



Historic District Commission MEETING AGENDA

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

Call to Order

New Business

- 1) **Application Number:** 2026 - 1814 / HD 26 - 85
Applicant: McAllister, DeTar, Showalter & Walker LLC
Location: 101 N. West Street
Tax Map 0104, Grid 00EA, Parcel 1259
Zoning District: CB
Historic Status: Contributing
Request: Extension of the shed roof, and replacement of the rear basement access door.
- 2) **Application Number:** 2026 - 1809 / HD 26 - 82
Applicant: Larry Hill
on behalf of Trevy Thomas and Nathan Tocus
Location: 214 S. Washington Street
Tax Map 0105, Grid 00EA, Parcel 2091
Zoning District: R-10A
Historic Status: Contributing
Request: Addition of a screen enclosure to the existing side porch.
- 3) **Application Number:** 2026 - 1823 / HD 26 - 88
Applicant: Coastal Pool Builders
on behalf of Mary Jo Schram
Location: 107 E. Earle Avenue
Tax Map 0105, Grid 00EA, Parcel 2126
Zoning District: R-10A
Historic Status: Contributing

- | | | |
|----|-----------------------------|---|
| | Request: | Installation of an inground 220 square foot concrete swimming pool. |
| 4) | Application Number: | 2026 - 1825 / HD 26 - 89 |
| | Applicant: | William Spofford |
| | Location: | 216 S. Washington Street
Tax Map 0105, Grid 00EA, Parcel 2090 |
| | Zoning District: | R-10A |
| | Historic Status: | Non contributing |
| | Request: | Renovation to the existing front porch and steps. |
| 5) | Application Numbers: | 2026 - 1829 / HD 26 - 90 |
| | Applicant: | Brad Hutchison
on behalf of Legacy Real Estate |
| | Location: | 20 Goldsborough Street
Tax Map 0103, Grid 00EA, Parcel 1207 |
| | Zoning District: | CB |
| | Historic Status: | Non contributing |
| | Request: | Repair and replacement of the existing storefront windows. |
| 6) | Application Number: | 2026 - 1830 / HD 26 - 91 |
| | Applicant: | Brad Hutchison
on behalf of Legacy Real Estate |
| | Location: | 22 Goldsborough Street
Tax Map 0103, Grid 00EA, Parcel 1207 |
| | Zoning District: | CB |
| | Historic Status: | Non contributing |
| | Request: | Repair and replacement of the existing storefront windows. |

Old Business

- | | | |
|----|----------------------------|---|
| 1) | Application Number: | 2023 - 0920 / HD 23 - 47 |
| | Applicant: | Andrew Becker |
| | Location: | 205 Talbot Street
Tax Map 0104, Grid 00EA, Parcel 1905 |
| | Zoning District: | R-7A |
| | Historic Status: | Contributing |

Request: The refacing of the front steps and the addition of an 18" brick wall has been withdrawn from the September 14, 2026 Historic District Commission agenda.

- 2) **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 window replacement, and an after the fact approval for the replacement of the decking.

Discussion Item

Approval of Minutes

- 1) Approval of the Draft Decision Summary from the August 24, 2026 Meeting.

Administrative Approval

- 1) **Application Number:** 2026 - 1831 / HD 26 - 92
- Applicant:** West and Callahan
on behalf of Neighborhood Service Center
- Location:** 34 S. West Street
Tax Map 0104, Grid 00EA, Parcel 1442
- Zoning District:** CB
- Historic Status:** Non contributing
- Request:** Exterior alterations including the construction of an ADA ramp, the reconstruction of the storefront, the replacement of the existing roof, and installation of new siding.
- This scope of work was previously

approved by the Commission in 2019, 2021, and 2023 (Application 2019-0168).

Emergency Approval

Adjournment



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

Historic District Commission Staff Report

Meeting Date: 9/14/2026

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

Property Address: 101 N West Street

Applicant: Ryan D Showalter Esq on behalf of 101 West Street LLC

Application Number: 2026-1814

Code Enforcement Case: Yes ☐ No ☒

Project Description:

The applicant proposes exterior alterations to the front (Federal Street-facing) elevation of the contributing structure at 101 N. West Street. The proposal consists of three components. First, the existing shed roof over the basement door would be extended to provide an overhang beyond the door frame, with a soffit matching the width of the existing eave; the new fascia and soffit are proposed to match the existing in profile and finish. Second, the roofing material on the extended shed roof would be replaced with painted, flat metal roofing similar to the existing roofing. Third, the existing wood and glass door would be replaced with a four-panel fiberglass door. The proposed door would have no glass and consist of four panels.

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 (Doors)

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



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

- 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 68. Maintain Historic Roof Shape

- a. Preserve the historic shape and slope of the roof. If a roof will be replaced completely, it shall be replaced with the same roof form or a similar form complimentary to the architectural style.
- b. Details, ornamentation and other character-defining elements should be maintained.

Guideline 70. Roof Material

- a. Retain and repair visible historic roofing materials where feasible.
- d. Repairs to isolated portions of visible roofing materials must match the existing in material, size, style, texture, and color.
- e. The specifications for a standing seam metal roof should be 1.5” (inches) or less for the rib seam height, the maximum panel width should be 16” (inches) or less, the panels should be flat, and the rib ends should be closed. Hip and ridge caps may be no wider than 6” (inches).

Appendix B.2. Common Substitute Materials

For residential properties, replacement doors of wood, **fiberglass**, or composite matching the historic feature or in a design compatible with the building’s architectural design are most appropriate. **Fiberglass** and composite doors can be produced to mimic the style of historic doors and can be painted, a traditional finish for historic doors.

Staff Recommendation:



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

Staff recommends **approval** of this application with conditions, if the Commission finds that the repair of the existing door is not feasible. Given that this is likely a historic door and is visible from the street, retention of the existing door should be the first priority. If the Commission determines that retention is not feasible, the proposed material is acceptable given this is not the primary entrance and has limited visibility from the public street. In regards to the roof extension, additional information is needed to verify the proposed roofing material meets the specifications of Guideline 70e.

Recommended Condition(s):

1. The applicant shall provide staff with a manufacturers cut sheet for the proposed metal roofing material. This material shall meet the recommended specifications found in Guidelines 70e.

Draft Motions:

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

OR

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

OR

3. I move an alternate motion.



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

Appendix A: 2012 Easton Historic District Survey Sheet

EASTON HISTORIC DISTRICT SURVEY

PROPERTY #:

Picture:



TAX ID		ADDRESS		OWNER NAME			
2101015966		101 N WEST ST		D & M PROPERTIES, LLC			
YEAR BUILT		PHYSICAL CONDITION					
1910*		VERY GOOD					
ARCHITECTURAL STYLE				ADDITION(S)			
NATIONAL FOLK				NONE APPARENT			
NHL DISTRICT	NR DISTRICT	NR LISTED	MEETS NR CRITERIA	1980 NR RATING	MD INVENTORY	CONTRIBUTING	NC CODE
				B		Y	
NOTES							
OTHERWISE PLAIN SIDE PASSAGE DWELLING DISTINGUISHED BY SERIES OF PROJECTING SIDE BAYS. NICELY MAINTAINED NARROW GAUGE WOOD SIDING GLAZED AND PANELED FRONT DOOR ALSO APPEARS ORIGINAL PAIRED CONCRETE PORCH FLOOR							



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

Application #:	2026 - 1814
Date Received:	08/12/2026
Fee Paid:	\$200.00
HDC Meeting Date:	09/14/2026
Date Property Posted:	09/09/2026

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 101 N. West Street, Easton, MD
☒ Contributing ☐ Non-Contributing YEAR BUILT: 1910 NATIONAL REGISTAR # _____

PROPERTY INFORMATION

OWNER NAME 101 West Street, LLC
 TELEPHONE NO. _____ EMAIL _____

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

NAME Ryan D. Showalter
 TELEPHONE NO. _____ EMAIL _____

Description of Proposal (include additional sheets, as necessary)

See attached.

Specific Requirements

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

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

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

Signature of Applicant or Agent

Date

Printed Name of Applicant or Agent

8/12/26

Ryan D. Showalter

Revised 4.4.2022

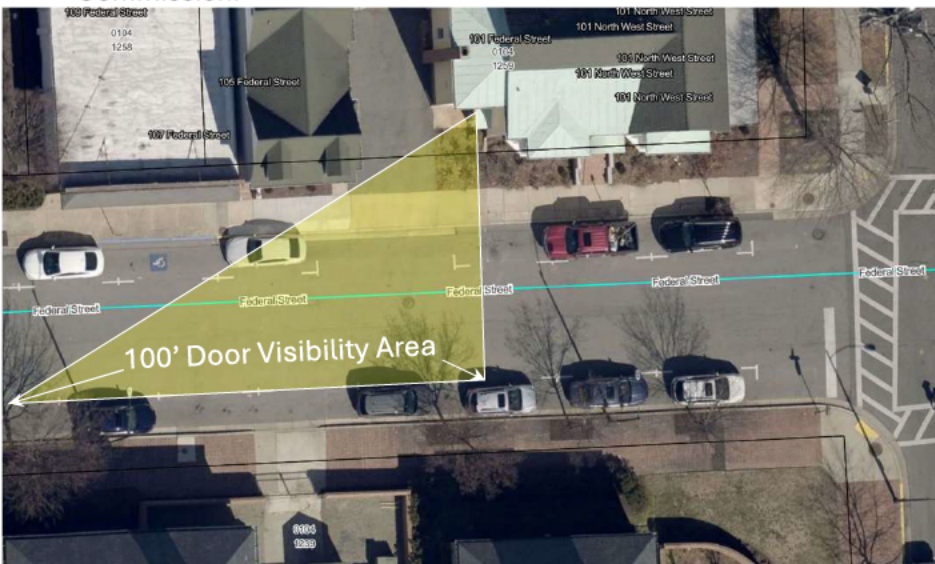
**101 N. West Street, Easton
(NW corner of West/Federal Streets)**

Existing Conditions:

The rear basement access door and its shed-roof have deteriorated from ongoing water infiltration. The door's glazed panels present a security risk, leaving the building insecure. The door is not visible from West Street. It is only visible to eastbound travel on a short segment of Federal Street, when adjacent to the modern Library building.

Proposal:

- Extend shed roof to provide overhang beyond door frame with soffit equal in width to the existing eave.
- Replace roofing with similar painted, flat metal roofing.
- Replace existing 4 panel wood/glass door with 4-panel fiberglass door.
- [42.c, 42.d] Finish to match existing door/trim, or as directed by the Commission.



Proposed Shed Roof Extension
(fascia and soffit to match existing)



Smooth-Star®

Style No. S960 | 4 Panel Square Top | Glass Name: No Glass

Overview

Features &
LiteratureReviews &
Questions

Where to Buy

Design Your
DoorOrder Finish
Samples

PAINT OPTIONS



AVAILABLE SIZES

2'10" x 6'8"

2'8" x 6'8"

3'0" x 6'8"

LITERATURE

[Full-Line Catalog](#)[Door System Brochure](#)

Features

- Inviting selection of door styles
- Wide choice of glass designs
- High-definition panel embossments
- Weather resistance
- Security and durability
- High energy-efficiency R-values

More features and detailed options
for this product

Impact Ratings



HVHZ

Designed to withstand wind forces up to
175 mph (DP-55)

Energy Rating



Energy-Star®

ENERGY STAR is a government program











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

Historic District Commission Staff Report

Meeting Date: 9/14/2026

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

Property Address: 214 S Washington Street

Applicant: Larry Hill on behalf of Trevy Thomas

Application Number: 2026-1809

Code Enforcement Case: Yes ☐ No ☒

Project Description:

The applicant is seeking approval to screen in an existing side facing porch on the north façade. The existing columns will remain and new “screen walls” will be installed between each individual column. Additional scope of work includes replacing four doors on the rear façade with new vinyl-clad wood patio doors featuring full divided lights.

Historic District Guidelines:

Guideline 42. Make Sensitive Replacements (Doors)

- 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 64. Preserve Historic Porches



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

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

Staff Recommendation:

Staff recommends **approval** of this application as submitted if the Commission finds that the proposed porch screening will not alter or destroy any historic details.

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			
2101021842		214 S WASHINGTON ST		HARRISON, NORRIS L AND SARAH F			
YEAR BUILT		PHYSICAL CONDITION					
1930		EXCELLENT					
ARCHITECTURAL STYLE				ADDITION(S)			
COLONIAL REVIVAL				NONE APPARENT			
NHL DISTRICT	NR DISTRICT	NR LISTED	MEETS NR CRITERIA	1980 NR RATING	MD INVENTORY	CONTRIBUTING	NC CODE
				B		Y	
NOTES							
LARGE 2 1/2 STORY BAY BRICK DOUBLE PILE CENTER PASSAGE HIPPED ROOF DWELLING. BOLDLY DENTILATED CORNICE. ARCHED WINDOWS IN GABLE DORMERS. PEDIMENTED PORTICO SUPPORTED BY DORIC COLUMNS. ELEGANT FAN LIGHT AND TRANSOM. CONTRIBUTING GARAGE.							



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

RECEIVED

AUG 11 2026

HD 26 - 82

Application #:	2026 - 1809
Date Received:	8/11/26
Fee Paid:	\$75.00
HDC Meeting Date:	8/14/26
Date Property Posted:	09/10/2026

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 214 S WASHINGTON ST
☐ Contributing ☐ Non-Contributing YEAR BUILT: _____ NATIONAL REGISTAR # _____

PROPERTY INFORMATION

OWNER NAME _____
TELEPHONE NO. _____ EMAIL _____

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

NAME _____
TELEPHONE NO. _____ EMAIL _____

Description of Proposal (include additional sheets, as necessary)

ADDING A SCREENED ENCLOSURE TO AN EXISTING SIDE COVERED PORCH. THE EXISTING PORCH IS LOCATED ON THE NORTH SIDE OF THE HOUSE AND WILL NOT BE MODIFIED OTHER THAN ADDING THE ENCLOSURE.

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

<u>Larry Hill</u>
<u>8-11-26</u>
<u>LARRY HILL</u>
<u>410-829-4850</u>

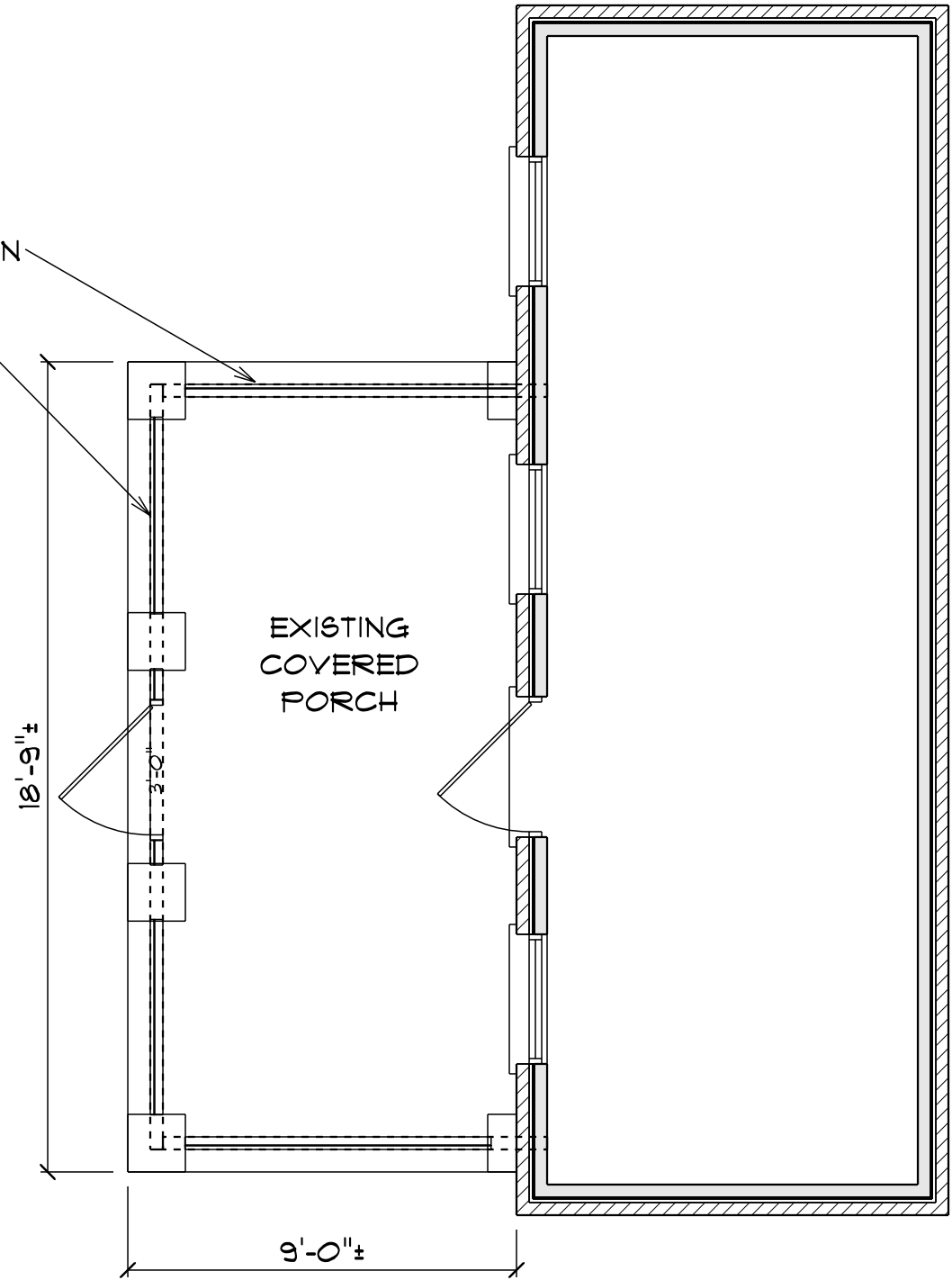
Revised 4.4.2022

SCREEN PORCH RENOVATION TO:
214 S WASHINGTON ST.
EASTON, MD

- INDEX:
- 1. COVER SHEET
 - 2. MAIN FLOOR
 - 3. ELEVATIONS
 - 4. SECTIONS/DETAILS
 - 5. EXISTING PICTURES

Washington St Screen Porch 214 S Washington St, Easton, MD	PAGE:		1
	DRAWN BY: T.H.		
	SCALE: AS NOTED		
	DATE: 8/3 /2026		
Component Concepts, Inc.			
P.O. Box 8			
Centreville, MD 21617			
PHONE: (443) 786-4143			
TYLAWHILL@GMAIL.COM			

NEW SCREEN WALLS BUILT BETWEEN
EXISTING TAPERED COLUMNS



MAIN FLOOR

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

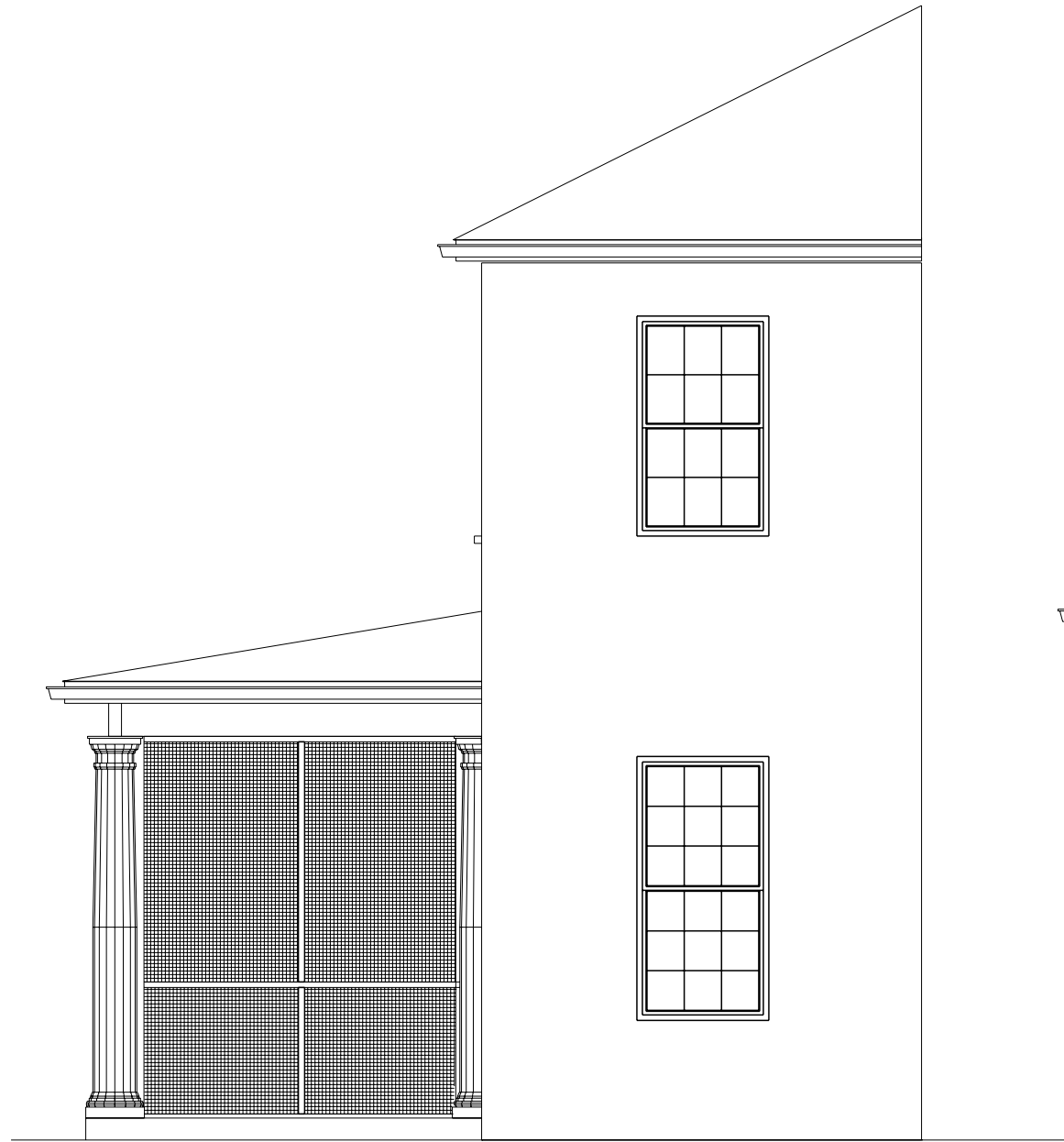
Component Concepts, Inc.

P.O. Box 8
Centreville, MD 21617
PHONE: (443) 786-4143
TYLAWHILL@GMAIL.COM

Washington St Screen Porch
214 S Washington St, Easton, MD

DRAWN BY: T.H.
SCALE: AS NOTED
DATE: 8/3/2026

PAGE:
2



FRONT ELEVATION

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



LEFT ELEVATION

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

Washington St Screen Porch
214 S Washington St, Easton, MD

DRAWN BY: T.H.

PAGE:

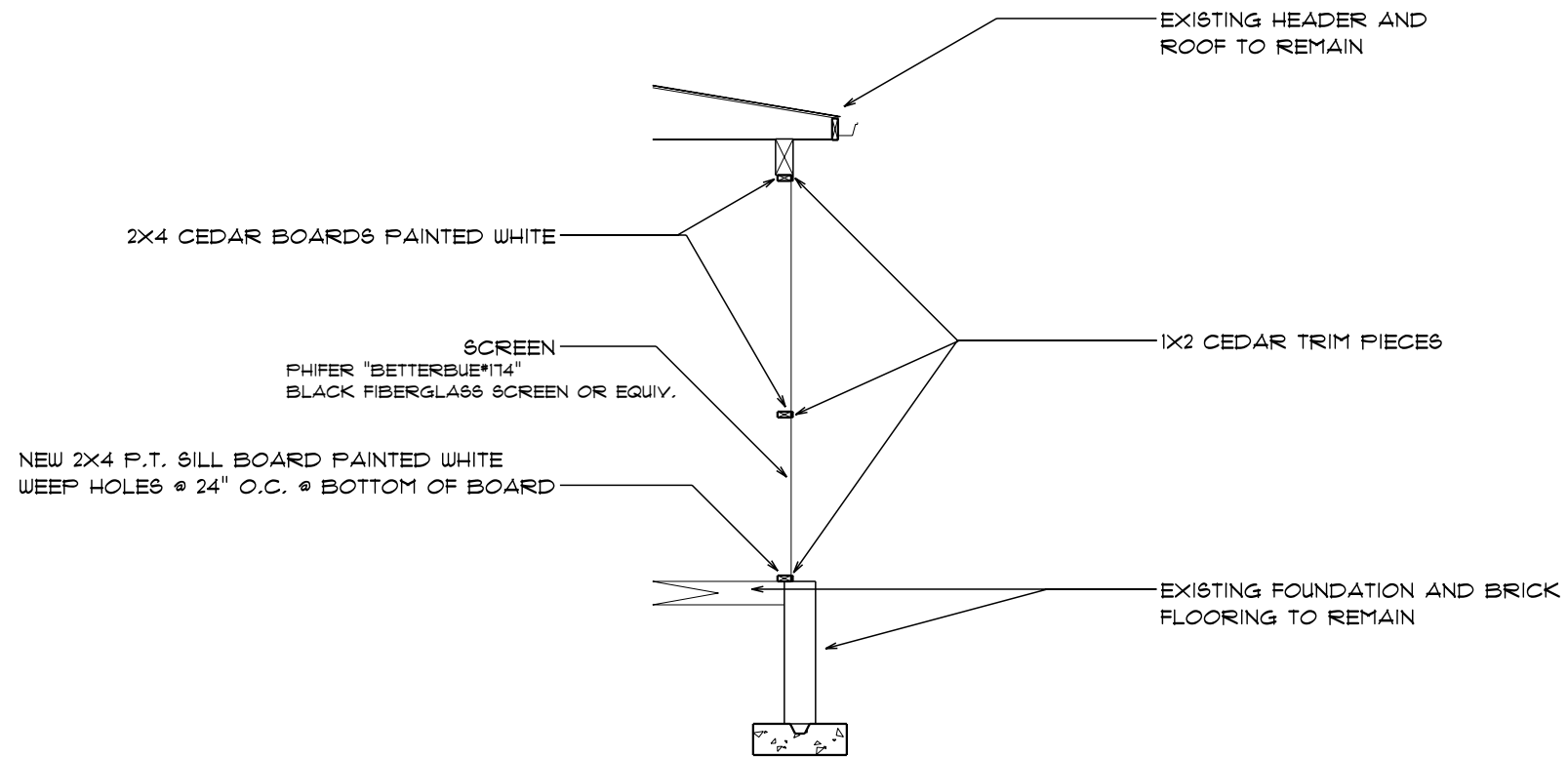
SCALE: AS NOTED

3

DATE: 8/3 /2026

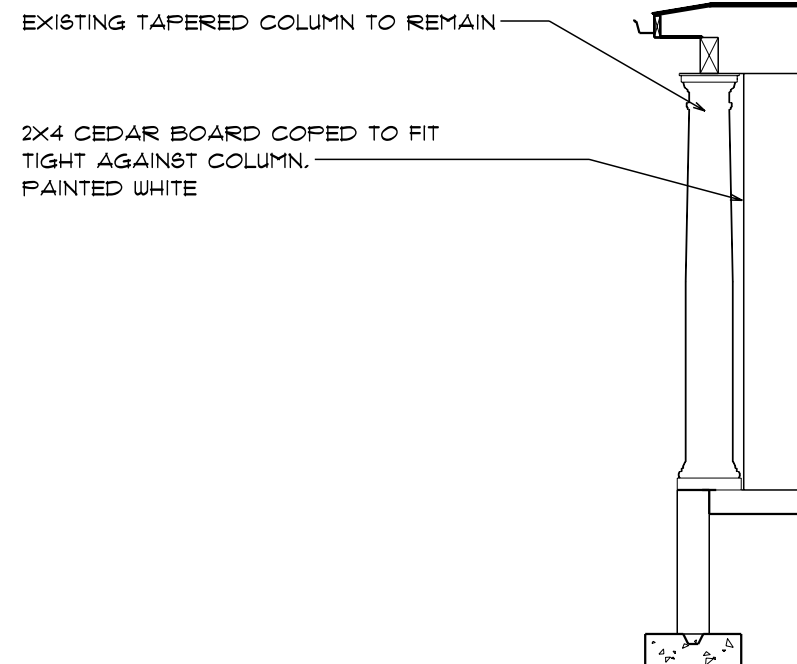
Component Concepts, Inc.

P.O. Box 8
Centreville, MD 21617
PHONE: (443) 786-4143
TYLAWHILL@GMAIL.COM



TYP. WALL CONSTRUCTION

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



TYP. COLUMN DETAIL

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

Washington St Screen Porch
214 S Washington St, Easton, MD

DRAWN BY: T.H.

SCALE: AS NOTED

DATE: 8/3/2026

PAGE:

4

Component Concepts, Inc.

P.O. Box 8
Centreville, MD 21617
PHONE: (443) 786-4143
TYLAWHILL@GMAIL.COM



WASHINGTON ST VIEW



SIDE VIEW



BASE CONDITION



CAP CONDITION



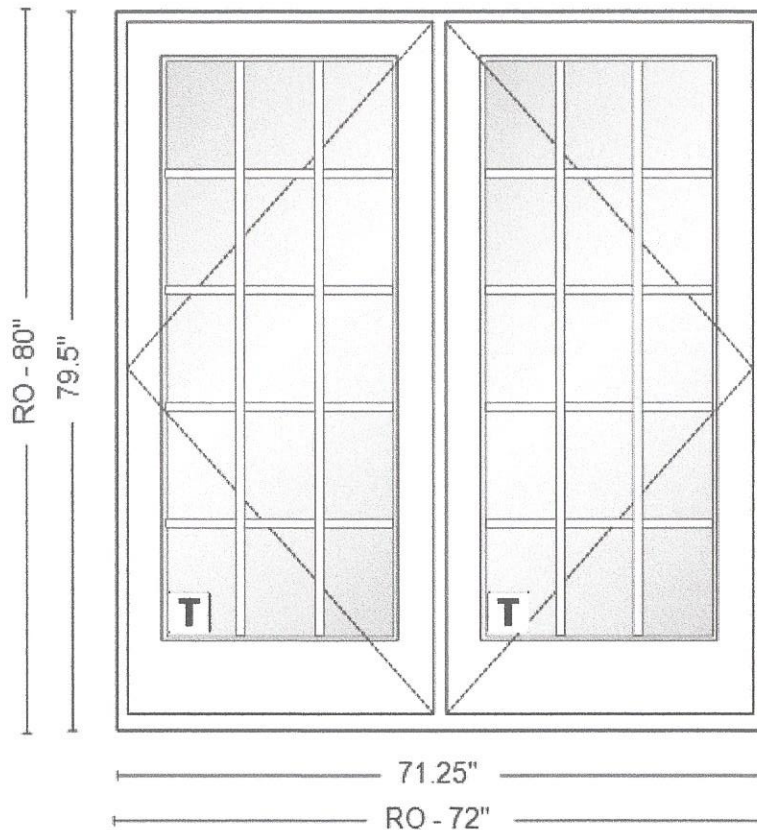
PROPOSED SAMPLE

Component Concepts, Inc. P.O. Box 8 Centreville, MD 21617 PHONE: (443) 786-4143 TYLAWHILL@GMAIL.COM		Washington St Screen Porch 214 S Washington St, Easton, MD	
		DRAWN BY: T.H.	PAGE: 5
		SCALE: AS NOTED	
		DATE: 8/3 /2026	

Component Concepts, Inc.
 P.O. Box 8
 Centreville, MD 21617
 PHONE: (443) 786-4143
 TYLAUHILL@GMAIL.COM

Unit Spec Report - Large Image

QUOTE NAME	PROJECT NAME	QUOTE NUMBER	CUSTOMER PO#	TRADE ID
Shaw Contracting	Shaw Contracting	9638804		



Room: None Assigned

Item	Qty	Operation
100-1	2	Active Left-Passive Right

RO Size = 72" x 80"

Unit Size = 71 1/4" x 79 1/2"

Comments:

400 Series Patio Doors 2 Panel-FWH, Low-E4, Tempered , Grilles:
FDL, Colonial, Typical, 7/8", White, Pine, White, 3W5H

Instructions to Manufacturer:

Unit #	U-Factor	SHGC	ENERGY STAR
A1	0.32	0.21	NO

Quote #: 9638804

Print Date: 8/18/2026 3:52:51 PM UTC

All Images Viewed from Exterior

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

Historic District Commission Staff Report

Meeting Date: 9/14/2026

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

Property Address: 107 E Earle Avenue

Applicant: Coastal Pools on behalf of Mary Jo Schram

Application Number: 2026-1823

Code Enforcement Case: Yes ☐ No ☒

Project Description:

The applicant requests approval to install a 10' x 22' concrete in-ground pool and associated equipment. The pool will be situated in a side yard adjacent to Wilson Lane. An existing wooden privacy fence, combined with the primary structure, will fully screen the proposed pool and equipment from public view.

Historic District Guidelines:

The Historic District Guidelines do not directly address swimming pools. However, based on the way the Guidelines handle other accessory structures such as sheds, it is safe to say that pools should be screened from view as much as possible and located so as to not destroy any historic features or landscaping.

Guideline 1. Preserve Significant Historic Features

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

Guideline 19. Trees and Street Plantings

- a. Preserve existing shade trees.



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

- b. New shade trees should be located where they will not obscure important historic features or damage historic buildings with roots or branches.
- c. The use of planter boxes and other landscaping features is encouraged. The design should be compatible with the character of the building and surrounding district.
- d. Stormwater management features and rain gardens should be unobtrusive and compatible with the surrounding district.

Guideline 20. Preserve Historic Landscaping

- a. Whenever possible, existing historic landscaping should be maintained and preserved. If replacement of shrubs or plantings becomes necessary, the same or similar types of plantings should be used.

Staff Analysis:

Staff supports an **approval** of this application as submitted if the Commission finds that the proposed pool is adequately screened from view and its installation will not result in the loss of any historic structures or landscape.

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			
2101024345		107 E EARLE AVE		DUEHRSEN, RAYMOND M.			
YEAR BUILT		PHYSICAL CONDITION					
1930		VERY GOOD-ALTERED					
ARCHITECTURAL STYLE				ADDITION(S)			
CRAFTSMAN				REAR SECTION			
NHL DISTRICT	NR DISTRICT	NR LISTED	MEETS NR CRITERIA	1980 NR RATING	MD INVENTORY	CONTRIBUTING	NC CODE
				C		Y	
NOTES							
THE FAÇADE OF THIS BUNGALOW HAS BEEN RECONFIGURED AND FITTED WITH 2 LARGE MULTI-LIGHT BAY WINDOWS.							



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

RECEIVED

AUG 24 2026

HD 26 - 88

Application #:	2026 - 1823
Date Received:	08/24/2026
Fee Paid:	\$75.00
HDC Meeting Date:	09/14/2026
Date Property Posted:	09/10/2026

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 107 East Earle Avenue, Easton MD 21601
☐ Contributing ☐ Non-Contributing YEAR BUILT: 1930 NATIONAL REGISTAR # _____

PROPERTY INFORMATION

OWNER NAME Mary Jo Schram
TELEPHONE NO. _____ EMAIL _____

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

NAME Coastal Pools
TELEPHONE NO. _____ EMAIL _____

Description of Proposal (include additional sheets, as necessary)

to construct a in ground concrete swimming pool
measuring 10' x 22', 220 sq feet in total
and a equipment pad

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

<u>[Signature]</u>
8/21/2026
<u>Elmer Over</u>

Revised 4.4.2022

On behalf of the property owners, the Schrams, Coastal Pools respectfully requests approval from the Historic District Commission for the installation of an in-ground concrete swimming pool and associated equipment pad at 107 East Earle Avenue, Easton, MD 21601.

The proposed pool will measure 10 feet by 22 feet, totaling 220 square feet, and will be constructed of concrete/gunite. A small equipment pad will be installed adjacent to the pool to house the necessary filtration and mechanical equipment required for the pool's operation.

Coastal Pools is committed to ensuring the project is completed in a manner consistent with the guidelines of the Historic District, and we welcome any conditions or recommendations the Commission may have to ensure compatibility with the surrounding historic context.

We respectfully request the Commission's review and approval of this application so that work may proceed for the Schram family.

Thank you for your time and consideration.

Sincerely,
Lizzy
Permit Coordinator
Coastal Pools
500 Saddler Road, Grasonville, MD 21638

PREPARED BY

Chris Conley

Coastal Pools

[REDACTED]

[REDACTED]

500 Saddler Rd, Grasonville, MD 21638, USA

PREPARED FOR

Jodie Schram

Jodie Schram

[REDACTED]

[REDACTED]

107 East Earle Avenue, Easton, Maryland 21601

NEW CONSTRUCTION PROPOSAL DETAILS

107 East Earle Avenue, Easton, Maryland 21601

Welcome Message

Welcome to the Coastal Pool family! Here at Coastal Pools, we are looking forward to beginning your project as much as you are. This proposal is designed to help you better understand all the details of your specific project as well as provide you with contact information for each of your partners for each step of the process. We will guide you from the beginning; design phase, to the very end; relaxation.

Once your project is completed, you will receive another packet from us regarding Warranty Information, Care instructions, as well as a complete and detailed list of all your specific selections so you may reference them for future.

By signing below you agree to the design, work description, features, options upgrades and construction selections for your project as included in this Proposal and you agree that you have read and agree to the terms of the Coastal Pools Construction Agreement attached hereto and made a part hereof (Exhibit A). Your entire agreement with Coastal Pools regarding this project consists of this Proposal, the Exhibits to this Proposal and the Construction Plans agreed to between the parties.

DESCRIPTION	QTY	UNIT PRICE	TOTAL
Permit/Design			\$1,792.12
Permit	1 Each	\$1,792.12	\$1,792.12
Permitting and Design Fee's associated with your County, City or Township. Jobs requiring a professional stake out may incur additional charges. Stake out prices range from \$750-\$2,000. Some municipalities and or properties may require additional time, fees or phases to obtain your permit. These can be, but are not limited to planning and zoning review, variances, buffer management plans, grading plans, site containment (silt fence), Storm water management plans, and additional fees sometimes associated with building a new home in conjunction with a new pool. While we try to predict as many of these as possible we cannot always know when these will occur. When they do we will work with you as best we can to keep the process smooth, but additional fees associated with these issues will be passed onto the homeowner.			
Base Pool Shell 10' x 22', 5' Deep	220 Square Feet	\$196.51	\$43,231.63
Pool Excavation	1 Days		
Includes excavation of pool with one load of stone placed on the pool floor. Additional dig charges will apply for more complex digs and digs that take more than one day. Over dig situations will typically exceed one day, your Project Manager will discuss this with you further during your pre-construction meeting.			
Forming And Short Plumb	64 Linear Feet		
During the forming and short plumbing phase of your project a Coastal Pools Team will be on site for 1-2 days depending on the complexity of your project. During this time, we will level and form the shape of your pool and install the internal plumbing of the pool. Over digs, pools elevated more than 2', or more complex digs in general may require additional time, materials, and charges to complete. Your Project Manager, or Designer will discuss these with you if necessary.			
Steel	220 Square Feet		
Standard pool steel application covers the engineer spec'd placement of rebar in your pool to reinforce the structure. This is calculated based on square footage and features. If additional steel is needed on your project it will be discussed with you by your designer, and or project manager.			
Concrete Application For Pool Shell	220 Square Feet		
Standard pool shell concrete will be either Gunite or Shotcrete. Both options are concrete applications and pneumatically applied to achieve a minimum of 4,000 PSI cure strength. Property must have water source for concrete application. *Shell must be watered twice per day for first 10 days.			
Miracote XL Waterproofing	220 Square Feet		

Given the rise in cases of ASR (concrete Cancer) across the country Coastal Pools has decided to take the extra step of waterproofing every pool shell to help protect the concrete against ASR. In addition to this process Coastal Pools always uses a concrete product containing Fly Ash, or Slag to help prevent the start of ASR in our concrete. We urge any of our customers that are considering buying a new pool to educate themselves on what ASR is and make sure that no matter who you use to build your pool that they are taking all of the necessary precautions to insure your pool will stand the test of time and not fail prematurely.

Tile And Coping Installation

64 Linear Feet

Installation only of your tile and coping. Certain materials or features may require additional installation charges. Final pricing will be confirmed at your design and selections meeting.

Electric For Base Pool

1 Each

Includes a 50 Amp feed up to 25ft from house panel to pool equipment panel, wiring of pool pump and mounting pool equipment panel to house or treated post. Additional equipment and or longer runs will be priced separately.

* Your pool panel must be within 5' of pool equipment or additional charges will apply.

Electrical Deck Bonding

1 Each

Proper equipotential bonding of the pool, pool equipment, and patio surrounding the pool is required by code. Coastal Pools will provide and install the necessary items to satisfy this code.

*If Coastal Pools is not installing the patio, it is the homeowner's responsibility to ensure we can get the bonding installed and inspected prior to patio.

Plaster Prep

1 Each

Installation of all wall fittings and cleaning of the pool shell in preparation of plaster.

Pool School/Start Up

1 Each

Each new pool includes a startup and pool school. We strongly suggest customers be present for startup and receive pool school at the same time.

Coastal Pools provides pool school only once.

Each new pool will include the following tools: net, brush, telescopic pole, vacuum hose, test strips and vacuum head.

Each new pool will include the following chemicals: Alkalinity Up, Chlorine Tabs, Calcium Chloride, Stabilizer and Muriatic Acid.

Pool Coping

\$3,484.40

14" True Blue Thermal Bluestone Treads

64 Linear Feet

\$54.44

\$3,484.40

True Blue bluestone treads have a thermal finish on the top and one long edge of the stone. Colors will range from multiple shades of grey or blue. This is a natural product, and Coastal Pools cannot be responsible for the characteristics or color variations of the stone delivered. We provide samples of material to give an example of what the stone can look like, but actual stone colors and characteristics may vary depending on what is quarried at that time.

Upgraded edges available eased, half bullnose, full bullnose



Pool Tile

\$478.48

Porcelain Waterline Tile

32 Square Feet

\$14.95

\$478.48

There are many options for tile included in the standard budget. Attached are pictures of the most popular options when choosing from the standard allowance. There are many more available. The material allowance is \$10.71 per S.F. Most standard 6"x6" stone look tiles from NPT are included. Please feel free to view more options at the link below.

<https://www.nptpool.com/tile/>

If you feel like these tile options or similar will suit your project, please select this group. Otherwise please view some of the additional Porcelain and Glass tile options.



Dirt Removal

6 Each

\$315.41

\$1,892.47

Dirt Removal(Eastern Shore MD)

6 Each

\$315.41

\$1,892.47

Dirt Removal is based on a per load rate and is an estimate until the day of excavation. We estimate this number as close as possible. Pricing assumes we can locate a free dump site. If we are unable to secure a free dump site in close proximity of your project a change order will be delivered for the dump

fees.

Equipment/Plumbing Options

\$9,234.85

All pool equipment packages are for installation within 50' of the pool. The pool equipment pad will be a poured in place concrete pad, and location will need to be confirmed with your Designer or Project Manager. There are areas where code will require the equipment to be installed on an elevated deck. If so, additional fees will apply. See the groups below to select the equipment package you prefer for your pool project.

- | | | | | |
|-------------------------------------|---|--------|------------|------------|
| ☒ | Standard Pool Equipment/Plumbing Package With Salt Chlorine System | 1 Each | \$9,234.85 | \$9,234.85 |
|-------------------------------------|---|--------|------------|------------|

Equipment package includes a 1.5 hp Pentair VSF pump, Pentair Clean and Clear 420 Cartridge filter, Pentair IC40 salt chlorine system, and an Intermatic dual timeclock with load center. Plumbing includes up to 50' of plumbing trench, water bonding and associated valves.



- | | | | | |
|--------------------------|---|--------|-------------|-------------|
| ☐ | Automation Pool Equipment/Plumbing Package With Salt Chlorine System | 1 Each | \$11,084.28 | \$11,084.28 |
|--------------------------|---|--------|-------------|-------------|

Equipment package includes a Pentair Variable Speed Pump, Pentair Cartridge Filter and a Pentair automated control panel with wifi controls and a salt chlorine generator. Plumbing includes up to 50' of plumbing trench, water bonding and associated valves.



Pool Cleaner

\$91.70

- | | | | | |
|--------------------------|---|--------|----------|----------|
| ☐ | Polaris Spahot Automatic Spa Cleaner | 1 Each | \$425.85 | \$425.85 |
|--------------------------|---|--------|----------|----------|

The Polaris Spahot is the world's first cordless automatic spa cleaner designed only for spas and hot tubs. Cleans for 60 minutes and recharges in 4 hours.



- | | | | | |
|-------------------------------------|------------------------|--------|---------|---------|
| ☒ | No Pool Cleaner | 1 Each | \$91.70 | \$91.70 |
|-------------------------------------|------------------------|--------|---------|---------|

Select this if you do not want a pool cleaner system for your pool.

Your pool will still be equipped with a 1.5" SCH40 cleaner line. The line will be plumbed into the pool returns with a valve and set up as an additional return.

Heaters

\$0.00

- | | | | | |
|--------------------------|--|--------|------------|------------|
| ☐ | Pentair MasterTemp High Performance Gas Heater 400K BTU | 1 Each | \$5,590.45 | \$5,590.45 |
|--------------------------|--|--------|------------|------------|

The compact design and quiet operation of the Pentair MasterTemp 400K gas pool heater won't intrude on your swimming and poolside enjoyment, but will heat more efficiently than other units twice as big and loud. Price includes the heater, plumbing into the pool equipment with a valved bypass, and electrical connections.

All gas supply and venting connections will need to be performed by others. Your contractor will need to pull the gas permit for this part of the project. Coastal Pools recommends contacting your gas supplier to handle these connections, and we will be happy to coordinate these phases with the installer of your choice.

Home Owner's responsibility to confirm with Natural Gas or Propane Provider to verify their current installation is sufficient for this 400K BTU unit.



☒ No Heater	1 Each	\$0.00	\$0.00
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Select this line item if you don't want anything from this selection group.

Pool Lighting	\$1,063.16
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12Watt LED Light Package	1 Each	\$1,063.16	\$1,063.16
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Light package includes Jandy Hydrocool LED Light with up to 100' of cord, 100-Watt transformer for up to 6 lights and up to 50' of conduit per light. Transformer must be upgraded to 300 Watt when utilizing more than 6 lights.

***Additional charges will apply for lights longer than 100' and conduit runs over 50'.**



Additional Electric	\$0.00
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50 AMP Service			\$0.00
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25' of Electric Included from main home panel to pool equipment location, anything over 25' will be a per foot price, final pool equipment location will determine final price

Customer may need to have panel upgraded inside house, Clow Electric will go over options with Coastal and Client

Grading	\$0.00
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No Grading	1 Each	\$0.00	\$0.00
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All grading to be handles by others. Includes access repair, rough grade, final grade and backfilling of trenches.

To Be Handled by Patio Installer

Patio Options	\$0.00
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Not Applicable			\$0.00
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Select this option if you choose not to have patio installed by Coastal Pools. If not having patio installed by Coastal Pools you will still need an expansion joint between the pool and the patio. This can be provided by Coastal Pools for an additional charge. No Expansion Joint as dry laid brick will be laid up to pool coping

Plaster Finishes	\$12,343.15
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☐ White Marble Finish	228 Square Feet	\$53.02	\$8,143.96
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Best white pool plaster also known as marbleite is a mixture of fortified white cement, white sand and marble chip/dust and additive. This product does not come with a warranty. Due to the lack of availability of fly ash as a concrete additive, slag has become more common as an additive. Long time concrete does present situations where concrete color can vary and this can bleed through into the plaster. Given the nature of white plaster being white, slag can cause dark blotches to appear in the plaster. This does not affect the integrity of the finish, but it can affect the aesthetic. Given this change in the industry we strongly recommend customers explore the option of upgrading their finish to an aggregate finish to limit the visibility of any slag bleeding through the shell. If white plaster is selected Coastal Pools will make no warranties as to the consistency of the pool finish color.



☒ Pebble Fina Tier 1	220 Square Feet	\$56.11	\$12,343.15
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This finish offers extraordinary smoothness with superior strength. Colors include Grigio, Bella Blue, Steel Grey, Acquos and Classico.
Final finishes are not as consistent as pebble finishes.
 7yr Manufacturer Warranty
<https://pebbletec.com/products/pool-finishes/pebblefinal/>



☐ Pebble Sheen Tier 1 220 Square Feet \$61.12 \$13,446.63

Our most popular pool finish features a blend of slightly smaller pebbles for a more refined texture, while still retaining the natural beauty and inherent qualities of a PebbleTech pool finish. Tier one finishes include White Diamond, Desert Gold and French Grey.
 10yr Manufacturer Warranty
<https://pebbletec.com/>



Winter Covers

\$2,532.71

☒ Custom Mesh Pool Safety Winter Covers 1 Each \$2,532.71 \$2,532.71

Every pool should have a winter safety cover. A mesh winter cover is a good entry level option for keeping your pool safe and keeping most debris out of your pool in the winter months while the pool is not in use. Standard color options are Blue, Black, and Green. Grey and Mocha are available for an additional charge. Please note that every cover is custom measured and designed to fit your pool. Irregular shapes, elevated spas, or water features may cause pricing to vary. Final quotes for custom covers will be given once measurements are completed. Given the fact that the covers are 100% custom to your pool we do require that your project be paid in full prior to ordering the cover.

**Installation into natural stone or porcelain may be an additional cost.



☐ Not Applicable \$0.00

Select this line item if you don't want anything from this selection group.

Water

\$681.00

Water Delivery 1 Each \$681.00 \$681.00

Pricing is an estimate for each 6,000 gallon load of water. With fuel surcharges always fluctuating and each area varying in price based on distance the water has to be trucked we have estimated this price as best we can, but it is possible there could be additional charges for water once the final bill is received. Please note, not all properties are accessible via a water tanker. Your property may be evaluated at any point during construction and deemed not suitable for a water tanker to access. If this is the case we will try to coordinate smaller trucks, (which do cost extra) if none are available you may need to fill the pool from your hose.

Disclaimer

\$0.00

Excavation/Utility Mitigation \$0.00

Prior to the construction of your pool, Coastal Pools and/or its sub-contractors will contact Ms. Utility to have all public utilities marked. Public utilities are typically defined as utility lines coming from public easements to your home.

Any utilities not marked by Ms. Utility are not the responsibility of Coastal Pools or its sub-contractors. These may include, but are not limited to, underground septic systems, well lines, pier electric/water supply, garage electric, irrigation lines, invisible fences, and similar private utilities.

If you have known private utilities that you would like to have located, this can be arranged for an additional fee.

In the event that any utilities or obstructions are discovered during construction, your Project Manager will communicate the cost to mitigate or re-route these items and advise you of any potential impact on the project schedule.

Over Dig

\$0.00

Included in your proposal is Coastal Pools' standard excavation process, which provides the required digging to install your pool to its designed depth and grade. Occasionally, due to regional soil conditions, we may encounter groundwater, unstable soils, or other subsurface conditions that cannot be determined with certainty until excavation begins.

In the event that unsatisfactory conditions are discovered, your Project Manager will present options and any associated additional costs.

Additional Excavation:

A standard excavation is completed in one day. Over dig situations may require additional days of excavation to achieve depth and shape of pool. Any additional excavation requirements and costs will be communicated by your Project Manager.

Additional Stone:

Each standard excavation includes up to 20-ton of 57 stone for stabilization of the pool floor. Over dig situations may require extra stone to stabilize the pool base. Any additional stone requirements and costs will be communicated by your Project Manager.

Additional Dirt Removal:

Your contract will include an estimated load calculation of dirt removal. Over dig situations may require additional loads of dirt to be removed from the property. Any additional dirt removal requirements and costs will be communicated by your Project Manager.

Additional Forming/Labor:

Standard pools include up to (2) days of forming/shell plumbing labor and a lumber package to form the pool up to 2' above grade. Over dig situations may require extra forming materials and labor. Any additional labor or material requirements and costs will be communicated by your Project Manager.

Additional Concrete:

Over dig situations may result in thicker than normal concrete in the walls/floor. Any additional concrete material requirements and costs will be communicated by your Project Manager.

Backfill:

Depending on the severity of the over dig, backfilling of the pool may be required. Any additional dirt needed to be brought in or labor required will be communicated by your Project Manager.

Patio Drainage

\$0.00

If Coastal Pools is contracted to build a patio, additional drainage may be required. Determining this need early in the project can be difficult. Once the pool is constructed and the patio layout is finalized, your Project Manager may recommend additional drainage measures.

Additional drainage may include:

Drainage within the patio to divert water away from the pool and prevent puddling

Diversion of water shed from the pool area away from your home

Redirection of downspouts to prevent stormwater from discharging directly onto the patio

Any required drainage upgrades and associated costs will be reviewed and discussed with you during the project.

Standard Waterline Tile

\$0.00

Your pool includes a standard tile allowance built into the base pool price. Coastal Pools has many tile selections on display in our design showroom. While many upgrades are available, dozens of beautiful tile options fall within the standard allowance.

The standard selections include stone-look and solid-color 6" x 6" tiles for your waterline. In addition to selecting waterline tile, you may elect to accent your steps and benches with trim tiles. For an additional fee, you can add either diamond trim tiles or a hardline of trim tile to your steps and benches.

These options will be presented and discussed with you during your design meeting. Any required tile upgrades or additional costs will be reviewed and confirmed with you throughout the project.

Standard Coping Material

\$0.00

Your pool includes a standard coping allowance built into the base pool price. This allowance covers two options: tumbled irregular bluestone or bullnose clay brick, available in multiple colors. These options will be presented during your selections meeting in our showroom.

You will also have the opportunity to view upgrade options, including travertine, marble, and granite, with finished edges such as bullnose, eased edge, or rock-chiseled. If you select an upgraded option, pricing will be provided at the time of selection or shortly thereafter.

Natural stone products have inherent color and finish variations. While Coastal Pools will stand behind any material deemed outside acceptable tolerances, natural stone can be subject to discoloration, reaction to water with improper chemistry, and leaching of minerals.

In the event that a material is deemed unacceptable by Coastal Pools within one (1) year of installation, Coastal Pools will warranty and replace the material. Labor to replace the stone will be charged at cost. Any required coping upgrades or replacement costs will be reviewed and discussed with you during the project.

Standard Plumbing Allowance

\$0.00

Your pool includes a standard plumbing allowance built into the base pool price. This allowance permits pool equipment to be located up to fifty (50) feet from the nearest edge of the pool. The proposed equipment location will be discussed and finalized at the design meeting.

A basic pool plumbing package includes four (4) plumbing lines, consisting of one (1) skimmer line, one (1) main drain line, one (1) cleaner line, and one (1) return line.

If the pool equipment is located more than fifty (50) feet from the pool, additional charges will apply. Plumbing extensions are priced on a per-pipe, per-foot basis, and each plumbing line would require extension beyond the allowance.

Some pools include additional plumbing lines, and certain features may require larger-diameter piping. These factors may affect the cost per foot to extend plumbing lines. Any required plumbing changes and associated costs will be reviewed and discussed with you during the project.

Standard Electrical Allowance

\$0.00

Your pool includes a standard electrical allowance built into the base pool price. This allowance covers standard pool equipment wiring and a feeder line from the home's main electrical panel to the pool equipment pad. The feeder allowance includes up to twenty-five (25) feet of a 50-amp electrical feed.

If the pool panel is located more than twenty-five (25) feet from the home's electrical panel, additional charges will apply.

Electrical conduit allowances are as follows:

- Pool lighting: up to fifty (50) feet of conduit per light
- Junction box and outlet (combined): up to fifty (50) feet of conduit
- Automatic cover systems: up to one hundred (100) feet of conduit

Certain equipment, features, or system configurations may require an upgraded electrical feed of up to 100 or 125 amps. Any required electrical upgrades and associated costs will be reviewed and discussed with you during the project.

Pool Service

\$0.00

Your pool will require ongoing maintenance and daily water testing and brushing during the initial plaster start-up period. The National Plaster Council (NPC) and plaster manufacturer guidelines require repeated brushing and daily water chemistry testing to ensure proper curing and long-term finish performance.

Failure to maintain water chemistry and brushing in accordance with NPC and manufacturer recommendations may result in discoloration, surface defects, or premature plaster deterioration and may void applicable warranties.

These maintenance services are not included in this proposal; however, an estimate may be provided upon request through the Coastal Pools Service Department. Coastal Pools will perform the initial start-up for new pools and provide a same-day operational tutorial.

TOTAL

\$76,825.67

We thank you for choosing Coastal Pools, as a possible Pool Builder for your future back yard project. If you have any questions on the proposal attached to this email, please let us know and we will get your answers addressed as soon as possible.

Payment Schedule

- 5% - Day of Contract Signing
- 5% - Day of Permit Approval
- 20% - Day of Excavation
- 35% - Day of Pool Shell
- 30% - Day of Tile and Coping
- 5%- Day of Plaster

Maryland Home Improvement Commission Notice:

"Notice of Cancellation: You the buyer, may cancel this transaction at any time prior to midnight of the fifth business day, or seventh business day if you are 65 years of age or older, after the date of this transaction. See the attached notice of cancellation for an explanation of this right."

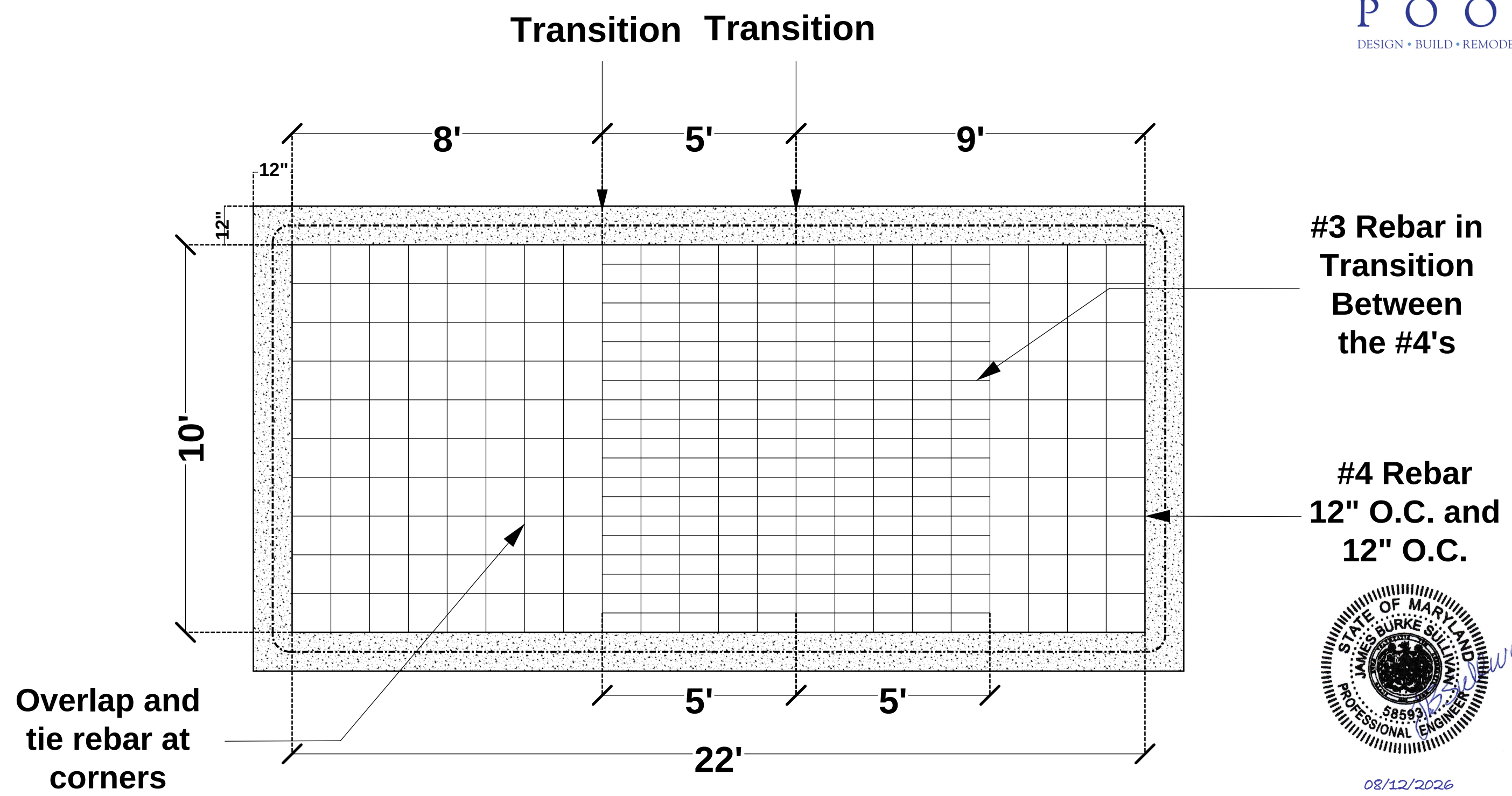
The above specifications, costs, and terms are hereby accepted.

A handwritten signature in black ink, appearing to read 'Jodie Schram', with a long horizontal flourish extending to the right.

JODIE SCHRAM

August 5, 2026 at 1:15 PM EDT

DATE



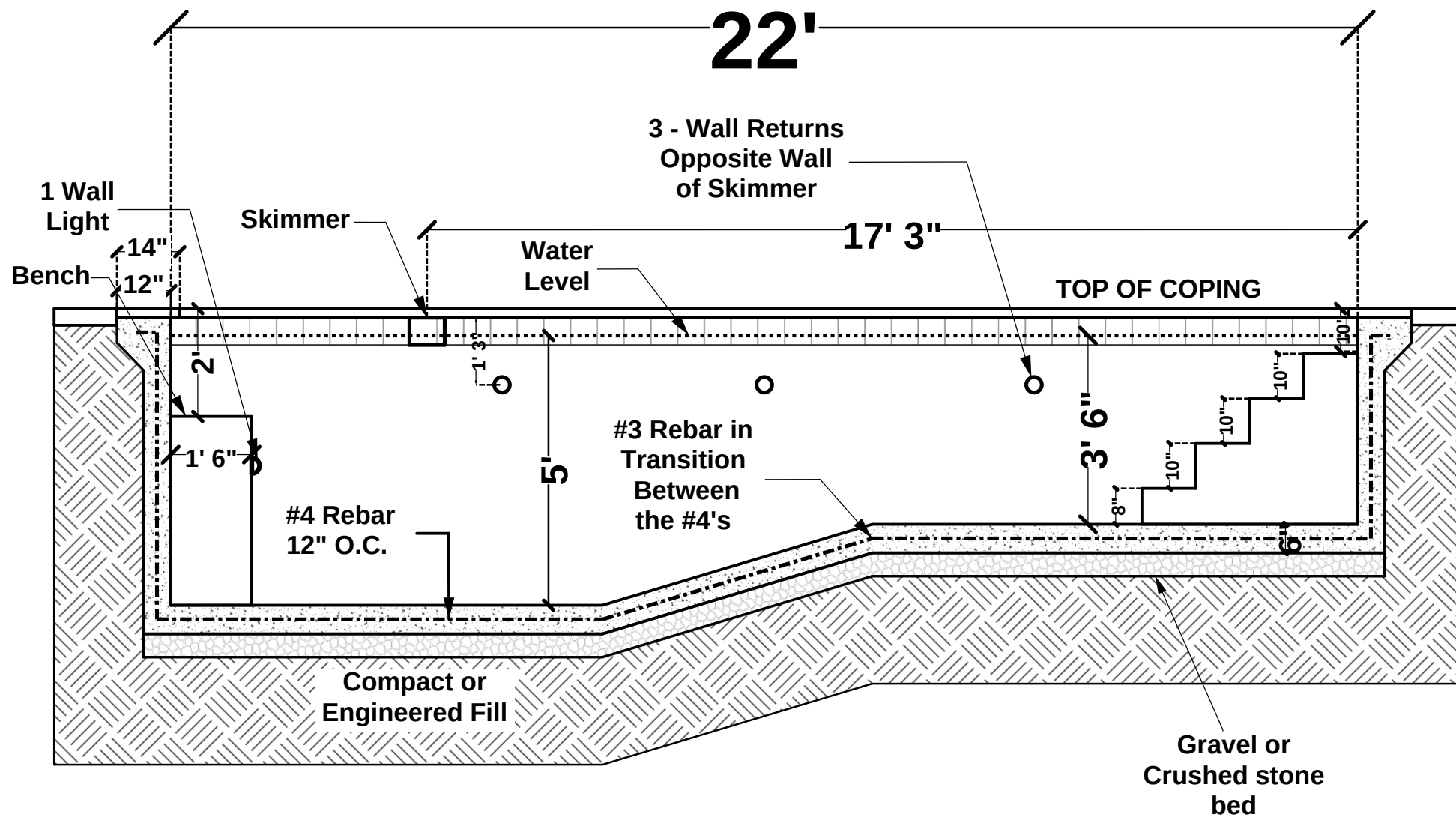
08/12/2026

Professional Certification: I hereby certify that these documents were prepared or approved by me. I am a duly licensed professional engineer under the laws of the State of Maryland. License #58593 Exp. December 12, 2027

Date : 8/10/26

107 East Earle Avenue
Easton, MD 21601

SCHRAMS RESIDENCE POOL FOUNDATION PLAN



08/12/2026

Professional Certification: I hereby certify that these documents were prepared or approved by me. I am a duly licensed professional engineer under the laws of the State of Maryland. License #58593
Exp. December 12, 2027

Date : 8/10/26

**107 East Earle Avenue
Easton, MD 21601**

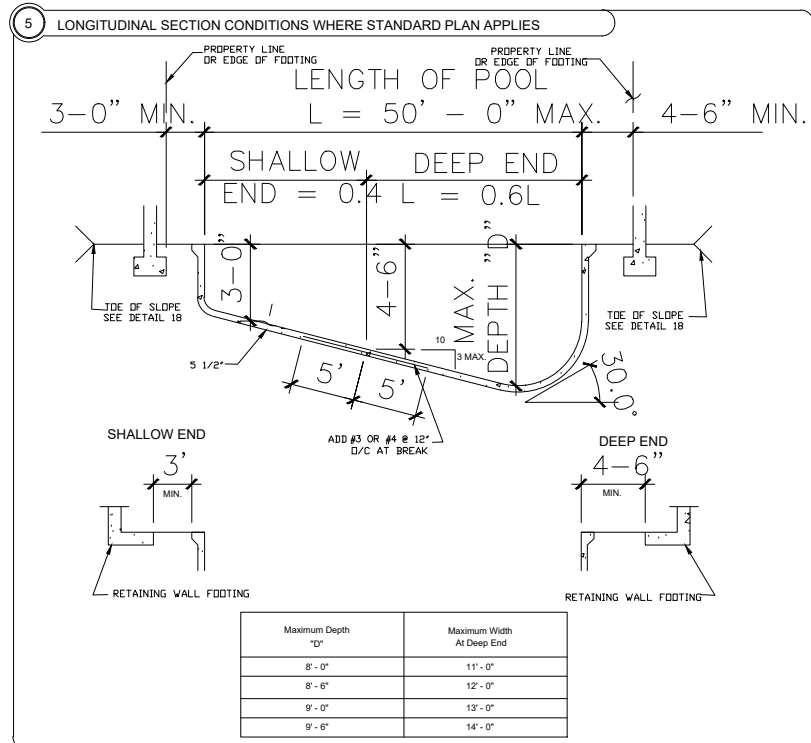
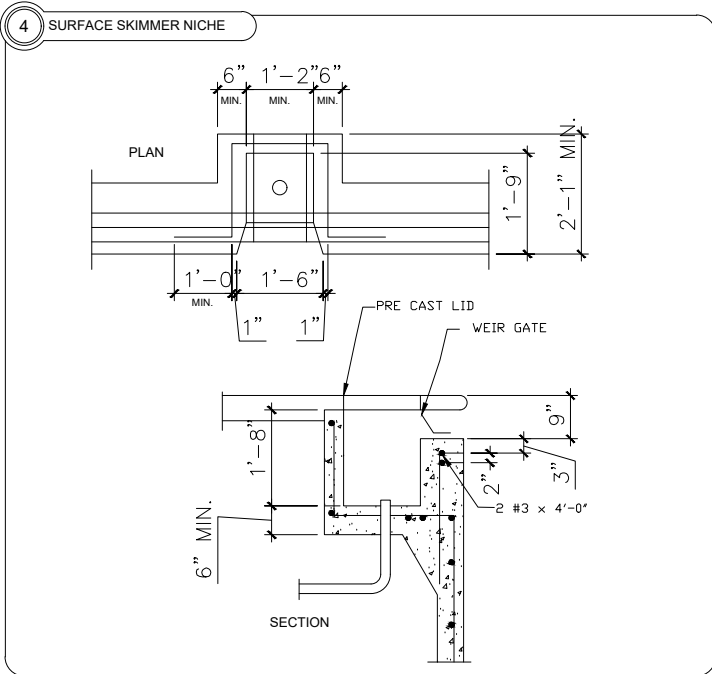
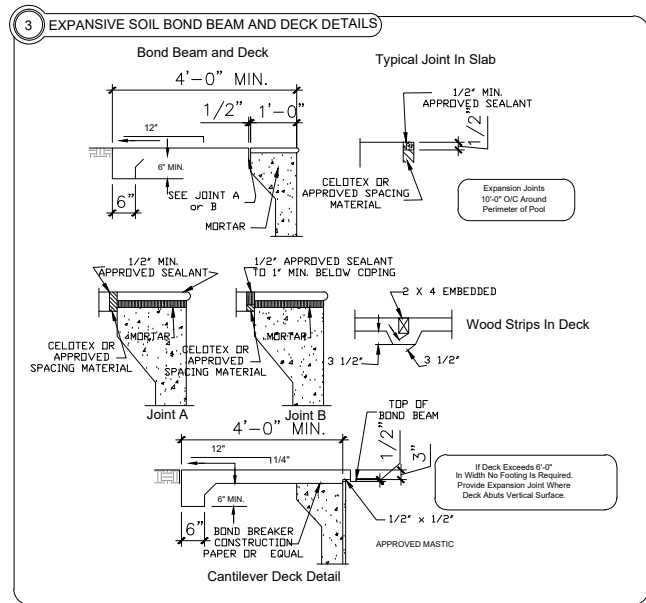
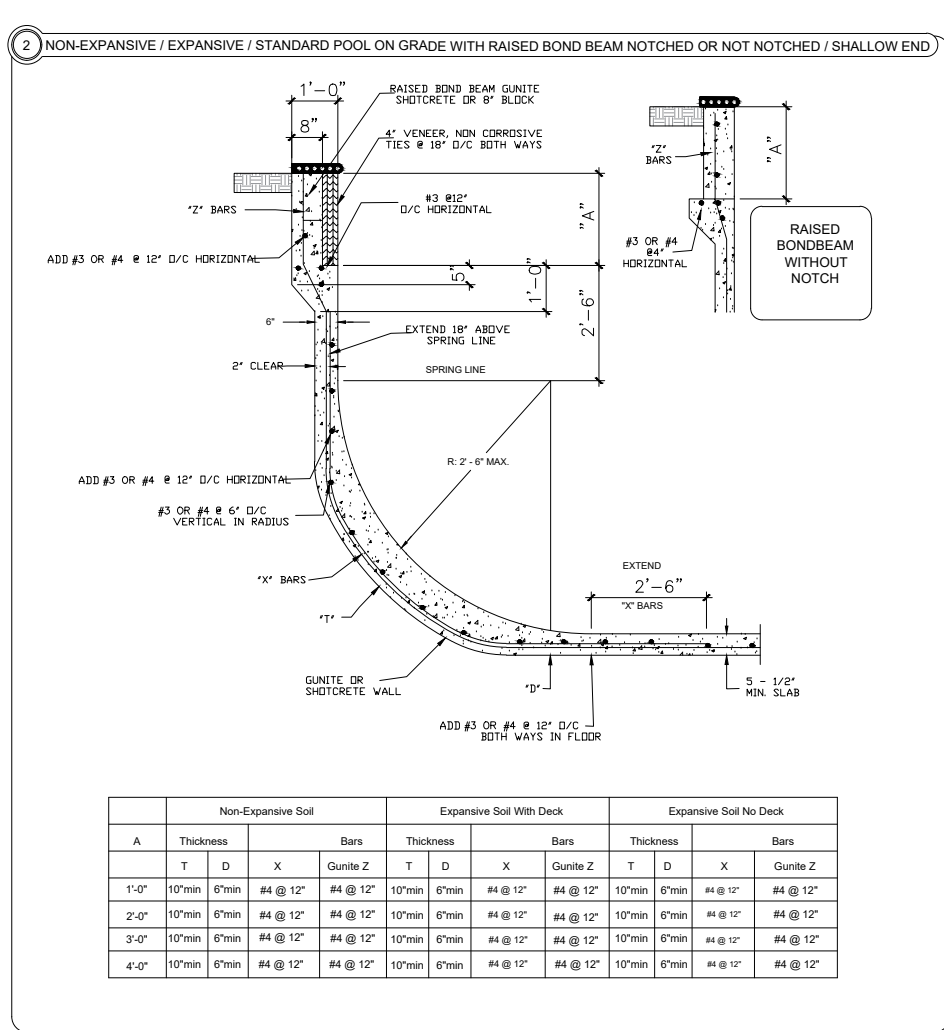
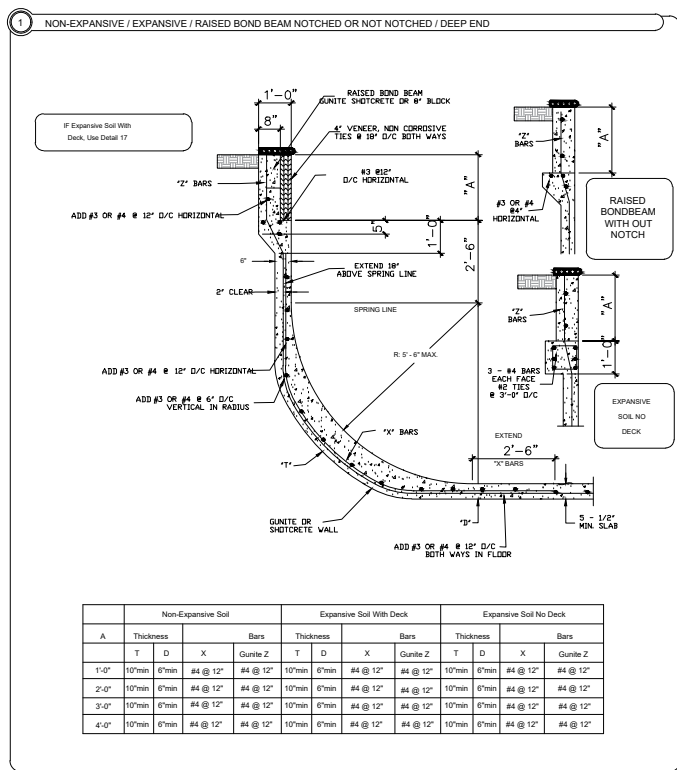
SCHRAMS RESIDENCE POOL FOUNDATION SECTION

Scale: $\frac{3}{8}'' = 1 \text{ ft}$

1. THESE NOTES SHALL APPLY UNLESS OTHERWISE INDICATED ON THE DRAWINGS.
2. DRAWINGS INDICATE MINIMUM CONCRETE THICKNESS AND REINFORCING REQUIREMENTS. OTHER INSERT ITEMS AND SURFACE TREATMENTS WHICH MAY BE REQD BY OTHERS, ARE NOT SHOWN.
3. REINFORCING BARS SHALL CONFORM WITH THE CURRENT ASTM A615. ALL BARS SHALL BE GRADE 60.
4. ALL #4 BAR LAPS SHALL BE 2'-0" MINIMUM (U.N.O.). ALL #5 LAPS SHALL BE 3'-0" MINIMUM (U.N.O.) LAPS IN ADJACENT BARS SHALL BE STAGGERED A MINIMUM OF TWO TIMES THE LAP LENGTH.
5. PROVIDE 3'-0"x3'-0" CORNER BARS AT ALL CORNERS. BAR SIZE AND SPACING SHALL MATCH SPECIFIED FOR HORIZ. BARS.
6. ALL CONCRETE SHALL BE STANDARD WEIGHT (150 PCF) 4,000 PSI COMPRESSIVE STRENGTH AT 28 DAYS.
7. BACKFILL AGAINST WALLS SHALL BE DEPOSITED EVENLY AGAINST BOTH SIDES OF THE WALL UNTIL THE LOWER FINAL GRADE IS REACHED.
8. IF, AFTER EXCAVATION, THE CONDITION OF THE SOIL INDICATES AN ALLOWABLE BEARING CAPACITY OF LESS THAN 2000 PSF, OR AN ALLOWABLE LATERAL CAPACITY OF LESS THAN 150 PSF/FT., THE ENGINEER SHALL BE NOTIFIED AND THE POOL WALLS AND SLABS REVISED IF NECESSARY.
9. CONTRACTOR SHALL PROVIDE ADEQUATE BRACING OR SHORING FOR ALL WORK DURING THE CONSTRUCTION PERIOD.
10. COMPACT BACKFILL TO 98% STANDARD PROCTOR, 120 PCF MAX.
11. MINIMUM CONCRETE REINFORCING COVER REQUIREMENTS:
 - a. CONCRETE CAST AGAINST EARTH (SOIL SIDE OF POOL WALLS AND SLAB) = 3"
 - b. CONCRETE EXPOSED TO WEATHER (WATER SIDE OF POOL WALLS AND SLAB) = 2"

2024 INTERNATIONAL RESIDENTIAL CODE (IRC)
2024 INTERNATIONAL SWIMMING POOL & SPA CODE(ISPSC)

1. FENCES SURROUNDING RESIDENTIAL POOLS REQUIRE SEPARATE PERMITS AND ARE SUBJECT TO SPECIAL REQUIREMENTS
(REFER TO SECTION 305 BARRIER REQUIREMENTS OF THE 2024 ISPC).
2. PORTABLE RESIDENTIAL SPAS AND PORTABLE RESIDENTIAL EXERCISE SPAS UNITS SHALL BE LISTED AND LABELED IN ACCORDANCE WITH UL 1563 OR CSA C22.2 NO. 218.1.
3. THE FOLLOWING IS A RECOMMENDATION: PRE-PLASTER INSPECTION CANNOT BE DONE UNLESS THE SWIMMING POOL BARRIER HAS BEEN APPROVED. CONTACT LOCAL JURISDICTION FOR REQUIREMENTS.
4. PROVIDE POOL BARRIER INFORMATION ON THE DRAWINGS; REFER TO GLAZING REQUIREMENTS OF CHAPTER 3, OF 2024 IRC AND LOCAL ORDINANCES. (IMPACT RESISTANCE GLAZING IS REQUIRED WHEN THE GLAZING IS WITHIN 5 FEET OF A SWIMMING POOL OR SPA WATER'S EDGE AND THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60" ABOVE THE POOLSIDE OF THE GLAZING.
5. WHERE THE FENCE IS EXISTING, IT MAY BE THE POOL INSTALLER'S RESPONSIBILITY TO UPGRADE THE POOL BARRIER TO COMPLY WITH THE POOL BARRIER REQUIREMENTS. CONTACT LOCAL JURISDICTION.
6. WHERE THE POOL AND FENCE ARE EXISTING AND ONLY THE FENCE IS BEING REPLACED, THE LOCAL JURISDICTION MAY REQUIRE THE FENCE TO COMPLY WITH THE POOL BARRIER REQUIREMENT.
7. PERMIT HOLDER IS RESPONSIBLE FOR REQUESTING AND COMPLETING ALL REQUIRED INSPECTIONS.
8. DIVING BOARD FOR RESIDENTIAL POOLS (DRAWINGS REQUIRED) SHALL COMPLY WITH TABLE 804.1 AND FIGURE 804.1 OF THE 2024 ISPC MANUFACTURER SPECIFICATIONS REQUIRED FOR DIVING EQUIPMENT INCLUDING POOL TYPE AND MAXIMUM HEIGHT ABOVE THE WATER.
9. THE ENERGY CONSUMPTION OF POOLS AND PERMANENT SPAS SHALL BE CONTROLLED BY THE REQUIREMENTS IN SECTIONS 303.1.1 THROUGH 303.3.1.3.



Professional Certification: I hereby certify that these documents were prepared or approved by me. I am a duly licensed professional engineer under the laws of the State of Maryland. License #58593
Exp. December 12, 2027

Customer
Project Name: Jodie Schram (6266)
Project Address: 107 East Earle Avenue
Project City and State: Easton, Maryland
Project Phone: 410-490-2693
Gate Code: N/A

Gate Code: N/A

Date: 08/17/26
Drawing Type: PreConstruction Overview
Designer: Alejandra Mejia

Envelope: 22' x 10'
Perimeter: 64'
Area: 220 ft²
Depth: 3' 6" to 5'
Water Volume: 6,044 gallons
Coping Width: 14"
Elevation:
Steps/Benches: 5

Panel: Pentair IntelliCenter ISp
Pump: Pentair IntelliFlo3 VSF Pump 1.5 HP
Filter: Pentair Clean & Clear 420 Cartridge Filter
Cleaner: N/A
Heater: N/A
Auto Fill: N/A
Auto Cover: N/A
Encoder: N/A
Pump 2: N/A

Title: _____

Tile Grout: _____

Coping: _____

Coping Grout: _____

Plaster: _____

Trim Tile: _____

Mosaic: _____

Veneer: _____

Patio: _____

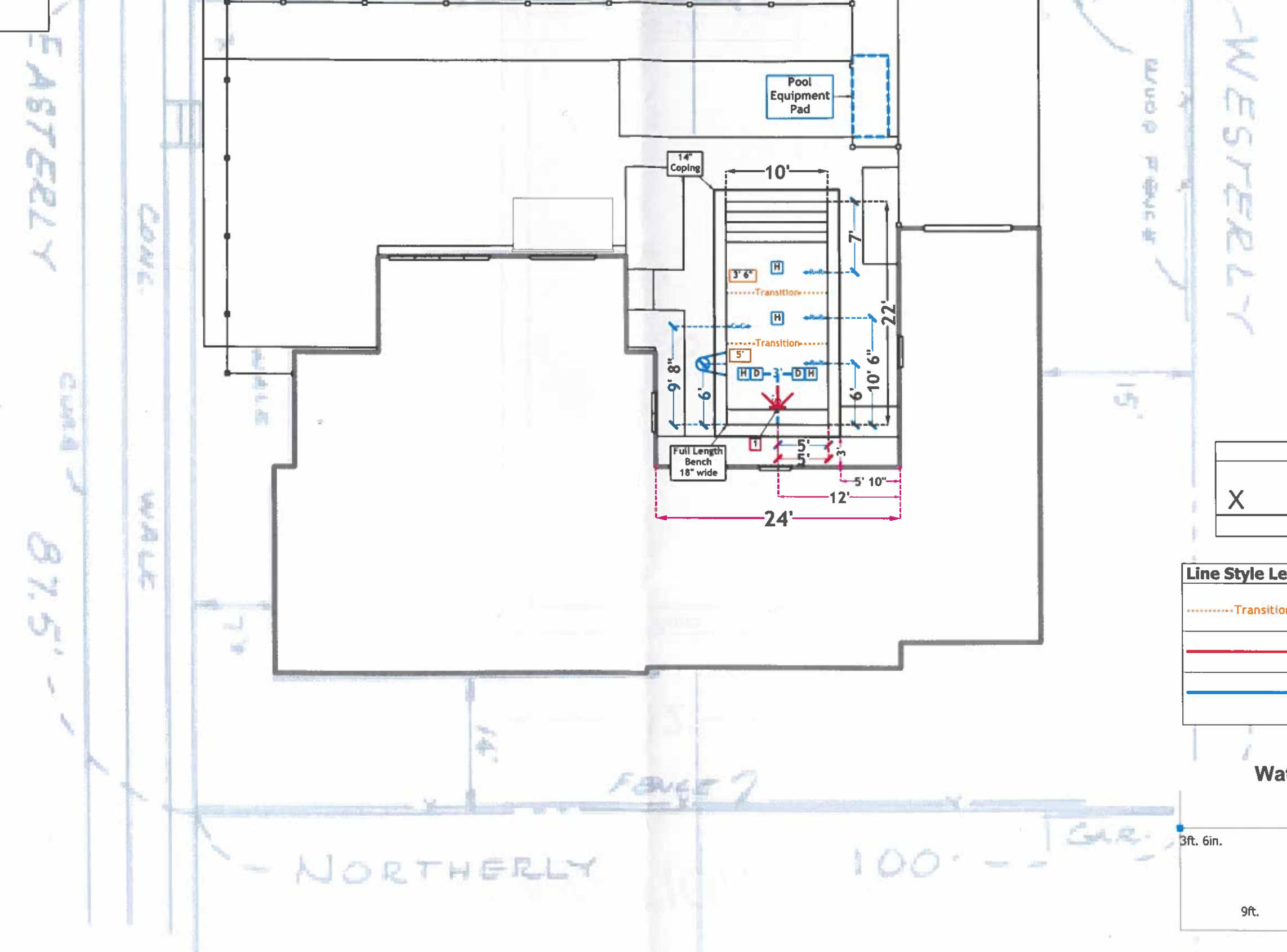
Spa Coping: _____

Fitting Color: _____

Area: N/A

Material: N/A

Bench - 24" from TOC



DESIGN • BUILD • REMODEL • MAINTAIN

X

.....Transition.....Transition.....	Depths
.....	Electrical
.....	Plumbing

The diagram shows a rectangular field with a diagonal line. The top horizontal boundary is divided into three segments by two points, with labels '3ft. 6in.' above the first segment, '3ft. 6in.' above the second segment, and '5ft.' above the third segment. The bottom horizontal boundary is divided into three segments by two points, with labels '9ft.' below the first segment, '5ft.' below the second segment, and '8ft.' below the third segment. The left vertical boundary is labeled '3ft. 6in.' and the right vertical boundary is labeled '5ft.'. Below the diagram is a scale bar with markings at 0, 4, 8, 12, 16, and 20. The text 'Scale: $\frac{3}{32}'' = 1 \text{ ft}$ ' is written above the scale bar.

Drawing Details:

Date: 08/17/26

Drawing Type: Excavation

Designer: Alejandra Mejia

Job Name: Jodie Schram

Job Number: 6266

Excavation

Miss U:

Loads:

Dump Site:

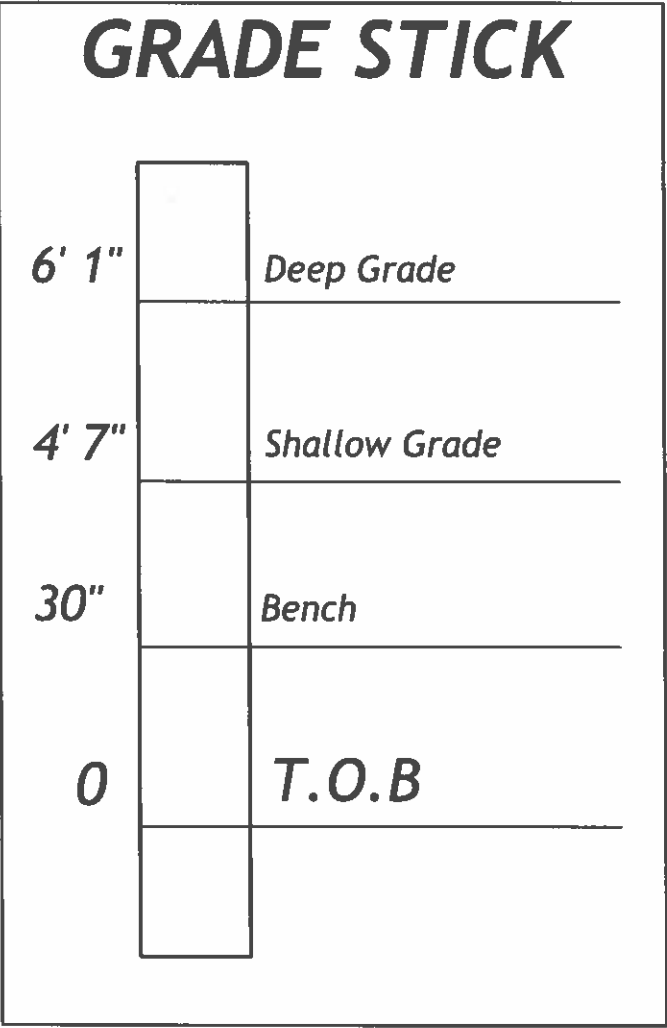
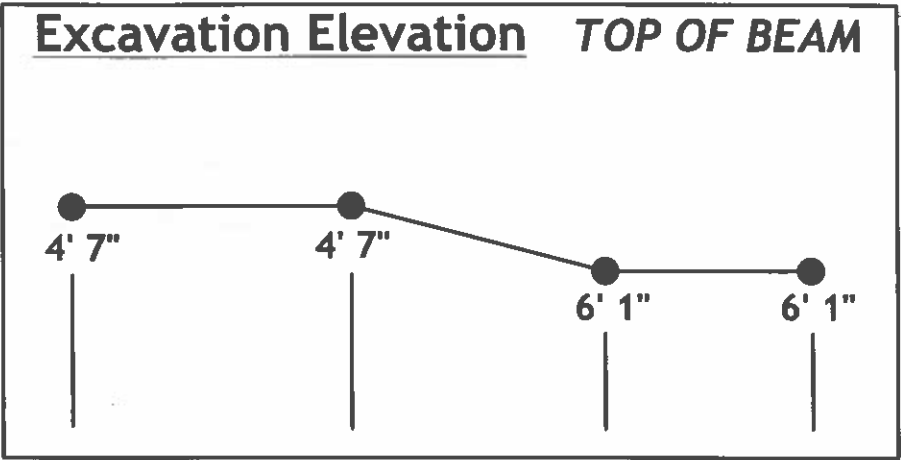
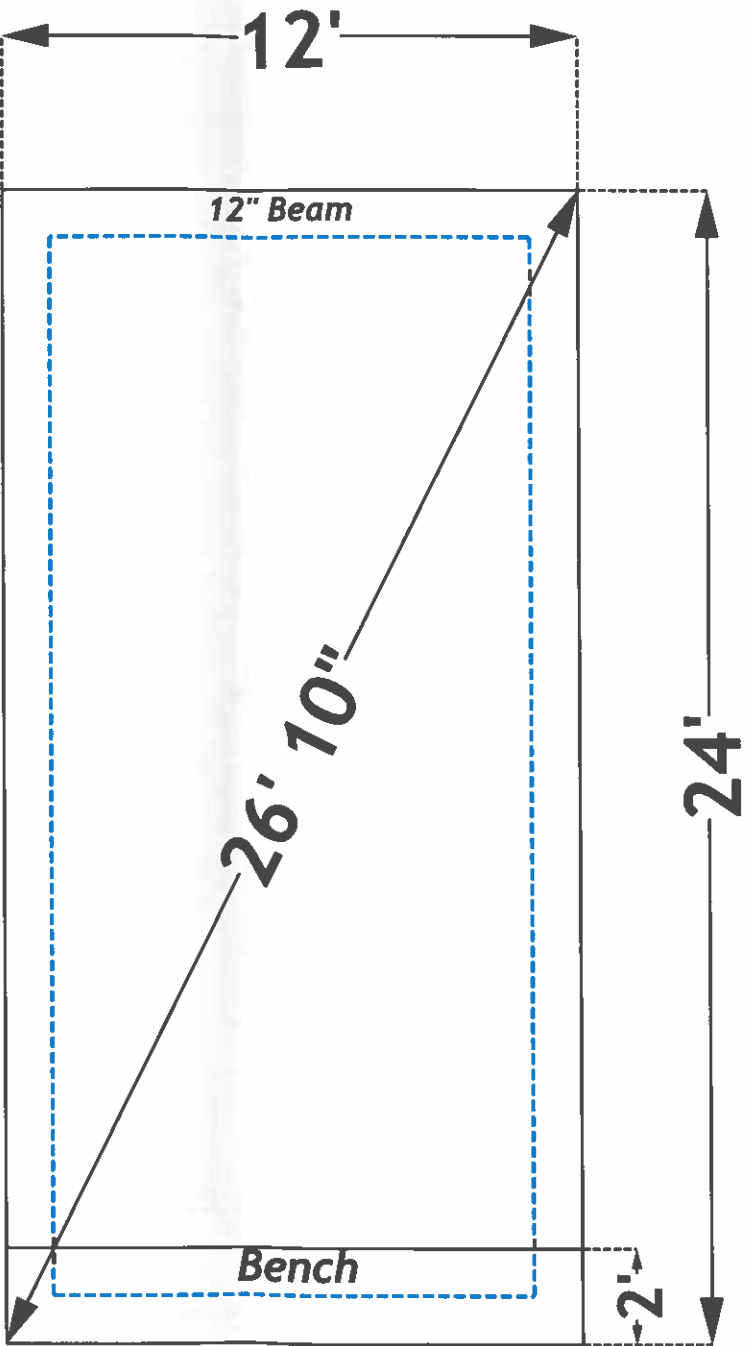
Excavation Beam

Beam Size: 12"

Line Style Legend

Water's Edge

EXCAVATION PAGE



Drawing Details:

Date: 08/17/26
Drawing Type: Forming
Designer: Alejandra Mejia
Job Name: Jodie Schram
Job Number: 6266

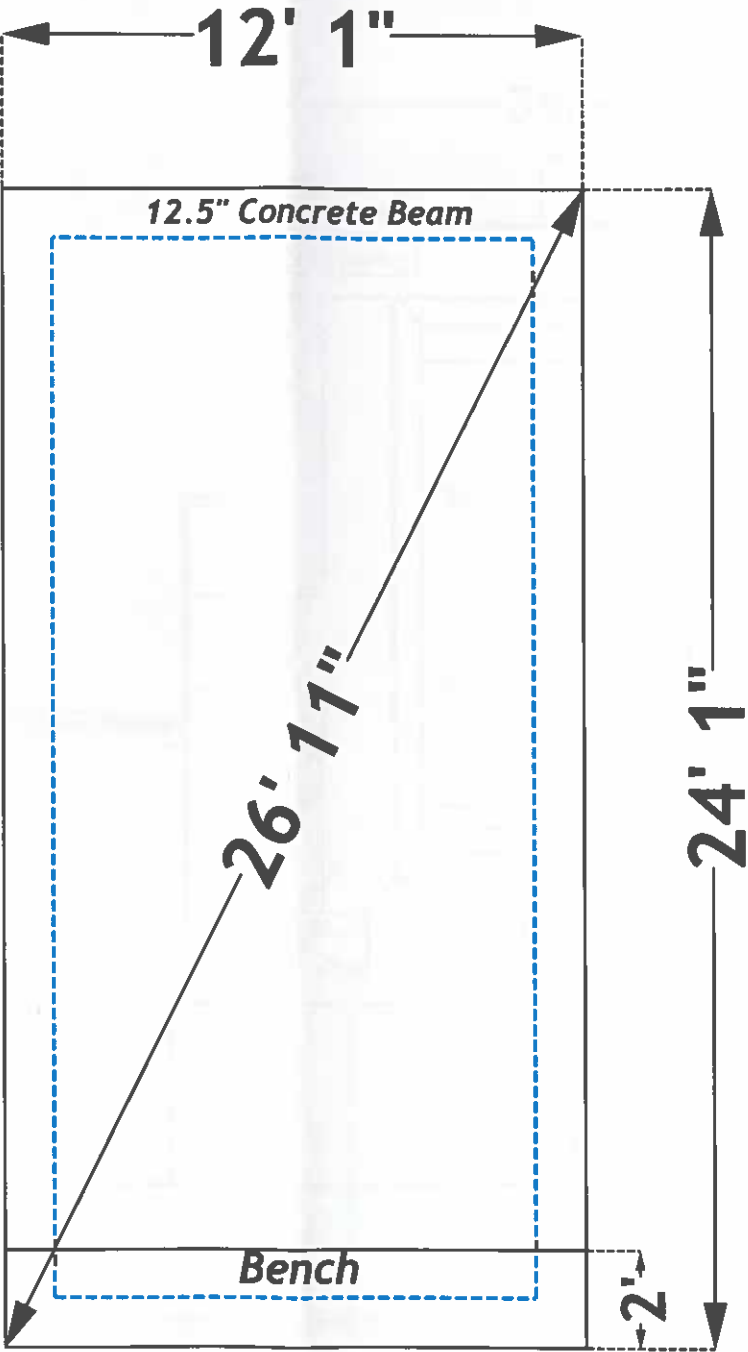
Concrete Beam

Beam Size: 12.5"

Line Style Legend

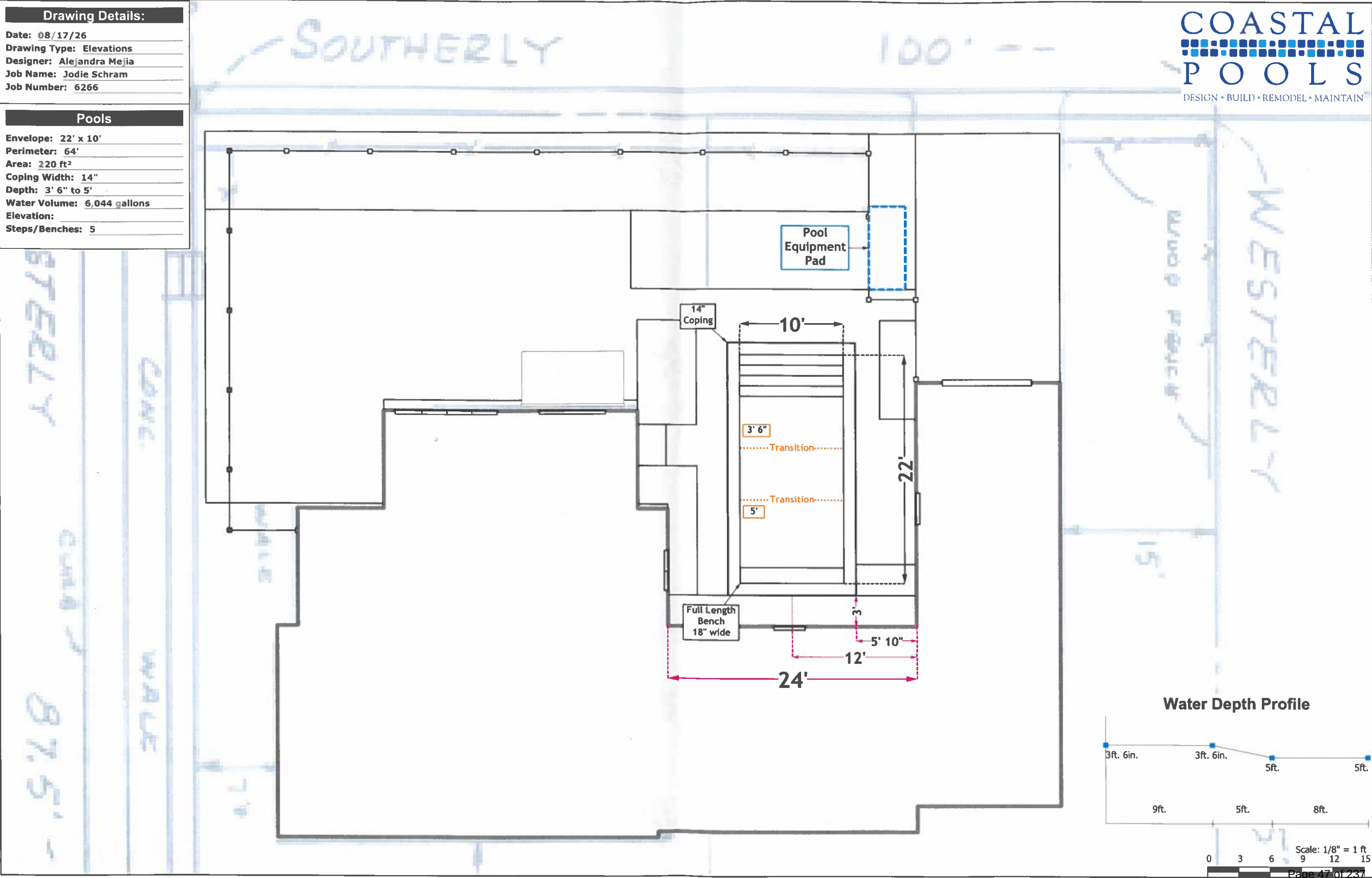
Water's Edge

FORMING PAGE



Drawing Details:
Date: 08/17/26
Drawing Type: Elevations
Designer: Alejandra Mejia
Job Name: Jodie Schram
Job Number: 6266

Pools
Envelope: 22' x 10'
Perimeter: 64'
Area: 220 ft ²
Coping Width: 14"
Depth: 3' 6" to 5'
Water Volume: 6,044 gallons
Elevation:
Steps/Benches: 5



Drawing Details:

Date: 08/17/26
Drawing Type: Plumbing
Designer: Alejandra Mejia
Job Name: Jodie Schram
Job Number: 6266

Plumbing

Skimmer: _____
Main Drain: _____
Returns: _____
Cleaner: _____
Auto Fill: _____

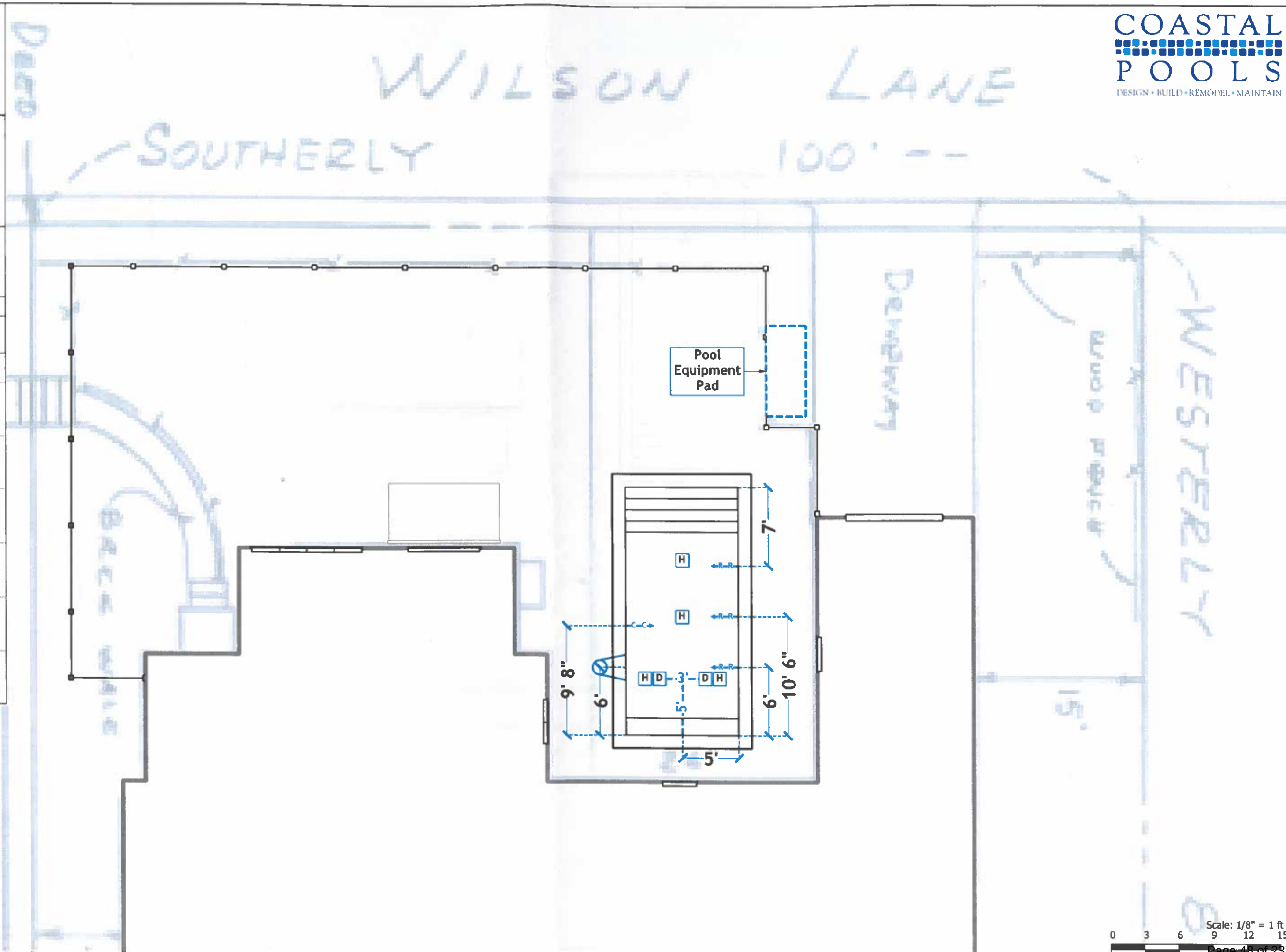
Manifold

Manifold to pad: _____
Manifold 1: _____

Line Style Legend

Plumbing

Symbol	Name
	Return
	Cleaner
	Skimmer
	Main Drain
	Hydrostatic Drain
	Auto Fill



Drawing Details:

Date: 08/17/26

Drawing Type: Electrical

Designer: Alejandra Mejia

Job Name: Jodie Schram

Job Number: 6266

Electric Run

Feed:

JBox:

Outlet:

AC Motor:

AC Switch:

Light 1:

Electric Material

JBox Type:

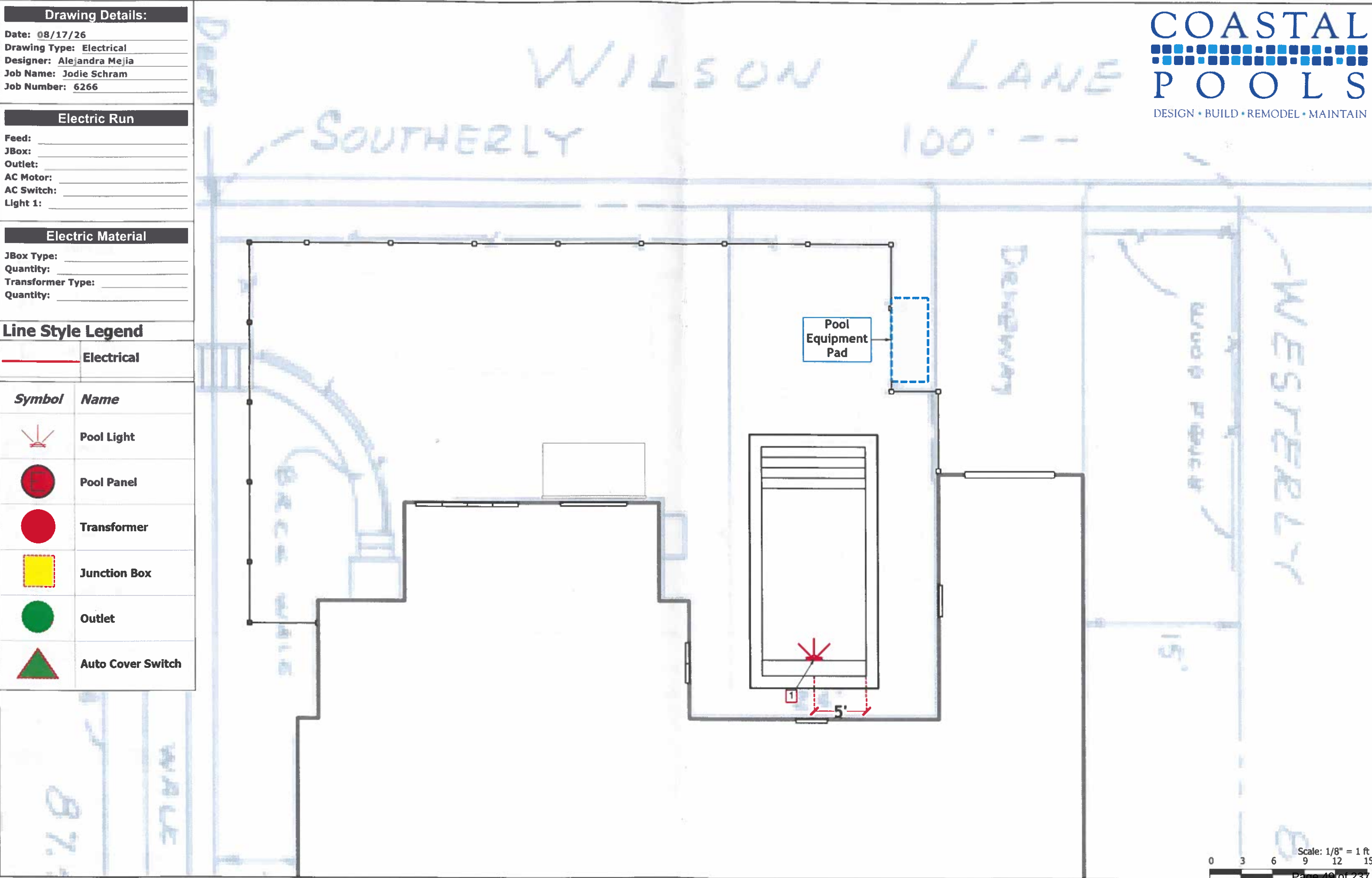
Quantity:

Transformer Type:

Quantity:

Line Style Legend

	Electrical
Symbol	Name
	Pool Light
	Pool Panel
	Transformer
	Junction Box
	Outlet
	Auto Cover Switch



Drawing Details:

Date: 08/17/26

Drawing Type: 3D Rendering

Designer: Alejandra Mejia

Job Name: Jodie Schram

Job Number: 6266



STEP DEPTHS

Steps Top to Bottom

POOL

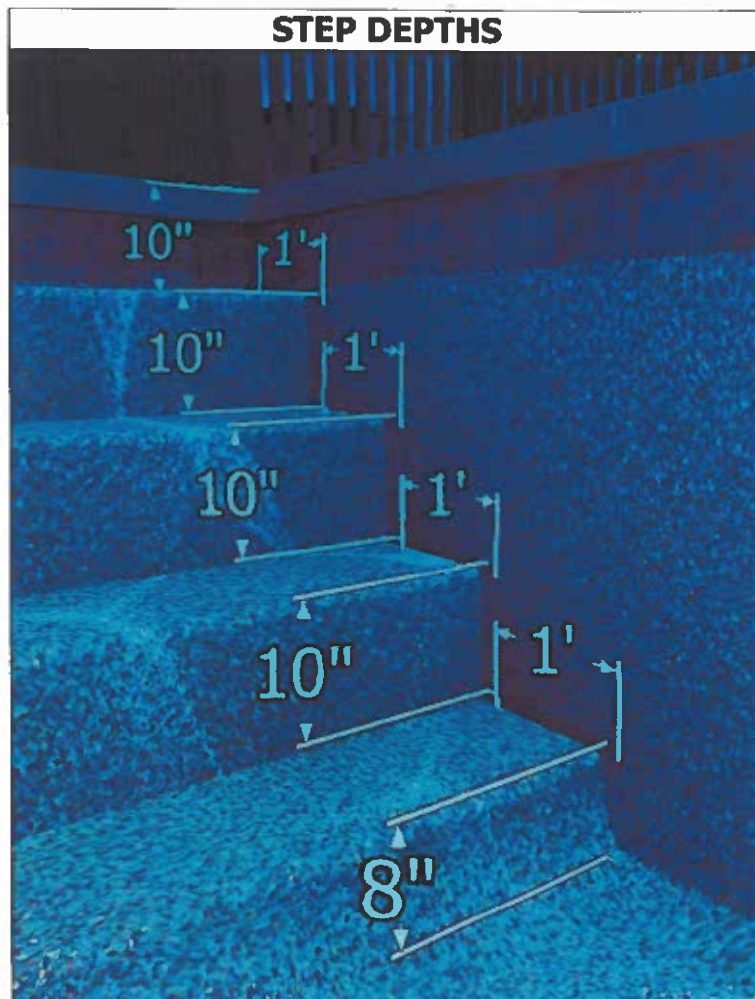
Step 1 - 10" from TOC

Step 2 - 20" from TOC

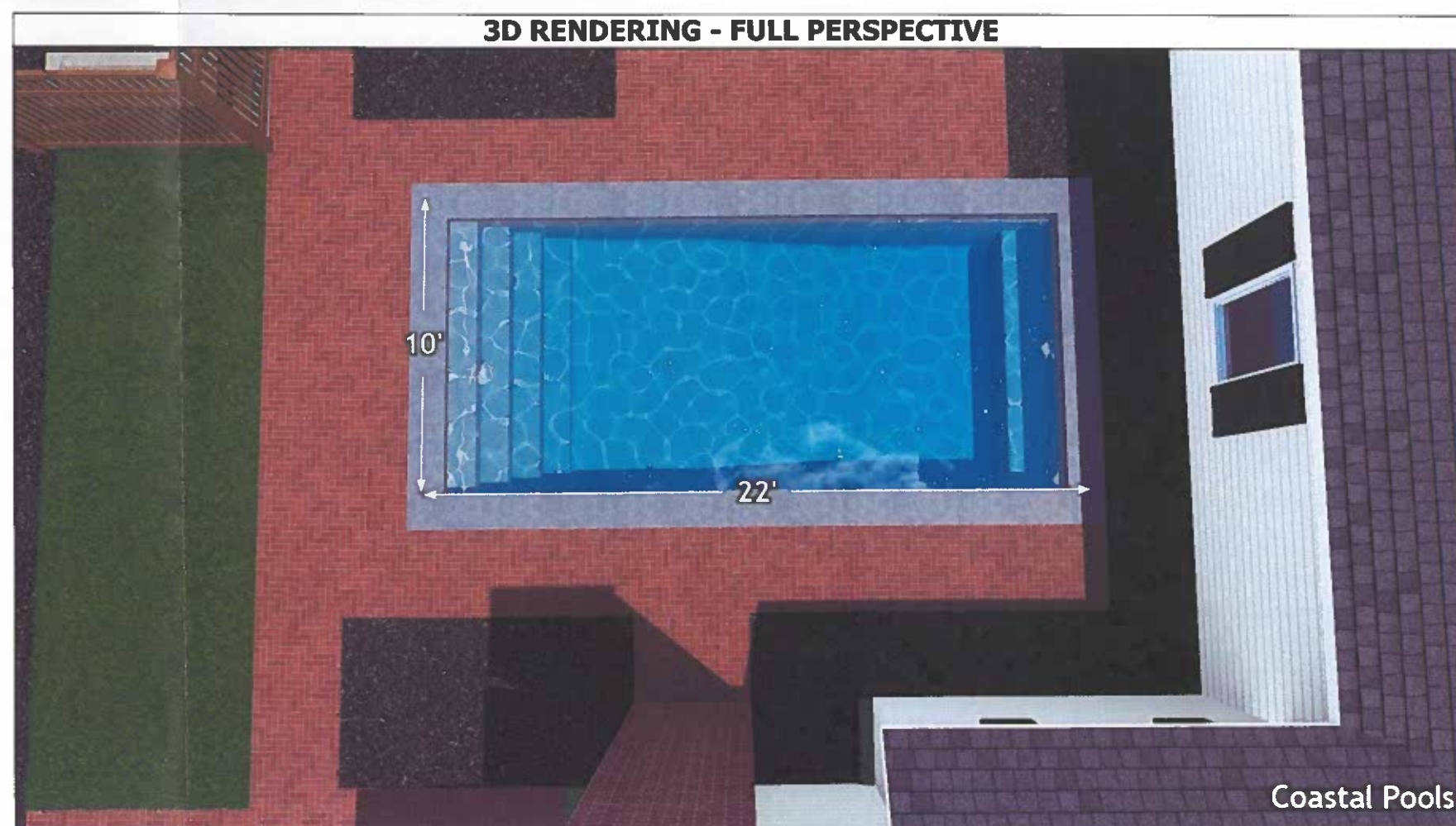
Step 3 - 30" from TOC

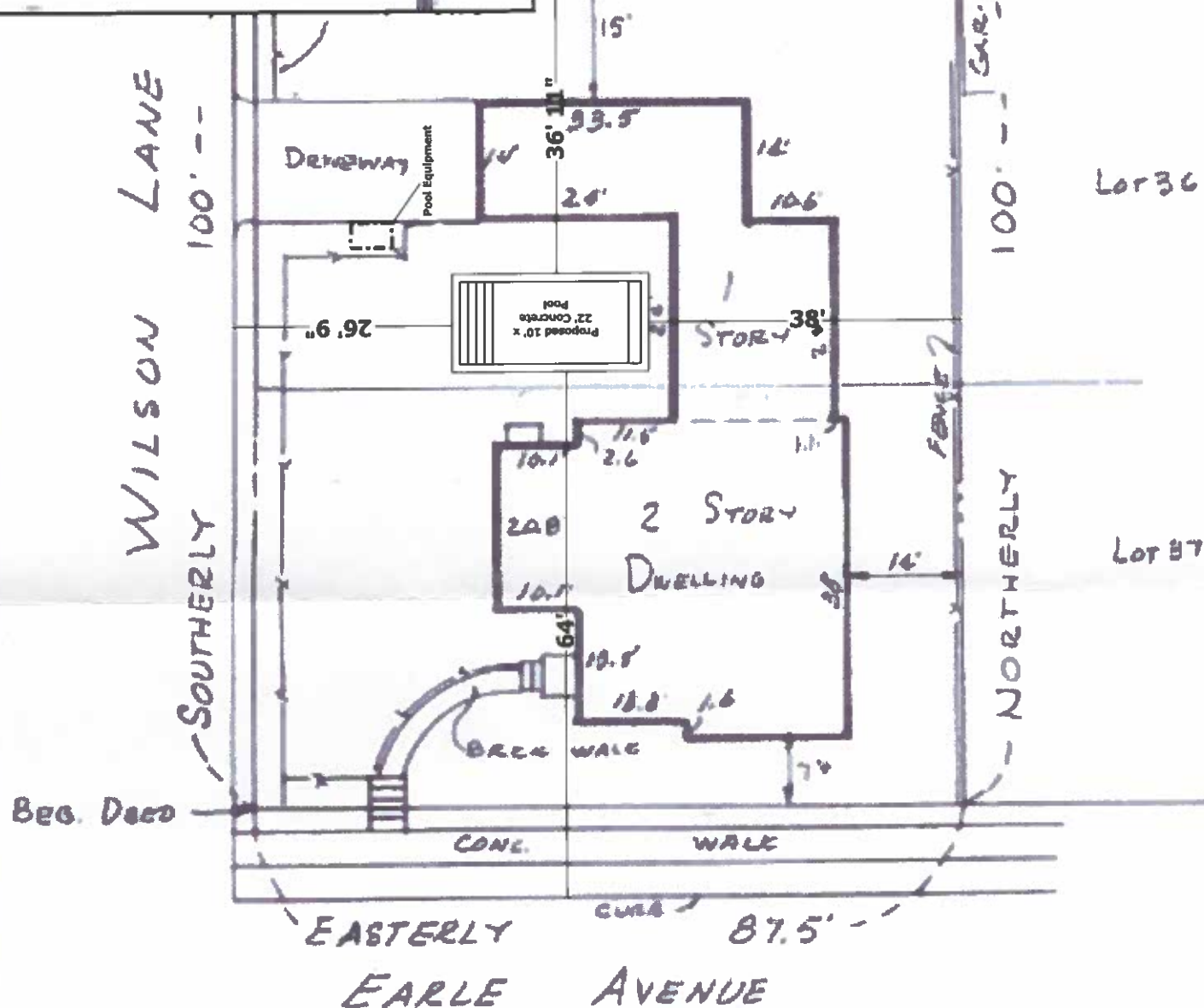
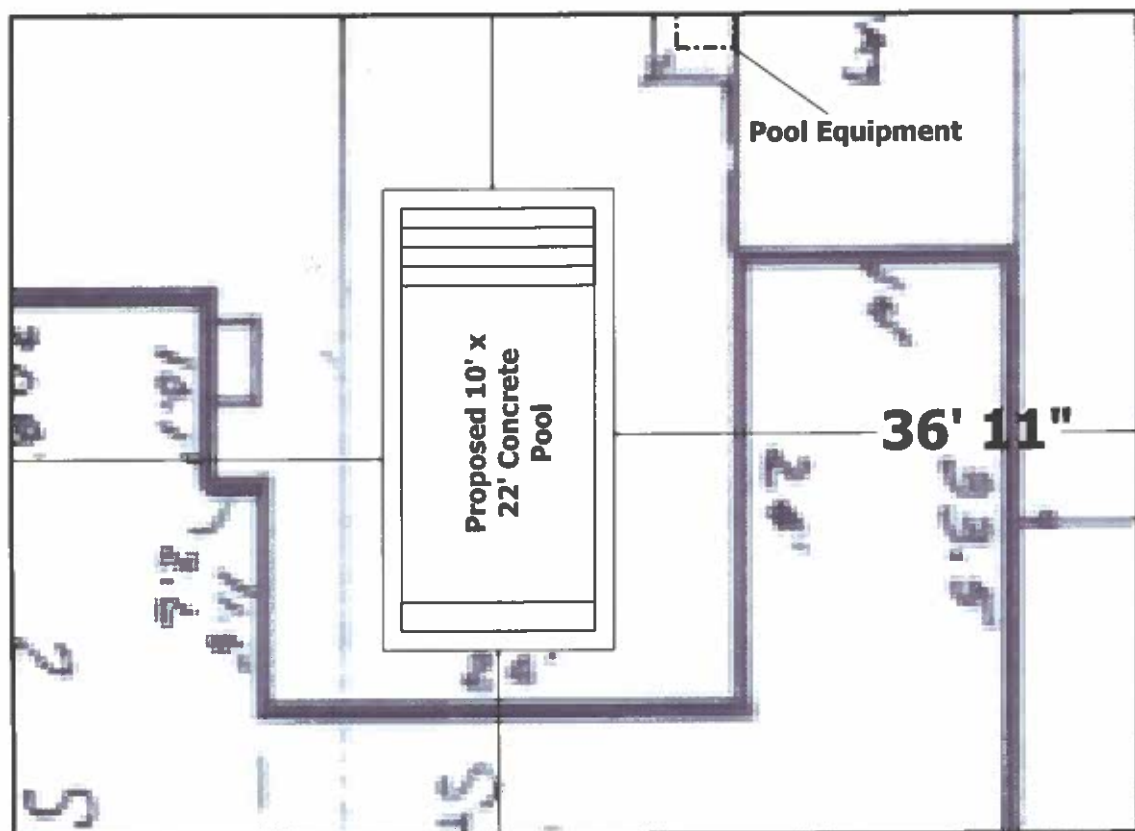
Step 4 - 40" from TOC

Bench - 24" from TOC



3D RENDERING - FULL PERSPECTIVE





I HEREBY CERTIFY THAT I HAVE LOCATED
THE IMPROVEMENTS AND THAT THEY ARE
LOCATED AS SHOWN. THIS PLAT IS NOT
INTENDED FOR USE IN THE ESTABLISHING
OF PROPERTY LINES.

Russell R. Klages
Lic. #8885

FLOOD ZONE "C"

DEED REF. G 23/407
TALBOT COUNTY, MD
167 ELECTION DISTRICT
TOWN OF EASTON

ADDRESS 107 EARLE AVE.
WEST HALF OF LOTS 36 & 37
"BROOKLUTTS HOMESTEAD"
PLAT RDA: 153/410



IMPROVEMENT LOCATION PLAN

RUSSELL R. KLAGES
SURVEYING SERVICES
340 HEMSLEY DRIVE
QUEENSTOWN, MARYLAND, 21658

(410) 827-7986

FAX (410) 827-7982

SCALE
1"=20'

DATE

10-14-94

JOB NO.

45744

































September 9, 2026

Easton Historic District Commission
Town of Easton
14 South Harrison Street
Easton, Maryland 21601

Dear Chair Demby and Members of the Historic District Commission:

I am writing as the immediately adjoining neighbors of Jodie Schram and Chris Wheedleton in support of their application to install a swimming pool within the existing enclosed courtyard of their home.

I have had the opportunity to understand and discuss the proposed project and believe the plans have been thoughtfully designed to fit within the existing character and setting of the property and neighborhood. The pool has been designed in partnership with Coastal Pools to fit neatly within the confines of the home's existing courtyard and within the area already enclosed by the current fence. And it is just lovely and improves the neighborhood!

Importantly, the project does not create a substantially new or expanded outdoor enclosure. The existing fence will remain in place, with portions raised to approximately six feet to be consistent with the height already present along the primary sides of the courtyard. The existing gate will also be updated with the appropriate safety latch and related improvements necessary to meet applicable pool safety requirements.

As an adjoining neighbor, directly behind/across the alley, I am among those most directly affected by changes to the property. Having reviewed and discussed the proposed project, I have no objection to the installation of the pool or the proposed modifications to the existing fence and gate. I believe the project will remain appropriately contained within the existing courtyard and will not adversely affect our property, the streetscape, or the historic character of the surrounding neighborhood.

I appreciate the care that Chris and Jodie have taken to design the project in a manner that respects their home, their neighbors, and the character of Easton's Historic District. Jodi and Chris are our newest neighbors and have done a fabulous job fixing, repairing and improving an old home that had years of neglect. This is exactly what I love to see in our community, and is so necessary to maintain our historic integrity and charm. I am pleased to support their application and respectfully encourage the Historic District Commission to approve the proposed project.

Sincerely,



Catherine Joyce
220 S Harrison St.
Easton MD 21601
703 801 2844

RECEIVED
SEP 14 2026
TOWN OF EASTON

September 10, 2026

Easton Historic District Commission
Town of Easton
14 South Harrison Street
Easton, Maryland 21601

Dear Chair Demby and Members of the Historic District Commission:

We are writing as the immediately adjoining neighbors of Jodie Schram and Chris Wheedleton in support of their application to install a swimming pool within the existing enclosed courtyard of their home.

We have had the opportunity to understand and discuss the proposed project and believe the plans have been thoughtfully designed to fit within the existing character and setting of the property and neighborhood. The pool has been designed in partnership with Coastal Pools to fit neatly within the confines of the home's existing courtyard and within the area already enclosed by the current fence.

Importantly, the project does not create a substantially new or expanded outdoor enclosure. The existing fence will remain in place, with portions raised to approximately six feet to be consistent with the height already present along the primary sides of the courtyard. The existing gate will also be updated with the appropriate safety latch and related improvements necessary to meet applicable pool safety requirements.

As adjoining neighbors, we are among those most directly affected by changes to the property. Having reviewed and discussed the proposed project, we have no objection to the installation of the pool or the proposed modifications to the existing fence and gate. We believe the project will remain appropriately contained within the existing courtyard and will not adversely affect our property, the streetscape, or the historic character of the surrounding neighborhood.

We appreciate the care that Chris and Jodie have taken to design the project in a manner that respects their home, their neighbors, and the character of Easton's Historic District. We are pleased to support their application and respectfully encourage the Historic District Commission to approve the proposed project.

Sincerely,

Paulette Lawry
Name
218 S Harrison St
Address
Paulette Lawry
Signature
Sept 10, 2026
Date

RECEIVED
SEP 14 2026
TOWN OF EASTON

Historic District Commission
14 South Harrison Street
Easton, MD, 21601

Committee – Historic District:

RE: Pool installation at 107 East Earl Ave, Easton, MD, 21601

Both my wife and I, Cheryl & Thomas Kicklighter, residing at 221 S Hanson Street, Easton, MD, 21601, are in support of the pool application for Chris Wheedleton & Jodie Schram, our next-door neighbors.

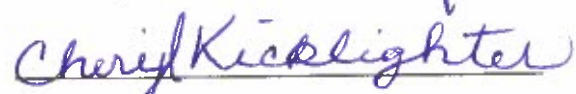
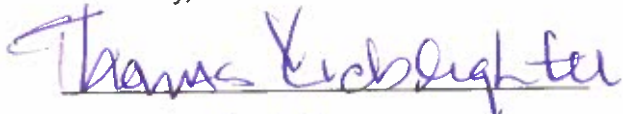
Chris and Jodie explained the details of the pool installation proposal that appears to fit well within their fenced in courtyard.

In our opinion, this project will not adversely affect our property nor the historic character of the surrounding neighborhood.

We appreciate Chris & Jodie for reaching out to us to get our input prior to the committee presentation.

Take care,

Sincerely,



Thomas & Cheryl Kicklighter
221 South Hanson Street
Easton, MD, 21601

RECEIVED
SEP 14 2026
TOWN OF EASTON



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: 216 S Washington Street

Applicant: William and Cynthia Spofford Revocable Trust

Application Number: 2026-1825

Code Enforcement Case: Yes ☐ No ☒

Project Description:

The applicant is requesting approval to construct a new covered portico over the existing front porch steps and landing. The portico will consist of four (4) square, cellular PVC columns with base and capital. The roof will be constructed of architectural asphalt shingles with PVC trim and fascia. The portico will have a barrel ceiling consisting of tongue-and-groove wood. To accommodate the new portico, the existing pediment will likely be removed. The applicant is also proposing to remove and reconstruct the existing front porch landing and steps using brick with metal railings. This structure is considered a non-contributing structure to the Eaton Historic District.

Historic District Guidelines:

Guideline 66. Adding New Porches

- a. Avoid adding a new porch to the front façade of a contributing building unless historical evidence exists to indicate a porch previously existed.
- b. A new porch may be added to a side or rear façade if it is designed to be compatible with the overall character of the building.

Appendix B.2 Common Substitute Materials - Porch

Vinyl is another common material for replacement columns and railings, which are available in a variety of designs. They are used for new construction and are most appropriate for buildings constructed in the late-20th century and later. Like vinyl windows, vinyl porch columns and railings are susceptible to fading and warping as a result of UV exposure and have a



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

relatively short lifespan. The dimensions of vinyl columns typically do not match historic proportions or details and their use on historic buildings is discouraged.

Staff Analysis:

While constructing a new front portico is generally inconsistent with the Design Guidelines for historic or contributing structures, the subject property is a non-contributing building constructed in 1978. For non-contributing structures of this era, the Guidelines permit new front porches and the use of modern materials, including vinyl columns. Staff recommends approval of the application, provided the Commission finds that the proposed portico is compatible with the overall character of the building and the surrounding area.

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			
2101019325		216 S WASHINGTON ST		LEOCHA, NANCY C AND STEPHEN C T/C			
YEAR BUILT		PHYSICAL CONDITION					
1978		EXCELLENT					
ARCHITECTURAL STYLE			ADDITION(S)				
COLONIAL REVIVAL			NONE				
NHL DISTRICT	NR DISTRICT	NR LISTED	MEETS NR CRITERIA	1980 NR RATING	MD INVENTORY	CONTRIBUTING	NC CODE
				H		N	AGE
NOTES							
MODERN 2 1/2 STORY 3 BAY BRICK IDE PASSAGE DWELLING BUILT IN FASHION OF SOME OF EASTON'S FINEST HISTORIC 18TH CENTURY HOMES. 2 OUTBUILDINGS AND BRICK GATE ASSOCIATED WITH THIS PROPERTY.							



TOWN OF EASTON
PLANNING AND ZONING

14 SOUTH HARRISON STREET, EASTON, MD 21601

Application #:	2026 - 1825
Date Received:	08/26/2026
Fee Paid:	\$75.00
HDC Meeting Date:	09/14/2026
Date Property Posted:	09/10/2026

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

216 S. Washington St.

☐ Contributing ☒ Non-Contributing

YEAR BUILT:

1978

NATIONAL REGISTAR #

PROPERTY INFORMATION

OWNER NAME

William N Spofford and Cynthia G Spofford, Revocable Trust

TELEPHONE NO.

EMAIL

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

NAME

TELEPHONE NO.

EMAIL

Description of Proposal (include additional sheets, as necessary)

<u>New covered front porch + resurface (brick) porch + steps</u>
<u>Existing brick is cracked and loose. back of covered porch</u>
<u>is causing potential front door sill water damage.</u>
<u>Removal of existing door pediment. Removal of existing porch lights</u>
<u>+ replace with hanging light</u>

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

<u>[Signature]</u>
<u>8/24/26</u>
<u>William N Spofford</u>

Revised 4.4.2022



Historic District Commission Application Checklist

Revised April 2022

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

Requirements:

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

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

All Applications to Include:

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

New Construction / Addition

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



Historic District Commission Application Checklist

Revised April 2022

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

Requirements:

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- ☒ A narrative fully explaining the request
- ☒ Photographs of all existing conditions and that will be affected by the proposed project
- ☒ Description of all existing materials and a listing of all materials to be used for proposed project.
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- ☒ Site plan drawn to an appropriate scale and including setbacks and neighboring structures. Site Plan should illustrate the footprint(s) of all proposed EXISTING AND PROPOSED construction.
- ☐ Construction schedule
- ☐ For new construction only, the Commission will require a three-dimensional rendering, superimposed photo, silhouette or model of the proposed structure, other structure(s) located on the subject property and neighboring structures when necessary to understand the visual impact of the new construction and its compliance with the Guidelines.

Renovations

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

Windows *N/A*

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

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

Roofing *N/A*

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

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

Signs *N/A*

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

Landscaping & Trees N/A

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

Fence N/A

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

Demolition

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

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

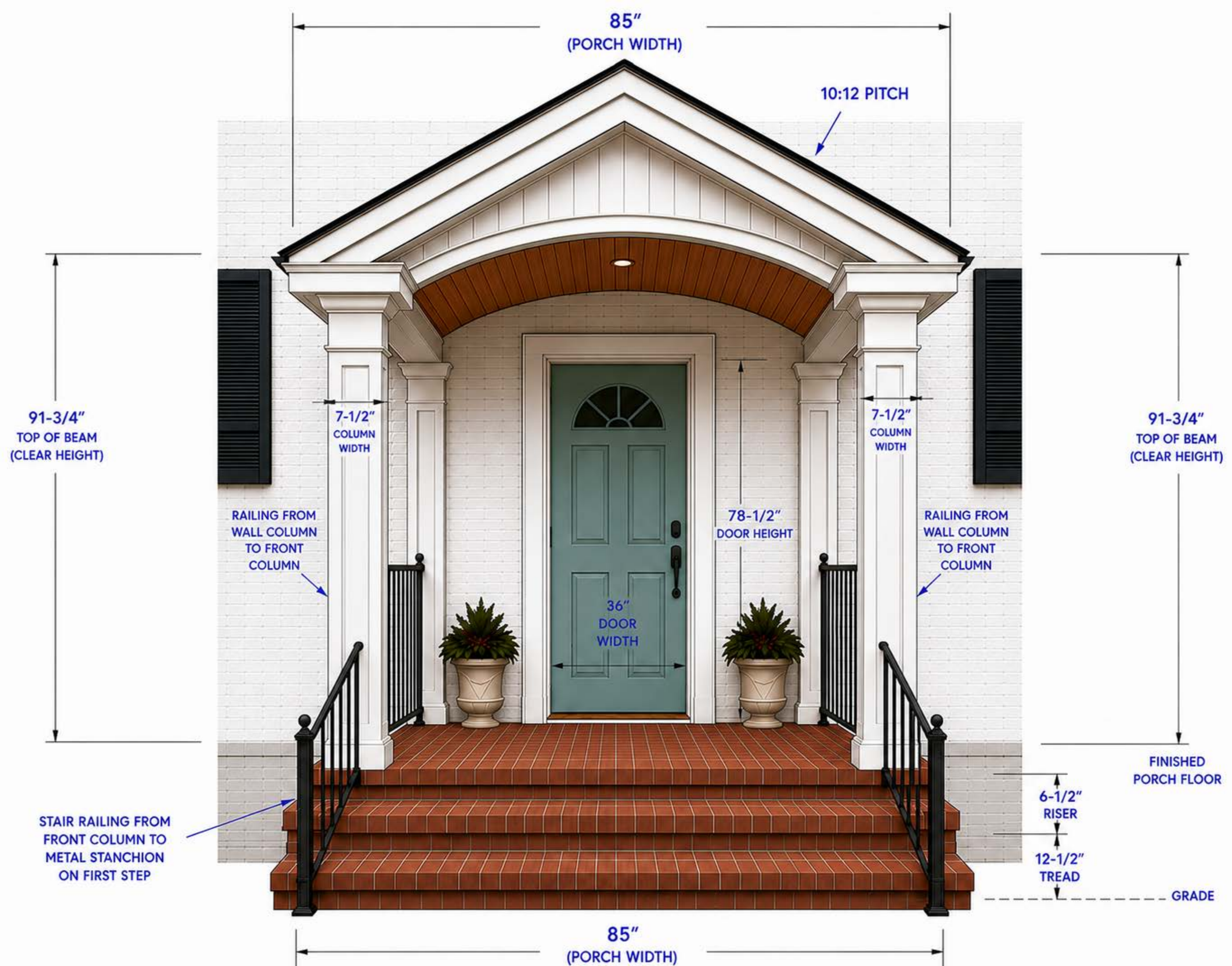
Other

- ☐ Attach all documentation supporting request

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

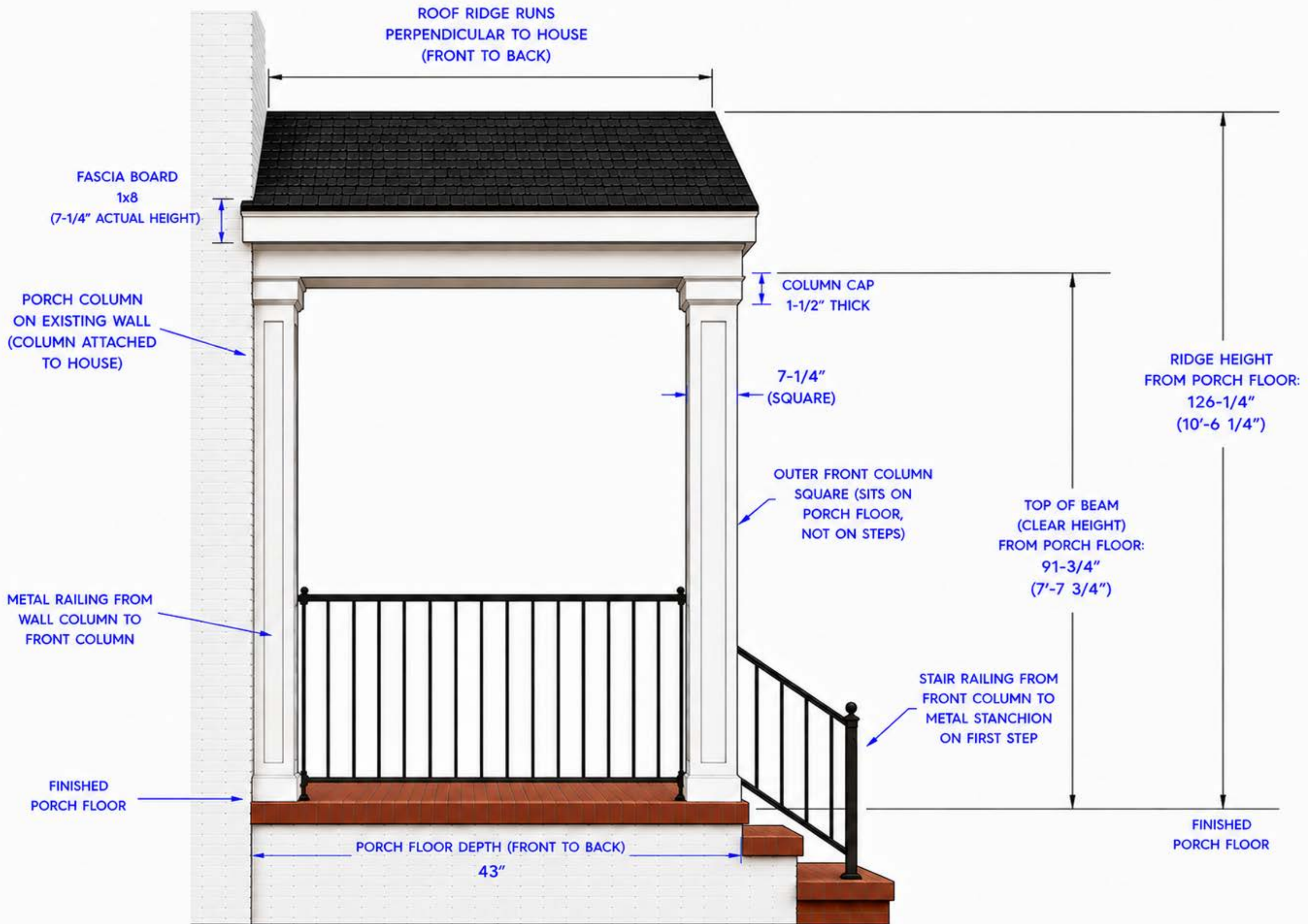
If the applicant or their designee is not present for the scheduled HDC meeting, the Commission may elect to refrain from discussing and voting on the scheduled agenda item.

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



NOTES:

- OUTER FRONT COLUMNS ARE SQUARE AND SIT ON THE PORCH FLOOR (NOT ON THE STEPS).

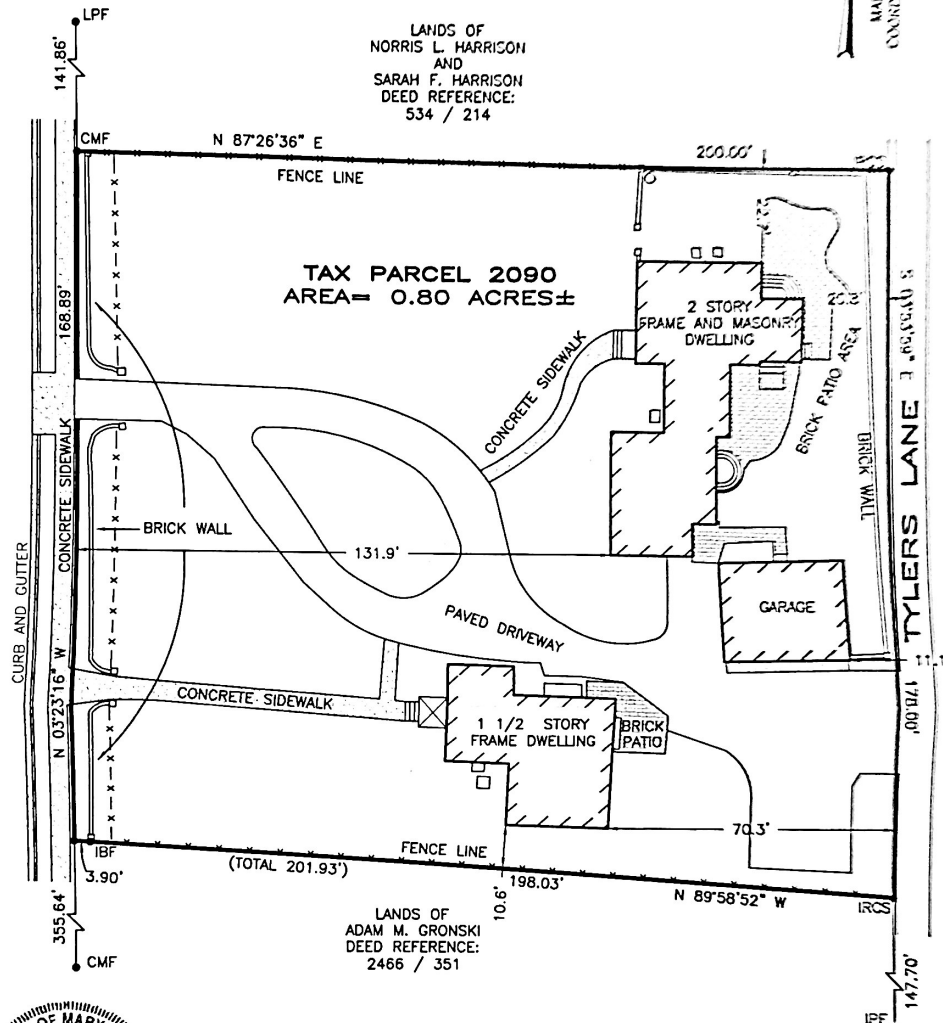


SIDE SECTION (LOOKING LEFT)

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

NOTE: ROOF RIDGE RUNS PERPENDICULAR TO HOUSE (FRONT TO BACK).

SOUTH WASHINGTON STREET



LANDS OF
NORRIS L. HARRISON
AND
SARAH F. HARRISON
DEED REFERENCE:
534 / 214

LANDS OF
ADAM M. GRONSKI
DEED REFERENCE:
2466 / 351



SURVEYOR CERTIFICATION

THIS PLAT HAS BEEN PREPARED BY ME PERSONALLY OR UNDER MY RESPONSIBLE CHARGE AND COMPLIES WITH THE REQUIREMENTS AS SET FORTH IN REGULATION 09.13.06.12 OF THE MARYLAND MINIMUM STANDARDS OF PRACTICE FOR SURVEYORS. MY MARYLAND PROFESSIONAL LAND SURVEYOR LICENSE IS CURRENT WITH AN EXPIRATION DATE OF FEBRUARY 10, 2019.

Christopher D. Waters

CHRISTOPHER D. WATERS
PROFESSIONAL LAND SURVEYOR
MARYLAND No. 11052

11/12/2020
DATE

GENERAL NOTES

1. PROPERTY: 216 S. WASHINGTON ST
ADDRESS: EASTON, MD 21601
2. TAX MAP: 105, GRID: EA, PARCEL: 2090
3. CURRENT DEED REF: 2645 / 334
4. CURRENT ZONING: R10A "RESIDENTIAL MEDIUM DENSITY"
5. THE LAND SHOWN HEREON LIES ENTIRELY WITHIN FLOOD ZONE X PER F.I.R.M. 24041C0189D EFF. 07/20/16
6. DIMENSIONS TO THE PROPERTY LINES ARE SHOWN TO THE NEAREST TENTH.
7. CMF DENOTES CONCRETE MONUMENT FOUND
8. IBF DENOTES IRON BAR FOUND
9. IRCS DENOTES IRON ROD AND CAP SET
10. LPF DENOTES LEAD PLUG FOUND
11. IPF DENOTES IRON PIPE FOUND

DATE: 1-15-2020

SCALE: 1" = 30'

DRAWN BY: JOSHUA MILLS

JOB No.: 3501A001.A01

SHEET No. 1 OF 1

PLAT SHOWING
THE LANDS OF
WILLIAM SPOFFORD
AND
CYNTHIA SPOFFORD
TOWN OF EASTON, TALBOT COUNTY, MARYLAND



DAVIS,
BOWEN &
FRIEDEL, INC. ARCHITECTS ENGINEERS SURVEYORS

EASTON, MARYLAND (410) 770-4744
SALISBURY, MARYLAND (410) 543-9091
MILFORD, DELAWARE (302) 424-1441

Proposed Front Porch Building Materials & Specifications

Historic residential porch renovation - Easton, Maryland

Component	Proposed Material / Specification
Roof covering	Black architectural asphalt/fiberglass shingles selected to closely match the existing house roof.
Roof framing	Code-compliant dimensional lumber or engineered lumber as required by final structural design.
Roof pitch	8:12 pitch, with ridge running front-to-back, perpendicular to the house facade.
Roof sheathing	Exterior-rated plywood or OSB with approved roofing underlayment.
Roof flashing	Painted aluminum or copper flashing at house/roof intersections and other required locations.
Front gable facade / pediment	Painted cellular PVC, smooth finish, fabricated with traditional Colonial proportions and detailing.
Fascia & exterior roof trim	Painted cellular PVC, smooth finish, with profiles resembling traditional painted wood trim.
Barrel ceiling	Tongue-and-groove wood, stained or clear finished. Barrel runs front-to-back, parallel with the roof ridge and perpendicular to the house facade.
Front outer columns	8" x 8" finished square painted cellular PVC column wraps over structural posts. Columns located at the outer front corners of the porch and entirely on the finished porch floor - not on the steps.
Front column height	Approximately 91-3/4" from finished porch floor to underside of beam, subject to final structural/framing dimensions.
Front column base trim	Approximately 10" x 10" footprint x 8-10" high, painted cellular PVC with restrained traditional Colonial detailing.
Front column capital/head trim	Approximately 10" wide, painted cellular PVC with simple Colonial profile.
Column structural cores	Typically nominal 6 x 6 pressure-treated wood or engineered structural posts, concealed completely within PVC column wraps; final sizing by structural professional.
Wall columns / pilasters	Painted cellular PVC, approximately 8" wide x 4" projection, aligned with the front columns. Wall columns support the horizontal side beams and provide the attachment point for the porch railings.
Porch floor	Remove existing brick porch floor and replace with new historically compatible brick. New brick installed in a traditional herringbone pattern with a perimeter brick border.
Porch steps	Remove existing brick steps and construct new brick steps using brick coordinated with the new porch floor and historic character of the residence.
Step dimensions	Approximately 6-1/2" riser x 12-1/2" tread, subject to final field verification and applicable code.
Porch railing	Black painted or powder-coated metal railing with simple traditional vertical pickets, running from each wall column/pilaster to the corresponding front column.
Stair railing	Matching black metal railing running from the outer front column to a separate metal stanchion/post at the stair.
Fasteners	Exterior-rated stainless steel or corrosion-resistant fasteners appropriate for PVC, wood and masonry; concealed where practical.
Column/post connections	Concealed galvanized or stainless structural post bases and connectors anchored to the structural porch/foundation system.
Lighting	Remove existing wall sconces. Install one traditional hanging pendant lantern centered on the porch and suspended from the centerline of the barrel-vaulted ceiling. Historically appropriate black or dark bronze metal finish with clear glass. No recessed lighting.
Paint	Exterior-grade paint compatible with cellular PVC; white/off-white selected to coordinate with existing house trim.

Historic Masonry Scope

Removal of existing brick porch floor and steps and reconstruction with new historically compatible brick. Porch floor to be laid in a traditional herringbone pattern with perimeter brick border. New brick steps to coordinate in color, size, texture, coursing and mortar appearance with the porch floor and historic character of the residence.

Critical Column Placement

The 8" x 8" front columns shall bear entirely on the 85" x 43" finished porch floor at its outer front corners. The columns shall not bear on the steps or extend to grade. Wall columns/pilasters shall align front-to-back with the corresponding outer columns, support the horizontal side beams, and serve as the rear attachment point for the porch railings.

Structural Note

Structural post loads must be transferred through the finished brick surface to an adequate foundation or footing. Existing construction beneath the porch is currently unknown and suspected to include a block wall; it must be exposed and verified before final structural member, footing and connection design.







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

Historic District Commission Staff Report

Meeting Date: 9/14/2026

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

Property Address: 20 & 22 Goldsborough Street

Applicant: Brad Hutchison on behalf of Legacy Real Estate

Application Number: 2026-1829

Code Enforcement Case: Yes ☐ No ☒

Project Description:

The applicant is seeking approval to replace two damaged wooden storefront windows. The windows will be replaced with new wood simulated divided light windows that match the muntin profile of the existing windows. The two sign brackets will also be removed and re-mounted higher on the building to accommodate future business signage.

Historic District Guidelines:

Guideline 31. Hanging and Bracket Signs

- a. Utilize existing sign brackets where possible.
- b. Mount hanging and projecting signs to a masonry building with connections through the mortar joints rather than through brick or stone units to the greatest extent possible.
- c. The bracket itself should contribute to the overall design of the hanging sign and may be decorative in character. Avoid overly ornate styles that are not in keeping with the historic features of the building.
- d. Hanging signs should be mounted perpendicular to the façade and should have a minimum clearance of 8'-0" above the sidewalk and be recessed a minimum of 1'-0" behind the plane of the curb.

Guideline 80. Preserve Historic Storefronts

- a. Maintain original storefronts. Repair, rather than replace, deteriorated elements.
- b. Make necessary replacements in-kind. When replacement is necessary, the new unit should match the original element as closely as possible in size, shape, profile, color, and material.



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

- c. If using the original material is not economically or technically feasible, an alternative material that resembles the original in size, shape, profile, color, and other characteristics may be used. Avoid using inappropriate materials such as vinyl and aluminum siding, bare anodized aluminum, mirrored or tinted glass, artificial stone, and the like for a new storefront.
- d. Missing storefront elements should be replaced. The design of the replacement should be based on documentary or photographic evidence. If none exists, the replacement element should be designed to be compatible in size, shape, profile, color, and character of the storefront.
- e. If the use of the ground floor requires more privacy than allowed by the display windows, install privacy curtains or blinds. Avoid blocking in or otherwise removing or reducing storefront windows.
- f. If storefront security systems are to be added, choose an electronic system that does not alter the appearance of the storefront.
- g. Avoid adding details and ornamentation to existing storefronts that creates a false sense of history, or is incompatible with the overall design of the storefront

Staff Recommendation:

Staff recommends **approval** of this application as submitted. The proposed storefront window replacement closely matches the existing in terms of size, shape, profile, color, and material. The proposal to re-locate the sign bracket ensures that any future signage can meet the mounting guidance found in Guideline 31d.

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 AND ZONING
14 SOUTH HARRISON STREET, EASTON, MD 21601

HD 26 - 90

Application #:	2026 - 1829
Date Received:	08/31/2026
Fee Paid:	\$200.00
HDC Meeting Date:	09/14/2026
Date Property Posted:	09/10/2026

HISTORIC DISTRICT COMMISSION HEARING APPLICATION

APPLICATION TYPE (PLEASE CIRCLE)

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

PROPERTY INFORMATION

ADDRESS 20 Goldsborough St.
☐ Contributing ☐ Non-Contributing YEAR BUILT: _____ NATIONAL REGISTAR # _____

PROPERTY INFORMATION

OWNER NAME Legacy Real Estate
TELEPHONE NO. [REDACTED] EMAIL [REDACTED]

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

NAME Suzanne Kline / Brad Hutchinson 410 829 9123
TELEPHONE NO. [REDACTED] EMAIL [REDACTED]

Description of Proposal (include additional sheets, as needed)

Two existing storefront windows will be replaced in kind. New units will be custom built of wood, be simulated divided lites using wood muntins to match existing, and tempered thermal glass as necessary to meet current energy code requirements. All associated trims & sills will be inspected and repaired or replaced as necessary with wood to match existing.

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

Suzanne Kline
8/31/26
Suzanne Kline

Revised 4.4.2022



Historic District Commission Application Checklist

Revised April 2022

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

Requirements:

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

All Applications to Include:

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

New Construction / Addition

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

Renovations

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

Windows

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

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

Roofing

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

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- ☐ Dimensioned scale drawings of the sign. Identify all materials to be used, color(s), lettering (including size and font style) and wording
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Fence

- ☐ Application must Include:
 - A Site plan :
 - Drawn to scale
 - Show and label the location of new and any existing fence. (this can be completed on two separate site plans for clarity)
 - Include location of neighboring structures
 - Identify height of proposed fence, location of gates and other openings
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The Historic District Commission (HDC) reserves the right to request a professional inspection of the structure(s). Said request may include evaluation by a historic preservation specialist.

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- ☐ Structural Analysis by Structural Engineer or Licensed Architect
- ☐ For Economic Hardship please provide documentation. Reference Guideline 13.9
- ☐ Attach replacement plan

Other

- ☐ Attach all documentation supporting request

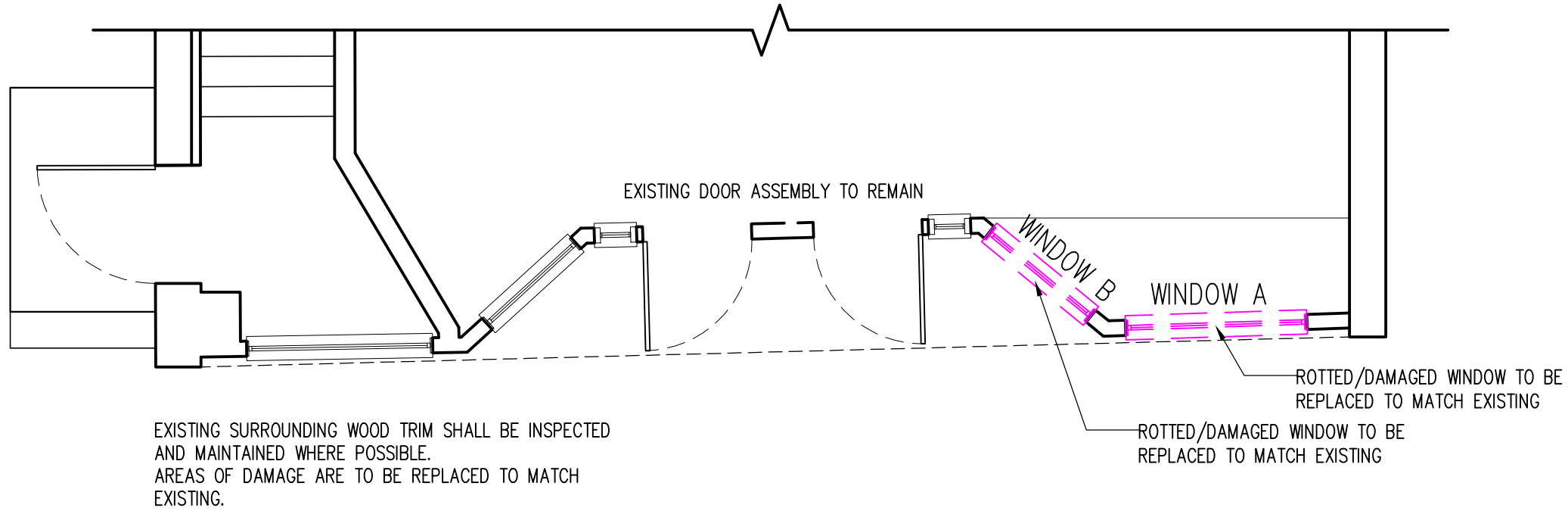
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3 EXISTING OVERALL STOREFRONT PHOTOS
NOT TO SCALE



1 STOREFRONT PLAN
1/4"=1'-0"



EXISTING JAMB TRIM



EXISTING MULLION TRIM



EXISTING SILL

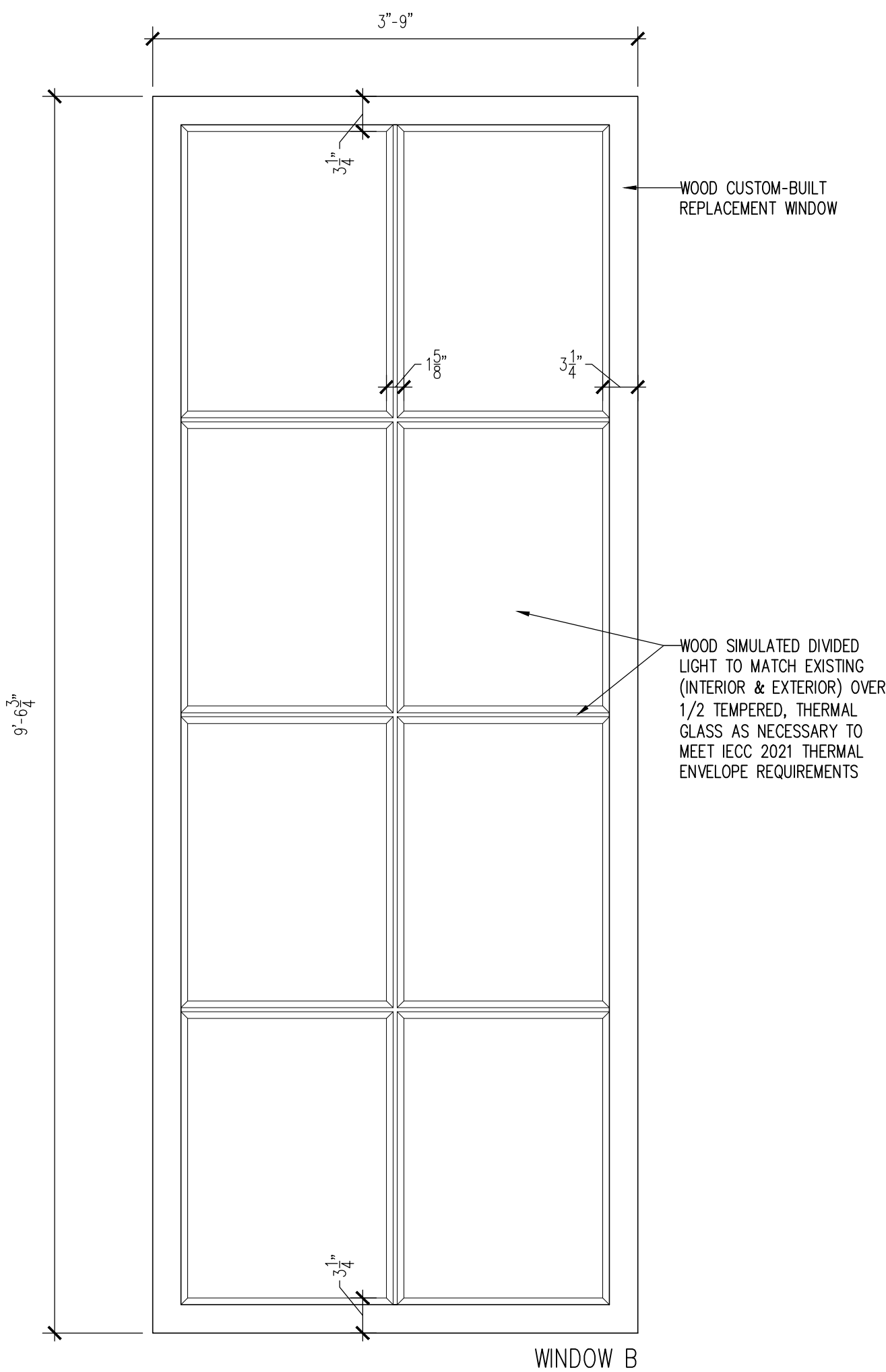


EXISTING MUNTIN

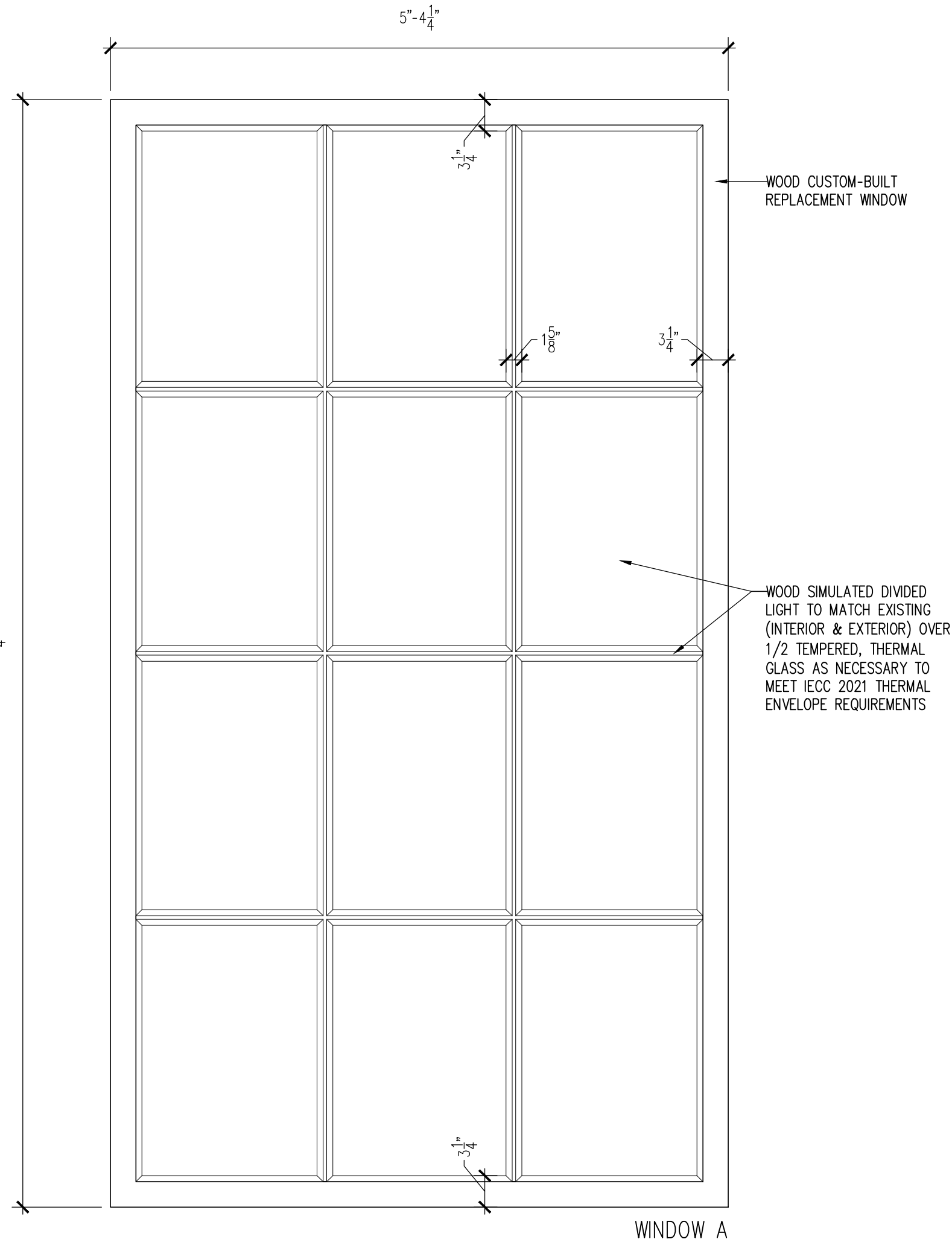


20 GOLDSBOROUGH SIGN BRACK

BOTH SIGN BRACKETS TO BE RELOCATED HIGHER TO ALLOW FOR PROPER CLEARANCE FROM BOTTOM OF FUTURE SIGNS TO SIDEWALK



WINDOW B



WINDOW A

2 REPLACEMENT WINDOW ELEVATIONS
1/4"=1'-0"

CHRISTINE M. DAYTON
ARCHITECT
PA
PO. BOX 1659, EASTON MD. 21601 · 410-822-3130

I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE #19032 EXPIRATION DATE 06/05/27

STOREFRONT REPAIR / REPLACEMENT
20 GOLDSBOROUGH ST., EASTON, MD
EHDC REVIEW DOCUMENTS

SCALE:
AS NOTED
DATE:
31 AUG. 2026
SHEET 1 OF 1

EHDC REVIEW DOCUMENTS

PI



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

HD 26 - 91

Application #:	2026 - 1830
Date Received:	08/31/2026
Fee Paid:	\$200.00
HDC Meeting Date:	09/14/2026
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Other

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1 EXISTING STOREFRONT PHOTOS

NOT TO SCALE



EXISTING JAMB TRIM



EXISTING MULLION TRIM



EXISTING SILL



EXISTING MUNTIN

SIGN BRACKET AT 22 GOLDSBOROUGH TO BE REPLACED WITH WROUGHT IRON BRACKET TO MATCH EXISTING BRACKET AT 20 GOLDSBOROUGH

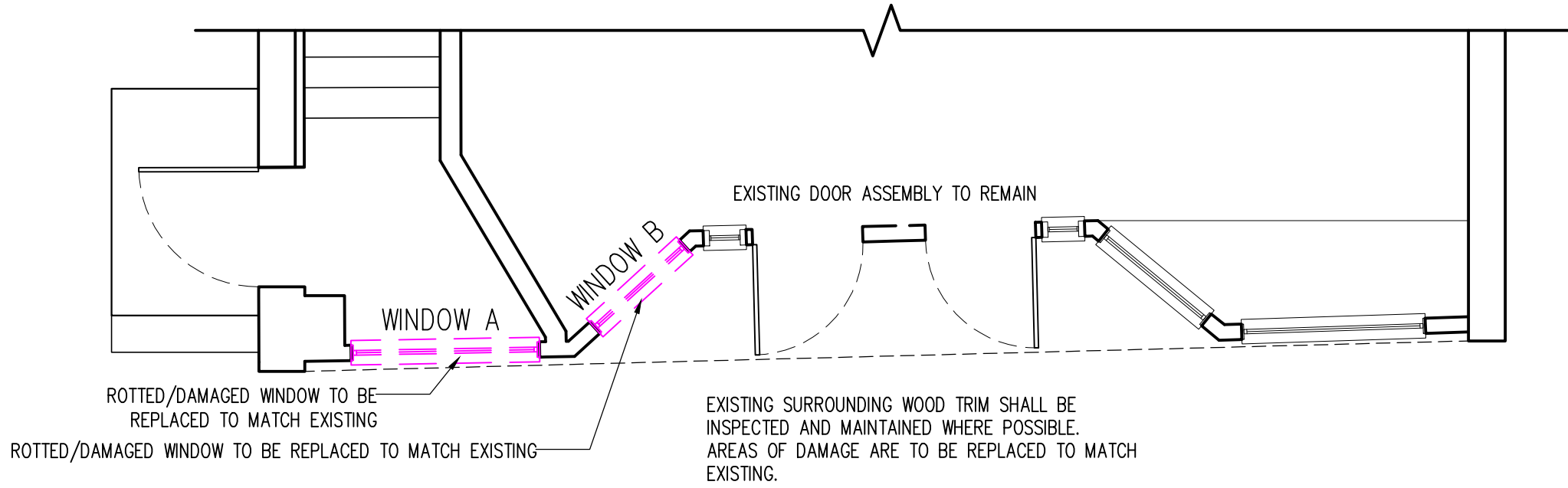


22 GOLDSBOROUGH SIGN BRACKET



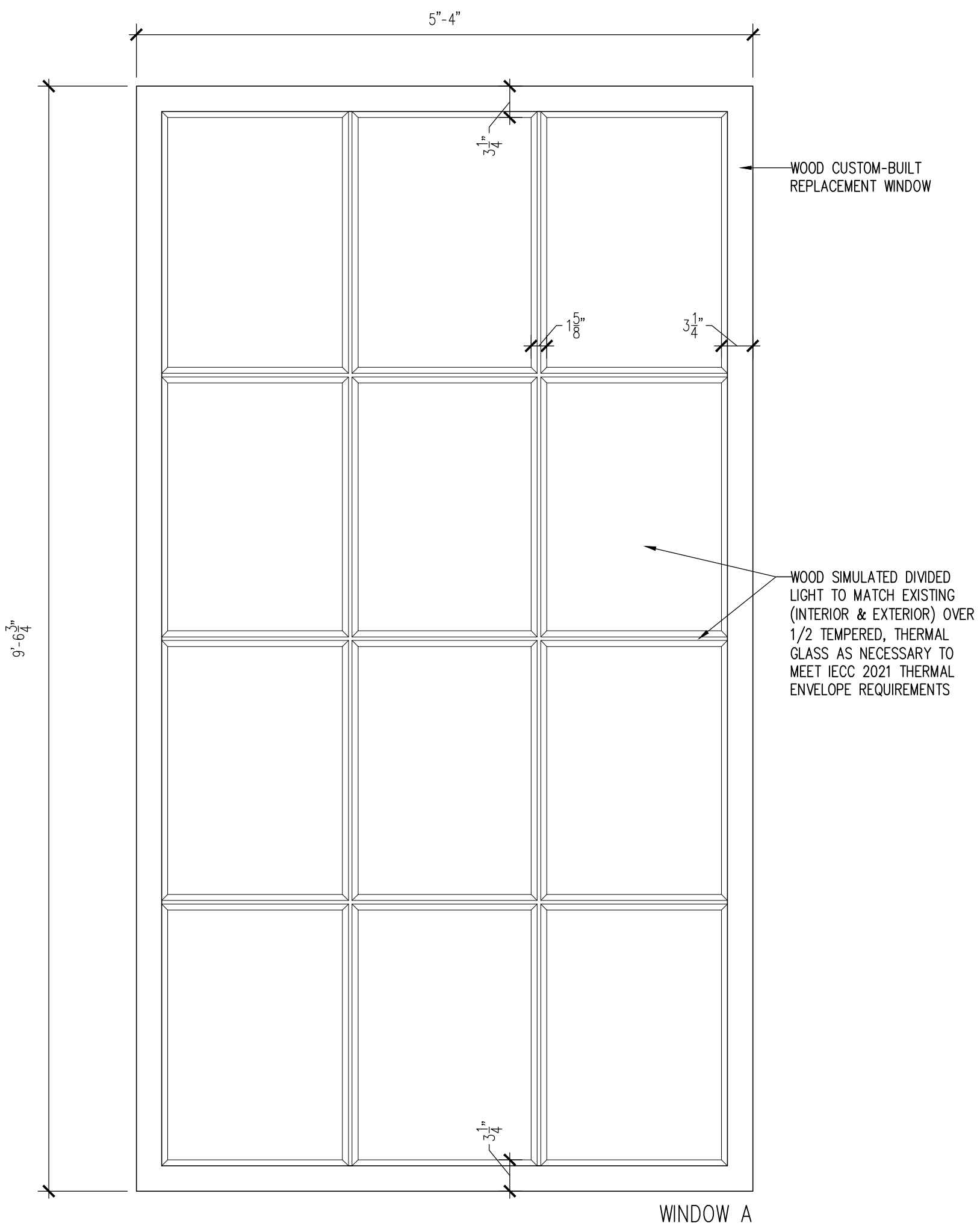
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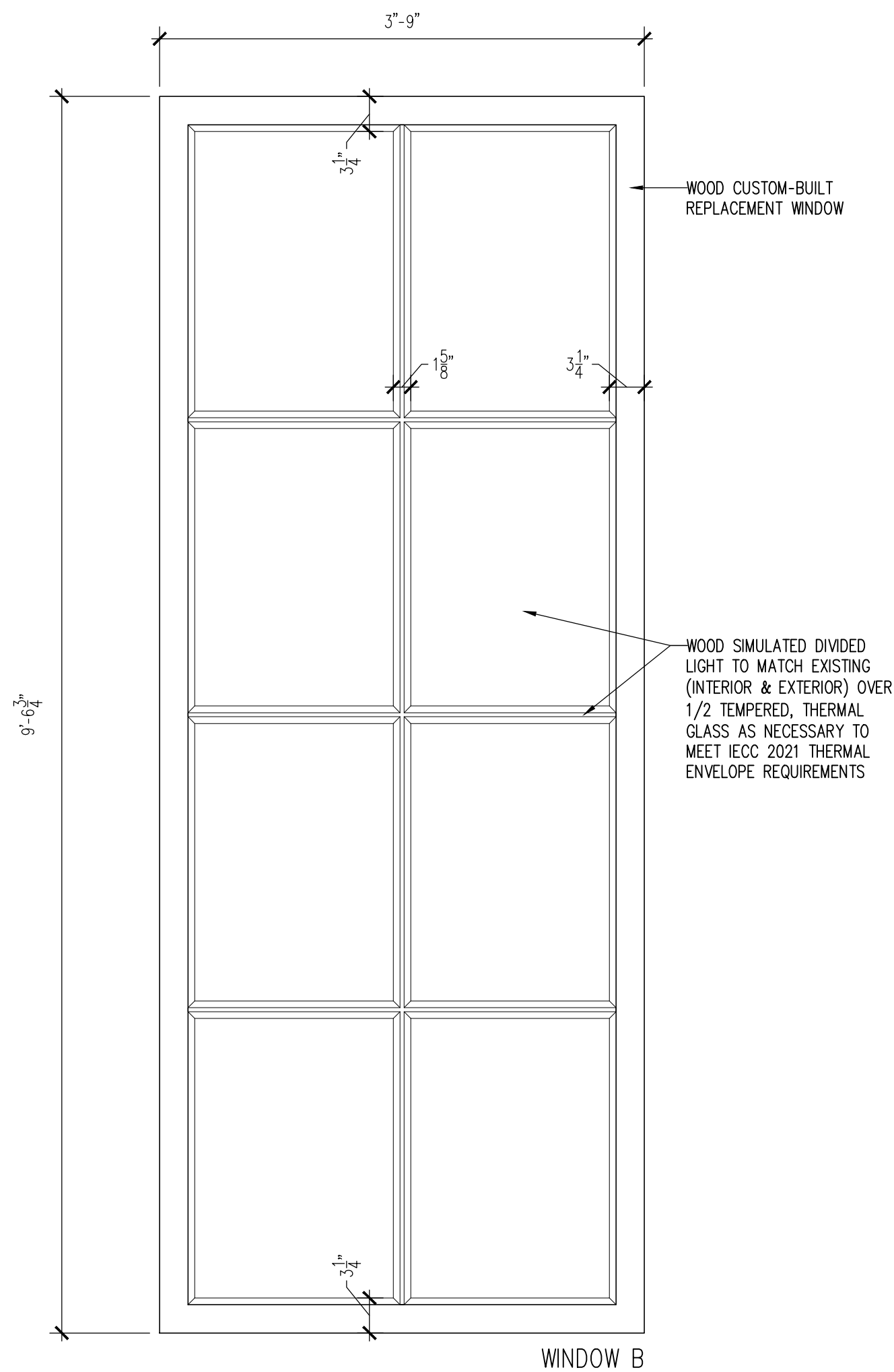


1 STOREFRONT PLAN

1/4"=1'-0"



WINDOW A



WINDOW B

1 REPLACEMENT WINDOW ELEVATIONS

1/4"=1'-0"

CHRISTINE M. DAYTON
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22 GOLDSBOROUGH ST., EASTON, MD
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SCALE:
AS NOTED
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31 AUG. 2026
SHEET 1 OF 1

EHDC REVIEW DOCUMENTS

PI











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

Historic District Commission Staff Report

Meeting Date: 9/14/2026

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:

The applicant is seeking approval for alterations to the front porch decking and the damaged portions of siding to address Code Enforcement Case #26-0177. The proposed scope of work includes removing the inappropriately installed pressured treated decking and installing 1” x 4’ tongue-and-groove decking. The portions or rotten siding currently covered with duct tape will be repaired by installing new fiber cement siding panels. The initially proposed window replacements and chimney repair are no longer a part of the proposed scope of work.

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.



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

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.

During the Commission's August 24th meeting, a request was reviewed to replace the roof, install new windows, repair chimneys, and retain the pressure treated decking that was installed. The Commission approved the in-kind asphalt shingle roof replacement and tabled the remainder of the application requesting additional information on construction methods and indicating that pressure treated decking and the proposed windows were inappropriate for this structure.

Historic District Guidelines:

Guideline 64. Preserve Historic Porches

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

Guideline 65. Make Sensitive Replacements (Porches)

- a. Replace missing posts and railings where necessary to match size, shape, profile, proportion, and spacing to the historic feature.
- b. Use wood for porch details and structural parts, including steps, decking, and foundations, unless it can be documented that other materials were historically used on the house or used at an early date.
- c. Alternate materials may be allowable on a 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 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 78. Substitute Materials for Siding



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

c. If the existing siding is not historically appropriate, consider replacing all of the siding with an appropriate alternative.

Staff Analysis:

Staff supports an **approval of this application with conditions**. The proposed work will address the two main issues of the code enforcement notice by restoring the porch decking to a more appropriate material and appropriately covering the rotten siding. A few questions still remain under answered regarding the work that took place to stabilize the front porch columns (See Items of Clarification).

Items of Clarification:

1. Will the porch railing be re-installed?
2. How were the front porch columns stabilized?

Recommended Conditions:

1. As the approved work remediates an existing violation, all work authorized under this Certificate of Appropriateness shall be completed no later than 90 days (December 13th 2026) from the date of approval. Failure to complete the work by this date shall constitute a continuation of the violation and may subject the property to further code enforcement action.
2. The historic porch railing shall be reinstalled in its original configuration and location following completion of the approved work. Any railing components damaged or deteriorated beyond repair during the course of construction shall be replaced in-kind, matching the original in material, dimension, profile, and spacing.
3. The new siding shall be painted to match the color of the existing siding.

Draft Motions:

OR



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

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

OR

2. I move that the Historic District Commission **table** the application for no more than 14 days (September 28th).

OR

3. I move that the Historic District Commission **deny** the application based on the following findings and direct staff to issue an Order to Restore for the unpermitted work.



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			
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.							



**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

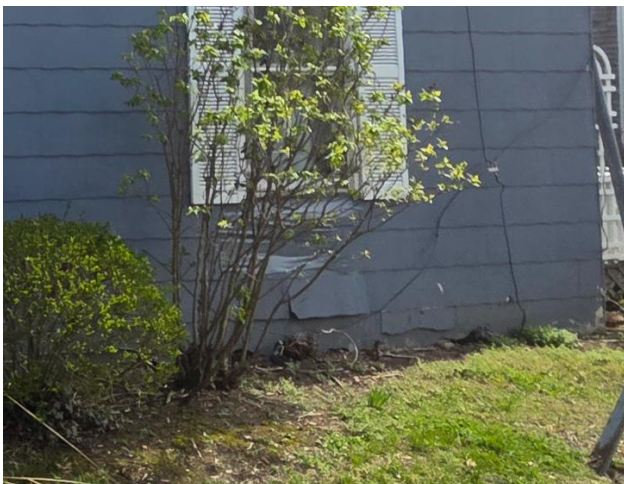
Failure to correct the above stated code violation(s) could result in fines under Section 1-8(B) of the Town of Easton Charter and Code. In addition, this letter is notice that any future violations as stated above, could result in immediate fines without further notice.

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

Sincerely,
Town of Easton

A handwritten signature in black ink, appearing to read "N. Ewing".

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

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- i. The Commission has jurisdiction over the site or structure; and***
- ii. Any exterior change that is not routine maintenance.***

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



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

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.

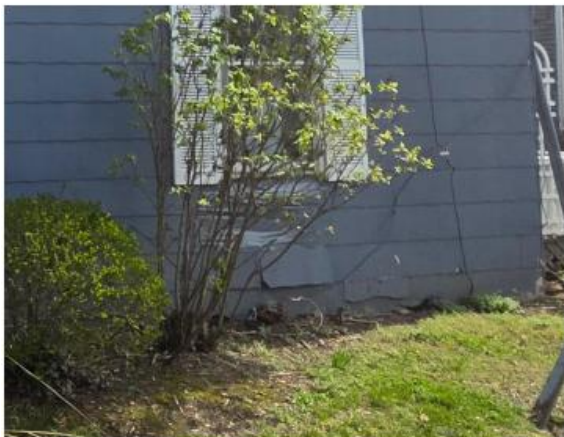
Sincerely,

TOWN OF EASTON

A handwritten signature in black ink, appearing to read "N. Ewing", is written over the printed name.

Nick Ewing

Code Enforcement



I would like to Fix the siding, just with the same material that it is right now. As existing Shingles.

Someone is going to Fix/Replace the Porch decking with wood. Using Grave wood.

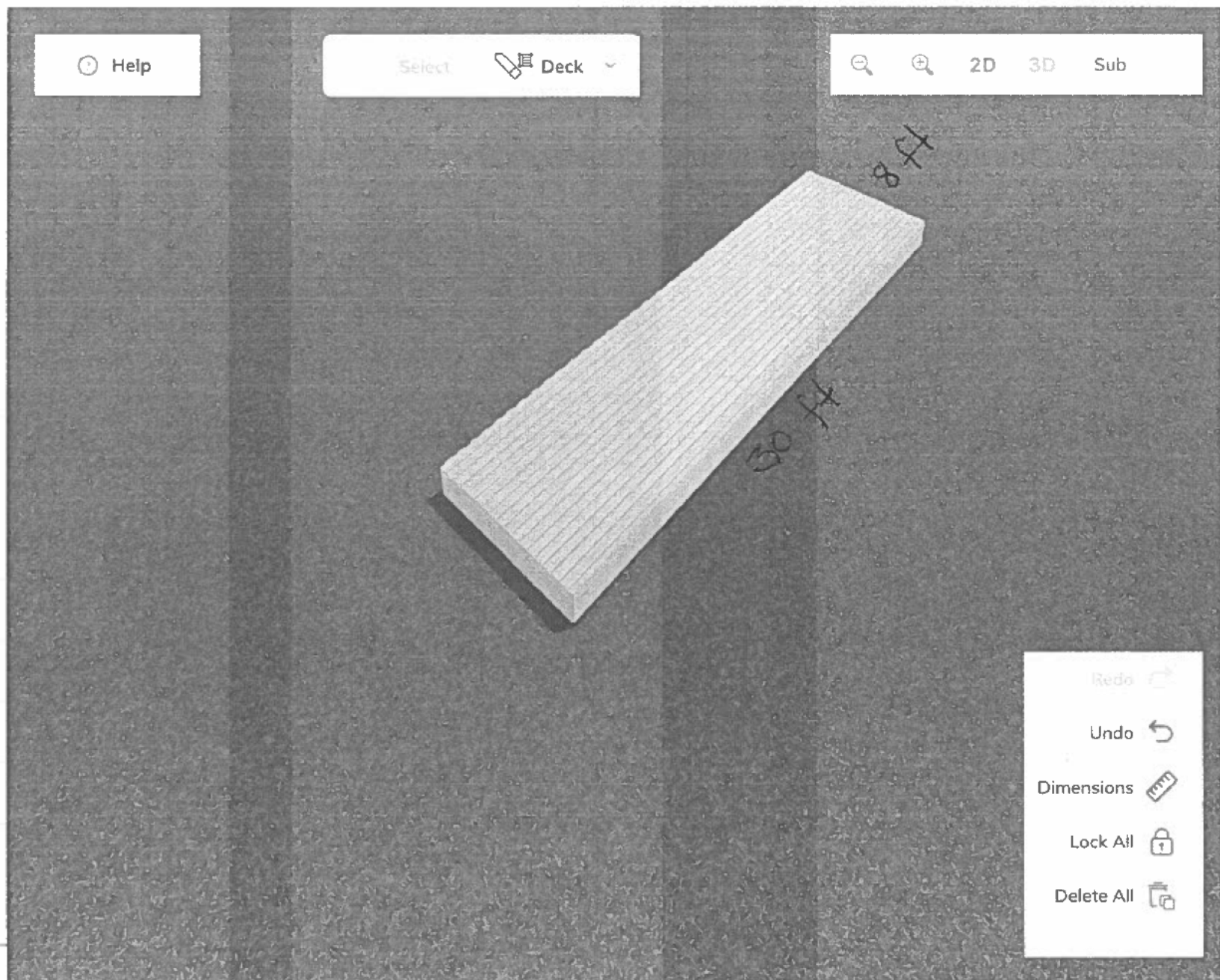
I Sent the Pictures Before to
this Email

601 Goldsborough Street
EASTON, Md 21601
Susan Griep



on Claiborne
Street

- Menu
- Build
 - Decking
 - Railings
 - Stairs
 - Patio
 - Pools
 - Walls
 - Substructure
- Design
 - Shop by Category
 - Shop the Look
 - Wall Paint
 - Flooring
 - Hide Labels
 - Send Feedback
 - Save Project



Menu

Build

Decking

Railings

Stairs

Patio

Pools

Walls

Substructure

Design

Shop by Category

Shop the Look

Wall Paint

Flooring

Hide Labels

Send Feedback

Save Project

Help

Select

Deck

2D

3D

Sub

30 ft

8 ft

Redo

Undo

Dimensions

Lock All

Delete All



Susan Batu Porch Park 09/03/2026

Quote # 248033677

Created on Sep 3, 2026

Quote valid until Sep 11, 2026, 11:59 p.m.*

Business Name Susan Griep

Customer Contact Susan Griep

Lowe's Contact MJ G

Lowe's Store # 1982, Easton, MD

Store Phone (410) 690-9061

Item #	Item Description	Fulfillment	Unit Price	Qty	Item Total
6268181	1x4 8' BATU T&G	TRUCK	\$15.20	103	\$1,565.60
Item Subtotal					\$1,565.60
Estimated Quote Savings					
Delivery Fees & Taxes					Calculated in Checkout
Estimated Total					\$1,565.60

*The prices quoted are valid until 11:59 p.m. on the date shown above, subject to the following exclusions, conditions, and exceptions.

Delivery fees will be added at time of purchase where applicable.

Prices listed on this quote will be honored at Lowe's Store # 1982, Easton, MD. Please request a new online quote if you'd like to purchase the listed items at a different store, or contact the Pro Service Desk with any questions.

Any changes you make to this quote, for example, adding or removing one or more items or changing the quantity of any item or items, will create a new quote and cancel this quote.

Additional discounts, if applicable, are subject to Lowe's standard discount policy, and are calculated at checkout.

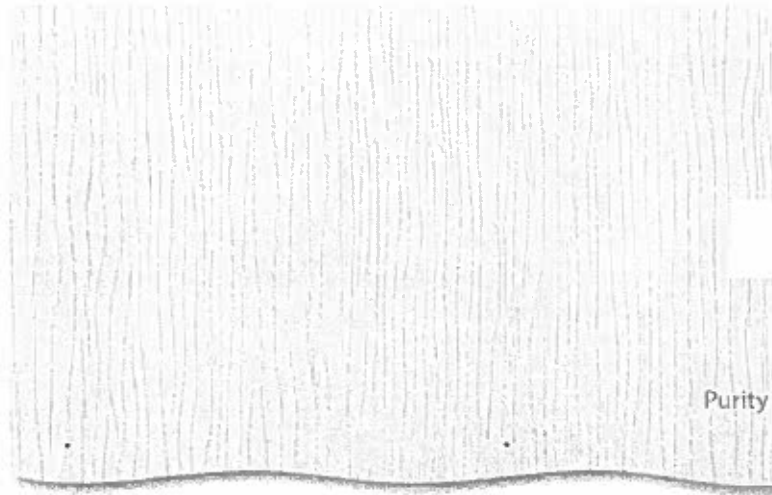
All products are available while supplies last and may vary by market. Lowe's reserves the right to correct any error and/or limit quantities sold.

Lowe's is offering to supply materials only. Lowe's is not offering engineering, architecture, or general contracting services or advice. Lowe's is not responsible for the selection or choice of materials for a general or specific use; for quantities or sizing of materials; for the use or installation of materials; or for compliance with any building code or standard of workmanship.

This quote is based on Lowe's standard commercial terms. Lowe's does not agree to terms and conditions (including, but not limited to, governmental regulations) not specifically indicated or referenced in the request for this quote. If terms and conditions are presented, product selection and pricing may change pending legal review.

Jusan Grier 601 Goldsborough
Street

WeatherSide™ Purity™ Fiber-Cement Siding



Straight, wavy or thatched edge fiber-cement siding shingles with classic textured surface.

Material Type

☐ Straight

☒ Wavy

☐ Thatched

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[WeatherSide™ Emphasis™ Fiber...](#)

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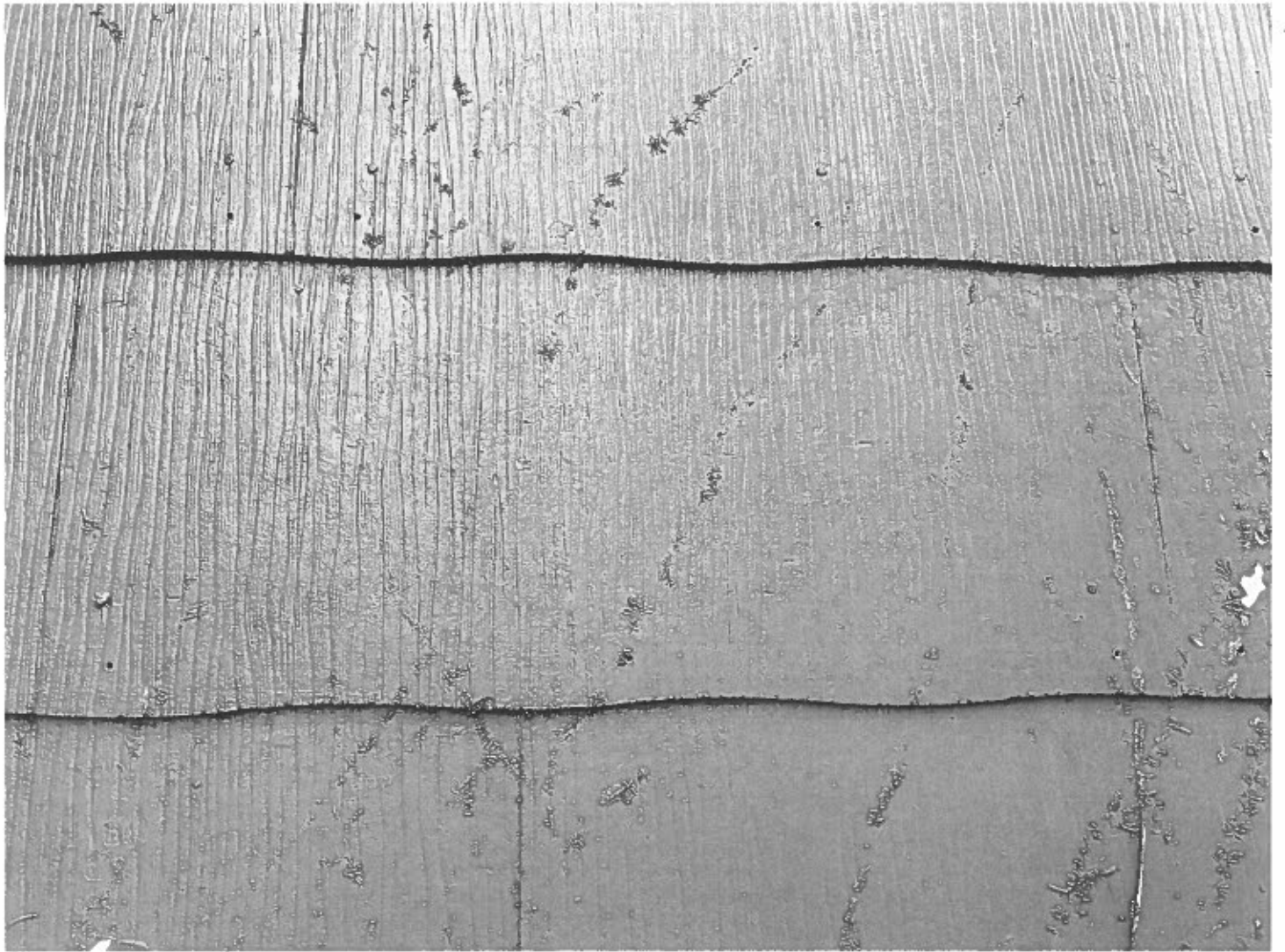
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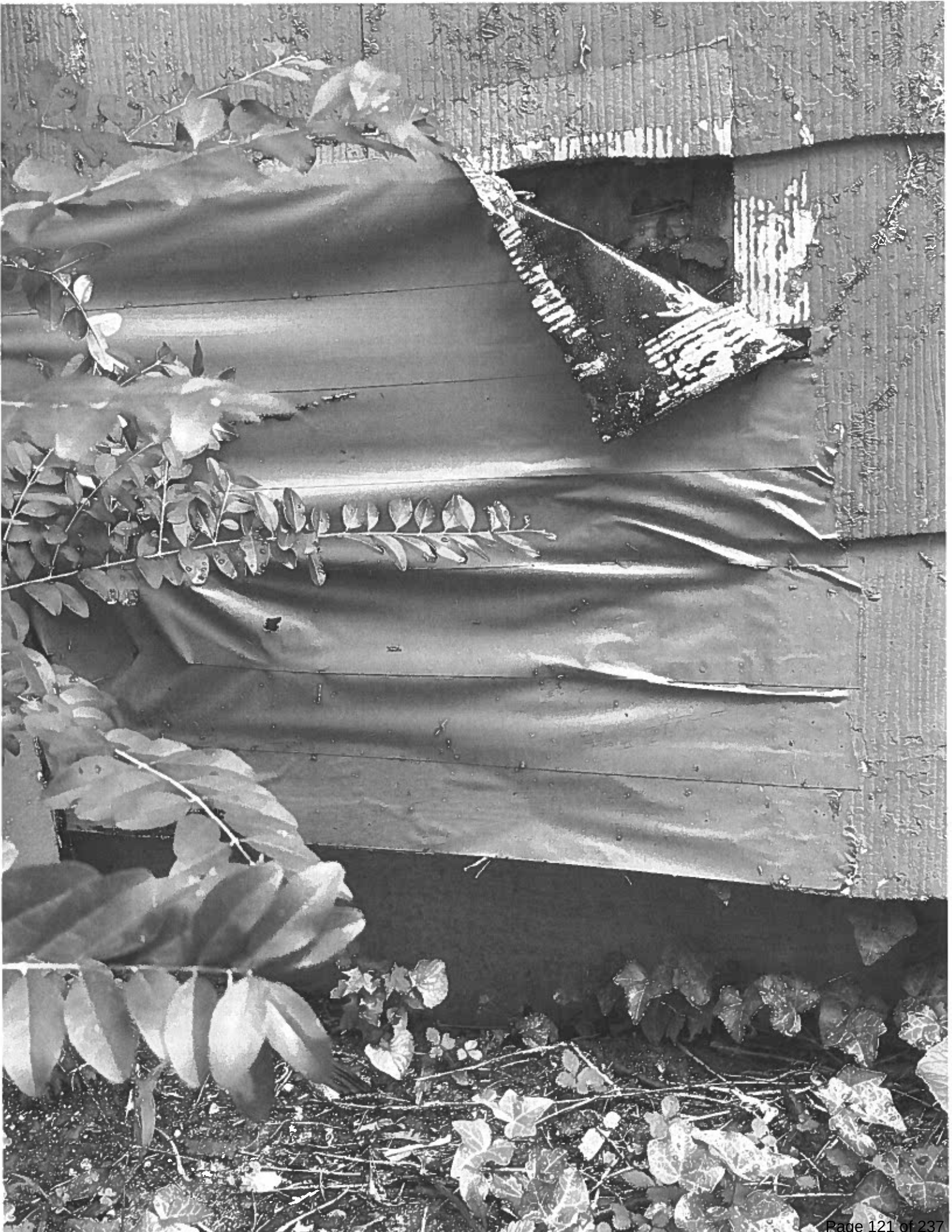
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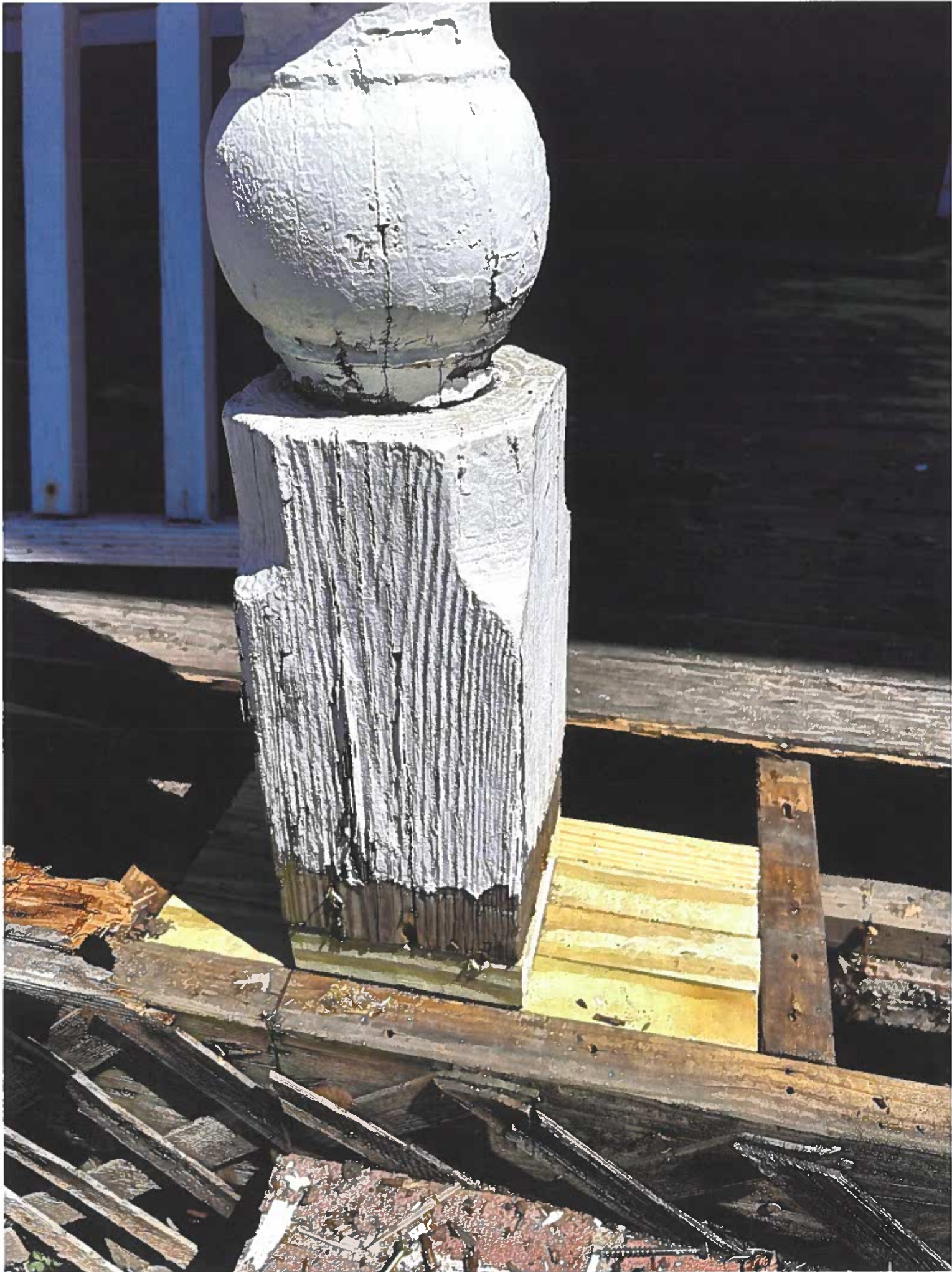
















































**Town of Easton Historic District Commission
Draft Decision Summary**

Monday, August 24, 2026 at 6:00 p.m.
Town Hall Chamber 2
14 S. Harrison Street, Easton, Maryland

Archived video of the meeting is available at:

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

Attendance:

Commission Members:

Ernie Demby, Chairperson
Maria Brophy CFM, Vice Chairperson
Kevin Bateman
Kurt Gant

Joshua Startt AIA

Absent:

Staff:

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

Commission Members:

Jim Carr

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 24, 2026 Agenda Summary.
Commissioner Startt seconded the motion.**

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

3. Old Business — None

4. New Business —

a. **File No.:** 2026 - 1811 / HD 26 - 84 / T 26 - 08
Applicant: Collins Tree Experts LLC
on behalf of Carol Feeney
Location: 112 Talbot Street, Easton, MD 21601
Tax Map 0104, Grid 00EA, Parcel 1931
Zoning: R-7A

Request: The Applicant is seeking approval to remove a healthy Crepe Myrtle tree which exceeds 10” in diameter at breast height. The tree is located directly on the front right corner of the front porch. To prevent structural encroachment, the Applicant proposes relocating and planting a Japanese Maple tree in an alternate location. The primary structure is a contributing structure to the Historic District.

Historic District Guideline references:

- i. *Guideline 19. Trees and Street Planting*
- ii. *Guideline 49. Site Features*

Staff Presentation:

Miguel Salinas, Planning and Zoning Director
Nicholas Johnson AICP, Planner

Applicant Presentation:

Thomas Feeney

Public Comment — None

Public Comment Written — None

Commissioner Bateman moved to approve the application subject to the following condition:

1. **The Applicant shall replant a tree in an alternate location.**

Vice Chairperson Brophy seconded the motion.

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

b. **File No.:** 2026 - 1805 / HD 26 - 80
Applicant: TG LLC
Location: 117 S. Hanson Street, Easton, MD 21601
Tax Map 0104, Grid 00EA, Parcel 1934
Zoning: R-7A

Request: The Applicant is requesting to remove and replace the deteriorated front portico including its wooden pediment, support beams, two (2) decorative columns, and roof. The pediment will be reconstructed of plywood, and the front beams will be replaced with pressure treated lumber. The decorative columns will be replaced with fluted 8” by 8” PermaCast® columns with the original capital placed back on the posts. The new roof will be constructed with architectural asphalt shingles. This is a contributing structure to the Historic District.

Background: 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, and directs the property owner to stabilize the porch immediately until proper permits and approvals are obtained for repairing the porch. In 2011, a building permit (#11-8845) was granted to perform repairs on the front porch of this structure. The approved scope of work included the in-kind replacement of the front porch beams.

Historic District Guideline references:

- i. *Guideline 40. Details and Ornamentation*
- ii. *Guideline 64. Preserve Historic Porches*
- iii. *Guideline 65. Make Sensitive Replacements*

Staff Presentation:

Miguel Salinas, Planning and Zoning Director
Nicholas Johnson AICP, Planner

Applicant Presentation:

Ronald Newnam, TG LLC

Public Comment — None

Public Comment Written — None

Commissioner Gant moved to approve the application subject to the condition:

1. **Upon removal of the plywood pediment, the Applicant shall submit photo documentation of its condition to Staff for review. Should any noteworthy architectural details be uncovered, the Applicant shall work with Staff to determine whether restoration is feasible.**

Commissioner Startt seconded the motion.

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

c. **File No.:** 2026 - 1810 / HD 26 - 83
Applicant: Bradley Smith and James Loucks
Location: 405 S. Harrison Street, Easton, MD 21601
Tax Map 0105, Grid 00EA, Parcel 2308
Zoning: R-10A

Request: The Applicant is requesting to replace the existing wooden front door with a new wood door. The proposed door consists of a dentil shelf with two (2) panels, and a square pane of glass with grilles. This is a contributing structure to the Historic District.

Background: The existing door and storm door appear to have been installed around 2005 as part of a broader remodel permit (Permit #05-4518).

Historic District Guideline references:

- i. *Guideline 41. Maintain Original and Historic Doors*
- ii. *Guideline 42. Make Sensitive Replacements*
- iii. *Guideline 43. Restore Missing or Inappropriately Altered Doors*

Staff Presentation:

Miguel Salinas, Planning and Zoning Director
Nicholas Johnson AICP, Planner

Applicant Presentation:

Bradley Smith and James Loucks

Public Comment — None

Public Comment Written — None

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

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

d. **File No.:** 2026 - 1766 / HD 26 - 68
Applicant: Susan Griep
Location: 601 Goldsborough Street, Easton, MD 21601
Tax Map 0103, Grid 00EA, Parcel 0765
Zoning: R-7A

Request: The Applicant is proposing multiple exterior modifications including window repairs, front porch repairs, and roof and gutter repairs. The Applicant is proposing to replace a portion of the existing asphalt shingle roof of the primary structure and the outbuilding with architectural asphalt shingles. Proposed replacement materials for the roof also include aluminum trim coil, K-style gutters and half-round gutters. The Applicant is also seeking an after-the-fact approval for the replacement of the original tongue-and-groove wooden decking with pressure treated-lumber. Additionally, the damaged porch columns were taken down and reinstalled; notably, one (1) column was shortened at its base and currently rests upon a stack of individual wooden blocks. The porch railing was also removed and has not yet been reinstalled or replaced. The Applicant is also proposing to replace the existing two-over-two (2/2) wood windows on the front and side elevations with a combination of JELD-WEN wood windows and Reliablilt vinyl double-hung windows. This is a contributing structure to the Historic District.

Background: An inspection of the property conducted by the Town of Easton Code Enforcement Department on March 30, 2026 uncovered several property maintenance and building code violations (Case #26-0177). The porch support column and porch guardrail was found to be structurally unstable, requiring repair or replacement. Additionally, the exterior siding has since deteriorated, and must also be repaired or replaced. An area of rotted siding has been covered with duct tape and painted over to match the adjacent siding. The corrective notice mandated that the replacement of structural components of the porch beyond routine maintenance would require a building permit and a Certificate of Appropriateness (COA) in accordance with Section 6-3.5 of the Building Code and Section 28-601.E of the Zoning Code.

A final notice was issued on June 5, 2026, following a re-inspection of the property which showed that the outstanding maintenance violations had not been addressed. The notice directed the Applicant to apply for a COA and necessary building permits no later than June 29, 2026. On June 22, 2026 it was discovered that unpermitted work had been done to remove the entirety of the front porch railing and decking without a building permit or COA. An incomplete HDC application was submitted to the Planning and Zoning Department on June 26, 2026, and it was accepted as a courtesy item for discussion with the Commission at their July 13, 2026 meeting. The Commission discussed the corrective action notice and addressed the previously completed scope of work. The Applicant was instructed to submit a formal application detailing the proposed scope of work along with all required materials.

Historic District Guideline references:

- i. *Guideline 3. Make Sensitive Replacements*
- ii. *Guideline 64. Preserve Historic Porches*
- iii. *Guideline 65. Make Sensitive Replacements*
- iv. *Guideline 70. Roof Material*

- v. *Guideline 73. Replace Historic Gutters and Downspouts In-Kind*
- vi. *Guideline 76. Preserve Historic Wood Siding*
- vii. *Guideline 68. Maintain Historic Roof Shape*
- viii. *Guideline 70. Roof Material*
- ix. *Guideline 73. Replace Historic Gutters and Downspouts In-Kind*
- x. *Guideline 76. Preserve Historic Wood Siding*
- xi. *Guideline 89. Maintain Historic Windows*
- xii. *Guideline 90. Make Sensitive Replacements (Windows)*

Staff Presentation:

Miguel Salinas, Planning and Zoning Director

Nicholas Johnson AICP, Planner

Applicant Presentation:

Susan Griep

Public Comment — None

Public Comment Written — None

Commissioner Bateman moved to approve the asphalt shingle roof and gutter replacement subject to the following condition:

1. All new and replacement gutters shall be 5-inch half-round gutters.

Vice Chairperson Brophy seconded the motion.

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

Commissioner Bateman moved to table the proposed scope of work for the window replacement, the porch decking and column stabilization, the siding repair, and the chimney repair to the September 14, 2026 Historic District Commission meeting with the following recommendations:

1. The Applicant shall submit elevations detailing the planned installation location for each window model. The Commission indicated that the proposed windows (specifically the Reliabil windows) may not be appropriate, and recommend two-over-two (2/2) wood windows on the first floor Goldsborough Street and Park Street elevations, and a clad-wood two-over-two (2/2) windows for the remaining windows.
2. The Applicant shall submit a detailed narrative on the methods used to stabilize the porch columns, and a replacement plan of the porch decking.

The Commission indicated that the installed porch decking is not an appropriate replacement for historic tongue-and-groove wood decking.

3. The Applicant shall submit a narrative for the replacement of siding detailing how all rotten siding will be properly repaired or replaced.
4. The Applicant shall submit a detailed written narrative outlining how the deteriorating chimney will be repaired. The Commission indicated that they were not in favor of the chimney being removed, but may permit it being converted into a "faux" chimney that replicates the existing.

Vice Chairperson Brophy seconded the motion.

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

- e. **File No.:** 2026 - 1808 / HD 26 - 81
Applicant: Talbot County
Location: 11 N. Washington Street, Easton, MD 21601
Tax Map 0104, Grid 00EA, Parcel 1232
Zoning: GI

Request: The Applicant is requesting 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 EcoStar Polymeric Slate Tile Roof System, a synthetic slate material. This is a contributing structure to the Historic District, and is listed on the Maryland Inventory of Historic Properties (T-65).

Background: In April and November of 2023, the Commission approved the replacement of the southern and northern wings of the Talbot County Courthouse with synthetic slate material (application 2023 - 0881). On October 27, 2025, the Commission approved an identical application to re-roof the main portion of the Talbot County Courthouse and the State's Attorney building. The Certificate of Appropriateness (COA) has since lapsed as no building permit was issued within six (6) months from the date the COA was issued.

Historic District Guideline references:

- i. *Guideline 1. Preserve Significant Historic Features*
- ii. *Guideline 3. Make Sensitive Replacements*
- iii. *Guideline 68. Maintain Historic Roof Shape*
- iv. *Guideline 70. Roof Material*
- v. *Guideline 73. Replace Historic Gutters and Downspouts In-Kind*

Staff Presentation:

Miguel Salinas, Planning and Zoning Director
Nicholas Johnson AICP, Planner

Applicant Presentation:

Brian Moore, Talbot County Public Works Department

Public Comment — None

Public Comment Written — None

Commissioner Bateman moved to approve the application as submitted.

Commissioner Startt seconded the motion.

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

5. Discussion Item — None

6. Decision Summary Review —

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

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

7. Administrative Approval —

- a. File No.:** 2026 - 1815 / HD 26 - 86
Applicant: Chris Jordan Jr. Solutions
Location: 214 Goldsborough Street, Easton, MD 21601
Tax Map 0103, Grid 00EA, Parcel 1133
Zoning: R-7A

Request: The Applicant is requesting administrative approval for the in-kind replacement of the asphalt shingle roof of the historic Bishop House 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, and is listed on the Maryland Inventory of Historic Places (T-291).

Historic District Guideline references:

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

b. File No.: 2026 - 1718 / HD 26 - 87
Applicant: Chris Jordan Exteriors
on behalf of Dennis Callahan
Location: 200 S. Aurora Street, Easton, MD 21601
Tax Map 0105, Grid 00EA, Parcel 2187
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 — None

9. Adjournment — Vice Chairperson Brophy moved to adjourn. Commissioner Gant seconded the motion. The meeting was adjourned at 7:05 p.m.



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

ADMINISTRATIVE CERTIFICATE OF APPROPRIATENESS

Approval Date: September 3, 2026
Application Number: HD-26-1831
Location: 34 S West Street
Applicant: West and Callahan on behalf of Neighborhood Service Center
Request: Commercial Renovation

The applicant, Larry Schuyler, requested approval for exterior alterations to a non-contributing structure at 34 S West Street. The scope of work includes the construction of an ADA ramp, the re-construction of the storefront with fiberglass windows and doors, the replacement of the existing roof with a standing seam metal roof, and the installation of new siding on the rear facade to match the front and side elevations. This exact scope of work has previously been approved by the Commission in 2019, 2021, and 2023. 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 is **approved as submitted**.

1. Scope of Work/Changes: 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 Planning and Zoning Department is notified and said differences are considered and approved.

2. Certificate Expiration: A Certificate of Appropriateness shall lapse upon the expiration of the corresponding Building Permit. For applications that require a building permit but for which none is issued, this Certificate of Appropriateness shall lapse two (2) years after issuance. In the event a building permit is not required, the Certificate of Appropriateness shall lapse two (2) years from its issuance if substantial work is not underway. For good cause shown, this period may be extended by the Commission.

3. HDC Right to Review: Per §601.E.4.d all administrative approvals must be listed on the next open agenda for a Historic District Commission meeting. At that time the Commission can request the application be reviewed by the full Commission.

4. Right to Appeal: 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. You may elect to begin work prior to the expiration of the 30-day appeal window; however, any work commenced during this period is undertaken solely at your own financial and legal risk. If an appeal is filed and the Board of Zoning Appeals reverses or modifies the Commission's decision, you may be required to alter or remove non-conforming work at your own expense.

5. Building Permits: 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.



Representative, Historic District Commission



Date



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

Trevor Newcomb
600 Windmill Road
Easton, MD 21601

Meeting Date: March 22, 2021
Application Number: 2019-02/ 19-00168
Location: 34 S. West Street
Applicant: Trevor Newcomb
Request: Renovations

Mr. Newcomb was present on behalf of the proposed exterior renovations for 34 S. West Street, a contributing building in the Historic District.

Mr. Newcomb requested the extension of the original 2019 approval for an additional 6 months and shared new plans that were revised to include a new ADA ramp.

Upon motion by Mr. Gibson, seconded by Mr. Demby, the Commission voted 7 - 0 to **approve** the ADA ramp revision to the application and the extension of the original approval.

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".


Representative, Historic District Commission

4.21.2021
Date



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

Meeting Date: 5/22/2023
Application Number: 2019-168
Location: 34 S West Street
Applicant: 1616 Elkins Lane LLC

Commissioner Bateman moved to approve the Certificate of Appropriateness extension request in conjunction with the originally approved scope of work with the condition that the applicant shall obtain all relevant building permits and approvals from the Town of Easton's Building Inspection Department.
Commissioner Pezor seconded the motion.

Vote 7-0

FOR: 7- Demby, Brophy, Greer, Pezor, Sebastian, Stuart

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

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

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

Nicholas Johnson
Representative, Historic District Commission

6/13/23
Date



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

Meeting Date: 8/14/2023
Application Number: 2019-168
Location: 34 S West Street
Applicant: 1616 Elkins Lane LLC.

Any materials removed during construction will be replaced in-kind.
Commissioner Pezor moved to approve the application as submitted. Commissioner Stuart seconded the motion.

FOR: 6- Demby, Brophy, Bateman, Greer, Pezor, Sebastian, Stuart

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

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

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

Nicholas Johnson
Representative, Historic District Commission

8/29/2023
Date

RECEIVED

SEP 01 2026

HD 26 - 92



TOWN OF EASTON

TOWN OF EASTON

PLANNING AND ZONING

14 SOUTH HARRISON STREET, EASTON, MD 21601

Application #:	2026 - 1831
Date Received:	09/01/2026
Fee Paid:	-
HDC Meeting Date:	09/14/2026
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 34 S. West St. Easton Md 21601
☐ Contributing ☒ Non-Contributing YEAR BUILT: 1940 NATIONAL REGISTAR # _____

PROPERTY INFORMATION

OWNER NAME Neighborhood Service Center
 TELEPHONE NO. _____ EMAIL _____

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

NAME LARRY Schuyler (West and Callahan)
 TELEPHONE NO. _____ EMAIL _____

Description of Proposal (include additional sheets, as necessary)

Replace wooden Siding, Fascia & Soffit
Scope of work has not changed

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

Larry Schuyler
9/1/26
Larry Schuyler

Revised 4.4.2022



34 SOUTH WEST STREET

34 SOUTH WEST STREET
EASTON MD, 21601



GriD architects pc
103 Annapolis Street
Annapolis, MD 21401
410.919.9669
info@gridarchitects.com
www.gridarchitects.com

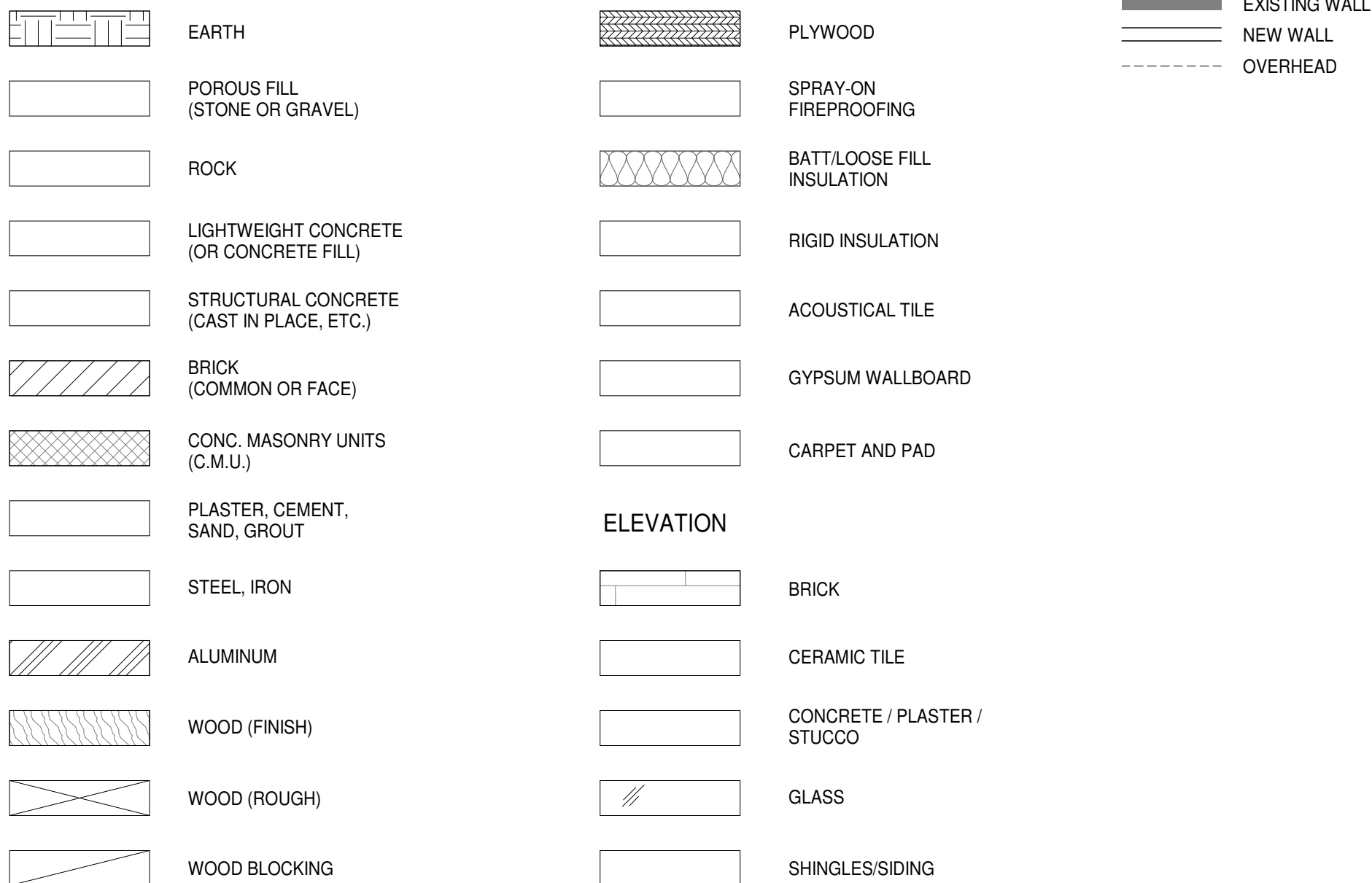
DRAWING LIST

G000	COVERSHEET
G002	LEGENDS AND ABBREVIATIONS
G003	ACCESSIBILITY
G004	ACCESSIBILITY
AD101	DEMOLITION PLAN
A001	CODE SUMMARY
A101	FIRST FLOOR PLAN
A201	ELEVATIONS
A301	PARTITIONS + SCHEDULES
E101	POWER PLAN

PERMIT
3/05/21

PLAN AND SECTION

(NOT ALL MATERIALS APPLICABLE)



- NO WORK SHALL BE STARTED BEFORE PERMIT HAS BEEN ISSUED.
2. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY, AND BE RESPONSIBLE FOR, ALL DIMENSIONS AND CONDITIONS ON THE JOB. THIS OFFICE MUST BE NOTIFIED OF ANY VARIATIONS FROM DIMENSIONS AND CONDITIONS SHOWN ON THESE DRAWINGS PRIOR TO DRIVING AND SUBMITTING ANY PERMITS TO THE CITY OF CHICAGO FOR FABRICATION AND INSTALLATION.
3. ALL PARTITIONS ARE DIMENSIONED FROM FINISH FACE TO FINISH FACE UNLESS OTHERWISE NOTED. ALL DIMENSIONS MARKED "HOLD" OR "CLEAR" SHALL BE MAINTAINED AS INDICATED.
4. DIMENSIONS LOCATING DOORS ARE TO INSIDE EDGE OF JAMB. DOOR FRAMES TO BE SET 6" FROM ADJACENT WALL UNLESS NOTED OTHERWISE OR DIMENSIONED.
5. IN CONFLICT, DRAWINGS TAKE PRECEDENCE OVER SMALL SCALE, DETAILS TAKE PRECEDENCE OVER ALL. CONTRACTOR SHALL NOTIFY ARCHITECT IN WRITING OF ANY DISCREPANCIES.
6. CONTRACTOR SHALL COORDINATE AND PROVIDE BLOCKING IN PARTITIONS FOR ALL MILLWORK AND WALL ATTACHED ITEMS.
7. "TYPICAL" OR "TYP." SHALL MEAN THAT THE CONDITION IS REPRESENTATIVE FOR SIMILAR CONDITIONS THROUGHOUT, UNLESS NOTED OTHERWISE. DETAILS ARE USUALLY KEVED AND NOTED "TYP." ONLY ONCE, WHEN THEY FIRST OCCUR.
8. DO NOT SCALE DRAWINGS
9. ALL FINISHES MUST HAVE A FLAME SPREAD RATING OF 200 OR LESS AND SMOKE GENERATION OF 450 OR LESS (TENANT SPACE ONLY).
10. ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF ALL LOCAL AND STATE CODES. LOCAL AND STATE CODES ARE TO TAKE PRECEDENCE OVER THE DRAWINGS AND SPECIFICATIONS; IF A DISCREPANCY IS NOTED, INFORM THE ARCHITECT IMMEDIATELY, BEFORE PROCEEDING WITH THE WORK.
11. THE CONTRACTOR SHALL VERIFY THAT DRAWINGS ARE THE LATEST ISSUE PRIOR TO COMMENCING CONSTRUCTION.
12. IN THE EVENT OF A DISCREPANCY BETWEEN THE DRAWINGS AND THE SPECIFICATIONS, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY. THE CONTRACTOR SHALL BASE HIS PROPOSAL ON THE BETTER QUALITY OR MORE EXPENSIVE OF THE CONDITIONS INDICATED OR NOTED, AN ITEM OR EQUIPMENT SPECIFIED UNDER ONE TRADE SHALL BE BINDING AS IF SPECIFIED UNDER ALL APPLICABLE TRADES.
13. THE CONTRACTOR SHALL APPLY, INSTALL, CONNECT, ERECT, CLEAN AND/OR CONDITION MANUFACTURER ARTICLES, MATERIALS, AND/OR EQUIPMENT PER MANUFACTURERS' INSTRUCTIONS, IN A CASE OF CONFLICT BETWEEN MANUFACTURERS' INSTRUCTIONS AND THE CONTRACT DOCUMENTS, THE MANUFACTURER'S INSTRUCTIONS SHALL PREVAIL.
14. THE CONTRACTOR SHALL INCLUDE IN HIS BID AND ARRANGE FOR ALL HOISTING CHARGES, IF ANY ARE REQUIRED.
15. THE CONTRACTOR SHALL THOROUGHLY VERIFY ALL DIMENSIONS PRIOR TO THE BID SUBMISSION. TO THE EXTENT PRACTICABLE, HE SHALL ALSO VERIFY FIELD CONDITIONS AT THE SITE. ANY AND ALL CONFLICTS, OMISSIONS, AND DISCREPANCIES SHALL BE REPORTED IN WRITING TO THE ARCHITECT FIVE BUSINESS DAYS PRIOR TO THE BID SUBMISSION. OTHERWISE, THE CONTRACTOR SHALL BEAR ALL COSTS TO COMPLETE THE WORK AS INTENDED ON THESE DRAWINGS. THE GENERAL CONTRACTOR WARRANTS, BY TENDERING HIS BID, THAT THE WORK IS BUILDABLE AS SHOWN.
16. THE CONTRACTOR SHALL COORDINATE WITH THE TELEPHONE AND DATA LINE COMPANIES AND THE TENANT FOR ALL NECESSARY TELEPHONE AND DATA LINE INSTALLATION WORK. CONTRACTOR IS RESPONSIBLE FOR COORDINATING AND SCHEDULING OF TELEPHONE AND DATA LINE INSTALLATION WITH HIS WORK.
17. THE GENERAL CONTRACTOR SHALL FILE, OBTAIN, AND PAY ALL FEES FOR BUILDING DEPARTMENT APPROVALS AND PERMITS, CONTROLLED INSPECTIONS, OTHER AGENCY APPROVALS AND PERMITS, WHERE REQUIRED, AND FINAL WRITE-OFFS FOR PROJECT COMPLETION. COPIES OF ALL TRANSACTIONS ARE TO BE FORWARDED TO THE LANDLORD.
18. THE GENERAL CONTRACTOR SHALL EXECUTE ALL INSPECTIONS NECESSARY TO OBTAIN A CERTIFICATE OF OCCUPANCY.
19. THE ARCHITECT MAKES EVERY ATTEMPT TO STAY CURRENT WITH CITY/COUNTY CODES; HOWEVER, OCCASIONALLY A CODE WILL CHANGE WITHOUT OUR KNOWLEDGE OR THE CODE OFFICIALS WILL REINTERPRET A CODE. WE, THEREFORE, ASSUME NO RESPONSIBILITY FOR COSTS ASSOCIATED WITH THE CORRECTION OF THE CODE VIOLATIONS.
20. ALL WOOD BLOCKING, FRAMING AND PLYWOOD SHEATHING TO BE FIRE RETARDANT TREATED (F.R.T.) IN ACCORDANCE WITH THE LATEST AWP A STANDARDS FOR PLYWOOD AND LUMBER.
21. THE GENERAL CONTRACTOR SHALL OBTAIN AND FOLLOW ALL CONSTRUCTION PROCEDURES REQUIRED FOR THIS PROJECT.
22. THE GENERAL CONTRACTOR SHALL PRIOR TO ANY LAID CONSTRUCTIONS SHALL X-RAY THE EXISTING STRUCTURE FOR COORDINATION.
23. ALL NEW OVERHEAD AND UNDERSLAB PLUMBING, DUCTWORK, WIRING, ETC. SHALL BE TIGHT TO THE STRUCTURE ABOVE.
24. THE NEW PLUMBING INSTALLED OUTSIDE OF THE CONDITIONED TENANT SPACE SHALL BE INSULATED, AS REQUIRED.

The diagram illustrates various architectural symbols and their meanings, organized into several categories:

- CENTERLINE:** A symbol consisting of a circle with the letter 'O' inside, used to indicate a centerline.
- COLUMN GRID REFERENCE:** A symbol consisting of a circle with the letter 'O' inside, used to indicate a column grid reference.
- DRAWING TITLE:** A symbol consisting of a circle with the letter 'A1' inside, used to indicate the drawing title.
- DRAWING LOCATION ON SHEET GRID:** A symbol consisting of a circle with the letter 'A1' inside, used to indicate the drawing location on the sheet grid.
- DRAWING NAME:** A symbol consisting of a circle with the letter 'A1' inside, used to indicate the drawing name.
- DRAWING SCALE:** A symbol consisting of a circle with the letter 'A1' inside, used to indicate the drawing scale.
- REVISION INDICATION:** A symbol consisting of a circle with the letter 'A1' inside, used to indicate a revision.
- REVISION NUMBER:** A symbol consisting of a circle with the letter 'A1' inside, used to indicate the revision number.
- AREA REVISED:** A symbol consisting of a cloud-like shape, used to indicate an area that has been revised.
- TYPICAL DIMENSION INDICATOR:** A symbol consisting of a horizontal line with arrows at both ends, used to indicate a typical dimension.
- DOOR NUMBER:** A symbol consisting of a circle with the letter 'A1' inside, used to indicate a door number.
- FLOOR ELEVATION:** A symbol consisting of a horizontal line with arrows at both ends, used to indicate a floor elevation.
- DOOR HARDWARE:** A symbol consisting of a circle with the letter 'A1' inside, used to indicate door hardware.
- WINDOW TYPE:** A symbol consisting of a circle with the letter 'A1' inside, used to indicate a window type.
- SUBSYSTEM:** A symbol consisting of a circle with the letter 'A1' inside, used to indicate a subsystem.
- ROOM NAME & NUMBER:** A symbol consisting of a circle with the letter 'A1' inside, used to indicate a room name and number.
- ENLARGED DETAIL INDICATOR:** A symbol consisting of a circle with the letter 'A1' inside, used to indicate an enlarged detail.
- DETAIL LOCATION ON SHEET GRID:** A symbol consisting of a circle with the letter 'A1' inside, used to indicate a detail location on the sheet grid.
- SHEET IDENTIFIER FOR LOCATION OF DETAIL:** A symbol consisting of a circle with the letter 'A1' inside, used to indicate a sheet identifier for the location of a detail.
- SECTION KEYS:** A symbol consisting of a circle with the letter 'A1' inside, used to indicate section keys.
- DIRECTION OF SECTION:** A symbol consisting of a circle with the letter 'A1' inside, used to indicate the direction of a section.
- BUILDING SECTION LOCATION ON SHEET GRID:** A symbol consisting of a circle with the letter 'A1' inside, used to indicate a building section location on the sheet grid.
- SHEET IDENTIFIER FOR LOCATION OF SECTION:** A symbol consisting of a circle with the letter 'A1' inside, used to indicate a sheet identifier for the location of a section.
- WALL SECTION LOCATION ON SHEET GRID:** A symbol consisting of a circle with the letter 'A1' inside, used to indicate a wall section location on the sheet grid.
- TERMINATION OF SECTION:** A symbol consisting of a circle with the letter 'A1' inside, used to indicate the termination of a section.
- ELEVATION KEY:** A symbol consisting of a circle with the letter 'A1' inside, used to indicate an elevation key.
- ELEVATION LOCATION ON SHEET GRID:** A symbol consisting of a circle with the letter 'A1' inside, used to indicate an elevation location on the sheet grid.
- SHEET IDENTIFIER FOR LOCATION OF ELEVATION:** A symbol consisting of a circle with the letter 'A1' inside, used to indicate a sheet identifier for the location of an elevation.
- DIRECTION OF ELEVATION:** A symbol consisting of a circle with the letter 'A1' inside, used to indicate the direction of an elevation.

1. DASHED LINES INDICATE WALLS AND ITEMS TO BE REMOVED.
2. ALL PARTITION DIMENSIONS ARE @ FACE OF GYPSUM BOARD, UNO.
3. ALL EXTERIOR WALL DIMENSIONS ARE @ CENTERLINE, UNO.
4. ALL EXISTING DIMENSIONS DESIGNATED WITH V.I.F. ARE TO BE FIELD VERIFIED.
5. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONSTRUCTION AND RELATED CONDITIONS PRIOR TO START-UP OF DEMOLITION OR NEW CONSTRUCTION.
6. ANY AND ALL DISCREPANCIES SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE CONTRACTING OFFICER.
7. CONTRACTOR SHALL, AT ALL TIMES, MAINTAIN THE BUILDING IN A WEATHER-TIGHT CONDITION.
8. CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PREVENT DAMAGE TO OWNERS' OCCUPIED AREAS.
9. TEMPORARY BARRICADES AND PARTITIONS AS PERTAINING TO CONTRACTORS ACTIVITIES SHALL BE INSTALLED TO PREVENT POSSIBLE INJURY TO PERSONS IN AND AROUND DEMOLITION AND CONSTRUCTION AREAS IN ACCORDANCE WITH OSHA REQUIREMENTS.
10. TEMPORARY PARTITIONS ARE NOT TO BE REMOVED UNTIL ALL FINISH WORK IS COMPLETED OR APPROVAL GRANTED BY THE OWNER.
11. UPON REMOVAL OF TEMPORARY PARTITIONS, CONTRACTOR IS RESPONSIBLE FOR PATCHING TO MATCH EXISTING ADJACENT CONSTRUCTION.
12. AT ALL TIMES OF DEMOLITION, CONTRACTOR SHALL PROVIDE LABOR AND MATERIALS TO REPAIR ALL DISTURBED ELEMENTS.
13. WHEN PATCHING HATCHES GIVEN IN EXISTING WALL, FLOOR/CEILING ASSEMBLY OR ROOF/CEILING ASSEMBLY, ALL PENETRATIONS (EXISTING OR NEW) MUST BE SEALED AND PROPERLY FIREPROOFED PER THAT RATING REQUIREMENT. SEE EXISTING DRAWINGS FOR EXISTING REQUIREMENTS.
14. WHERE REMOVAL OF FLOOR COVERINGS AND VINYL WALL BASE ARE REQUIRED, DEMOLITION INCLUDES REMOVAL OF ADHESIVES, GROUT BEDS, ETC. SCRAPE FLOORS SMOOTH, PATCH ALL HOLES AND OPENINGS, CUT OUT ANY DAMAGED AREAS AND REPLACE WITH LIKE CONSTRUCTION. CLEAN OR REPAIR ALL SURFACES TO ACCEPT FINISH TO BE APPLIED. ALL AREAS TO RECEIVE NEW FINISHES SHALL BE PREPARED TO MAINTAIN ANY REQUIRED FIRE RESISTANCE RATING AND PROVIDE A LEVEL SURFACE FOR THE APPLICATION OF NEW FINISHES.
15. ALL ACOUSTICAL TILE CEILINGS AND RELATED SUPPORT SYSTEMS TO BE REMOVED SHALL INCLUDE, BUT NOT LIMITED TO: CEILING TILES, LIGHT FIXTURES, GRILLES, DIFFUSERS, EXIT SIGNS, ELECTRICAL, COMMUNICATIONS, ETC.
16. WALLS TO BE REMOVED SHALL BE FROM FLOOR TO STRUCTURE ABOVE INCLUDING ALL MECHANICAL, ELECTRICAL, EQUIPMENT, ETC.. PREPARE ALL INTERIOR AREAS FOR NEW CONSTRUCTION.
17. REMOVE ALL MISCELLANEOUS EQUIPMENT ATTACHED TO WALLS, FLOORS, AND CEILINGS. COORDINATE WITH THE OWNER FOR ITEMS TO BE RETAINED OR REUSED.
18. ALL NON-ATTACHED ITEMS, SUCH AS MOBILE EQUIPMENT, DESKS, TABLES, CHAIRS, DRAPERIES, ETC. TO BE REMOVED.
19. REMOVAL OF EXISTING PLUMBING FIXTURES SHALL INCLUDE PIPING, WASTE LINES, ETC. LINKS TO BE CAPPED AS REQUIRED. SEE PLUMBING DRAWINGS FOR FURTHER INFORMATION. REMOVE AND REPLACE CEILINGS AS REQUIRED FOR WORK BELOW THE SLAB ABOVE NON-RENOVATED AREAS.
20. REMOVAL OF EXISTING HVAC TO INCLUDE DUCTWORK HANGERS, GRILLES, DIFFUSERS, THERMOSTATS, ETC. AS REQUIRED - UNLESS NOTED OTHERWISE, SEE HVAC DRAWINGS FOR FURTHER INFORMATION.
21. REMOVAL OF EXISTING ELECTRICAL WORK SHALL INCLUDE CONDUIT, BOXES, WIRE CABLE, SUPPORTS, WIRING DEVICES, SAFETY SWITCHES, FIRE ALARM EQUIPMENT, SPEERS, TELEPHONE OUTLETS, AND LIGHTING FIXTURES, UNLESS NOTED OTHERWISE.
22. PATCH AND PAINT (OR PREPARE FOR NEW WALL FINISH) ALL AREAS TO BE DISTURBED BY ANY DEMOLITION, IF PAINTING IS REQUIRED, ENTIRE WALLS AND FLOORS SHALL INCLUDE PREPARATION FOR NEW CONSTRUCTION.
23. WHEN PATCHING EXISTING FLOOR IS REQUIRED, SLOPING OR RAMMING IN EXCESS OF CONTRACT TOLERANCES WILL NOT BE ALLOWED.
24. THE ITEMS IDENTIFIED TO BE REMOVED REPRESENT THE MAJOR ITEMS ONLY. IN NO WAY DO THEY TRY TO IDENTIFY ALL ITEMS TO BE REMOVED. ALL ADJACENT AND SURROUNDING AREAS TO BE INCLUDED IN DEMOLITION.
25. CONTRACTOR SHALL COORDINATE SELECTIVE DEMOLITION AND PATCHING OF FLOORS, WALLS AND CEILINGS FOR INSTALLATION OF NEW MECHANICAL AND ELECTRICAL WORK.
26. ONCE DEMOLITION IS COMPLETED, SURVEY AND DOCUMENT EXISTING CONDITIONS INCLUDING COLUMN LOCATIONS, SIZES AND DIMENSIONS.
27. REMOVE FLOOR FINISH TO BARE CONCRETE SLAB AND PREPARE SURFACE TO RECEIVE NEW WORK, UNLESS NOTED OTHERWISE.
28. REMOVE ALL SUSPENDED CEILING FINISH TO BARE CONCRETE CEILING SLAB INCLUDING BULKHEADS AND ASSOCIATED FRAMING, UNLESS NOTED OTHERWISE.

AC	AIR CONDITIONING	CLR	CLEAR(ANCE)	EJ	EXPANSION JOINT	FOF
ADMIN	ADMINISTRATION	CMU	CONCRETE MASONRY UNIT	EL	ELEVATION	FOM
AFF	ABOVE FINISHED FLOOR	COL	COLUMN	ELEC	ELECTRIC(AL)	FOS
ALT	ALTERNATE	CONC	CONCRETE	ELEV	ELEVATOR	FOW
ALUM	ALUMINUM	CONF	CONFERENCE	ENCL	ENCLOSE(D)	FT
APPROX	APPROXIMATE(LY)	CONT	CONTINUE, CONTINUOUS	EOS	EDGE OF SLAB	FTG
ARCH	ARCHITECT(URAL)	CORR	CORRIDOR	EQ	EQUAL	FURN
AUTO	AUTOMATIC	CU FT	CUBIC FOOT	EQUIP	EQUIPMENT	GA
AUX	AUXILIARY	CU YD	CUBIC YARD	EW	ELECTRIC WATER COOLER	GALV
AV	AUDIOVISUAL	DEMO	DEMOLISH	EXIST	EXISTING	GC
B.O.	BOTTOM OF	DEPT	DEPARTMENT	EXP JT	EXPANSION JOINT	GNB
BITUM	BITUMINOUS	DET	DETAIL	EXT	EXTERIOR	GYP BD
BL	BUILDING LINE	DF	DRINKING FOUNTAIN	F/F	FACE TO FACE	GYP PLAS
BLOS	BUILDING	DIA	DIAMETER	FD	FLOOR DRAIN	HC
BDG	BOTTOM OF STEEL	DIA	DIAGONAL	FE	FIRE EXTINGUISHER	HD
BOT	BOTTOM	DM	DIMENSION	FEC	FIRE EXTINGUISHER CABINET	HDW
CAB	CABINET	DIV	DIVISION	FF EL	FINISH FLOOR ELEVATION	HDWR
CJ	CONTROL JOINT	DS	DOWNSPOUT	FHC	FIRE HOSE CABINET	HM
CL	CENTER LINE	E	EAST	FIN FLR	FINISHED FLOOR	HORIZ
CLG	CEILING	EA	EACH	FLR	FLOOR, FILLER	HT
CLG HT	CEILING HEIGHT	EIFS	EXTERIOR INSULATION & FINISH SYSTEM	FOC	FACE OF CURB	HVAC
CLO	CLOSET					

FINISH	INCL	INCLUDE(D), (ING)	MO	MASONRY OPENING	PRKG	PARKING	SPEC	SPECIFICATION	TOS	TOP OF SLAB
MASONRY	INFO	INFORMATION	MR	MOISTURE RESISTANT	PSF	POUNDS PER SQUARE FOOT	SPKR	SPEAKER	TOW	TOP OF WALL
SLAB	INSUL	INSULATION	MTD	MOUNTED	PSI	POUNDS PER SQUARE INCH	SQ	SQUARE	TRTD	TREATED
WALL	INT	INTERIOR	MTG	MOUNTING	PT	POST-TENSIONED, PRE-TREATED	SS	STAINLESS STEEL	TV	TELEVISION
ET	JAN CLO	JANITOR CLOSET	MTL	METAL	PTD	PAINT, PAINTED	STD	STANDARD	TYL	TYPICAL
FURNITURE	KIT	KITCHEN	N	NORTH	PVC	POLYVINYL CHLORIDE (PLASTIC)	STOR	STORAGE	UNP	UNDERWRITERS LABORATORIES
	KNOCKOUT	NIC	NOT IN CONTRACT	QTR	QUARTER	SUSP	SUSPENDED	UNV	UNLESS NOTED OTHERWISE	
	LAB	LABORATORY	NOM	NOMINAL	QTY	QUANTITY	SYS	SYSTEM	VERT	VERTICAL
ED	LAM	LAMINATE	NON COMB	NON-COMBUSTIBLE	R	RADIUS, RISER	T	TREAD	VEST	VESTIBULE
CONTRACTOR	LAU	LAUNDRY	NTS	NOT TO SCALE	RCP	REFLECTED CEILING PLAN	T.O.	TOP OF	VIF	VERIFY IN FIELD
WALL BOARD	LAV	LAVATORY	OC	ON CENTER	RD	ROOF DRAIN	TEL	TELEPHONE	W	WEST, WIDE
BOARD	LF	LINEAR FEET	OD	OUTSIDE DIAMETER	REF	REFRIGERATOR, REFERENCE	TEMP	TEMPORARY	W/	WITH
PLASTER	LVR	LOUVER	OPP	OPPOSITE	REQD	REQUIRED	TFF	TOP OF FINISH FLOOR	W/O	WITHOUT
P	MAINT	MAINTENANCE	OPT	OPTIONAL	RL	ROOF LEADER	THK	THICKNESS	W/W	WALL TO WALL
MATL	MATL	MATERIAL	PCF	POUNDS PER CUBIC FEET	RM	ROOM	THRU	THROUGH	WC	WATER CLOSET
MAX	MAXIMATE	MAX	PLASTIC LAMINATE	PLF	POUNDS PER LINEAR FOOT	RO	ROUGH OPENING	WD	WOOD	WORKING POINT
MECH	MECHANICAL	PLF	POUNDS PER LINEAR FEET	ROW	RIGHT OF WAY	TOB	TOP OF BEAM	WP	WORKING POINT	WATERPROOFING
METAL	MEZZ	MEZZANINE	PLYWD	PLYWOOD	S	SOUTH	TOC	TOP OF CONCRETE, CURB	WR	WATER REPELLENT
MFG	MANUFACTURING	PNL	PANEL	SC	SOLID CORE	TOF	TOP OF FOOTING	WT	WEIGHT	WELDED WIRE FABRIC
MFR	MANUFACTURER	PR	PAIR	SD	STORM DRAIN	TOJ	TOP OF JOIST	YD	YARD	
VENTILATION & AIR	MIN	MINIMUM	PREFAB	PREFABRICATED	SECT	SECTION	TOM	TOP OF MASONRY	WFW	
WNING	MISC	MISCELLANEOUS	PREFIN	PREFINISH	SF	SQUARE FEET	TOP	TOP OF PARAPET	YD	



GriD architects pc

103 Annapolis Street
Annapolis, MD 21401
P 410.919.9669
E info@gridarchitects.com
www.gridarchitects.com

34 SOUTH WEST STREET
EASTON MD, 21601

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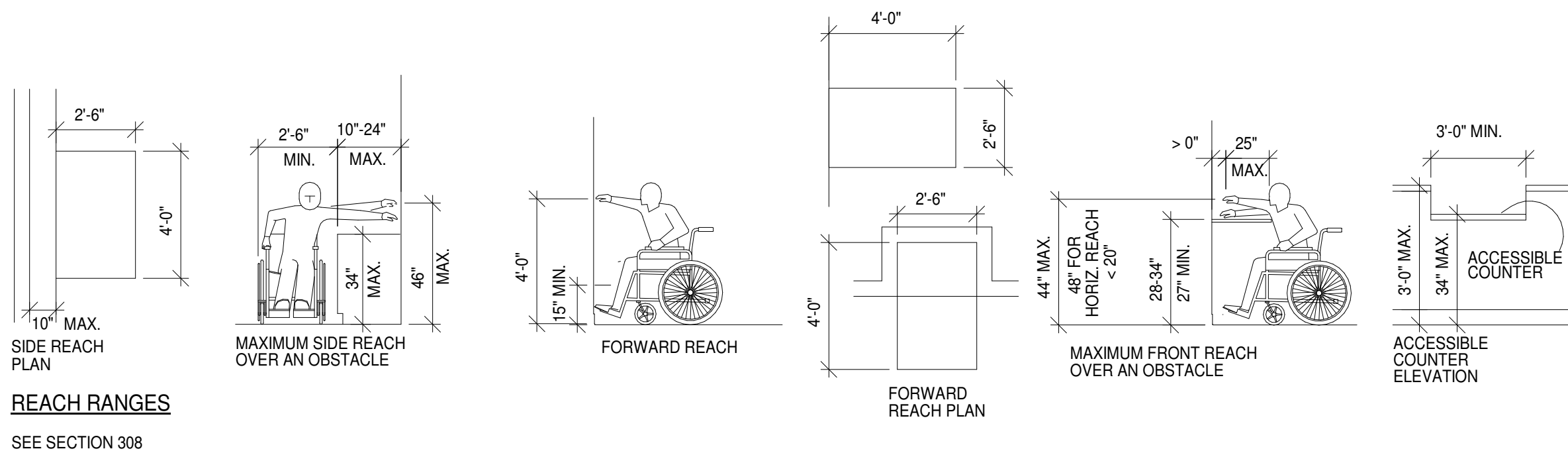
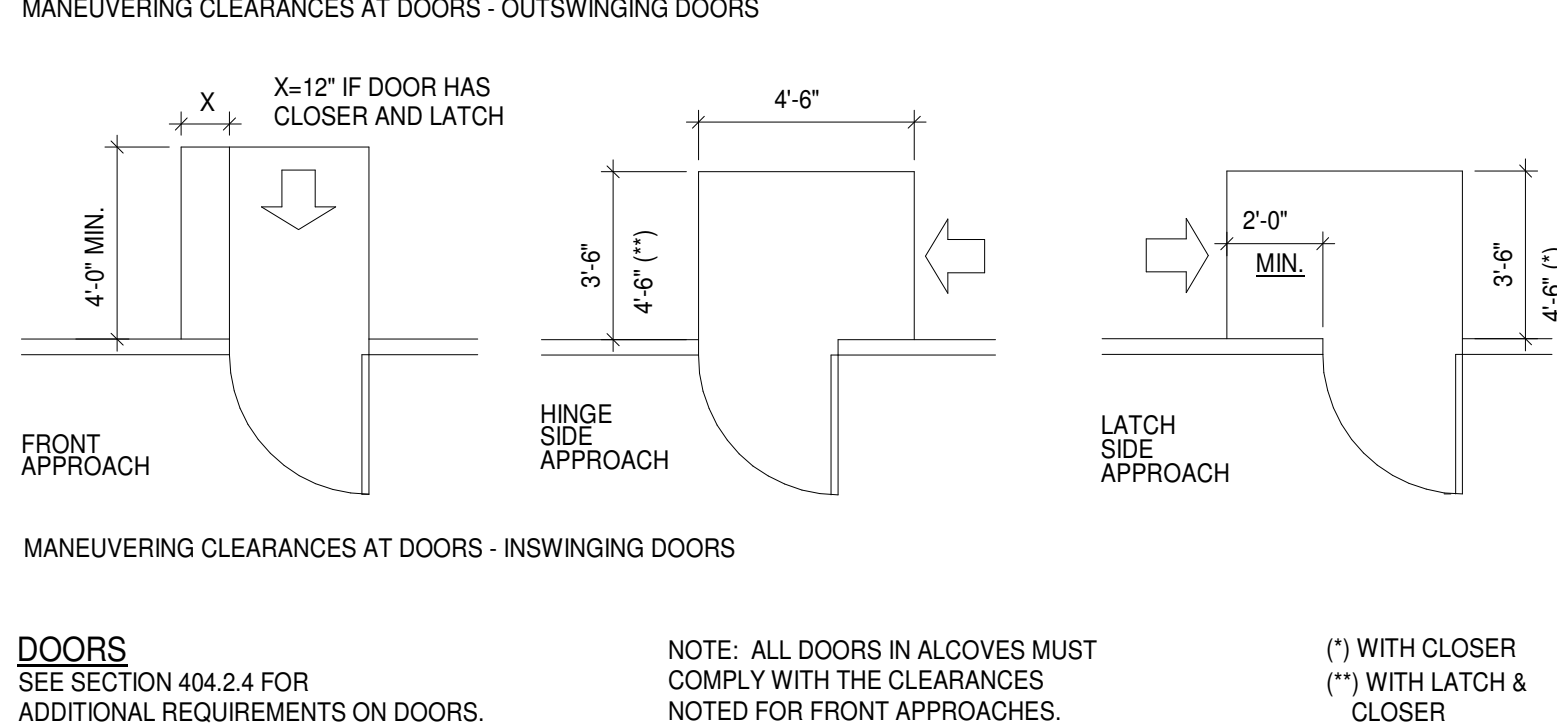
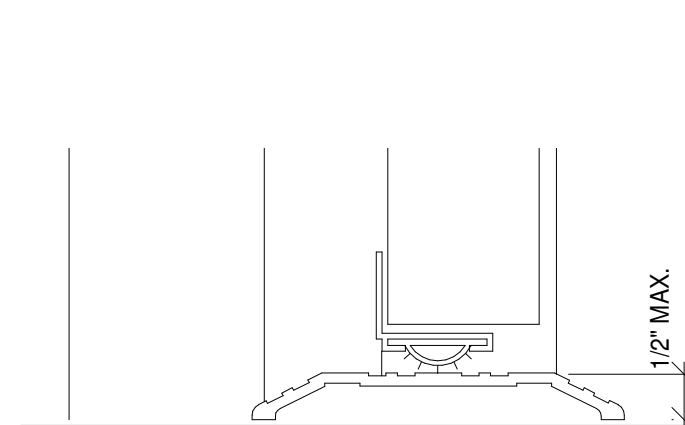
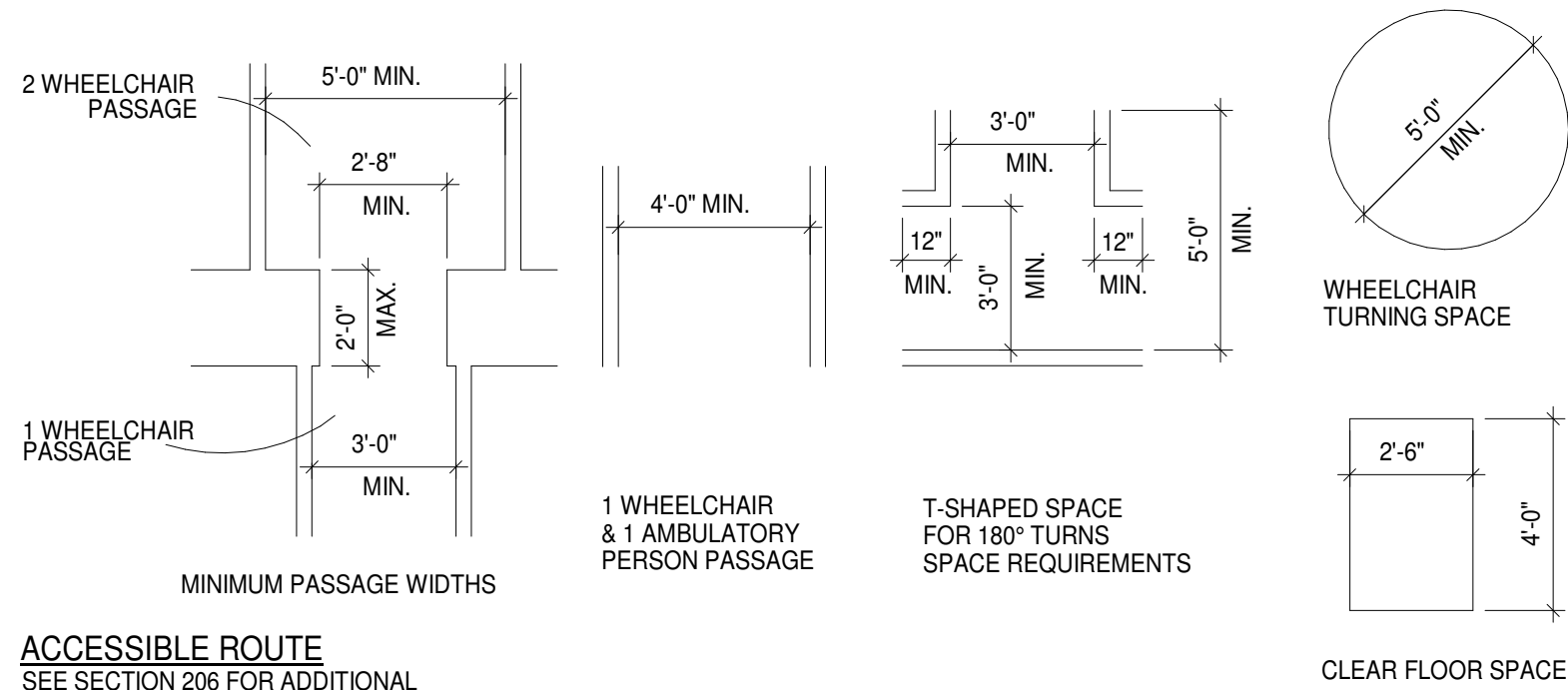
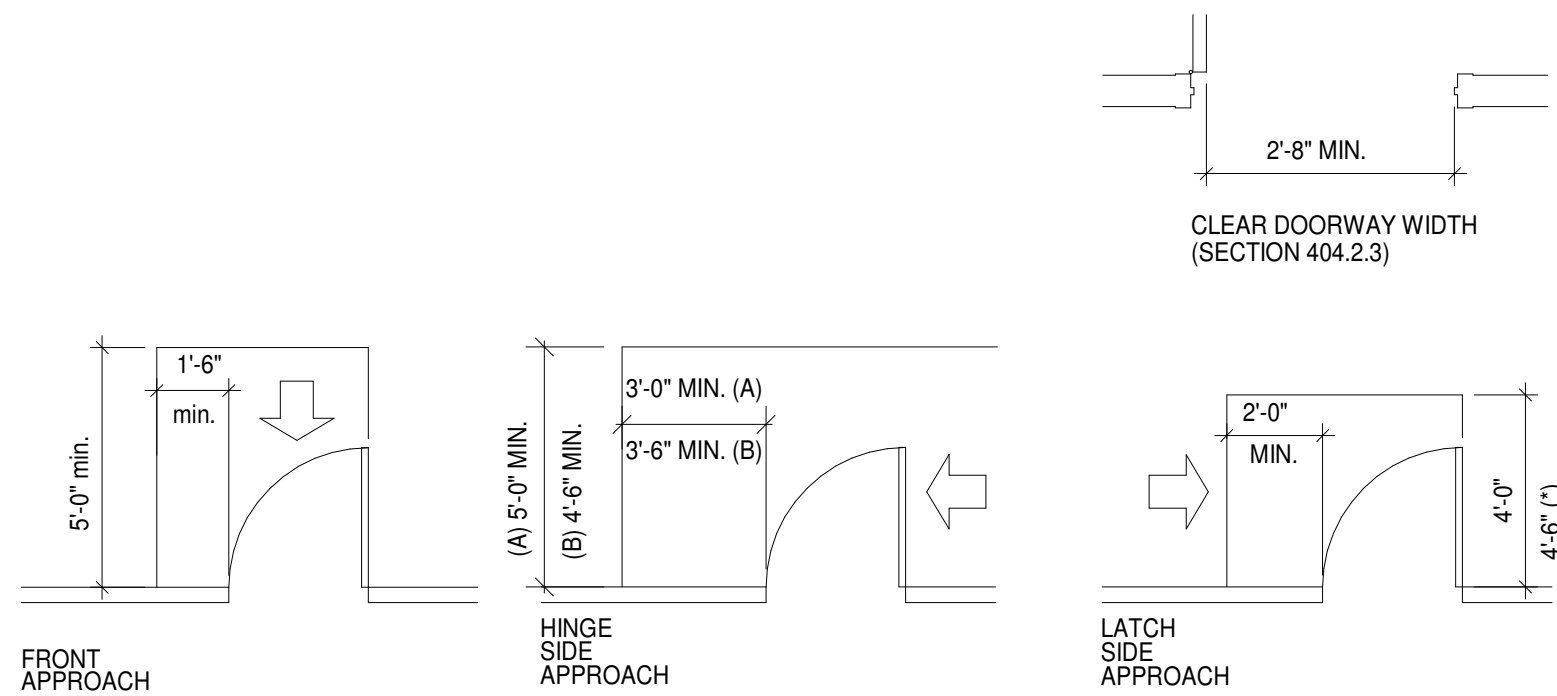
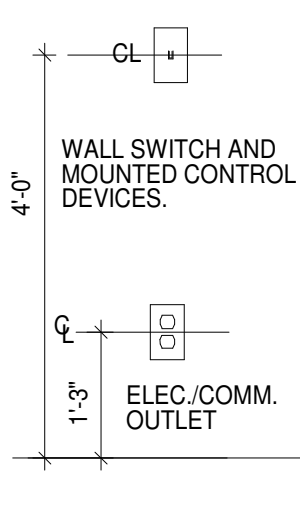
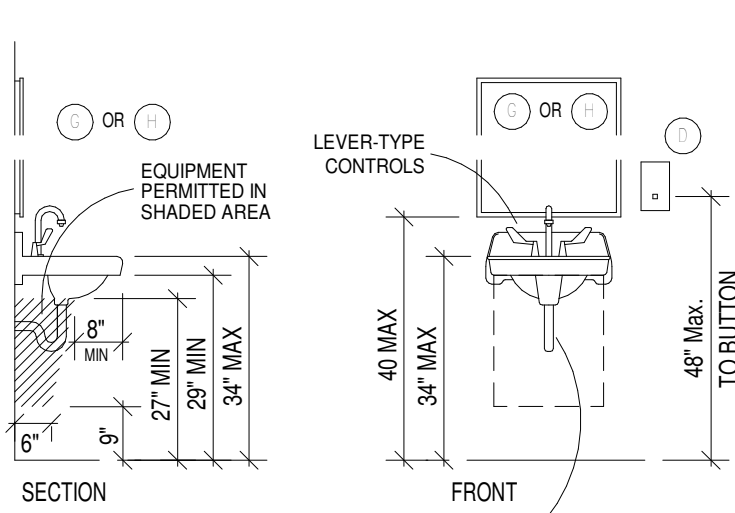
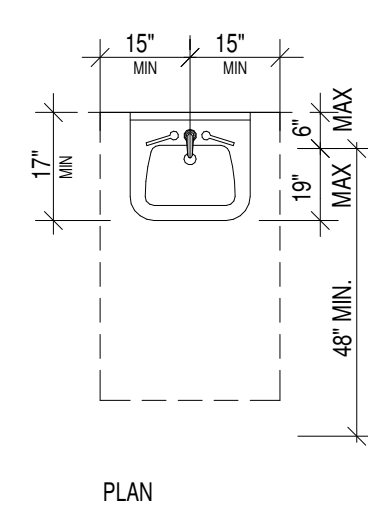
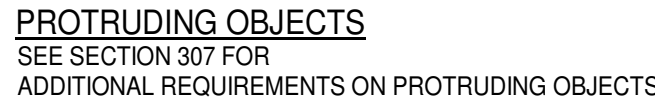
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LEGENDS AND ABBREVIATIONS

G002

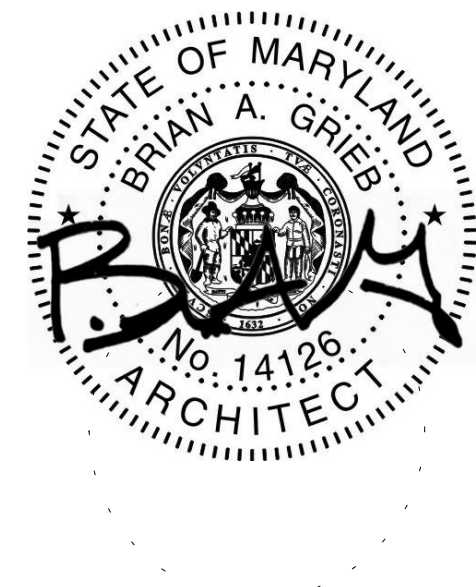


103 Annapolis Street
Annapolis, MD 21401
P 410.919.9669
E info@gridarchitects.com
www.gridarchitects.com

34 SOUTH WEST STREET
EASTON MD, 21601

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SERVICE CENTER

126 PORT ST.
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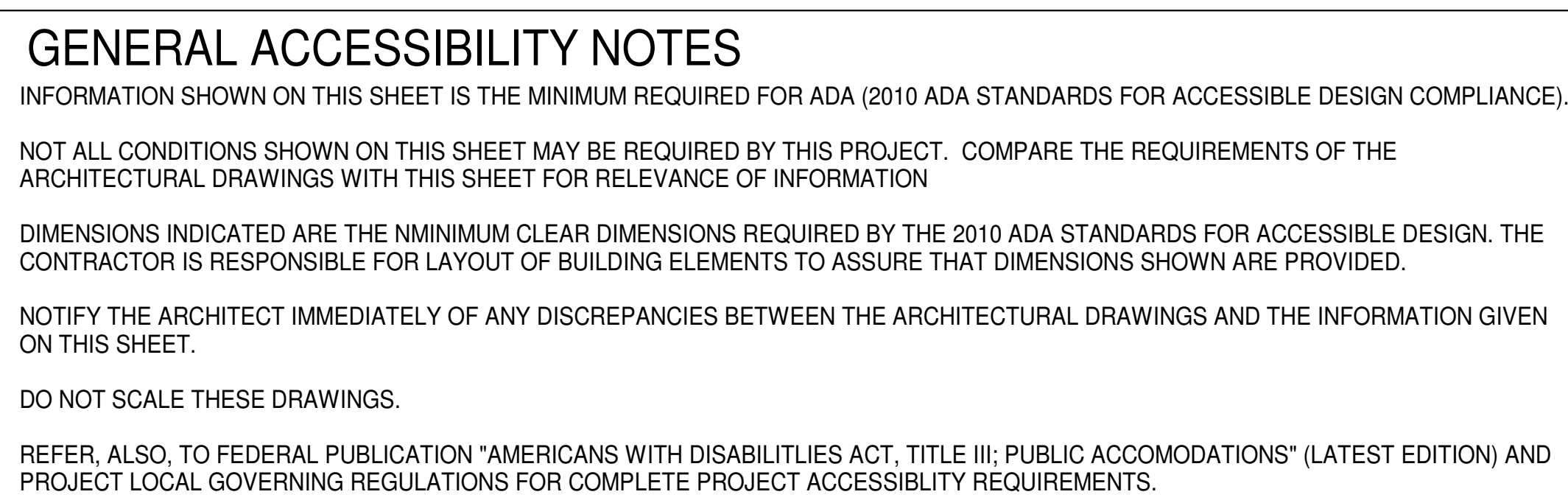
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DOOR HARDWARE:

DOORS SHALL HAVE LEVER-OPERATED MECHANISMS, PUSH-TYPE MECHANISMS, OR U-SHAPED HANDLES.

HANDLES, PULLS, LATCHES, LOCKS, AND OTHER OPERATING DEVICES ON ACCESSIBLE DOORS SHALL HAVE A SHAPE THAT IS EASY TO GRASP WITH ONE HAND AND DOES NOT REQUIRE TIGHT GRASPING, TIGHT PINCHING, OR TWISTING OF THE WRIST TO OPERATE.

SLIDING DOORS, IF ANY, WHEN FULLY OPEN SHALL HAVE OPERATING HARDWARE EXPOSED AND USABLE FROM BOTH SIDES.

MOUNTING HEIGHT: HARDWARE REQUIRED FOR ACCESSIBLE DOOR PASSAGE SHALL BE MOUNTED NO HIGHER THAN 48" ABOVE FINISHED FLOOR.

CLOSER OPERATION: THE SWEEP PERIOD OF A CLOSER SHALL BE ADJUSTED SO THAT FROM AN OPEN POSITION OF 70 DEGREES, THE DOOR WILL TAKE AT LEAST 3 SECONDS TO MOVE TO A POINT 3" FROM THE LATCH, MEASURED TO THE LEADING EDGE OF THE DOOR.

- THE MAXIMUM FORCE FOR PUSHING OR PULLING OPEN A DOOR SHALL BE AS FOLLOWS:
 - A. EXTERIOR HINGED DOORS: NO REQUIREMENT
 - B. INTERIOR HINGED DOORS: 5LBF
 - C. SLIDING OR FOLDING DOORS: 5LBF

- EXCEPT THAT FIRE DOORS SHALL HAVE THE MINIMUM OPENING FORCE ALLOWABLE BY THE APPROPRIATE ADMINISTRATIVE AUTHORITY.
- THESE FORCES DO NOT APPLY TO THE FORCE REQUIRED TO RETRACT LATCH BOLTS OR DISENGAGE OTHER DEVICES THAT MAY HOLD THE DOOR IN A CLOSED POSITION.

AUTOMATIC DOORS AND AUTOMATIC GATES SHALL COMPLY WITH 404.3. FULL POWERED, AUTOMATIC DOORS SHALL COMPLY WITH ANSI/BHMA A156.10 (INCORPORATED BY REFERENCE, SEE REFERENCED STANDARDS IN CHAPTER 1) LOW-ENERGY AND POWER ASSISTED DOORS SHALL COMPLY WITH ANSI/BHMA. A156.19 (1997 OR 2002 EDITION INCORPORATED BY REFERENCE, SEE REFERENCED STANDARDS IN CHAPTER 1)

SUCH DOORS SHALL NOT OPEN TO BACK CHECK FASTER THAN 3 SECONDS AND SHALL REQUIRE NO MORE THAN 15LBF (66.6N) TO STOP DOOR MOVEMENT. IF USER OPERATED CONTROLS ARE PROVIDED THEY SHALL COMPLY WITH THE 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN, SECTION 4.27.

HEIGHT: SWITCHES, THERMOSTATS, CONTROLS, DISPENSERS, RECEPTACLES, AND THE HIGHEST OPERABLE PART OF OTHER OPERABLE EQUIPMENT SHALL BE PLACED NO HIGHER THAN 48" ABOVE THE FLOOR AND WITHIN THE REACH RANGES REQUIRED BY THE ADA (2010 ADA STANDARDS FOR ACCESSIBLE DESIGN). RECEPTACLES OF ELECTRICAL AND COMMUNICATIONS SYSTEM ON WALLS SHALL BE MOUNTED NO LESS THAN 15" ABOVE THE FLOOR.

EXCEPTION: THESE REQUIREMENTS DO NOT APPLY WHERE THE USE OF SPECIAL EQUIPMENT DICTATES OTHERWISE OR WHERE ELECTRICAL AND COMMUNICATIONS SYSTEMS RECEPTACLES ARE NOT NORMALLY INTENDED FOR USE BY BUILDING OCCUPANTS.

FLUSH CONTROLS SHALL BE HAND OPERATED OR AUTOMATIC. CONTROLS FOR FLUSH VALVES SHALL BE MOUNTED ON THE WIDE SIDE OF TOILET AREAS NO MORE THAN 44" ABOVE THE FLOOR.

OPERATION: CONTROLS AND OPERATING MECHANISMS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE CONTROLS SHALL BE NO GREATER THAN 5LBF.

THE OUTSIDE DIAMETER OR WIDTH OF THE GRIPPING SURFACES OF A HANDRAIL OR GRABBAR SHALL BE 1-1/4" TO 1-1/2", OR THE SHAPE SHALL PROVE AN EQUIVALENT GRIPPING SURFACE.

IF HANDRAILS OR GRAB BARS ARE MOUNTED ADJACENT TO A WALL, THE SPACE BETWEEN THE WALL AND THE GRAB BAR SHALL BE 1-1/2".

BENDING STRESS IN GRAB BAR OR SEAT INDUCED BY THE MAXIMUM BENDING MOMENT FROM THE APPLICATION OF 250LBF SHALL BE LESS THAN THE ALLOWABLE STRESS FOR THE MATERIAL OF THE GRAB BAR OR SEAT.

SHEAR STRESS INDUCED IN A GRAB BAR OR SEAT BY THE APPLICATION OF 250LBF SHALL BE LESS THAN THE ALLOWABLE SHEAR STRESS FOR THE MATERIAL OF THE GRAB BAR OR SEAT.

SHEAR FORCE INDUCED IN A FASTENER OR MOUNTING DEVICE FROM THE APPLICATION OF 250LBF SHALL BE LESS THAN THE ALLOWABLE LATERAL LOAD OF EITHER THE FASTENER OR MOUNTING DEVICE OR THE SUPPORTING STRUCTURE, WHICHEVER IS SMALLER ALLOWABLE LOAD.

TENSILE FORCE INDUCED IN A FASTENER BY A DIRECT TENSION FORCE OF 250LBF PLUS THE MAXIMUM MOMENT FROM THE APPLICATION OF 250LBF SHALL BE LESS THAN THE ALLOWABLE WITHDRAWAL LOAD BETWEEN THE FASTENER AND THE SUPPORTING STRUCTURE.

ROTATION OF GRAB BARS WITHIN THEIR FITTINGS IS NOT ACCEPTABLE.

SHARP OR ABRASIVE ELEMENTS ARE NOT ACCEPTABLE FOR A HANDRAIL OR GRAB BAR OR ANY WALL OR OTHER SURFACE ADJACENT TO IT. EDGES SHALL HAVE A MINIMUM RADIUS OF 1/8"



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103 Annapolis Street
Annapolis, MD 21401
P 410.919.9669
E info@gridarchitects.com
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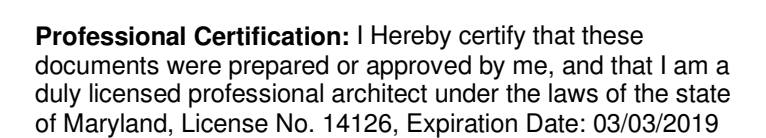
PROJECT

34 SOUTH WEST STREET
EASTON MD, 21601

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ACCESSIBILITY

G004



ARCHITECT

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103 Annapolis Street
Annapolis, MD 21401
P 410.919.9669
E info@gridarchitects.com
www.gridarchitects.com

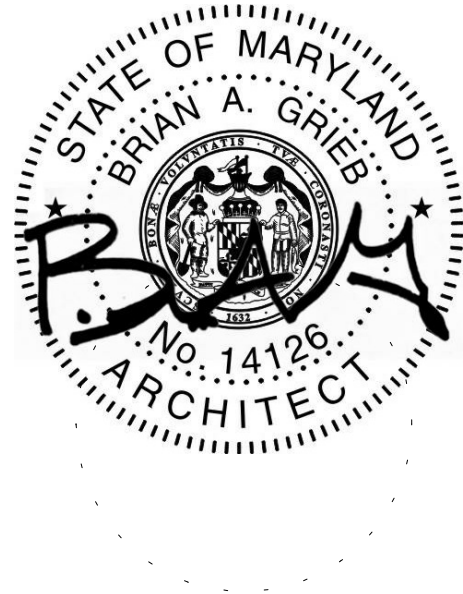
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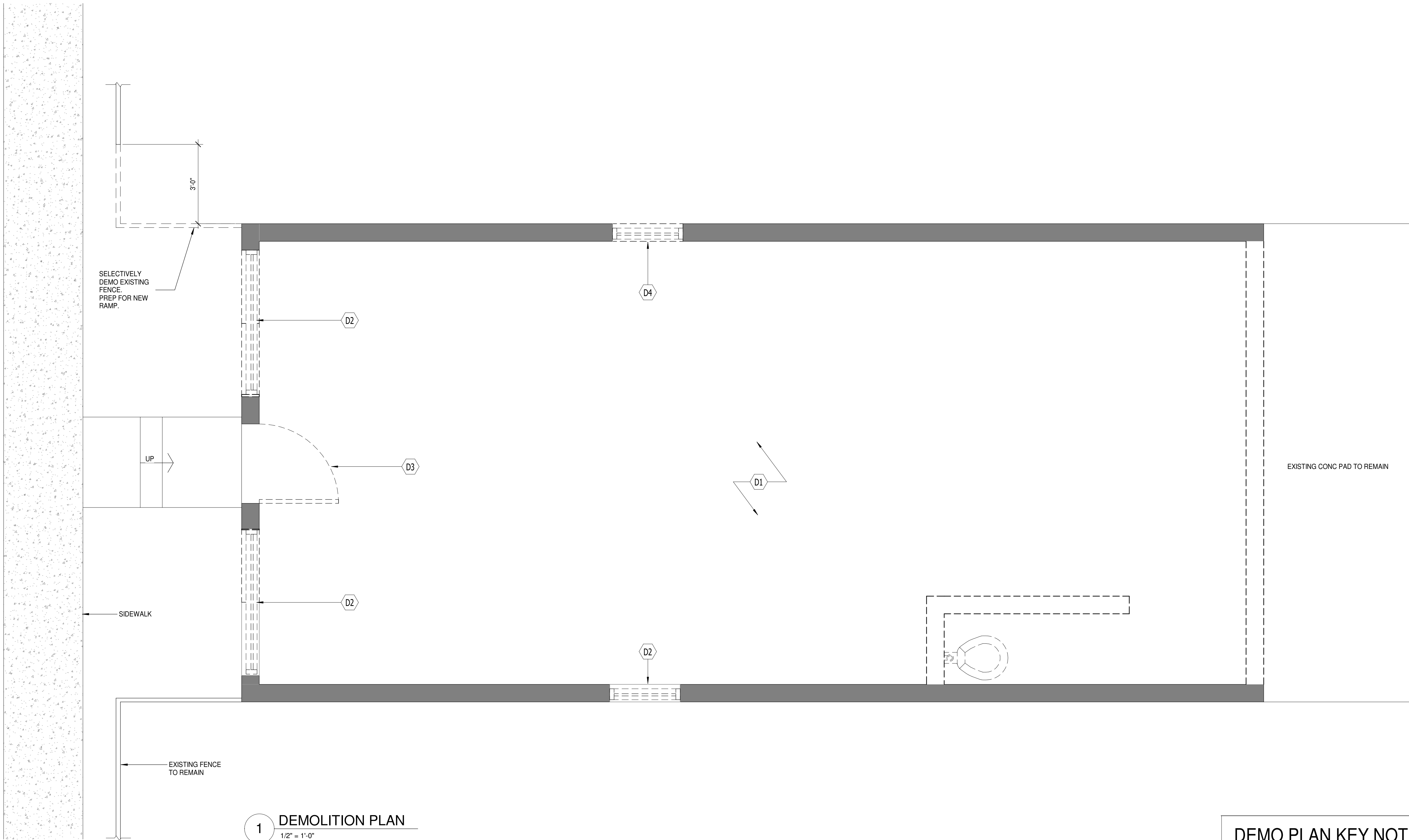
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DATE	TITLE
03/05/21	PERMIT

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DEMOLITION PLAN

AD101

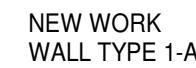


1 DEMOLITION PLAN
1/2" = 1'-0"

DEMOLITION PLAN KEY NOTES

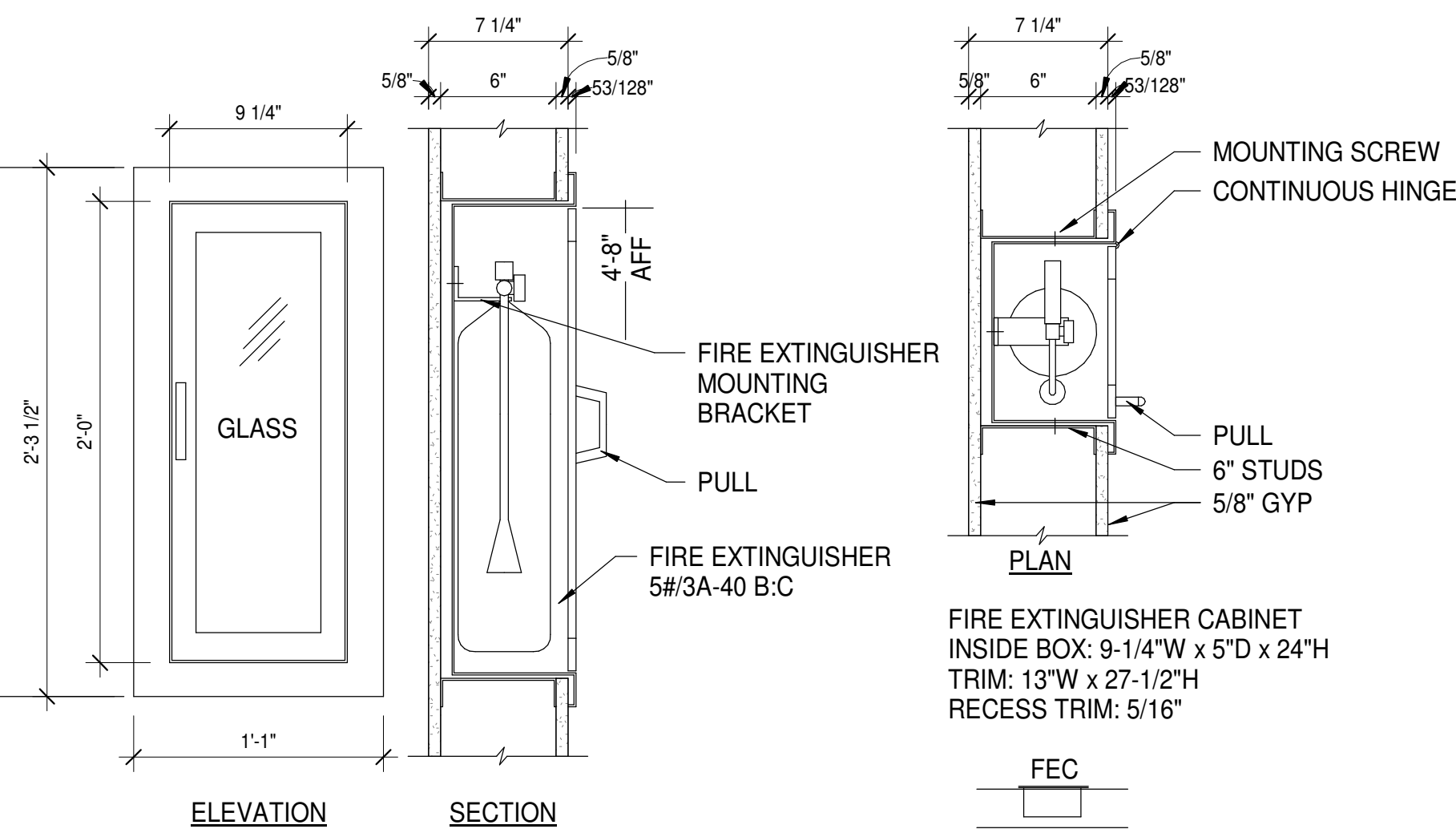
Note	Description
D1	REMOVE ALL EXISTING FIXTURES AND FINISHES, REMOVE CEILING, MOULDING, AND DEVICES IN ROOM ENTIRELY, AND REMOVE FLOORING. PREPARE TO RECIEVE NEW.
D2	REMOVE EXISTING WINDOW AND PLYWOOD. SEE ELEVATIONS. PREP R.O. FOR NEW WORK
D3	REMOVE DOOR, HARDWARE, AND FRAME COMPLETELY
D4	REMOVE EXISTING WINDOW AND PLYWOOD, EXPAND AND PREP R.O. FOR NEW DOOR. SEE ELEVATIONS.

0 1' 2' 4' 6' 10'



ELEVATION NOTES

1. PAINT EXTERIOR
2. ADD R-38 BATT INSULATION BETWEEN CEILING JOISTS



FIRE EXTINGUISHER CABINET
INSIDE BOX: 9-1/4"W x 5"D x 24"H
TRIM: 13"W x 27-1/2"H
RECESS TRIM: 5/16"

DOOR AND FRAME SCHEDULE											
DOOR NUMBER	DOOR			SIZE	FRAME				RATING	REMARKS	
	MATL	TYPE	FINISH		MATL	TYPE	FINISH	HEAD			JAMB
Level 1											
100A	HM	A	PAINT	2'-8" x 7'-0"	HM	F1	PAINT			NR	
100B	HM	B	PAINT	2'-8" x 7'-0"	HM	F1	PAINT			NR	
100C	WD	C	PAINT	3'-0" x 7'-0"	HM	F1	PAINT			NR	

Window Schedule							
Mark	Manufacturer	Series	Construction Type	Rough Width / Height	Glazing Type	Window Finish	Note
A	MARVIN	Essential	Casement Operable	V1F			
B	MARVIN	Essential		V1F			
C Lower			Casement Operable				
D Upper			Picture Fixed				

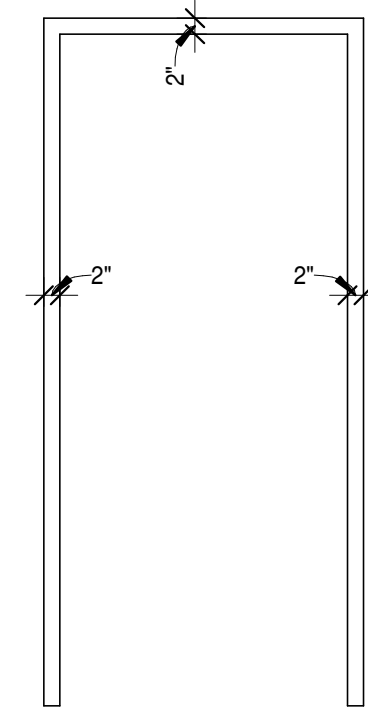


Figure 1 consists of three diagrams labeled A, B, and C, illustrating different door configurations. Each diagram shows a rectangular door frame with dimensions labeled 'DOOR WIDTH' and 'DOOR HEIGHT'. Diagram A shows a door with two rectangular glass panels, each divided by a diagonal dashed line. Diagram B shows a door with two rectangular glass panels, each divided by a diagonal dashed line. Diagram C shows a door with a single large rectangular glass panel divided by a diagonal dashed line. A label 'GLASS PANEL' with an arrow points to the top panel in diagram A.

EXAMPLE:

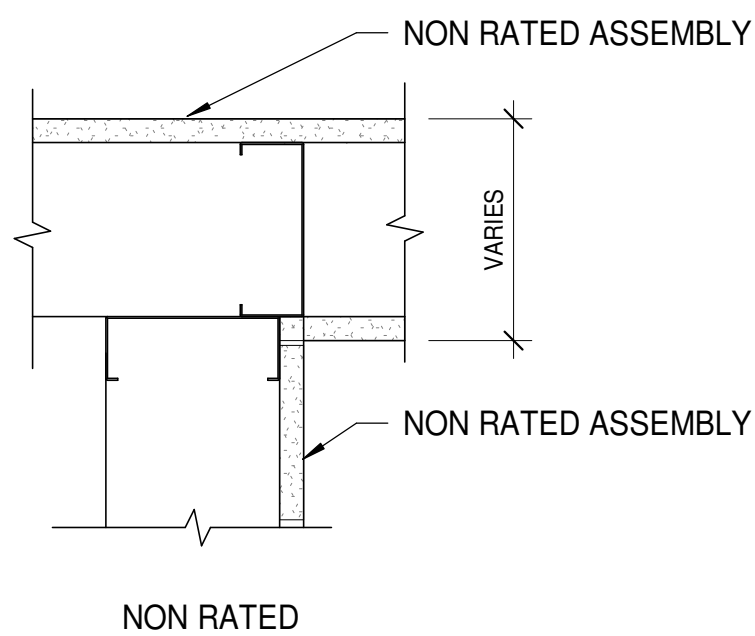
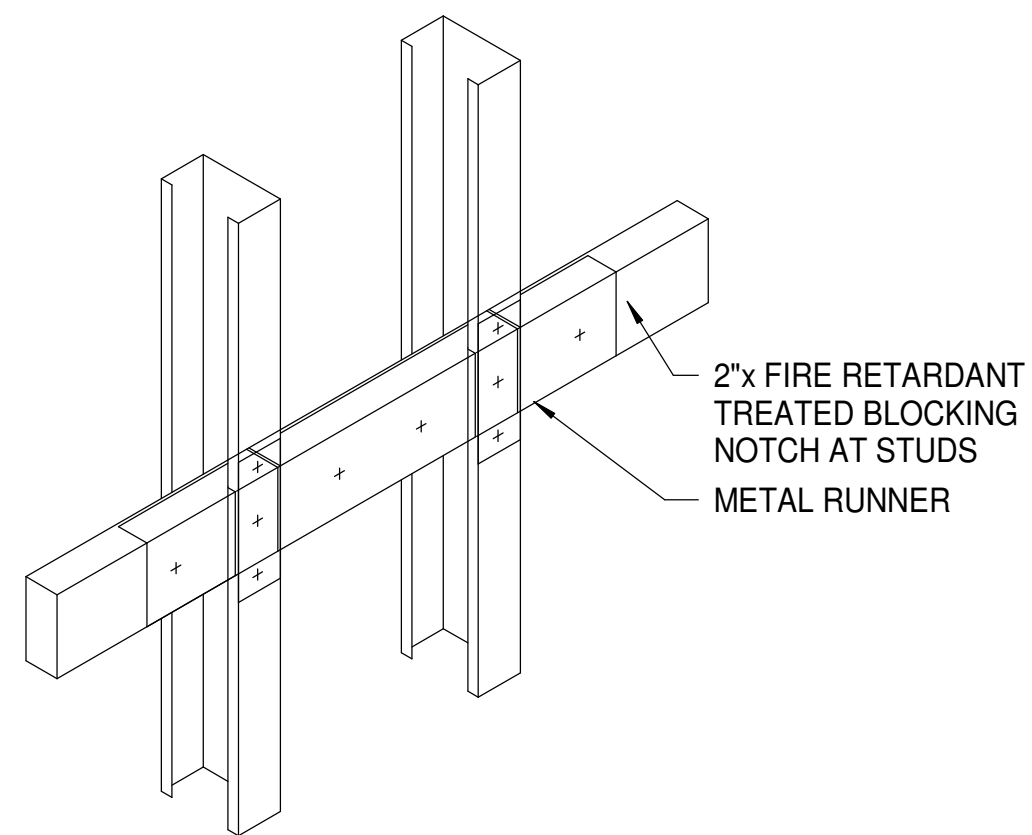
DOOR FRAME

4" FACE OF WALL TO DOOR OPENING

SAME PARTITION (TYPE 3B) BOTH SIDES OF DOOR

END OF PARTITION (TYPE 3B) WHERE SHOWN THUS

SAME PARTITION (TYPE 4A) AROUND CORNER


$$4 \overline{) 3'' = 1' \cdot 0''}$$


BLOCKING IS REQUIRED FOR, BUT NOT LIMITED TO THE FOLLOWING: WALL BUMPERS, TOILET ROOM ACCESSORIES, WALL CABINETS, WALL MOUNTED SHELVING, COUNTERTOPS, FIRE EXTINGUISHERS, ETC.

3) $1\frac{1}{2}" = 1'-0"$





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

Trevor Newcomb
600 Windmill Road
Easton, MD 21601

Meeting Date: March 22, 2021
Application Number: 2019-02/ 19-00168
Location: 34 S. West Street
Applicant: Trevor Newcomb
Request: Renovations

Mr. Newcomb was present on behalf of the proposed exterior renovations for 34 S. West Street, a contributing building in the Historic District.

Mr. Newcomb requested the extension of the original 2019 approval for an additional 6 months and shared new plans that were revised to include a new ADA ramp.

Upon motion by Mr. Gibson, seconded by Mr. Demby, the Commission voted 7 - 0 to **approve** the ADA ramp revision to the application and the extension of the original approval.

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".


Representative, Historic District Commission

4.21.2021
Date



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

HD-19-02
 19-00168

Historic District Commission Hearing Application

Application Type			
Renovation	XX	Alteration	☐
		Demolition	☐
		Other	☐
New Construction or Addition	XX	Signage	☐
		Fence	☐
Property Information			
Address	34 South West Street		
Tax Map	104	Grid	0
		Parcel	1443
		Lot	11
Owner			
Name	Neighborhood Service Center		
Mailing Address	126 Port Street		
Telephone No.	Agent #	Email	Agent #
Applicant or Agent			
Name	Trevor Newcomb		
Mailing Address	600 Windmill Road, Easton, Maryland 2161		
Telephone No.	410-924-3276	Email	tnewcomb@goeaston.net
Architect - Engineer - Contractor			
Name	GirD Architects pc	License No.	Expiration Date
Mailing Address	103 Annapolis Street, Annapoli, Maryland 21401		
Telephone No.	410-919-9669	Email	info@gridarchitects.com

Description of Proposal (include additional sheets, as necessary)

- Extension of the previous HDC approvals. (2019,02 & 19-000168)
- Approval of the finalized design plans for the renocation to the building.
- Approval for the construction of an accessible entrance located along the northern wall.

Specific Requirements

- The payment of fees is due at the time of application submittal. As of July 1, 2018, the fees are as follows: Commercial - \$200, Residential - \$75, Signs - \$75
- The application submitted shall include 7 hard copies plus 1 digital.
- 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 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 correction prior to processing.

Signature of Applicant or Agent

Date

3/12/2021

Printed Name of Applicant or Agent

Trevor B. Newcomb

For Office Use Only

Application Date		HDC Meeting Date	
Application Number		Notice(s) Published	
Fee Paid		Property Post & Sign #	
Certificate of Approval Issued Yes ☐ No ☐			
Revised 02-2019			



Town of Easton

Engineering, Planning and Zoning

14 S. Harrison Street Easton, MD 21601 410-822-1943

HISTORIC DISTRICT COMMISSION

CERTIFICATE OF APPROPRIATENESS

DATE: December 16, 2019

MEETING DATE: December 9, 2016

SUBJECT: Window and door replacement, façade restoration, demolition of rear portion of structure, roof replacement, exterior condensing unit location

TO: Neighborhood Service Center, Co Trevor Newcomb
126 Port Street, Eaton, MD 21601

APPLICATION NUMBER: 2019-02, 19-00168, 34 South West Street

Mr. Newcomb was present on behalf of the request to demolish the deteriorated rear wooden portion of the building, and the renovation of the front façade, including new larger windows to match the original size and new half glass door, new windows to replace windows that were removed on the north and south elevations of the building. Application also includes request to possibly replace the galvanized roof with new standing seam roof. Fiberglass doors and windows were deemed appropriate given the exposure to weathering.

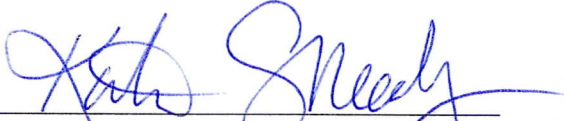
It was suggested that a transom be installed above the door; however, this option was left to the applicant.

Upon motion by **Mr. Gibson** seconded by **Mr. Bateman**, the **Commission voted 7 - 0** to **approve** the request as submitted.

Historic District Guideline references: Pg. 51, R2 (Windows), Pg. 55-R1, R2 (Roof), Pg. 48-R4 (Door)

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”.


Representative, Historic District Commission

12.16.19
Date



Summary of Request of the Easton Historic District Commission

Commission Members,

The Neighborhood Service Center (NSC) requests the extension of approvals iterated in the attached December 16, 0019 Certificate of Appropriateness which allowed for the following improvements to the property.

The demolition of the failed rear wooden portion of the existing structure. (COMPLETED 2020)
The renovation / alteration of the existing western façade fronting South West Street.
The installation of new windows within existing openings along the north & south facades.
The installation of a ductless condensing unit with line-hide.
The replacement of the galvanized metal roof with a standing seam metal roof.

Further, NSC is requesting your consideration of the finalized plans presented under this application as well as the addition of an accessible entrance to the building's north side.

Thank you for your consideration in this matter and the Neighborhood Service Center is excited to move forward with this latest revitalization project.

Trevor Newcomb, Board Chair, NSC.

**Our Mission is to improve the quality of life both socially
and economically for low-income residents in Talbot
County.**



34 SOUTH WEST STREET

34 SOUTH WEST STREET
EASTON MD, 21601

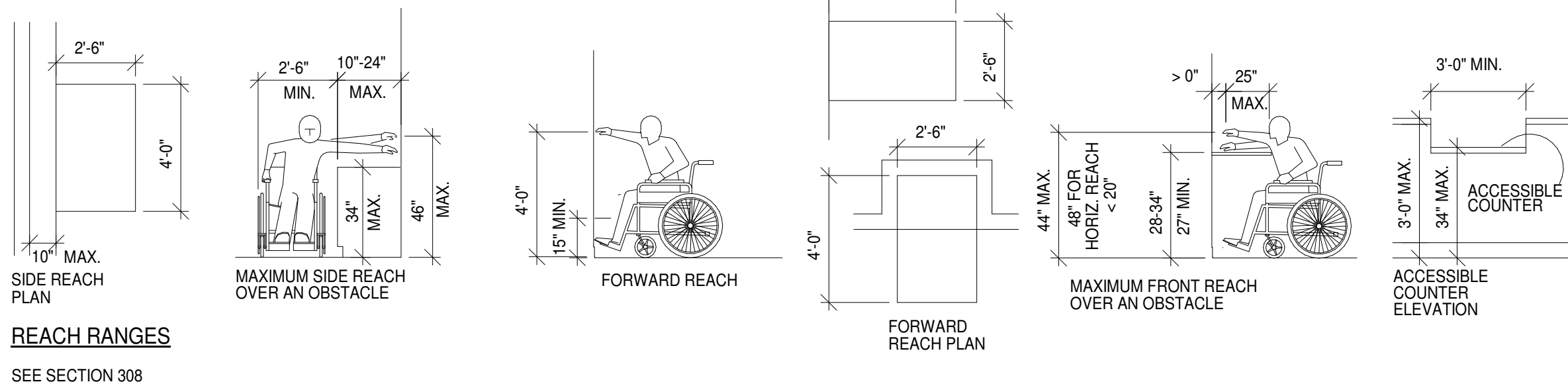
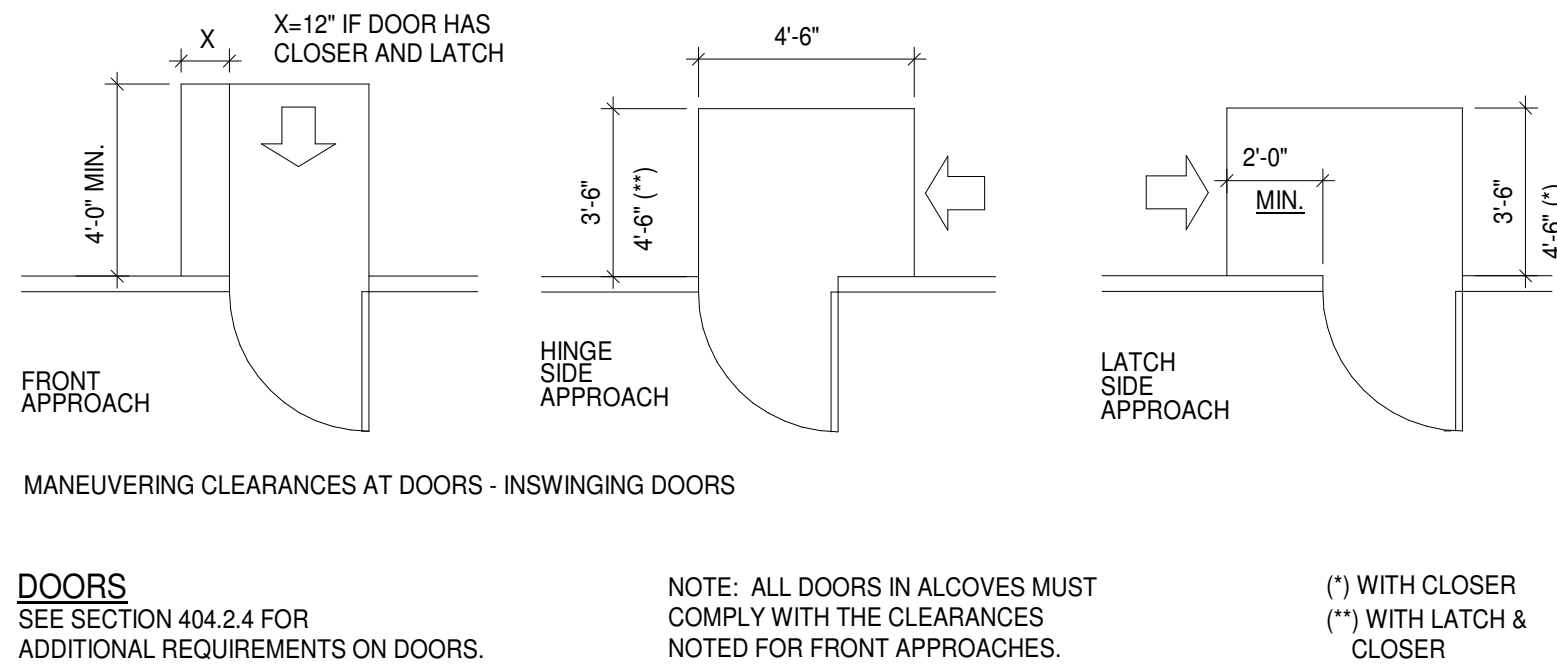
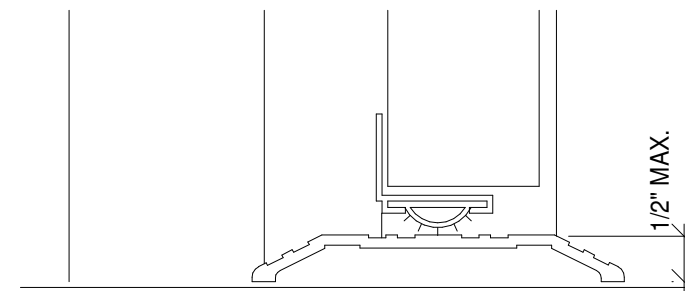
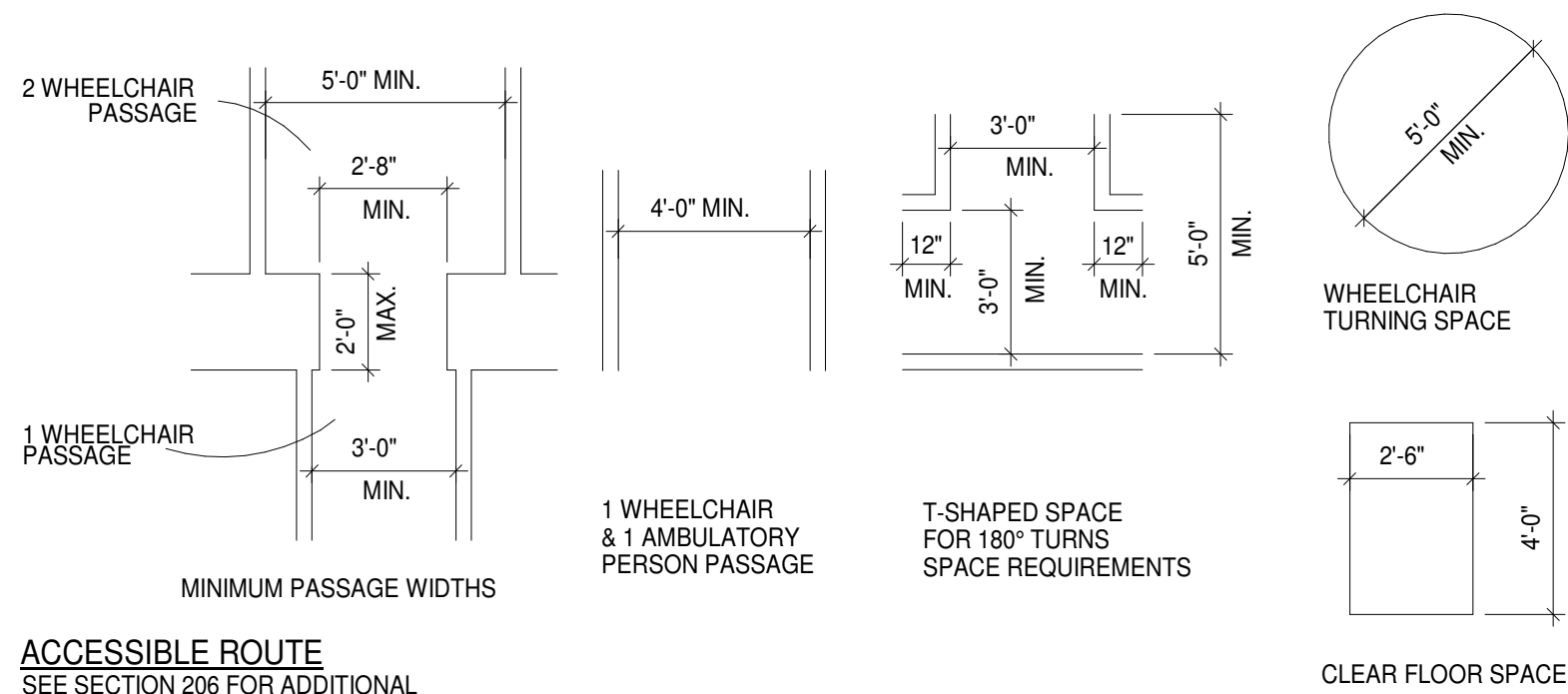
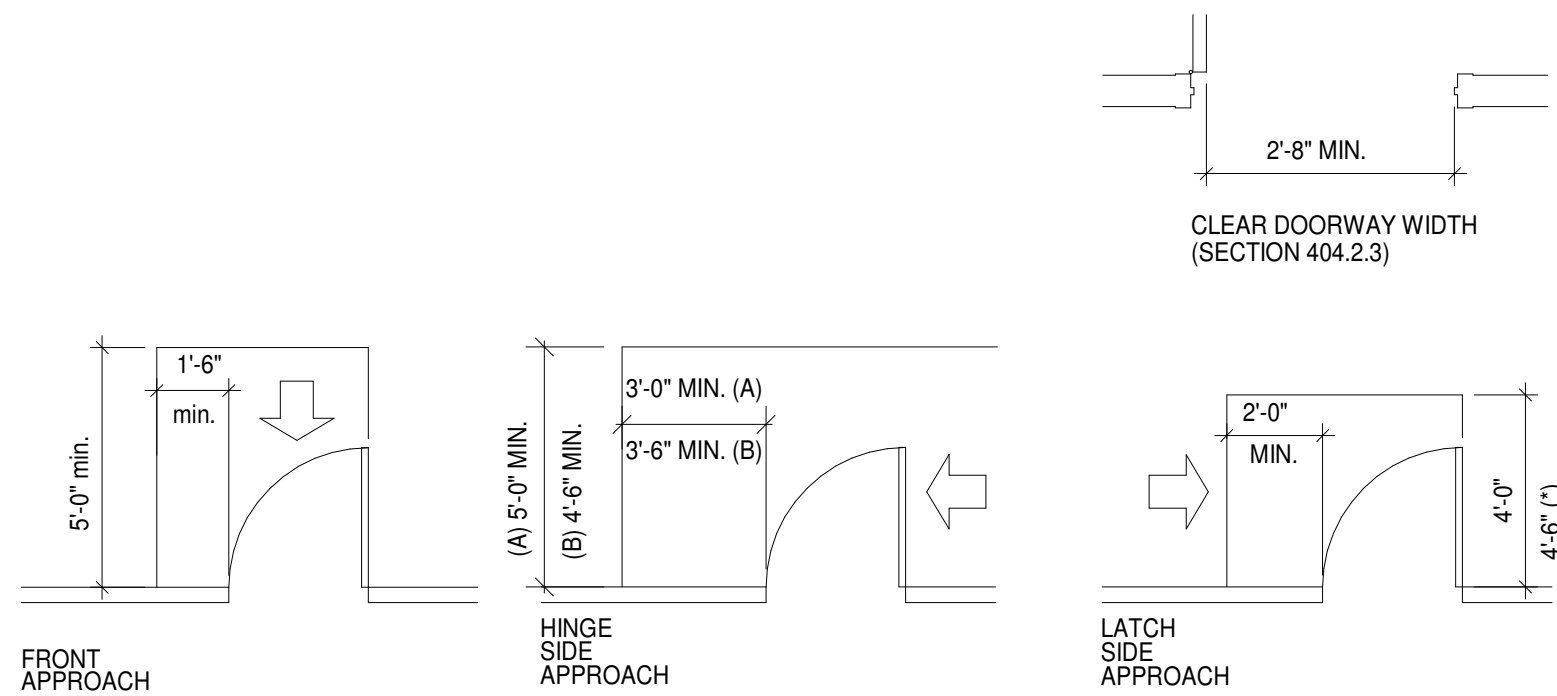
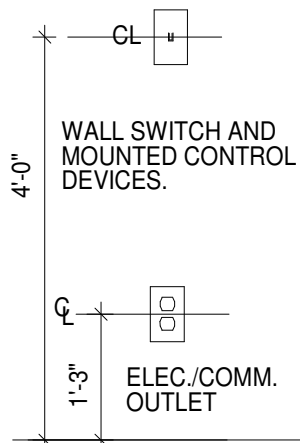
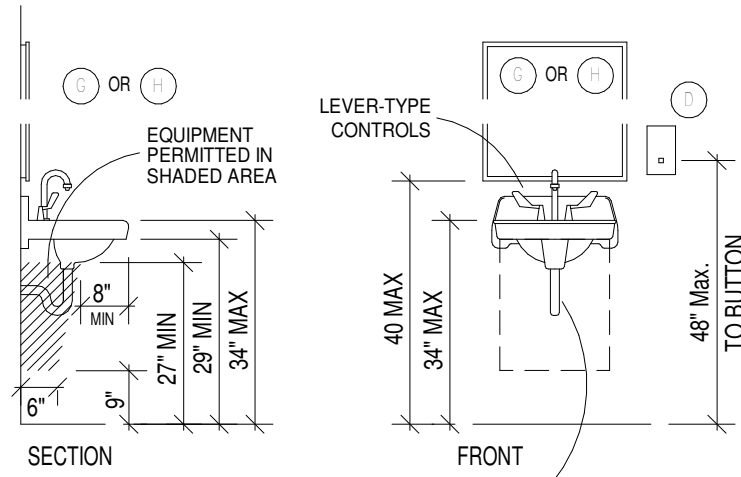
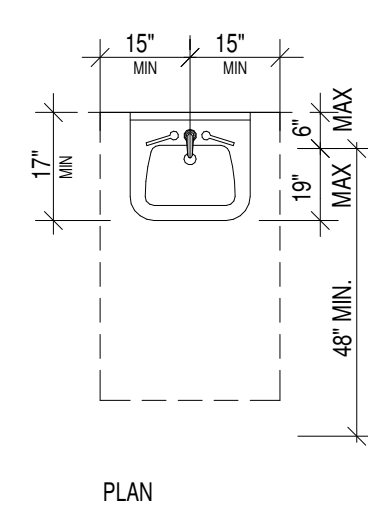
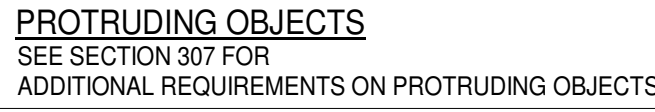


GriD architects pc
103 Annapolis Street
Annapolis, MD 21401
410.919.9669
info@gridarchitects.com
www.gridarchitects.com

DRAWING LIST

G000	COVERSHEET
G002	LEGENDS AND ABBREVIATIONS
G003	ACCESSIBILITY
G004	ACCESSIBILITY
AD101	DEMOLITION PLAN
A001	CODE SUMMARY
A101	FIRST FLOOR PLAN
A201	ELEVATIONS
A301	PARTITIONS + SCHEDULES
E101	POWER PLAN

PERMIT
3/05/21



103 Annapolis Street
Annapolis, MD 21401
P 410.919.9669
E info@gridarchitects.com
www.gridarchitects.com

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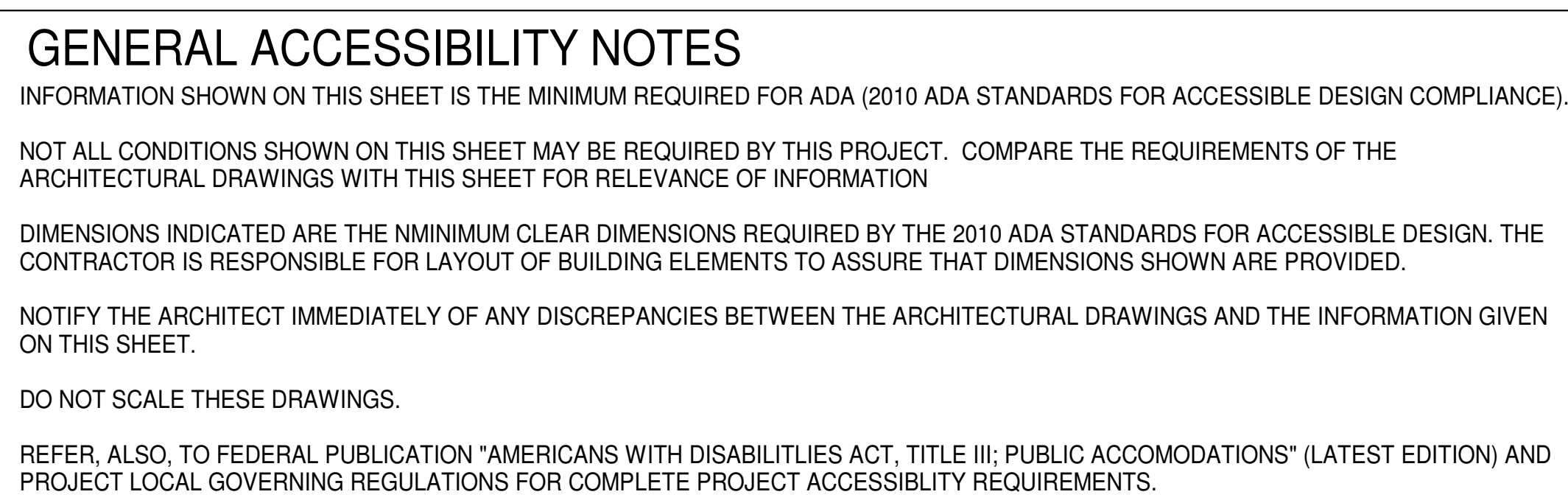
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G003



DOOR HARDWARE:

DOORS SHALL HAVE LEVER-OPERATED MECHANISMS, PUSH-TYPE MECHANISMS, OR U-SHAPED HANDLES.

HANDLES, PULLS, LATCHES, LOCKS, AND OTHER OPERATING DEVICES ON ACCESSIBLE DOORS SHALL HAVE A SHAPE THAT IS EASY TO GRASP WITH ONE HAND AND DOES NOT REQUIRE TIGHT GRASPING, TIGHT PINCHING, OR TWISTING OF THE WRIST TO OPERATE.

SLIDING DOORS, IF ANY, WHEN FULLY OPEN SHALL HAVE OPERATING HARDWARE EXPOSED AND USABLE FROM BOTH SIDES.

MOUNTING HEIGHT: HARDWARE REQUIRED FOR ACCESSIBLE DOOR PASSAGE SHALL BE MOUNTED NO HIGHER THAN 48" ABOVE FINISHED FLOOR.

CLOSER OPERATION: THE SWEEP PERIOD OF A CLOSER SHALL BE ADJUSTED SO THAT FROM AN OPEN POSITION OF 70 DEGREES, THE DOOR WILL TAKE AT LEAST 3 SECONDS TO MOVE TO A POINT 3" FROM THE LATCH, MEASURED TO THE LEADING EDGE OF THE DOOR.

- THE MAXIMUM FORCE FOR PUSHING OR PULLING OPEN A DOOR SHALL BE AS FOLLOWS:
 - A. EXTERIOR HINGED DOORS: NO REQUIREMENT
 - B. INTERIOR HINGED DOORS: 5LBF
 - C. SLIDING OR FOLDING DOORS: 5LBF

- EXCEPT THAT FIRE DOORS SHALL HAVE THE MINIMUM OPENING FORCE ALLOWABLE BY THE APPROPRIATE ADMINISTRATIVE AUTHORITY.
- THESE FORCES DO NOT APPLY TO THE FORCE REQUIRED TO RETRACT LATCH BOLTS OR DISENGAGE OTHER DEVICES THAT MAY HOLD THE DOOR IN A CLOSED POSITION.

AUTOMATIC DOORS AND AUTOMATIC GATES SHALL COMPLY WITH 404.3. FULL POWERED, AUTOMATIC DOORS SHALL COMPLY WITH ANSI/BHMA A156.10 (INCORPORATED BY REFERENCE, SEE REFERENCED STANDARDS IN CHAPTER 1) LOW-ENERGY AND POWER ASSISTED DOORS SHALL COMPLY WITH ANSI/BHMA. A156.19 (1997 OR 2002 EDITION INCORPORATED BY REFERENCE, SEE REFERENCED STANDARDS IN CHAPTER 1)

SUCH DOORS SHALL NOT OPEN TO BACK CHECK FASTER THAN 3 SECONDS AND SHALL REQUIRE NO MORE THAN 15LBF (66.6N) TO STOP DOOR MOVEMENT. IF USER OPERATED CONTROLS ARE PROVIDED THEY SHALL COMPLY WITH THE 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN, SECTION 4.27.

HEIGHT: SWITCHES, THERMOSTATS, CONTROLS, DISPENSERS, RECEPTACLES, AND THE HIGHEST OPERABLE PART OF OTHER OPERABLE EQUIPMENT SHALL BE PLACED NO HIGHER THAN 48" ABOVE THE FLOOR AND WITHIN THE REACH RANGES REQUIRED BY THE ADA (2010 ADA STANDARDS FOR ACCESSIBLE DESIGN). RECEPTACLES OF ELECTRICAL AND COMMUNICATIONS SYSTEM ON WALLS SHALL BE MOUNTED NO LESS THAN 15" ABOVE THE FLOOR.

EXCEPTION: THESE REQUIREMENTS DO NOT APPLY WHERE THE USE OF SPECIAL EQUIPMENT DICTATES OTHERWISE OR WHERE ELECTRICAL AND COMMUNICATIONS SYSTEMS RECEPTACLES ARE NOT NORMALLY INTENDED FOR USE BY BUILDING OCCUPANTS.

FLUSH CONTROLS SHALL BE HAND OPERATED OR AUTOMATIC. CONTROLS FOR FLUSH VALVES SHALL BE MOUNTED ON THE WIDE SIDE OF TOILET AREAS NO MORE THAN 44" ABOVE THE FLOOR.

OPERATION: CONTROLS AND OPERATING MECHANISMS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE CONTROLS SHALL BE NO GREATER THAN 5LBF.

THE OUTSIDE DIAMETER OR WIDTH OF THE GRIPPING SURFACES OF A HANDRAIL OR GRABBAR SHALL BE 1-1/4" TO 1-1/2", OR THE SHAPE SHALL PROVE AN EQUIVALENT GRIPPING SURFACE.

IF HANDRAILS OR GRAB BARS ARE MOUNTED ADJACENT TO A WALL, THE SPACE BETWEEN THE WALL AND THE GRAB BAR SHALL BE 1-1/2".

BENDING STRESS IN GRAB BAR OR SEAT INDUCED BY THE MAXIMUM BENDING MOMENT FROM THE APPLICATION OF 250LBF SHALL BE LESS THAN THE ALLOWABLE STRESS FOR THE MATERIAL OF THE GRAB BAR OR SEAT.

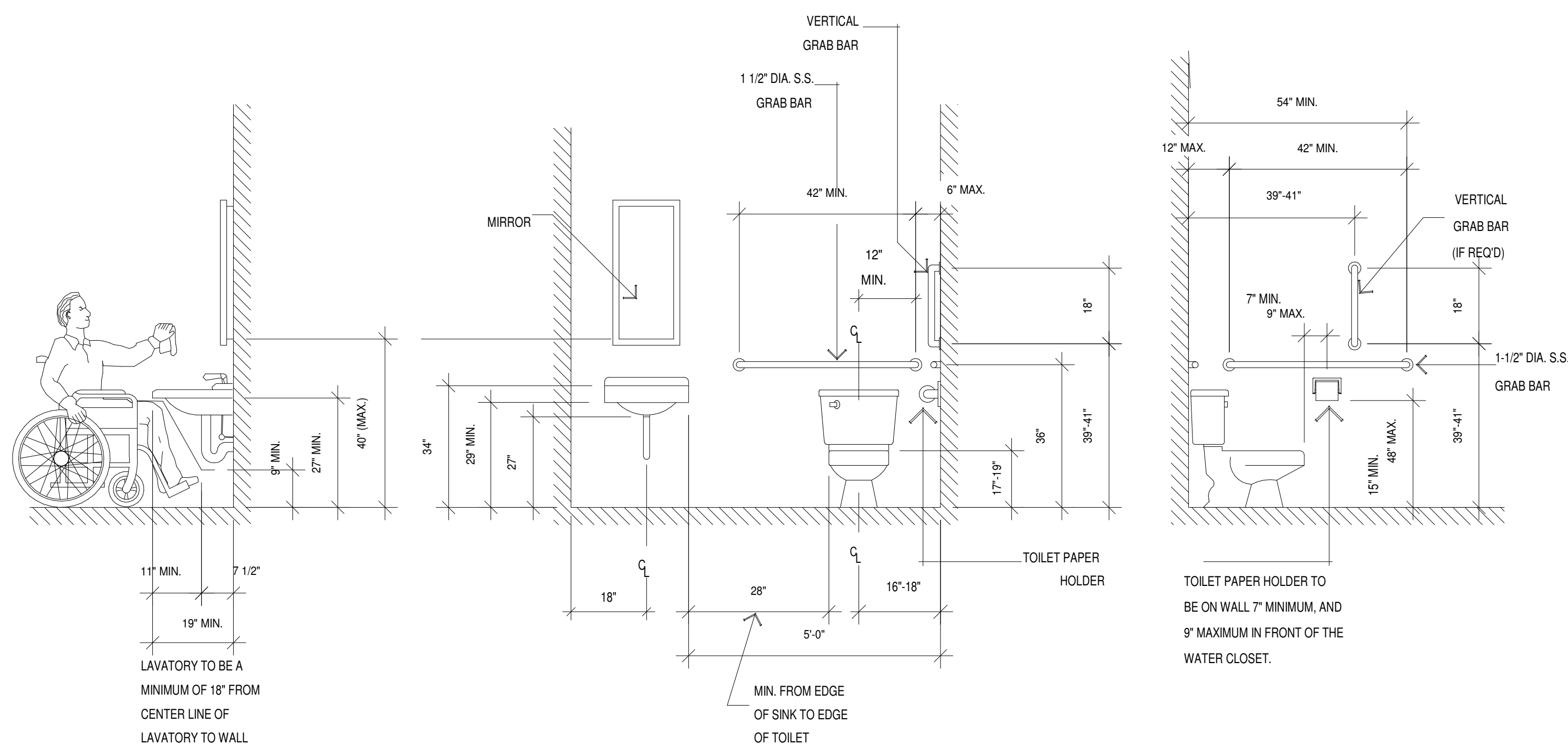
SHEAR STRESS INDUCED IN A GRAB BAR OR SEAT BY THE APPLICATION OF 250LBF SHALL BE LESS THAN THE ALLOWABLE SHEAR STRESS FOR THE MATERIAL OF THE GRAB BAR OR SEAT.

SHEAR FORCE INDUCED IN A FASTENER OR MOUNTING DEVICE FROM THE APPLICATION OF 250LBF SHALL BE LESS THAN THE ALLOWABLE LATERAL LOAD OF EITHER THE FASTENER OR MOUNTING DEVICE OR THE SUPPORTING STRUCTURE, WHICHEVER IS SMALLER ALLOWABLE LOAD.

TENSILE FORCE INDUCED IN A FASTENER BY A DIRECT TENSION FORCE OF 250LBF PLUS THE MAXIMUM MOMENT FROM THE APPLICATION OF 250LBF SHALL BE LESS THAN THE ALLOWABLE WITHDRAWAL LOAD BETWEEN THE FASTENER AND THE SUPPORTING STRUCTURE.

ROTATION OF GRAB BARS WITHIN THEIR FITTINGS IS NOT ACCEPTABLE.

SHARP OR ABRASIVE ELEMENTS ARE NOT ACCEPTABLE FOR A HANDRAIL OR GRAB BAR OR ANY WALL OR OTHER SURFACE ADJACENT TO IT. EDGES SHALL HAVE A MINIMUM RADIUS OF 1/8"



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103 Annapolis Street
Annapolis, MD 21401
P 410.919.9669
E info@gridarchitects.com
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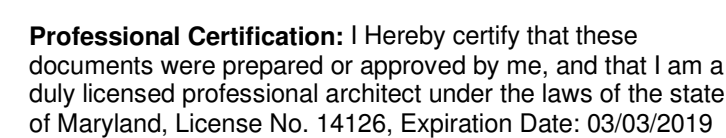
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ACCESSIBILITY

G004



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103 Annapolis Street
Annapolis, MD 21401
P 410.919.9669
E info@gridarchitects.com
www.gridarchitects.com

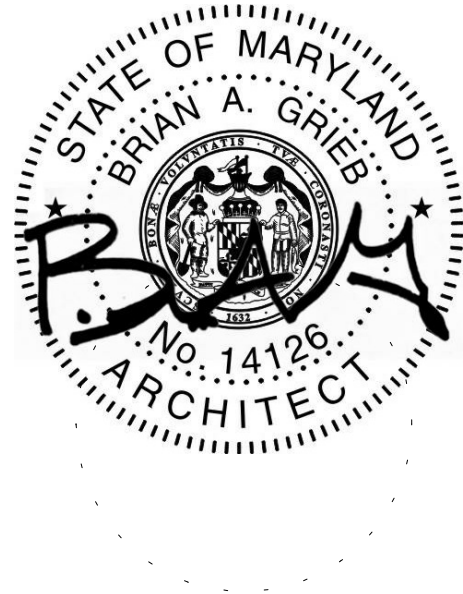
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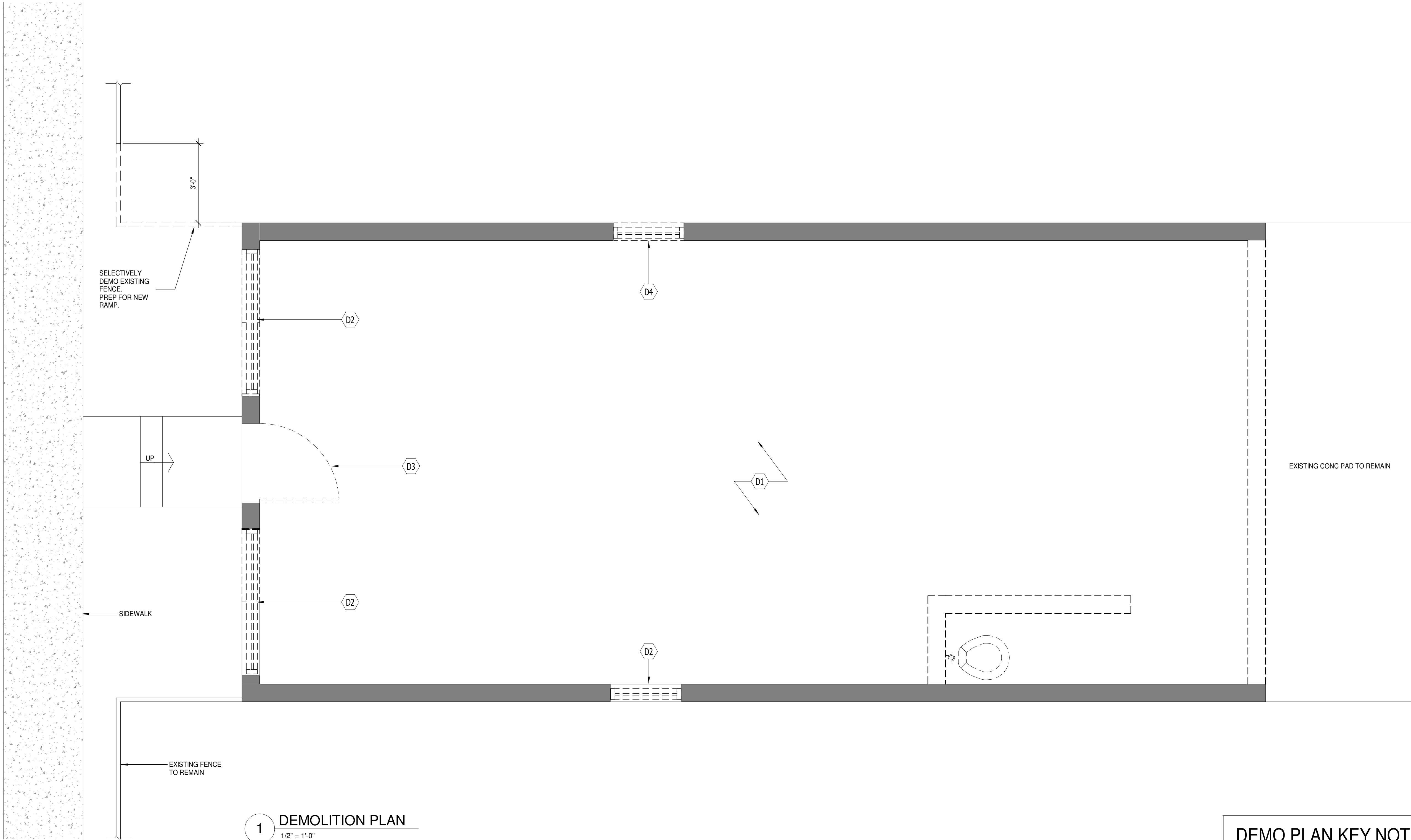
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DEMOLITION PLAN

AD101



1 DEMOLITION PLAN
1/2" = 1'-0"

DEMO PLAN KEY NOTES

Note	Description
D1	REMOVE ALL EXISTING FIXTURES AND FINISHES, REMOVE CEILING, MOULDING, AND DEVICES IN ROOM ENTIRELY, AND REMOVE FLOORING. PREPARE TO RECIEVE NEW.
D2	REMOVE EXISTING WINDOW AND PLYWOOD. SEE ELEVATIONS. PREP R.O. FOR NEW WORK
D3	REMOVE DOOR, HARDWARE, AND FRAME COMPLETELY
D4	REMOVE EXISTING WINDOW AND PLYWOOD, EXPAND AND PREP R.O. FOR NEW DOOR. SEE ELEVATIONS.



ARCHITECT

GriD architects pc

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P 410.919.9669
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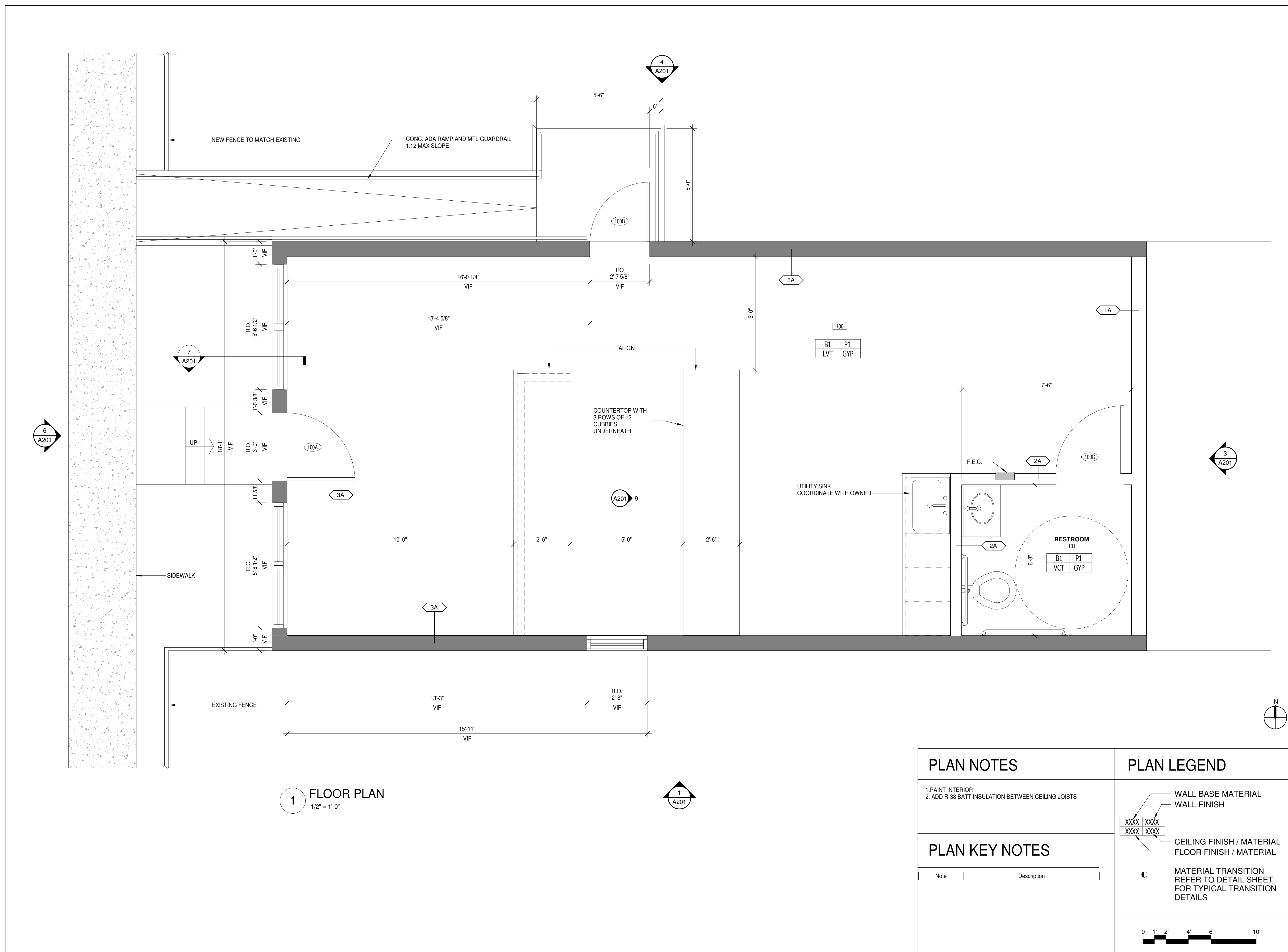
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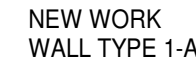
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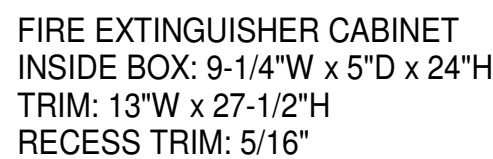
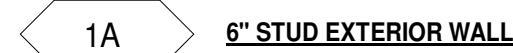
FIRST FLOOR PLAN

A101





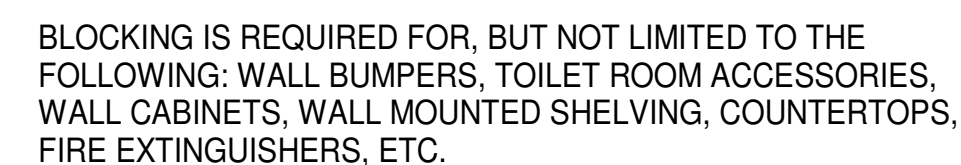
1. PAINT EXTERIOR
2. ADD R-38 BATT INSULATION BETWEEN CEILING JOISTS



Window Schedule							
Mark	Manufacturer	Series	Construction Type	Rough Width / Height	Glazing Type	Window Finish	Note
A	MARVIN	Essential	Casement Operable	VIF			
B	MARVIN	Essential		VIF			
C Lower			Casement Operable				
D Upper			Picture Fixed				



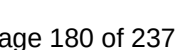
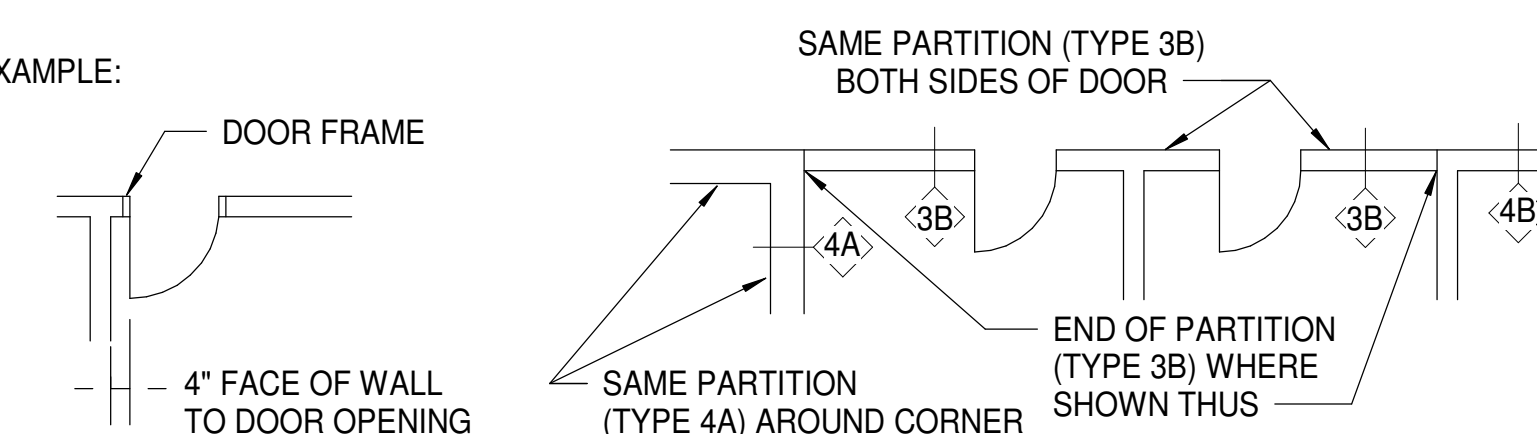
4 $\frac{3''}{3'' = 1'-0''}$



3 $1\frac{1}{2}" = 1'-0"$



EXAMPLE:

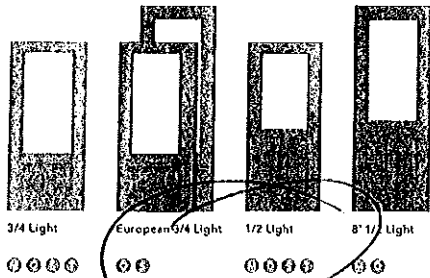




Enjoy more natural light.

The Pella® line of entry doors now features a flush-glazed full light panel and sidelight with 3-1/2" Flat Simulated-Divided-Light grilles that provide the perfect touch of contemporary style. These products feature wider openings with more glass to let in more natural light without compromising performance.

ENCOMPASSING PELLA



3/4 Light

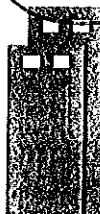
European 3/4 Light

1/2 Light

8' 1/2 Light



8' Craftsman Light



Twin Colonial Light



Deluxe 3 Panel Oval



3 Panel Oval



Flush-Glazed Full Light Sidelight



3/4 Light Sidelight



1/2 Light Sidelight



8' 1/2 Light Sidelight



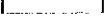
1/2 Circle Transom



Arch Head Transom



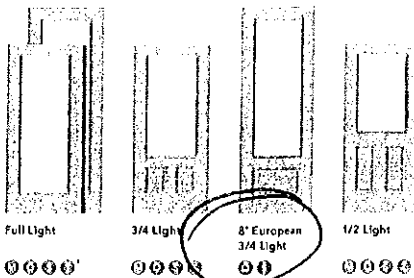
Elliptical Transom



Rectangular Transom

- ① Mahogany-Grain Fiberglass
- ② Oak-Grain Fiberglass
- ③ Smooth Fiberglass
- ④ Steel

* Steel panels and sidelights not available in 8' sizes.



Full Light

3/4 Light

8' European 3/4 Light

1/2 Light



Twin 1/2 Light



Twin Colonial Light



8' Twin Colonial Light



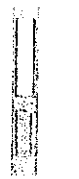
3 Panel Oval



Fan Light



Full Light Sidelight



1/2 Light Sidelight

SIZE CHARTS

ENCOMPASS BY PELLA® SIZE CHARTS

Find the style you want and the size you need.

		Glass Panels								Sidelights	
		1/2 Light	Full Light	3/4 Light	3 Panel Owl	European 3/4 Light	Pen Light	Twin 1/2 Light	Twin Colonial Light	Full Light Sidelight	1/2 Light Sidelight
CALL SIZES		28" x 68"	30" x 68"	28" x 68"	30" x 68"	28" x 80"	30" x 80"	28" x 68"	30" x 68"	28" x 80"	30" x 80"
MATERIAL	Mahogany-Grain Fiberglass										
	Oak-Grain Fiberglass										
	Smooth Fiberglass										
	Steel										
20-MINUTE FIRE DOOR Not available in double panel widths.	Mahogany-Grain Fiberglass										
	Oak-Grain Fiberglass										
	Smooth Fiberglass										
	Steel										
DECORATIVE GLASS	Select	Artesian									
		Isabella									
		Madeira									
		Rosetta									
		Sheffield									
NONDECORATIVE AND OBSCURE GLASS	Low-E										
	Grilles-Between-the-Glass										
	Fixed Grilles										
	Blinds-Between-the-Glass										
	Standard Obscure										



Encompass by Pella® Entry Doors

Sizes Tables - In-Swing

	(870) (854)	(872) (853)
Opening	2' 10" 1/2"	3' 2 1/4"
Frame	2' 9" 1/2"	3' 1 1/2"
2' 8" x 6' 8"		
2' 8" x 8' 0"		

	(1213) (1124)	(1214) (1124)	(1555) (1527)	(1557) (1538)
Opening	3' 11 1/2"	4' 1"	5' 1 1/2"	5' 5 1/4"
Frame	3' 11"	4' 1"	5' 0 1/2"	5' 4 1/2"
2' 8" x 8' 0"				
1" 0" SIDELIGHT	1" 0" SIDELIGHT	1" 2" SIDELIGHT	(2) 1" 0" SIDELIGHTS	(2) 1" 2" SIDELIGHTS
2' 8" x 8' 0"				
1" 2" SIDELIGHT	1" 2" SIDELIGHT	(2) 1" 0" SIDELIGHTS	(2) 1" 2" SIDELIGHTS	

Not to scale



Fiberglass and Steel Entry Doors

Design Data

Fiberglass and Steel Entry Doors						
Door Size ¹	Clear Opening Dimensions @ 180°			Clear Opening Dimensions @ 90°		
	Width (inches)	Height (inches)	Total Ft ²	Width (inches)	Height (inches)	Total Ft ²
2' 6" x 6' 6"	28-1/2	76-3/4	15.2	27	76-3/4	14.4
2' 6" x 6' 8"	28-1/2	78-3/4	15.6	27	78-3/4	14.8
2' 6" x 7' 0"	28-1/2	82-3/4	16.4	27	82-3/4	15.5
2' 6" x 8' 0"	28-1/2	94-3/4	18.8	27	94-3/4	17.8
2' 8" x 6' 6"	30-1/2	76-3/4	16.3	29	76-3/4	15.5
2' 8" x 6' 8"	30-1/2	78-3/4	16.7	29	78-3/4	15.9
2' 8" x 7' 0"	30-1/2	82-3/4	17.5	29	82-3/4	16.7
2' 8" x 8' 0"	30-1/2	94-3/4	20.1	29	94-3/4	19.1
2' 10" x 6' 6"	32-1/2	76-3/4	17.3	31	76-3/4	16.5
2' 10" x 6' 8"	32-1/2	78-3/4	17.8	31	78-3/4	17.0
2' 10" x 7' 0"	32-1/2	82-3/4	18.7	31	82-3/4	17.8
2' 10" x 8' 0"	32-1/2	94-3/4	21.4	31	94-3/4	20.4
3' 0" x 6' 6"	34-1/2	76-3/4	18.4	33	76-3/4	17.6
3' 0" x 6' 8"	34-1/2	78-3/4	18.9	33	78-3/4	18.0
3' 0" x 7' 0"	34-1/2	82-3/4	19.8	33	82-3/4	19.0
3' 0" x 8' 0"	34-1/2	94-3/4	22.7	33	94-3/4	21.7
3' 6" x 6' 8"	40-1/2	78-3/4	22.1	39	78-3/4	21.3
3' 6" x 8' 0"	40-1/2	94-3/4	26.6	39	94-3/4	25.7
5' 0" x 6' 6"	60-1/4	76-3/4	32.1	56-1/8	76-3/4	29.9
5' 0" x 6' 8"	60-1/4	78-3/4	32.9	56-1/8	78-3/4	30.7
5' 0" x 7' 0"	60-1/4	82-3/4	34.6	56-1/8	82-3/4	32.2
5' 0" x 8' 0"	60-1/4	94-3/4	39.6	56-1/8	94-3/4	36.9
5' 4" x 6' 6"	64-1/4	76-3/4	34.2	60-1/8	76-3/4	32.0
5' 4" x 6' 8"	64-1/4	78-3/4	35.1	60-1/8	78-3/4	32.9
5' 4" x 7' 0"	64-1/4	82-3/4	36.9	60-1/8	82-3/4	34.6
5' 4" x 8' 0"	64-1/4	94-3/4	42.3	60-1/8	94-3/4	39.6
6' 0" x 6' 6"	72-1/4	76-3/4	38.5	68-1/8	76-3/4	36.3
6' 0" x 6' 8"	72-1/4	78-3/4	39.5	68-1/8	78-3/4	37.3
6' 0" x 7' 0"	72-1/4	82-3/4	41.5	68-1/8	82-3/4	39.1
6' 0" x 8' 0"	72-1/4	94-3/4	47.5	68-1/8	94-3/4	44.8
7' 0" x 6' 6"	84-1/4	76-3/4	44.9	80-1/8	76-3/4	42.7
7' 0" x 6' 8"	84-1/4	78-3/4	46.1	80-1/8	78-3/4	43.8
7' 0" x 7' 0"	84-1/4	82-3/4	48.4	80-1/8	82-3/4	46.0
7' 0" x 8' 0"	84-1/4	94-3/4	55.4	80-1/8	94-3/4	52.7

Fiberglass and Steel Entry Doors						
Door Size ²	Clear Opening Dimensions @ 180°			Clear Opening Dimensions @ 90°		
	Width (inches)	Height (inches)	Total Ft ²	Width (inches)	Height (inches)	Total Ft ²
2' 8" x 6' 8"	31	79-1/8	17.0	29-1/8	79-1/8	16.0
3' 0" x 6' 8"	35	79-1/8	19.2	33-1/8	79-1/8	18.2
2' 8" x 8' 0"	31	95-1/8	20.5	29-1/8	95-1/8	19.3
3' 0" x 8' 0"	35	95-1/8	23.1	33-1/8	95-1/8	21.9

(1) Hinge type, interior trim, and install condition may cause clear opening to be less than 180 degrees.
 (2) 6' 8" fiberglass doors and sidelights are available in special height cut downs up to 3" on 1/4" increments.
 All dimensions are approximate to the nearest 1/16".
 To convert areas to square meters (m²), multiply square feet by 0.0929.



Fiberglass and Steel Entry Doors

Product Selection Guide – In-Swing and Out-Swing Doors

	Architect Series					Pella®				Pella®			
	Mahogany	Oak	Hemlock	Rustic	Smooth	Mahogany	Oak	Smooth	Steel	Mahogany	Oak	Smooth	Steel
Glass Options													
Low-E insulating glass	O	O	O	O	O	O	O	O	O	O	O	O	O
Textured glass	O	O	O	O	O	O	O	O	O	O	O	O	O
Decorative glass	O	O	O	O	O	O	O	O	O	O	O	O	O
Grilles and Blinds													
Grilles-Between-the-Glass (Traditional, Prairie)	-	-	-	-	-	O	O	O	O	O	O	O	O
Simulated-Divided-Light	-	-	O	-	-	O	O	O	-	-	-	-	-
Fixed	-	-	-	-	-	-	-	-	-	-	-	O	O
Blinds-Between-the-Glass	-	-	-	-	-	O	O	O	O	O	O	O	O
Finishes													
Factory applied stain finish ²	O	O	O	O	O	O	O	-	-	O	O	-	-
Factory applied paint finish ²	O	O	O	O	O	O	O	O	O	O	O	O	O
Interior Finishes													
Primed pine	S	S	S	S	S	S	S	S	S	S	S	S	S
Unfinished stain-grade pine	O	O	O	O	O	O	O	O	O	-	-	-	-
Unfinished stain-grade mahogany	O	O	O	O	O	O	O	O	O	-	-	-	-
Factory finished ³	O	O	O	O	O	O	O	O	O	-	-	-	-
Exterior Finishes													
EnduraClad® aluminum-clad exterior (standard colors) ²	S	S	S	S	S	O	O	O	O	-	-	-	-
Primed pine	-	-	-	-	-	S	S	S	S	S	S	S	S
Unfinished stain-grade mahogany	O	O	O	O	O	O	O	O	O	-	-	-	-
Hardware													
Mill finish aluminum	S	S	S	S	S	S	S	S	S	S	S	S	S
Brown EnduraClad with protective finish	S	S	S	S	S	S	S	S	S	-	-	-	-
Bronze anodized aluminum	O	O	O	O	O	O	O	O	O	O	O	O	O
Brass anodized aluminum	O	O	O	O	O	O	O	O	O	O	O	O	O
Nickel anodized aluminum	O	O	O	O	O	O	O	O	O	-	-	-	-
Low profile / ADA compliant mill finish aluminum (Brown, Bronze, Brass, Nickel)	O	O	O	O	O	O	O	O	O	-	-	-	-
Thresholds													
Composite adjustable	-	-	-	-	-	-	-	-	-	S	S	S	S
Oak standard	S	S	S	S	S	S	S	S	S	-	-	-	-
Mahogany ³	O	O	O	O	O	O	O	O	O	-	-	-	-
Door Options													
In-Swing single panel, sidelight and transom – available in 4-9/16", 6-9/16", 5-3/16", 6-11/16", 7-3/16", 4-11/16", 5-9/16", 5-1/16", 5-5/16", 6-13/16" ⁴	O	O	O	O	O	O	O	O	O	O	O	O	O
Out-Swing single panel, sidelight and transom – available from 4-9/16" to 9-3/16" on 1/8" increments ⁵	O	O	O	O	O	O	O	O	O	-	-	-	-

S = Standard; O = Optional; - = Not Available

(1) Blinds-Between-the-Glass are only available with Low-E.

(2) Contact your local Pella sales representative for current color options.

(3) Mahogany threshold only on Mahogany frame.

(4) Available for 4-9/16" and 6-9/16" wall depths only.

(5) In-swing units are frame extended. Out-swing units are jamb extended.



Fiberglass and Steel Entry Doors

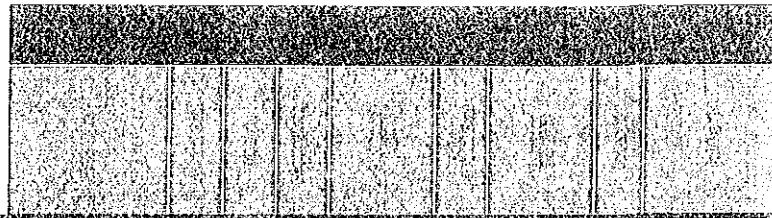
Product Selection Guide - In-Swing and Out-Swing Doors

	Architect Series					Pella				Pella			
	Mahogany	Oak	Hemlock	Rustic	Smooth	Mahogany	Oak	Smooth	Steel	Mahogany	Oak	Smooth	Steel
Standard Steel													
Standard steel:													
Brasstone Zinc Dichromate	S	S	S	S	S	S	S	S	S	S	S	S	S
Standard Steel - Optional Finishes													
Standard steel:													
Satin Nickel, Oil-Rubbed Bronze, Bright Brass, Polished Chrome, Antique Brass, Stainless Steel, Black	O	O	O	O	O	O	O	O	O	-	-	-	-
Standard Steel - Optional Hardware													
Standard steel:													
Satin Nickel, Black	-	-	-	-	-	-	-	-	-	O	O	O	O
Aluminum Adjustable													
Aluminum adjustable:													
Satin Nickel, Oil-Rubbed Bronze, Bright Brass, Polished Chrome, Antique Brass, Black	O	O	O	O	O	O	O	O	-	-	-	-	-
Steel Spring (Available on fire rated doors only)													
Steel spring: (Available on fire rated doors only)													
Oil-Rubbed Bronze, Stainless Steel	O	O	O	O	O	O	O	O	O	-	-	-	-
Steel Spring (Available on fire rated doors only) - Optional Hardware													
Steel spring: (Available on fire rated doors only)													
Satin Nickel, Black	-	-	-	-	-	-	-	-	-	O	O	O	O
Standard Aluminum													
Standard steel:													
Stainless Steel	S	S	S	S	S	S	S	S	S	-	-	-	-
Standard Aluminum - Optional Finishes													
Standard aluminum:													
Satin Nickel, Oil-Rubbed Bronze, Bright Brass, Polished Chrome, Antique Brass, Black	O	O	O	O	O	O	O	O	O	-	-	-	-
Aluminum Adjustable													
Aluminum adjustable:													
Satin Nickel, Oil-Rubbed Bronze, Bright Brass, Polished Chrome, Antique Brass, Black	O	O	O	O	O	O	O	O	-	-	-	-	-
Ball Bearing													
Ball bearing:													
Stainless Steel	O	O	O	O	O	O	O	O	O	-	-	-	-
Steel Spring (Available on fire rated doors only)													
Steel spring: (Available on fire rated doors only)													
Oil-Rubbed Bronze, Stainless Steel	O	O	O	O	O	O	O	O	O	-	-	-	-
Optional Hardware													
No bore	O	O	O	O	O	O	O	O	O	-	-	-	-
2-1/8" latch bore	S	S	S	S	S	S	S	S	S	S	S	S	S
2-1/8" latch bore with deadbolt	O	O	O	O	O	O	O	O	O	O	O	O	O
2-3/8" backset	S	S	S	S	S	S	S	S	S	S	S	S	S
2-3/4" backset	-	-	-	-	-	O	O	O	O	O	O	O	O
Multipoint bore with 2-3/8" backset	O	O	O	O	O	O	O	O	-	-	-	-	-
Optional Accessories													
Clavos	-	-	-	O	-	O	-	-	-	-	-	-	-
Dentil shelf	-	-	O	-	-	O	-	O	-	-	-	-	-
Hinge straps	-	-	-	O	-	-	-	-	-	-	-	-	-
Wrought iron grilles	O	O	-	-	O	O	O	O	-	-	-	-	-

S = Standard, O = Optional, (-) = Not Available
 (1) All options with a bore have a 2-1/8" crossbore.

PELLA® GLASS-PANEL SIZE CHARTS

Find the style you want and the size you need.



		Height																							
		6'6"	6'9"	6'8"	6'10"	6'8"	7'0"	7'0"	7'0"	8'0"	8'0"	8'0"	8'0"	8'0"	8'0"	8'0"	8'0"	8'0"	8'0"	8'0"	8'0"	8'0"	8'0"	8'0"	8'0"
CALL SIZES	Single-Panel Width	26"	28"	28"	30"	30"	30"	30"	30"	30"	30"	30"	30"	30"	30"	30"	30"	30"	30"	30"	30"	30"	30"	30"	30"
	Double-Panel Width	50"	54"	58"	60"	60"	60"	60"	60"	60"	60"	60"	60"	60"	60"	60"	60"	60"	60"	60"	60"	60"	60"	60"	60"
MATERIAL	Mahogany-Grain Fiberglass	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
	Oak-Grain Fiberglass	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
	Smooth Fiberglass	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
	Steel	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
DECORATIVE GLASS	Rhythm	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
	Verona	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
	Anatolian	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
	Brighton	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
	Castile	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
	Dwell	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
	Isabella	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
	Modelra	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
	Rosetta	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
	Sheffield	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
	Stella	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
NON-DECORATIVE AND OBSCURE GLASS	Low-E	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
	Grilles-Between-the-Glass	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
	Simulated Divided-Light Grilles	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
	Blinds-Between-the-Glass	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
	Wrought-Iron Grilles	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
	Obscure Glass (Wave, Rain, Pebbled, Standard Obscure)	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
	Obscure Glass (Frosted)	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•

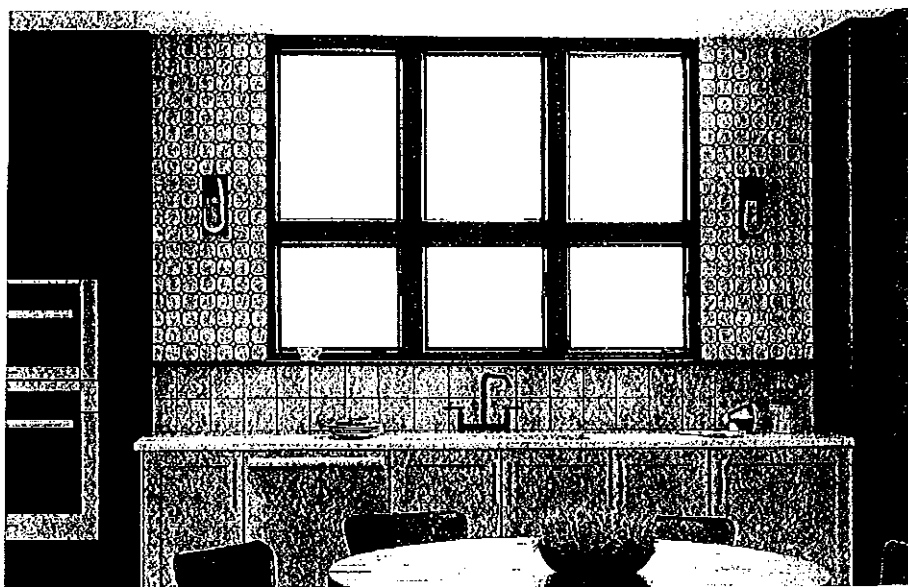
Sizes and Options

		Glass Panel											
		Deluxe 2-Panel Oval			European 3/4 Light			Fan Light			Full Light		
Call Sizes	Height	68"			63"			60"			68"		
	Single Panel Width	26"			28"			30"			26"		
	Double Panel Width	54"			56"			60"			52"		
Material	Mahogany-Grain	•			•			•			•		
	Oak-Grain	•			•			•			•		
	Smooth	•			•			•			•		
Decorative Glass	Steel	•			•			•			•		
	Stained:	•			•			•			•		
	Venetian	•			•			•			•		
	Rhythmic	•			•			•			•		
	Casella	•			•			•			•		
	Dwell	•			•			•			•		
	Isabella	•			•			•			•		
	Madeira	•			•			•			•		
	Sheffield	•			•			•			•		
	Antes an	•			•			•			•		
	Rosetta	•			•			•			•		
	Erington	•			•			•			•		
Non-Decorative Glass	Stella	•			•			•			•		
	Low E	•			•			•			•		
	Grilles-Between-the-Glass	•			•			•			•		
	Simulated Divided-Light-Grilles	•			•			•			•		
	Blinds-Between-the-Glass	•			•			•			•		
	Wrought Iron	•			•			•			•		
	Obscure Glass (Wave, Rain, Pebbled, Standard Obscure)	•			•			•			•		
Visible Glass	Obscure Glass (Frosted)	•			•			•			•		
	Width	14-11/16"			21-1/8"			20-15/16"			19-1/8"		
Actual Glass	Height	38-7/9"			46-1/8"			62-15/16"			63-1/8"		
	Width	15-13/16"			22"			22"			20"		
Panel Options	Height	39-7/8"			41"			64"			64"		
	Width	39-7/8"			41"			64"			64"		

(1) Glass dimensions shown are for 1 (one) light only.

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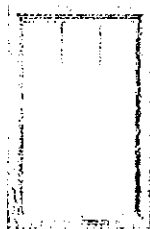
EO-31



FIBERGLASS

Pella® Impervia®

34



Pella Impervia
casement window

FEATURES

Made with Pella's patented fiberglass material, Duracast™
Exceptionally energy efficient and durable in extreme heat and cold
Versatile design features and options to deliver any style

WINDOW STYLES

Specialty shapes, custom sizes and fixed configurations are also available.*



AWNING



BAY OR BOW



CASEMENT



DOUBLE-HUNG



SINGLE-HUNG



SLIDING

PATIO DOOR STYLES



SLIDING



*In testing performed in accordance with ASTM testing standards, Pella's Duracast has displayed superior performance in strength, ability to withstand extreme heat and cold, and resistance to dents and scratches. Specialty shape windows are made from a non-Duracast fiberglass composite.

Pella

Colors & Finishes PELLA IMPERVIA

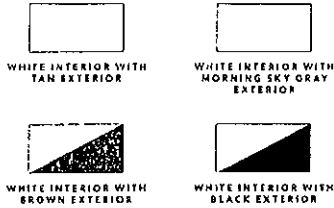
FRAME COLORS

Pella Impervia windows and patio doors feature a low-maintenance, durable powder-coat paint finish. Dual-color frames allow you to choose a different color for the exterior.

SOLID-COLOR:



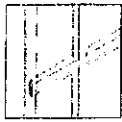
DUAL-COLOR FRAMES:



Grilles PELLA® IMPERVIA™

GRILLES

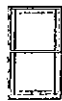
Grilles are color-matched to your window or patio door interior and exterior frame color.*



ALUMINUM GRILLES:
BETWEEN-THE-GLASS
3/4"

GRILLE PATTERNS

Choose from a variety of grille patterns for the traditional look of divided light. Custom patterns are available.²



4-LITE PRAIRIE



9-LITE PRAIRIE



TRADITIONAL



TOP ROW



CUSTOM

* Appearance of exterior grille color may vary depending on the Low-E insulating glass selection.
² Grille patterns offered may vary per product. See specific product information for availability.

Window Hardware PELLA® IMPERVIA®

FOLD-AWAY CRANK

Folds neatly out of the way so it won't interfere with roomside window treatments.



COLOR-MATCHED FINISHES:

WHITE

TAN



MORNING
SKY GRAY

ADDITIONAL FINISHES:

BRIGHT
BRASS



CAM-ACTION LOCK

Pella's cam-action locks pull the sashes on single- and double-hung windows against the weatherstripping for a tighter seal.



COLOR-MATCHED FINISHES:

WHITE

TAN



MORNING
SKY GRAY

ADDITIONAL FINISHES:

BRIGHT
BRASS



Patio Door Hardware

PELLA IMPERVIA™

SLIDING PATIO DOOR HANDLE

Open and close the door with one hand with a convenient thumblock.



SLIDING PATIO
DOOR HANDLE

COLOR-MATCHED FINISHES:

WHITE

TAN



MORNING
SKY GRAY

ADDITIONAL FINISHES:



BRIGHT
BRASS



OIL RUBBED
BRONZE



SATIN
NICKEL

CHROME

FOOTBOLT

A footbolt comes standard on all sliding patio doors and holds the door open about three inches for ventilation.

Glass PELLA IMPERVIA

INSULSHIELD¹ LOW-E GLASS

Advanced Low-E insulating dual-pane glass with argon¹
AdvancedComfort Low-E insulating dual-pane glass with argon¹
NaturalSun Low-E insulating dual-pane glass with argon¹
SunDefense™ Low-E insulating dual-pane glass with argon¹

ADDITIONAL GLASS OPTIONS

Clear insulating glass
Tempered glass
Laminated (non-impact-resistant)², tinted³ or obscure glass also available on select products
STC (Sound Transmission Class)-improved dual-pane sound control glass⁴

Screens

FLAT

Conventional screens come standard. Optional InView™ screens let in 14% more light and are 8% more open for improved airflow compared to conventional fiberglass screens.⁵

¹Optional high-visibility Low-E insulating glass available with or without argon on select products.
²For best performance, the laminated glass may be on the interior or exterior pane of the insulating glass, depending on the product.
³Available with Advanced Low-E insulating glass with argon with bronze, gray or green tint on select products.
⁴Sound control glass consists of double glass thicknesses (3mm, 5mm).
⁵Warning: Screen will not stop child or pet from falling out of window or deck. Keep child or pet away from open window or door.
⁶Improved airflow is based on calculated screen cloth openness. Screen cloth permeability was measured using an integrated sphere spectrophotometer.

Want to learn more? Call us at 833-44-PELLA or visit pella.com



The confidence of Pella's warranty.

Pella® products are backed by some of the strongest warranties in the business. See written limited warranty for details, including exceptions and limitations, at pella.com/warranty.

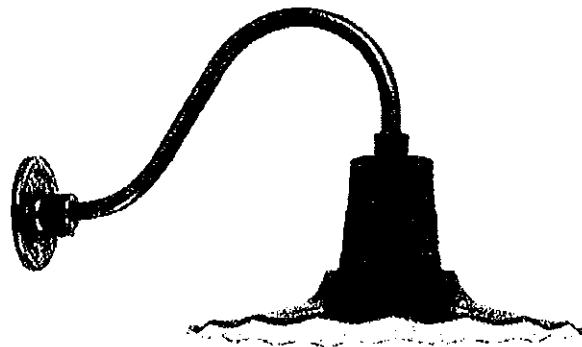
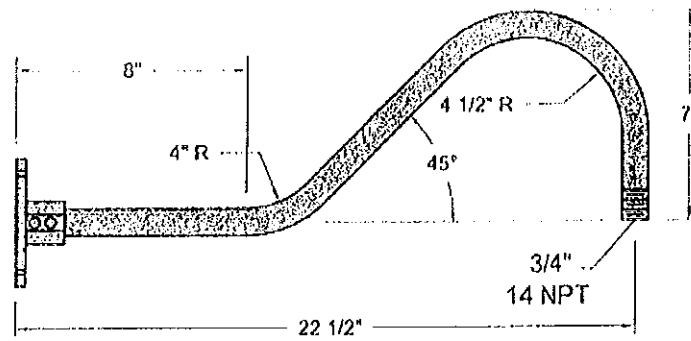
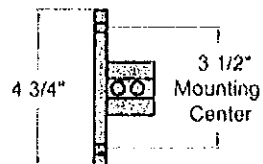


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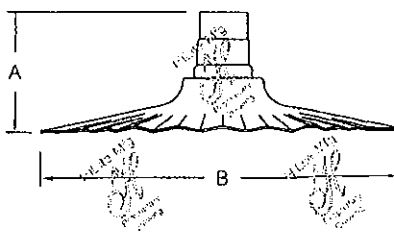
**HI-LITE MFG.
CO., INC.**
13450 Monte Vista Avenue
Chino, California 91710
Telephone: (909) 465-1999
Fax: (909) 465-0907

Job Name:

Type:

Quantity:

Radial Shade Collection



Item Number	Height (A)	Width (B)
H-19008	6"	8"
H-19010	6"	10"
H-19112	7"	12"
H-19114	8"	14"
H-19116	8"	16"
H-19118	8"	18"
H-19120	8"	20"
H-19122	8"	22"
H-19124	8"	24"

Fixture No.	Fixture Color	Mounting	Mounting Color	Optional Accessories	Accessory Color	Wattage/Lamp options	Ballast	Voltage
H-19008 (1)	Standard (2)	Options	Standard	CGU	Standard	Incandescent (7)	Ballast option	Incandescent
H-19010 (1)	91 (Black)	Options	91 (Black)	(Cast guard & glass)	91 (Black)	(Fixture is standard 100W or 200W. Do not specify.)	not available for INC.	(Fixture is standard 120V. Do not specify.)
H-19112	93 (White)	1/2"	93 (White)		93 (White)			
H-19114	95 (Dk. Grn)	3/4"	95 (Dk. Grn)		95 (Dk. Grn)			
H-19116	96 (Galv.)	For H-19008 and H-19010 only.	96 (Galv.)	LCGU	96 (Galv.)		RB (5)	CFL
H-19118	BR47 (Rust)	CB7 (7' Blk Cord)	BR47 (Rust)	(Large cast guard & glass)	BR47 (Rust)		(Remote)	M
H-19120	6X01, GN20.	CW7 (7' Wht Cord)					BCM	(Multi 120/277V)
H-19122	Upgraded	C07 (7' Grey Mesh Cord)	For all finishes see pages 344-348.	WGU	For all finishes see pages 344-348.	CFL (4) (7)	(Canopy Mount)	HID
H-19124	Finishes:			(Wire guard & glass)		13/CFL	PLB (6)	RB and BCM
	29, 56, 82, 90, 92, 94, 97, 99, 100, 103, 104, 105, 110, 112, 113, 114, 115, 117, 118, 119, 120, 127, 128, 129, 133, 134, 135, 136, 98, 101, 102, 137, 138, 139, 140, 141, 122, 123, 124, 125, 126, 11, 01, 22, 25, 33, 72, 89, 24, 44, 46, 49, 15, 16.	Cord Options (3)		LWGU		26/32/42/CFL	For specs see pages 341-343.	M (Multi 120/208/240/277V)
		CB8 (8' Blk Cord)		(Large wire guard & glass)		28/CFL		PLB
		CW8 (8' Wht Cord)				32/CFL		1 (120V)
		CG8 (8' Gray Mesh Cord)		ARN		42/CFL		2 (277V)
				(Acorn globe)		57/CFL		
		Custom Cord Options (3)		LARN		DNB		
		CB (Black)		(Large acorn globe)		(Dimmable Ballast for CFL. Add to Part No.)		
		CW (White)				HID (4)		
		CG (Gray Mesh)		SK		(High Intensity Discharge)		
		Specify length.		(Srivet knuckle)		MH (4) (7)		
		Stem Options (Stem 1/2")		FX		(Metal Halide)		
		ST		(Flexible tubing for cord mounted fixture only)		35/MH		
		Specify length and canopy.				50/MH		
		HSC (Canopy)				70/MH		
		SMC (Canopy)				100/MH		
						150/MH		
						175/MH		
		Flush Mount Options				HPS (4) (7)		
		FHSC				(High Pressure Sodium)		
		FSMC				50/HPS		
		Arm Options				70/HPS		
		B-1 HL-K				100/HPS		
		HL-A HL-U				150/HPS		
		HL-H P-1				LED		
		HL-C P-3				20W		
		HL-D				30W		
		For all arms and specs see pages 321-344.				LED		
						See specifications for complete part number.		
						LED		
						See specifications for complete part number.		

H-19112 - 91 / 1/2" - 91 / CGU-CLR - 91 / 13/CFL - BCM - M

ORDER EXAMPLE

(USE THIS FORMAT TO PLACE ORDER)

Notes:

- H-19008 and H-19010 available for 100W Max INC and not available with glass enclosures.
- For interior finish of fixture refer to color chart on pages 344-348.
- Cord Mounting wattage not to exceed 100 for HID. Gray Mesh Cord not available for HID.
- Requires Globe Option. (See pages 339-341 for Globe Options)
Max Wattages for CGU and WGU are 100W INC, 32W CFL and 100W HID.
Max Wattages for LWGU, LCGU, ARN and LARN are 200W INC, 57W CFL and 175W HID.
- (RB) Remote Ballast not available for Fluorescent Lamping.
- (PLB) Post Line Ballast must specify 120V or 277V.
(PLB) 50W MH requires a 3" dia. pole.
(PLB) 70W and 100W MH require a 4" dia. pole.
(PLB) 50W, 70W, 100W and 150W HPS require a 3" dia. pole.
- Socket Bases: INC and HID are medium base, CFL are GX240.

Suitable for wet location.
(Except when cord mounted)



TOWN OF EASTON
P.O. BOX 520
EASTON, MARYLAND 21601

March 15, 2021

Mr. Trevor Newcomb
610 Windmill Road
Easton, MD 21601

Dear Mr. Newcomb:

Enclosed herewith please find a copy of the **March 22, 2021** agenda of the Town of Easton Historic District Commission. The meeting will be held at the Easton Town Office 14 S. Harrison Street (2nd floor), at **6:00 p.m.** Please plan to attend or have someone represent you at this meeting to answer any questions that the Commission may have. If you would like to participate via Zoom, please let us know and we will send you the Zoom Access Information.

A sign will be post to your property 5 days prior to the meeting and will be picked up by someone from the Town of Easton after the March 22, 2021 meeting.

Should you have any questions, feel free to contact me at 410-822-2525.

Sincerely,

Nancy Pinkney
Administrative Specialist
Town of Easton
14 South Harrison Street
Easton, MD 21601
410-822-1943
npinkney@eastonMD.gov



Town of Easton

Engineering, Planning and Zoning

14 S. Harrison Street Easton, MD 21601 410-822-1943

HISTORIC DISTRICT COMMISSION

CERTIFICATE OF APPROPRIATENESS

DATE: December 16, 2019

MEETING DATE: December 9, 2016

SUBJECT: Window and door replacement, façade restoration, demolition of rear portion of structure, roof replacement, exterior condensing unit location

TO: Neighborhood Service Center, Co Trevor Newcomb
126 Port Street, Eaton, MD 21601

APPLICATION NUMBER: 2019-02, 19-00168, 34 South West Street

Mr. Newcomb was present on behalf of the request to demolish the deteriorated rear wooden portion of the building, and the renovation of the front façade, including new larger windows to match the original size and new half glass door, new windows to replace windows that were removed on the north and south elevations of the building. Application also includes request to possibly replace the galvanized roof with new standing seam roof. Fiberglass doors and windows were deemed appropriate given the exposure to weathering.

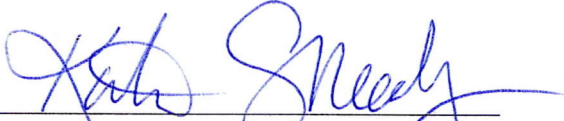
It was suggested that a transom be installed above the door; however, this option was left to the applicant.

Upon motion by **Mr. Gibson** seconded by **Mr. Bateman**, the **Commission voted 7 - 0** to **approve** the request as submitted.

Historic District Guideline references: Pg. 51, R2 (Windows), Pg. 55-R1, R2 (Roof), Pg. 48-R4 (Door)

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”.


Representative, Historic District Commission

12.16.19
Date



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

RECEIVED
NOV 25 2019
TOWN OF EASTON

Historic District Commission Hearing Application

Application Type			
Renovation	☒	Alteration	☐
Demolition	☒	Other	☐
New Construction or Addition	☐	Signage	☐
		Fence	☐
Property Information			
Address	34 SOUTH WEST STREET		
Tax Map	104	Grid	000
		Parcel	1443
		Lot	11
Owner			
Name	NEIGHBORHOOD SERVICE CENTER		
Mailing Address	126 PORT STREET, EASTON, MD 21601		
Telephone No.	AGENT	Email	AGENT
Applicant or Agent			
Name	TREVOR NEWCOMB, BOARD CHAIR, NSC.		
Mailing Address	600 WINDMILL ROAD, EASTON, MD 21601		
Telephone No.	410-924-3276	Email	tnewcomb@gecarton.net
Architect - Engineer - Contractor			
Name		License No.	
		Expiration Date	
Mailing Address	NONE RETAINED		
Telephone No.		Email	

Description of Proposal (include additional sheets, as necessary)

- Demolish REAR WOODEN ADDITION to original building due to structural failure and lack of foundation
- RESTORATION / ALTERATION OF FACADE.
- Window installation @ old locations: North AND South walls.
- EXTERIOR LIGHTING
- HVAC CONDENSOR and 'LINE - MIDE': Northern Elevation.

Specific Requirements

- The payment of fees is due at the time of application submittal. As of July 1, 2018, the fees are as follows: Commercial - \$200, Residential - \$75, Signs - \$75
- The application submitted shall include 7 hard copies plus 1 digital.
- 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 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 correction prior to processing.

Signature of Applicant or Agent

Date

Printed Name of Applicant or Agent

For Office Use Only

Application Date		HDC Meeting Date	
Application Number		Notice(s) Published	
Fee Paid		Property Post & Sign #	
Certificate of Approval Issued Yes ☐ No ☐			
Revised 02-2019			

- ☐ Manufacturer cut-sheets and material specifications related to all roofs, proposed doors, windows and any other manufactured product to be included in the project
- ☐ Description of all existing materials and a listing of all materials to be used for proposed project such as siding, fascia, trim, etc.
- ☐ Any available historical photographs, sketches or other documentary evidence illustrating previous conditions and configurations of the structure(s)
- ☐ Landscape plan where existing landscape features to be removed and or relocated are identified including the location and species of existing trees
- ☐ Landscape plan illustrating and detailing all new landscaping proposed
- ☐ Construction schedule
- ☐ Architect or design professional license number and date of expiration
- ☐ For new construction only, the Commission will require a three dimensional rendering, superimposed photo, silhouette or model of the proposed structure, other structure(s) located on the subject property and neighboring structures when necessary to understand the visual impact of the new construction and its compliance with the Guidelines.

Renovation

- ☒ Photographs of all existing conditions which would be affected by the proposed project
- ☒ Elevations and photographs with overlaid sketches of the proposed project including all applicable door and window designs
- ☒ Manufacturer cut-sheets and material specifications related to all roofs, proposed doors, windows and any other manufactured product to be included in the project
- ☒ Description of all existing materials and a listing of all materials to be used for proposed project such as siding, fascia, trim, etc.
- ☒ Any available historical photographs, sketches or other documentary evidence illustrating previous conditions and configurations of the building(s) *COULD NOT LOCATE ANY.*
- ☒ Landscape plan where existing landscape features to be removed and or relocated are identified including the location and species of existing trees *NONE PROPOSED.*
- ☒ Landscape plan illustrating and detailing all new landscaping proposed *NONE PROPOSED.*

Signage

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

Fence - Landscaping

- ☐ Site plan indicating the proposed fence location drawn to an appropriate scale including property boundary information
- ☐ Design drawings of the fence. Identify height, picket style or otherwise and any other relevant construction and or material detail
- ☐ Photograph depicting the proposed location(s)/area(s) to be fenced

Demolition

- ☐ If demolition is sought because of failing structural integrity, attach a report on the condition of the structure. The report shall be prepared by an licensed architect or engineer
- ☐ If demolition is sought because of economic hardship attach documentation proving economic hardship
- ☒ If demolition is sought for a reason not listed, attach related information
- ☒ Elevations and photographic documentation of all elevations of the structure(s) to be demolished including footprint dimensions, height dimensions and a site plan illustrating location of the structure(s) to be demolished
- ☐ Attach plans for replacement structure(s) (if proposed)
- ☒ Attach narrative fully explaining the rational for the request for demolition

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

Other

- ☐ Attach narrative fully explaining the rational for the request for demolition
- ☐ Attach all documentation supporting request

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

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

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

Summary of Request of the Easton Historic District Commission

The Neighborhood Service Center is the County's foremost provider of supportive services to its citizens. Over the years, the Center's services have grown from providing primarily food and energy assistance to much more. With the ever-present issue of affordable housing, which especially affects those of very limited means, the Center has made providing housing solutions a top priority.

As we all know, property in the County and the Town of Easton is expensive and when an affordable option becomes available, Ms. Marilyn Neal, the Neighborhood Service Center's Executive Director, makes every effort to secure the property.

Recently, 34 South West Street has been offered to the Center for purchase and subsequently a generous donor has made the purchase possible.

This is a win for both the Town of Easton and the Neighborhood Service Center as the property is immediately adjacent to an existing Center owned congregate living facility known as 'Webb's Hope', has a commercial component which will be used to house a local community business, and the land to re-develop into additional affordable housing units.

To kickstart this effort, the Neighborhood Service Center requests approval of the following:

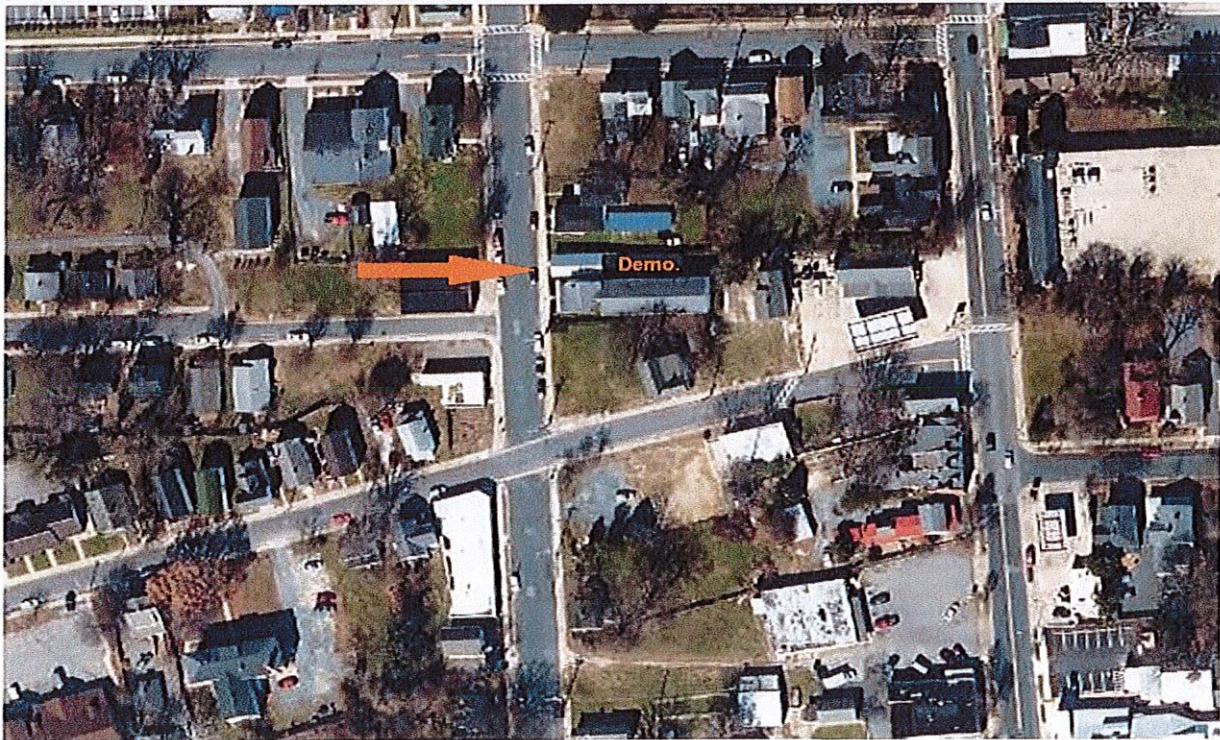
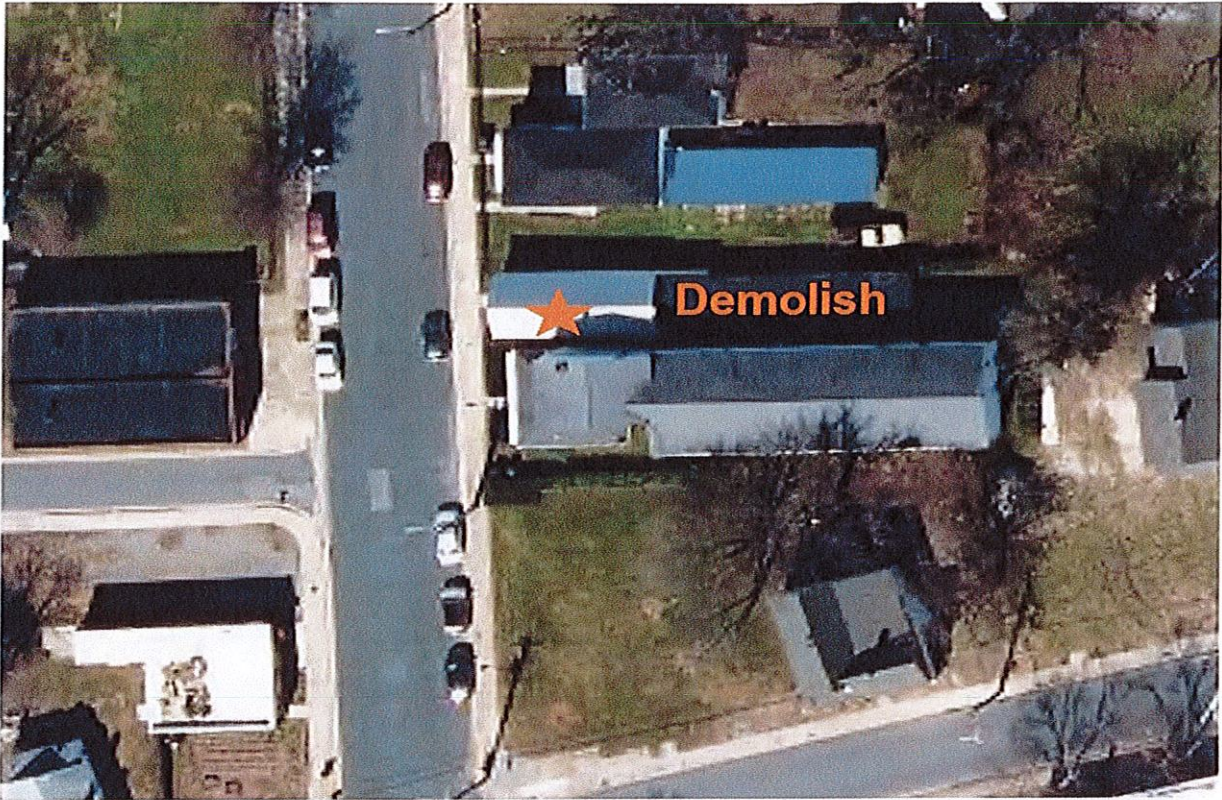
- The demolition of the failed rear wooden portion of the existing structure.
- The renovation / alteration of the existing western façade fronting South West Street.
- The installation of new windows within existing openings along the north & south facades.
- The installation of a ductless condensing unit with line-hide.
- The replacement of the galvanized metal roof with a standing seam metal roof.

Thank you for your consideration in this matter and the Neighborhood Service Center is excited to move forward with this latest revitalization project.



Trevor Newcomb, Board Chair, NSC.

Parcel Location



10



Real Property Data Search

Search Result for TALBOT COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Tax Exempt: None		Special Tax Recapture: None			
Exempt Class: None					
Account Identifier:		District - 01 Account Number - 002945			
Owner Information					
Owner Name:		WEBB JESSE G		Use:	RESIDENTIAL
Mailing Address:		4 PAPERMILL ST EASTON MD 21601-2520		Principal Residence:	NO
				Deed Reference:	/00608/ 00416
Location & Structure Information					
Premises Address:		34 S WEST ST EASTON 21601-0000		Legal Description:	LOT 11-24.5X148 34 E/S WEST ST EASTON
Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:
0104	0000	1443	1210013.21	0000	
				Block:	Lot:
				Assessment Year:	Plat No:
				2019	Plat Ref:
Special Tax Areas: None				Town:	EASTON
				Ad Valorem:	None
				Tax Class:	None
Primary Structure Built		Above Grade Living Area		Finished Basement Area	
1940		1,196 SF		3,626 SF	
				Property Land Area	
				County Use	
Stories	Basement	Type	Exterior	Quality	Full/Half Bath
1	NO	STANDARD UNIT	BLOCK/	1	1 full
Garage					
Last Notice of Major Improvements					
Value Information					
Base Value		Value		Phase-in Assessments	
		As of		As of	
		01/01/2019		07/01/2019	
				As of	
				07/01/2020	
Land:	30,000	35,000			
Improvements	32,200	35,300			
Total:	62,200	70,300		64,900	67,600
Preferential Land:	0				0
Transfer Information					
Seller: BUTLER, CLAIR E AND EDITH D		Date: 12/17/1985		Price: \$15,000	
Type: ARMS LENGTH IMPROVED		Deed1: /00608/ 00416		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	
Exemption Information					
Partial Exempt Assessments:		Class		07/01/2019	
County:		000		0.00	
State:		000		0.00	
Municipal:		000		0.00 0.00	
				0.00 0.00	
Tax Exempt: None		Special Tax Recapture: None			
Exempt Class: None					
Homestead Application Information					
Homestead Application Status: No Application					
Homeowners' Tax Credit Application Information					
Homeowners' Tax Credit Application Status: No Application					
Date:					

Northern Streetscape



Southern Streetscape



Sister Building



~~WESTERN~~ Eastern Façade



Northern Façade



Northern Façade Looking West



Northern Window Opening



Southern Façade Looking East



Southern Façade Looking East



Southern Window Opening



Western Façade



Roof - Rear Building to be Demolished

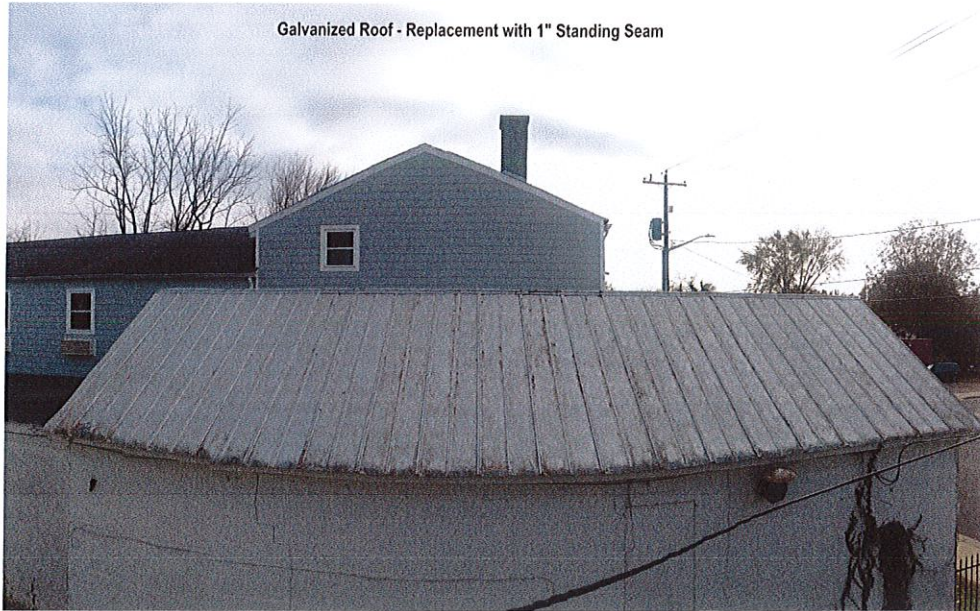


Roof – Original Structure to Remain

Approximate Area of Demolition

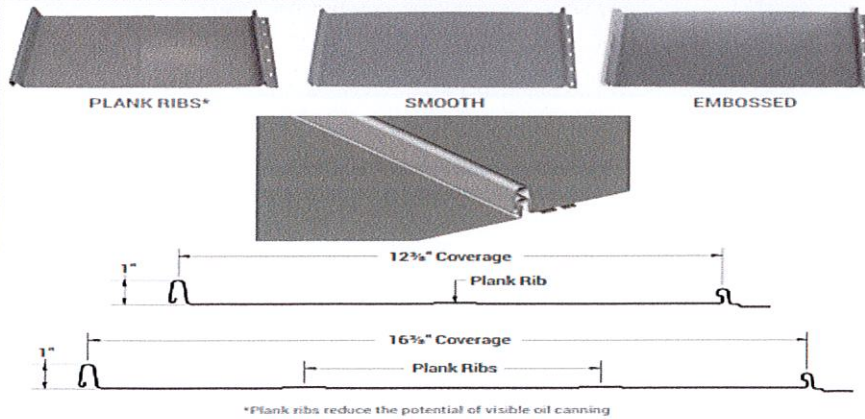


Galvanized Roof - Replacement with 1" Standing Seam



COLONIAL SEAM® | SIMPLE. SOPHISTICATED.

Greenbaum Square
Wappingers Falls, NY
Colonial Seam in Slate Grey



SKU:
HCS120, HCS160

Material:
.032 aluminum;
24 ga. metallic coated steel

Panel Coverage:
12 1/8", 16 1/8"
(plank ribs optional)

Minimum Panel Length:
2'-0"

Maximum Panel Length:
20'-0" for aluminum, 25'-0" for steel

Seam Height:
1"

Texture:
Smooth or Embossed

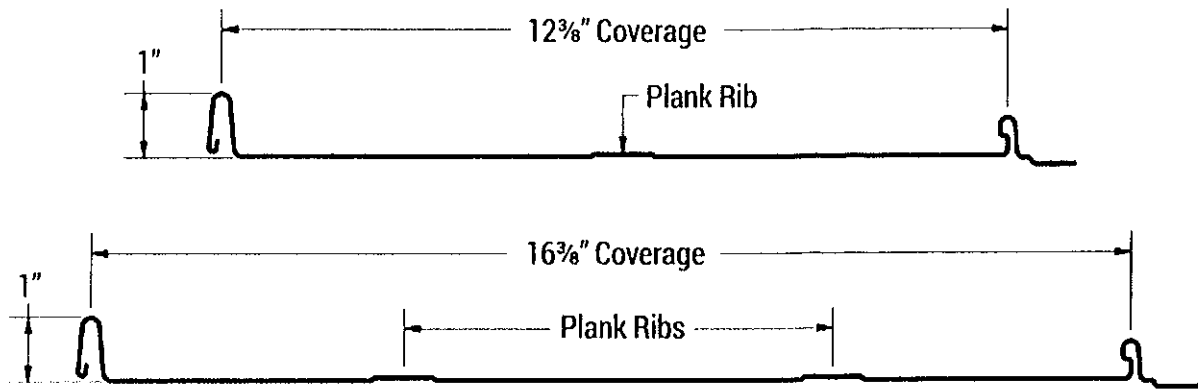
Minimum Slope:
3:12

Application:

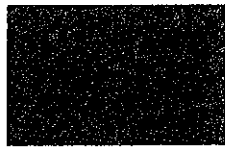
- Precision leveling prior to forming
- Crating for job site handling/staging
- Typical applications include mansards, entryways, commercial and residential roofing
- Seam and lock are an integral part of the panel - no blow-offs or creeping of the seam
- Lightweight and easy to install with no extra caps, strips, or clips needed

Performance Standards:

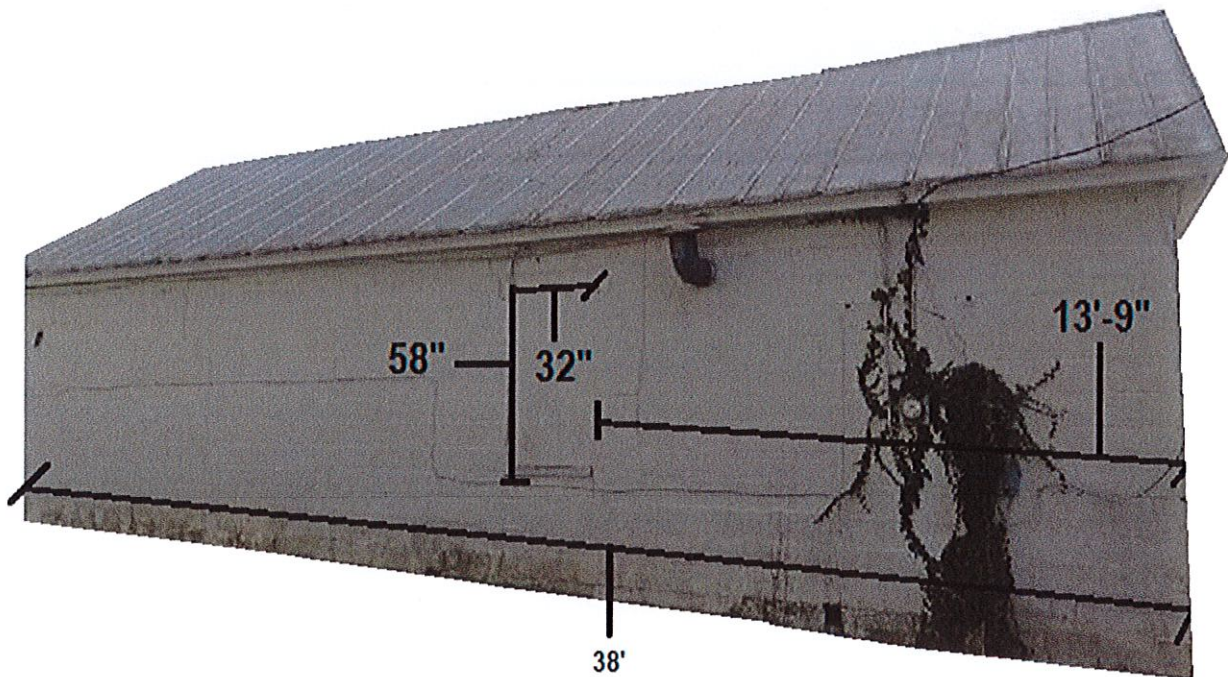
- Tested in accordance with UL 790/ASTM E 108, UL 580, ASTM E 84 Flame Spread
- Complies with International Building Code requirements
- High reflectivity of panels which increases energy efficiency



Charcoal Grey (62)



Slate Grey (20)



Existing Condition



Proposed Condition

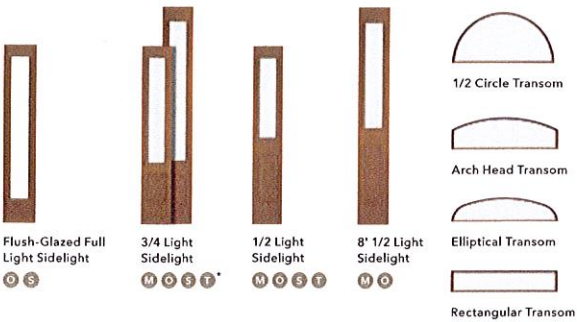
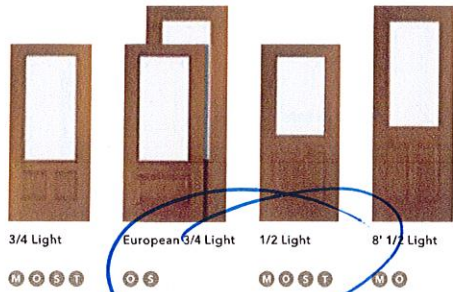




Enjoy more natural light.

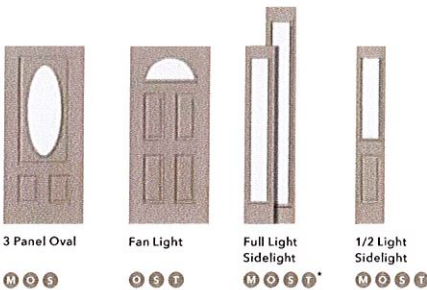
The Pella® line of entry doors now features a flush-glazed full light panel and sidelight with 3-1/2" Flat Simulated-Divided-Light grilles that provide the perfect touch of contemporary style. These products feature wider openings with more glass to let in more natural light without compromising performance.

ENCOMPASS BY PELLA®



M Mahogany-Grain Fiberglass S Smooth Fiberglass
O Oak-Grain Fiberglass T Steel

* Steel panels and sidelights not available in 8' sizes.



ENCOMPASS BY PELLA® SIZE CHARTS

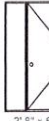
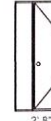
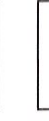
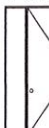
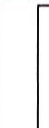
Find the style you want and the size you need.

		Glass Panels										Sidelights	
		1/2 Light	Full Light		3/4 Light	3 Panel Quad	European 3/4 Light	Fan Light	Twin 1/2 Light	Twin Colonial Light		Full Light Sidelight	1/2 Light Sidelight
CALL SIZES		28" x 68"	30" x 68"	28" x 68"	30" x 68"	28" x 80"	30" x 80"	28" x 68"	30" x 68"	28" x 68"	30" x 68"	10" x 68"	12" x 68"
MATERIAL	Mahogany-Grain Fiberglass	•	•	•	•	•	•	•	•	•	•	•	•
	Oak-Grain Fiberglass	•	•	•	•	•	•	•	•	•	•	•	•
	Smooth Fiberglass	•	•	•	•	•	•	•	•	•	•	•	•
	Steel	•	•	•	•	•	•	•	•	•	•	•	•
20-MINUTE FIRE DOOR Not available in double-panel widths.	Mahogany-Grain Fiberglass												
	Oak-Grain Fiberglass												
	Smooth Fiberglass												
	Steel												
DECORATIVE GLASS	Select	Artesian	•	•	•	•	•	•	•			•	•
		Isabella	•	•	•	•	•	•	•			•	•
		Madeira	•	•	•	•	•	•	•			•	•
		Rosetta	•	•	•	•	•	•	•			•	•
		Sheffield	•	•	•	•	•	•	•			•	•
NONDECORATIVE AND OBSCURE GLASS	Low-E		•	•	•	•	•	•	•	•	•	•	•
	Grilles-Between-the-Glass		•	•	•	•	•	•	•			•	•
	Fixed Grilles		•	•	•	•	•	•	•			•	•
	Blinds-Between-the-Glass		•	•	•	•	•	•	•			•	•
	Standard Obscure		•	•	•	•	•	•	•	•	•	•	•



Sizes Tables - In-Swing

	(870) (851)	(972) (953)
Opening	2' 10 1/4"	3' 2 1/4"
Frame	2' 9 1/2"	3' 1 1/2"
6' 10"		
8' 2"		
8' 1 1/2"		

	(1 213) (1 194)	(1 284) (1 245)	(1 556) (1 537)	(1 657) (1 638)
Opening	3' 11 3/4"	4' 1 3/4"	5' 1 1/4"	5' 5 1/4"
Frame	3' 11"	4' 1"	5' 0 1/2"	5' 4 1/2"
6' 10"				
8' 2"				
8' 1 1/2"				

Not to scale.

Architect Series[®] and Pella[®] In-Swing Doors

Door Size ₂	Clear Opening Dimensions @ 180° ₁			Clear Opening Dimensions @ 90°		
	Width (Inches)	Height (Inches)	Total Ft ²	Width (Inches)	Height (Inches)	Total Ft ²
2' 6" x 6' 6"	28-1/2	76-3/4	15.2	27	76-3/4	14.4
2' 6" x 6' 8"	28-1/2	78-3/4	15.6	27	78-3/4	14.8
2' 6" x 7' 0"	28-1/2	82-3/4	16.4	27	82-3/4	15.5
2' 6" x 8' 0"	28-1/2	94-3/4	18.8	27	94-3/4	17.8
2' 8" x 6' 6"	30-1/2	76-3/4	16.3	29	76-3/4	15.5
2' 8" x 6' 8"	30-1/2	78-3/4	16.7	29	78-3/4	15.9
2' 8" x 7' 0"	30-1/2	82-3/4	17.5	29	82-3/4	16.7
2' 8" x 8' 0"	30-1/2	94-3/4	20.1	29	94-3/4	19.1
2' 10" x 6' 6"	32-1/2	76-3/4	17.3	31	76-3/4	16.5
2' 10" x 6' 8"	32-1/2	78-3/4	17.8	31	78-3/4	17.0
2' 10" x 7' 0"	32-1/2	82-3/4	18.7	31	82-3/4	17.8
2' 10" x 8' 0"	32-1/2	94-3/4	21.4	31	94-3/4	20.4
3' 0" x 6' 6"	34-1/2	76-3/4	18.4	33	76-3/4	17.6
3' 0" x 6' 8"	34-1/2	78-3/4	18.9	33	78-3/4	18.0
3' 0" x 7' 0"	34-1/2	82-3/4	19.8	33	82-3/4	19.0
3' 0" x 8' 0"	34-1/2	94-3/4	22.7	33	94-3/4	21.7
3' 6" x 6' 8"	40-1/2	78-3/4	22.1	39	78-3/4	21.3
3' 6" x 8' 0"	40-1/2	94-3/4	26.6	39	94-3/4	25.7
5' 0" x 6' 6"	60-1/4	76-3/4	32.1	56-1/8	76-3/4	29.9
5' 0" x 6' 8"	60-1/4	78-3/4	32.9	56-1/8	78-3/4	30.7
5' 0" x 7' 0"	60-1/4	82-3/4	34.6	56-1/8	82-3/4	32.2
5' 0" x 8' 0"	60-1/4	94-3/4	39.6	56-1/8	94-3/4	36.9
5' 4" x 6' 6"	64-1/4	76-3/4	34.2	60-1/8	76-3/4	32.0
5' 4" x 6' 8"	64-1/4	78-3/4	35.1	60-1/8	78-3/4	32.9
5' 4" x 7' 0"	64-1/4	82-3/4	36.9	60-1/8	82-3/4	34.6
5' 4" x 8' 0"	64-1/4	94-3/4	42.3	60-1/8	94-3/4	39.6
6' 0" x 6' 6"	72-1/4	76-3/4	38.5	68-1/8	76-3/4	36.3
6' 0" x 6' 8"	72-1/4	78-3/4	39.5	68-1/8	78-3/4	37.3
6' 0" x 7' 0"	72-1/4	82-3/4	41.5	68-1/8	82-3/4	39.1
6' 0" x 8' 0"	72-1/4	94-3/4	47.5	68-1/8	94-3/4	44.8
7' 0" x 6' 6"	84-1/4	76-3/4	44.9	80-1/8	76-3/4	42.7
7' 0" x 6' 8"	84-1/4	78-3/4	46.1	80-1/8	78-3/4	43.8
7' 0" x 7' 0"	84-1/4	82-3/4	48.4	80-1/8	82-3/4	46.0
7' 0" x 8' 0"	84-1/4	94-3/4	55.4	80-1/8	94-3/4	52.7

Encompass by Pella[®] In-Swing Doors

Door Size ₂	Clear Opening Dimensions @ 180° ₁			Clear Opening Dimensions @ 90°		
	Width (Inches)	Height (Inches)	Total Ft ²	Width (Inches)	Height (Inches)	Total Ft ²
2' 8" x 6' 8"	31	79-1/8	17.0	29-1/8	79-1/8	16.0
3' 0" x 6' 8"	35	79-1/8	19.2	33-1/8	79-1/8	18.2
2' 8" x 8' 0"	31	95-1/8	20.5	29-1/8	95-1/8	19.3
3' 0" x 8' 0"	35	95-1/8	23.1	33-1/8	95-1/8	21.9

(1) Hinge type, interior trim, and install condition may cause clear opening to be less than 180 degrees.

(2) 6' 8" fiberglass doors and sidelights are available in special height cut downs up to 3" on 1/4" increments.

All dimensions are approximate to the nearest 1/16".

To convert areas to square meters (m²), multiply square feet by 0.0929.



	Architect Series ¹					Pella ²				In-Swing ³ / Out-Swing ⁴			
	Mahogany	Oak	Hemlock	Rustic	Smooth	Mahogany	Oak	Smooth	Steel	Mahogany	Oak	Smooth	Steel
Glass													
Low-E insulating glass	O	O	O	O	O	O	O	O	O	O	O	O	O
Textured glass	O	O	O	O	O	O	O	O	O	O	O	O	O
Decorative glass	O	O	O	O	O	O	O	O	O	O	O	O	O
Grilles and Blinds													
Grilles-Between-the-Glass (Traditional, Prairie)	–	–	–	–	–	O	O	O	O	O	O	O	O
Simulated-Divided-Light	–	–	O	–	–	O	O	O	–	–	–	–	–
Fixed	–	–	–	–	–	–	–	–	–	–	–	O	O
Blinds-Between-the-Glass ¹	–	–	–	–	–	O	O	O	O	O	O	O	O
Interior Surface Finishes² and													
Factory applied stain finish ²	O	O	O	O	O	O	O	–	–	O	O	–	–
Factory applied paint finish ²	O	O	O	O	O	O	O	O	O	O	O	O	O
Interior and Exterior Finishes													
Primed pine	S	S	S	S	S	S	S	S	S	S	S	S	S
Unfinished stain-grade pine	O	O	O	O	O	O	O	O	O	–	–	–	–
Unfinished stain-grade mahogany	O	O	O	O	O	O	O	O	O	–	–	–	–
Factory finished ²	O	O	O	O	O	O	O	O	O	–	–	–	–
Exterior Surface Finishes													
EnduraClad ⁴ aluminum-clad exterior (standard colors) ²	S	S	S	S	S	O	O	O	O	–	–	–	–
Primed pine	–	–	–	–	–	S	S	S	S	S	S	S	S
Unfinished stain-grade mahogany	O	O	O	O	O	O	O	O	O	–	–	–	–
Mill Finish													
Mill finish aluminum	S	S	S	S	S	S	S	S	S	S	S	S	S
Brown EnduraClad with protective finish	S	S	S	S	S	S	S	S	S	–	–	–	–
Bronze anodized aluminum	O	O	O	O	O	O	O	O	O	O	O	O	O
Brass anodized aluminum	O	O	O	O	O	O	O	O	O	O	O	O	O
Nickel anodized aluminum	O	O	O	O	O	O	O	O	O	–	–	–	–
Low profile / ADA compliant mill finish aluminum (Brown, Bronze, Brass, Nickel)	O	O	O	O	O	O	O	O	O	–	–	–	–
Thresholds													
Composite adjustable	–	–	–	–	–	–	–	–	–	S	S	S	S
Oak standard	S	S	S	S	S	S	S	S	S	–	–	–	–
Mahogany ³	O	O	O	O	O	O	O	O	O	–	–	–	–
Wall Options													
In-Swing single panel, sidelight and transom – available in 4-9/16", 6-9/16", 5-3/16", 6-11/16", 7-3/16", 4-11/16", 5-9/16", 5-1/16", 5-5/16", 6-13/16" ⁵	O	O	O	O	O	O	O	O	O	O ⁴	O ⁴	O ⁴	O ⁴
Out-Swing single panel, sidelight and transom – available from 4-9/16" to 9-3/16" on 1/8" increments ⁵	O	O	O	O	O	O	O	O	O	–	–	–	–

S = Standard; O = Optional; (–) = Not Available

(1) Blinds-Between-the-Glass are only available with Low-E.

(2) Contact your local Pella sales representative for current color options.

(3) Mahogany threshold only on Mahogany frame.

(4) Available for 4-9/16" and 6-9/16" wall depths only.

(5) In-swing units are frame extended. Out-swing units are jamb extended.



Fiberglass and Steel Entry Doors

Product Selection Guide – In-Swing and Out-Swing Doors

	Architect Series®					Pella®				Standard Series®			
	Mahogany	Oak	Hemlock	Rustic	Smooth	Mahogany	Oak	Smooth	Steel	Mahogany	Oak	Smooth	Steel
Hardware Options													
Standard steel:													
Brasstone Zinc Dichromate	S	S	S	S	S	S	S	S	S	S	S	S	S
Standard steel:													
Satin Nickel, Oil-Rubbed Bronze, Bright Brass, Polished Chrome, Antique Brass, Stainless Steel, Black	O	O	O	O	O	O	O	O	O	-	-	-	-
Standard steel:													
Satin Nickel, Black	-	-	-	-	-	-	-	-	-	O	O	O	O
Aluminum adjustable:													
Satin Nickel, Oil-Rubbed Bronze, Bright Brass, Polished Chrome, Antique Brass, Black	O	O	O	O	O	O	O	O	-	-	-	-	-
Steel spring: (Available on fire rated doors only)													
Oil-Rubbed Bronze, Stainless Steel	O	O	O	O	O	O	O	O	O	-	-	-	-
Steel spring: (Available on fire rated doors only)													
Satin Nickel, Black	-	-	-	-	-	-	-	-	-	O	O	O	O
Interior Options													
Standard steel:													
Stainless Steel	S	S	S	S	S	S	S	S	S	-	-	-	-
Standard aluminum:													
Satin Nickel, Oil-Rubbed Bronze, Bright Brass, Polished Chrome, Antique Brass, Black	O	O	O	O	O	O	O	O	O	-	-	-	-
Aluminum adjustable:													
Satin Nickel, Oil-Rubbed Bronze, Bright Brass, Polished Chrome, Antique Brass, Black	O	O	O	O	O	O	O	O	-	-	-	-	-
Ball bearing:													
Stainless Steel	O	O	O	O	O	O	O	O	O	-	-	-	-
Steel spring: (Available on fire rated doors only)													
Oil-Rubbed Bronze, Stainless Steel	O	O	O	O	O	O	O	O	O	-	-	-	-
Door Options													
No bore	O	O	O	O	O	O	O	O	O	-	-	-	-
2-1/8" latch bore	S	S	S	S	S	S	S	S	S	S	S	S	S
2-1/8" latch bore with deadbolt	O	O	O	O	O	O	O	O	O	O	O	O	O
2-3/8" backset	S	S	S	S	S	S	S	S	S	S	S	S	S
2-3/4" backset	-	-	-	-	-	O	O	O	O	O	O	O	O
Multipoint bore with 2-3/8" backset	O	O	O	O	O	O	O	O	-	-	-	-	-
Decorative Accents													
Clavos	-	-	-	O	-	O	-	-	-	-	-	-	-
Dentil shelf	-	-	O	-	-	O	-	O	-	-	-	-	-
Hinge straps	-	-	-	O	-	-	-	-	-	-	-	-	-
Wrought Iron grilles	O	O	-	-	O	O	O	O	-	-	-	-	-

S = Standard, O = Optional, (-) = Not Available
 (1) All options with a bore have a 2-1/8" crossbore.

PELLA® GLASS-PANEL SIZE CHARTS

Find the style you want and the size you need.

		1/2 Light						3 Panel Oval			3/4 Light			Center Arch Light			Craftsman Light			Deluxe 3 Panel Oval			European 3/4 Light			Fan Light		Full Light		
CALL SIZES	Height	68"	68"	68"	68"	68"	68"	68"	68"	68"	68"	68"	68"	68"	68"	68"	68"	68"	68"	68"	68"	68"	68"	68"	68"	68"	68"	68"	68"	
	Single-Panel Width	2'6"	2'8"	2'10"	3'0"	3'0"	3'0"	3'0"	3'0"	3'0"	3'0"	3'0"	3'0"	3'0"	3'0"	3'0"	3'0"	3'0"	3'0"	3'0"	3'0"	3'0"	3'0"	3'0"	3'0"	3'0"	3'0"	3'0"	3'0"	
	Double-Panel Width	5'0"	5'4"	5'8"	6'0"	6'0"	6'0"	6'0"	6'0"	6'0"	6'0"	6'0"	6'0"	6'0"	6'0"	6'0"	6'0"	6'0"	6'0"	6'0"	6'0"	6'0"	6'0"	6'0"	6'0"	6'0"	6'0"	6'0"	6'0"	
MATERIAL	Mahogany-Grain Fiberglass	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	
	Oak-Grain Fiberglass	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	
	Smooth Fiberglass	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	
	Steel	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	
DECORATIVE GLASS	Statement	Rhythm	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	
		Verona	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	
	Select	Artesian	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
		Brighton	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
		Castile	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
		Dwell	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
		Isabella	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
		Madeira	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
		Rosetta	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
		Sheffield	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
Stella	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•		
NON-DECORATIVE AND OBSCURE GLASS	Low-E	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	
	Grilles-Between-the-Glass	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	
	Simulated-Divided-Light Grilles	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	
	Blinds-Between-the-Glass	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	
	Wrought-Iron Grilles	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	
	Obscure Glass (Wave, Rain, Pebbled, Standard Obscure)	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	
	Obscure Glass (Frosted)	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	



		Glass Panels																								
		1/2 Light								3-Panel Oval		3/4 Light		Center Arch Light		Craftsman Light										
Call Sizes	Height	6'8"	6'8"	6'8"	6'8"	7'0"	7'0"	8'0"	8'0"	8'0"	6'8"	6'8"	6'8"	6'8"	6'8"	6'8"	6'8"	6'8"	6'8"	6'8"	6'8"	6'8"	6'8"	6'8"	6'8"	
	Single Panel Width	26"	28"	2'10"	3'0"	2'8"	3'0"	2'8"	2'10"	3'0"	2'8"	2'10"	3'0"	2'8"	2'10"	3'0"	2'8"	2'10"	3'0"	2'8"	2'10"	3'0"	2'8"	2'10"	3'0"	
	Double Panel Width	5'0"	5'4"	5'8"	6'0"	5'4"	6'0"	5'4"	5'8"	6'0"	5'4"	5'8"	6'0"	5'4"	5'8"	6'0"	5'4"	5'8"	6'0"	5'4"	5'8"	6'0"	5'4"	5'8"	6'0"	
Material	Mahogany-Grain																									
	Oak-Grain																									
	Smooth																									
	Steel																									
Decorative Glass	Statement	Verona																								
		Rhythm																								
	Select	Castile																								
		Dwell																								
		Isabella																								
		Madeira																								
		Sheffield																								
		Artesian																								
		Rosetta																								
		Brighton																								
		Stella																								
Non-Decorative Glass	Low-E																									
	Grilles-Between-the-Glass																									
	Simulated-Divided-Light-Grilles																									
	Blinds-Between-the-Glass																									
	Wrought Iron																									
	Obscure Glass (Wave, Rain, Pebbled, Standard Obscure)																									
	Obscure Glass (Frosted)																									
Visible Glass 1	Width	19-1/4"	21-1/8"	21-1/8"	21-1/8"	14-11/16"	15-1/16"	21-1/8"	6-15/16"	20"																
	Height	35-1/4"	35-3/16"	35-1/8"	46-1/8"	38-7/8"	39-1/8"	46-1/8"	40-15/16"	13-7/8"																
Actual Glass 1v	Width	20"	22"	22"	22"	15-13/16"	22"	8"	21-1/8"																	
	Height	36"	36"	47"	47"	39-7/8"	47"	42"	14-7/8"																	
Panel Options																										

1/2 Light

3-Panel Oval

3/4 Light

Center Arch Light

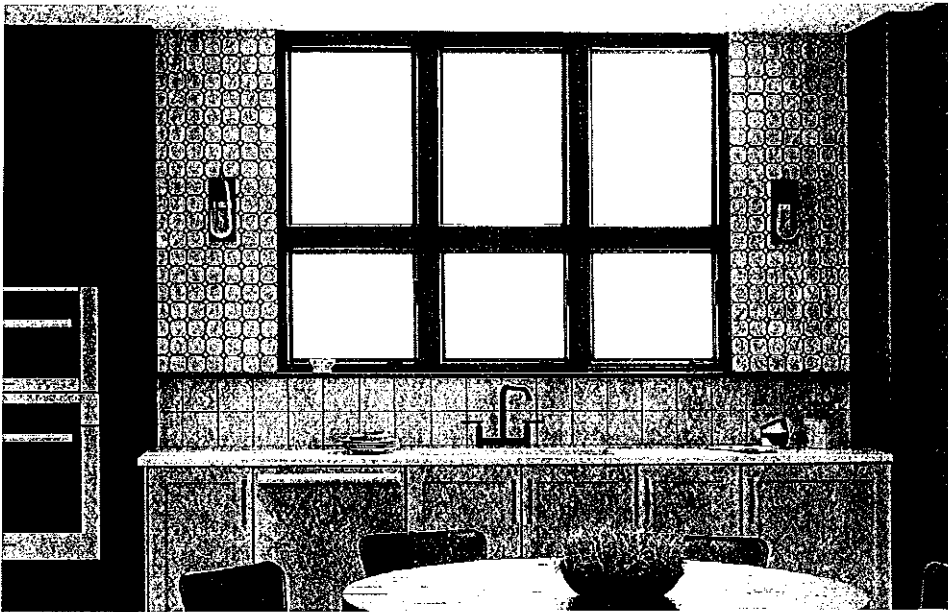
Craftsman Light

(1) Glass dimensions shown are for 1 (one) light only.



		Glass Panels															
		Deluxe 3-Panel Oval				European 3/4 Light				Fan Light		Full Light					
Call Sizes	Height	6'8"	6'8"	6'8"	6'8"	6'8"	6'8"	6'8"	6'8"	6'8"	6'8"	6'6"	6'6"	6'6"	6'6"	6'6"	6'6"
	Single Panel Width	28"	210"	6'8"	28"	210"	6'8"	28"	210"	6'8"	28"	210"	6'8"	28"	210"	6'8"	28"
	Double Panel Width	54"	5'8"	6'0"	54"	5'8"	6'0"	54"	5'8"	6'0"	54"	5'8"	6'0"	54"	5'8"	6'0"	54"
Material	Mahogany-Grain	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
	Oak-Grain	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
	Smooth	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
	Steel	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
Decorative Glass	Statement	Verona	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
		Rhythm	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
	Select	Castile	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
		Dwell	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
		Isabella	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
		Madeira	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
		Sheffield	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
		Artesian	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
		Rosetta	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
		Brighton	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
		Stella	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
Non-Decorative Glass	Low-E	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
	Grilles-Between-the-Glass	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
	Simulated-Divided-Light-Grilles	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
	Blinds-Between-the-Glass	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
	Wrought Iron	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
	Obscure Glass (Wave, Rain, Pebbled, Standard Obscure)	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
	Obscure Glass (Frosted)	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
Visible Glass 1	Width	14-11/16"	21-1/8"	20-15/16"	19-1/8"	20-15/16"	19-1/8"	20-15/16"	19-1/8"	20-15/16"	19-1/8"	20-15/16"	20-15/16"	18-15/16"	20-15/16"	20-15/16"	20-15/16"
	Height	36-7/9"	46-1/8"	62-15/16"	63-1/8"	62-15/16"	63-1/8"	62-15/16"	63-1/8"	62-15/16"	63-1/8"	62-15/16"	62-15/16"	78-15/16"	78-15/16"	78-15/16"	78-15/16"
Actual Glass 1	Width	15-13/16"	22"	22"	20"	22"	20"	22"	20"	22"	20"	22"	22"	20"	22"	20"	22"
	Height	39-7/8"	47"	64"	64"	64"	64"	64"	64"	64"	64"	64"	64"	80"	80"	80"	80"
Panel Options																	

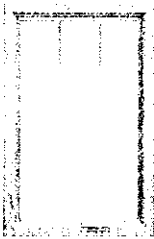
(1) Glass dimensions shown are for 1 (one) light only.



FIBERGLASS

Pella® Impervia®

\$\$\$



Pella Impervia
casement window

FEATURES

- Made with Pella's patented fiberglass material, Duracast™
- Exceptionally energy efficient and durable in extreme heat and cold
- Versatile design features and options to deliver any style

WINDOW STYLES

Specialty shapes, custom sizes and fixed configurations are also available.*



AWNING



BAY OR BOW



CASEMENT



DOUBLE-HUNG



SINGLE-HUNG



SLIDING

PATIO DOOR STYLES



SLIDING

Pella



*In testing performed in accordance with ASTM testing standards, Pella's Duracast has displayed superior performance in strength, ability to withstand extreme heat and cold, and resistance to dents and scratches. Specialty shape windows are made from a non-Duracast fiberglass composite.

Colors & Finishes PELLA® IMPERVIA®

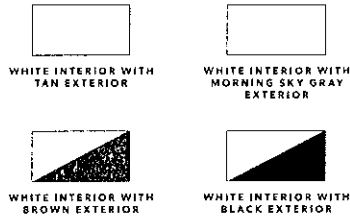
FRAME COLORS

Pella Impervia windows and patio doors feature a low-maintenance, durable powder-coat paint finish. Dual-color frames allow you to choose a different color for the exterior.

SOLID-COLOR:



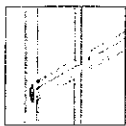
DUAL-COLOR FRAMES:



Grilles PELLA® IMPERVIA®

GRILLES

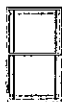
Grilles are color-matched to your window or patio door interior and exterior frame color.*



ALUMINUM GRILLES -
BETWEEN-THE-GLASS
3/4"

GRILLE PATTERNS

Choose from a variety of grille patterns for the traditional look of divided light. Custom patterns are available.†



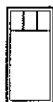
6-LITE PRAIRIE



9-LITE PRAIRIE



TRADITIONAL



TOP ROW



CUSTOM

* Appearance of exterior grille color may vary depending on the Low-E insulating glass selection.
† Grille patterns offered may vary per product. See specific product information for availability.

Window Hardware PELLA® IMPERVIA®

FOLD-AWAY CRANK

Folds neatly out of the way so it won't interfere with roomside window treatments.



FOLD-AWAY
CRANK

COLOR-MATCHED FINISHES:

WHITE

TAN

BROWN

MATTE
BLACK

MORNING
SKY GRAY

ADDITIONAL FINISHES:

BRIGHT
BRASS

OIL-RUBBED
BRONZE

SATIN
NICKEL

CAM-ACTION LOCK

Pella's cam-action locks pull the sashes on single- and double-hung windows against the weatherstripping for a tighter seal.



CAM-ACTION
LOCK

COLOR-MATCHED FINISHES:

WHITE

TAN

BROWN

MATTE
BLACK

MORNING
SKY GRAY

ADDITIONAL FINISHES:

BRIGHT
BRASS

OIL-RUBBED
BRONZE

SATIN
NICKEL

Patio Door Hardware

PELLA IMPERVIA™

SLIDING PATIO DOOR HANDLE

Open and close the door with one hand with a convenient thumbblock.



SLIDING PATIO
DOOR HANDLE

COLOR-MATCHED FINISHES:

WHITE	TAN	BROWN
MATTE BLACK	MORNING SKY GRAY	

ADDITIONAL FINISHES:

BRIGHT BRASS	OIL-RUBBED BRONZE
SATIN NICKEL	CHROME

FOOTBOLT

A footbolt comes standard on all sliding patio doors and holds the door open about three inches for ventilation.

Glass PELLA IMPERVIA

INSULSHIELD® LOW-E GLASS

Advanced Low-E insulating dual-pane glass with argon¹
AdvancedComfort Low-E insulating dual-pane glass with argon¹
NaturalSun Low-E insulating dual-pane glass with argon¹
SunDefense™ Low-E insulating dual-pane glass with argon¹

ADDITIONAL GLASS OPTIONS

Clear insulating glass
Tempered glass
Laminated (non-impact-resistant)², tinted³ or obscure glass also available on select products
STC (Sound Transmission Class)-improved dual-pane sound control glass⁴

Screens

FLAT

Conventional screens come standard. Optional InView™ screens let in 14% more light and are 8% more open for improved airflow compared to conventional fiberglass screens.⁵

¹ Optional high-altitude Low-E insulating glass available with or without argon on select products.
² For best performance, the laminated glass may be on the interior or exterior pane of the insulating glass, depending on the product.
³ Available with Advanced Low-E insulating glass with argon with bronze, gray or green tint on select products.
⁴ Sound control glass consists of dissimilar glass thicknesses (3mm, 5mm).
⁵ Warning: Screen will not stop child or pet from falling out of window or door. Keep child or pet away from open window or door.
⁶ Improved airflow is based on calculated screen cloth openness. Screen cloth transmittance was measured using an integrated sphere spectrophotometer.

Want to learn more? Call us at 833-44-PELLA or visit pella.com



The confidence of Pella's warranty.

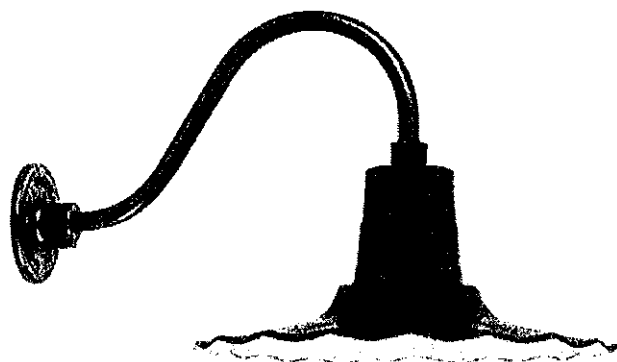
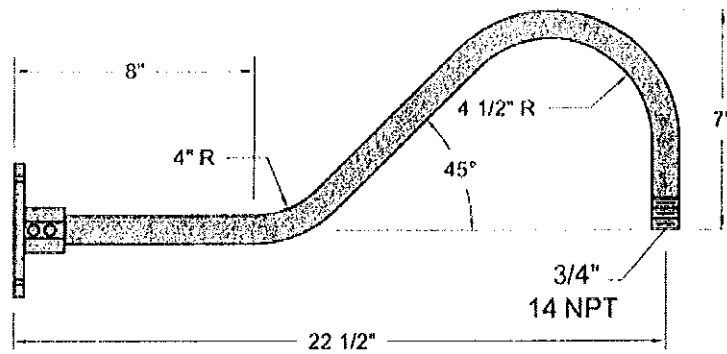
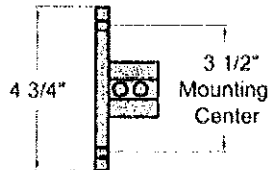
Pella® products are backed by some of the strongest warranties in the business. See written limited warranty for details, including exceptions and limitations, at pella.com/warranty.



Connect with Pella:



HL-A





HILL-LITE MFG. CO., INC.

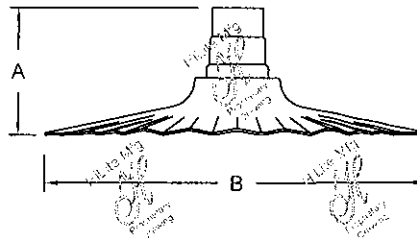
13450 Monte Vista Avenue
Chino, California 91710
Telephone: (909) 465-1999
Fax: (909) 465-0907

Job Name:

Type:

Quantity:

Radial Shade Collection



Item Number	Height (A)	Width (B)
H-19008	6"	8"
H-19010	6"	10"
H-19112	7"	12"
H-19114	8"	14"
H-19116	8"	16"
H-19118	8"	18"
H-19120	8"	20"
H-19122	8"	22"
H-19124	8"	24"

Fixture No.	Fixture Color	Mounting	Mounting Color	Optional Accessories	Accessory Color	Wattage/Lamp options	Ballast	Voltage
H-19008 (1)	Standard (2)	Mounting Options	Standard	CGU (Cast guard & glass)	Standard	Incandescent (7) (Fixture is standard 100W or 200W. Do not specify.)	Ballast option not available for INC.	Incandescent (Fixture is standard 120V. Do not specify.)
H-19010 (1)	91 (Black)	1/2"	91 (Black)	91 (Black)	91 (Black)	CFL (4) (7) (Compact Fluorescent)	RB (5) (Remote)	CFL M (Multi 120/277V)
H-19112	93 (White)	3/4"	93 (White)	93 (White)	93 (White)	13/CFL	BCM (Canopy Mount)	HID RB and BCM M (Multi 120/208/240/277V)
H-19114	95 (Dk. Grn)	For H-19008 and H-19010 only.	95 (Dk. Grn)	95 (Dk. Grn)	95 (Dk. Grn)	26/32/42/CFL	PLB (6) (Postline)	For specs see pages 341-343.
H-19116	96 (Galv.)	BR47 (Rust)	96 (Galv.)	96 (Galv.)	96 (Galv.)	26/CFL		PLB 1 (120V) 2 (277V)
H-19118	96 (Galv.)	BR47 (Rust)	96 (Galv.)	96 (Galv.)	96 (Galv.)	32/CFL		
H-19120	96 (Galv.)	BR47 (Rust)	96 (Galv.)	96 (Galv.)	96 (Galv.)	42/CFL		
H-19122	96 (Galv.)	BR47 (Rust)	96 (Galv.)	96 (Galv.)	96 (Galv.)	57/CFL		
H-19124	96 (Galv.)	BR47 (Rust)	96 (Galv.)	96 (Galv.)	96 (Galv.)			

H-19112 - 91 / 1/2" - 91 / CGU-CLR - 91 / 13/CFL - BCM - M

ORDER EXAMPLE

(USE THIS FORMAT TO PLACE ORDER)

Notes:

- (1) H-19008 and H-19010 available for 100W Max INC and not available with glass enclosures.
- (2) For interior finish of fixture refer to color chart on pages 344-348.
- (3) Cord Mounting wattage not to exceed 100 for HID. Gray Mesh Cord not available for HID.
- (4) Requires Globe Option. (See pages 339-341 for Globe Options)
Max Wattages for CGU and WGU are 100W INC, 32W CFL and 100W HID.
Max Wattages for LWGU, LCGU, ARN and LARN are 200W INC, 57W CFL and 175W HID.
- (5) (RB) Remote Ballast not available for Fluorescent Lamping.
- (6) (PLB) Post Line Ballast must specify 120V or 277V.
(PLB) 50W MH requires a 3" dia. pole.
(PLB) 70W and 100W MH require a 4" dia. pole.
(PLB) 50W, 70W, 100W and 150W HPS require a 3" dia. pole.
- (7) Socket Bases: INC and HID are medium base, CFL are GX24Q.

Suitable for wet location.
(Except when cord mounted)