

5)	Application Number:	2022-714
	Location:	24 N. Aurora Street
	Applicant:	Zachary A. Smith, Armistead, Lee, Rust & Wright, P.A.
	Request:	Roof Replacement

Discussion Item

Approval of Minutes.

Administrative Approval

Consent Docket

Adjournment.

Historic District Commission Staff Report

Meeting Date: 10/10/2022

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

Property Address: 117 Port Street

Application Number: 2022-0689

Request: Windows

Staff Recommendation: Approve ☐ Deny ☒ Table ☐

The applicant was previously given permission to replace all the windows on the home (except the front first story) with Elevate Marvin Windows. When the building permit came in to install the new windows, the application proposed using Anderson 100 series single hung windows. Since the COA clearly states that Marvin Elevate windows were approved, a revision is needed. The original approved windows were double hung, SDL, with a 6/6 layout. **The new proposal is made of a less historic material and does not meet any of the original specifications.**

Relevant Guidelines:

Guideline 90. Make Sensitive Replacements

- a. Replace windows that cannot be repaired in-kind. Replacement windows must match the original windows in size, proportion, design, and style. The number of windowpanes and the muntin and mullion profiles should match the historic window.
- b. Replacement units for historic divided light (multi-pane) windows must have the appearance of a true divided light. Simulated divided light windows with three dimensional muntins are usually appropriate. "Snap-in" or "between-the-glass" vinyl muntins do not simulate a historic appearance and will not be approved for windows within the historic district.
- c. Maintain the window type. For example, replacing a double-hung window with a casement window is not preferred.
- d. Maintain the historic window opening size and surrounding trim. Altering the window opening to accommodate larger or smaller windows is not preferred.
- e. Where inappropriate replacements were previously installed, and the original window appearance is unknown, neighboring buildings may provide clues to appropriate configurations. In general, a style of window that is in keeping with the architectural style of the building is most appropriate. Where the style of window cannot be determined, a one-over-one window configuration is usually most appropriate.
- f. Windows constructed of hollow core or extruded vinyl components should not be used. Other alternative materials, including fiberglass composite or aluminum-clad, may be appropriate in some circumstances. See [Appendix B](#) for additional information on substitute materials.
- g. Certain rare or unique windows should not be replaced or altered. This determination will be made by the HDC.

Composite/Fiberglass and Fiberglass-Clad

Composite windows are made of a mix of materials, typically fiberglass and wood fibers. Fiberglass windows have a matte finish as compared to vinyl windows and are available with details (including proportions and profiles) that mimic those of historic windows. Many composite windows are paintable and are a good, lower-cost option for residences in historic districts. Fiberglass-Clad windows are typically wood windows clad in a fiberglass or fiberglass facing and are generally appropriate wherever composite/fiberglass windows are appropriate.

EASTON HISTORIC DISTRICT SURVEY

PROPERTY #:

Picture:



TAX ID		ADDRESS		OWNER NAME			
2101002678		117 PORT ST		NEIGHBORHOOD SERVICE CENTER INC			
YEAR BUILT		PHYSICAL CONDITION					
1950		FAIR					
ARCHITECTURAL STYLE			ADDITION(S)				
NONE			NONE				
NHL DISTRICT	NR DISTRICT	NR LISTED	MEETS NR CRITERIA	1980 NR RATING	MD INVENTORY	CONTRIBUTING	NC CODE
				B		N	AGE
NOTES							
1 STORY CONCRETE BLOCK GABLE FRONT HOUSE. BUILT OUTSIDE DISTRICTS PERIOD OF SIGNIFICANCE							



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

Application #:	2022-689
Date Received:	
Fee Paid:	✓
HDC Meeting Date:	6/13/22
Date Property Posted:	

HISTORIC DISTRICT COMMISSION HEARING APPLICATION

APPLICATION TYPE (PLEASE CIRCLE)

ROOFING

DEMOLITION

SIGNAGE

FENCING

Windows

OTHER

NEW CONSTRUCTION/ADDITION

EXTERIOR ALTERATIONS

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

PROPERTY INFORMATION

ADDRESS

117 PORT STREET, EASTON

☐ Contributing

☒ Non-Contributing

YEAR BUILT:

1950

NATIONAL REGISTAR #

Not Appl.

PROPERTY INFORMATION

OWNER NAME

The Neighborhood Service Center

TELEPHONE NO.

410-822-5015

EMAIL

mneal@nsctalbot.org

Applicant or Agent

NAME

The Neighborhood Service Center C/O Trevor Newcomb

TELEPHONE NO.

410-924-3276

EMAIL

tnewcomb@goeaston.net

Description of Proposal (include additional sheets, as necessary)

The replacement of all windows of the structure for the purpose of eliminating possible lead hazards.

Specific Requirements

- The payment of fees is due at the time of application submittal.
 As of July 1, 2021, the fees are as follows:
 Commercial - \$200 Residential - \$75 Signs - \$75 Staff Approval \$25
- Provide 7 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

05-12-2022
Trevor B. Newcomb

Revised 4.4.2022



Historic District Commission Application Checklist

Revised April 2022

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

Requirements:

The payment of fees is due at the time of application submittal. As of July 1, 2021, the fees are as follows:

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

The application submitted shall include 4 copies plus 1 digital.

All Applications to Include:

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

New Construction / Addition

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

Renovations

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

Windows

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

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

Roofing

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

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

Signs

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

Real Property Data Search ()
Search Result for TALBOT COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration
Special Tax Recapture: None		
Account Identifier:	District - 01 Account Number - 002678	
Owner Information		
Owner Name:	NEIGHBORHOOD SERVICE CENTER INC	
Mailing Address:	126 PORT ST EASTON MD 21601-2600	Use: Principal Residence: NO Deed Reference: /01064/00841
Location & Structure Information		
Premises Address:	117 PORT ST EASTON 21601-0000	Legal Description: LOT 16-34X106 117 N/S PORT ST EASTON
Map: 0104	Grid: 0000	Parcel: 1476
Neighborhood: 121001321	Subdivision: 0000	Section: 0000
Block: 0000	Lot: 0000	Assessment Year: 2022
Town: EASTON		Plat No: Plat Ref.
Primary Structure Built 1950	Above Grade Living Area 848 SF	Finished Basement Area
		Property Land Area 4,982 SF
County Use		
Stories Basement 1	Type NO	STANDARD UNIT
Exterior Quality BLOCK/ 2	Full/Half Bath 1 full	Garage
Last Notice of Major Improvements		
Value Information		
	Base Value	Value As of 01/01/2022
		Phase-in Assessments As of 07/01/2021
		As of 07/01/2022
Land:	30,000	39,800
Improvements:	46,800	58,100
Total:	76,800	97,900
Preferential Land:	0	0
		76,800
		83,833
Transfer Information		
Seller: HABITAT FOR HUMANITY OF	Date: 05/22/2002	Price: \$30,254
Type: NON-ARMS LENGTH OTHER	Deed1: /01064/00841	Deed2:
Seller: COPPER, SHIRLEY G.	Date: 11/27/2000	Price: \$25,000
Type: NON-ARMS LENGTH OTHER	Deed1: /00982/00416	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Exemption Information		
Partial Exempt Assessments:	Class	07/01/2021
County:	790	76,800.00
State:	790	83,833.00
Municipal:	790	76,800.00
Special Tax Recapture: None		83,833.00
Homestead Application Information		
Homestead Application Status: No Application		
Homeowners' Tax Credit Application Information		
Homeowners' Tax Credit Application Status: No Application		
Date:		

EASTON HISTORIC DISTRICT SURVEY

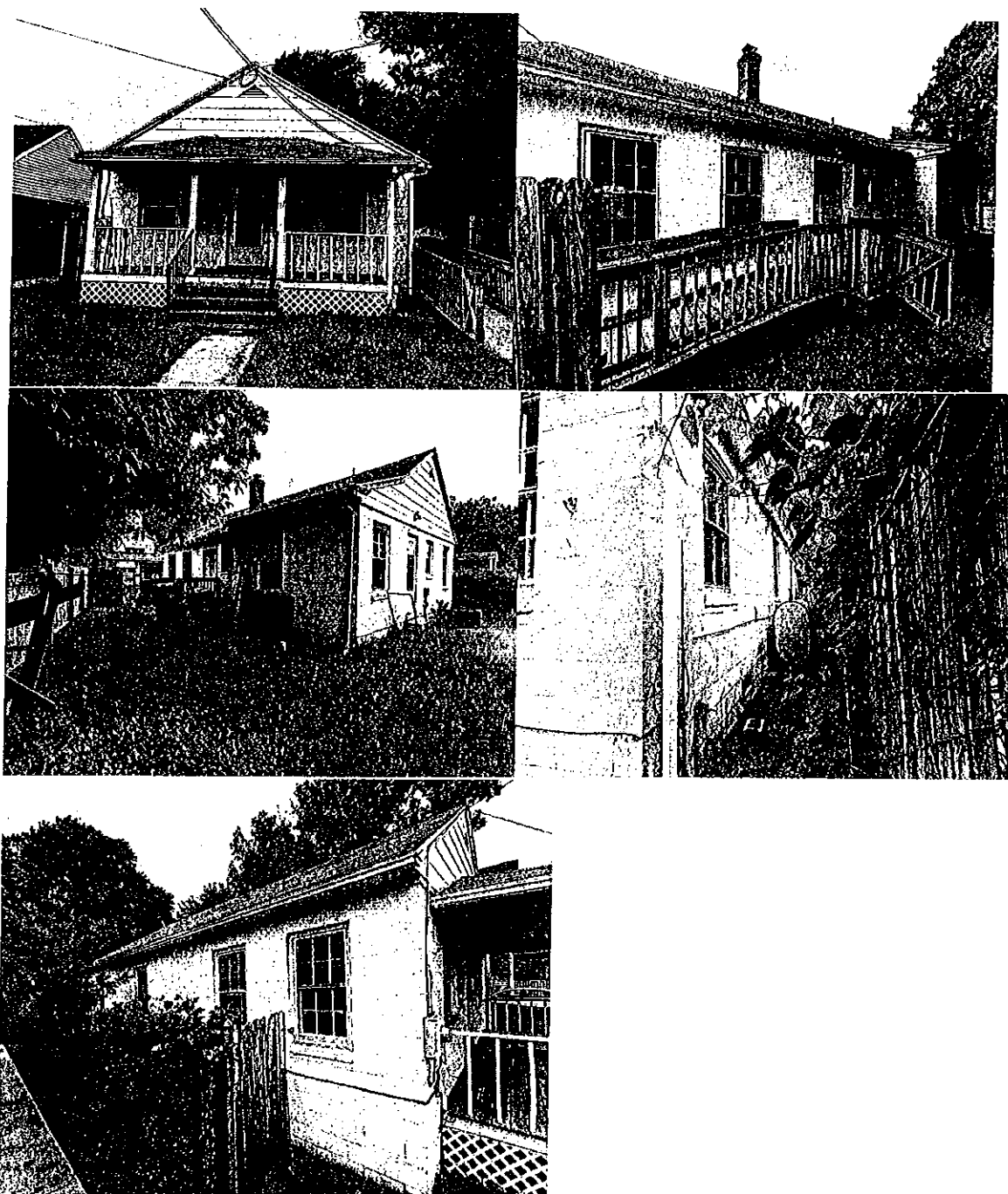
PROPERTY #:

Picture:



TAX ID		ADDRESS		OWNER NAME			
2101002678		117 PORT ST		NEIGHBORHOOD SERVICE CENTER INC			
YEAR BUILT		PHYSICAL CONDITION					
1950		FAIR					
ARCHITECTURAL STYLE				ADDITION(S)			
NONE				NONE			
NHL DISTRICT	NR DISTRICT	NR LISTED	MEETS NR CRITERIA	1980 NR RATING	MD INVENTORY	CONTRIBUTING	NC CODE
				B		N	AGE
NOTES							
1 STORY CONCRETE BLOCK GABLE FRONT HOUSE. BUILT OUTSIDE DISTRICTS PERIOD OF SIGNIFICANCE							





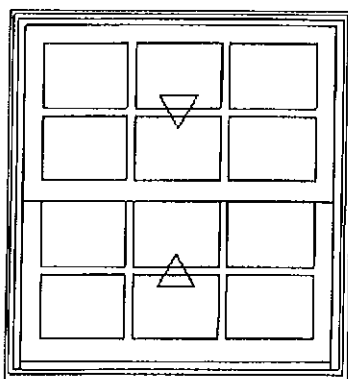
117 Port Street

LINE ITEM QUOTES

The following is a schedule of the windows and doors for this project. For additional unit details, please see Line Item Quotes. Additional charges, tax or Terms and Conditions may apply. Detail pricing is per unit.

Line #1	Mark Unit: #1	Net Price:		963.30
Qty: 2		Ext. Net Price:	USD	1,926.60

MARVIN



As Viewed From The Exterior

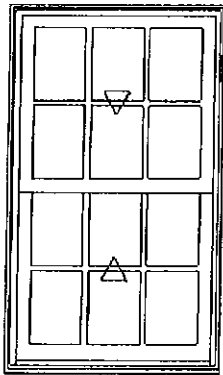
FS 35 5/8" X 38 1/8"
IO 36" X 37 3/4"
Egress Information
Width: 31 31/32" Height: 13 37/64"
Net Clear Opening: 3.01 SqFt
Performance Information
U-Factor: 0.28
Solar Heat Gain Coefficient: 0.28
Visible Light Transmittance: 0.47
Condensation Resistance: 56
CPD Number: MAR-N-424-00530-00001
ENERGY STAR: NC
Performance Grade
Licensee #1123
AAMA/WDMA/CSA/101/ I.S.2/A440-08
LC-PG40 1067X2146 mm (42X84.5 in)
LC-PG40 DP +40/-40
FL6525
Ultrrex Fiberglass: AAMA 624

Stone White Exterior
White Interior
Elevate Double Hung Insert
Inside Opening 36" X 37 3/4"
8 Degree Frame Bevel
Top Sash
Stone White Exterior
White Interior
IG
Low E2 w/Argon
Stainless Perimeter and Spacer Bar
7/8" SDL - With Spacer Bar - Stainless
Rectangular 3W2H
Stone White Ext - White Int
Bottom Sash
Stone White Exterior
White Interior
IG
Low E2 w/Argon
Stainless Perimeter and Spacer Bar
7/8" SDL - With Spacer Bar - Stainless
Rectangular 3W2H
Stone White Ext - White Int
White Weather Strip Package
1 White Sash Lock
Exterior Aluminum Screen
Stone White Surround
Bright View Mesh
***Screen/Combo Ship Loose
3 1/4" Jamb
Thru Jamb Installation
Existing Sill Angle 8
1" Frame Expander
***Frame Expander Ship Loose
***Note: Divided lite cut alignment may not be accurately represented in the OMS drawing. Please consult your local representative for exact specifications.
***Note: Unit Availability and Price is Subject to Change

Line #2	Mark Unit: #2	Net Price:		1,013.91
Qty: 2		Ext. Net Price:	USD	2,027.82

MARVIN

Stone White Exterior
White Interior
Elevate Double Hung Insert
Inside Opening 32" X 53 3/4"
8 Degree Frame Bevel
Top Sash
Stone White Exterior
White Interior
IG
Low E2 w/Argon
Stainless Perimeter and Spacer Bar
7/8" SDL - With Spacer Bar - Stainless



As Viewed From The Exterior

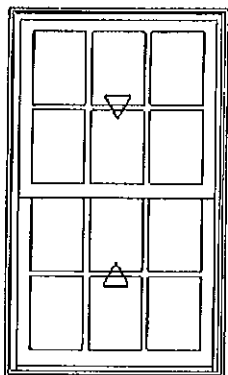
FS 31 5/8" X 54 1/8"
IO 32" X 53 3/4"
Egress Information
Width: 27 31/32" Height: 21 37/64"
Net Clear Opening: 4.19 SqFt
Performance Information
U-Factor: 0.28
Solar Heat Gain Coefficient: 0.28
Visible Light Transmittance: 0.47
Condensation Resistance: 56
CPD Number: MAR-N-424-00530-00001
ENERGY STAR: NC
Performance Grade
Licensee #1123
AAMA/WDMA/CSA/101/ I.S.2/A440-08
LC-PG40 1067X2146 mm (42X84.5 in)
LC-PG40 DP +40/-40
FL6525
Ultrax Fiberglass: AAMA 624

Rectangular 3W2H
Stone White Ext - White Int
Bottom Sash
Stone White Exterior
White Interior
IG
Low E2 w/Argon
Stainless Perimeter and Spacer Bar
7/8" SDL - With Spacer Bar - Stainless
Rectangular 3W2H
Stone White Ext - White Int
White Weather Strip Package
1 White Sash Lock
Exterior Aluminum Screen
Stone White Surround
Bright View Mesh
***Screen/Combo Ship Loose

3 1/4" Jamb
Thru Jamb Installation
Existing Sill Angle 8
1" Frame Expander
***Frame Expander Ship Loose
***Note: Divided lite cut alignment may not be accurately represented in the
OMS drawing. Please consult your local representative for exact specifications.
***Note: Unit Availability and Price is Subject to Charge

Line #3	Mark Unit: #3	Net Price:		1,013.91
Qty: 3		Ext. Net Price:	USD	3,041.73

MARVIN



As Viewed From The Exterior

FS 31 7/8" X 53 7/8"
IO 32 1/4" X 53 1/2"
Egress Information
Width: 28 7/32" Height: 21 29/64"
Net Clear Opening: 4.20 SqFt
Performance Information
U-Factor: 0.28

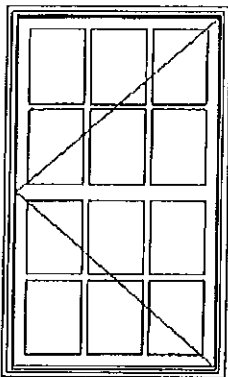
Stone White Exterior
White Interior
Elevate Double Hung Insert
Inside Opening 32 1/4" X 53 1/2"
8 Degree Frame Bevel
Top Sash
Stone White Exterior
White Interior
IG
Low E2 w/Argon
Stainless Perimeter and Spacer Bar
7/8" SDL - With Spacer Bar - Stainless
Rectangular 3W2H
Stone White Ext - White Int
Bottom Sash
Stone White Exterior
White Interior
IG
Low E2 w/Argon
Stainless Perimeter and Spacer Bar
7/8" SDL - With Spacer Bar - Stainless
Rectangular 3W2H
Stone White Ext - White Int
White Weather Strip Package
1 White Sash Lock
Exterior Aluminum Screen

Solar Heat Gain Coefficient: 0.28
Visible Light Transmittance: 0.47
Condensation Resistance: 56
CPD Number: MAR-N-424-00530-00001
ENERGY STAR: NC
Performance Grade
Licensee #1123
AAMA/WDMA/CSA/101/ I.S.2/A440-08
LC-PG40 1067X2146 mm (42X84.5 in)
LC-PG40 DP +40/-40
FL6525
Ultrrex Fiberglass: AAMA 624

Stone White Surround
Bright View Mesh
***Screen/Combo Ship Loose
3 1/4" Jamb
Thru Jamb Installation
Existing Sill Angle 8
1" Frame Expander
***Frame Expander Ship Loose
***Note: Divided lite cut alignment may not be accurately represented in the OMS drawing. Please consult your local representative for exact specifications.
***Note: Unit Availability and Price is Subject to Change

Line #4	Mark Unit: #3	Net Price:		1,090.24
Qty: 3		Ext. Net Price:	USD	3,270.72

MARVIN



As Viewed From The Exterior

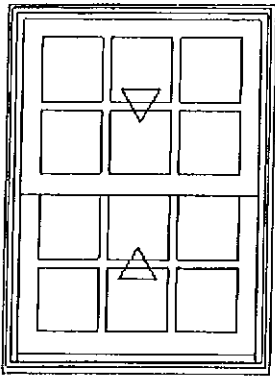
FS 31 5/8" X 53 1/4"
IO 32" X 53 1/2"
Egress Information
Width: 22 55/64" Height: 48 27/32"
Net Clear Opening: 7.76 SqFt
Performance Information
U-Factor: 0.28
Solar Heat Gain Coefficient: 0.25
Visible Light Transmittance: 0.42
Condensation Resistance: 59
CPD Number: MAR-N-431-00362-00001
ENERGY STAR: NC, SC, S
Performance Grade
Licensee #1130
AAMA/WDMA/CSA/101/ I.S.2/A440-08
LC-PG50 914X1603 mm (36X63.1 in)
LC-PG50 DP +50/-50
Ultrrex Fiberglass: AAMA 624

Stone White Exterior
White Interior
Elevate Casement Narrow Frame - Left Hand
Inside Opening 32" X 53 1/2"
0 Degree Frame Bevel
Stone White Exterior
White Interior
IG
Low E2 w/Argon
Stainless Perimeter and Spacer Bar
2 11/32" Simulated Rail Rectangular
Standard 1.0:2.0
7/8" SDL - With Spacer Bar - Stainless
Top Cut 3W2H - Bottom Cut 3W2H
12 Rect Lites
Stone White Ext - White Int
White Folding Handle
Interior Aluminum Screen
Bright View Mesh
White Surround
***Screen/Combo Ship Loose
3 1/4" Jamb
Thru Jamb Installation
1" Frame Expander
***Frame Expander Ship Loose
***Note: Divided lite cut alignment may not be accurately represented in the OMS drawing. Please consult your local representative for exact specifications.
***Note: Unit Availability and Price is Subject to Change

Line #5	Mark Unit: #4	Net Price:		909.47
Qty: 1		Ext. Net Price:	USD	909.47

MARVIN

Stone White Exterior
White Interior
Elevate Double Hung Insert
Inside Opening 28" X 37 5/8"
8 Degree Frame Bevel
Top Sash



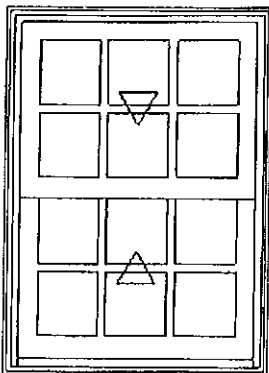
As Viewed From The Exterior

FS 27 5/8" X 38"
IO 28" X 37 5/8"
Egress Information
Width: 23 31/32" Height: 13 33/64"
Net Clear Opening: 2.25 SqFt
Performance Information
U-Factor: 0.28
Solar Heat Gain Coefficient: 0.28
Visible Light Transmittance: 0.47
Condensation Resistance: 56
CPD Number: MAR-N-424-00530-00001
ENERGY STAR: NC
Performance Grade
Licensee #1123
AAMA/WDMA/CSA/101/ I.S.2/A440-08
LC-PG40 1067X2146 mm (42X84.5 in)
LC-PG40 DP +40/-40
FL6525
Ultrex Fiberglass: AAMA 624

Stone White Exterior
White Interior
IG
Low E2 w/Argon
Stainless Perimeter and Spacer Bar
7/8" SDL - With Spacer Bar - Stainless
Rectangular 3W2H
Stone White Ext - White Int
Bottom Sash
Stone White Exterior
White Interior
IG
Low E2 w/Argon
Stainless Perimeter and Spacer Bar
7/8" SDL - With Spacer Bar - Stainless
Rectangular 3W2H
Stone White Ext - White Int
White Weather Strip Package
1 White Sash Lock
Exterior Aluminum Screen
Stone White Surround
Bright View Mesh
***Screen/Combo Ship Loose
3 1/4" Jambs
Thru Jamb Installation
Existing Sill Angle 8
1" Frame Expander
***Frame Expander Ship Loose
***Note: Divided lite cut alignment may not be accurately represented in the OMS drawing. Please consult your local representative for exact specifications.
***Note: Unit Availability and Price Is Subject to Change

Line #6	Mark Unit: #5	Net Price:	909.47
Qty: 2		Ext. Net Price: USD	1,818.94

MARVIN



As Viewed From The Exterior

FS 27 3/8" X 38"
IO 27 3/4" X 37 5/8"
Egress Information
Width: 23 23/32" Height: 13 33/64"
Net Clear Opening: 2.23 SqFt
Performance Information
U-Factor: 0.28

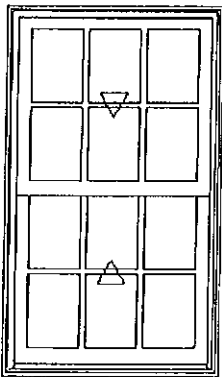
Stone White Exterior
White Interior
Elevate Double Hung Insert
Inside Opening 27 3/4" X 37 5/8"
8 Degree Frame Bevel
Top Sash
Stone White Exterior
White Interior
IG
Low E2 w/Argon
Stainless Perimeter and Spacer Bar
7/8" SDL - With Spacer Bar - Stainless
Rectangular 3W2H
Stone White Ext - White Int
Bottom Sash
Stone White Exterior
White Interior
IG
Low E2 w/Argon
Stainless Perimeter and Spacer Bar
7/8" SDL - With Spacer Bar - Stainless
Rectangular 3W2H
Stone White Ext - White Int
White Weather Strip Package
1 White Sash Lock
Exterior Aluminum Screen

Solar Heat Gain Coefficient: 0.28
Visible Light Transmittance: 0.47
Condensation Resistance: 56
CPD Number: MAR-N-424-00530-00001
ENERGY STAR: NC
Performance Grade
Licensee #1123
AAMA/WDMA/CSA/101/ I.S.2/A440-08
LC-PG40 1067X2146 mm (42X84.5 in)
LC-PG40 DP +40/-40
FL6S25
Ultrex Fiberglass: AAMA 624

Stone White Surround
Bright View Mesh
***Screen/Combo Ship Loose
3 1/4" Jamb
Thru Jamb Installation
Existing Sill Angle 8
1" Frame Expander
***Frame Expander Ship Loose
***Note: Divided lite cut alignment may not be accurately represented in the OMS drawing. Please consult your local representative for exact specifications.
***Note: Unit Availability and Price is Subject to Change

Line #7	Mark Unit: #6	Net Price:		1,013.91
Qty: 1		Ext. Net Price:	USD	1,013.91

MARVIN



As Viewed From The Exterior

FS 31 5/8" X 53 7/8"
ID 32" X 53 1/2"
Egress Information
Width: 27 31/32" Height: 21 29/64"
Net Clear Opening: 4.17 SqFt
Performance Information
U-Factor: 0.28
Solar Heat Gain Coefficient: 0.28
Visible Light Transmittance: 0.47
Condensation Resistance: 56
CPD Number: MAR-N-424-00530-00001
ENERGY STAR: NC
Performance Grade
Licensee #1123
AAMA/WDMA/CSA/101/ I.S.2/A440-08
LC-PG40 1067X2146 mm (42X84.5 in)
LC-PG40 DP +40/-40
FL6S25
Ultrex Fiberglass: AAMA 624

Stone White Exterior
White Interior
Elevate Double Hung Insert
Inside Opening 32" X 53 1/2"
8 Degree Frame Bevel
Top Sash
Stone White Exterior
White Interior
IG
Low E2 w/Argon
Stainless Perimeter and Spacer Bar
7/8" SDL - With Spacer Bar - Stainless
Rectangular 3W2H
Stone White Ext - White Int
Bottom Sash
Stone White Exterior
White Interior
IG
Low E2 w/Argon
Stainless Perimeter and Spacer Bar
7/8" SDL - With Spacer Bar - Stainless
Rectangular 3W2H
Stone White Ext - White Int
White Weather Strip Package
1 White Sash Lock
Exterior Aluminum Screen
Stone White Surround
Bright View Mesh
***Screen/Combo Ship Loose
3 1/4" Jamb
Thru Jamb Installation
Existing Sill Angle 8
1" Frame Expander
***Frame Expander Ship Loose
***Note: Divided lite cut alignment may not be accurately represented in the OMS drawing. Please consult your local representative for exact specifications.
***Note: Unit Availability and Price is Subject to Change

Project Subtotal Net Price: USD	14,009.19
6.000% Sales Tax: USD	840.55
Project Total Net Price: USD	14,849.74

MARVIN

Products

Solutions

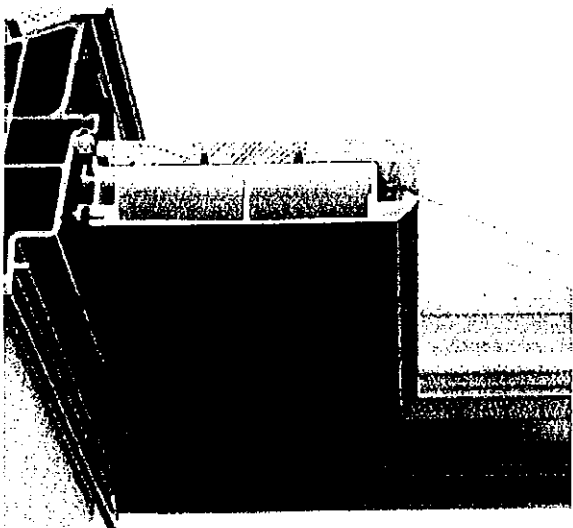
Inspiration

Why Marvin

Powerful durability

Marvin is the leader in fiberglass, which outlasts vinyl windows by 38%.¹ Our pultruded fiberglass remains stable in extreme temperatures and expands at nearly the same rate as glass, so Elevate windows stay strong and true even in harsh conditions.

¹ Life cycle assessment of windows for the North American residential market. Case study by the University of British Columbia. Scandinavian Journal of Forest Research, 2008*



Single Hang!
100 Series

100 SERIES



**THE SMART
ALTERNATIVE TO VINYL**

A BETTER CHOICE FOR YOUR HOME

Whether you're replacing, remodeling or building new, Andersen® 100 Series windows and patio doors offer many advantages over vinyl. They offer superior strength and performance because they're made of innovative Fibrex® composite material, which is 2X stronger and more durable than vinyl. They're also available in a variety of rich dark colors with finishes that are made to last and they're designed to retain their stability and rigidity in all climates. Plus, 100 Series windows and doors are environmentally responsible and energy efficient, making them a better choice for your home.



*When 100 Series products were tested against five leading competitors' painted vinyl window products.



STRENGTH & PERFORMANCE

Fibrex® material is **2X stronger than vinyl** and it retains its stability and rigidity in all climates so weathertight seals stay weathertight.

100 Series products can **withstand temperatures up to 150°F**, even in dark colors, meaning they won't warp due to sun exposure.

ENVIRONMENTALLY RESPONSIBLE

Our exclusive Andersen® Fibrex composite material is composed of **40% reclaimed wood fiber by weight**, most of which is reclaimed from the manufacturing of Andersen wood windows.



See how Andersen created Fibrex material at andersenwindows.com/fibrex

ENERGY EFFICIENT

Our weather-resistant construction seals out drafts, wind and water so well, you can relax in comfort whatever the weather. Plus, Fibrex material **blocks thermal transfer nearly 700 times better** than aluminum to help reduce heating and cooling bills.



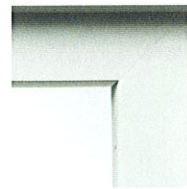
COLORS THAT LAST

Durable, factory-finished interiors and exteriors feature a premium matte finish that isn't shiny like vinyl plus they **never need painting and won't fade, flake, blister or peel.**

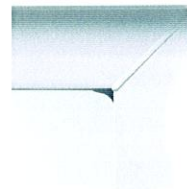
On 100 Series products, the finish is **12X thicker than that of painted vinyl windows**** resulting in superior scratch resistance so they'll look beautiful for years to come.

ADVANCED CRAFTSMANSHIP

100 Series products feature **virtually seamless corners** for a cleaner, more contemporary look.



100 Series sash corner seam



Vinyl sash corner seam

TRANSFERABLE LIMITED WARRANTY

Most other window and door warranties end when a home is sold, but our coverage — 20 years on glass, 10 years on non-glass parts — transfers from each homeowner to the next. And, because it's not prorated, the coverage offers **full benefits, year after year, owner after owner.** So it can add real value when you decide to sell your home.

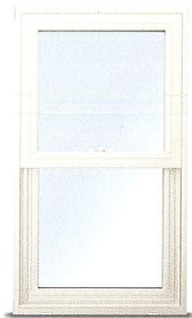
OWNER2OWNER
LIMITED WARRANTY

*Visit andersenwindows.com/warranty for details.

**When 100 Series products were tested against five leading competitors' painted vinyl window products.

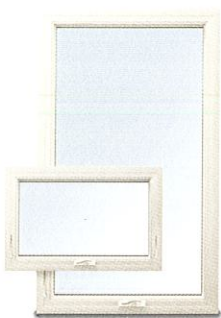
WINDOW & DOOR TYPES

Choose the product style and frame type needed to complete your replacement, remodeling or new construction project and bring your vision to life.



SINGLE-HUNG

Single-hung windows feature a stationary upper sash and operable lower sash that slides up and down.



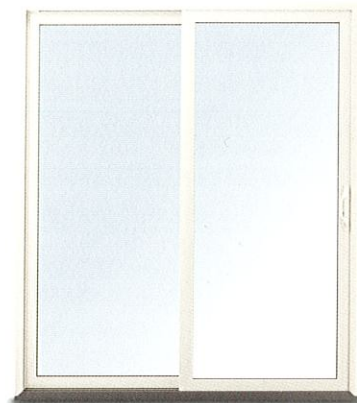
CASEMENT & AWNING

Casement windows are hinged on the side and open outward to the left or right, while awning windows are hinged at the top and open outward.



GLIDING WINDOWS

Gliding windows have one stationary sash and one operating sash that glides horizontally. A three-sash configuration, where two sash glide past a fixed center sash is also available.



GLIDING PATIO DOORS

Patio doors feature one stationary panel and one that glides smoothly on adjustable rollers. Add character and light with a sidelight or transom.

SPECIALTY WINDOWS

Specialty windows are stationary (non-operable) windows characterized by their special shapes, including curves and dramatic angles. A variety of shapes are available to complement your home's architecture.

Windows and doors are available in custom sizes to fit all projects.



COLOR OPTIONS

100 Series windows and patio doors come in five exterior colors, including dark bronze and black — colors that are darker and richer than those of most vinyl windows. They also feature a premium matte finish inside for an attractive appearance.

EXTERIOR COLORS



INTERIOR COLORS



HARDWARE OPTIONS

Single-Hung & Gliding

STANDARD



Lock automatically engages when window is closed. Hardware color matches the window's interior. Shown in white.

OPTIONAL SLIM LINE METAL HARDWARE



Antique Brass | Black | **Dark Bronze**
Sandtone | Satin Nickel | White

Casement & Awning

STANDARD FOLDING

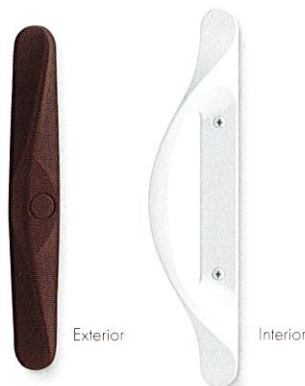


Antique Brass | Black | Dark Bronze
Sandtone | Satin Nickel | White

Folding handle avoids interference with window treatments.

Patio Doors

TULSA



Exterior handle matches exterior door color. Shown in dark bronze.

Interior handle matches interior door color. Shown in white.

OPTIONAL AFTON



Antique Brass | Bright Brass
Black | **Satin Nickel**

Gliding patio doors features a multi-point locking systems for enhanced security. Optional auxiliary foot lock is available to secure the gliding panel and provides an extra measure of security when the door is in a locked position. Exterior keyed lock also available.

Bold names denotes finish shown.

Wireless open/closed sensors are available. Visit andersenwindows.com/connect to learn more.

*Products with dark bronze, black and Sandtone interiors have matching exteriors.

Printing limitations prevent exact replication of colors and finishes. See your Andersen supplier for actual color and finish samples.

GLASS OPTIONS

Andersen has the glass you need to get the performance you want with options for every climate, project and customer. Check with your Andersen supplier for the selections that meet ENERGY STAR® requirements in your area.

GLASS		ENERGY		LIGHT	
		U-Factor	Solar Heat Gain Coefficient	Visible Light Transmittance	UV Protection
		How well a product prevents heat from escaping.	How well a product blocks heat caused by sunlight.	How much visible light comes through a product.	How well a product blocks ultraviolet rays.
SmartSun™	Thermal control similar to tinted glass, with visible light transmittance similar to Low-E glass.	● ● ● ● ○	● ● ● ● ●	● ● ● ● ○	● ● ● ● ●
SmartSun with HeatLock® Coating	Applied to the room-side surface, it reflects heat back into the home and improves U-Factors.	● ● ● ● ●	● ● ● ● ●	● ● ● ● ○	● ● ● ● ●
Low-E	Outstanding overall performance for climates where both heating and cooling costs are a concern.	● ● ● ● ○	● ● ● ● ○	● ● ● ● ○	● ● ● ● ○
Low-E with HeatLock Coating	Applied to the room-side surface, it reflects heat back into the home and improves U-Factors.	● ● ● ● ●	● ● ● ● ○	● ● ● ● ○	● ● ● ● ○
Sun	Outstanding thermal control in southern climates where less solar heat gain is desired.	● ● ● ● ○	● ● ● ● ●	● ● ● ● ○	● ● ● ● ○
Clear Dual-Pane	High visibility with basic thermal performance.	● ● ● ● ○	○ ○ ○ ○ ○	● ● ● ● ●	○ ○ ○ ○ ○

Center of glass performance only. Ratings based on glass options as of March 2019. Visit andersenwindows.com/energystar for ENERGY STAR® map and NFRC total unit performance data.



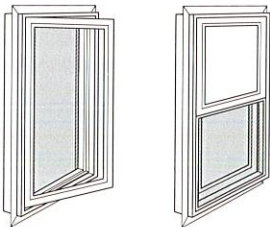
Additional glass options are also available. Visit andersenwindows.com/glass or see your Andersen supplier.

ADDITIONAL GLASS OPTIONS

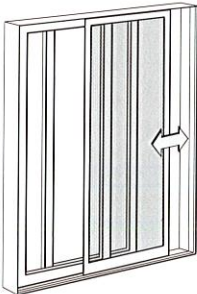
Tempered safety glass is available and is standard on gliding patio doors. Sound reducing glass options are also available. Patterned glass lets in light while obscuring vision and adds a unique, decorative touch to your home.

INSECT SCREEN OPTIONS

Insect screens for windows and patio doors have a fiberglass screen mesh. Optional TruScene® insect screens for windows are made with a micro-fine stainless steel mesh, providing 50% more clarity than our conventional insect screens.



Insect screens are available for all venting windows.



Gliding insect screens are available for two-panel doors.

GRILLE OPTIONS

Customize the look of your windows and patio doors with a variety of grille options to complement virtually any style of home.

CONVENIENT CLEANING OPTIONS

Finelight™ grilles-between-the-glass are installed between the glass panes to make glass easy to clean. With an elegant, sculpted profile and a two-sided color scheme, they match both the interior and exterior of the window or door. Finelight grilles-between-the-glass with exterior grilles make interior glass easier to clean, while permanent exterior grilles provide architectural style and detail.



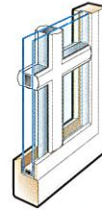
Finelight
Grilles-
Between-
the-Glass



Finelight
Grilles-
Between-
the-Glass
Permanent
exterior

FULL DIVIDED LIGHT

Permanently applied to the interior and exterior of your window with a spacer between the glass for an authentic look.



Permanent
exterior
Permanent
interior with
spacer

SIMULATED DIVIDED LIGHT

Permanent grilles on the exterior and interior with no spacer between the glass.



Permanent
exterior
Permanent
interior

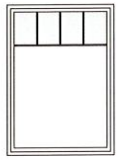
Grille Patterns



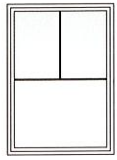
Colonial*



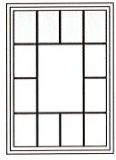
Prairie A



Short
Fractional*



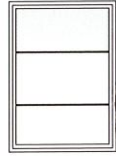
Tall
Fractional*



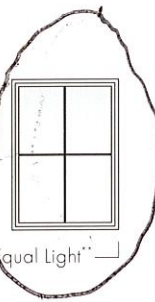
Victorian



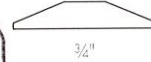
Simulated
Single-Hung



Specified Equal Light**



Grille Bar Widths



3/4"



1"

Grille width for windows is 3/4".
Grille width for patio doors is 1".
A 2 1/4" simulated meeting rail is available
for casement windows to replicate the
look of single-hung windows.
Actual size shown.

*Modified pattern also available.

**Specify number of same-size rectangles across or down.





THE ENVIRONMENT HAS A BUSINESS PARTNER

Respect for the environment is nothing new at Andersen. For more than a century, it's been part of who we are. Our commitment to recycle and reclaim materials began simply because it was good business. Now it's part of our broader commitment to sustainability and responsible stewardship of all our resources. Andersen is committed to providing you with long-lasting, energy-efficient windows and doors. Visit andersenwindows.com/sustainability for more information.



Andersen makes windows and doors with options that make them ENERGY STAR® v. 6.0 certified throughout the U.S.



Andersen is a charter member of the **U.S. Green Building Council** and a strong supporter of its LEED® (Leadership in Energy and Environmental Design) National Green Building Standard rating system.



*Visit andersenwindows.com/warranty for details.
All trademarks where denoted are marks of their respective owners.
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Town of Easton
Planning and Zoning
14 S. Harrison Street Easton, MD 21601 410-822-1943
HISTORIC DISTRICT COMMISSION
CERTIFICATE OF APPROPRIATENESS

Meeting Date: 6/13/2022
Application Number: 2022-689
Location: 117 Port Street
Applicant: The Neighborhood Service Center
Request: Windows

There was no one present on behalf of the Windows for 117 Port Street, a non-contributing building in the Historic District.

Items discussed:

- A contributing building would need to use wood on the first-floor front windows.
- This is a non-contributing building; therefore, it can use Elevate (Marvin) windows.

Upon motion by Mr. Sebastian, seconded by Mr. Mayhew and carried 5 - 0, application 2022-689 was approved.

Historic District Guideline References:

- p. 114 Guideline # 90 (a, b, c, & d).

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.

Nicholas Johnson
Representative, Historic District Commission

6/28/22
Date

Historic District Commission Staff Report

Meeting Date: 10/10/2022

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

Property Address: 120 N Aurora Street

Application Number: 2022-0688

Request: Windows

Staff Recommendation: Approve ☐ Deny ☒ Table ☐

The applicant was previously given permission to replace all the windows on the home (except the front first story) with Elevate Marvin Windows. When the building permit came in to install the new windows, the application proposed using Anderson 100 series single hung windows. The original windows that were approved were double hung and had a more historic looking material while the proposed windows are single hung and appear to be a smooth vinyl-like material. The application also does not state whether the proposed windows will have SDL. **Since this home is contributing, these windows do not appear to be appropriate replacements.**

Relevant Guidelines:

Guideline 90. Make Sensitive Replacements

- a. Replace windows that cannot be repaired in-kind. Replacement windows must match the original windows in size, proportion, design, and style. The number of windowpanes and the muntin and mullion profiles should match the historic window.
- b. Replacement units for historic divided light (multi-pane) windows must have the appearance of a true divided light. Simulated divided light windows with three dimensional muntins are usually appropriate. "Snap-in" or "between-the-glass" vinyl muntins do not simulate a historic appearance and will not be approved for windows within the historic district.
- c. Maintain the window type. For example, replacing a double-hung window with a casement window is not preferred.
- d. Maintain the historic window opening size and surrounding trim. Altering the window opening to accommodate larger or smaller windows is not preferred.
- e. Where inappropriate replacements were previously installed, and the original window appearance is unknown, neighboring buildings may provide clues to appropriate configurations. In general, a style of window that is in keeping with the architectural style of the building is most appropriate. Where the style of window cannot be determined, a one-over-one window configuration is usually most appropriate.
- f. Windows constructed of hollow core or extruded vinyl components should not be used. Other alternative materials, including fiberglass composite or aluminum-clad, may be appropriate in some circumstances. See [Appendix B](#) for additional information on substitute materials.
- g. Certain rare or unique windows should not be replaced or altered. This determination will be made by the HDC.

Composite/Fiberglass and Fiberglass-Clad

Composite windows are made of a mix of materials, typically fiberglass and wood fibers. Fiberglass windows have a matte finish as compared to vinyl windows and are available with details (including proportions and profiles) that mimic those of historic windows. Many composite windows are paintable and are a good, lower-cost option for residences in historic districts. Fiberglass-Clad windows are typically wood windows clad in a fiberglass or fiberglass facing and are generally appropriate wherever composite/fiberglass windows are appropriate.

EASTON HISTORIC DISTRICT SURVEY

PROPERTY #:

Picture:



TAX ID		ADDRESS		OWNER NAME			
2101002767		120 N AURORA ST		NEIGHBORHOOD SERVICE CENTER INC.			
YEAR BUILT		PHYSICAL CONDITION					
1920		GOOD					
ARCHITECTURAL STYLE				ADDITION(S)			
NATIONAL FOLK				PART OF REAR ELL MAY BE LATER			
NHL DISTRICT	NR DISTRICT	NR LISTED	MEETS NR CRITERIA	1980 NR RATING	MD INVENTORY	CONTRIBUTING	NC CODE
				B		Y	
NOTES							
MODERN SIDING + ALTERED PORCH. RETAINS ORIGINAL 2/2 WINDOWS.							



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

Application #:	2022-688
Date Received:	
Fee Paid:	✓
HDC Meeting Date:	6/13/22
Date Property Posted:	

HISTORIC DISTRICT COMMISSION HEARING APPLICATION

APPLICATION TYPE (PLEASE CIRCLE)

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

PROPERTY INFORMATION

ADDRESS 120 NORTH AURORA STREET, EASTON
☒ Contributing ☐ Non-Contributing YEAR BUILT: 1920 NATIONAL REGISTAR # Not Appl.

PROPERTY INFORMATION

OWNER NAME The Neighborhood Service Center
TELEPHONE NO. 410-822-5015 EMAIL mneal@nscatbot.org

Applicant or Agent

NAME The Neighborhood Service Center C/O Trevor Newcomb
TELEPHONE NO. 410-924-3276 EMAIL tnewcomb@goeaston.net

Description of Proposal (include additional sheets, as necessary)

The replacement of all windows of the structure for the purpose of eliminating possible lead hazards.

Specific Requirements

- The payment of fees is due at the time of application submittal.
As of July 1, 2021, the fees are as follows:
Commercial - \$200 Residential - \$75 Signs - \$75 Staff Approval \$25
- Provide 7 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

05-12-2022
Trevor B. Newcomb

Revised 4.4.2022



Historic District Commission Application Checklist

Revised April 2022

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

Requirements:

The payment of fees is due at the time of application submittal. As of July 1, 2021, the fees are as follows:

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

The application submitted shall include 4 copies plus 1 digital.

All Applications to Include:

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

New Construction / Addition

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

Renovations

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

Windows

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

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

Roofing

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

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

Signs

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

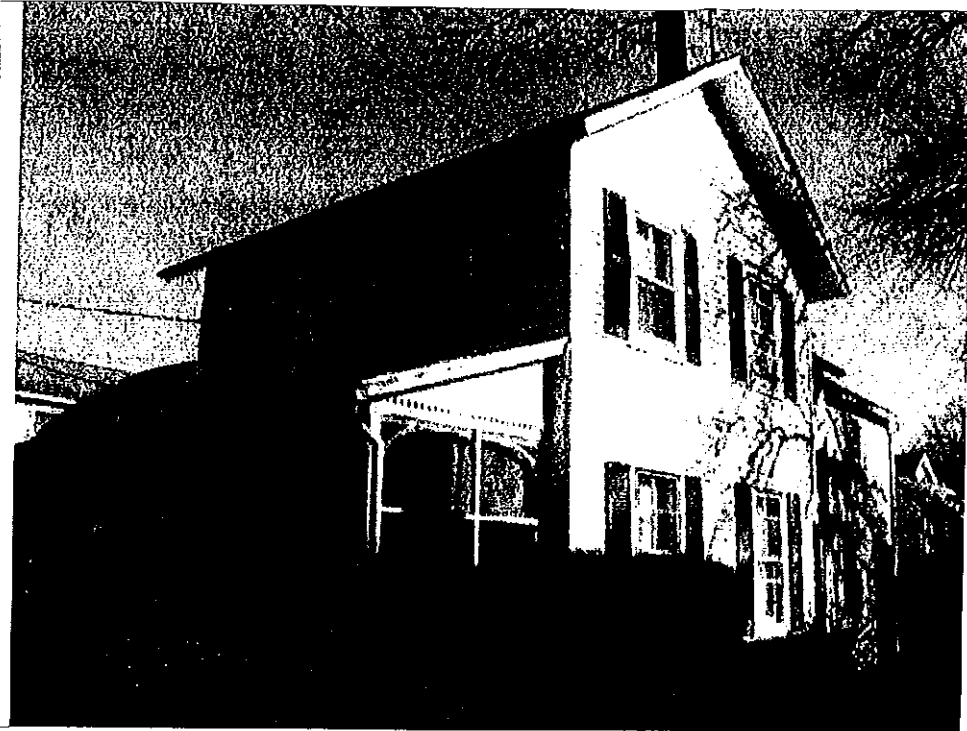
Real Property Data Search ()
Search Result for TALBOT COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Special Tax Recapture: None					
Account Identifier:		District - 01 Account Number - 002767			
		Owner Information			
Owner Name:		NEIGHBORHOOD SERVICE CENTER INC		Use:	EXEMPT
				Principal Residence:	NO
Mailing Address:		126 PORT ST EASTON MD 21601-2600		Deed Reference:	/00713/00556
		Location & Structure Information			
Premises Address:		120 N AURORA ST EASTON 21601-0000		Legal Description:	LOT 5-41X87 120 E/S N AURORA ST EASTON
Map: Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:
0103 000EA	0672	12300132	0000		
Town: EASTON				Lot:	Assessment Year:
				2022	Plat No:
					Plat Ref:
Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use	
1920	1,384 SF		3,567 SF		
Stories Basement	Type	Exterior Quality	Full/Half Bath	Garage	Last Notice of Major Improvements
2	NO	STANDARD UNIT SIDING/ 3	1 full	1 Attached	
Value Information					
	Base Value	Value	Phase-in Assessments		
		As of	As of	As of	
		07/01/2022	07/01/2021	07/01/2022	
Land:	45,000	45,000			
Improvements	100,500	107,300			
Total:	145,500	152,300	145,500	147,767	
Preferential Land:	0	0			
Transfer Information					
Seller: RIDGEWAY, F STANLEY AND MARY W		Date: 10/15/1991	Price: \$0		
Type: ARMS LENGTH MULTIPLE		Deed1: /00713/00556	Deed2:		
Seller: STAN RIDGEWAY ASSOCIATES, INC.		Date: 10/15/1991	Price: \$0		
Type: NON-ARMS LENGTH OTHER		Deed1: /00713/00554	Deed2:		
Seller: MANSFIELD, GEORGE J AND THERESA A		Date: 08/09/1989	Price: \$46,500		
Type: NON-ARMS LENGTH OTHER		Deed1: /00673/00562	Deed2:		
Exemption Information					
Partial Exempt Assessments:	Class		07/01/2021	07/01/2022	
County:	790		145,500.00	147,767.00	
State:	790		145,500.00	147,767.00	
Municipal:	790		145,500.00	147,767.00	
Special Tax Recapture:	None		145,500.00	147,767.00	
Homestead Application Information					
Homestead Application Status: No Application					
Homeowners' Tax Credit Application Information					
Homeowners' Tax Credit Application Status: No Application					
Date:					

EASTON HISTORIC DISTRICT SURVEY

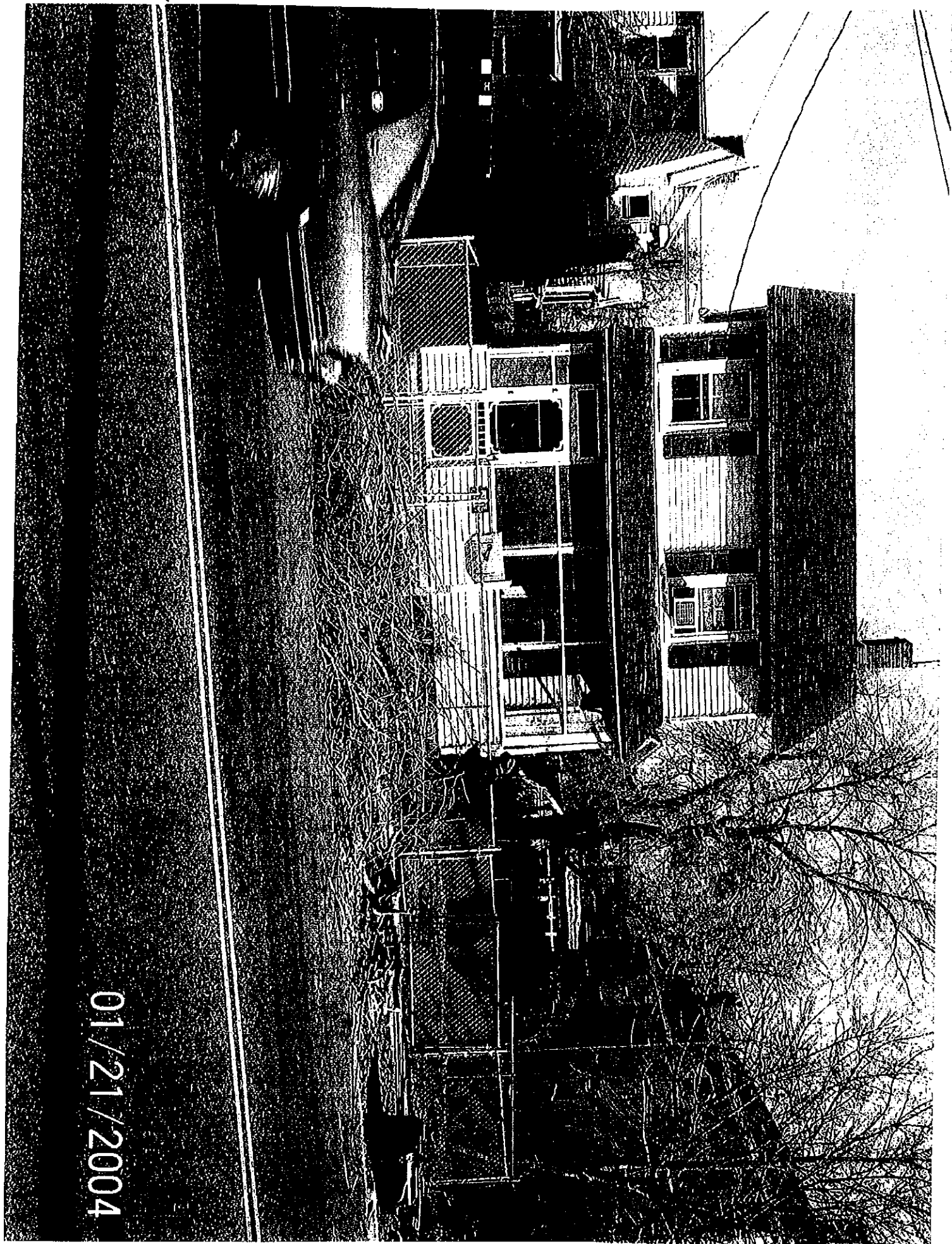
PROPERTY #:

Picture:



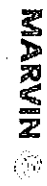
TAX ID		ADDRESS		OWNER NAME			
2101002767		120 N AURORA ST		NEIGHBORHOOD SERVICE CENTER INC.			
YEAR BUILT		PHYSICAL CONDITION					
1920		GOOD					
ARCHITECTURAL STYLE				ADDITION(S)			
NATIONAL FOLK				PART OF REAR ELL MAY BE LATER			
NHL DISTRICT	NR DISTRICT	NR LISTED	MEETS NR CRITERIA	1980 NR RATING	MD INVENTORY	CONTRIBUTING	NC CODE
				B		Y	
NOTES							
MODERN SIDING + ALTERED PORCH. RETAINS ORIGINAL 2/2 WINDOWS.							

01/21/2004





120 North Aurora Street



Products

Solutions

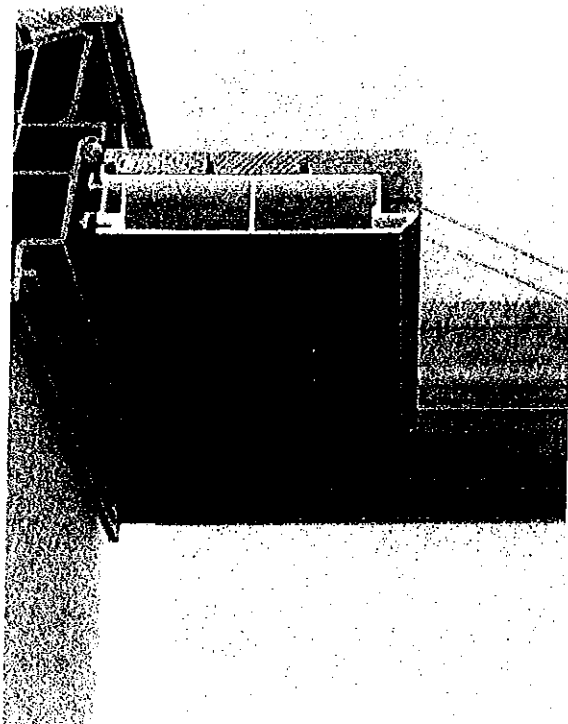
Inspiration

Why Marvin

Powerful durability

Marvin is the leader in fiberglass, which outlasts vinyl windows by 38%.¹ Our pultruded fiberglass remains stable in extreme temperatures and expands at nearly the same rate as glass, so Elevate windows stay strong and true even in harsh conditions.

¹Life cycle assessment of windows for the North American residential market. Case study by the University of British Columbia. Scandinavian Journal of Forest Research, 2008"



Single Hang!
100 Series

100 SERIES



**THE SMART
ALTERNATIVE TO VINYL**

A BETTER CHOICE FOR YOUR HOME

Whether you're replacing, remodeling or building new, Andersen® 100 Series windows and patio doors offer many advantages over vinyl. They offer superior strength and performance because they're made of innovative Fibrex® composite material, which is 2X stronger and more durable than vinyl. They're also available in a variety of rich dark colors with finishes that are made to last and they're designed to retain their stability and rigidity in all climates. Plus, 100 Series windows and doors are environmentally responsible and energy efficient, making them a better choice for your home.



*When 100 Series products were tested against five leading competitors' painted vinyl window products.



STRENGTH & PERFORMANCE

Fibrex® material is **2X stronger than vinyl** and it retains its stability and rigidity in all climates so weathertight seals stay weathertight.

100 Series products can **withstand temperatures up to 150°F**, even in dark colors, meaning they won't warp due to sun exposure.

ENVIRONMENTALLY RESPONSIBLE

Our exclusive Andersen® Fibrex composite material is composed of **40% reclaimed wood fiber by weight**, most of which is reclaimed from the manufacturing of Andersen wood windows.



See how Andersen created Fibrex material at andersenwindows.com/fibrex

ENERGY EFFICIENT

Our weather-resistant construction seals out drafts, wind and water so well, you can relax in comfort whatever the weather. Plus, Fibrex material **blocks thermal transfer nearly 700 times better** than aluminum to help reduce heating and cooling bills.



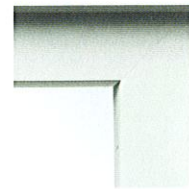
COLORS THAT LAST

Durable, factory-finished interiors and exteriors feature a premium matte finish that isn't shiny like vinyl plus they **never need painting and won't fade, flake, blister or peel.**

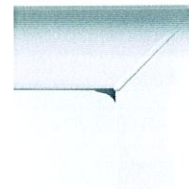
On 100 Series products, the finish is **12X thicker than that of painted vinyl windows**** resulting in superior scratch resistance so they'll look beautiful for years to come.

ADVANCED CRAFTSMANSHIP

100 Series products feature **virtually seamless corners** for a cleaner, more contemporary look.



100 Series sash corner seam



Vinyl sash corner seam

TRANSFERABLE LIMITED WARRANTY

Most other window and door warranties end when a home is sold, but our coverage — 20 years on glass, 10 years on non-glass parts — transfers from each homeowner to the next. And, because it's not prorated, the coverage offers **full benefits, year after year, owner after owner.** So it can add real value when you decide to sell your home.

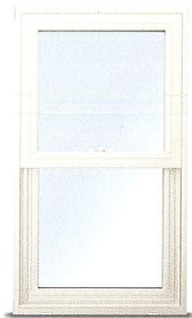
OWNER2OWNER
LIMITED WARRANTY

*Visit andersenwindows.com/warranty for details.

**When 100 Series products were tested against five leading competitors' painted vinyl window products.

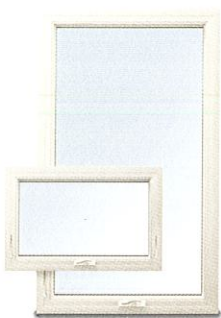
WINDOW & DOOR TYPES

Choose the product style and frame type needed to complete your replacement, remodeling or new construction project and bring your vision to life.



SINGLE-HUNG

Single-hung windows feature a stationary upper sash and operable lower sash that slides up and down.



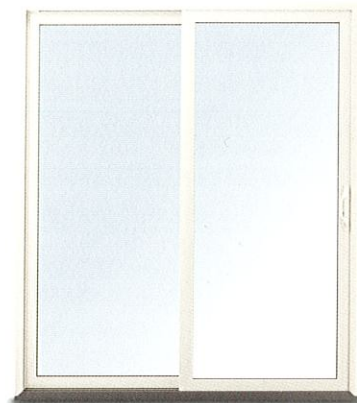
CASEMENT & AWNING

Casement windows are hinged on the side and open outward to the left or right, while awning windows are hinged at the top and open outward.



GLIDING WINDOWS

Gliding windows have one stationary sash and one operating sash that glides horizontally. A three-sash configuration, where two sash glide past a fixed center sash is also available.



GLIDING PATIO DOORS

Patio doors feature one stationary panel and one that glides smoothly on adjustable rollers. Add character and light with a sidelight or transom.

SPECIALTY WINDOWS

Specialty windows are stationary (non-operable) windows characterized by their special shapes, including curves and dramatic angles. A variety of shapes are available to complement your home's architecture.

Windows and doors are available in custom sizes to fit all projects.



COLOR OPTIONS

100 Series windows and patio doors come in five exterior colors, including dark bronze and black — colors that are darker and richer than those of most vinyl windows. They also feature a premium matte finish inside for an attractive appearance.

EXTERIOR COLORS



INTERIOR COLORS



HARDWARE OPTIONS

Single-Hung & Gliding

STANDARD



Lock automatically engages when window is closed. Hardware color matches the window's interior. Shown in white.

OPTIONAL SLIM LINE METAL HARDWARE



Antique Brass | Black | **Dark Bronze**
Sandtone | Satin Nickel | White

Casement & Awning

STANDARD FOLDING

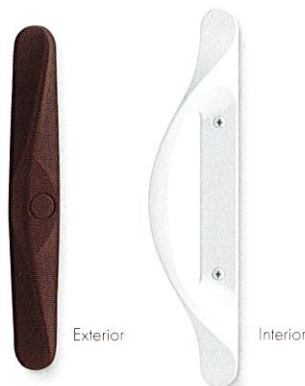


Antique Brass | Black | Dark Bronze
Sandtone | Satin Nickel | White

Folding handle avoids interference with window treatments.

Patio Doors

TULSA



Exterior handle matches exterior door color. Shown in dark bronze.

Interior handle matches interior door color. Shown in white.

OPTIONAL AFTON



Antique Brass | Bright Brass
Black | **Satin Nickel**

Gliding patio doors features a multi-point locking systems for enhanced security. Optional auxiliary foot lock is available to secure the gliding panel and provides an extra measure of security when the door is in a locked position. Exterior keyed lock also available.

Bold names denotes finish shown.

Wireless open/closed sensors are available. Visit andersenwindows.com/connect to learn more.

*Products with dark bronze, black and Sandtone interiors have matching exteriors.

Printing limitations prevent exact replication of colors and finishes. See your Andersen supplier for actual color and finish samples.

GLASS OPTIONS

Andersen has the glass you need to get the performance you want with options for every climate, project and customer. Check with your Andersen supplier for the selections that meet ENERGY STAR® requirements in your area.

GLASS		ENERGY		LIGHT	
		U-Factor	Solar Heat Gain Coefficient	Visible Light Transmittance	UV Protection
		How well a product prevents heat from escaping.	How well a product blocks heat caused by sunlight.	How much visible light comes through a product.	How well a product blocks ultraviolet rays.
SmartSun™	Thermal control similar to tinted glass, with visible light transmittance similar to Low-E glass.	● ● ● ○	● ● ● ●	● ● ● ○	● ● ● ●
SmartSun with HeatLock® Coating	Applied to the room-side surface, it reflects heat back into the home and improves U-Factors.	● ● ● ●	● ● ● ●	● ● ● ○	● ● ● ●
Low-E	Outstanding overall performance for climates where both heating and cooling costs are a concern.	● ● ● ○	● ● ● ○	● ● ● ○	● ● ● ○
Low-E with HeatLock Coating	Applied to the room-side surface, it reflects heat back into the home and improves U-Factors.	● ● ● ●	● ● ● ○	● ● ● ○	● ● ● ○
Sun	Outstanding thermal control in southern climates where less solar heat gain is desired.	● ● ● ○	● ● ● ●	● ● ● ○	● ● ● ○
Clear Dual-Pane	High visibility with basic thermal performance.	● ● ● ○	○ ○ ○ ○	● ● ● ●	○ ○ ○ ○

Center of glass performance only. Ratings based on glass options as of March 2019. Visit andersenwindows.com/energystar for ENERGY STAR® map and NFRC total unit performance data.



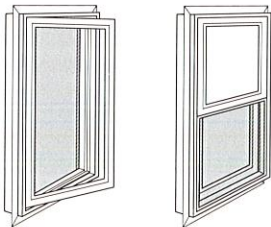
Additional glass options are also available. Visit andersenwindows.com/glass or see your Andersen supplier.

ADDITIONAL GLASS OPTIONS

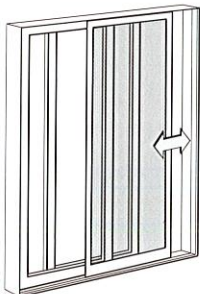
Tempered safety glass is available and is standard on gliding patio doors. Sound reducing glass options are also available. Patterned glass lets in light while obscuring vision and adds a unique, decorative touch to your home.

INSECT SCREEN OPTIONS

Insect screens for windows and patio doors have a fiberglass screen mesh. Optional TruScene® insect screens for windows are made with a micro-fine stainless steel mesh, providing 50% more clarity than our conventional insect screens.



Insect screens are available for all venting windows.



Gliding insect screens are available for two-panel doors.

GRILLE OPTIONS

Customize the look of your windows and patio doors with a variety of grille options to complement virtually any style of home.

CONVENIENT CLEANING OPTIONS

Finelight™ grilles-between-the-glass are installed between the glass panes to make glass easy to clean. With an elegant, sculpted profile and a two-sided color scheme, they match both the interior and exterior of the window or door. Finelight grilles-between-the-glass with exterior grilles make interior glass easier to clean, while permanent exterior grilles provide architectural style and detail.



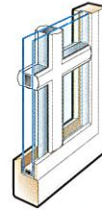
Finelight
Grilles-
Between-
the-Glass



Finelight
Grilles-
Between-
the-Glass
Permanent
exterior

FULL DIVIDED LIGHT

Permanently applied to the interior and exterior of your window with a spacer between the glass for an authentic look.



Permanent
exterior
Permanent
interior with
spacer

SIMULATED DIVIDED LIGHT

Permanent grilles on the exterior and interior with no spacer between the glass.



Permanent
exterior
Permanent
interior

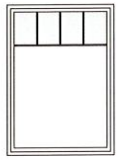
Grille Patterns



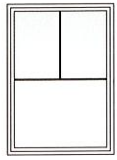
Colonial*



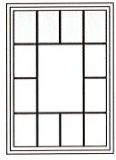
Prairie A



Short
Fractional*



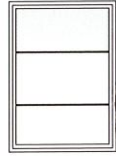
Tall
Fractional*



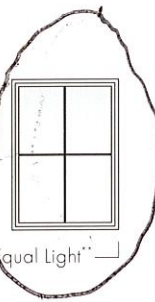
Victorian



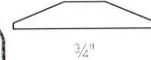
Simulated
Single-Hung



Specified Equal Light**



Grille Bar Widths



3/4"



1"

Grille width for windows is 3/4".
Grille width for patio doors is 1".
A 2 1/4" simulated meeting rail is available
for casement windows to replicate the
look of single-hung windows.
Actual size shown.

*Modified pattern also available.

**Specify number of same-size rectangles across or down.





THE ENVIRONMENT HAS A BUSINESS PARTNER

Respect for the environment is nothing new at Andersen. For more than a century, it's been part of who we are. Our commitment to recycle and reclaim materials began simply because it was good business. Now it's part of our broader commitment to sustainability and responsible stewardship of all our resources. Andersen is committed to providing you with long-lasting, energy-efficient windows and doors. Visit andersenwindows.com/sustainability for more information.



Andersen makes windows and doors with options that make them ENERGY STAR® v. 6.0 certified throughout the U.S.



Andersen is a charter member of the **U.S. Green Building Council** and a strong supporter of its LEED® (Leadership in Energy and Environmental Design) National Green Building Standard rating system.



*Visit andersenwindows.com/warranty for details.
All trademarks where denoted are marks of their respective owners.
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Town of Easton
Planning and Zoning
14 S. Harrison Street Easton, MD 21601 410-822-1943
HISTORIC DISTRICT COMMISSION
CERTIFICATE OF APPROPRIATENESS

Meeting Date: 7/11/2022
Application Number: 2022-688
Location: 120 N Aurora Street
Applicant: The Neighborhood Service Center
Request: Windows

Trevor Newcomb was present on behalf of the Windows for 120 North Aurora Street, a contributing building in the Historic District.

Items discussed:

- Wood windows on the front facade of the first floor. (1st floor of windows that face the road)

Upon motion by Mr. Mayhew, seconded by Ms. Brophy and carried 7 - 0, application 2022-688 was approved.

Historic District Guideline References:

- 90 (a,b,c), Appendix B

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.

Nicholas Johnson
Representative, Historic District Commission

8/9/2022
Date

Historic District Commission Staff Report

Meeting Date: 10/10/2022

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

Property Address: 229 S Aurora Street

Application Number: 2022-0770

Request: Fence

Staff Recommendation: Approve ☒ Deny ☐ Table ☐

This application involves the replacement of an existing 4-foot-tall picket fence with a new 6-foot-tall wooden fence. The fence appears to meet the zoning ordinance's requirements for the height and location of the fence.

Relevant Guidelines:

Guideline 14. Perimeter Walls and Fences

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

EASTON HISTORIC DISTRICT SURVEY

PROPERTY #:

Picture:



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



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

Application #:	22-770
Date Received:	09/21/2022
Fee Paid:	\$ 75.00
HDC Meeting Date:	10/10/2022
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 229 S. Aurora Street, Easton, MD 21601
☐ Contributing ☐ Non-Contributing YEAR BUILT: 1910 NATIONAL REGISTAR # _____

PROPERTY INFORMATION

OWNER NAME William L. Thompson / Susan H. Russell
 TELEPHONE NO. 443-786-3585 EMAIL susanhrussell154@gmail.com

Applicant or Agent

NAME Susan H. Russell
 TELEPHONE NO. Same as above EMAIL Same as above

Description of Proposal (include additional sheets, as necessary)

Replacement of existing dilapidated 4' wood picket fence along North side of property's backyard (and small portions on East and West sides with 6' Southern pine shadow box style fence.

Specific Requirements

- The payment of fees is due at the time of application submittal.
 As of July 1, 2021, the fees are as follows:
 Commercial - \$200 Residential - \$75 Signs - \$75 Staff Approval \$25
- Provide 7 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

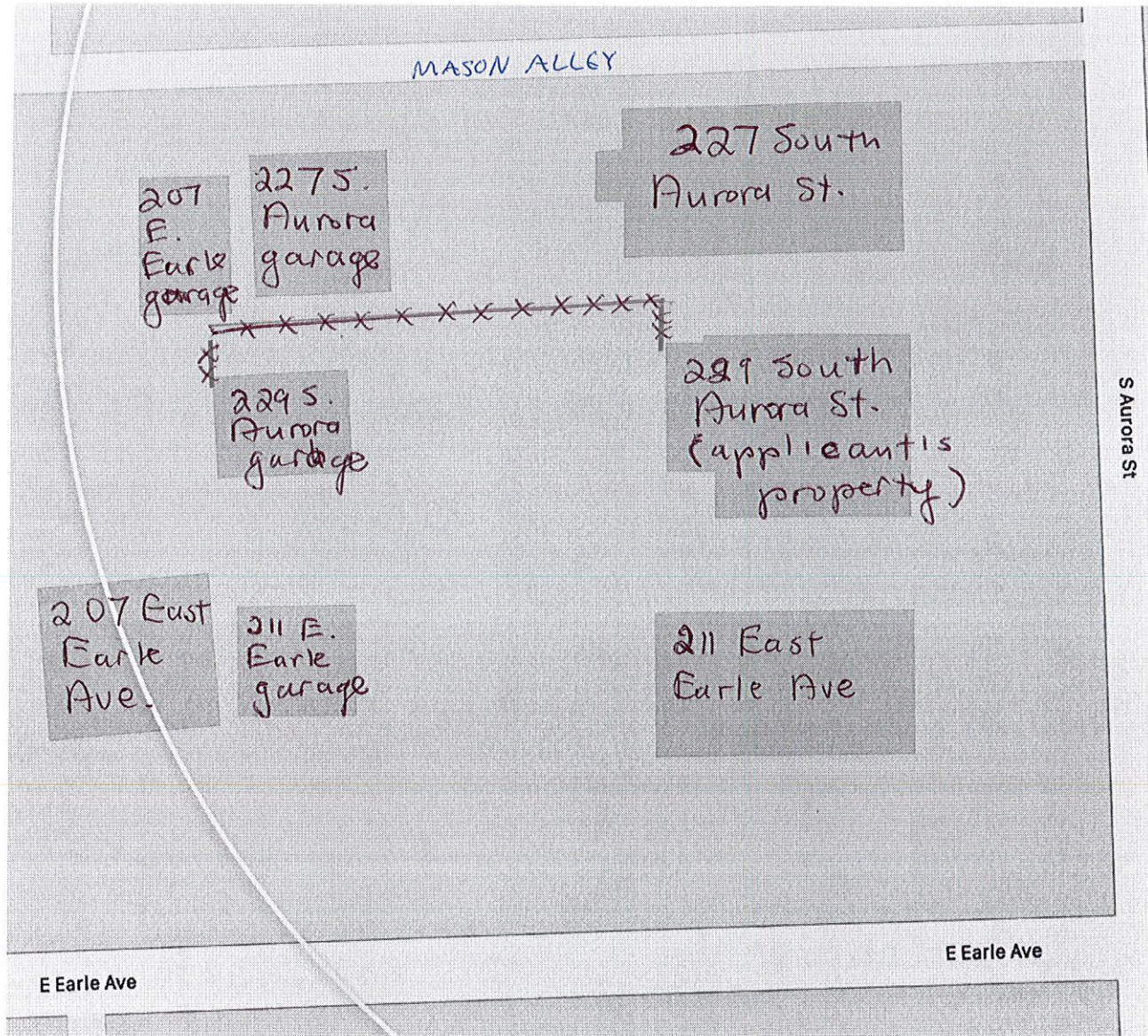
Date

Printed Name of Applicant or Agent

<u>Susan H. Russell</u>
<u>9/21/22</u>
<u>Susan H. Russell</u>

Revised 4.4.2022

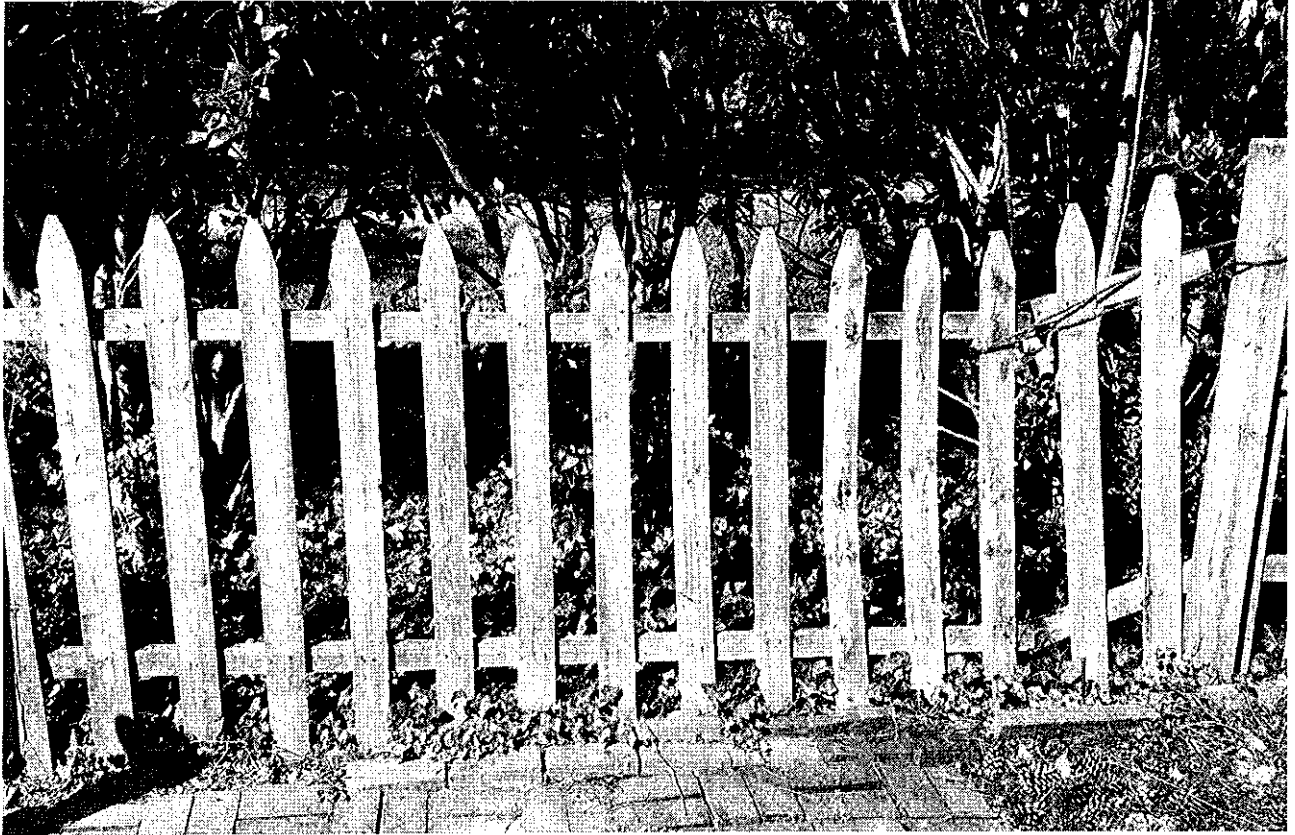
Site plan



-----x----- = location of new and existing fence



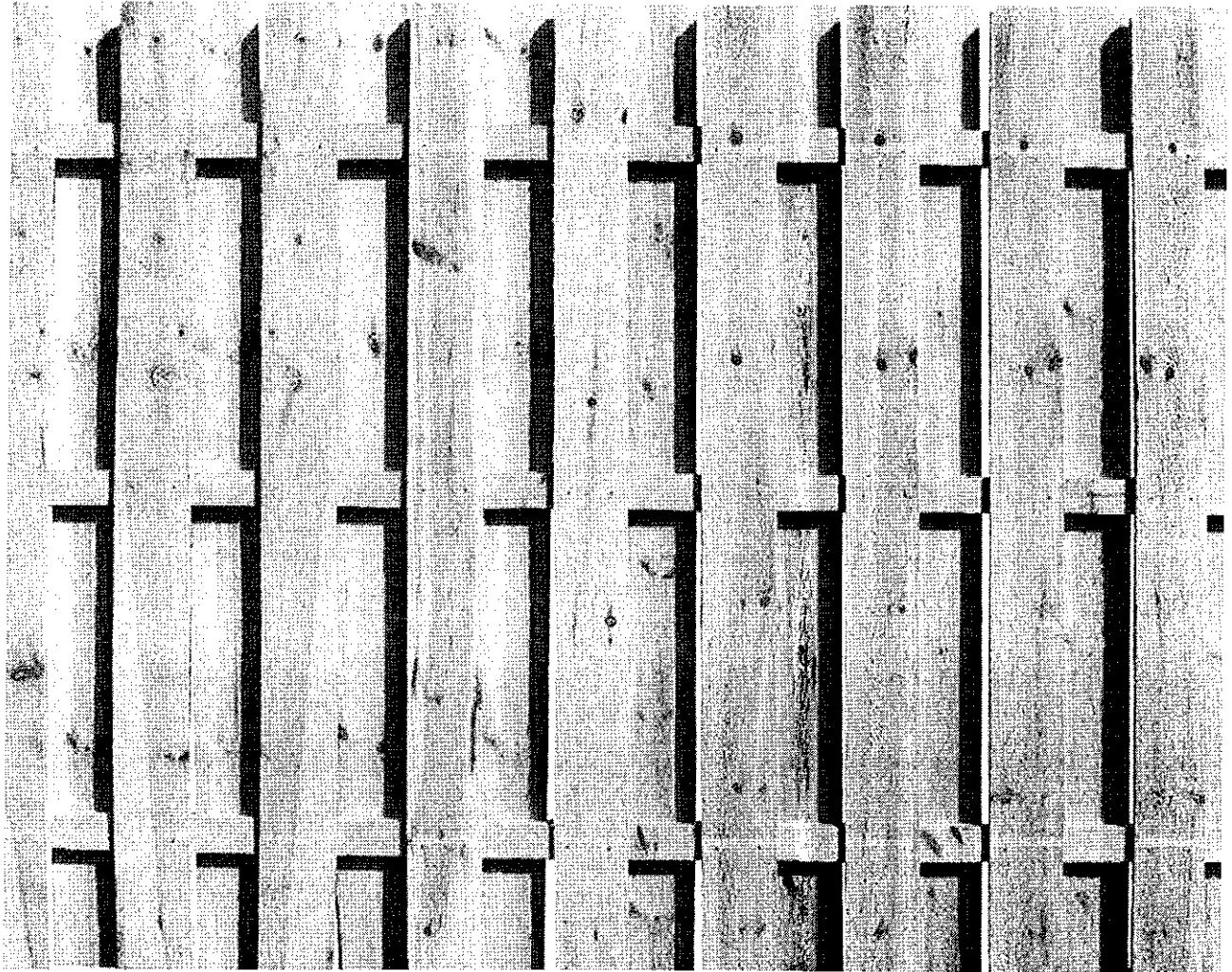
View of existing fence on North side of property



Detail of existing fence



View from Mason Alley



Proposed style of replacement fence.

Historic District Commission Staff Report

Meeting Date: 10/10/2022

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

Property Address: 301 Goldsborough Street

Application Number: 2022-0769

Request: Roof/Siding

Staff Recommendation: Approve ☒ Deny ☐ Table ☐

This project would normally be an administrative approval for in-kind roof replacement. However, there is existing cedar siding being removed and replaced (in-kind) that can not be approved administratively. The application states that both the roof and siding will be replaced in-kind.

Relevant Guidelines:

Roof

70b: "Where total replacement of all roofing material is required, the new roofing should match the existing material or be a roofing material that is consistent with the building's architectural style."

Siding

77b: "Avoid replacing original wood siding with a different type of wood siding"

78a "Contributing buildings with original wood siding are to continue with wood siding."

Picture:



TAX ID		ADDRESS		OWNER NAME			
2101001981		301 GOLDSBOROUGH ST		301 LLC			
YEAR BUILT		PHYSICAL CONDITION					
1900		VERY GOOD					
ARCHITECTURAL STYLE				ADDITION(S)			
QUEEN ANNE/SHINGLE				NONE APPARENT			
NHL DISTRICT	NR DISTRICT	NR LISTED	MEETS NR CRITERIA	1980 NR RATING	MD INVENTORY	CONTRIBUTING	NC CODE
				B		Y	
NOTES							
LARGE, NICELY PRESERVED/RESTORED DWELLING. ORIGINAL FRONT DOOR. WOODEN SIDING + FISH SCALE SHINGLES. NO OUTBLDGS							



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

Application #:	22-769
Date Received:	09/21/2022
Fee Paid:	
HDC Meeting Date:	10/10/2022
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: 301 GOULDSBOROUGH ST, EASTON MD 21601
☐ Contributing ☐ Non-Contributing YEAR BUILT: 1890± NATIONAL REGISTAR # NO

PROPERTY INFORMATION

OWNER NAME: 301 LLC c/o CATHERINE POE
 TELEPHONE NO.: 443-362-6322 EMAIL: CATPOE@GOEASTON.NET

Applicant or Agent

NAME: STEPHEN LEOCHA / CATHERINE POE
 TELEPHONE NO.: 410-490-1733 EMAIL: SLLEOCHA@VAHDO.COM

Description of Proposal (include additional sheets, as necessary)

TEAR off CYCLO ROOF ABOVE 2ND STORY ON FRONT APPROX:
 18" X 40 FT REPLACE WITH LIKE KIND RED SHINGLES. REMOVE up to
 4 COURSES OF CEDAR SHINGLES AS NECESSARY TO SECURE NEW
 FLASHING. TURRET EMBROW ROOFING APPROX 18" W X
 38' REPLACE ANY DEMO-ED FISH SCALE SHINGLES W PRODUCT
 SUBMITTED HERE WITH - (CEDAR) (previously approved)

Specific Requirements

- The payment of fees is due at the time of application submittal.
 As of July 1, 2021, the fees are as follows:
 Commercial - \$200 Residential - \$75 Signs - \$75 Staff Approval \$25
- Provide 7 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

M. Catherine Poe / Stephen Leocha
M. CATHERINE POE / STEPHEN LEOCHA

Revised 4.4.2022

301 Gouldsborough St
Easton Md



Historic District Commission Application Checklist

Revised April 2022

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

Requirements:

The payment of fees is due at the time of application submittal. As of July 1, 2021, the fees are as follows:

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

The application submitted shall include 4 copies plus 1 digital.

All Applications to Include:

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

New Construction / Addition

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

N/A

301 Gouldsborough St
Easton Md

Renovations

- ☒ Elevations or photographs of the existing conditions
- ☒ Elevation of the proposed changes *SAME - REPLACE ALL w/ LIKE KIND.*
- ☒ 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

✓ SIDING - CEDAR. FISH SCALE. Cut Sheet & Sample submitted herewith

Windows

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

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

Roofing

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

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

Signs

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

N/A **Landscaping & Trees**

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

N/A **Fence**

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

N/A **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

N/A **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.

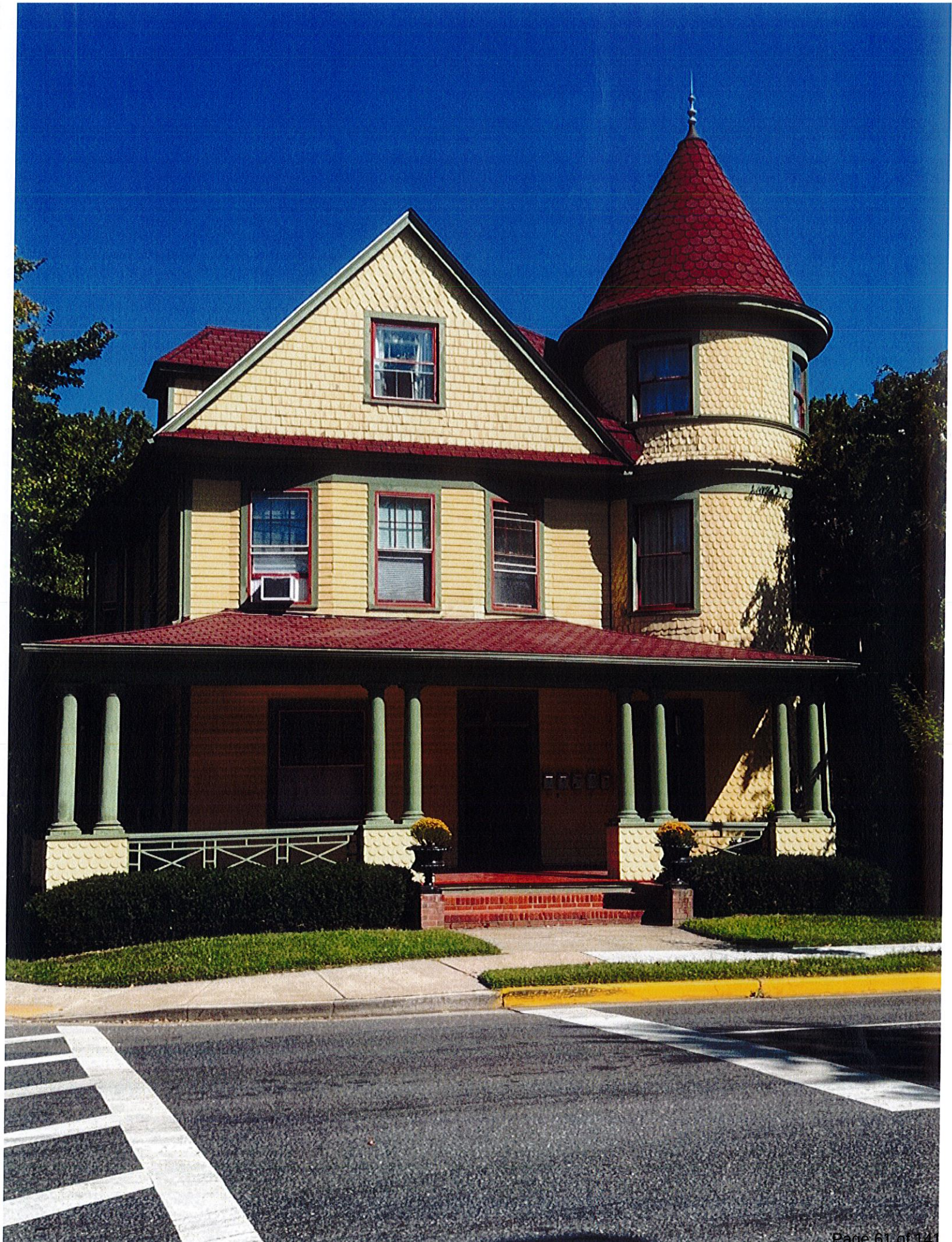
If the applicant or their designee is not present for the scheduled HDC meeting, the Commission may elect to refrain from discussing and voting on the scheduled agenda item.

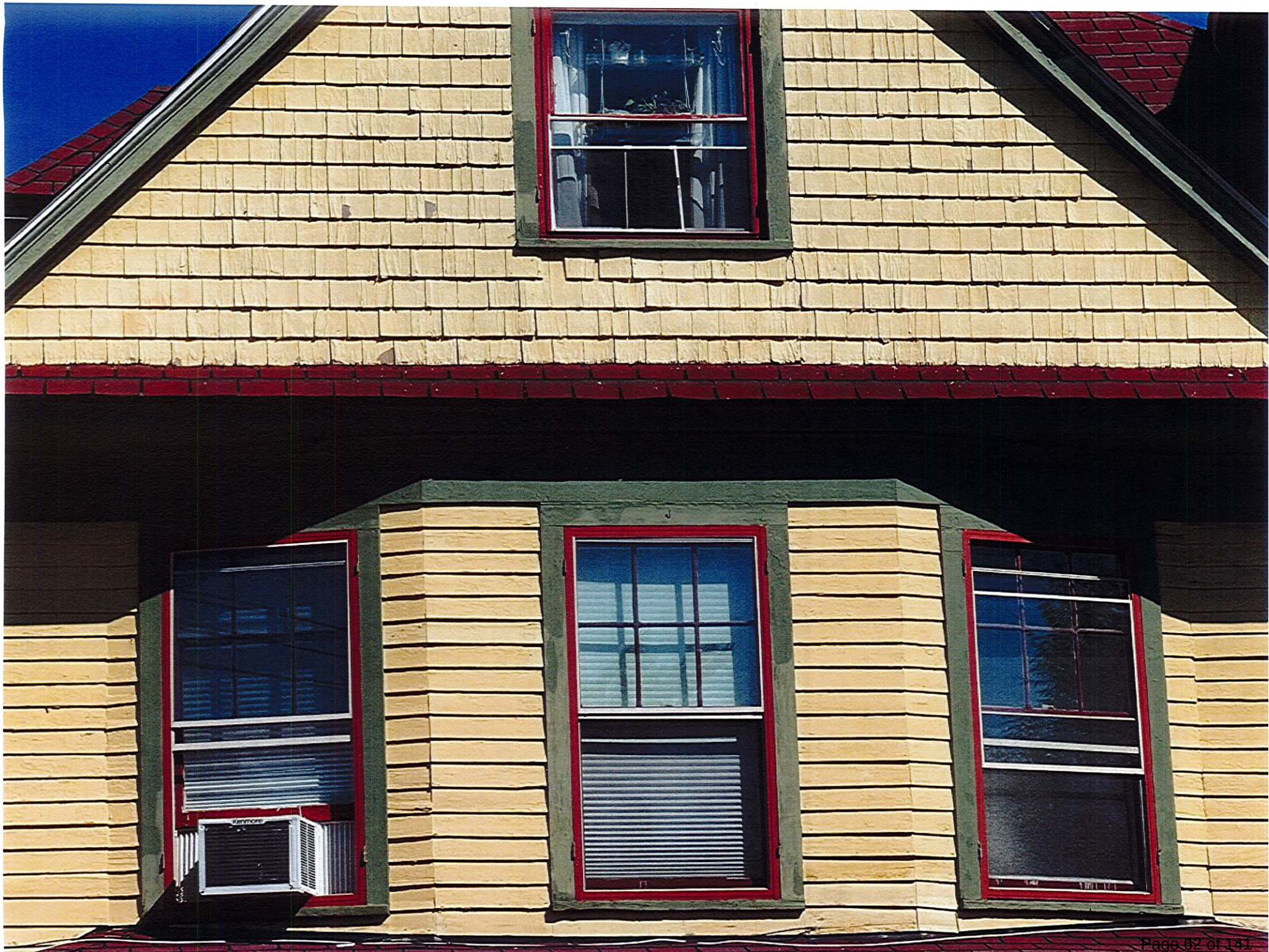
This checklist shall be submitted along with the completed Historic District Commission Application and all additional supporting information.

Commercial Concept Development and Construction, LLC

221 Wye Ave
Easton, MD 21601
410-490-1733

Stephen C. Leocha
Principal
scleocha@yahoo.com











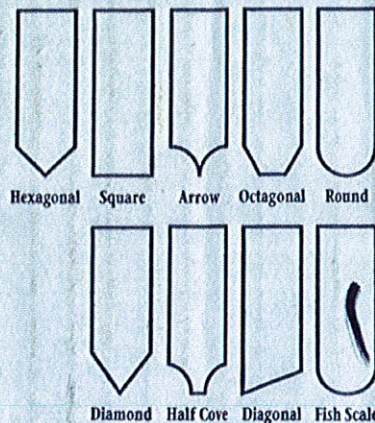
Fish



Express your own individualism with Designer Cuts™

Product Information and Specifications

Designer Cuts™ shingles are produced from 100-percent Western Red Cedar in arrow, diagonal, diamond, fish scale, half cove, hexagon, octagonal, round and square patterns. Each shingle is carefully cut and one face machine sanded to a beautiful, durable finish. Because the shingles are manufactured to exacting tolerances, they can be butted tightly together for interior applications.



A carton contains 96 shingles, 4 15/16" x 18" (nominal dimensions).

Coverage per carton: 25 sq. ft. for exterior applications (7 1/2" maximum exposure); 33 sq. ft. for interior applications (10" maximum exposure); 16 2/3 sq. ft. for roofing applications (5" maximum exposure and not less than 5/12 slope).

Use 11/4"-11/2" hot dipped zinc, aluminum, or Type 304 or 316 stainless steel nails only.



Stave Lake Cedar Mills Inc.
Dewdney, B.C., Canada
A DIVISION OF THE WALDUN GROUP
CARTON AND CONTENTS
PRODUCT OF CANADA

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CEDAR VALLEY

Handcrafted Shingle Panels

Decorator Round Shingles



Round



Fishscale



Hexagon



Octagon



Full Cove



Arrow



Diagonal



Square



Diamond

Part # 156148-434 RIT EXP 03/19



JMS

9632 0019 6 (000

TRK# 4567 6016



DEPT: BALTIMORE PARK
THU: BALTIMORE PARK

EASTON M

WARREN
8708 BRO

TO

US
APEX NC 27502

FROM: SHIPPING DEPARTMENT
THE PARKSITE GROUP
810 CENTER ST
(919) 335-0940

BILL SENDP

SHIP DATE: 16DEC19
ACT WGT: 25.00 LB MAN
CAD: 0679098/CAFE3311

05A2

**SPECIAL ORDER
MATERIAL**

Leocwa

NAME _____ DATE REC. _____

SALESMAN _____ ORDER # _____

STOCK # _____ VENDOR _____

P.O. # _____

DESCRIPTION _____

NO. OF PIECES _____
To Reorder Labels Call 1-800-828-4448

Town of Easton
R E P R I N T
*** CUSTOMER RECEIPT ***
Oper: SMILES Type: OC Drawer: 1
Date: 9/26/22 01 Receipt no: 4228

	Year	Number	Amount
PZ	2022	769	
		PZ - PAYMENTS	\$75.00

301 LLC
28507 SAWGRASS CT
EASTON MD 21601

Tender detail		
CK CHECK	2131	\$75.00
Total tendered		\$75.00
Total payment		\$75.00

Trans date: 9/26/22 Time: 8:38:32

THANK YOU FOR YOUR PAYMENT.

Historic District Commission Staff Report

Meeting Date: 10/10/2022

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

Property Address: 100 N West Street

Application Number: 2022-0767

Request: Commercial Renovation

Staff Recommendation: Approve ☒ Deny ☐ Table ☐

There have been no recent improvements done to this building that required the HDC's approval. This portion of the building appears to have been left out of the Historic District's Survey, but 19 Federal Street is attached to this building and was built in 1900. It should also be noted, that this property is oriented towards West Street but is separated from the sidewalk by a parking lot. It appears that this façade was added at a later time to 19 Federal Street.

Relevant Guidelines:

Railing

Guideline 65a: "Replace missing post and railings where necessary to match size, shape, profile, proportion, and spacing to the historic feature.

65b: "Use wood for porch details and structural parts... unless it can be documented that other materials were historically used on the house or used at an early date."

Roof

Guideline 68a: "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."

70b: “Where total replacement of all roofing material is required, the new roofing should match the existing material or be a roofing material that is consistent with the building’s architectural style.”

Shutters

91a: “Shutters are appropriate for windows on some residential buildings, and in some cases, on the upper stories of commercial properties.”

91c: “Shutters, even when non-operable, should be sized to cover the window if closed...”

91d: “paintable, smooth-finished, composite materials and wood are appropriate materials for replacement shutters.”



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

Application #: 22-767
Date Received: 09/21/22
Fee Paid: \$200.00
HDC Meeting Date: 10/10/2022
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: 100 N. WEST ST., EASTON, MD
☒ Contributing ☐ Non-Contributing YEAR BUILT: 1900 NATIONAL REGISTAR #

PROPERTY INFORMATION

OWNER NAME: FEDERAL ST. BUILDING, LLC
TELEPHONE NO.: 410-770-8703 EMAIL: kline@beowulfenergy.com

Applicant or Agent

NAME: CHRISTINE M. DAYTON ARCHITECT, P.A.
TELEPHONE NO.: 410-822-3130 EMAIL: staff@cdaytonarchitect.com

Description of Proposal (include additional sheets, as necessary)

THE PROPOSED WORK WILL APPLY NEW TRIM TO THE EXISTING WEST FACING PORCH TO BOOSTER ITS APPEARANCE AND MAKE IT MORE PROPORTIONAL WITH THE REST OF THE BUILDING.

Specific Requirements

- The payment of fees is due at the time of application submittal.
As of July 1, 2021, the fees are as follows:
Commercial - \$200 Residential - \$75 Signs - \$75 Staff Approval \$25
- Provide 7 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.

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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

Joshua Startt (ARCHITECT)
2022-09-20
JOSHUA STARTT

Revised 4.4.2022



Historic District Commission Application Checklist

Revised April 2022

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

Requirements:

The payment of fees is due at the time of application submittal. As of July 1, 2021, the fees are as follows:

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

The application submitted shall include 4 copies plus 1 digital.

All Applications to Include:

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

N/A 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

N/A Windows

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

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

N/A Roofing

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

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

N/A Signs

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

✓/A Landscaping & Trees

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

N/A Fence

- ☐ Application must Include:
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 - 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)
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✓/A Demolition

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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

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.

TIMBERLANE

ENDURIAN®

Technical Specifications



1-800-250-2221 • Timberlane.com

Timberlane Inc. • 150 Domorah Drive, Montgomeryville, PA 18936

TIMBERLANE

ENDURIAN®

Exclusive PVC Shutter Material



Timberlane Endurian® Shutters can be milled to create a wide variety of profiles, including panels, louvers, and more. Our proprietary synthetic blend can be modified in almost every fashion that our Premium Wood line can, while boasting long-lasting durability. Your Timberlane Expert will be happy to assist you with all of your selections, from color to shape to size, and more! Customize your Endurian Shutters to get the perfect design for your home.

ENDURIAN® CUSTOMIZATION OPTIONS

STYLES: Panel, Operable Louver, Fixed Louver,
Board & Batten and Mission

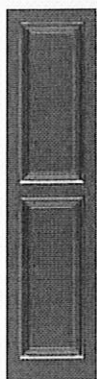
CONFIGURATIONS: Singular, 50/50, 40/60, 60/40, 33/33/33,
20/40/40, 40/20/40, 25/25/25/25 and Custom

SIZES: Framed Shutter Thickness: 1 ⁵/₁₆"
Width: 10.5" - 36"
Length: 30" - 82"

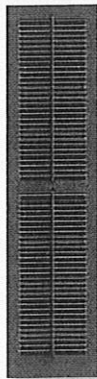
FINISHES: Premium Paint

HARDWARE: Heavy and Standard Duty

TIMBERLANE'S 4 ENDURIAN® SHUTTER STYLES



PANEL



LOUVER



BOARD & BATTEN



MISSION

Panel & Mission Style Specifications

SPECIFICATION	VALUE
Materials	Proprietary blend of synthetic materials
Configurations	8 Standard or custom
Framed Shutter Thickness	1 5/16" or custom
Minimum Shutter Width	10.5"
Maximum Shutter Width	36"
Minimum Shutter Height	18"
Maximum Shutter Height	82"
Size Increments	1/8"
Stile Width	2 1/2" or custom
Top Rail Width	2 1/2" or custom
Mid Rail Width	2 1/2" or custom
Bottom Rail Width	4" +/- or custom
Panel Thickness	3/4" & 5/8" (flat panels)
Custom Rail Placement	Available
Primer	Water-based, pigmented acrylic
Paint	Flexible, water-based acrylic with UV protection & reflective additives
Colors	24 Standard colors and custom color-matching
Finishes	Painted (satin)
Capping	Aluminum (painted) or copper upgrade (unfinished)

Louver Specifications

SPECIFICATION	VALUE
Materials	Proprietary blend of synthetic materials
Configurations	8 Standard or custom
Shutter Thickness	1 5/16" or custom
Minimum Shutter Width	10.5"
Maximum Shutter Width	36"
Minimum Shutter Height	18"
Maximum Shutter Height	82"
Size Increments	1/8"
Stile Width	2 1/2" or custom
Top Rail Width	2 1/2" or custom
Mid Rail Width	2 1/2" or custom (SW1 profile 4 1/4")
Bottom Rail Width	4" +/- or custom
Louver Type	Varies by style or custom
Louver Pitch	Varies by style or custom
Louver Spacing	Varies by style or custom
Louver Width	Varies by style or custom
Louver Thickness	3/8"
Louver Direction	Traditional or reverse
Custom Rail Placement	Available
Primer	Water-based, pigmented acrylic
Paint	Flexible, water-based acrylic with UV protection & reflective additives
Colors	24 Standard colors and custom color-matching
Finishes	Painted (satin)
Capping	Aluminum (painted) or copper upgrade (unfinished)

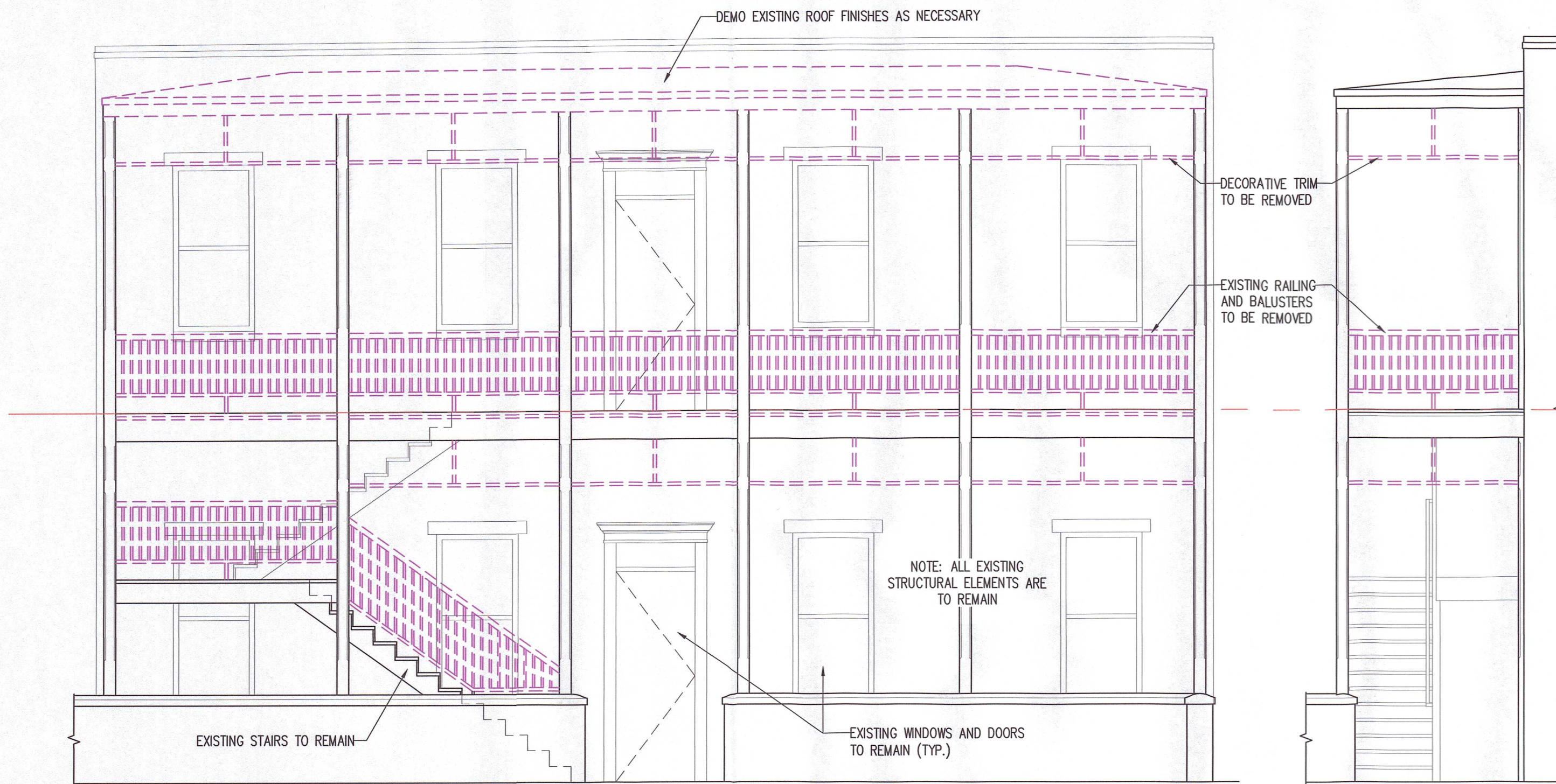
Board & Batten Specifications

SPECIFICATION	VALUE
Materials	Proprietary blend of synthetic materials
Configurations	Various styles available (Closed boards only)
Shutter Thickness	Board - 1" Batten - 1"
Minimum Shutter Width	10.5"
Maximum Shutter Width	36"
Minimum Shutter Height	18"
Maximum Shutter Height	82"
Size Increments	1/8"
Individual Board or Batten Widths and Quantities	Customizable
Custom Batten Placement	Available
Primer	Water-based, pigmented acrylic
Paint	Flexible, water-based acrylic with UV protection & reflective additives
Colors	24 Standard colors and custom color-matching
Finishes	Painted (satin)
Capping	Aluminum (painted) or copper upgrade (unfinished)

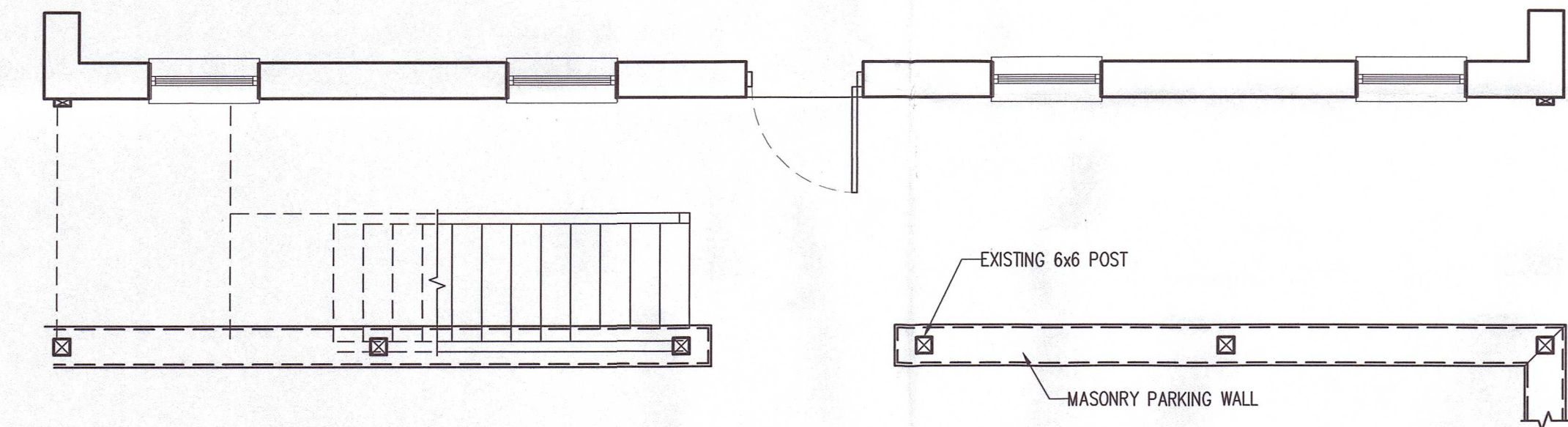
Bermuda Specifications

SPECIFICATION	VALUE
	Style not available

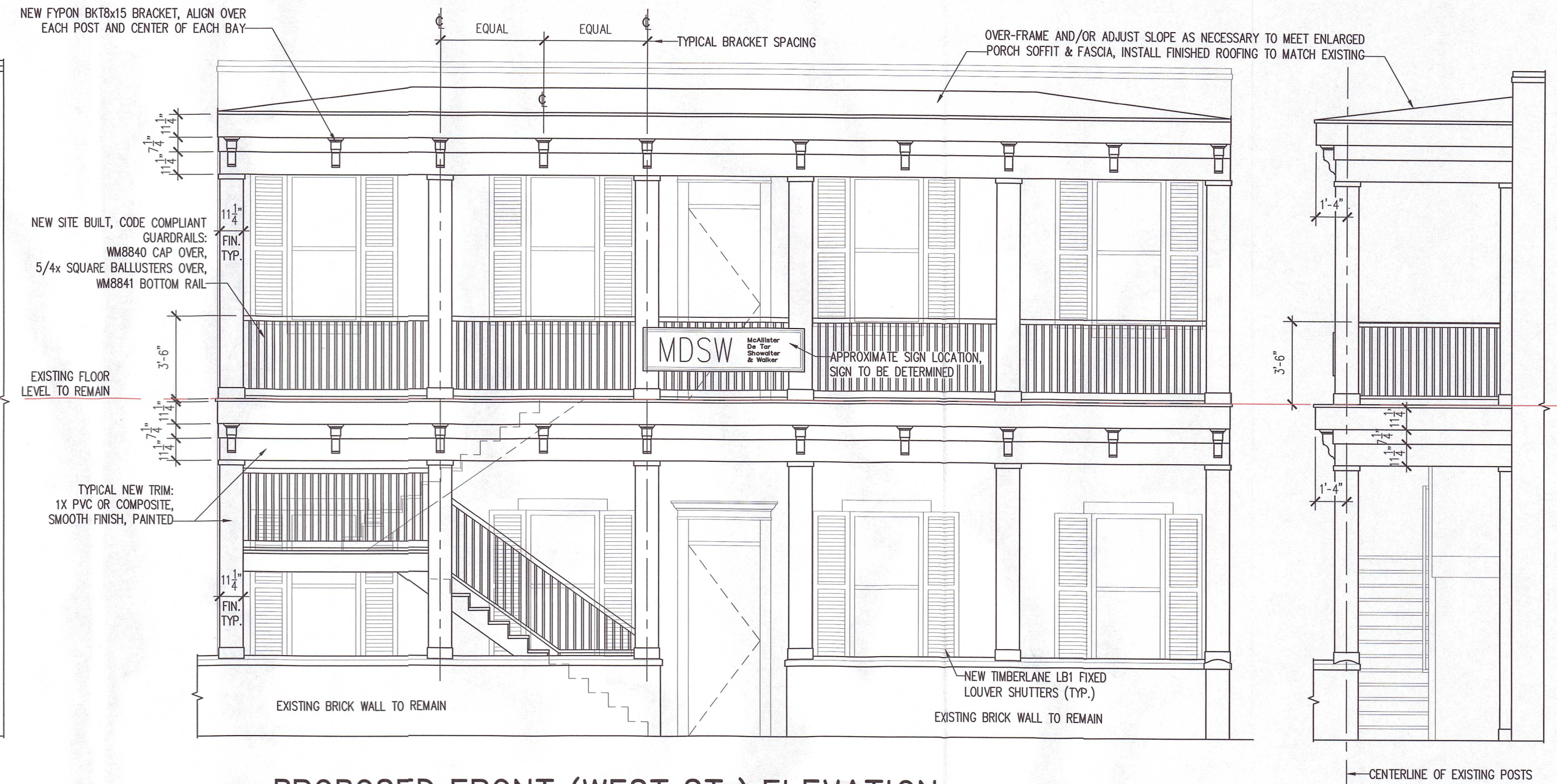
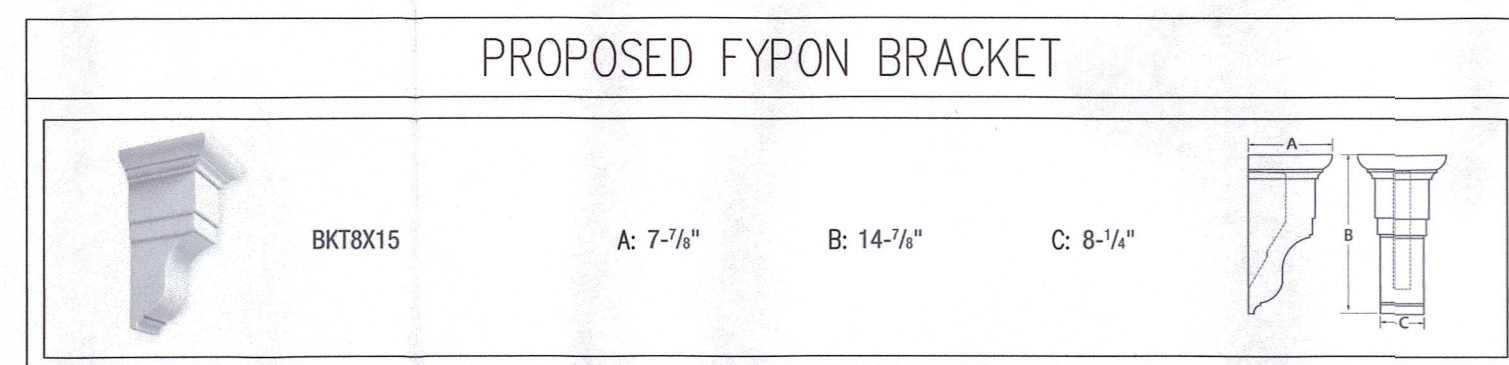




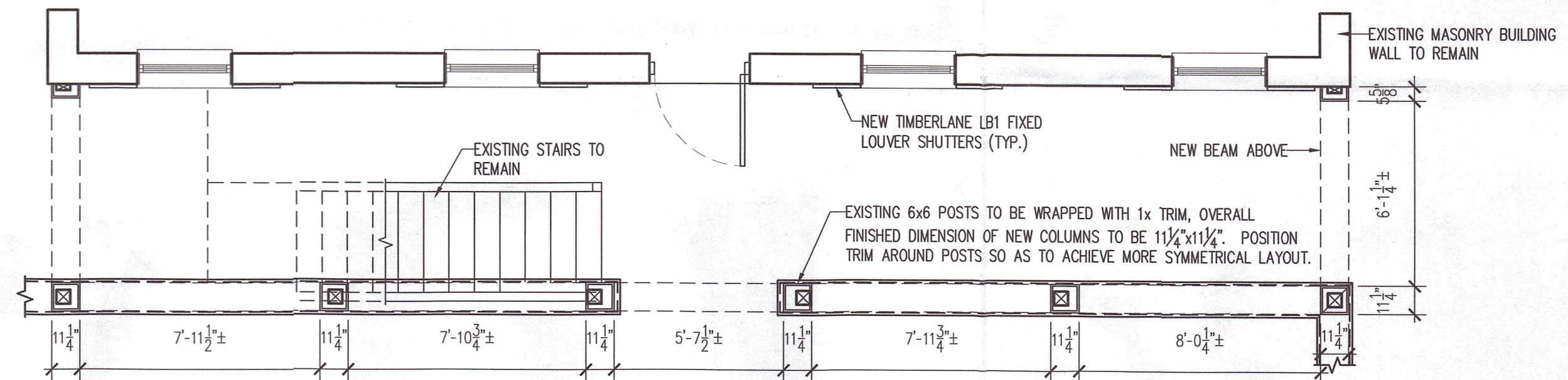
3 EXISTING FRONT (WEST ST.) ELEVATION
1/4"=1'-0"



4 EXISTING PORCH PLAN
1/4"=1'-0"



1 PROPOSED FRONT (WEST ST.) ELEVATION
1/4"=1'-0"



2 PROPOSED PORCH PLAN
1/4"=1'-0"



5 PROPOSED 3D IMAGES
NOT TO SCALE

Historic District Commission Staff Report

Meeting Date: 10/10/2022

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

Property Address: 124 S Aurora Street

Application Number: 2022-0773

Request: Commercial Renovation

Staff Recommendation: Approve ☒ Deny ☐ Table ☐

The applicant is proposing exterior renovations to the old Victory Garden Café to open a small gym. Currently, a Special Exemption request is on the Board of Zoning Appeals agenda for October to allow a gym. This property received permission from the HDC in April of 2022 to do an in-kind asphalt roof replacement.

Relevant Guidelines:

Door

Guideline 44 b: “Install additional doors, when needed, at the side or rear of the property.”

42 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.”

Windows

Guideline 126. Arrangement

- a. Windows should be present on all elevations that are visible from the street.
- b. Window heights and sizes on new buildings should generally be consistent with that of the surrounding buildings.
- c. The relationship of voids to solids should be similar to that of neighboring buildings.
- d. Window orientation should be consistent with the directional expression of surrounding buildings.

Guideline 127c “Wood, aluminum... may be appropriate materials.”

Awnings

Historically, awnings were found on storefronts and sometimes on the upper floor front façade windows of commercial buildings. They were used much less frequently on residential buildings. Awnings provide shelter from the sun, rain, and snow, and help improve the thermal efficiency of windows exposed to direct sunlight in summer. Many historic awnings were operable so they could be retracted, either at night or to allow sunlight to enter the building during the winter.

Awnings were historically made of steel frames and canvas duck. Today the frames are made of aluminum covered with a fabric such as canvas treated with a fire retardant.

Guideline 80a: Maintain original storefronts. Repair rather than replace deteriorated elements.

The removal of the awnings may be the only item in this application that is inappropriate due to the fact that historic commercial buildings had awnings. Even though this is a non-contributing structure, the HDC survey says the front façade looks pre-war.

Fence

The fence material, location, and height appear to meet the Zoning Ordinance's requirements.

Picture:



TAX ID	ADDRESS	OWNER NAME					
2101023640	124 S AURORA ST	NAVARRO, MICHAEL A					
YEAR BUILT	PHYSICAL CONDITION						
1947	GOOD						
ARCHITECTURAL STYLE		ADDITION(S)					
ONE PART COMMERCIAL BLOCK							
NHL DISTRICT	NR DISTRICT	NR LISTED	MEETS NR CRITERIA	1980 NR RATING	MD INVENTORY	CONTRIBUTING	NC CODE
				H		N	AGE
NOTES							
CONCRETE BLOCK BODY APPEARS CONSISTENT WITH 1940S CONSTRUCTION DATE, BUT FAÇADE APPEARS PRE WAR. NONCONTRIBUTING STATUS BASED ON CONSTRUCTION DATE AFTER 1941 PERIOD OF SIGNIFICANCE CUT OFF. IF PROVES TO BE EARLIER WOULD RECOMMEND CHANGING STATUS TO CONTRIBUTING.							



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

Application #:
Date Received:
Fee Paid:
HDC Meeting Date:
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 124 S. Aurora Street
☐ Contributing ☒ Non-Contributing YEAR BUILT: 1947 NATIONAL REGISTAR # _____

PROPERTY INFORMATION

OWNER NAME DHW Holdings LLC
TELEPHONE NO. _____ EMAIL _____

Applicant or Agent

NAME Zachary A. Smith
TELEPHONE NO. 410-819-8989 EMAIL zachsmith@alrwlaw.com

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, 2021, the fees are as follows:
Commercial - \$200 Residential - \$75 Signs - \$75 Staff Approval \$25
- Provide 7 hard copies plus 1 digital copy of the application and all supplemental information.
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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>9/26/22</u>
Zachary A. Smith

Revised 4.4.2022



Historic District Commission Application Checklist

Revised April 2022

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

Requirements:

The payment of fees is due at the time of application submittal. As of July 1, 2021, the fees are as follows:

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

The application submitted shall include 4 copies plus 1 digital.

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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.
- ☐ Manufacturer cut-sheets and material specifications related to all proposed work.
- ☐ Any available and applicable historical photographs, sketches or other documentary evidence illustrating previous conditions and configurations of the building(s)

New Construction / Addition

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

Renovations

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

Windows

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

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

Roofing

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

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

Signs

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

Landscaping & Trees

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

Fence

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

Demolition

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

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

Other

- ☐ Attach all documentation supporting request

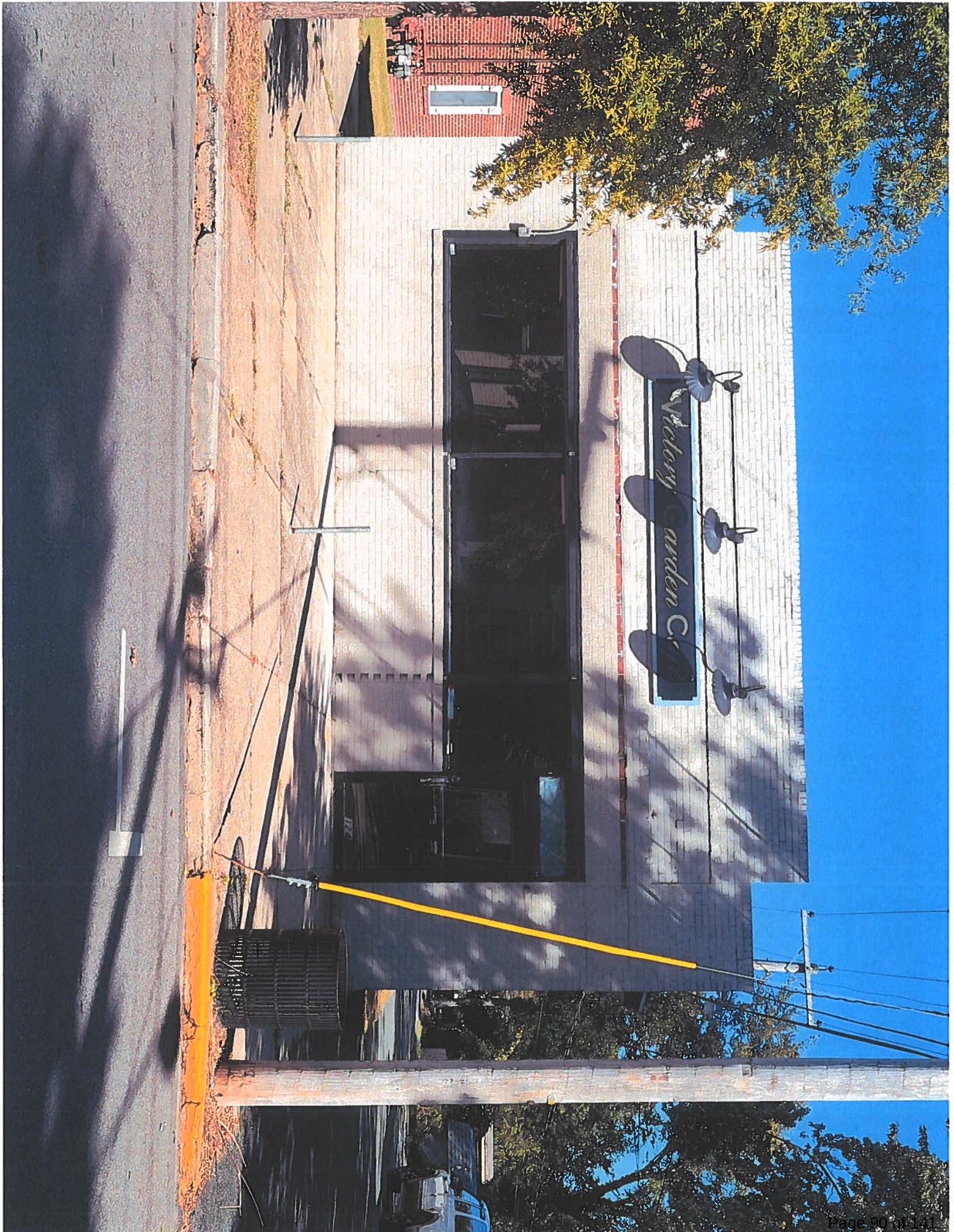
The Historic District Commission (HDC) reserves the right to request reasonable additional information or design drawings that further clarify proposals. In cases where professional design services are warranted, the HDC may require the applicant to retain a licensed design consultant.

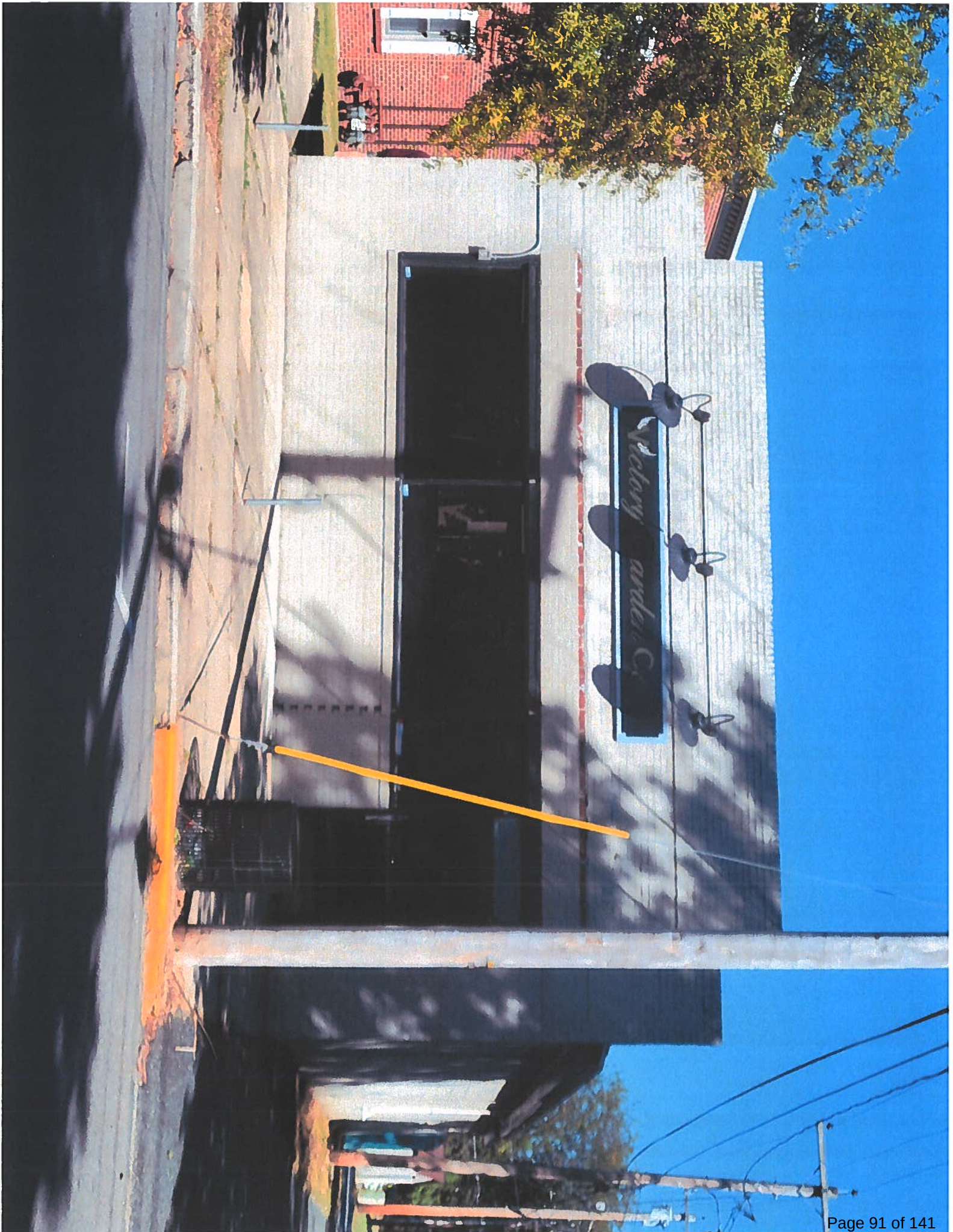
If the applicant or their designee is not present for the scheduled HDC meeting, the Commission may elect to refrain from discussing and voting on the scheduled agenda item.

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

The Applicant requests approval for the following:

- A. **Paint:** Paint the building as shown on the attached drawings (note, existing masonry is already covered in paint).
- B. **Remove Existing Doorway:** Remove the existing front entry door, fill opening with brick and an aluminum storefront window to match the balance of the front façade. Doorway needs to be removed to allow for functionality of the interior space.
- C. **Remove Awning:** The awning on the front façade will be removed.
- D. **New Entry Door:** A new aluminum storefront entry door will be added to the side (north) façade as shown on attached plans. A concrete walk to match the existing will be added to provide a pathway from the new doorway to the existing sidewalk.
- E. **New Windows:** Existing windows on both side facades (north and south) will be removed, the openings will be enlarged and new aluminum storefront windows added, as shown on attached plans.
- F. **Fence:** The existing 5' wood dog eared fence along the northern property line will be extended to the west, out to the front plane of the building, as shown on the attached plans. New 5' tall wood dog-eared fence will also be added around the HVAC equipment to provide screening.
- G. **Roof:** Roof material will be replaced in-kind.



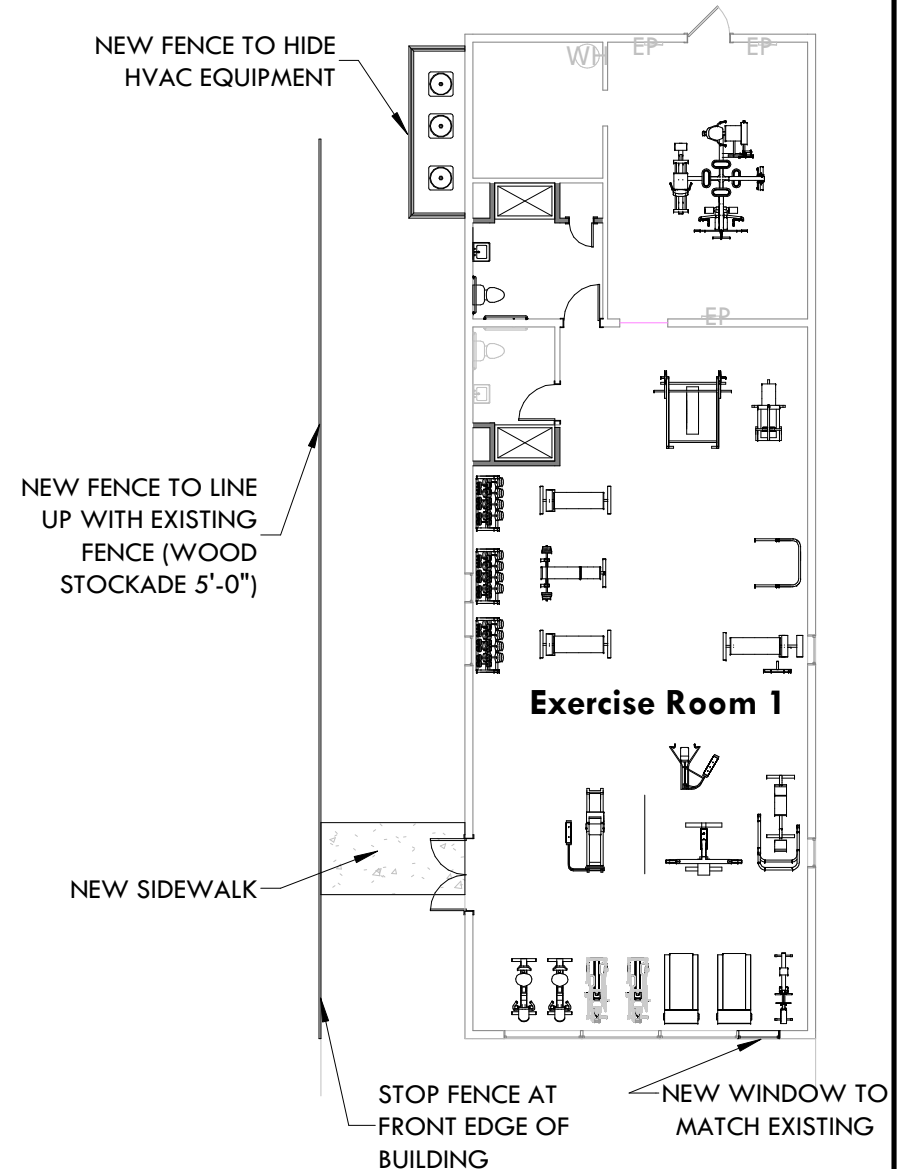






BUILDING AND CODE DATA

A. BUILDING NAME:	
2. BUILDING TENANT:	AURORA STREET GYM
	124 S. AURORA ST
	EASTON, MARYLAND
B. USE CLASSIFICATION	
1. PROPOSED	BUSINESS: 2328 Sq Ft.
	BUSINESS EXERCISE ROOM: 100 GROSS
	OCCUPANT LOAD: 100 GROSS / 2328 = 23 OCC.
D. CONSTRUCTION TYPE:	VB-COMB.
E. SPRINKLERS:	NOT - PROVIDED
F. APPLICABLE CODES	
2018 INTERNATIONAL BUILDING CODE ADA STANDARDS 2010	
2015 NFPA LIFE SAFETY CODE	



① New Floor Plan .
1/16" = 1'-0"



24190 Main St. Ext.
Mardela Springs, MD 21837
pangell@gmail.com

PH: 443-614-9224

Aurora Street Gym

124 S. Aurora St
Easton, Maryland

SHEET TITLE:

Floor Plan and Notes

SHEET ISSUE DATE: 09/26/22

PROJECT STATUS:

Planning

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

DRAWN BY: PSA

ISSUE DATE: 9-26-22

PROJECT NUMBER: A-1489

DRAWING NUMBER:

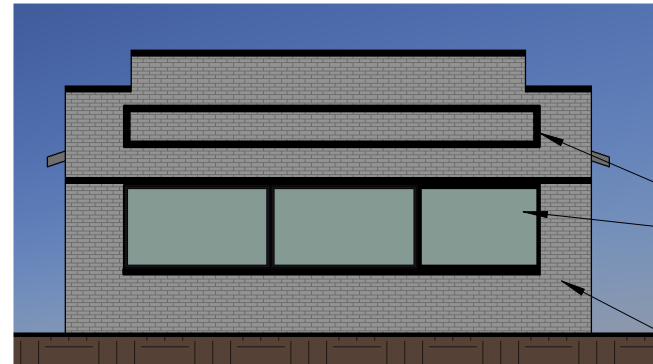
SK-1



Front Left Existing



Front Right Existing



BRICK PAINTED BLACK
NEW WINDOW MATCH
EXISTING (BLACK ALUM.
STOREFRONT)
BRICK PAINTED GRAY

① New Front Elevation
3/32" = 1'-0"



② Existing Front Elevation
3/32" = 1'-0"



FORMALLY : PSA DESIGN STUDIO

24190 Main St. Ext.
Mardela Springs, MD 21837
pangell@gmail.com

PH: 443-614-9224

Aurora Street Gym

124 S. Aurora St
Easton, Maryland

SHEET TITLE:

Elevation Sketch Front

PROJECT STATUS:

Planning

SCALE: 3/32" = 1'-0"

DRAWN BY: PSA

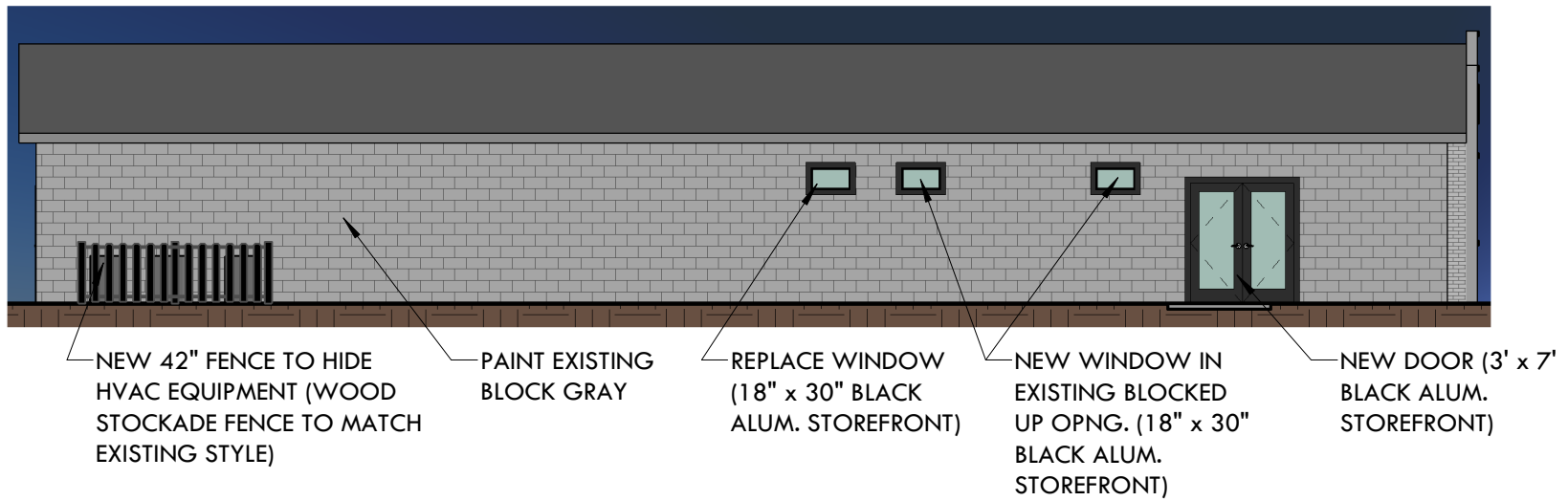
ISSUE DATE: 8-26-22

SHEET ISSUE DATE: 09/23/22

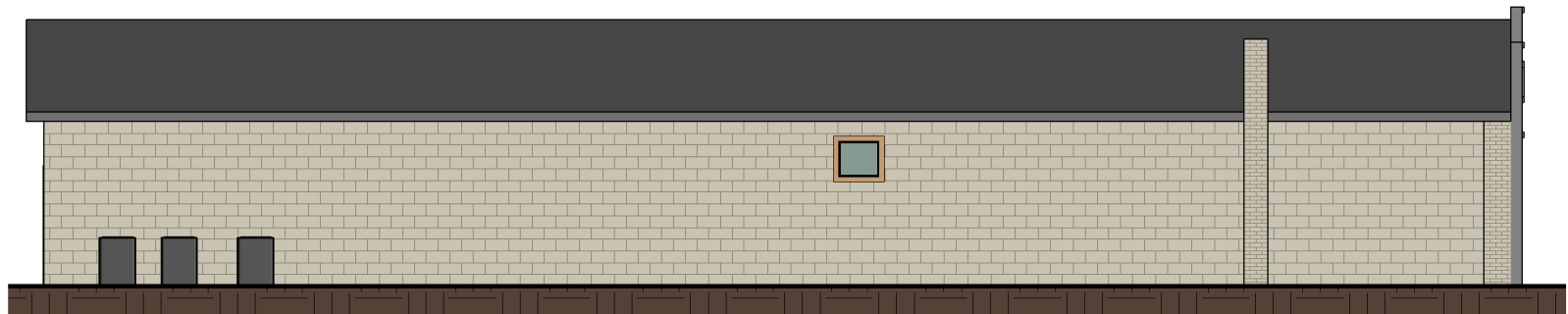
PROJECT NUMBER: A-1489

DRAWING NUMBER:

SK-2



② New Left Elevation
3/32" = 1'-0"



① Existing Left Elevation
3/32" = 1'-0"



FORMALLY : PSA DESIGN STUDIO

24190 Main St. Ext.
Mardela Springs, MD 21837
pangell@gmail.com

PH: 443-614-9224

Aurora Street Gym

124 S. Aurora St
Easton, Maryland

SHEET TITLE:

Elevation Sketch Left

PROJECT STATUS:

Planning

SCALE: 3/32" = 1'-0"

DRAWN BY: PSA

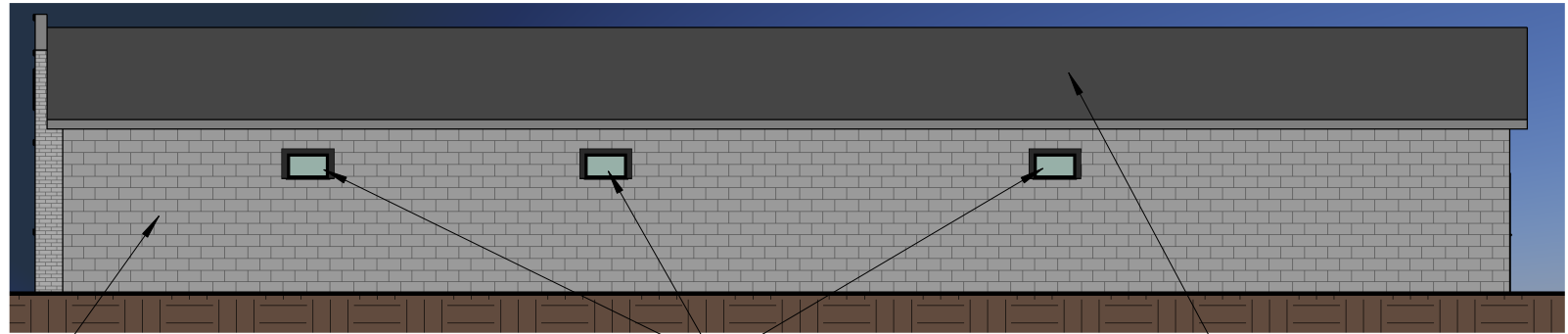
ISSUE DATE: 8-26-22

SHEET ISSUE DATE: 09/26/22

PROJECT NUMBER: A-1489

DRAWING NUMBER:

SK-3



PAINT EXISTING
BLOCK GRAY

NEW WINDOW IN
EXISTING BLOCKED
UP OPNG. (18" x 30"
BLACK ALUM.
STOREFRONT)

NEW ROOFING
MATCH EXISTING
(ARCHITECTURAL
ASPHALT SHINGLE)

② New Right Elevation
3/32" = 1'-0"



① Existing Right Elevation
3/32" = 1'-0"



FORMALLY : PSA DESIGN STUDIO

24190 Main St. Ext.
Mardela Springs, MD 21837
pangell@gmail.com

PH: 443-614-9224

Aurora Street Gym

124 S. Aurora St
Easton, Maryland

SHEET TITLE:

Elevation Sketch Right

PROJECT STATUS:

Planning

SCALE: 3/32" = 1'-0"

DRAWN BY: PSA

ISSUE DATE: 8-26-22

SHEET ISSUE DATE: 09/25/22

PROJECT NUMBER: A-1489

DRAWING NUMBER:

SK-4

The Applicant requests approval for the following:

- A. **Paint:** Paint the building as shown on the attached drawings (note, existing masonry is already covered in paint).
- B. **Remove Existing Doorway:** Remove the existing front entry door, fill opening with brick and an aluminum storefront window to match the balance of the front façade. Doorway needs to be removed to allow for functionality of the interior space.
- C. **Remove Awning:** The awning on the front façade will be removed.
- D. **New Entry Door:** A new aluminum storefront entry door will be added to the side (north) façade as shown on attached plans. A concrete walk to match the existing will be added to provide a pathway from the new doorway to the existing sidewalk.
- E. **New Windows:** New 18" x 30" aluminum storefront windows will be added to both side facades (north and south), as shown on attached plans.
- F. **Fence:** The existing 5' wood fence along the northern property line will be extended to the west, out to the front plane of the building, as shown on the attached plans. New 42" tall wood fence will be added around the HVAC equipment to provide screening.
- G. **Roof:** Roof material will be replaced in-kind.

Town of Easton
*** CUSTOMER RECEIPT ***
Oper: CKAHANE Type: OC Drawer: 1
Date: 9/26/22 01 Receipt no: 4268

	Year	Number	Amount
PZ	2022	773	
		PZ - PAYMENTS	
			\$200.00

Tender detail		
CK CHECK	1412	\$200.00
Total tendered		\$200.00
Total payment		\$200.00

Trans date: 9/26/22 Time: 12:20:03

THANK YOU FOR YOUR PAYMENT.

Historic District Commission Staff Report

Meeting Date: 10/10/2022

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

Property Address: 24 N Aurora Street

Application Number: 2022-00714

Request: Roof Replacement, Economic Hardship

Staff Recommendation: Approve ☐ Deny ☒ Table ☐

Background

This application is identical to the withdrawn application that was heard by the Historic District Commission (HDC) on April 25th, 2022. The applicant is proposing to remove the existing cedar shake off the main roof and replacing it with architectural asphalt shingles. This home is one of the oldest homes in Easton being built in 1800, with several additions in the late 1800's.

In this application, the applicant asserts that since other prominent buildings in the Historic District have asphalt shingle roofs, it is appropriate in this circumstance as well. The applicant has provided a list of other homes that have architectural asphalt shingles. However, these homes all obtained approval to transition to asphalt shingles in the late 1900's.

Economic Hardship Clause

In Article 6 of the zoning ordinance (28-601 E4(i)), the concept of "economic feasibility" is introduced. It states that "if an application is submitted for construction, reconstruction, or **alteration** affecting a site or the exterior of a structure... which the Commission considers to be of unusual importance... the Commission shall attempt to formulate an economically feasible plan with the owner(s)...". In this case, the owner is claiming that it is not economically feasible to replace the existing cedar shake roof in-kind and is proposing architectural asphalt shingles. In order to determine if an economic hardship argument is valid, the applicant must provide documentation to support their claim. This process is outlined in the Commission's Rules of

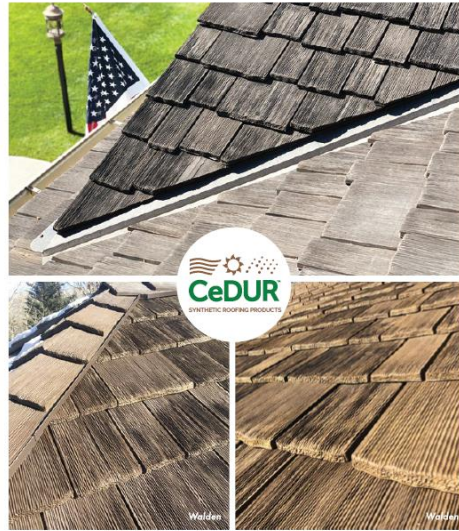
Procedure and states that “**the burden of proof of an economic hardship resides with the applicant.**” Section 15.2 of the Rules of Procedure then gives a list of documentation that the HDC may consider.

The HDC must also determine if it is “satisfied” that the proposed change in roofing material will not materially impact the historic significance of the structure. If the HDC decides that this change will materially impact the structure, the Commission shall “reject the application, filing a copy of its rejection with the zoning inspector.”

Staff Recommendation

Staff recommends denying this application or approving a more appropriate synthetic shake based on the finding that this change will materially impact the structure. Historic District Guideline 70b says “where total replacement of all roofing material is required, the new roofing should match the existing material or be a roofing material that is consistent with the building’s architectural style.” Unless the applicant can provide evidence to support their claim of undue economic hardship or come up with a feasible and appropriate alternative, this application should be denied and a copy of the rejection must be filed with the zoning inspector.

Appendix B, Substitute Materials says “it may be appropriate to replace a deteriorated historic shingle roof with new, synthetic shingles, similar in color and texture of the historic material. Guidelines state that shingles may serve as an appropriate replacement for severely deteriorated timber shingle roofs. However, this home is one of the most significant structures in the Historic District. It is one of the oldest homes in the Historic District, is listed on the Maryland Register of Historic Places, and is highly visible from Goldsborough Street entering downtown. For these reason’s architectural asphalt shingles may not be an appropriate replacement for **this home**. If the HDC decides they would allow a synthetic replacement to cedar shakes, there are higher quality shingles available that mimic cedar closer than the proposed material does (some examples are shown below).



*The colors shown in this brochure may vary from actual colors. CeDUR samples are available at cedur.com/contact

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MULTI-WIDTH SHAKE

DaVinci Shake gives you everything you love about cedar shake ... without the headaches or the heartaches.



Empire Niagara Shake



Empire Niagara Shake is a natural-looking $\frac{3}{4}$ " thick, 22" long, synthetic shake roofing tile produced in an even blend of 7", 8", 9" and 10" widths. The added length allows Empire Niagara Shake to be installed at a 10" exposure, maintaining 2" headlap throughout. An additional 9" exposure option allows for the creation of unique looks using a staggered installation. The Niagara design consumes less raw material, reduces roof load and lowers installation labor by 15%. Unlike other synthetic shake, Empire Niagara Shake is manufactured from 25% post-industrial recycled materials. EcoStar roofing tiles, including the larger Empire Niagara Shake, provide longlasting durability, superior protection against extreme weather conditions and 50 years of warranty coverage. Available in 14 standard colors, Empire Niagara Shake offers endless opportunity to showcase the beauty of natural shake at a fraction of the cost.

Empire Niagara Shake - Standard Color Palette



Note: Sample photos, photographs or color swatches may not accurately represent the true color level or variations of color blends that may appear on a roof. Before installation, the tiles or shingles should be laid out and confirmed for consistency to desired color level. If color levels are inconsistent, allow your dealer to provide you with the correct color. Colors and specifications subject to change without notice. EcoStar is not liable for color variations or shading. This must be carefully checked for best results. Limited warranties may vary and conditions. *Significant property insurance discounts may be available when upgrading or building a roof to protect against hail. *Significant property insurance discounts may be available when upgrading or building a roof to protect against hail. *Significant property insurance discounts may be available when upgrading or building a roof to protect against hail.

Advantages

- The look of traditional cedar shake without extensive maintenance
- Significant property insurance discounts may be available when upgrading or building a roof to protect against hail*
- Cool colors help reduce energy used by air conditioning units, typically resulting in energy savings between 10-30%*

Architectural Flexibility

- The $\frac{3}{4}$ " thick tiles create the natural appearance of traditional cedar shake
- Available in 14 standard colors and unlimited custom color options
- Packaged in an even blend of 7", 8", 9" and 10" widths

Strength & Durability

- Provides superior durability and protection from extreme weather conditions that include wind, hail and driving rain
- Significant life cycle savings

Warranty Options

- 50-Year Limited Material Warranty available
- 50-Year Gold Star Labor & Material Warranty available
- 110 mph Wind Warranty available

Environmental Sustainability

- Manufactured with 25% post-industrial recycled materials

Technical Information

- UL listed Class A or C fire resistance (UL 790)
- UL Class 4 impact resistance (UL 2218)
- Wind resistance to 110 mph (ASTM D3161)
- Prolonged UV Exposure (ASTM G155)
- May contribute to LEED® points
- Manufactured in strict adherence to ISO 9001:2015 Quality Management





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

Historic District Commission Hearing Application

Application Type			
Renovation	☐	Alteration	☐
Demolition	☐	Other	☒ Roof Replacement
New Construction or Addition	☐	Signage	☐
Fence	☐		

Property Information			
Address	24 N. Aurora Street, Easton, MD 21601		
Tax Map	Grid	Parcel	Lot

Owner	
Name	Jon & Laura Ryan
Mailing Address	24 N. Aurora Street, Easton, MD 21601
Telephone No.	Email

Applicant or Agent	
Name	Zachary A. Smith, Armistead, Lee, Rust & Wright, P.A.
Mailing Address	114 Bay Street, Building C, Easton, MD 21601
Telephone No.	(410) 819-8989 Email zachsmith@alrwlaw.com

Architect - Engineer - Contractor		
Name	License No.	Expiration Date
Mailing Address		
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, 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

6/28/22

Printed Name of Applicant or Agent

Zachary A. Smith, 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			

The Applicants request approval to remove existing wood shake roof material and replace it with asphalt shingles (product sheet is included). The existing wood shake material is damaged and/or deteriorated, which has resulted in interior damage to the home – the roof must be replaced as soon as possible to avoid further damage. Asphalt shingles are extremely prevalent in the Historic District, and the Mid-Shore Exterior indicates that it has installed the proposed shingle material on many structures within the District. Accordingly, the Applicants believe the proposed product is appropriate under the circumstances.

Based on direction from the HDC, the Applicants have obtained a second quote to replace the roof with wood shakes, but have discovered that the cost of using that material is more than four (4) times the cost of using asphalt shingles, and the warranty for the wood material is relatively inferior to the warranty for the asphalt shingles. In light of these findings, the Applicants have determined that the wood material is cost prohibitive. To the extent that the Commission may find the proposed asphalt material to be inappropriate, the Applicants respectfully request that the Commission make a finding of “undue financial hardship” given the very significant cost of using wood shakes, and pursuant to the authority set forth in the Town Code, permit the asphalt shingles to be used due to that hardship – notwithstanding any material preferences that would be applicable if the undue financial hardship did not exist.

The Applicants are a young family, they take pride in their home and have invested significantly to improve and maintain it. Having to replace a roof with asphalt shingles in and of self is a significant expense, having to spend more than four (4) times that amount is not economically feasible in this situation. Along with the cost of replacing the roof, the Applicants are also incurring costs associated with repairing interior damage that has resulted from a delay in replacing the roof (delayed based on the initial meeting with HDC). The Applicants must proceed quickly to replace the roof at this time, to hopefully avoid any further damage. Please approve the replacement of the roof using asphalt shingles.

Timberline HDZ® Specs

ABOUT ([HTTPS://WWW.GAF.COM/EN-US/ROOFING-PRODUCTS/RESIDENTIAL-ROOFING-PRODUCTS/SHINGLES/TIMBERLINE/ARCHITECTURAL/TIMBERLINE-HDZ](https://www.gaf.com/en-us/roofing-products/residential-roofing-products/shingles/timberline/architectural/timberline-hdz))

SPECS ([HTTPS://WWW.GAF.COM/EN-US/ROOFING-PRODUCTS/RESIDENTIAL-ROOFING-PRODUCTS/SHINGLES/TIMBERLINE/ARCHITECTURAL/TIMBERLINE-HDZ/SPECIFICATIONS](https://www.gaf.com/en-us/roofing-products/residential-roofing-products/shingles/timberline/architectural/timberline-hdz/specifications))

DOCS
PRODUCTS/SI

SPECIFICATIONS (ALL DIMENSIONS ARE NOMINAL)

AWARDS & RECOGNITION	Good Housekeeping Rated
\$ - \$\$\$\$	\$\$
DURABILITY & TOUGHNESS	Advanced Protection Shingle with GAF Dura Grip Adhesive
EXPOSURE	5.625" (144 mm)
EXTREME WEATHER IMPACT RATED	No
FIRE RATING	Highest Rating - Class A
MATERIAL	Fiberglass Asphalt Construction
WIND WARRANTY	130 mph
WIND RATING	130 mph
SHINGLE STYLE	Wood-Shake Look
SHINGLE TYPE	Architectural Shingles
APPROX. NAILS/SQ	256

AWARDS & RECOGNITION: Good Housekeeping Rated

\$ - \$\$\$\$: \$\$

DURABILITY & TOUGHNESS: Advanced Protection Shingle with GAF Dura Grip Adhesive

EXPOSURE: 5.625" (144 mm)

EXTREME WEATHER IMPACT RATED: No

FIRE RATING: Highest Rating - Class A

MATERIAL: Fiberglass Asphalt Construction

WIND WARRANTY: 130 mph

WIND RATING: 130 mph

SHINGLE STYLE: Wood-Shake Look

SPECIFICATIONS (ALL DIMENSIONS ARE NOMINAL)

SHINGLE TYPE: Architectural Shingles

APPROX. NAILS/SQ: 256

CODES

FBC	State of Florida Approved
ICC	ESR-1475
ICC AC438	ESR-3267
MIAMI-DADE COUNTY	Miami-Dade County Product Control Approved
TDI	Meets requirements of the Texas Department of Insurance

FBC: State of Florida Approved

ICC : ESR-1475

ICC AC438: ESR-3267

MIAMI-DADE COUNTY: Miami-Dade County Product Control Approved

TDI: Meets requirements of the Texas Department of Insurance

TESTING METHODS & APPLICABLE STANDARDS

TAS 100-95 Yes

TAS 100-95: Yes

ENERGY RATING

COOL ROOF RATINGS COUNCIL (CRRC) CRRC-rated (White only)

MIAMI 21 (FLORIDA BUILDING CODE) Yes (White only)

TITLE 24 (CALIFORNIA ENERGY COMMISSION) Yes (White only)

COOL ROOF RATINGS COUNCIL (CRRC): CRRC-rated (White only)

MIAMI 21 (FLORIDA BUILDING CODE): Yes (White only)

TITLE 24 (CALIFORNIA ENERGY COMMISSION): Yes (White only)

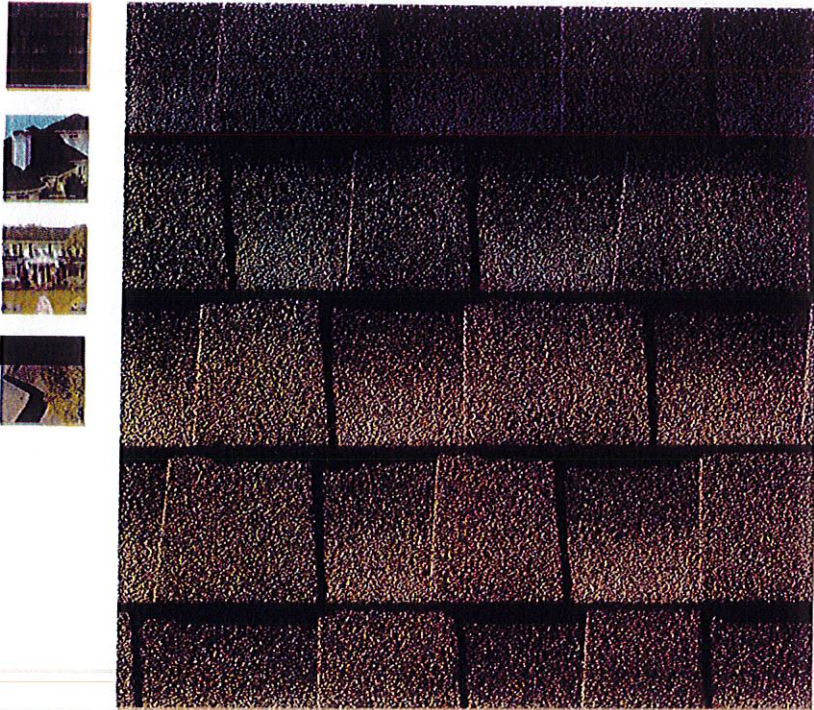
SHIPPING AND PACKAGING

APPROX. PIECES/SQ 64

APPROX. BUNDLES/SQ 3

Timberline HDZ® Shingles

The look people love, now with LayerLock™ Technology and the StainGuard Plus™ Algae Protection Limited Warranty¹



Color/Finish: Charcoal



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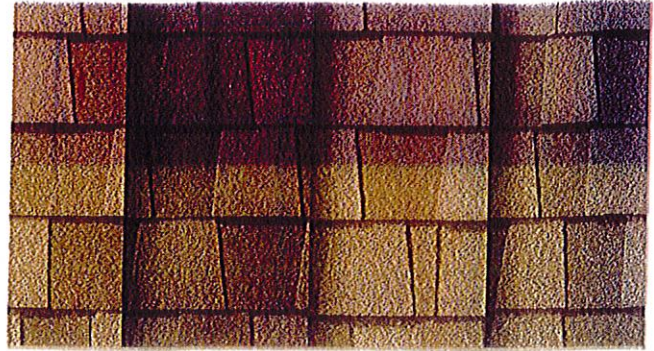
★★★★★ 4.8 (15509) [WRITE A REVIEW](#)

[FIND A CONTRACTOR \(/EN-US/ROOFING-CONTRACTORS/RESIDENTIAL\)](#)

Discover more Timberline HDZ® shingle colors in the Harvest Blend Color Collection

To make a bold color statement with your new roof, explore the vibrant contrasting hues of the Timberline HDZ® Harvest Blend Color Collection.

LEARN MORE ([/EN-US/ROOFING-PRODUCTS/RESIDENTIAL-ROOFING-PRODUCTS/SHINGLES/TIMBERLINE/ARCHITECTURAL/TIMBERLINE-HDZ-HARVEST-BLEND-COLORS](https://www.gaf.com/en-us/roofing-products/residential-roofing-products/shingles/timberline/architectural/timberline-hdz-harvest-blend-colors))

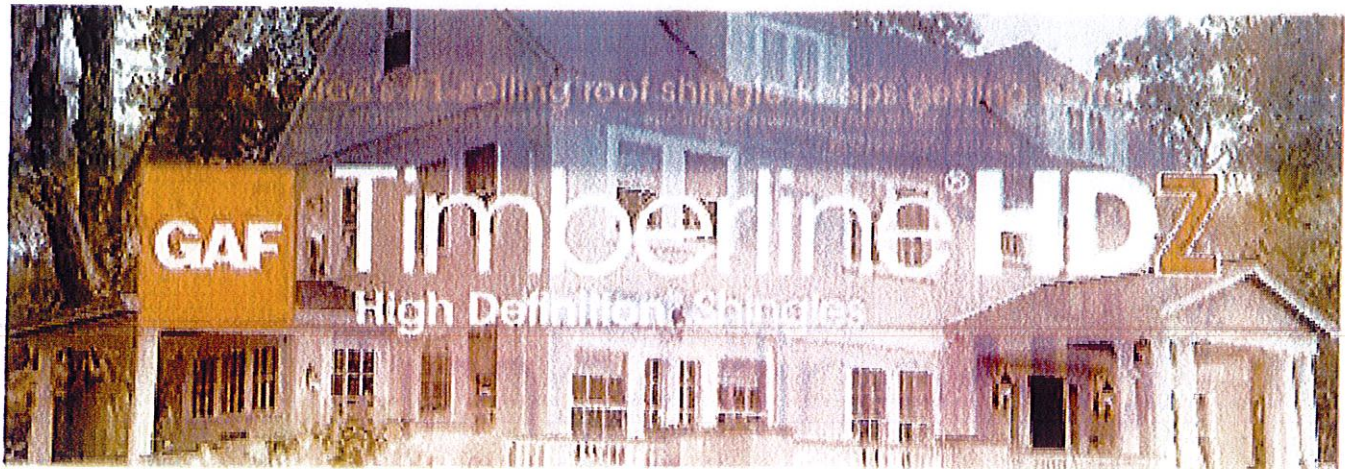


ABOUT ([HTTPS://WWW.GAF.COM/EN-US/ROOFING-PRODUCTS/RESIDENTIAL-ROOFING-PRODUCTS/SHINGLES/TIMBERLINE/ARCHITECTURAL/TIMBERLINE-HDZ](https://www.gaf.com/en-us/roofing-products/residential-roofing-products/shingles/timberline/architectural/timberline-hdz))

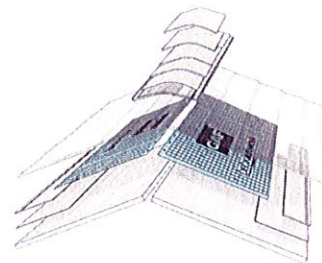
SPECS ([HTTPS://WWW.GAF.COM/EN-US/ROOFING-PRODUCTS/RESIDENTIAL-ROOFING-PRODUCTS/SHINGLES/TIMBERLINE/ARCHITECTURAL/TIMBERLINE-HDZ/SPECIFICATIONS](https://www.gaf.com/en-us/roofing-products/residential-roofing-products/shingles/timberline/architectural/timberline-hdz/specifications))

DOCS
PRODUCTS/SI

America's #1-selling roof shingle keeps getting better



Deck-Armor™ Premium Breathable Roof Deck Protection



Benefits:

- Breathable technology helps reduce common inside moisture (from cooking, bathing, cleaning, etc.) that can become trapped within your roofing system, causing rot or other costly damage
- Premium non-asphaltic, polypropylene construction provides long-lasting protection
- Specially designed surface provides enhanced walkability versus conventional felts
- At least 600% (i.e., 7 times) greater tear strength¹ and 214% higher nail-pull strength² than conventional #30 asphalt felt
- 48" (1.22 m) wide roll provides 33% more coverage per course than conventional 36" (914 mm) wide asphalt felts
- Light-blue surface is cooler to work on in hot weather than conventional black felts
- Eligible for up to a Lifetime limited warranty when used on Lifetime Shingle roofs³ and it's an eligible component of GAF residential enhanced warranties

Product Details:

Nominal Specifications:

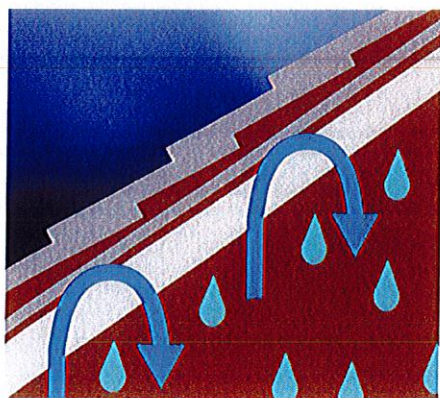
For use with asphaltic shingles and may also be used with slate, wood, metal, or tile.⁴

- Roll size: 10 squares (1,000 sq. ft. [92.9 m²]) (excludes laps)
- Roll width: 48" (1.22 m)
- Roll length: 250' (76.2 m)
- Approx. roll weight: 43 lb. (19.5 kg)
- UV exposure: UV-stabilized polypropylene construction resists UV degradation for up to 180 days⁵

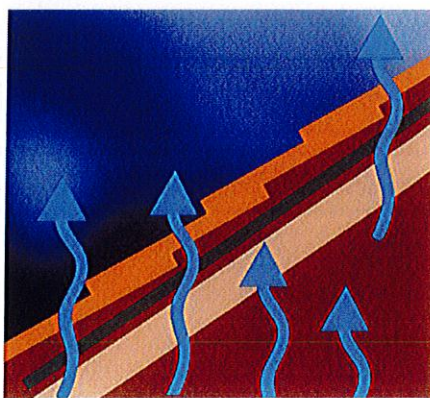
Code Approvals and Standards:

- Meets or exceeds the physical requirements of ASTM D226 and D4869
- Miami-Dade County Product Control approved
- State of Florida approved
- Component of a UL Listed ANSI/UL 790 Class A system when used with UL Class A shingles⁶
- Listed with Texas Department of Insurance as an acceptable alternate roof underlayment

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



Typical
"non-breathable" synthetic underlayments can trap harmful moisture



Deck-Armor™
Premium Breathable Roof Deck Protection allows excess moisture to escape



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



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

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

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

¹ GAF trapezoidal tear strength testing per ASTM D4533

² GAF nail pull-through testing per ASTM D3462

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

⁴ Contact GAF Technical Support at 1-800-765-3411 for acceptable non-asphaltic roofing systems and limited warranty coverage.

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

⁶ Refer to UL Online Certification Directory for actual assemblies

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

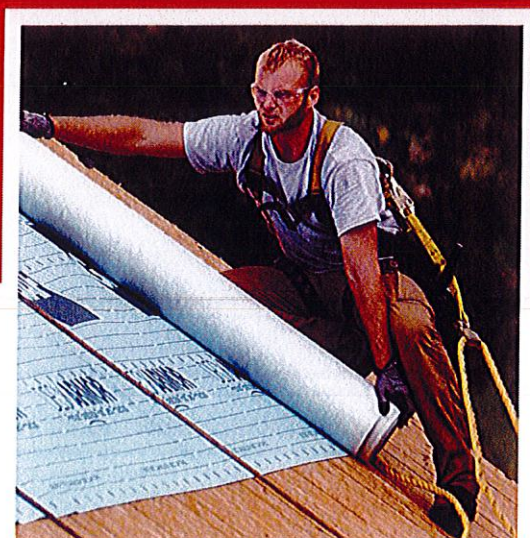
We protect what matters most™



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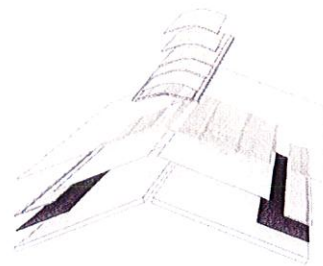
Deck-Armor™ Premium Breathable Roof Deck Protection

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



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

WeatherWatch® Mineral-Surfaced Leak Barrier



Benefits:

- **Excellent protection** at the eaves and rakes, in valleys, and around chimneys and skylights, which guards against leaks caused by wind-driven rain, ice dams, backed-up gutters, and roof settling
- **Self-seals** around fasteners to help avoid leaks
- **Durable** fiberglass-reinforced construction
- **Traditional mineral surfacing** for use with asphalt shingle roof systems
- **Split-back release film** peels off in layers for fast installation
- **Eligible for up to a Lifetime limited warranty** when used on Lifetime Shingle roofs² and it's an eligible component of GAF residential enhanced warranties

In the "North," most building codes require the use of leak barriers at the eaves:³

- Protection against ice dams is required by most building codes¹ at the eaves where the January average temperature is 25°F (-4°C) or lower or where there is a possibility of ice forming in the eaves — i.e., areas labeled "North"³ (see map).
- Ice dams can still occur in areas where the average temperature is above 25°F (-4°C)
- In warmer/Southern climates, leak barriers provide critical protection against wind-driven rain

Meets or exceeds the following requirements of ASTM D1970

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

Product Details:

Nominal Specifications:
For use with asphalt shingles

1.5 square roll:^{*}

- 150 ft² (13.94 sq. m) per roll^{*}
- Roll width: 36" (914 m)
- Roll length: 50' (15.24 m)

2.0 square roll:^{*}

- 200 ft² (18.58 sq. m) per roll^{*}
- Roll width: 36" (914 m)
- Roll length: 66.7' (20.33 m)
- UV exposure: Up to 60 days, if necessary
- Shelf life: Best if used within 1 year from date of manufacture

^{*}Excludes laps

Code Approvals:

- Meets or exceeds the performance criteria of ASTM D1970
- Miami-Dade County Product Control Approved
- State of Florida approved
- Component of a UL Listed ANSI/UL 790 Class A system when used with UL Class A shingles⁴
- ICC-ES Evaluation Report (ESR-1322)

¹ Check local building codes for requirements in your area.

² Lifetime refers to the length of warranty coverage provided and means as long as the original individual owner(s) of a single-family detached residence (or eligible second owner(s)) owns the property where the qualifying GAF products are installed. For other owners/structures, Lifetime coverage is not applicable. Lifetime coverage on shingles requires the use of GAF Lifetime Shingles only. Lifetime coverage on shingles and accessories requires the use of any GAF Lifetime Shingle and any 3 qualifying GAF Accessories. See GAF Roofing System Limited Warranty for complete coverage and restrictions. Visit gaf.com/LRS for qualifying GAF products. For installations not eligible for the GAF Roofing System Limited Warranty, see the GAF Shingle & Accessory Limited Warranty.

³ Source: International Building Code (IBC) and International Residential Code (IRC)

⁴ Refer to UL Online Certification Directory for actual assemblies



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



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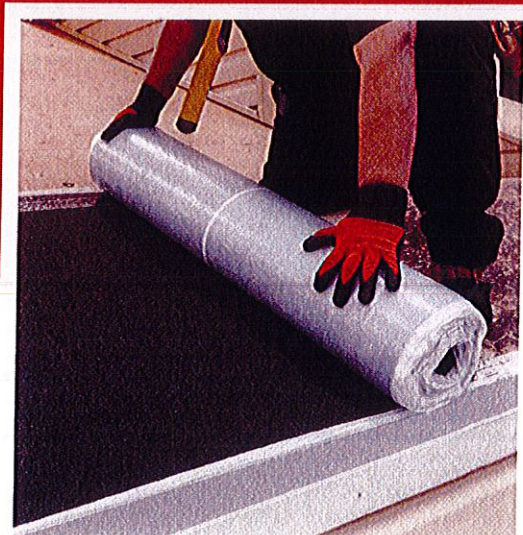


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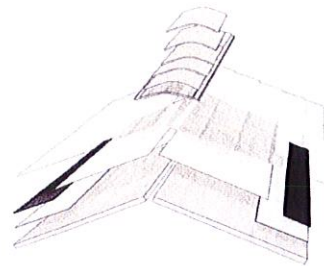
WeatherWatch® Mineral-Surfaced Leak Barrier

Help protect your home and roof system from
wind-driven rain and damaging ice dams



- Helps prevent leaks at the most vulnerable areas of your roof
- Reduces the risk of costly repairs due to wall or ceiling staining from leaks
- Meets most code requirements where local building codes require the use of leak barriers¹

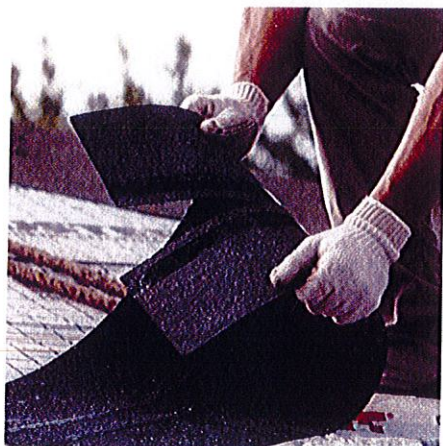
Pro-Start® Starter Strip Shingles



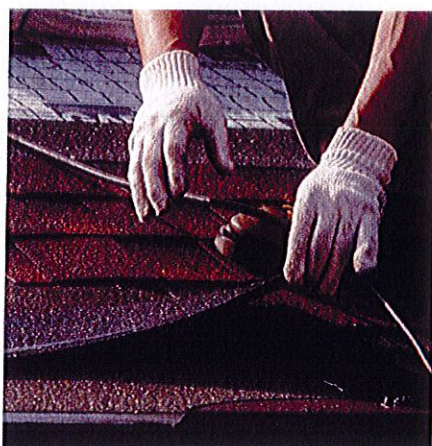
Benefits:

- Properly positioned Dura Grip™ Adhesive helps to lock down the shingles at the eaves and rakes to reduce the risk of shingle blow-off
- Pre-perforated design is easy to use and install, with no cutting on the roof
- No more wasted time (or material) cutting your own starter strips
- At least 50% more coverage per bundle (vs. typical 3-tab strip shingles)
- GAF offers increased wind coverage on many GAF shingles when you use GAF starter strips.¹
- It's eligible for a Lifetime limited warranty when installed on Lifetime Shingle roofs³ and is an eligible component for GAF residential enhanced warranties.

Installation:



Tears in half easily along perforation for easy installation



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

Product details:

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

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

Packaging

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

Coverage

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

Code Approvals:

- State of Florida Approved
- Miami-Dade County Product Control approved²
- ICC-ES ESR-1475
- Meets ASTM D3462³, D3018
- ASTM D3161 Class F
- UL Listed to ANSI/UL 790 Class A⁴

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

² Excludes Shafter, CA product.

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

⁴ Refer to UL Online Certification Directory for actual assemblies.



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



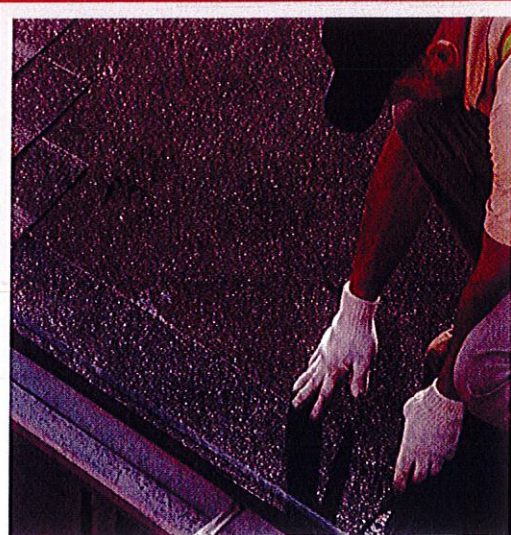
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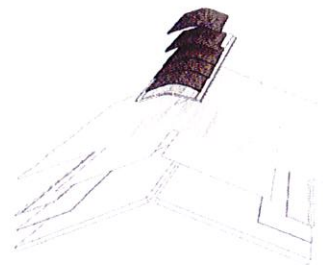
Pro-Start® Starter Strip Shingles

Help prevent shingle blow-off and eliminate waste



- A cost-effective alternative to using cut-up strip shingles as your starter course
- Made with a high-quality, factory-applied adhesive that will tightly lock your shingles in place
- Easy to use and install, with no cutting of starter strips on the roof

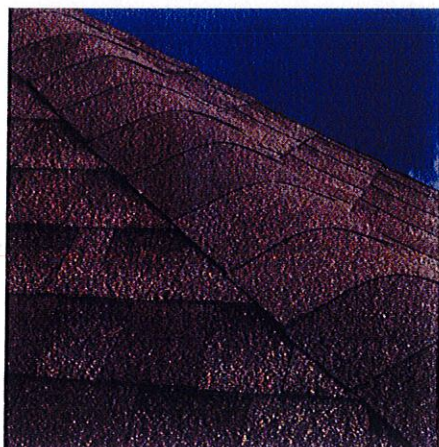
TimberTex® Premium Ridge Cap Shingles



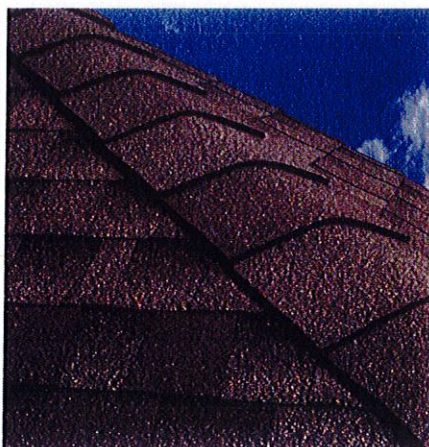
Benefits:

- **Extra-thick, double-layer design** with large 8" (203 mm) exposure provides excellent dimension
- **Accentuate the beauty** of your newly installed GAF shingle roof
- **Manufactured by GAF to complement your GAF shingles** (unlike cut-up 3-tab shingles)
- **Dura Grip™ Self-Seal Adhesive** seals each piece tightly and helps reduce the risk of shingle blow-off
- **StainGuard® Protection** helps ensure the beauty of your ridge cap shingles against unsightly blue-green algae²
- **Eligible for up to a Lifetime limited warranty.**¹ They're also an eligible component for GAF residential system warranties.
- **Fewer pieces to install** (vs. typical cut-up 3-tab shingles) saves time on the roof

See the difference:



Before
Cut-up 3-tab strip shingles used at the hips and ridges



After
A distinct finishing look that also protects against leaks and shingle blow-offs

Product Details:

Nominal Specifications:

- 12" (305 mm) width
- 8" (203 mm) exposure

Packaging:

- 30 double-layer ridge caps per bundle

Coverage:

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

Code Approvals:

- UL Listed to ANSI/UL 790 Class A³
- ASTM D3462⁴
- ASTM D3018 Type 1
- ASTM D3161 Class A
- ASTM D3161 Class F⁵
- ICC-ES AC438
- CSA A123.5
- ICC Evaluation Reports ESR-1475 and ESR-3267
- Miami-Dade County Product Control Approved
- Florida Building Code Approved

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

² StainGuard® algae protection is available only on shingles sold in packages bearing the StainGuard® logo. Products with StainGuard® algae protection are covered by a 10-year limited warranty against blue-green algae discoloration. See GAF Shingle & Accessory Limited Warranty for complete coverage and restrictions.

³ Refer to UL Online Certification Directory for actual assemblies.

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

⁵ With sealant applied as specified in manufacturer's installation instructions for maximum wind speed coverage.

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



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



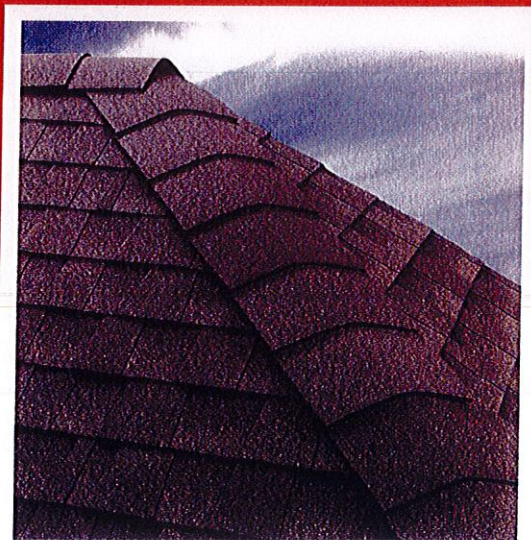
We protect what matters most™



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TimberTex® Premium Ridge Cap Shingles

Choose the perfect finishing touch for your new roof
with premium, distinctive protective ridge cap shingles



- Offer double-layer protection against leaks and blow-offs at the hips and ridges
- Provide a high-quality alternative to cut-up strip shingles
- Provide enhanced limited warranty coverage¹ (vs. using typical 20- or 25-year cut-up 3-tab strip shingles as your ridge cap)

We seek approval from the Historic District Commission to replace the failing cedar roof on our home with a decked, high-grade architectural composite shingle roof due to the cost-prohibitive and inferior material quality of the existing material (cedar). This new roof will help preserve the rest of the asset for decades to come, provide an increase in the life-safety of the building for its occupants and surrounding neighbors, and be consistent with the aesthetic charm of the surrounding neighborhood.

The roof on our home, 24 N. Aurora Street suffers from leaks and frequent rodent intrusion and therefore we find it necessary to replace it. The existing material is cedar shingle attached to furring strips and has no underlying decking. This lack of decking makes for an incomplete rain barrier (evidenced by the fact that daylight may be seen through the roof from inside) causing intermittent leaks. There is one pervasive leak along the north chimney of the 2.5-story section of the house (Figure 1). The lack of decking also makes the roof susceptible to rodent intrusion. In addition to the disease carrying qualities of the rodents' waste in our attic space, they have caused significant property damage including:

- Creating a life safety hazard by gnawing through the shielding of 120V wiring in the attic space (Figures 2-3) which could cause a structure fire.
- Severing a condensate drain (Attachment 1) which leaked into the ceiling space of the guest bedroom causing damage to the drywall, trim, and new window dressings (Figure 4-7). This damage required mold remediation, drywall repair, paint, and the window dressing will have to be replaced as it is now stained.
- Gnawing on the HVAC equipment that we replaced in 2017 at the expense of \$32,500 (Figure 8)

After numerous conversations with roofers, pest control experts, and internet research we have concluded that the best course of action to rid the home of its rodent infestation is to trap out rodents from the property to eliminate animals that have already been inside the attic space, replace the roof with a decked roof, evacuate all existing insulation from the attic space to remove the scent signature, and blow in new cellulose insulation which has a rodent deterring chemical in it.

Replacing the roof with a decked, cedar roof is a cost prohibitive and inferior solution to replacement with a decked high-grade architectural composite shingle. Quotes received from MidShore Exteriors and Ruff Roofers for cedar and architectural shingle roofs:

Contractor	Cedar	Architectural Shingle
MidShore Exteriors	\$87,513	\$22,050
Ruff Roofers	\$156,945	\$61,182

Not only is the upfront cost of cedar a staggering 400% of the cost of architectural shingle, the material quality and the durability of cedar is drastically inferior to that of a high-grade architectural shingle as is evidenced by their respective warranties:

MidShore Exteriors	Workmanship Warranty	Manufacturer's Warranty
Cedar Roof	10 Years	25 Years
Architectural Shingle	25 Years	50 Years

* Ruff Roofers did not supply warranty information

To provide a full picture, we must look at the lifecycle cost of these two products:

5.61% Inflation based on 10 year average from Producer Price Index by Industry: Roofing Contractors, Nonresidential Building Work (FRED Economic Data)									
Warranty	1 year cost	\$	%	26 year cost	\$	%	51 year cost	\$	%
Arch. Shingle	22,050	-	0%	22,050	-	0%	378,812	-	0%
Cedar	87,513	65,463	297%	449,264	427,214	1937%	1,865,195	1,486,384	392%
Multiple	4			20			5		
Arch. S. \$/An				848			7,428		
Cedar \$/An				17,279			36,572		
Workman's	1 year cost	\$	%	26 year cost*	\$	%	51 year cost	\$	%
Arch. Shingle	22,050	-	0%	113,198	-	0%	469,959	-	0%
Cedar	87,513	65,463	297%	760,021	646,823	571%	3,233,916	2,763,957	588%
Multiple	4			7			7		
Arch. S. \$/An				4,354			9,215		
Cedar \$/An				29,232			63,410		

(Link 1) *26 year Workman's cost of cedar includes cost at year 0, 11, 21, and 50% of 31.

If the two product last as long as their manufacturer's warranty, at year 26 the cedar roof will cost \$427,214 more than the Architectural Shingle roof. If the two products last as long as their workmanship warranty, at year 26 the cedar roof will cost \$760,021 more than the Architectural Shingle roof. The full cost of attendance at UMD College Park in-state is currently \$27,807. Inflated forward at the same rate (5.61%), it will cost our family \$480,153 to put both of our children through UMD. The savings of an Architectural Shingle roof would cover 89% or 158% of this cost and we would still have another 25 years of life in our architectural shingle roof. These figures clearly demonstrate that the cedar roofing is cost prohibitive. To the extent that the Commission may find the proposed architectural shingles to be inappropriate, we respectfully request that the Commission make a finding of "undue financial hardship" given the extremely significant additional cost of using wood shakes, and pursuant to the authority set forth in the Town Code, permit the architectural shingles to be used due to that hardship – notwithstanding any material preferences that would be applicable if the undue financial hardship did not exist.

The increased longevity of Architectural Shingles over Cedar is due to the intrinsic qualities of their respective materials. Architectural Shingles are a composite of inert inorganic materials and are therefore more durable against UV rays, algae growth, debris impacts, and (most importantly) have a Class A fire rating. Cedar is a natural material that changes color, deforms, and twists when exposed to UV rays, and is prone to algae growth and fire. Modern cedar shingles are treated with chemicals to slow the growth of algae and provide some fire protection but this treatment degrades over time and requires periodic maintenance. Even at the peak of their flame retardant quality, Cedar shingles do not meet the Class A specifications without being a component of a roofing system (Note that we did not discover the need for a component roof system in order to protect our family with a Class A roof until after quotes were received so the additional costs associated are not reflected in the above quotes).

From Inspectapedia: Encyclopedia of Building & Environmental Construction, Diagnosis, Maintenance & Repair (Link 2):

In sum, Class B shakes or shingles can form part of a Class-A Fire Rate roof provided they are installed over sheathing (spaced or solid) that in turn has been covered with one layer of 1/4 in.

(6.4 mm) thick noncombustible roof board, or with one layer of minimum 72-lb. fiber-glass-based mineral surfaced cap sheet, or with another, equivalent and fire-rated specialty roofing sheet product in order to obtain the Class A fire rating.

Essentially, the cedar roofing material is an aesthetic overlay and the actual fire-retardant qualities come from the inorganic substrate they are placed upon. It should be noted that the roofing system protects the building but does not protect against the spread of fire to nearby structures from burning cedar carried by the wind, placing neighbors at risk. Multiple municipalities in western states have outlawed wood roofs categorically due to their inherent risk ([link 3](#)).

As an experiment, we took a cedar shingle from our attic space (Figure 9) and placed it in our firepit with some cardboard, and some 2x4 framing material, with no accelerant. The cedar shingle was engulfed in flame in less than one minute after ignition (Figure 10) and structurally destroyed within a few minutes (Figure 11). This shingle has been protected from the elements so it should represent among the most fire-retardant shingles in our roof.

Talbot County has a requirement for all new residential structures to have sprinkler systems installed because of a tragic fire that occurred during my childhood that resulted in the deaths of several children. It seems that Talbot County correctly takes matters of fire safety very seriously and the increased safety of the Architectural Shingles alone should recommend them as the more appropriate roofing material for this residential dwelling to protect our family. Requiring us to sleep under this inferior roofing material when a Class A product is readily available would be akin to forcing us to buy a car with no airbags while the majority of our neighbors are under no such obligation.

The neighborhood surrounding our home is filled with a mix of beautiful houses. Out of curiosity, we conducted a survey of the residential dwellings bounded by North Street to the north, East Dover to the south, Pennsylvania Avenue to the East and North Hanson Street to the west. In all, we counted 94 homes and considered The Hummingbird Inn (14 N. Aurora St.) and The Bishops House Bed and Breakfast (214 Goldsborough St.) due to their prominence and proximity. Of these 96 buildings, 88 (92%) had Architectural Shingle or standard asphalt shingle roofs. The balance was 5 Metal, 1 Slate Mansard, and 2 Cedar (including ours). Among these 96 buildings, 2 are listed as Contributing District Resources for the founding of the Easton Historic District in Maryland's National Register Properties ([Link 4](#)) and both are called out by address in the National Register Form ([Link 5](#)) as prominent examples of their architectural style. These properties are 200 Goldsborough Street for Greek Revival, which has an architectural shingle roof, and 14 N. Aurora Street for Queen Anne, which has an asphalt shingle roof. There is no example listed of exemplary Federal style and our home is listed as a "not evaluated" resource. We feel very strongly that if 92% of our neighbors, including two Contributing Resources at the National level, are allowed to have a significantly more affordable, durable, and safe roofing material, we should be afforded the same right.

The Inventory Form For State Historic Sites Survey of our property ([Link 6](#)) clearly shows the Maryland Historical Trust's opinion of our home's architecture. The statement of significance is as follows: "Foxley Hall represents a type of freestanding brick dwelling commonly built in the Federal period of Easton architecture. Although little of the Federal character has survived, the building is impressive in its massiveness and interesting because of its many additions..." this statement provides little justification for holding the property to a higher standard than its neighbors. When we spoke to a representative from the Maryland Historical Trust, they assured us that we are under no addition

requirements than any of our neighbors in the Easton Historic District. The Trust document makes several mentions of the roof: there is a description of the dormers on the west slope and their decorations, the gable style of some of the sections of roof and the roofline is referred to as “irregular”. There is no mention of the roofing material anywhere in the document. The document does contain a photograph of the building (Figure 13), including the west slope of the roof. The roof clearly appears to have neat rows of even shingles with staining coming down from the dormers and the chimneys. These characteristics point to an asphalt shingle roof, not a cedar roof which would have an irregular appearance and lack of staining. Given the 220+ year history of our home, the current roof is likely one of ten or more roofs to have covered it. While cedar is an historic roof covering, the fact that the current roof on our home is cedar offers little proof that it was the original roofing material. Maintaining a cedar roof on the building would only definitively preserve a decision made sometime between the Historic Trust Survey and now. Changing the roofing material to an architectural shingle roof would not bar any future owners from choosing a more extravagant option, if that is their preference.

Our home is not a museum dedicated to the history of Talbot County like the Talbot Historical Society’s James Neall House which has an Architectural Shingle roof (Figure 13). It is not open to the public, housing multiple foundations like the Bullitt House which has an Architectural Shingle Roof (Figure 14). It is not owned by a local conglomerate with multiple restaurants and other holdings like the Bartlett Pear which has an Architectural Shingle roof (Figure 15). It does not serve as a landing pad for guests who may be seeking historical tourism like the Bishops House, The Hummingbird Inn, or the Tidewater House, all of which have Architectural Shingle roofs (Figures 16-18). It is a family home which we have invested heavily in over the past five years. We started with necessary upgrades to the HVAC system and paid a premium for Indow Window interior storm windows to preserve the exterior beauty of the home. Last fall, we repainted the house with the help of Jamie Merida Design who selected a fresh palate that has resulted in multiple strangers complimenting us on the homes rekindled beauty. We thought that we were done with the projects necessary to preserve the building’s envelope and are extremely disheartened to find that the best course of action is to replace the roof. Please allow us to do so in a safe and affordable manner so that we can finally spend time enjoying the fruits of our investment, making memories with our children.

The section of the Historic District Commission guidelines that pertains to this project is as follows:

Guideline 70 b. Where total replacement of all roofing material is required, the new roofing should match the existing material or be a roofing material that is consistent with the building’s architectural style.

This Guideline appears to have no preference between the existing material or an architecturally consistent material. We believe that the preceding paragraphs have demonstrated beyond a doubt that an architectural shingle is the superior option in all objective measures. The prevalence of architectural shingles on other Federal dwellings within the Easton Historic District, as well as the plethora examples that can be found online support the subjective claim that they are consistent with the building’s architectural style. We therefore respectfully request that the Commission vote in favor of allowing the use of Architectural Shingles to re-roof 24 N. Aurora Street. We feel that black or grey shingles would be most aesthetically appealing but are fully willing to use a brown shingle to maintain the existing palate.

Links:

Link 1: Federal Reserve Economic Data Producer Price Index by Industry: Roofing Contractors, Nonresidential Building Work

<https://fred.stlouisfed.org/series/PCU23816X23816X>

Link 2: Inspectapedia: Encyclopedia of Building & Environmental Construction, Diagnosis, Maintenance & Repair

https://inspectapedia.com/roof/Wood_Roof_Fire_Coatings.php

Link 3: Investigatory paper by the Grand Jury of Orange County, CA into the appropriateness of wood roof. Recommendations are to amend building codes to require Class A roofing materials in all re-roofing projects of 50% or more, in all fire zones.

<https://www.ocgrandjury.org/pdfs/woodroofs.pdf>

Link 4: Maryland Historical Trust, Maryland's National Register Properties, Easton Historic District: lists all district resources.

<https://mht.maryland.gov/nr/NRDetail.aspx?NRID=645>

Link 5: National Register of Historic Places Inventory – Nomination Form for Easton Historic District

https://mht.maryland.gov/secure/medusa/PDF/NR_PDFs/NR-643.pdf

Link 6: Inventory Form For State Historic Sites Survey for 24 N. Aurora Street

<https://mht.maryland.gov/secure/medusa/PDF/Talbot/T-30.pdf>

Figures:



Figure 1: Water intrusion damage in ceiling and wall plaster due to failing roof



Figure 2: Life safety hazard caused by rodent infestation due to failing roof.



Figure 3: Life safety hazard caused by rodent infestation due to failing roof.



Figure 4: Property damage to drywall and trim caused by rodent-severed condensate drain.



Figure 5: Property damage to window dressing and trim caused by rodent-severed condensate drain.



Figure 6: Dangerous mold growth in ceiling caused by rodent-severed condensate drain.



Figure 7: Dangerous mold growth in ceiling caused by rodent-severed condensate drain.



Figure 8: Property damage to new HVAC systems caused by rodent infestation. Note gnawing on equipment as well as destruction of pipe insulation in background.



Figure 9: Cedar roofing material found in attic space.



Figure 10: Cedar roofing material engulfed in flames less than one minute after ignition.



Figure 11: Cedar roofing material structurally consumed by fire within minutes of ignition.



Figure 12: Image of the roof of our home from the Inventory Form For State Historic Sites Survey dated January 25, 1977.



Figure 13: The James Neall House of the Talbot Historical Society with Architectural shingle roof.



Figure 14: The Midshore Community Foundation's Bullett House with Architectural Shingle Roof.



Figure 15: Bluepoint Hospitality's Bartlett Pear with Architectural Shingle Roof.



Figure 16: Bishops House Bed and Breakfast with Architectural Shingle Roof.



Figure 17: Hummingbird Inn with Architectural Shingle Roof.



Figure 18: Tidewater Inn's Tidewater House with Architectural Shingle Roof.

Survey of homes:

Street	Number	Material	Street	Number	Material	Street	Number	Material
Goldsborough	200	Asphalt	August	208	Asphalt	North	304	Metal
Goldsborough	201	Metal	August	310	Asphalt	North	306	Asphalt
Goldsborough	205	Asphalt	August	311	Asphalt	North	308	Asphalt
Goldsborough	206	Metal	August	313	Asphalt	North	410	Asphalt
Goldsborough	208	Metal	August	316	Asphalt	North	412	Asphalt
Goldsborough	209	Asphalt	August	317	Asphalt	North	418	Asphalt
Goldsborough	210	Asphalt	August	318	Asphalt	North	424	Metal
Goldsborough	211	Asphalt	August	319	Asphalt	N. Hanson	20	Asphalt
Goldsborough	214	Asphalt	August	320	Asphalt	N. Hanson	112	Asphalt
Goldsborough	301	Asphalt	August	401	Asphalt	N. Thoroughgood	1	Asphalt
Goldsborough	303	Asphalt	August	402	Asphalt	N. Thoroughgood	3	Asphalt
Goldsborough	305	Asphalt	August	406	Asphalt	N. Thoroughgood	5	Asphalt
Goldsborough	307	Asphalt	August	407	Asphalt	N. Thoroughgood	7	Asphalt
Goldsborough	312	Asphalt	August	408	Asphalt	N. Thoroughgood	9	Asphalt
Goldsborough	314	Asphalt	August	410	Asphalt	N. Thoroughgood	13	Asphalt
Goldsborough	318	Asphalt	August	412	Asphalt	E. Dover	201	Asphalt
Goldsborough	401	Asphalt	August	413	Asphalt	E. Dover	203	Asphalt
Goldsborough	402	Asphalt	August	414	Asphalt	E. Dover	205	Asphalt
Goldsborough	405	Asphalt	August	415	Asphalt	E. Dover	207	Asphalt
Goldsborough	406	Asphalt	August	416	Asphalt	E. Dover	217	Asphalt
Goldsborough	407	Slate	August	417	Asphalt	E. Dover	219	Asphalt
Goldsborough	408	Asphalt	August	418	Asphalt	E. Dover	221	Asphalt
Goldsborough	409	Asphalt	August	419	Asphalt	N. Aurora	7	Asphalt
Goldsborough	410	Asphalt	August	420	Asphalt	N. Aurora	9	Asphalt
Goldsborough	411	Asphalt	August	421	Asphalt	N. Aurora	11	Asphalt
Goldsborough	412	Asphalt	August	422	Asphalt	N. Aurora	13	Asphalt
Goldsborough	414	Asphalt	Locust	8	Asphalt	N. Aurora	14	Asphalt
Goldsborough	415	Asphalt	Locust	10	Asphalt	N. Aurora	16	Asphalt
Goldsborough	416	Asphalt	Locust	12	Asphalt	N. Aurora	17	Asphalt
Goldsborough	417	Asphalt	Locust	16	Cedar	N. Aurora	18	Asphalt
Pennsylvania	45	Asphalt	N. Higgins	11	Asphalt	N. Aurora	20	Asphalt
August	204	Asphalt	N. Higgins	108	Asphalt	N. Aurora	24	Cedar

Attachment 1: Griffith Energy Invoice showing Rodent damage to condensate line.



410-822-2000

www.GriffithEnergyServices.com

JONATHAN RYAN

24 N AURORA ST
EASTON, MD 21601

INVOICE

Customer #:	4285466
Payment Terms:	Net 30
Invoice #:	17321141
Invoice Date	2022-06-08
Total Due	\$0.00

Make Check Payable to: Griffith Energy Services, Inc.

Amount Enclosed: \$

Remit To:

Griffith Energy Services, Inc.
400 South Aurora St.
Easton, MD 21601

0004285466001732114100000000000000000009

Customer Name		Delivery/Service Address		PO #	Cust #	Invoice #	Inv Date
JONATHAN RYAN		24 N AURORA ST - EASTON, MD 21601			4285466	17321141	2022-06-08
Quantity	Item Number	Description			Unit Price		TOTAL
1.00	028476	CLEAN/CHECK/ADJUST 1 COOLING SYSTEM			\$0.0000		\$0.00
1.00	051435	CLEAN & TIGHTEN ELECTRICAL CONNECTIONS			\$0.0000		\$0.00
1.00	018314	ADD FOR USING CLEANER			\$0.0000		\$0.00
1.00	025978	CLEAN & REPAIR PVC DRAIN UP TO 2 FITTINGS			\$0.0000		\$0.00
1.00	017731	CLEAN CONDENSATE PUMP * EASY ACCESS			\$0.0000		\$0.00
1.00	018310	CLEAN DRAIN PAN 1 TO 5 TONS * EASY ACCESS			\$0.0000		\$0.00
1.00	018013	CLEAR BLOCKED DRAIN w/NITROGEN/CO2 * HARD			\$0.0000		\$0.00
1.00	054335	CLEAN EVAP COIL * HARD (CHEMICAL, IN PLACE)			\$0.0000		\$0.00
1.00	017888	DRAIN PAN TABLETS w/CLEAN (4)			\$0.0000		\$0.00
1.00	017951	EVAP TREATMENT, BACTERIA/FUNGUS/ODOR (ADD)			\$0.0000		\$0.00
8.00	8L003	CONDENSATE PAN TABLETS JAR-200			\$0.0000		\$0.00
3.00	1X1303	LARGE DRAIN CARTRIDGE (EACH)			\$0.0000		\$0.00

Tank/Equipment: Air Conditioning - master bedroom 2nd floor

For Fuel or Service At:

24 N AURORA ST - EASTON, MD 21601

Sub Total	\$0.00
Charges	\$0.00
Tax Total	\$0.00
ACCOUNT BALANCE	\$0.00
TOTAL DUE	\$0.00

06/08/2022 - Technician: Eric John - Work Performed: ANNUAL MAINTENANCE - cs ac cs treated coil and pan ck blower ck elec advised cust need filter replace 20-20-1 also found condensate tubing chewed in half by rodents/squirrels spraying water out of barb fitting on open drain cut and repaired also advised cust of mildew smell and need to. Need to have exterminator to fix the animal issue. Checked safety works 55/75 flushed and treated pump

Griffith Energy Services, Inc.
400 South Aurora St.
Easton, MD 21601

410-822-2000

www.GriffithEnergyServices.com













Real Property Data Search ()

Search Result for TALBOT COUNTY

View Map				View GroundRent Redemption				View GroundRent Registration			
Special Tax Recapture: None											
Account Identifier:				District - 01 Account Number - 017934							
Owner Information											
Owner Name:				RYAN JONATHAN RYAN LAURA				Use:		RESIDENTIAL	
Mailing Address:				24 N AURORA ST EASTON MD 21601-0000				Principal Residence:		YES	
								Deed Reference:		/02536/ 00194	
Location & Structure Information											
Premises Address:				24 N AURORA ST EASTON 21601-0000				Legal Description:		LOT 4-102X175 24 E/S N AURORA ST EASTON	
Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:		
0103	000EA	1131	1250013.21	0000				2022	Plat Ref:		
Town: EASTON											
Primary Structure Built			Above Grade Living Area			Finished Basement Area			Property Land Area		County Use
1800			6,496 SF						17,850 SF		
Stories Basement		Type	Exterior Quality		Full/Half Bath	Garage		Last Notice of Major Improvements			
2 1/2		YES	STANDARD UNIT		BRICK/ 7	4 full		1 Detached			
Value Information											
			Base Value			Value		Phase-in Assessments			
						As of		As of		As of	
						01/01/2022		07/01/2022		07/01/2023	
Land:			173,500			155,800					
Improvements			1,007,200			1,041,300					
Total:			1,180,700			1,197,100		1,186,167		1,191,633	
Preferential Land:			0			0					
Transfer Information											
Seller: RYAN RODERICK N				Date: 05/17/2018				Price: \$1,100,000			
Type: NON-ARMS LENGTH OTHER				Deed1: /02536/ 00194				Deed2:			
Seller: HOSFORD HERBERT L JR AND				Date: 06/11/2015				Price: \$1,100,000			
Type: ARMS LENGTH IMPROVED				Deed1: /02269/ 00166				Deed2:			
Seller: GILMORE, JOHN S II				Date: 09/16/2004				Price: \$900,000			
Type: ARMS LENGTH IMPROVED				Deed1: /01276/ 00071				Deed2:			
Exemption Information											
Partial Exempt Assessments:			Class			07/01/2022			07/01/2023		
County:			000			0.00					
State:			000			0.00					
Municipal:			000			0.00 0.00			0.00 0.00		
Special Tax Recapture: None											
Homestead Application Information											
Homestead Application Status: No Application											
Homeowners' Tax Credit Application Information											
Homeowners' Tax Credit Application Status: No Application						Date:					