders.

Use of this document is subject to HOVER's Terms of Use and is provided "as is." HOVER makes no guarantees, representations or warranties of any kind, express or implied, arising by law or otherwise relating to this document or its contents or use, including but not limited to, quality, accuracy, completeness, reliability, or fitness for a particular purpose.

Soffit Summary

Depth	Type	Count	Total Length	Total Area
1" - 6"	rakes	3	7' 4"	1 ft²
	eaves	1	4' 8"	2 ft²
	-	3	6' 10"	2 ft²
6" - 12"	rakes	2	7' 2"	5 ft²
	eaves	2	21' 1"	16 ft²
12" - 18"	eaves	5	35' 8"	39 ft²
18" - 24"	rakes	15	163' 10"	285 ft²
	eaves	5	36' 1"	63 ft²
24" - 48"	rakes	2	41' 9"	95 ft²
	eaves	10	100' 2"	272 ft²
	-	2	6' 10"	13 ft²
> 48"	eaves	6	107' 2"	896 ft²
		Totals	**538' 8"**	**1688 ft²**



Powered by Hover

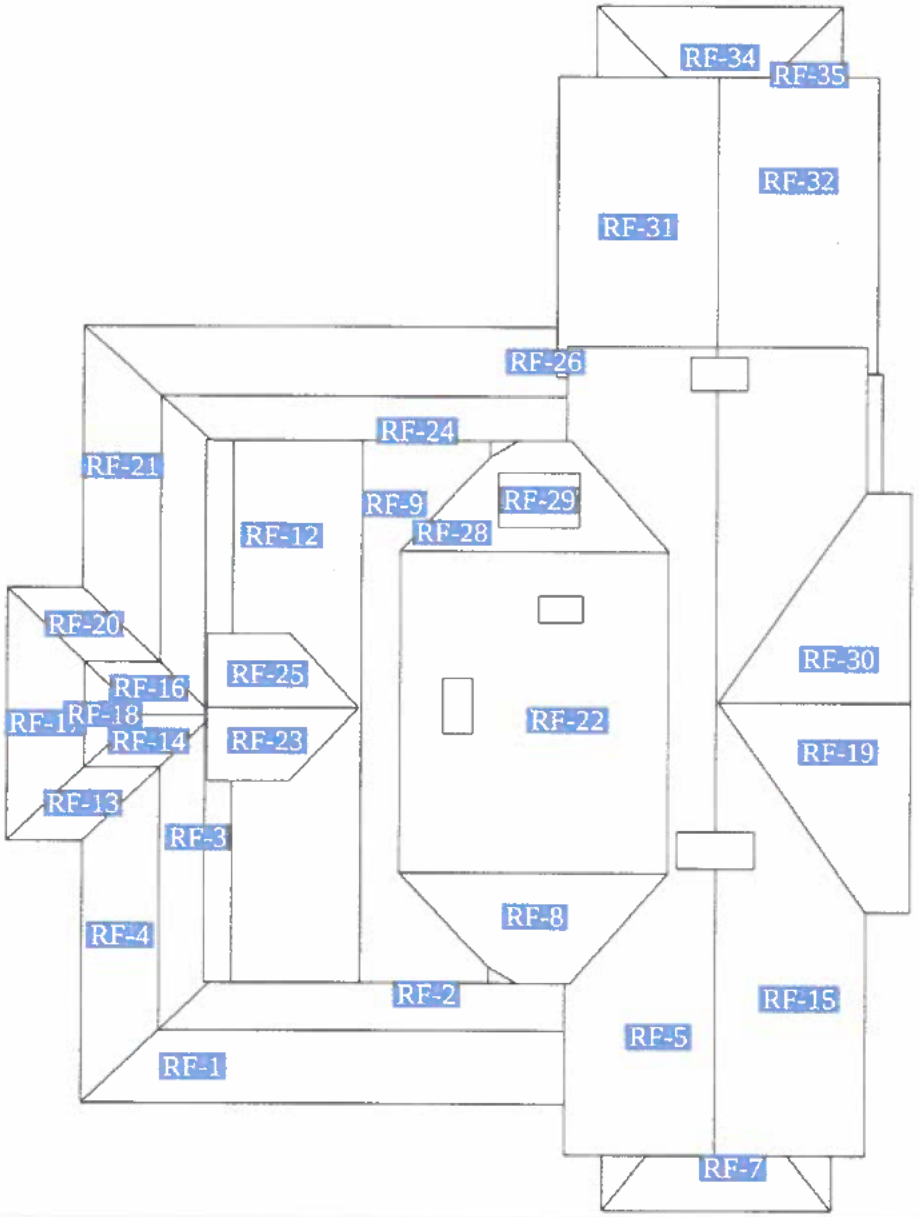
© 2026 HOVER Inc. All rights reserved. This document and the images, measurement data, format and contents are the exclusive property of HOVER. HOVER is the registered trademark of Hover Inc. All other brands, products and company names mentioned herein may be trademarks or registered trademarks of their respective holders.

Use of this document is subject to HOVER's Terms of Use and is provided "as is." HOVER makes no guarantees, representations or warranties of any kind, express or implied, arising by law or otherwise relating to this document or its contents or use, including but not limited to, quality, accuracy, completeness, reliability, or fitness for a particular purpose.

Roof Facets (cont.)

Facet	Area	Pitch
RF-20	21 ft²	2/12
RF-21	76 ft²	2/12
RF-22	305 ft²	0/12
RF-23	60 ft²	19/12
RF-24	106 ft²	4/12
RF-25	60 ft²	19/12
RF-26	123 ft²	2/12
RF-27	35 ft²	10/12
RF-28	103 ft²	19/12
RF-29	19 ft²	7/12
RF-30	149 ft²	16/12
RF-31	229 ft²	10/12
RF-32	228 ft²	10/12
RF-33	20 ft²	4/12
RF-34	58 ft²	4/12
RF-35	20 ft²	4/12
RF-36*	1 ft²	11/12
RF-37*	1 ft²	11/12

* Facet is not visible due to size or location, see **Small Facets** in summary table below.

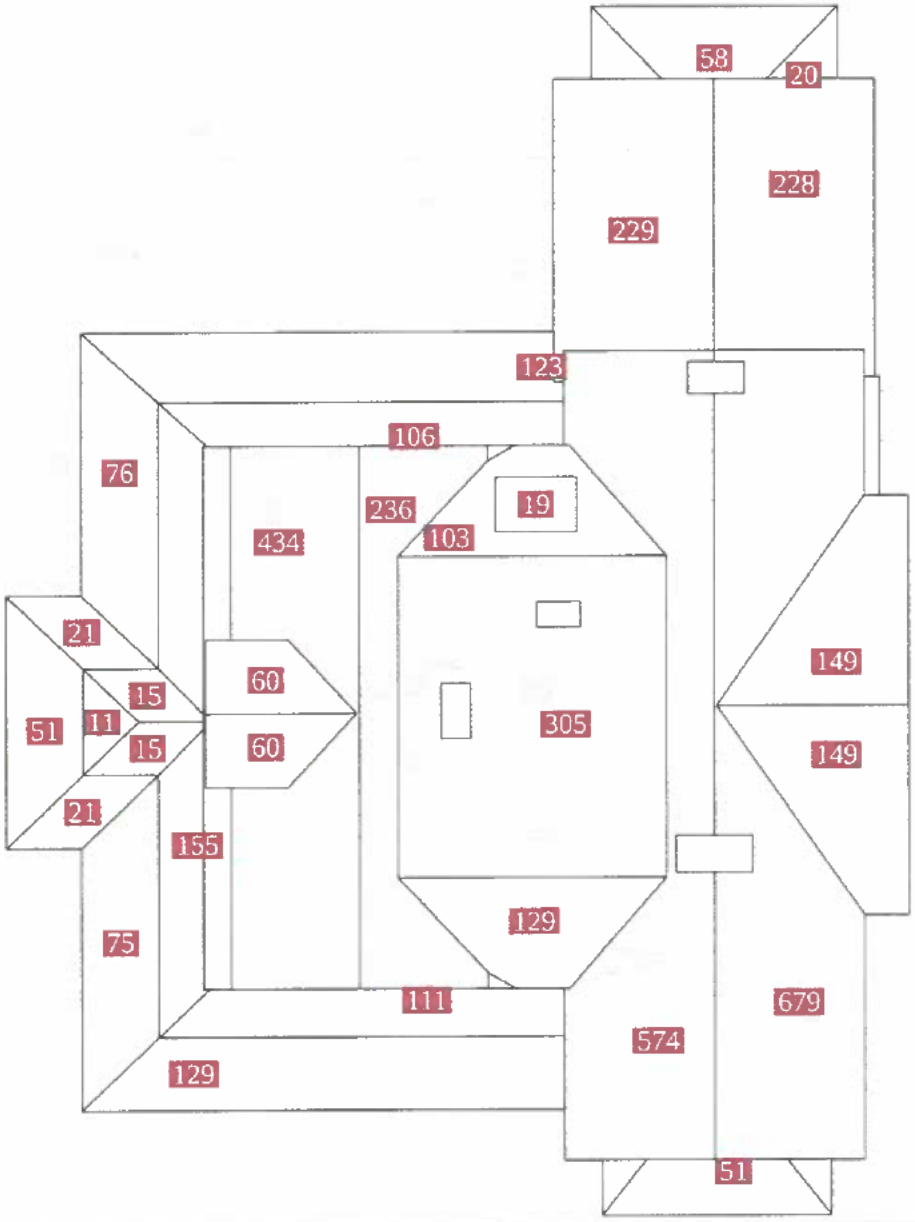


Powered by Hover

© 2026 HOVER Inc. All rights reserved. This document and the images, measurement data, format and contents are the exclusive property of HOVER. HOVER is the registered trademark of Hover Inc. All other brands, products and company names mentioned herein may be trademarks or registered trademarks of their respective holders.

Use of this document is subject to HOVER's Terms of Use and is provided "as is." HOVER makes no guarantees, representations or warranties of any kind, express or implied, arising by law or otherwise relating to this document or its contents or use, including but not limited to, quality, accuracy, completeness, reliability, or fitness for a particular purpose.

Roof	Facets	Total
Labeled Facets	35	4543 ft²
Small Facets	2	2 ft²
Total	**37**	**4545 ft²**

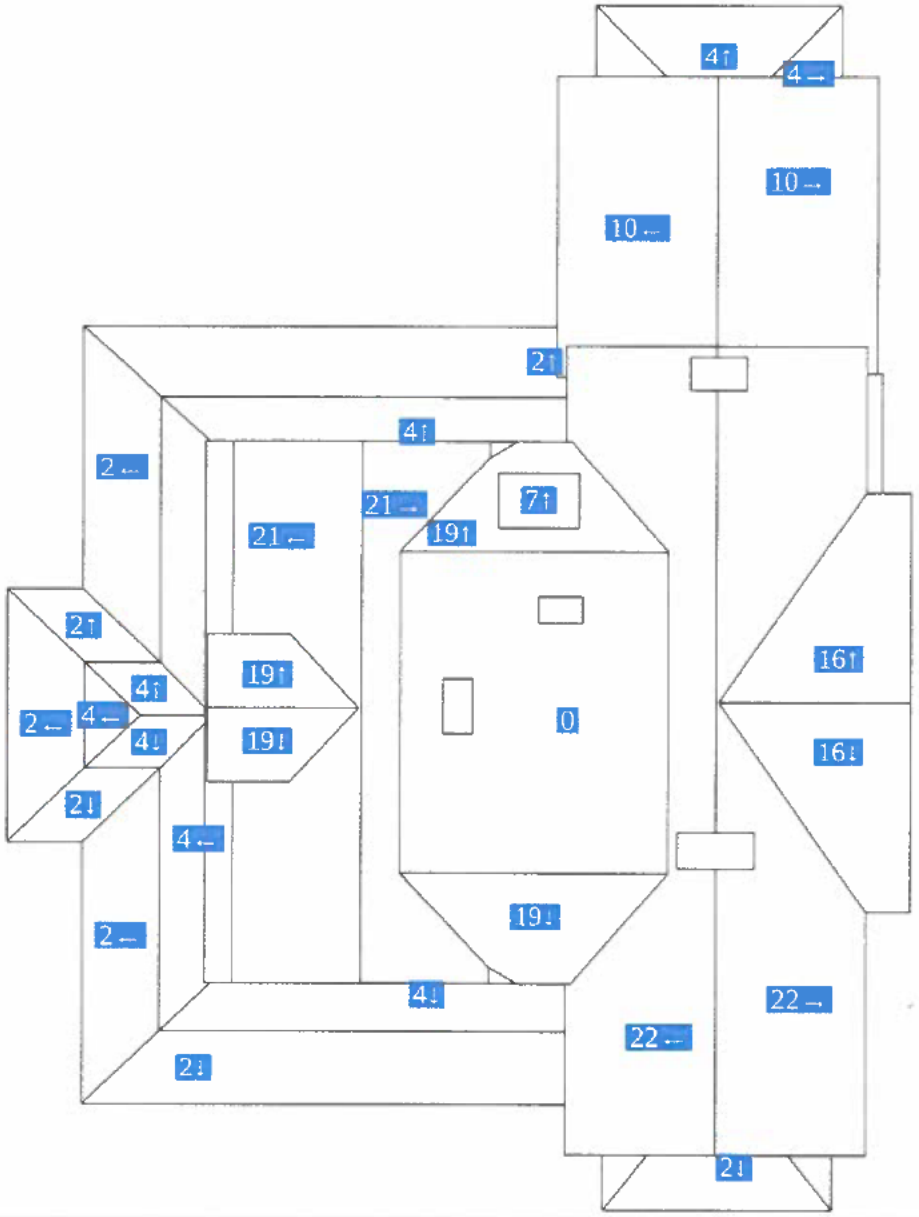


Powered by Hover

© 2026 HOVER Inc. All rights reserved. This document and the images, measurement data, format and contents are the exclusive property of HOVER. HOVER is the registered trademark of Hover Inc. All other brands, products and company names mentioned herein may be trademarks or registered trademarks of their respective holders.

Use of this document is subject to HOVER's Terms of Use and is provided "as is." HOVER makes no guarantees, representations or warranties of any kind, express or implied, arising by law or otherwise relating to this document or its contents or use, including but not limited to, quality, accuracy, completeness, reliability, or fitness for a particular purpose.

Roof Pitch	Area	Percentage
22 / 12	1253 ft²	27.57%
21 / 12	670 ft²	14.74%
2 / 12	569 ft²	12.52%
4 / 12	511 ft²	11.24%
10 / 12	492 ft²	10.83%
19 / 12	352 ft²	7.74%
0 / 12	305 ft²	6.71%
16 / 12	298 ft²	6.56%
11 / 12	76 ft²	1.67%
7 / 12	19 ft²	0.42%



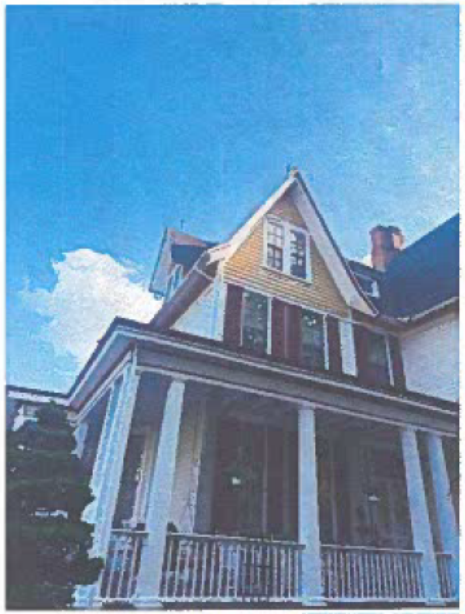
Powered by Hover

© 2026 HOVER Inc. All rights reserved. This document and the images, measurement data, format and contents are the exclusive property of HOVER. HOVER is the registered trademark of Hover Inc. All other brands, products and company names mentioned herein may be trademarks or registered trademarks of their respective holders.

Use of this document is subject to HOVER's Terms of Use and is provided "as is." HOVER makes no guarantees, representations or warranties of any kind, express or implied, arising by law or otherwise relating to this document or its contents or use, including but not limited to, quality, accuracy, completeness, reliability, or fitness for a particular purpose.









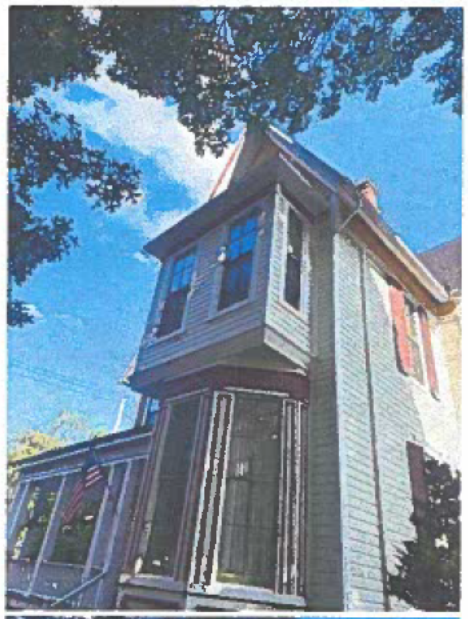




Powered by Hover

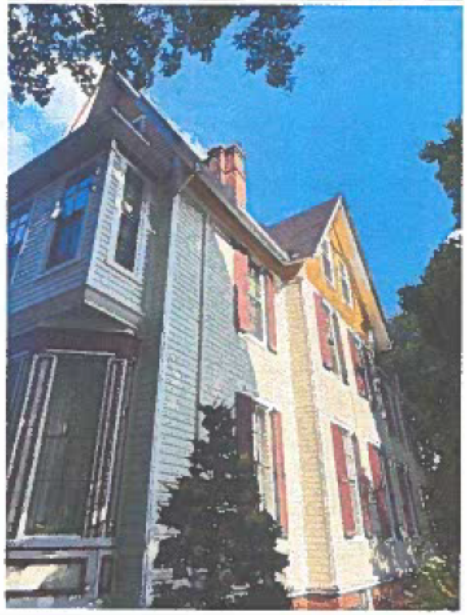
© 2026 HOVER Inc. All rights reserved. This document and the images, measurement data, format and contents are the exclusive property of HOVER. HOVER is the registered trademark of Hover Inc. All other brands, products and company names mentioned herein may be trademarks or registered trademarks of their respective holders.

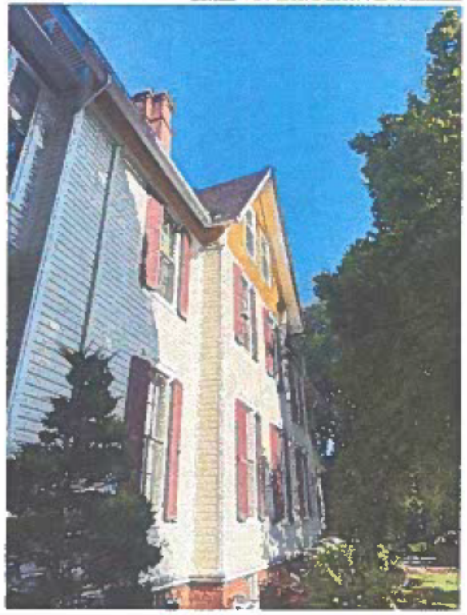
Use of this document is subject to HOVER's Terms of Use and is provided "as is." HOVER makes no guarantees, representations or warranties of any kind, express or implied, arising by law or otherwise relating to this document or its contents or use, including but not limited to, quality, accuracy, completeness, reliability, or fitness for a particular purpose.











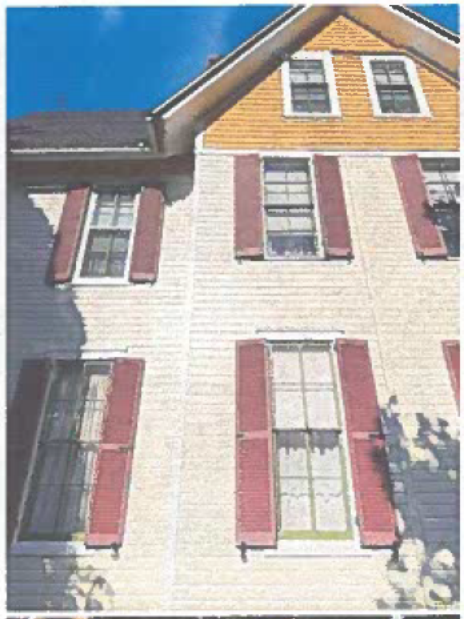


Powered by Hover

© 2026 HOVER Inc. All rights reserved. This document and the images, measurement data, format and contents are the exclusive property of HOVER. HOVER is the registered trademark of Hover Inc. All other brands, products and company names mentioned herein may be trademarks or registered trademarks of their respective holders.

Use of this document is subject to HOVER's Terms of Use and is provided "as is." HOVER makes no guarantees, representations or warranties of any kind, express or implied, arising by law or otherwise relating to this document or its contents or use, including but not limited to, quality, accuracy, completeness, reliability, or fitness for a particular purpose.



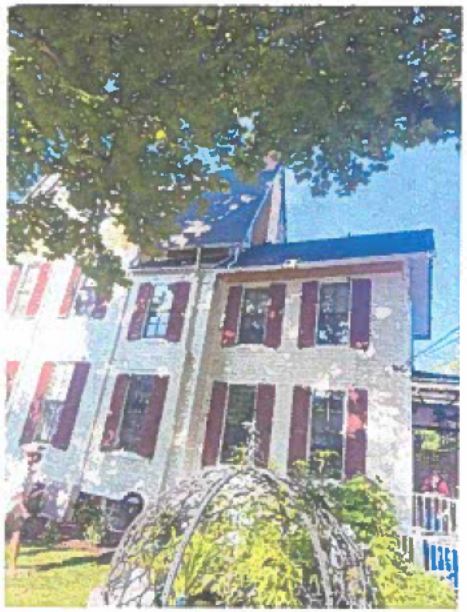





Powered by Hover

© 2026 HOVER Inc. All rights reserved. This document and the images, measurement data, format and contents are the exclusive property of HOVER. HOVER is the registered trademark of Hover Inc. All other brands, products and company names mentioned herein may be trademarks or registered trademarks of their respective holders.

Use of this document is subject to HOVER's Terms of Use and is provided "as is." HOVER makes no guarantees, representations or warranties of any kind, express or implied, arising by law or otherwise relating to this document or its contents or use, including but not limited to, quality, accuracy, completeness, reliability, or fitness for a particular purpose.











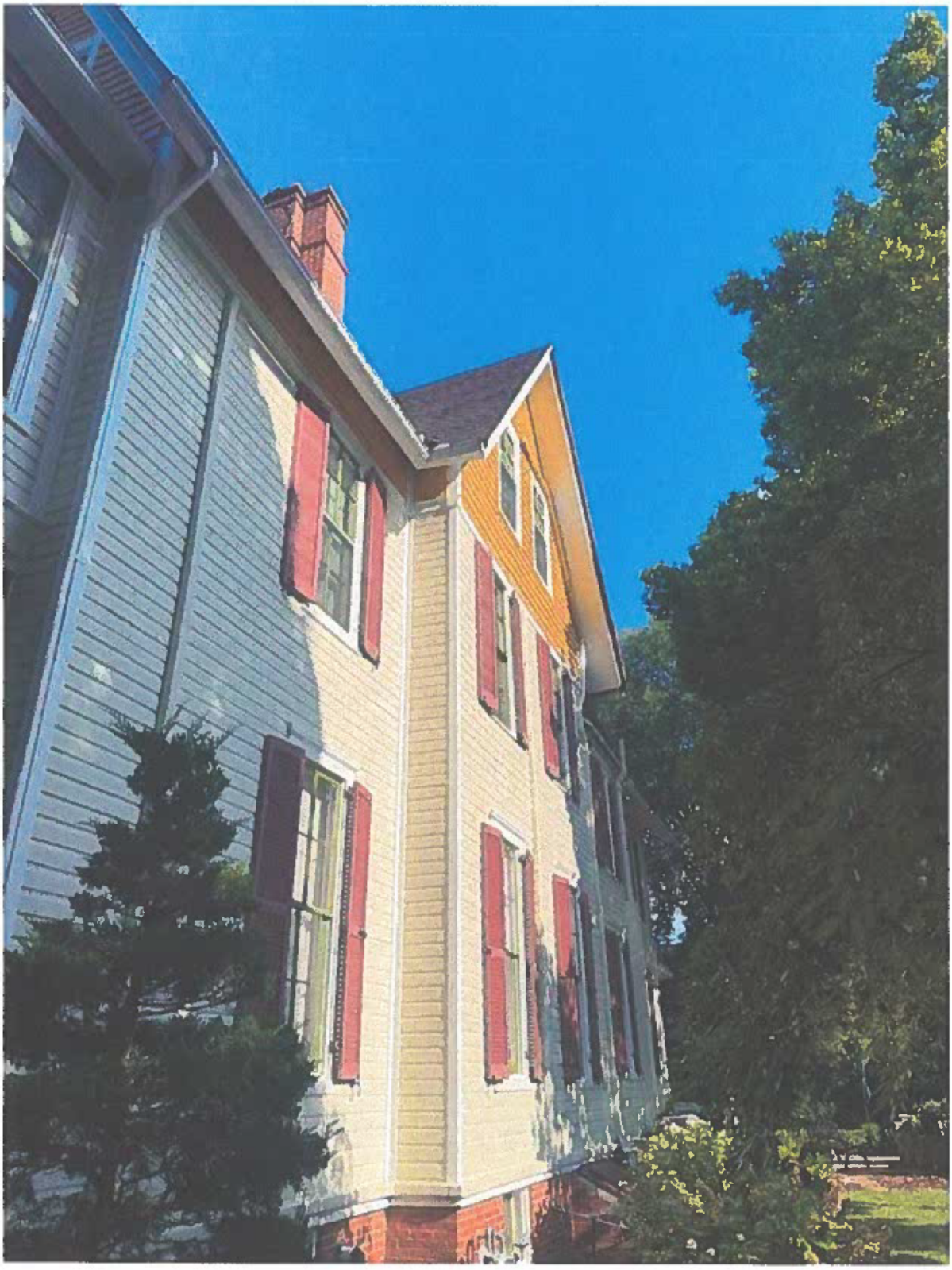


Powered by Hover

© 2026 HOVER Inc. All rights reserved. This document and the images, measurement data, format and contents are the exclusive property of HOVER. HOVER is the registered trademark of Hover Inc. All other brands, products and company names mentioned herein may be trademarks or registered trademarks of their respective holders.

Use of this document is subject to HOVER's Terms of Use and is provided "as is." HOVER makes no guarantees, representations or warranties of any kind, express or implied, arising by law or otherwise relating to this document or its contents or use, including but not limited to, quality, accuracy, completeness, reliability, or fitness for a particular purpose.









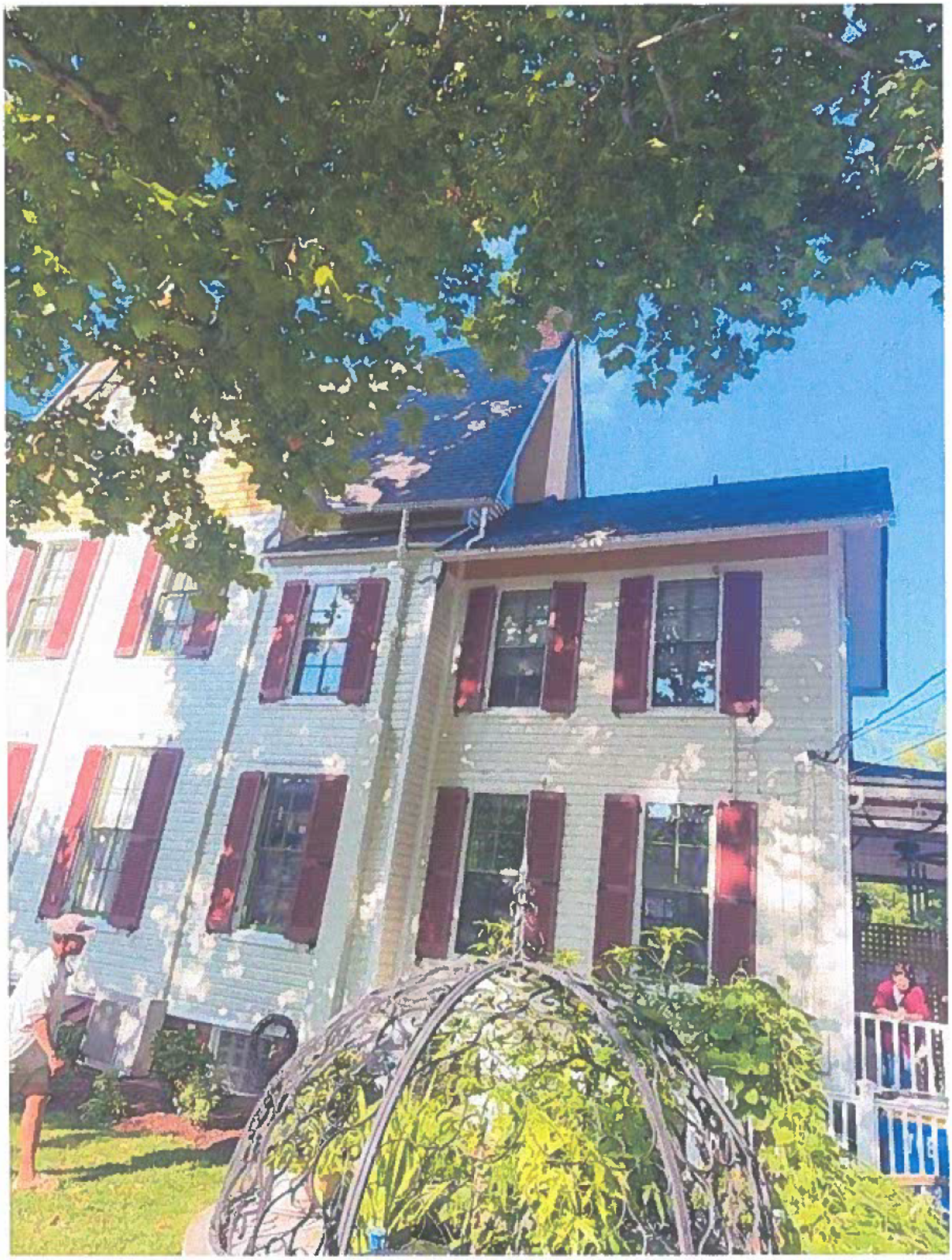
Northeast Elevation



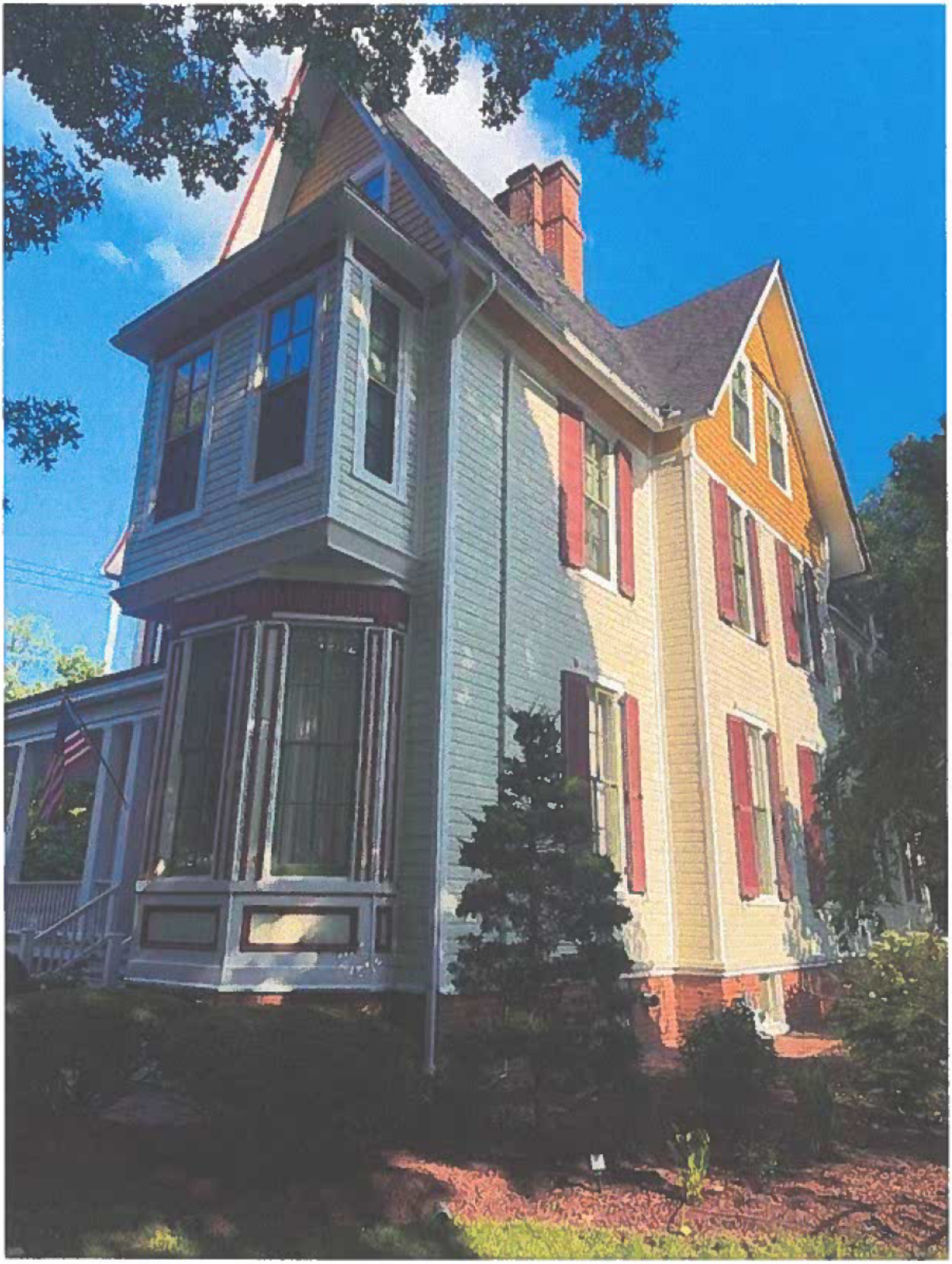
East Elevation



South Elevation



West Elevation



Northwest Elevation

T-291

Bishop's House

Architectural Survey File

This is the architectural survey file for this MIHP record. The survey file is organized reverse-chronological (that is, with the latest material on top). It contains all MIHP inventory forms, National Register nomination forms, determinations of eligibility (DOE) forms, and accompanying documentation such as photographs and maps.

Users should be aware that additional undigitized material about this property may be found in on-site architectural reports, copies of HABS/HAER or other documentation, drawings, and the "vertical files" at the MHT Library in Crownsville. The vertical files may include newspaper clippings, field notes, draft versions of forms and architectural reports, photographs, maps, and drawings. Researchers who need a thorough understanding of this property should plan to visit the MHT Library as part of their research project; look at the MHT web site (mht.maryland.gov) for details about how to make an appointment.

All material is property of the Maryland Historical Trust.

Last Updated: 04-05-2004

The Bishop's House
214 Goldsborough Street
Easton, Maryland 21601

T-091
C1880

The tall, frame structure is most notable for the gabled pavillions which project from the central block on the major facades. The two-and-a-half story building is covered with steep gable roofs with widely overhanging eaves.

Philip Francis Thomas, a former Governor of Maryland (1847-49) and a former Secretary of the Treasury under President Buchanan, built this house about 1880, after he retired from public life. After his death in 1890, his widow sold it to the Diocese of Easton, and it was used as the residence of the Bishop of Easton until 1956 when it reverted to private ownership.

MARYLAND HISTORICAL TRUST

T 291
2.102915604
Town of Easton

INVENTORY FORM FOR STATE HISTORIC SITES SURVEY

1 NAME

HISTORIC
The Bishops House

AND/OR COMMON

2 LOCATION

STREET & NUMBER
214 Goldsborough Street

CITY, TOWN
Easton ___ VICINITY OF

CONGRESSIONAL DISTRICT
FIRST

STATE
Maryland 21601

COUNTY
Talbot

3 CLASSIFICATION

CATEGORY	OWNERSHIP	STATUS	PRESENT USE	
___DISTRICT	___PUBLIC	X OCCUPIED	___AGRICULTURE	___MUSEUM
X BUILDING(S)	X PRIVATE	___UNOCCUPIED	___COMMERCIAL	___PARK
___STRUCTURE	___BOTH	___WORK IN PROGRESS	___EDUCATIONAL	X PRIVATE RESIDENCE
___SITE	**PUBLIC ACQUISITION**	**ACCESSIBLE**	___ENTERTAINMENT	___RELIGIOUS
___OBJECT	___IN PROCESS	___YES: RESTRICTED	___GOVERNMENT	___SCIENTIFIC
	___BEING CONSIDERED	___YES: UNRESTRICTED	___INDUSTRIAL	___TRANSPORTATION
		X NO	___MILITARY	___OTHER:

4 OWNER OF PROPERTY

NAME
Dewey H. McMahan Telephone #: 301-822-2018

STREET & NUMBER
Box 177

CITY, TOWN
Easton ___ VICINITY OF

STATE, zip code
Maryland 21601

5 LOCATION OF LEGAL DESCRIPTION

Liber #: 412
Folio #: 2

COURTHOUSE, REGISTRY OF DEEDS, ETC
Talbot County Court House

STREET & NUMBER
Washington Street

CITY, TOWN
Easton

STATE
Maryland 21601

6 REPRESENTATION IN EXISTING SURVEYS

TITLE
None

DATE

___FEDERAL ___STATE ___COUNTY ___LOCAL

DEPOSITORY FOR SURVEY RECORDS

CITY, TOWN

STATE

7 DESCRIPTION

T-291

CONDITION		CHECK ONE		CHECK ONE	
__EXCELLENT	__DETERIORATED	__UNALTERED		X ORIGINAL SITE	
X GOOD	__RUINS	X ALTERED :	slightly	__MOVED	DATE_____
__FAIR	__UNEXPOSED				

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

This tall frame structure stands on the southwest corner of Aurora and Goldsborough Streets, across Aurora Street from Foxley Hall. The building faces north.

This structure is characterized by tall, narrow gabled pavilions projecting from a central rectangular block. The front northern elevation, has two pavilions facing the street; side elevations on the east and west, each have one pavilion in the southern portion of the facade. The gable ends have widely overhanging eaves finished by plain, narrow fascia. Each pavilion is two bays wide and a full two-and-a-half stories in height.

Double windows with two over two sashes are found in the gables which are covered with wooden shingles. The other windows in the structure also have two over two sashes in plain, unmolded frames; they are spaced evenly, two per pavilion per floor. The west front pavilion is filled with a rectangular oriel window on the second floor; below is a three-sided bay window. Ornamental pierced work is found on the fascia of both the oriel window - where it is a flat band of vine-like decoration - and the lower bay - where a row of slots is used. Horizontal panels with deep moldings are used beneath the windows in each face of the bay; two over two sashes as elsewhere, are used.

The main entrance is in the center of the north facade, between the pavilions. It has two-panel double doors which lead into a central hall where a stair and a rear entrance are located.

A wide porch runs around three sides of the building, front, east, and rear. Its gently sloped roof is carried by double square columns. There is a railing with plain wooden balusters. Windows on the first floor under the porch are very tall and have two over two over two sashes.

The chimney rises near the center of the structure, where the gable ridges meet. The chimney is cruciform in shape and has corbelled base and cap.

Inside the rooms are tall and rather vacuous in feeling. Heavy, very deep (12-15") cornices are used in the major downstairs rooms. Doors and window frames have wide frames trimmed with deep broad composite moldings. The dog-leg stair has a round, carved newel, turned balusters and jig-sawn step brackets. The wooden mantles are undistinguished.

CONTINUE ON SEPARATE SHEET IF NECESSARY

T-291

8 SIGNIFICANCE

PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW				
__PREHISTORIC	__ARCHEOLOGY-PREHISTORIC	__COMMUNITY PLANNING	__LANDSCAPE ARCHITECTURE	__RELIGION	
__1400-1499	__ARCHEOLOGY-HISTORIC	__CONSERVATION	__LAW	__SCIENCE	
__1500-1599	__AGRICULTURE	__ECONOMICS	__LITERATURE	__SCULPTURE	
__1600-1699	__ARCHITECTURE	__EDUCATION	__MILITARY	__SOCIAL/HUMANITARIAN	
__1700-1799	__ART	__ENGINEERING	__MUSIC	__THEATER	
X 1800-1899	__COMMERCE	__EXPLORATION/SETTLEMENT	__PHILOSOPHY	__TRANSPORTATION	
__1900-	__COMMUNICATIONS	__INDUSTRY	X POLITICS/GOVERNMENT	__OTHER (SPECIFY)	
		__INVENTION			

SPECIFIC DATES C 1880 BUILDER/~~ARCHITECT~~ Philip Francis Thomas

STATEMENT OF SIGNIFICANCE

Lot fifty-eight, as it was originally laid out on the Town Plat by
§84/F477John Needles in 1790. It was divided in 1878 when the Western half was
§87/F240sold to the Nicols family and in 1879 when the Eastern half was bought by Clintonia G. Thomas. Clintonia and her husband, Philip Francis Thomas built the present house.

Philip Francis Thomas was first married to Sarah Maria Kerr. He was intensely interested in politics even as a young man. Though he broke * from the family tradition in allying himself with the Democratic party rather than the Federalist or, as it was later called, the Whig Party. In 1839, he won his first elected office to Congress. He served only one term, but subsequently served two terms in the Maryland House of Delegates and in 1847 was elected Governor of the state. During his administration, a Convention was called to rewrite and update the Constitution of the state. For a short time, in late 1860, he occupied a seat in the Cabinet of President Buchanan, when he served as Secretary of the Treasury. Because of his southern sympathies, he was forced to retire. Though the Senate refused to seat him in 1866, he did take a seat in the House of Representatives in 1875. He ended his political life with two terms in the Maryland House of Delegates. His second wife, whom he married late in life, was the daughter of Governor Robert Wright and the widow of Captain William May of the U. S. Navy.

Philip Francis Thomas died in 1890 and his widow sold the property
§115/F382in 1891 to the Diocese of Easton to be used as the residence of the
§328/F355Bishop of Easton. It continued as such until 1956 when it reverted to
§347/F544private hands and has since been held as an investment for rental.

* History of Talbot County, Vol. I. O. Tilghman. pp. 583-587. Williams and Wilkins, Company. Baltimore, Maryland 1915.

CONTINUE ON SEPARATE SHEET IF NECESSARY

T-291

9 MAJOR BIBLIOGRAPHICAL REFERENCES

Deeds and Land Records, Talbot County Court House.
Tilghman, Oswald. History of Talbot County, Vols. I and II, (Baltimore: Williams and Wilkins, Company), 1915.

CONTINUE ON SEPARATE SHEET IF NECESSARY

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY NA

VERBAL BOUNDARY DESCRIPTION
NA

LIST ALL STATES AND COUNTIES FOR PRORERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE None COUNTY

STATE COUNTY

11 FORM PREPARED BY

NAME / TITLE
Marsha L. Fritz, Consultant, Cynthia B. Ludlow, Research Historian

ORGANIZATION
Historic Easton, Incorporated

DATE
August 30, 1976

STREET & NUMBER
Box 1171

TELEPHONE Mr. Paul Parsons,
301-822-2706 President

CITY OR TOWN
Easton

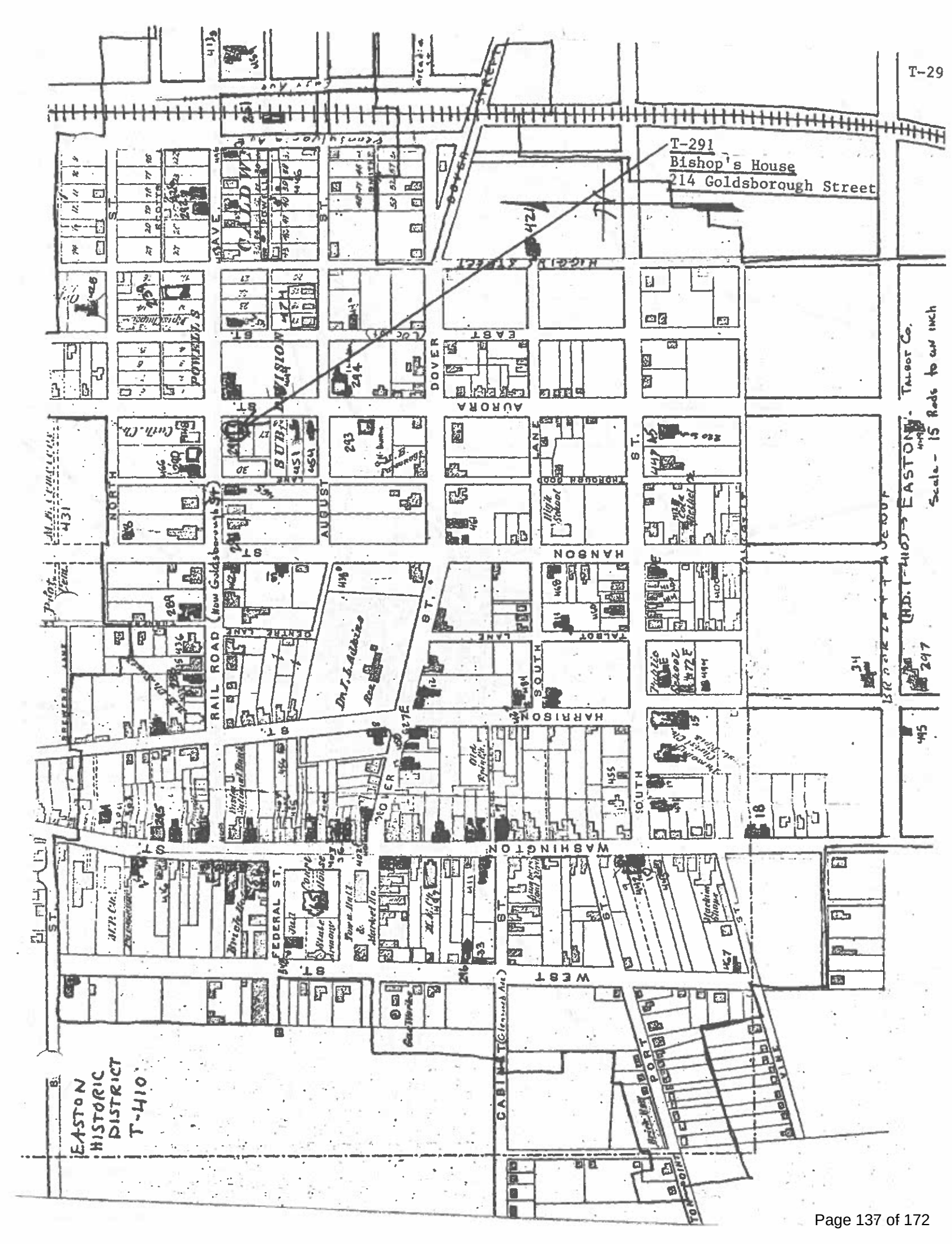
STATE
Maryland 21601

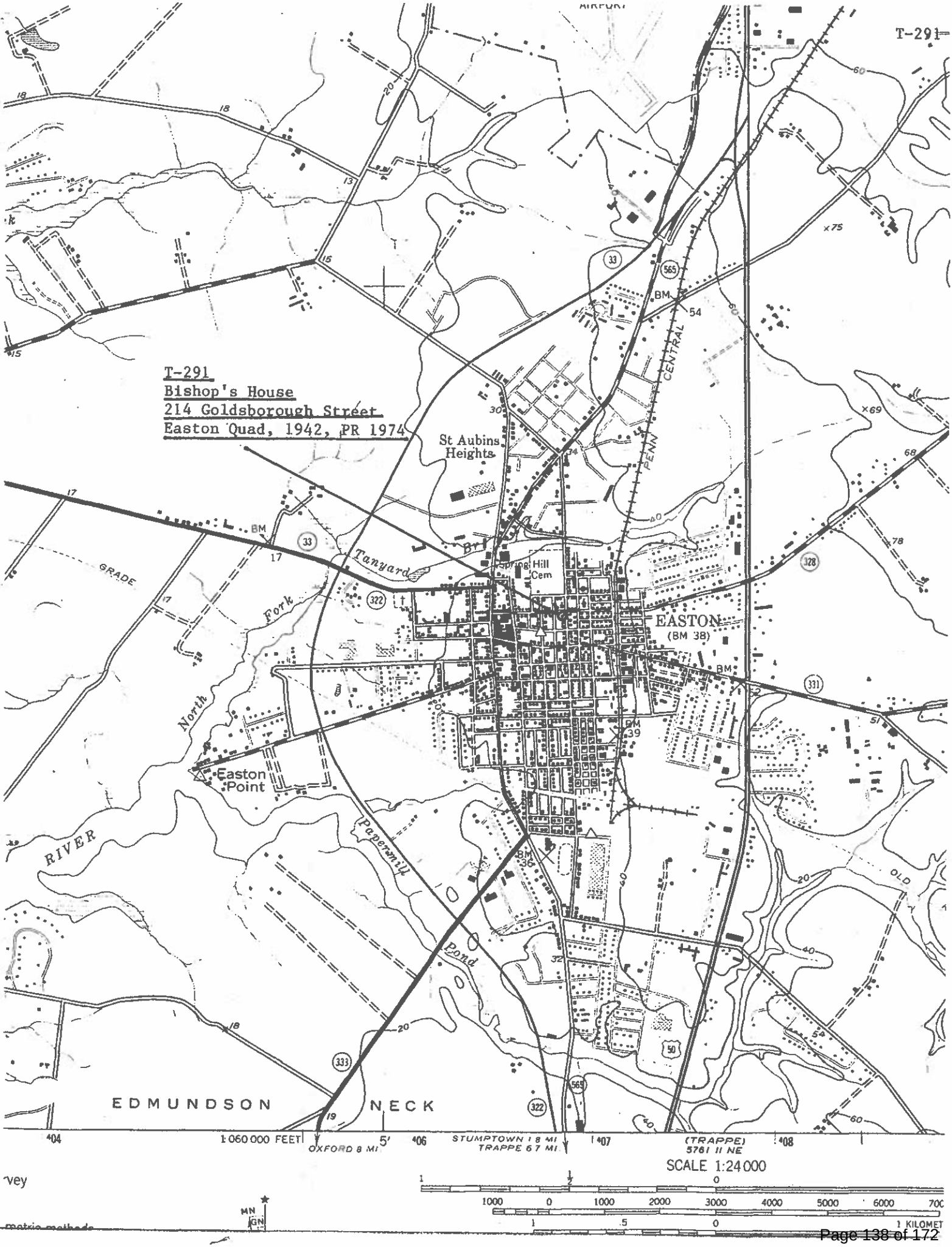
The Maryland Historic Sites Inventory was officially created by an Act of the Maryland Legislature, to be found in the Annotated Code of Maryland, Article 41, Section 181 KA, 1974 Supplement.

The Survey and Inventory are being prepared for information and record purposes only and do not constitute any infringement of individual property rights.

RETURN TO: Maryland Historical Trust
The Shaw House, 21 State Circle
Annapolis, Maryland 21401
(301) 267-1438

PS-1108


T-29
T-291
Bishop's House
214 Goldsborough Street
EASTON
Talbot Co.
Scale - 15 Rods to an inch
EASTON HISTORIC DISTRICT T-410
DOVER
AURORA
HANSON
HARRISON
WASHINGTON
FEDERAL ST.
RAIL ROAD
CABIN CT.
NORTH
SOUTH
EAST
WEST
AUGUST
Dr. L. Allaire
High School
Court House
Jail
Trinity Ch.
Methodist Ch.
Presbyterian Ch.
Academy
Public Library
Gas Works
Market House
Town Hall
Old Powder House
Bridge
Creek


T-291
T-291
Bishop's House
214 Goldsborough Street
Easton Quad, 1942, PR 1974
St Aubins Heights
PENN CENTRAL
Tanyard
Br
Spring Hill Cem
EASTON
(BM 38)
BM 39
BM 36
BM 54
North Fork
Easton Point
RIVER
Papermill Pond
OLD
EDMUNDSON NECK
GRADE
1:060 000 FEET
OXFORD 8 MI
STUMPTOWN 1 8 MI
TRAPPE 6 7 MI
(TRAPPE)
5761 II NE
SCALE 1:24 000
1000 0 1000 2000 3000 4000 5000 6000 700
1 KILOMET



13 x 1.25 50% 291

THE BISHOPS HOUSE
214 GOLDSBOROUGH STREET
EASTON, MD

LOOKING SOUTH EAST

JULY 1976

ML FRITZ

T-418

T-291

F. R. VERNON - WILLIAMS, JR.
519 DIAMOND STREET
EASTON, MARYLAND 21601



HD 26 - 87

Application #:	2026 - 1817
Date Received:	08/18/2026
Fee Paid:	
HDC Meeting Date:	08/24/2026
Date Property Posted:	-

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

HISTORIC DISTRICT COMMISSION HEARING APPLICATION

APPLICATION TYPE
(PLEASE CIRCLE)

ROOFING DEMOLITION SIGNAGE FENCING OTHER

NEW CONSTRUCTION/ADDITION EXTERIOR ALTERATIONS

FOR TREE REMOVAL(S) - PLEASE USE THE TREE REMOVAL APPLICATION

PROPERTY INFORMATION

ADDRESS 200 S Aurora St Easton MD 21601

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

PROPERTY INFORMATION

OWNER NAME Dennis Callahan

TELEPHONE NO. [redacted] EMAIL [redacted]

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

NAME Chris Jordan Sr.

TELEPHONE NO. [redacted] EMAIL [redacted]

Description of Proposal (include additional sheets, as necessary)

Remove existing roof system. Install new roof system on both house & garage.

Please see more details on attached proposal

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 August 18, 2026

Printed Name of Applicant or Agent Chris Jordan Sr.

Revised 4.4.2022

August 18, 2026

To Whom It May Concern,

Chris Jordan Exteriors LLC is requesting approval to remove and replace the existing roofing system at **200 S Aurora St., Easton, MD 21601**. The work is limited to installing a new roof system on the main house and the detached garage.

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.

This project is limited to the roof only. No changes will be made to the existing gutters, trim, fascia, or soffit.

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

Sincerely,

Chris Jordan Sr.

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

August 18, 2026

To Whom It May Concern,

Chris Jordan Exteriors LLC is writing to outline the existing roofing materials at the property located at **200 S Aurora 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 410-829-2764.

Sincerely,

Chris Jordan Sr.

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

Chris Jordan Exteriors LLC
602 Dutchmans Lane
Easton, MD 21601
(410) 829-2764
[redacted]

CHRIS JORDAN EXTERIORS
410.829.2764
FOR ALL YOUR ROOFING NEEDS
HIC# 131421

Estimate

ADDRESS
Dennis Callahan
200 S Aurora Street
Easton, MD 21601

ESTIMATE 3679
DATE 04/13/2026

DESCRIPTION	AMOUNT
System Plus Warranty	
-Remove the existing roof using the Equipter no-mess roofer's buggy trash management system.	
-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.	
-Install GAF Lifetime vent pipe collars and replace kitchen and/or bath vents where applicable.	
-Re-flash the chimney using aluminum coil stock.	
-Fabricate metal on shed dormer to close off bat intrusion.	
-Dispose of debris.	
-Town permit fee included.	
House	13,500.00
Garage	3,500.00
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 **$17,000.00**

Accepted By



THIS BUILDING AGREEMENT, made on _____08/12/2026_____by and between Chris Jordan, MHIC #11421, Chris J. Jordan Exteriors, LLC, and_Dennis Callahan __hereinafter called "Owner(s)", whose address is: ____200 S Aurora 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 $_____17,000.00_____ To be paid as follows:

    a. Owner(s) agrees to pay Chris J. Jordan Exteriors, LLC a First draw of $__5,600.00____ prior to commencement of work.
    b. Owner(s) agrees to pay Chris J. Jordan Exteriors, LLC the final balance $____11,400.00_____ 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."

⟹ BLC ***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.

⟹ _____ _____

Client Signature **Date**



____ ___08/12/2026_____

CJE, LLC Signature **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.

⟹ _____ 8-12-26

Client Signature Date

_____ 08/12/2026

CJE, LLC Signature **Date**

NOTICE OF CANCELLATION

Date: __08/12/26_____

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 _____08/17/26_____OR _____08/19/26_____

I hereby cancel this transaction.

_____
Client Signature

_____
Date

WRITTEN ACKNOWLEDGEMENT OF RECEIPT OF BUYER'S RIGHT TO CANCEL

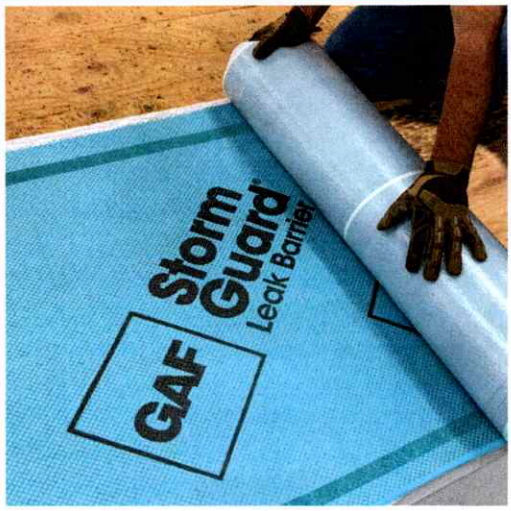
I, _____Dennis Callahan _____, have been provided written notice that I have the right to cancel this transaction, without any penalty or obligation, within five (5) business days from the date of the transaction specified on the "Notice of Cancellation," or, if I am at least 65 years old, within seven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

⟹ _____ 8-12-26

Client Signature Date

StormGuard® film-surfaced leak barrier

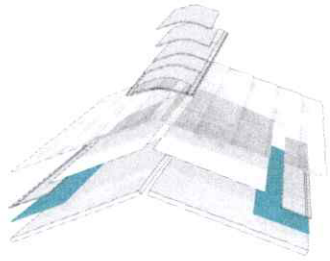
Help protect against roof leaks caused by wind-driven rain and damaging ice dams



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

GAF StormGuard®
Film-Surfaced Leak Barrier

StormGuard®
film-surfaced leak barrier



Benefits:

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

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

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

Meets or exceeds the following requirements of ASTM D1970:

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



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

Product details:

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

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

Code Approvals:

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

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

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

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

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

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

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



LIFETIME LIMITED WARRANTY TERM

AMERICAN OWNED

WINNER 9 OUT OF 10 RECOMMENDED WOMEN'S CHOICE AWARD 2012-2025

FORTIFIED ROOF

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™

GAF

©2025 GAF • RESUL116-0825

Deck-Armor™ Premium Breathable Roof Deck Protection

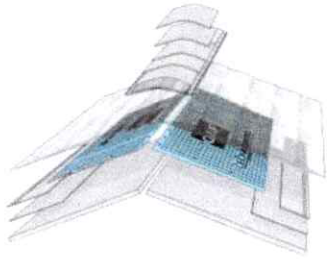
Help protect the home and roof system from damaging moisture with breathable roof deck protection



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

GAF Deck-Armor™
Premium Breathable Roof Deck Protection

Deck-Armor™ Premium Breathable Roof Deck Protection



Benefits:

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

Product details:

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

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

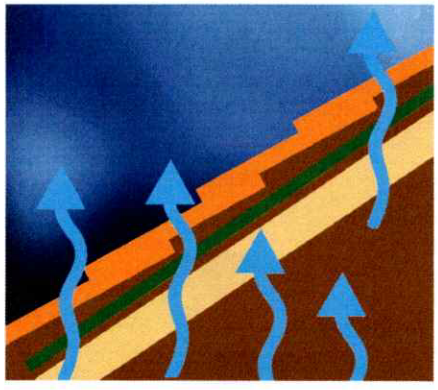
Code Approvals and Standards:

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

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



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



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

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

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

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

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

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

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

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

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

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

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

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



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

We protect what matters most™

©2025 GAF • RESU1164-0125 444194-0225

Tiger Paw™ Premium Roof Deck Protection

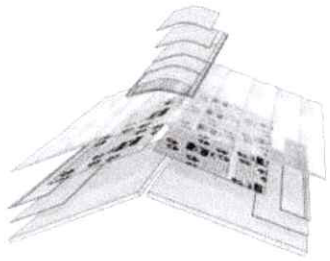
Help protect the home and roof system from damaging moisture with premium roof deck protection



- 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

GAF TigerPaw™
Premium Roof Deck Protection

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 underlayments[1]
- **Provides at least 600% greater tear strength**[2] and 147% higher nail-pull strength[3] 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 coverage[7]

Installation:



Product details:

Nominal Specifications:
For use with asphaltic shingles and may also be used with slate, wood, metal, or tile[4]

- **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 days[5]

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 shingles[6]
- 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.

[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] As per GAF ASTM D570-modified testing.

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

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

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

[6] 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**

LIFETIME LIMITED WARRANTY TERM

AMERICAN OWNED

WINNER 9 OUT OF 10 RECOMMENDED WOMEN'S CHOICE AWARD 2012-2025

FORTIFIED ROOF

We protect what matters most™

GAF

©2025 GAF • RESIL179-1224 444188-0225

Pro-Start® Starter Strip Shingles

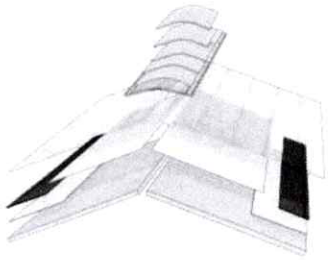
Save time, eliminate waste, and help prevent shingle blow-off with this cost-effective alternative to field-cutting strip shingles for your starter course



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

GAF Pro-Start® Starter Strip Shingles

Pro-Start®
Starter Strip Shingles



Benefits:

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

Installation:



Tears in half easily along perforation for easy installation



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

Product details:

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

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

Packaging

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

Coverage

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

Code Approvals:

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

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

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

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

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

[4] When embedded in 8" flashing cement.



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

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

We protect what matters most™

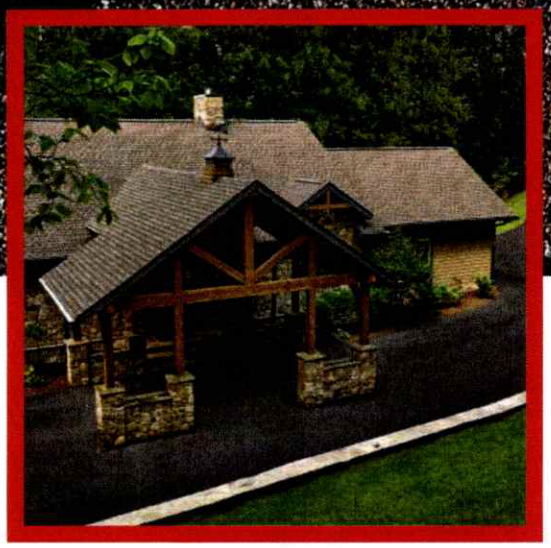
GAF

©2025 GAF • RESGN546-0325 446179-0425

GAF Timberline HDZ®
High Definition® Lifetime¹ Shingles

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

GAF 3 STAINGUARD PLUS™ ALGAE PROTECTION 25 LIMITED WARRANTY



Engineered to be first. Built to last.

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

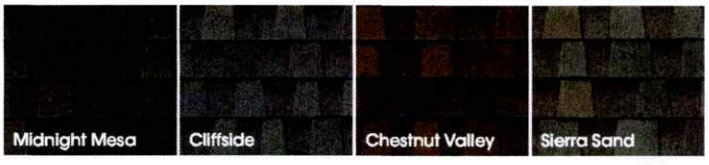
Benefits:

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

High Definition® colors:



Bold Definition colors:



Product details:

Product/System Specifics

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

Applicable Standards & Protocols:

- Passes UL 2218 Impact-Resistance Test with Class 3 rating
- UL Listed to ANSI/UL 790 Class A
- State of Florida Approved
- Classified by UL in accordance with ICC-ES AC438
- Meets ASTM D7158, Class H
- Meets ASTM D3161, Class F
- Meets ASTM D3018 Type I
- Meets ASTM D3462[3]
- Miami-Dade County Product Control Approved
- ICC-ES Evaluation Reports ESR-1475 and ESR-3267
- Meets Texas Department of Insurance Requirements
- Rated by the CRRC; Can be used to comply with Title 24 Cool Roof Requirements (some colors)

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

[1] 15-year WindProven™ Limited Wind Warranty covers GAF Shingles with LayerLock® Technology only and requires the use of GAF starter strips, roof deck protection, ridge cap shingles, and leak barrier or attic ventilation. See *GAF Roofing System Limited Warranty* for complete coverage and restrictions. Visit gaf.com/LRS for qualifying GAF products. For installations not eligible for the WindProven™ Limited Wind Warranty, see *GAF Shingle & Accessory Limited Warranty* for complete coverage and restrictions.

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

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

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

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

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

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

FORTIFIED ROOF[5]

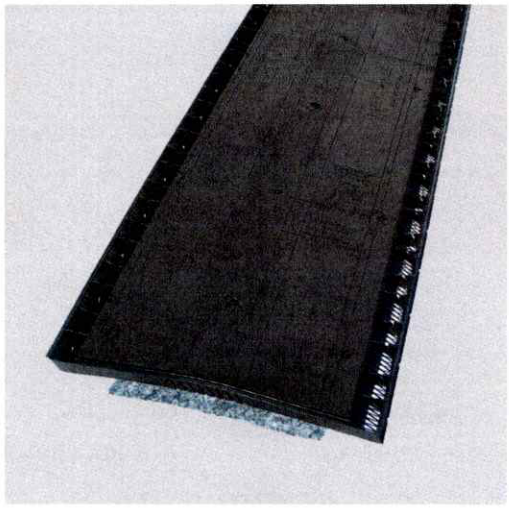
Regional availability

We protect what matters most™

©2026 GAF • RESGN457H02-0126

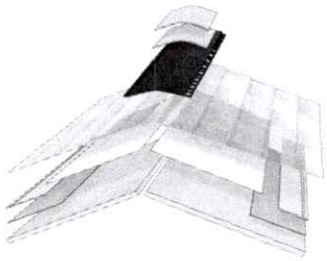
Cobra® SnowCountry® Exhaust Vent for Roof Ridge

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



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

Cobra®
GAF SnowCountry®
Exhaust Vent for Roof Ridge



Cobra® SnowCountry® Exhaust Vent for Roof Ridge

Benefits:

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



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

Balanced Ventilation:

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

How Much Do I Need?

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

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

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

Product details:

For Use in Colder Climates

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

Code Approvals & Standards:

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



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

[1] Lifetime refers to the length of warranty coverage provided and means as long as the original individual owner(s) of a single-family detached residence [or eligible second owner(s)] owns the property where the qualifying GAF products are installed. For other owners/structures, Lifetime coverage is not applicable. Lifetime coverage on shingles requires the use of GAF Lifetime shingles only. See the *GAF Shingle & Accessory Limited Warranty* for complete coverage and restrictions. Visit gaf.com/LRS for qualifying GAF products.
[1] Tested in accordance with ICC AC132, Section 4.2.
[2] Under controlled laboratory testing conducted by GAF.
[3] See *System Plus, Silver Pledge™* or *Golden Pledge® Limited Warranty* for complete coverage and restrictions.
[4] Refer to UL Online Certification Directory for actual assemblies.



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

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

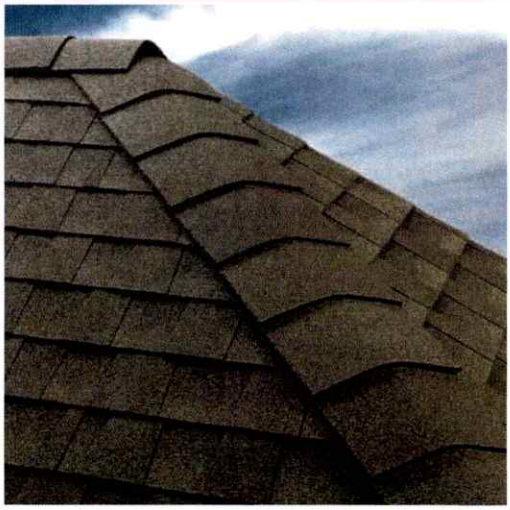
We protect what matters most™

GAF

©2025 GAF • RESCB139-0125 443830-0225

TimberTex® Premium Ridge Cap Shingles

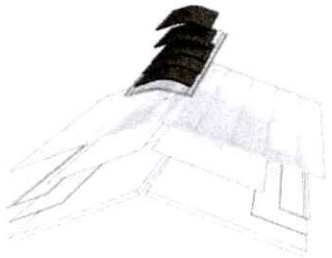
Choose the perfect finishing touch for a new GAF roof with premium, dimensional ridge cap shingles



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

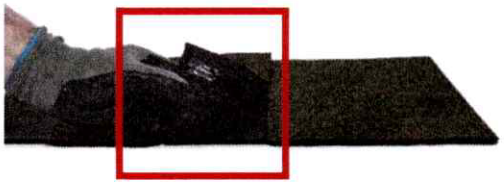
GAF TimberTex®
Premium Ridge Cap Shingles

TimberTex® Premium Ridge Cap Shingles



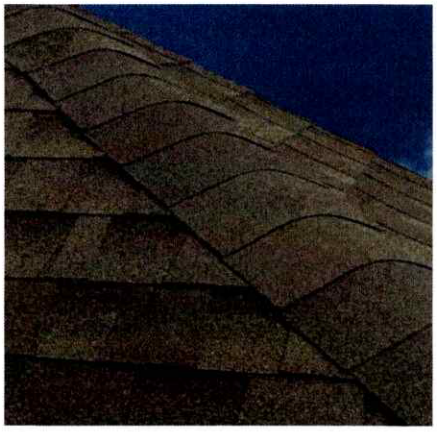
Benefits:

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

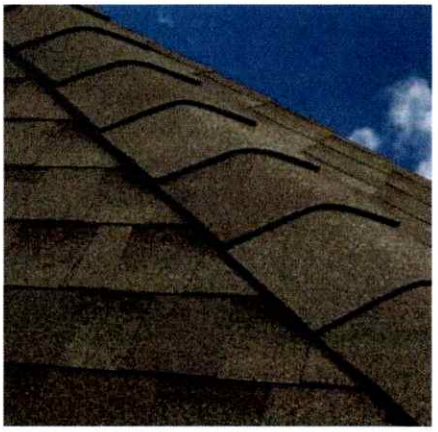


- **The perfect finishing touch** to help accentuate and protect a new GAF shingle roof
- **UltraMat™ high-performance fiberglass mat technology** enhances the ridge cap shingle at its core and achieves UL 2218 Class 4 impact-resistance rating[1]
- **25-year StainGuard Plus™ Algae Protection Limited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

See the difference:



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



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



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

Product Details:

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

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

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

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

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

[1] 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™

©2025 GAF • RESHR102-1025 456767-1225

Master Flow™ Pivot™ Pipe Boot Flashing

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



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

GAF Master Flow™ Pivot™ Pipe Boot Flashing

Master Flow™ Pivot™ Pipe Boot Flashing



Benefits:

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

Models & Compatibility:

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

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

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

Product details:

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

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

Available Colors: Black, Weathered Wood, Brown & Gray

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

Complementary Colors[5]**:**





[1] Testing performed under controlled laboratory conditions. Hail damage is not covered under GAF limited warranties.
[2] See *GAF Master Flow™ Pivot™ Pipe Boot Flashing Limited Warranty* for complete coverage and restrictions.
[3] Contractors enrolled in GAF certification programs are not employees or agents of GAF, and GAF does not control or otherwise supervise these independent businesses. Contractors may receive benefits, such as loyalty rewards points and discounts on marketing tools from GAF for participating in the program and offering GAF enhanced warranties, which require the use of a minimum amount of GAF products. Your dealings with a Contractor, and any services they provide to you, are subject to the *Contractor Terms of Use*. Visit gaf.com/gaf-contractor-terms-of-use for details.
[4] See *GAF System Plus, Silver Pledge™, and Golden Pledge® Limited Warranties* for complete coverage and restrictions.
[5] Color swatches are for reference only. Always review actual product with shingles to ensure acceptable complementary match before installation on the roof.

We protect what matters most™

©2025 GAF • RESMF335-0225 445530-0325

August 12, 2026

To Whom It May Concern:

I, Dennis Callahan, the owner of the property located at 200 S. Aurora 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,

Dennis Callahan

[redacted]

Dennis Callahan

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


s Aurora st







