



## **Historic District Commission MEETING AGENDA**

Monday, January 23, 2023 - 6:00 PM  
Council Chambers, Easton Town Office  
14 S Harrison Street

### **Call to Order**

### **Old Business**

- 1)     **Application Number:**                     2022-714  
          **Applicant:**                             Jonathan Ryan  
          **Location:**                             24 N. Aurora Street  
                                                          Tax Map 103, Grid 0EA, Parcel 1131  
  
          **Zoning District:**                     R-7A  
          **Request:**                             Roof Replacement

### **New Business**

- 1)     **Application Number:**                     2023-838  
          **Applicant:**                             Coastal Design and Build LLC  
          **Location:**                             101 N. West Street  
                                                          Tax Map 104, Grid 0EA, Parcel 1259  
  
          **Zoning District:**                     CB  
          **Request:**                             Windows
- 2)     **Application Number:**                     2023-839  
          **Applicant:**                             Richard Arnold  
          **Location:**                             403 Goldsborough Street  
                                                          Tax Map 103, Grid 000, Parcel 754  
  
          **Zoning District:**                     R-7A  
          **Request:**                             Storm Window Replacement

- 3)     Annual Election for Chair and Vice-Chair

### **Discussion Item**

- 1)     Discussion on public art within the Historic District.

### **Approval of Minutes.**

### **Administrative Approval**

**Consent Docket**

**Adjournment.**



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

## Historic District Commission Staff Report

Meeting Date: 1/23/2023

**Staff Contact:** Nicholas Johnson, Planner, [njohnson@eastonmd.gov](mailto:njohnson@eastonmd.gov)

**Property Address:** 24 N Aurora Street (Foxley Hall)

**Application Number:** 2022-0714

**Request:** Roof Replacement

**Staff Recommendation:** Approve ☒ Deny ☐ Table ☐

### Staff Comments:

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The applicant is proposing to replace the existing cedar shake roof which was installed in 2011 with a new synthetic slate roof. This project has a long history with the Historic District Commission (HDC) first coming before the Commission at the meeting on March 28<sup>th</sup>, 2022 at which it was tabled and subsequently withdrawn. The project then came before the Commission again at the meeting on October 10<sup>th</sup> 2022 proposing to use asphalt shingles. The applicant also argued that there was an economic hardship involved with re-installing cedar shakes. The Commission denied this proposal and an appeal was filed with the Board of Zoning Appeals (BOZA). On December 20<sup>th</sup>, 2022 BOZA remanded the matter back to the HDC for further fact finding related to the proposed roofing material. This new application, brings new evidence before the HDC in the form of a new proposed roofing material.

### Historic District Guidelines:

“Slate was a common roof material for substantial residential buildings in the nineteenth and early twentieth centuries. It comes in many shapes, with rectangular, diamond, and hexagonal the most popular. Although predominantly gray in color, slate roofs may also be red or green.”

#### ***Guideline 70: Roof Material***

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

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



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

- b. Where total replacement of all roofing material is required, the new roofing should match the existing material or be a roofing material that is consistent with the building's architectural style.
- c. Heavy-weight architectural shingles are preferred when existing asphalt shingles are replaced.

***Appendix B: Common Substitute Materials (Roofs)***

Roofing materials are among the most frequently substituted. Substitute materials have been designed to replace historic shingles and traditional metal roofs. While it may be appropriate to replace a deteriorated historic shingle roof with new, synthetic shingles similar in color and texture to the historic material, it would not be appropriate to replace a historic metal paneled roof with modern shingles. The original roofing type should be maintained.

***Shingles***

Architectural shingles are designed to mimic the naturalistic appearance of slate or wood shake roofs. Also known as laminated or dimensional shingles, are a heavy-duty asphalt product made with a fiberglass backing and a facing made from ceramic-coated mineral grains, suspended in an asphalt coating. Architectural shingles differ from traditional asphalt tab shingles as they are more dimensional and provide a more irregular pattern. Architectural shingles are designed to mimic traditional roofing materials like slate and timber shingles. Architectural shingles may serve as an appropriate replacement for severely deteriorated slate or timber shingle roofs, as well as existing tab-style asphalt shingles.

**STAFF RECOMENDATION:**

Staff recommends **approving** this application based on the finding that the proposed synthetic slate material is an appropriate substitute for deteriorated cedar shakes. The National Historic Trust's *Guidelines for Preserving, Rehabilitating, Restoring, and Reconstruction Historic Buildings* state that "slate was also an early roofing material, but it was imported until the end of the 18th century when the first slate quarry opened. Both slate and tile roofs provided fire protection, especially important in urban areas. The use of slate expanded quickly in the second half of the 19th century with the development of the railroads, and it remained a preferred roofing material until the middle of the 20th century." A Sanborn Fire Insurance map from April of 1891 also shows that slate was being used on portions of this home as roofing material. Given





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

that slate was an available roofing material at the time this home was built in 1800 and slate has previously been used, staff believes that synthetic slate is in keeping with the historic nature of this home.

**EASTON HISTORIC DISTRICT SURVEY**

PROPERTY #:

Picture:



|                                                                                                                                        |                    |                           |                          |                                |                     |                     |                |
|----------------------------------------------------------------------------------------------------------------------------------------|--------------------|---------------------------|--------------------------|--------------------------------|---------------------|---------------------|----------------|
| <b>TAX ID</b>                                                                                                                          |                    | <b>ADDRESS</b>            |                          | <b>OWNER NAME</b>              |                     |                     |                |
| 2101017934                                                                                                                             |                    | 24 N AURORA ST            |                          | HOSFORD, HERBERT L, JR AND     |                     |                     |                |
| <b>YEAR BUILT</b>                                                                                                                      |                    | <b>PHYSICAL CONDITION</b> |                          |                                |                     |                     |                |
| 1800                                                                                                                                   |                    | EXCELLENT                 |                          |                                |                     |                     |                |
| <b>ARCHITECTURAL STYLE</b>                                                                                                             |                    |                           |                          | <b>ADDITION(S)</b>             |                     |                     |                |
| FEDERAL                                                                                                                                |                    |                           |                          | SEVERAL LATE 19TH C. ADDITIONS |                     |                     |                |
| <b>NHL DISTRICT</b>                                                                                                                    | <b>NR DISTRICT</b> | <b>NR LISTED</b>          | <b>MEETS NR CRITERIA</b> | <b>1980 NR RATING</b>          | <b>MD INVENTORY</b> | <b>CONTRIBUTING</b> | <b>NC CODE</b> |
|                                                                                                                                        |                    |                           |                          | A                              | T-30                | Y                   |                |
| <b>NOTES</b>                                                                                                                           |                    |                           |                          |                                |                     |                     |                |
| EXCELLENT AND WELL PRESERVED EXAMPLE OF AN EARLY EASTON ARCHITECTURE AND BUILDING EVOLUTION. BOARD AND BATTER OUTBUILDING CONTRIBUTES. |                    |                           |                          |                                |                     |                     |                |

Dear Historic District Commission,

After thorough consideration, we the applicants agree with the HDC's previous recommendation of installing the DaVinci Bellaforte synthetic slate for our roofing replacement project at 24 N. Aurora Street. The choice of DaVinci slate meets our family's pressing goal of providing a firesafe, weathertight, and rodent-free family home. We also concur with the HDC's assessment that this product provides a premium aesthetic consistent with the historic and grand character of our home and preserves Easton's Historic District. We propose "Slate Black" as we feel that this color selection most closely matches the slate roof at the next-door Trinity Cathedral. We thank the HDC for its time and guidance and look forward to proceeding with this project.

Respectfully,

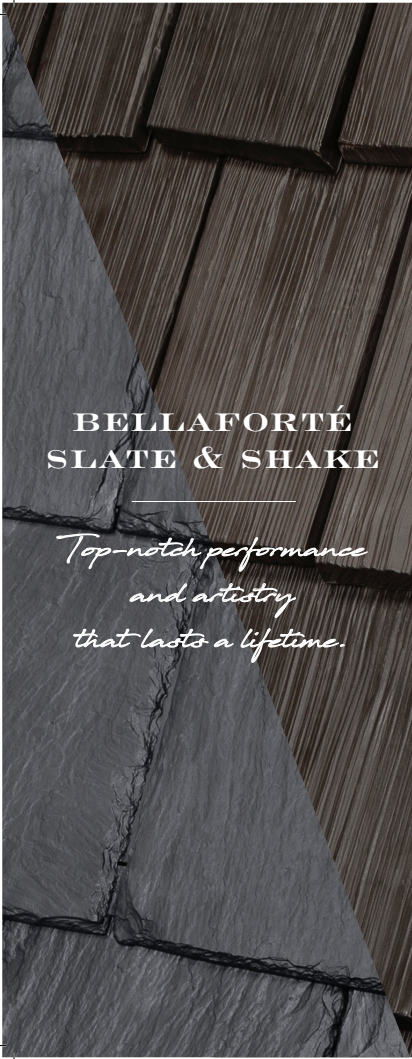
Jon and Laura Ryan



DaVinci Bellaforte Slate – Slate Black

**RECEIVED**  
**JAN 09 2023**  
**TOWN OF EASTON**





# BELLAFORTÉ SLATE & SHAKE

*Top-notch performance  
and artistry  
that lasts a lifetime.*

**THERE IS NO COMPETING WITH THE  
ARTISTRY & PERFORMANCE OF**  
*DaVinci BellaForté*

When it comes to roofing materials, you've got plenty of options...and none better than a DaVinci composite roof. DaVinci composite roofing tiles blend state-of-the-art materials with an artist's touch. You won't find a better looking or better performing roof at any price.

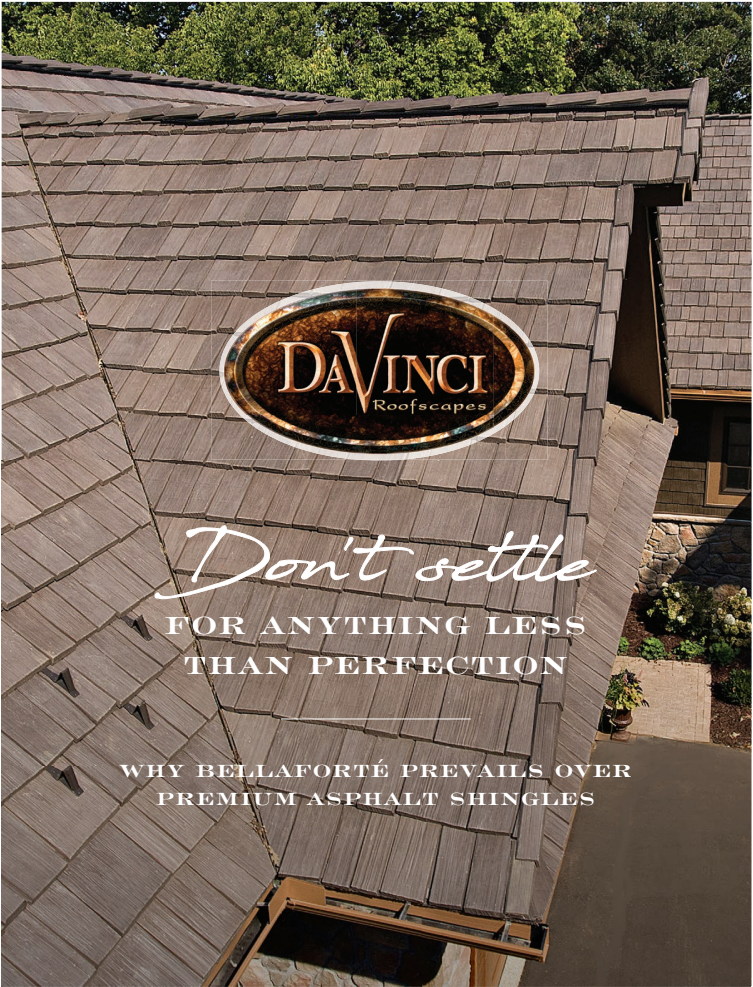
|                       | DAVINCI | ASPHALT | NATURAL SLATE | NATURAL SHAKE |
|-----------------------|---------|---------|---------------|---------------|
| WIND RESISTANT        | ●       | ●       | ●             | ●             |
| FIRE RESISTANT        | ●       | ●       | ●             | ●             |
| IMPACT RESISTANT      | ●       | ●       | ●             | ●             |
| FREEZE/THAW RESISTANT | ●       | ●       | ●             | ●             |
| MAINTENANCE-FREE      | ●       | ●       | ●             | ●             |
| COLOR-FADE RESISTANT  | ●       | ●       | ●             | ●             |
| LIGHTWEIGHT           | ●       | ●       | ●             | ●             |

STRENGTH ●  
 AVERAGE ●  
 WEAKNESS ●

*Building Code & Testing Approvals: ICC-ES ESR-2119; Miami-Dade County, FL; CA Title 24; Texas Dept. of Insurance; LEED contribution; Class A Fire; Class 4 Impact; WVI; and CCBC 14094-B*

**DAVINCI ROOFSCAPES A WESTLAKE COMPANY**  
 13890 West 101st Street | Lenexa, Kansas 66215 | 800-328-4624  
**DAVINCIROOFSCAPES.COM**

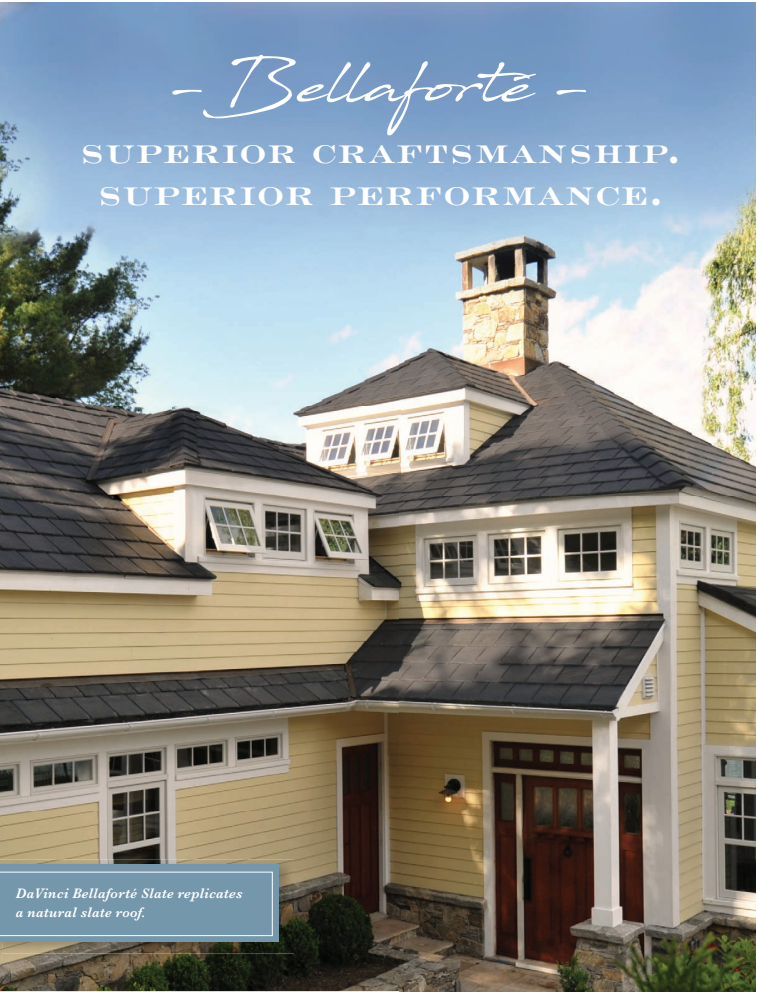
©2019 DaVinci Roofscares  
*Printing reproduction of colors shown in this brochure may vary from actual product.*  
 MLRFCOMPRO



*Don't settle*  
**FOR ANYTHING LESS  
THAN PERFECTION**

**WHY BELLAFORTÉ PREVAILS OVER  
PREMIUM ASPHALT SHINGLES**





ASPHALT IS INCAPABLE OF REALISTICALLY  
REPLICATING NATURAL SLATE AND SHAKE.

Natural slate and shake are incapable of achieving DaVinci's top-notch performance.



DAVINCI  
BELLAFORTE SHAKE



NATURAL  
CEDAR SHAKE



COMPETITOR  
ASPHALT SHAKE



DAVINCI  
BELLAFORTE SLATE



NATURAL  
SLATE



COMPETITOR  
ASPHALT SLATE

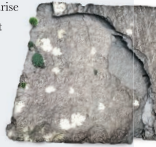
The choice is easy. It's DaVinci.



Natural Shake

There's no denying the beauty of natural slate and shake—the problems aren't aesthetic. Issues arise in performance. The beauty of real cedar shake is fleeting; it is prone to damage and does not provide color stability. And unlike DaVinci, natural slate does not live a maintenance-free life and cannot stand up to Mother Nature's fury. When it comes to composite roofing, DaVinci Bellaforte reigns supreme and can perfectly mimic the allure of the real thing.

Asphalt, on the other hand, looks nothing like natural slate or shake; it is a pitiful imitation and powerless when compared to DaVinci Bellaforte.



Natural Slate

ONLY DAVINCI CAN GIVE  
YOU THE LOOK YOU LOVE  
WITH PEACE OF MIND FOR  
YOUR BUDGET AND HOME.

Bellaforte provides...

RESILIENCE IN ALL WEATHER

A LONG LIFE WITH LOW MAINTENANCE

Bellaforte costs 49% less than heavy  
laminate over a 50-year span\*

A VARIETY OF OPTIONS

EASY INSTALLATION

| DAVINCI<br>BELLAFORTE           | COMPETITOR<br>ASPHALT                |
|---------------------------------|--------------------------------------|
| No granule loss                 | Delamination/granule loss            |
| No glue to fail                 | Glue/sealant failure                 |
| Inert/no algae growth           | Algae growth                         |
| Low temperature<br>installation | Temperature installation<br>concerns |
| Long-lasting                    | Gets brittle with age                |
| Can power wash                  | Unable to power wash                 |

Testing Summary

|                                 | STANDARD    | RESULTS                 |
|---------------------------------|-------------|-------------------------|
| FIRE TEST                       | ASTM E 108  | Class A                 |
| IMPACT TEST                     | UL 2218     | Class 4                 |
| WIND TEST                       | ASTM D 3161 | Certified to<br>110 mph |
| HIGH VELOCITY<br>HURRICANE ZONE | TAS 125     | Up to<br>100 mph        |

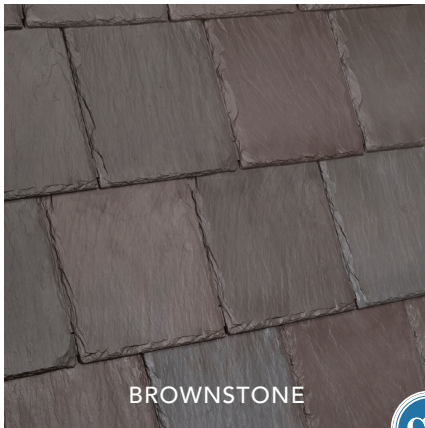
See [DaVinciRoofing.com](http://DaVinciRoofing.com) for the most up-to-date testing and certifications.

\*Based on asphalt installed cost and life expectancy



# BELLAFORTÉ SLATE

Designed to reduce material costs, BellaForté puts the look of slate within reach, and with it the premium aesthetics and performance that asphalt shingles can only dream about. With DaVinci BellaForté, the look of slate may be more attainable than you think.



BROWNSTONE



SONORA



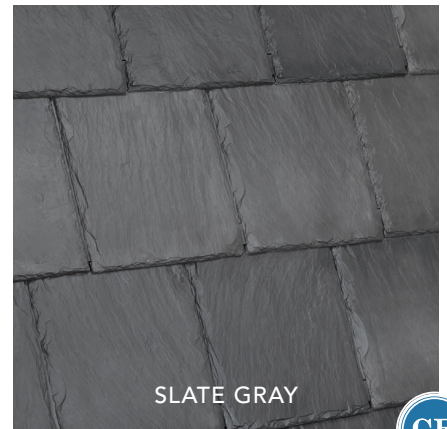
EUROPEAN



CANYON



SLATE BLACK



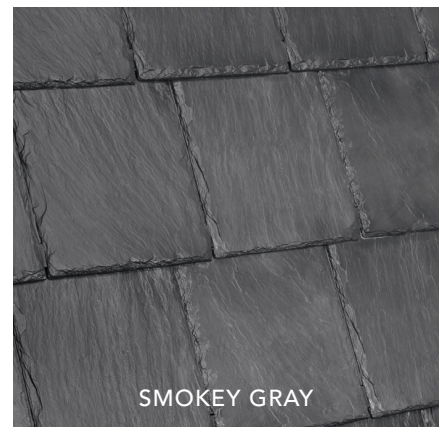
SLATE GRAY



EVERGREEN



CASTLE GRAY



SMOKEY GRAY



ALSO AVAILABLE  
IN COOL ROOF COLOR

BELLAFORTÉ SLATE





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

## Historic District Commission Hearing Application

| Application Type             |                          |            |                                                             |
|------------------------------|--------------------------|------------|-------------------------------------------------------------|
| Renovation                   | <input type="checkbox"/> | Alteration | <input type="checkbox"/>                                    |
| Demolition                   | <input type="checkbox"/> | Other      | <input checked="" type="checkbox"/> <b>Roof Replacement</b> |
| New Construction or Addition | <input type="checkbox"/> | Signage    | <input type="checkbox"/>                                    |
| Fence                        | <input type="checkbox"/> |            |                                                             |

| 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 <input type="checkbox"/> No <input type="checkbox"/> |  |                        |  |
| 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)

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

|                          |                                                            |
|--------------------------|------------------------------------------------------------|
| <b>FBC</b>               | State of Florida Approved                                  |
| <b>ICC</b>               | ESR-1475                                                   |
| <b>ICC AC438</b>         | ESR-3267                                                   |
| <b>MIAMI-DADE COUNTY</b> | Miami-Dade County Product Control<br>Approved              |
| <b>TDI</b>               | Meets requirements of the Texas Department<br>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)

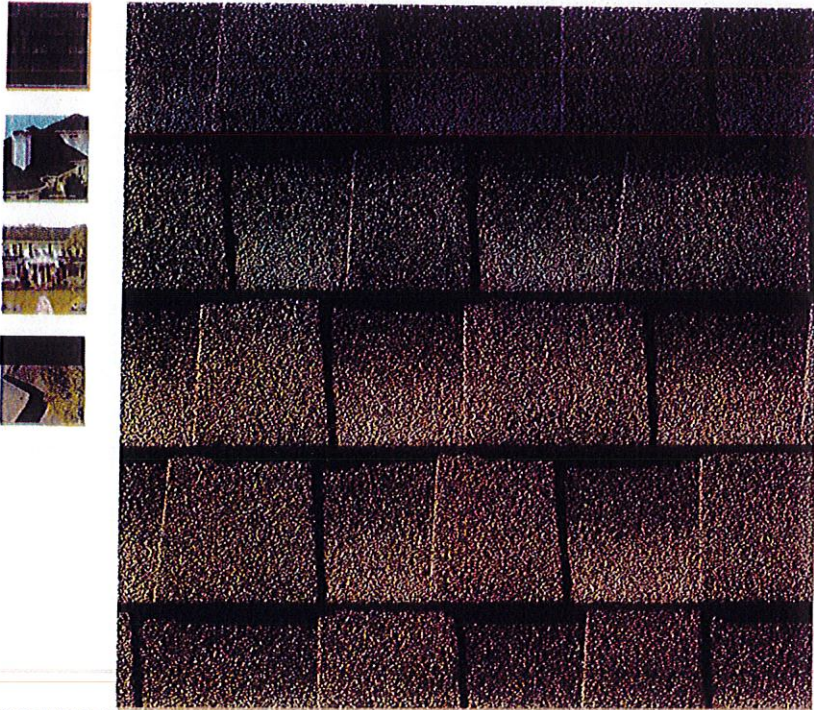
## SHIPPING AND PACKAGING

**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



[SEE ALL COLORS > \(\)](#)

Showing products available near **21601** [CHANGE > \(\)](#)

★★★★★ 4.8 (15509) [WRITE A REVIEW](#)

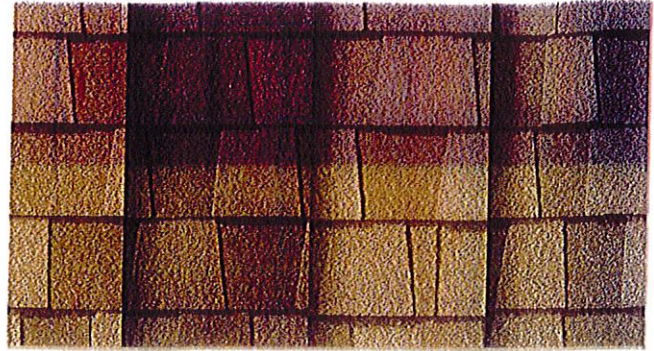
[FIND A CONTRACTOR \(/EN-US/ROOFING-CONTRACTORS/RESIDENTIAL\)](#)



## 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))

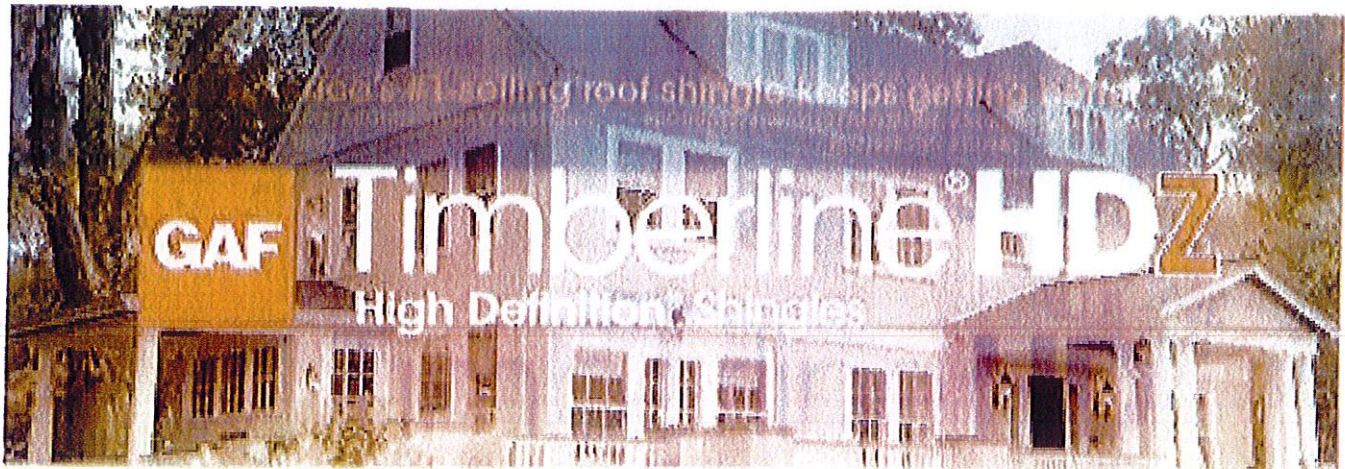


ABOUT ([HTTPS://WWW.GAF.COM/EN-US/ROOFING-PRODUCTS/RESIDENTIAL-ROOFING-PRODUCTS/SHINGLES/TIMBERLINE/ARCHITECTURAL/TIMBERLINE-HDZ](https://www.gaf.com/en-us/roofing-products/residential-roofing-products/shingles/timberline/architectural/timberline-hdz))

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))

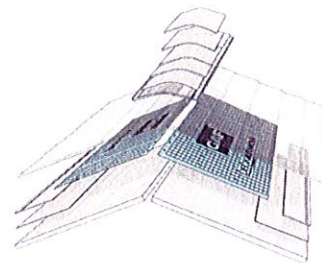
DOCS  
PRODUCTS/SI

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 strength<sup>1</sup> and 214% higher nail-pull strength<sup>2</sup> 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 roofs<sup>3</sup> and it's an eligible component of GAF residential enhanced warranties

## Product Details:

### Nominal Specifications:

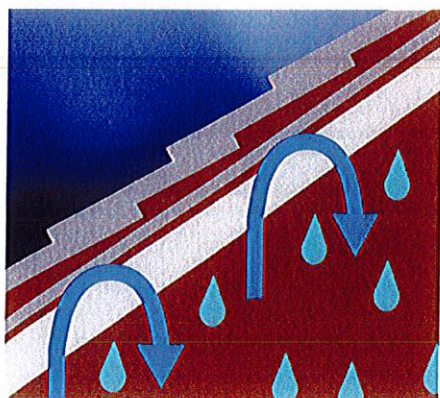
For use with asphaltic shingles and may also be used with slate, wood, metal, or tile.<sup>4</sup>

- Roll size: 10 squares (1,000 sq. ft. [92.9 m<sup>2</sup>]) (excludes laps)
- Roll width: 48" (1.22 m)
- Roll length: 250' (76.2 m)
- Approx. roll weight: 43 lb. (19.5 kg)
- UV exposure: UV-stabilized polypropylene construction resists UV degradation for up to 180 days<sup>5</sup>

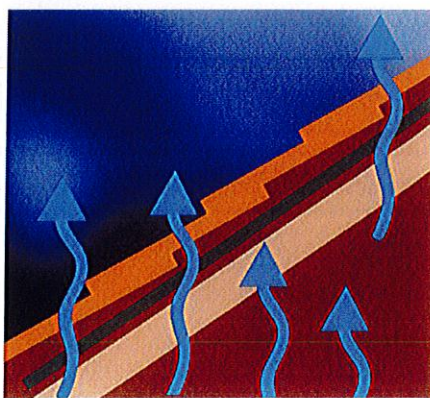
### Code Approvals and Standards:

- 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 shingles<sup>6</sup>
- 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

## 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.

<sup>1</sup> GAF trapezoidal tear strength testing per ASTM D4533

<sup>2</sup> GAF nail pull-through testing per ASTM D3462

<sup>3</sup> 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](http://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.

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

<sup>5</sup> 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.

<sup>6</sup> 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.



To learn more about the Lifetime Roofing System visit [gaf.com/Lifetime](http://gaf.com/Lifetime)



We protect what matters most™

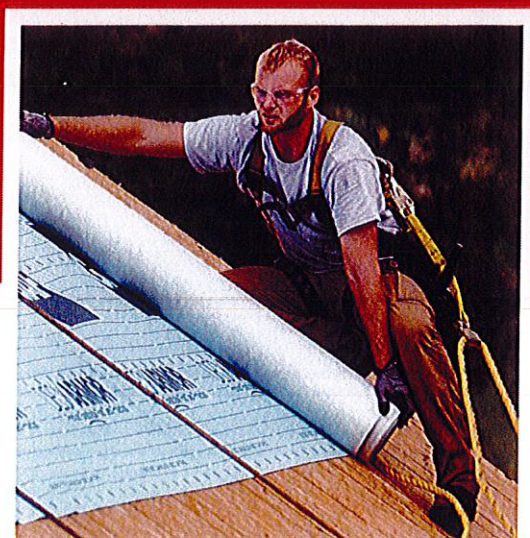


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# Deck-Armor™ Premium Breathable Roof Deck Protection

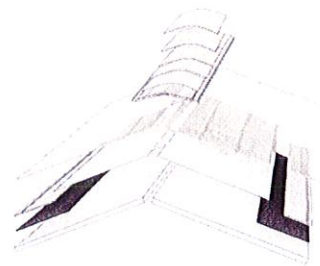
Help protect your home and roof system from damaging moisture with breathable roof deck protection



- 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 roofs<sup>2</sup> 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:<sup>3</sup>

- Protection against ice dams is required by most building codes<sup>1</sup> 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"<sup>3</sup> (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        |



To learn more about the Lifetime Roofing System visit [gaf.com/Lifetime](http://gaf.com/Lifetime)



## Product Details:

### Nominal Specifications:

For use with asphalt shingles

#### 1.5 square roll:<sup>\*</sup>

- 150 ft<sup>2</sup> (13.94 sq. m) per roll<sup>1</sup>
- Roll width: 36" (914 m)
- Roll length: 50' (15.24 m)

#### 2.0 square roll:<sup>\*</sup>

- 200 ft<sup>2</sup> (18.58 sq. m) per roll<sup>1</sup>
- 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

<sup>\*</sup>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 shingles<sup>4</sup>
- ICC-ES Evaluation Report (ESR-1322)

<sup>1</sup> Check local building codes for requirements in your area.

<sup>2</sup> 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](http://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.

<sup>3</sup> Source: International Building Code (IBC) and International Residential Code (IRC)

<sup>4</sup> Refer to UL Online Certification Directory for actual assemblies



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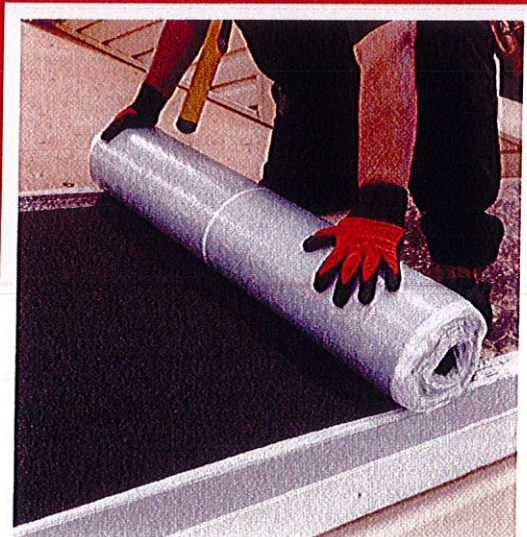
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# WeatherWatch® Mineral-Surfaced Leak Barrier

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



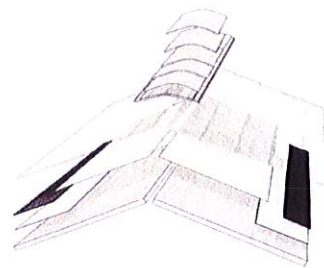
- Helps prevent leaks at the most vulnerable areas of your roof
- Reduces the risk of costly repairs due to wall or ceiling staining from leaks
- Meets most code requirements where local building codes require the use of leak barriers¹



**WeatherWatch®**  
Mineral-Surfaced Leak Barrier



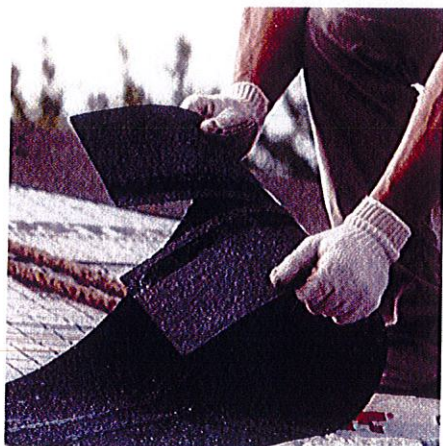
# Pro-Start® Starter Strip Shingles



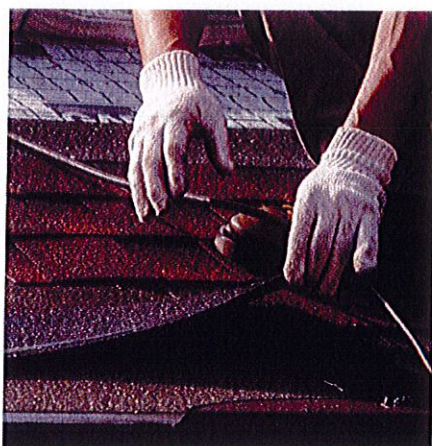
## Benefits:

- 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.<sup>1</sup>
- It's eligible for a Lifetime limited warranty when installed on Lifetime Shingle roofs<sup>3</sup> 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 approved<sup>2</sup>
- ICC-ES ESR-1475
- Meets ASTM D3462<sup>3</sup>, D3018
- ASTM D3161 Class F
- UL Listed to ANSI/UL 790 Class A<sup>4</sup>

<sup>1</sup> 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](http://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.

<sup>2</sup> Excludes Shafter, CA product.

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

<sup>4</sup> Refer to UL Online Certification Directory for actual assemblies.



To learn more about the Lifetime Roofing System visit [gaf.com/Lifetime](http://gaf.com/Lifetime)



We protect what matters most™

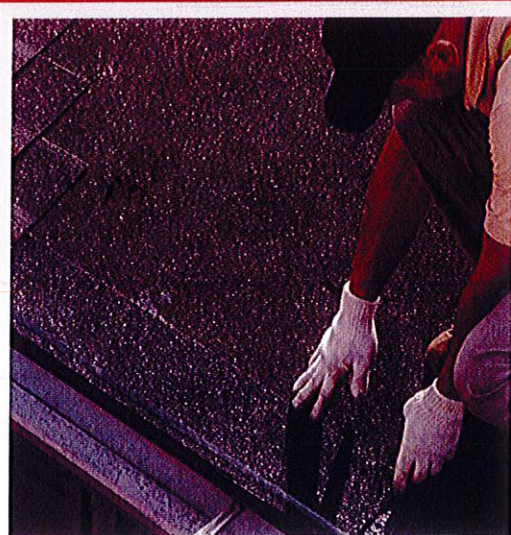


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# Pro-Start® Starter Strip Shingles

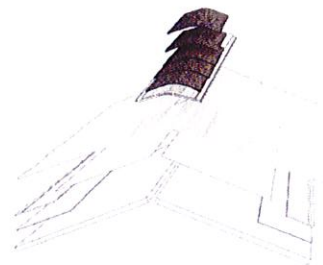
Help prevent shingle blow-off and eliminate waste



- 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



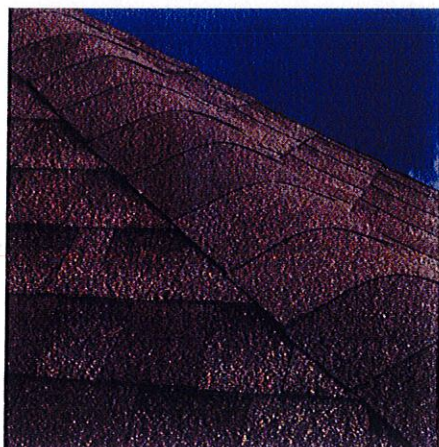
# TimberTex® Premium Ridge Cap Shingles



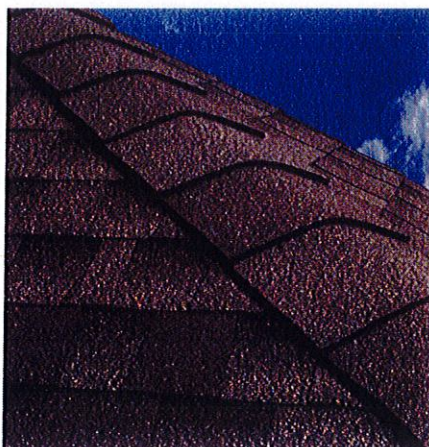
## Benefits:

- 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 algae<sup>2</sup>
- Eligible for up to a Lifetime limited warranty.<sup>1</sup> 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 A<sup>3</sup>
- ASTM D3462<sup>4</sup>
- ASTM D3018 Type 1
- ASTM D3161 Class A
- ASTM D3161 Class F<sup>5</sup>
- ICC-ES AC438
- CSA A123.5
- ICC Evaluation Reports ESR-1475 and ESR-3267
- Miami-Dade County Product Control Approved
- Florida Building Code Approved

<sup>1</sup> 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](http://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.

<sup>2</sup> 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.

<sup>3</sup> Refer to UL Online Certification Directory for actual assemblies.

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

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

Note: See [gaf.com/ridgecapavailability](http://gaf.com/ridgecapavailability) for regional availability.



To learn more about the Lifetime Roofing System visit [gaf.com/Lifetime](http://gaf.com/Lifetime)



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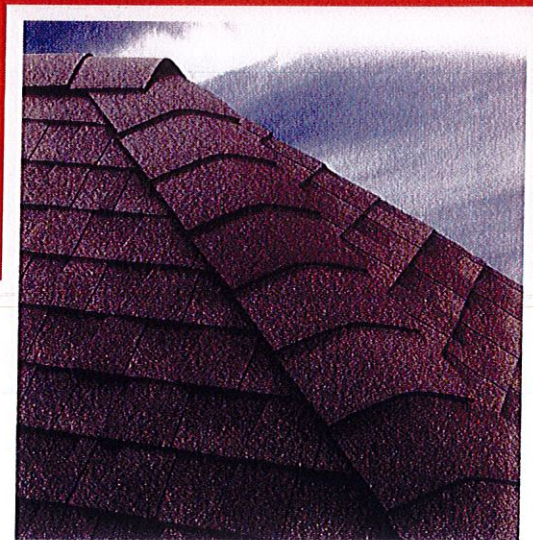


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# TimberTex® Premium Ridge Cap Shingles

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 coverage<sup>1</sup> (vs. using typical 20- or 25-year cut-up 3-tab strip shingles as your ridge cap)



**TimberTex®**  
Premium Ridge Cap Shingles



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 Historic 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](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](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](http://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](http://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<br>RYAN LAURA            |                |                        |                                   | Use:                         |                    | RESIDENTIAL                                   |            |
| Mailing Address:                                          |       |         |                         | 24 N AURORA ST<br>EASTON MD 21601-0000 |                |                        |                                   | Principal Residence:         |                    | YES                                           |            |
|                                                           |       |         |                         |                                        |                |                        |                                   | Deed Reference:              |                    | /02536/ 00194                                 |            |
| Location & Structure Information                          |       |         |                         |                                        |                |                        |                                   |                              |                    |                                               |            |
| Premises Address:                                         |       |         |                         | 24 N AURORA ST<br>EASTON 21601-0000    |                |                        |                                   | Legal Description:           |                    | LOT 4-102X175<br>24 E/S N AURORA ST<br>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:                  |                                   |                              |                    |                                               |            |



## Economic Hardship

Economic Hardship is not a defined term that the applicant has been able to find. The definition the applicant is going to use is “Any amount of money that a citizen would be required to spend above and beyond the cost of a reasonable alternative if the regulation in question did not exist.”

On face value, there would be \$58k or \$62k in economic hardship if required to use synthetic cedar or natural cedar, respectively.

Assuming the applicant does not have cash on hand to finance these options, a home equity loan would have to be used. The Home Equity rate for Shore United Bank is currently 5.84% with a 15-year term. The monthly payments for these loans are \$195, \$679, and \$713 for the architectural shingle, synthetic cedar, and natural cedar, respectively. Over the life of these loans, the total cost to the applicant would be \$35k, \$122k, and \$128k, respectively. So, after financing there would be \$87k or \$93k in economic hardship if required to use synthetic cedar or natural cedar, respectively.

In order to properly compare the two synthetic products with the natural product, the lifecycles of the products must be considered. Both synthetic products have a 50-year lifespan but the natural product has a 25-year lifespan. Using inflation information for roofing materials from the Federal Reserve (5.61%) the replacement cost for the natural cedar roof at year 26 is estimated to be \$334k. Considering both financing and lifecycle, there would be \$87k or \$427k in economic hardship if required to use synthetic cedar or natural cedar, respectively.

If it can be argued that the applicant could reasonably afford \$679/mo for 15 years to pay for a synthetic cedar roof, we must also look at the opportunity cost as compared to an architectural shingle roof. Payments of \$679/mo would sunset the architectural shingle loan in 38 months at a total cost of \$26k. for the remaining 142 months, the applicant could invest those payments in a diversified portfolio. Using the 10-year average return of the S+P 500 (14.7%) and the Vanguard Total Bond Market Index Fund (1.3%) blended 70/30 gives a 10.7% return. The ending balance of this portfolio after 15 years would be \$195k. The equal cash flow cost of the synthetic cedar roof is therefore \$316k, creating a \$291k economic hardship on the applicant.

If it can be argued that the applicant could reasonably afford \$713/mo for 15 years to pay for a natural cedar roof, as well as save \$1,114/mo for 25 years to pay for the year 26 roof replacement, we must also look at the opportunity cost as compared to an architectural shingle roof. Payments of \$1,827/mo would sunset the architectural shingle loan in 14 months at a total cost of \$24k. for the remaining 166 months, the applicant could invest those payments in a diversified portfolio. Using the 10-year average return of the S+P 500 (14.7%) and the Vanguard Total Bond Market Index Fund (1.3%) blended 70/30 gives a 10.7% return. The ending balance of this portfolio after 25 years would be \$2.23MM. The equal cash flow cost of the natural cedar roof is therefore \$2.69MM, creating a \$2.67MM economic hardship on the applicant.

As the regulation in question would be the only obstacle to securing an architectural shingle roof for the applicant's home, they respectfully request that the Historic District Commission grant an exception due to Economic Hardship in this case.

|                            | Cost                  |                 |           | Difference      |           | % Difference    |        |
|----------------------------|-----------------------|-----------------|-----------|-----------------|-----------|-----------------|--------|
|                            | Architectural Shingle | Synthetic Cedar | Cedar     | Synthetic Cedar | Cedar     | Synthetic Cedar | Cedar  |
| Initial Cost               | 23,341                | 81,283          | 85,379    | 57,942          | 62,038    | 348%            | 366%   |
| Financing Cost             | 35,091                | 122,203         | 128,361   | 87,112          | 93,270    | 348%            | 366%   |
| Lifecycle Cost @ Year 26   | 35,091                | 122,203         | 462,543   | 87,112          | 427,452   | 348%            | 1318%  |
| Opportunity Cost @ Year 16 | 25,605                | 316,713         |           | 291,108         |           | 1237%           |        |
| Opportunity Cost @ Year 26 | 24,158                |                 | 2,691,979 |                 | 2,667,821 |                 | 11143% |

## Historic Case

The Easton Historic District was nominated for inclusion in the National Register 6/27/1980 based on 127 District Resources, including 23 contributing properties, 2 non-contributing properties, and 102 not evaluated properties. All 127 of these properties received a State Historic Sites Survey performed by the Maryland Historical Trust. These surveys were conducted in accordance with the Standards and Guidelines for Architectural and Historical Investigations in Maryland. The standards set out stringent qualifications that must be met by the surveyors and provide strict instructions for the surveyors to follow as they perform the surveys. In the section pertaining to the detailed description of the property, the surveyors are to provide a description of the historical architectural elements of the building. This includes materials for the foundation, siding or brick bonding, and roofing. If no description of these items is present in the survey, that indicates that the respective materials were not of historical architectural value.

The State Historic Sites Survey for our home (T-30 dated 8/29/67) includes many descriptions of the brickwork, the woodwork, the dormers, and the rooflines but makes no mention of the roofing material. The picture of the home included in the Survey shows that the roofing material was asphalt shingle. Further research at the Talbot Historical Society Archives clearly shows that an asphalt shingle roof was present on the home in the 1980's.

As can be seen in another State Historic Sites Survey (T-16 dated 8/29/67) for the Christ Church Rectory, the historic roofing material is mentioned several times in the document when present. Even when strong context clues are available as to the probable historic roofing material, the State Historic Sites Survey stay silent. This can be well illustrated by looking at the State Historic Sites Survey (T-15 dated (8/29/67) for Christ Church which makes no mention of the roofing material when it was quite likely to have been slate to match the Rectory.

The Easton Historic District Design Guidelines for Residential and Commercial Properties references the Secretary of the Interior's Standards for the Rehabilitation of Historic Properties. Standard #3 is as follows:

Each Property shall be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings shall not be taken.

Barring any historical account of the property's roofing material that supersedes the State Historic Sites Survey, it must be concluded that the present cedar roof on our home was installed in defiance of the Secretary of the Interior's Standards and is therefore creating a false sense of historical development as it is a conjectural feature.

We respectfully request that the Commission vote in favor of our request to install an architectural shingle roof on our home. This roof will provide a safe, long lasting, and affordable roof for our home and will remedy the false historical narrative currently present. The Historical Society Archive photo indicates either a gray or faded black shingle, we request your permission to use black.



1982



**Description**

Talbot Historical Society Walking Tour of Easton, Maryland

Foxley Hall

24 North Aurora Street

Easton, Maryland

The Federal period house was built from 1794-1798. The original owner was Deborah (Perry) Dickinson. Others who lived there: U.S. Senator John Leeds Kerr (1780-1844) and Oswald Tilghman.

#T-30 in "Where Land and Water Intertwine" by Christopher Weeks. 1984



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

## Historic District Commission Staff Report

Meeting Date: 1/23/2023

**Staff Contact:** Nicholas Johnson, Planner, [njohnson@eastonmd.gov](mailto:njohnson@eastonmd.gov)

**Property Address:** 101 N West Street

**Application Number:** 2023-0838

**Request:** Window Replacement

**Staff Recommendation:** Approve ☒ Deny ☐ Table ☐

**Staff Comments:**

---

The applicant is proposing to replace the existing wooden one-over-one windows with a combination of new wooden windows and fiberglass clad windows. The scope of work also includes removing the existing wooden sashes and preserving the existing trim. The applicant has provided two different options for the Commission's consideration. Option 1 is a two-over-two SDL window while option 2 is a one-over-one window.

### Historic District Guidelines:

#### ***Guideline 90. Make Sensitive Replacements (Windows)***

- a. Replace windows that cannot be repaired in-kind. Replacement windows must match the original windows in size, proportion, design, and style. The number of windowpanes and the muntin and mullion profiles should match the historic window.
- b. Replacement units for historic divided light (multi-pane) windows must have the appearance of a true divided light. Simulated divided light windows with three dimensional muntins are usually appropriate. "Snap-in" or "between-the-glass" vinyl muntins do not simulate a historic appearance and will not be approved for windows within the historic district.
- c. Maintain the window type. For example, replacing a double-hung window with a casement window is not preferred.
- d. Maintain the historic window opening size and surrounding trim. Altering the window opening to accommodate larger or smaller windows is not preferred.





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

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.

***Guideline 91: Shutters***

b. Restore or replace missing original shutters with appropriate replacement units based on physical or documentary evidence.

***Guideline 93 Sills, Lintels, and Frames***

- a. Retain original sills, frames, lintels, and associated window trim and ornamentation.
- b. Do not wrap sills or frames in any materials (sheet metal, vinyl, etc.).
- c. Avoid adding details, surrounds, shutters, ornamentation and other features that have no historical basis and are not in keeping with the character of the original window.
- d. When historic sills, lintels, surrounds, or trim requires replacement, it should be made in-kind using the same or similar material and replicating the form, profile, color, and texture of the original unit.

**STAFF RECOMENDATION:**

Staff recommends **approving** this application with conditions based on the finding that the proposed windows in “Option B” best match the current windows on the structure. The Commission may condition its approval upon:

- Removal of the satellite dish on the Federal Street frontage.
- Preservation or replacement of the existing shutters on the West Street frontage.



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

## EASTON HISTORIC DISTRICT SURVEY

PROPERTY #:

Picture:



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





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

RECEIVED

JAN 09 2023

TOWN OF EASTON

|                       |         |
|-----------------------|---------|
| Application #:        | 23-858  |
| Date Received:        | 1/9/23  |
| Fee Paid:             | 1/9/23  |
| HDC Meeting Date:     | 1/23/23 |
| 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 101 N. WEST STREET  
☐ Contributing    ☐ Non-Contributing    YEAR BUILT: \_\_\_\_\_ NATIONAL REGISTAR # \_\_\_\_\_

### PROPERTY INFORMATION

OWNER NAME 101 N. WEST ST. LLC, C/O DOUG WAHNER  
 TELEPHONE NO. 410 820 0264 EMAIL DWAHNER@MDSLOWLAW.COM

### Applicant or Agent

NAME COASTAL DESIGN & BUILD, LLC / ERIC ABELL  
 TELEPHONE NO. 410 829 5171 EMAIL ABELL@GOEASTON.NET

Description of Proposal (include additional sheets, as necessary)

|                                       |
|---------------------------------------|
| REPLACE EXISTING WINDOWS USING MRVIN  |
| INSERT WINDOWS PER ATTACHED PROPOSAL. |
|                                       |
|                                       |
|                                       |
|                                       |

### Specific Requirements

- The payment of fees is due at the time of application submittal.  
 As of December 27, 2022, the fees are as follows:  
 Commercial - \$200      Residential - \$75      Signs - \$75      Staff Approval \$25
- Provide 3 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>ERIC ABELL</u> |
| <u>1/5/23</u>     |
| <u>ERIC ABELL</u> |

Revised 4.4.2022

101 N. West Street, Easton, Maryland

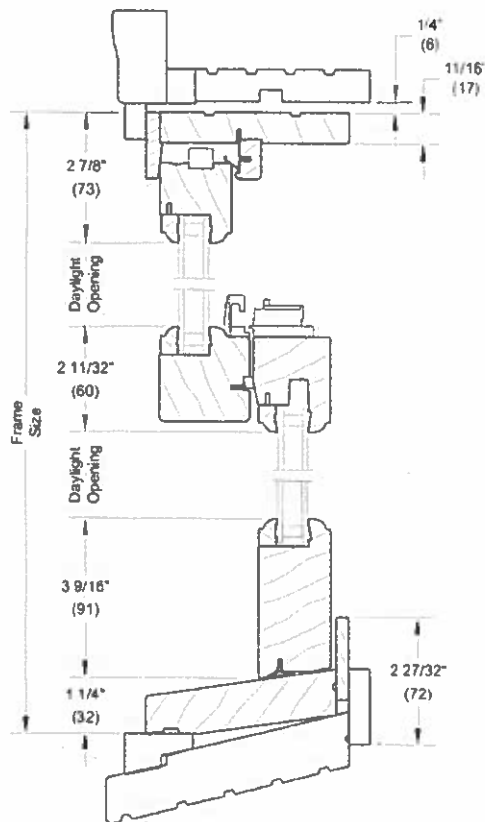
Description of proposed work:

1. Remove all existing wood window sashes.
2. Install new Marvin double hung insert windows as follows:
  - a. First Floor on N. West Street and Federal Street use Marvin Signature double hung wood insert windows to be painted white to match existing exterior window color.
  - b. First Floor on side and rear elevations use Marvin Elevate double hung insert windows in white.
  - c. Second Floor all elevations use Marvin Elevate double hung insert windows in white.
3. All existing exterior trim to remain.
4. Submittal includes Option "A" which is a 2 over 2 glass pattern and Option "B" which is a full glass sash for consideration.

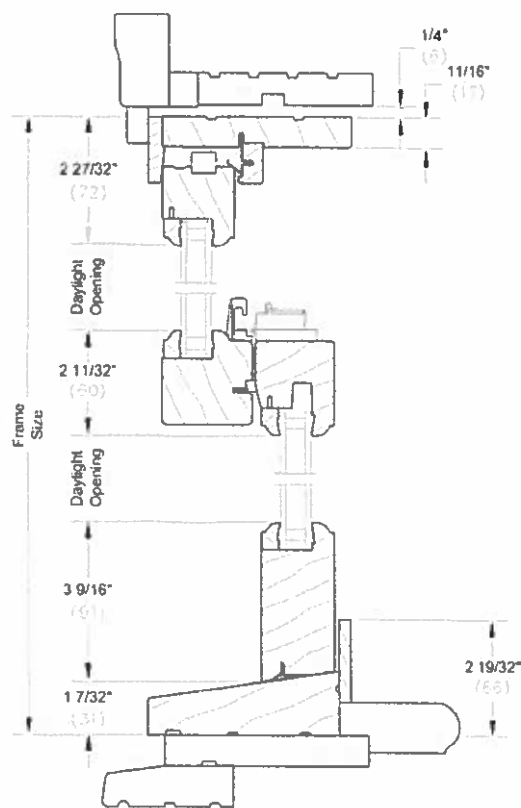


**Section Details: Operator**

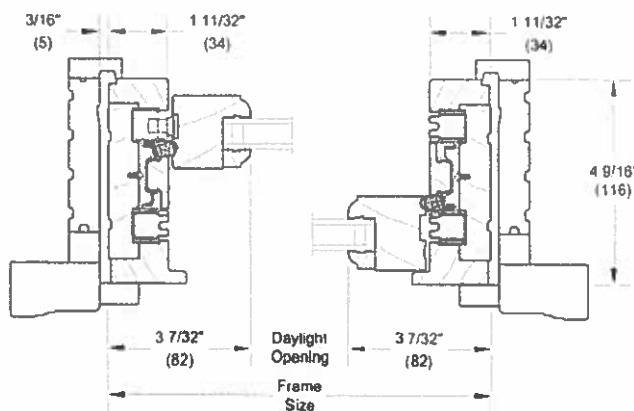
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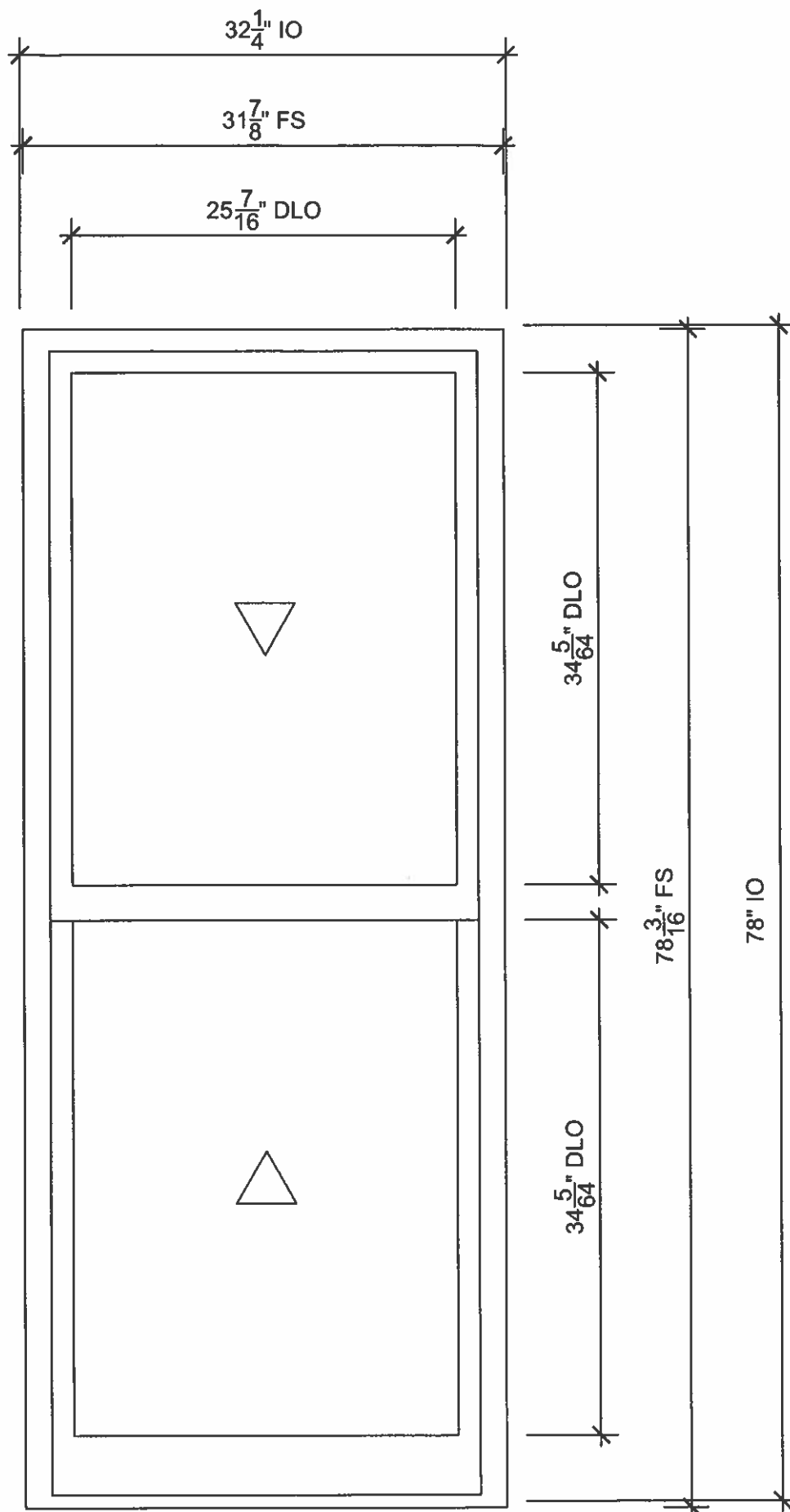
Head Jamb, Checkrail, with Beveled Sill  
installed in existing frame



Head Jamb, Checkrail, with Flat Sill Option  
installed in existing frame

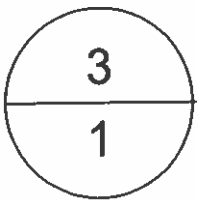
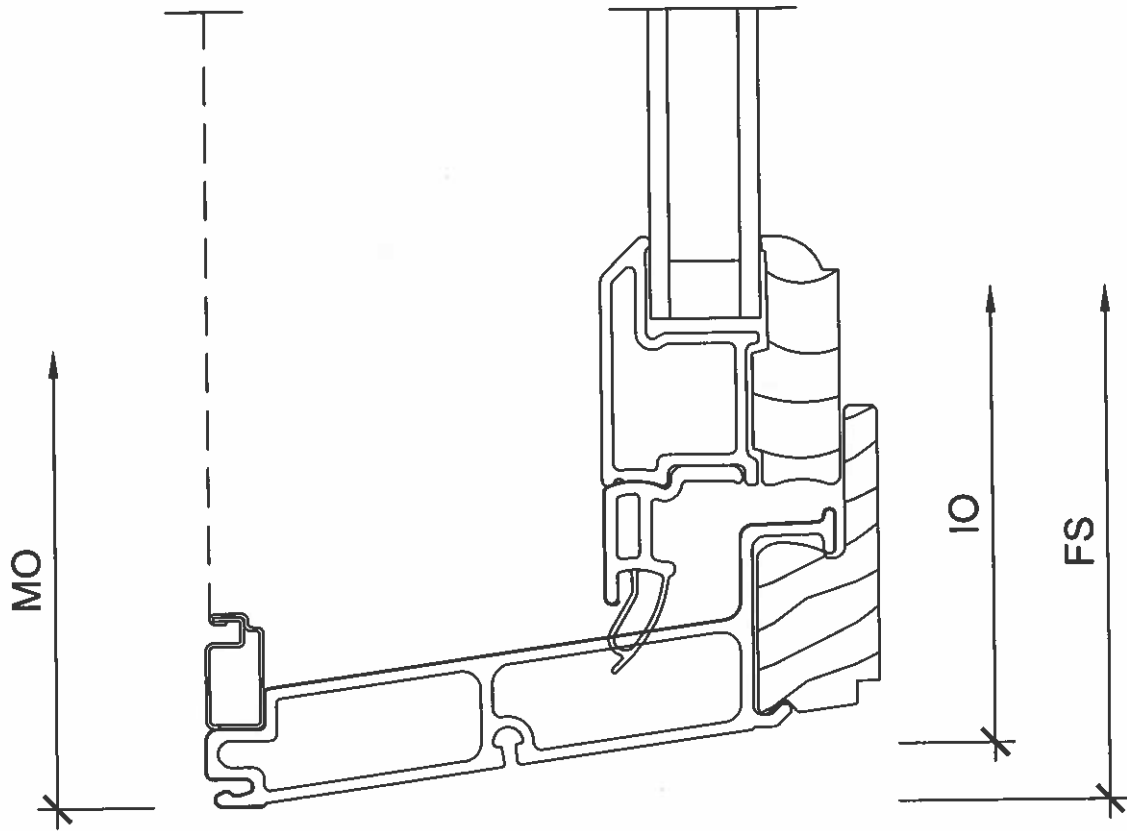


Jambs installed in existing frame

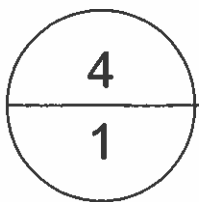
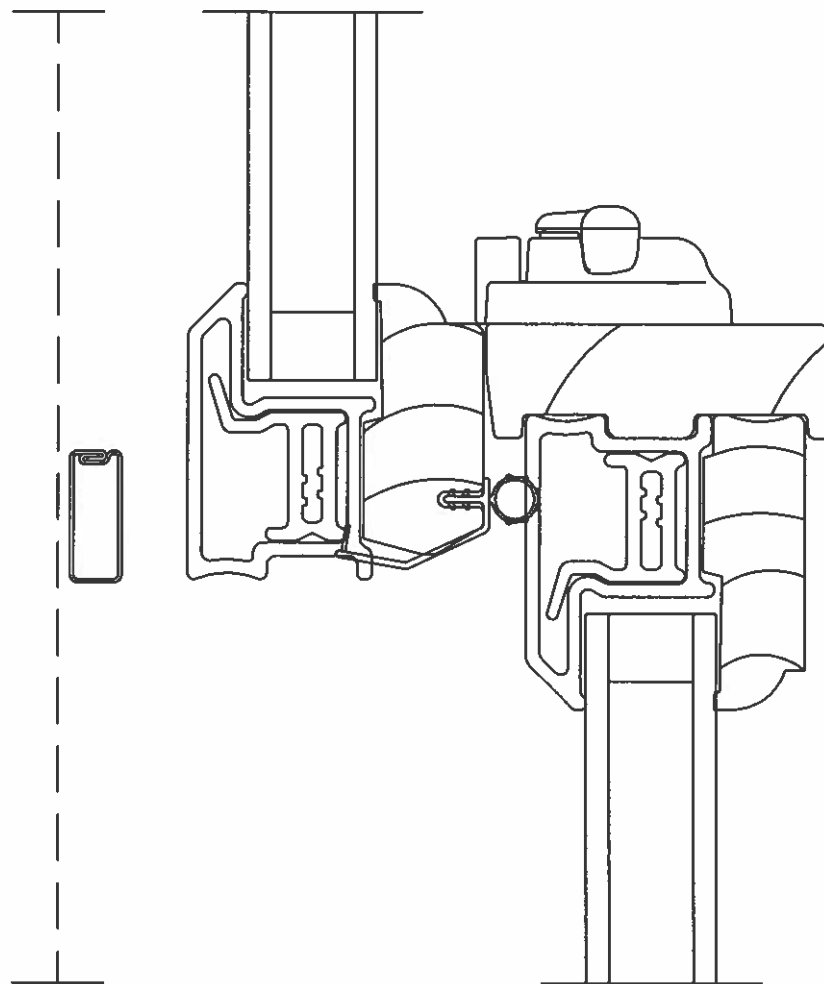


1ST FLOOR FRONT





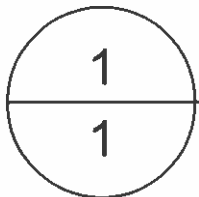
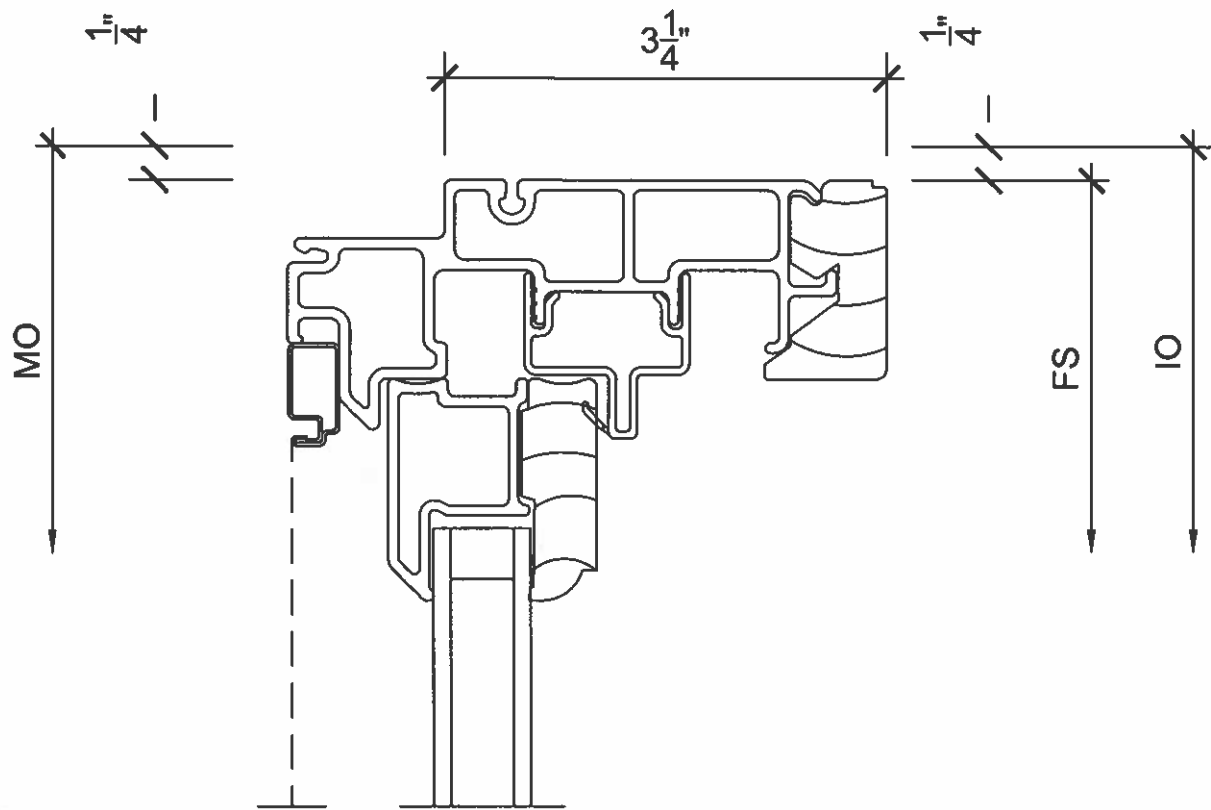
# Sill



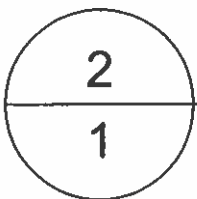
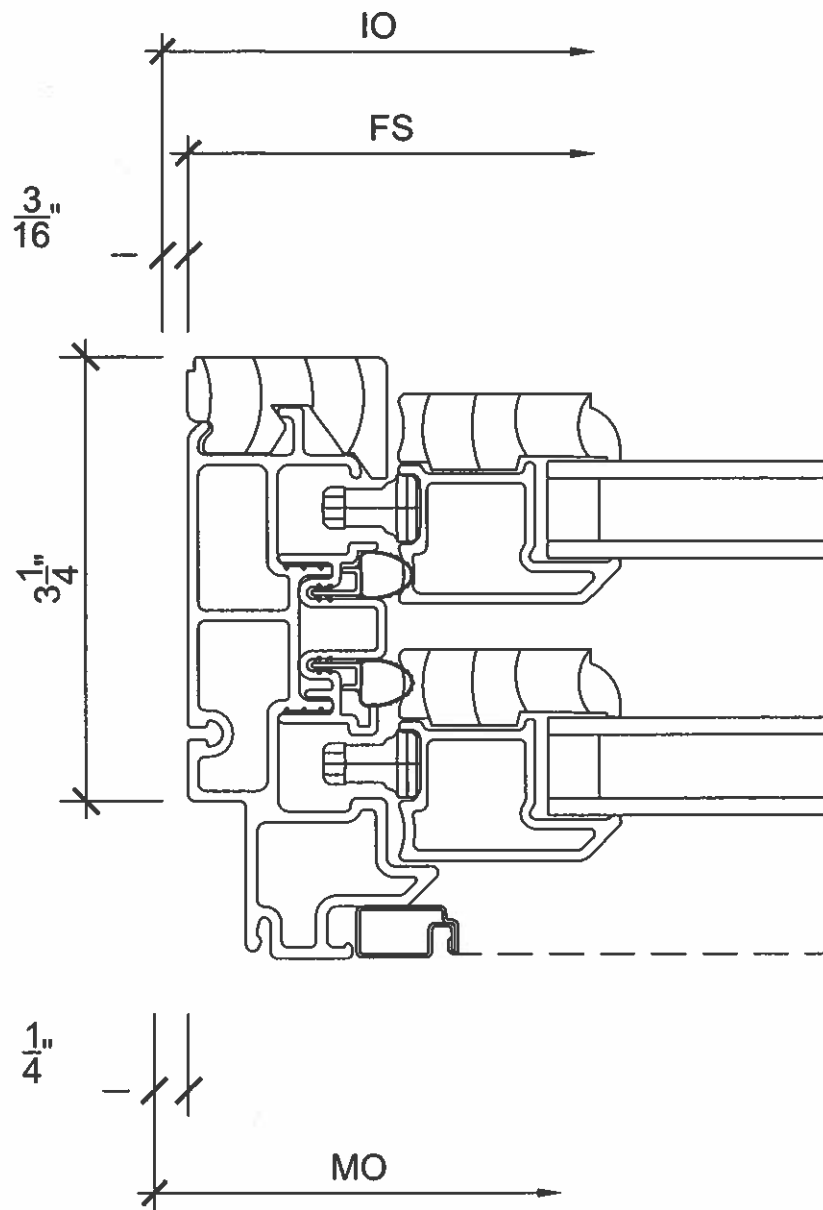
## Check Rail

---

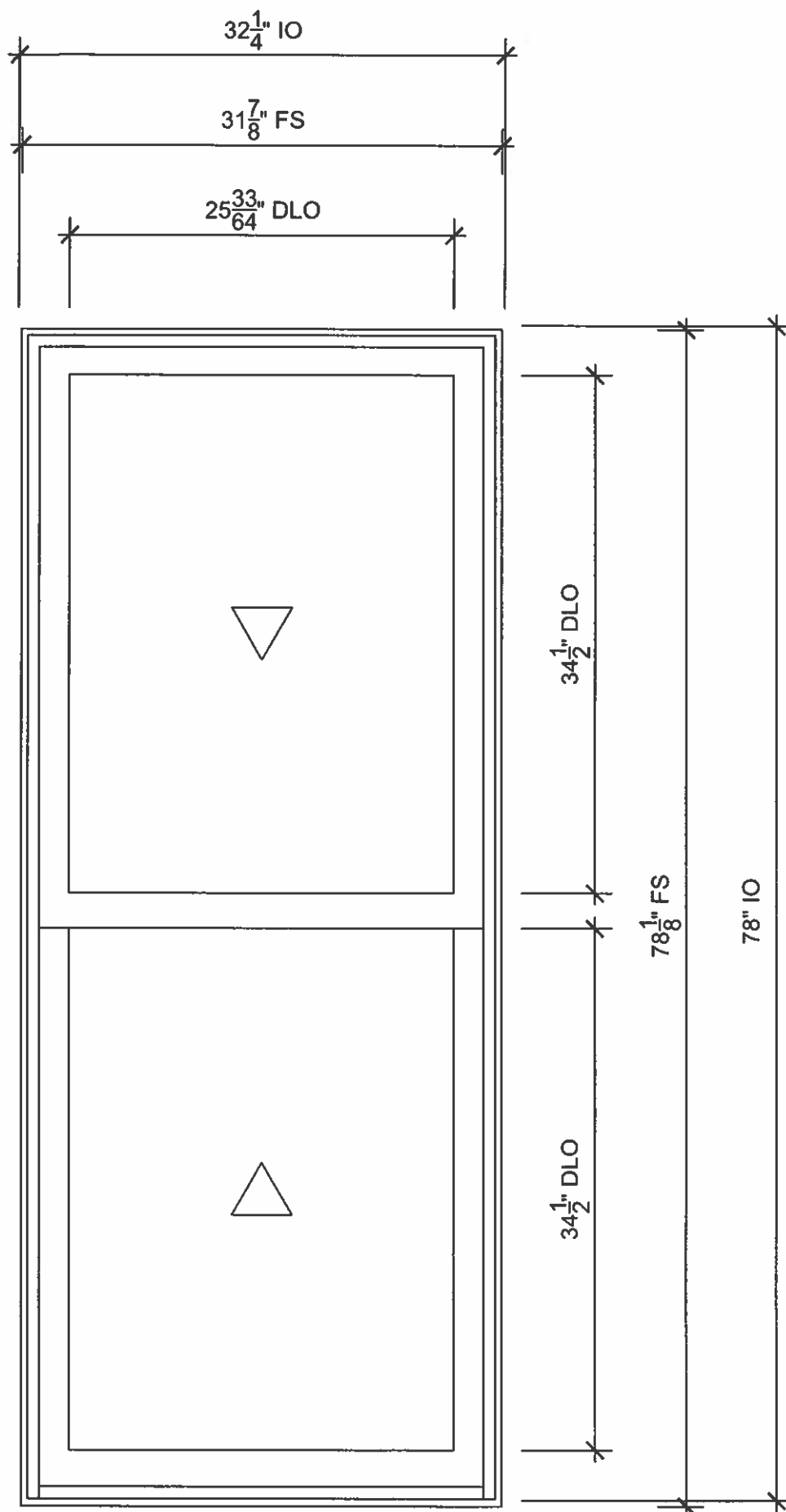




Head



# Jamb



1ST FLOOR RT SIDE



OPTION "A"

**101 N West Street  
1-4-23**

Quote #: 6US7MCT

A Proposal for Window and Door Products prepared for:

**End Customer:**

Coastal Design & Build, LLC  
28332 Brick Row Drive  
Oxford, MD 21654-1700

Contact Name: Eric Abell

Phone: (410) 820-4030

Mobile: (410) 829-5171

Fax: (410) 822-7701

Email: abell@goeaston.net

**Job Site:**

D & M Properties

101 N West Street

Easton , MD 21601

**Shipping Address:**

WARRENS WOOD WORKS  
8708 BROOKS DR  
EASTON, MD 21601-7490



RICKY CECIL

WARRENS WOOD WORKS

8708 BROOKS DR

EASTON, MD 21601-7490

Phone: (410) 820-8984

Email: rcecil@warrenswoodworks.com

This report was generated on 1/4/2023 1:18:02 PM  
using the Marvin Order Management System,  
version 0003.18.00 (Current). Price in USD. Unit  
availability and price are subject to change. Dealer  
terms and conditions may apply.

**Featuring products from:**

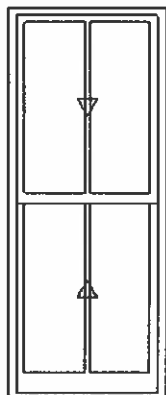


## LINE ITEM QUOTES

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: 1st Floor Front | Net Price:      |     |  |
| Qty: 1  |                            | Ext. Net Price: | USD |  |

**MARVIN** 



As Viewed From The Exterior

FS 31 7/8" X 78 3/16"

IO 32 1/4" X 78"

**Egress Information**

Width: 28 5/16" Height: 33 25/64"

Net Clear Opening: 6.57 SqFt

**Performance Information**

U-Factor: 0.29

Solar Heat Gain Coefficient: 0.27

Visible Light Transmittance: 0.46

Condensation Resistance: 57

CPD Number: MAR-N-364-02178-00001

ENERGY STAR: NC

**Performance Grade**

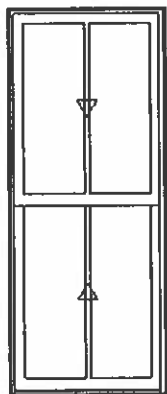
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Primed Pine Exterior  
Painted Interior Finish - White - Pine Interior  
Back Prime  
Ultimate Wood Double Hung Insert  
Inside Opening 32 1/4" X 78"  
8 Degree Frame Bevel  
Top Sash  
Primed Pine Sash Exterior  
Painted Interior Finish - White - Pine Sash Interior  
IG  
Low E2 w/Argon  
Stainless Perimeter and Spacer Bar  
7/8" SDL - With Spacer Bar - Stainless  
Rectangular - Special Cut 2W1H  
Primed Pine Ext - Painted Interior Finish - White - Pine Int  
Ovolo Exterior Glazing Profile  
Ovolo Interior Glazing Profile  
Bottom Sash  
Primed Pine Sash Exterior  
Painted Interior Finish - White - Pine Sash Interior  
IG  
Low E2 w/Argon  
Stainless Perimeter and Spacer Bar  
7/8" SDL - With Spacer Bar - Stainless  
Rectangular - Special Cut 2W1H  
Primed Pine Ext - Painted Interior Finish - White - Pine Int  
Ovolo Exterior Glazing Profile  
Ovolo Interior Glazing Profile  
White Sash Lock  
White Jamb Hardware  
Extruded Aluminum Screen  
Stone White Surround  
Bright View Mesh  
\*\*\*Screen/Combo Ship Loose  
4 9/16" Jambs  
\*\*\*Note: Unit Availability and Price is Subject to Change

|         |                              |                 |     |  |
|---------|------------------------------|-----------------|-----|--|
| Line #2 | Mark Unit: 1st Floor Rt Side | Net Price:      |     |  |
| Qty: 2  |                              | Ext. Net Price: | USD |  |

**MARVIN** 

Stone White Exterior  
White Interior  
Elevate Double Hung Insert  
Inside Opening 32 1/4" X 78"  
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 2W1H  
Stone White Ext - White Int



As Viewed From The Exterior

FS 31 7/8" X 78 1/8"

IO 32 1/4" X 78"

**Egress Information**

Width: 28 7/32" Height: 33 37/64"

Net Clear Opening: 6.58 SqFt

**Performance Information**

U-Factor: 0.29

Solar Heat Gain Coefficient: 0.28

Visible Light Transmittance: 0.47

Condensation Resistance: 56

CPD Number: MAR-N-424-00768-00001

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

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 2W1H  
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 5

\*\*\*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 #3

Qty: 2

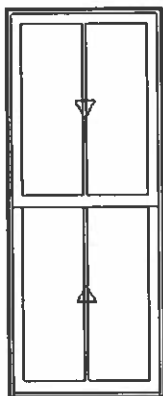
Mark Unit: 1st Floor Rt Side

Net Price:

Ext. Net Price:

USD

**MARVIN**



As Viewed From The Exterior

FS 31 3/4" X 78 1/8"

IO 32 1/8" X 78"

**Egress Information**

Width: 28 3/32" Height: 33 37/64"

Net Clear Opening: 6.55 SqFt

**Performance Information**

U-Factor: 0.29

Stone White Exterior  
White Interior  
Elevate Double Hung Insert  
Inside Opening 32 1/8" X 78"  
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 2W1H  
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 2W1H  
Stone White Ext - White Int  
White Weather Strip Package  
1 White Sash Lock  
Exterior Aluminum Screen

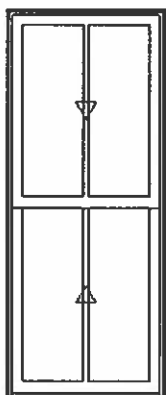


Solar Heat Gain Coefficient: 0.28  
Visible Light Transmittance: 0.47  
Condensation Resistance: 56  
CPD Number: MAR-N-424-00768-00001  
ENERGY STAR: NC  
Performance Grade  
Licensee #1123  
AAMA/WDMA/CSA/101/ I.S.2/A440-08  
LC-PG40 1067X2146 mm (42X84.5 in)  
LC-PG40 DP +40/-40  
FL6525  
Ultrix Fiberglass: AAMA 624

Stone White Surround  
Bright View Mesh  
\*\*\*Screen/Combo Ship Loose  
3 1/4" Jamb  
Thru Jamb Installation  
Existing Sill Angle 5  
\*\*\*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: 1st Floor Rt Side | Net Price:      |     |
| Qty: 1  |                              | Ext. Net Price: | USD |

MARVIN



As Viewed From The Exterior

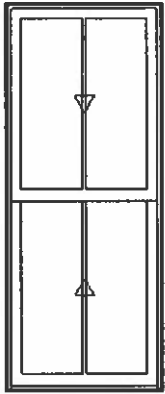
FS 32" X 78 1/8"  
IO 32 3/8" X 78"  
Egress Information  
Width: 28 11/32" Height: 33 37/64"  
Net Clear Opening: 6.61 SqFt  
Performance Information  
U-Factor: 0.29  
Solar Heat Gain Coefficient: 0.28  
Visible Light Transmittance: 0.47  
Condensation Resistance: 56  
CPD Number: MAR-N-424-00768-00001  
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  
Ultrix Fiberglass: AAMA 624

Stone White Exterior  
White Interior  
Elevate Double Hung Insert  
Inside Opening 32 3/8" X 78"  
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 2W1H  
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 2W1H  
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 5  
\*\*\*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: 1st Floor Back Side | Net Price:      |     |
| Qty: 1  |                                | Ext. Net Price: | USD |

MARVIN

Stone White Exterior  
White Interior  
Elevate Double Hung Insert  
Inside Opening 32 1/8" X 78"  
8 Degree Frame Bevel



As Viewed From The Exterior

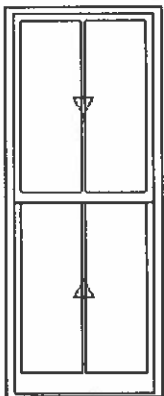
FS 31 3/4" X 78 1/8"  
IO 32 1/8" X 78"  
Egress Information  
Width: 28 3/32" Height: 33 37/64"  
Net Clear Opening: 6.55 SqFt  
Performance Information  
U-Factor: 0.29  
Solar Heat Gain Coefficient: 0.28  
Visible Light Transmittance: 0.47  
Condensation Resistance: 56  
CPD Number: MAR-N-424-00768-00001  
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  
Ultrix Fiberglass: AAMA 624

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 2W1H  
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 2W1H  
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 5  
\*\*\*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: 1st Floor Federal Street | Net Price:      |     |
| Qty: 2  |                                     | Ext. Net Price: | USD |

**MARVIN**



As Viewed From The Exterior

FS 31 5/8" X 78 3/16"  
IO 32" X 78"  
Egress Information  
Width: 28 1/16" Height: 33 25/64"  
Net Clear Opening: 6.51 SqFt  
Performance Information  
U-Factor: 0.29

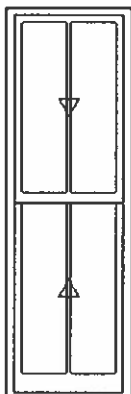
Primed Pine Exterior  
Painted Interior Finish - White - Pine Interior  
Back Prime  
Ultimate Wood Double Hung Insert  
Inside Opening 32" X 78"  
8 Degree Frame Bevel  
Top Sash  
Primed Pine Sash Exterior  
Painted Interior Finish - White - Pine Sash Interior  
IG  
Low E2 w/Argon  
Stainless Perimeter and Spacer Bar  
7/8" SDL - With Spacer Bar - Stainless  
Rectangular - Special Cut 2W1H  
Primed Pine Ext - Painted Interior Finish - White - Pine Int  
Ovolo Exterior Glazing Profile  
Ovolo Interior Glazing Profile  
Bottom Sash  
Primed Pine Sash Exterior  
Painted Interior Finish - White - Pine Sash Interior  
IG  
Low E2 w/Argon  
Stainless Perimeter and Spacer Bar  
7/8" SDL - With Spacer Bar - Stainless  
Rectangular - Special Cut 2W1H  
Primed Pine Ext - Painted Interior Finish - White - Pine Int

Solar Heat Gain Coefficient: 0.27  
Visible Light Transmittance: 0.46  
Condensation Resistance: 57  
CPD Number: MAR-N-364-02178-00001  
ENERGY STAR: NC  
Performance Grade  
No Performance Grade Information available.

Ovolo Exterior Glazing Profile  
Ovolo Interior Glazing Profile  
White Sash Lock  
White Jamb Hardware  
Extruded Aluminum Screen  
Stone White Surround  
Bright View Mesh  
\*\*\*Screen/Combo Ship Loose  
4 9/16" Jamb  
\*\*\*Note: Unit Availability and Price is Subject to Change

|         |                                     |                 |     |
|---------|-------------------------------------|-----------------|-----|
| Line #7 | Mark Unit: 1st Floor Federal Street | Net Price:      |     |
| Qty: 2  |                                     | Ext. Net Price: | USD |

**MARVIN** 



As Viewed From The Exterior

FS 25 5/8" X 78 11/16"  
IO 26" X 78 1/2"  
Egress Information  
Width: 22 1/16" Height: 33 41/64"  
Net Clear Opening: 5.15 SqFt  
Performance Information  
U-Factor: 0.29  
Solar Heat Gain Coefficient: 0.27  
Visible Light Transmittance: 0.46  
Condensation Resistance: 57  
CPD Number: MAR-N-364-02178-00001  
ENERGY STAR: NC  
Performance Grade  
No Performance Grade Information available.

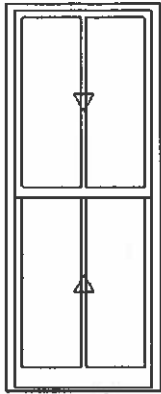
Primed Pine Exterior  
Painted Interior Finish - White - Pine Interior  
Back Prime  
Ultimate Wood Double Hung Insert  
Inside Opening 26" X 78 1/2"  
8 Degree Frame Bevel  
Top Sash  
Primed Pine Sash Exterior  
Painted Interior Finish - White - Pine Sash Interior  
IG  
Low E2 w/Argon  
Stainless Perimeter and Spacer Bar  
7/8" SDL - With Spacer Bar - Stainless  
Rectangular - Special Cut 2W1H  
Primed Pine Ext - Painted Interior Finish - White - Pine Int  
Ovolo Exterior Glazing Profile  
Ovolo Interior Glazing Profile  
Bottom Sash  
Primed Pine Sash Exterior  
Painted Interior Finish - White - Pine Sash Interior  
IG  
Low E2 w/Argon  
Stainless Perimeter and Spacer Bar  
7/8" SDL - With Spacer Bar - Stainless  
Rectangular - Special Cut 2W1H  
Primed Pine Ext - Painted Interior Finish - White - Pine Int  
Ovolo Exterior Glazing Profile  
Ovolo Interior Glazing Profile  
White Sash Lock  
White Jamb Hardware  
Extruded Aluminum Screen  
Stone White Surround  
Bright View Mesh  
\*\*\*Screen/Combo Ship Loose  
4 9/16" Jamb  
\*\*\*Note: Unit Availability and Price is Subject to Change

|         |                                     |                 |     |
|---------|-------------------------------------|-----------------|-----|
| Line #8 | Mark Unit: 1st Floor Federal Street | Net Price:      |     |
| Qty: 1  |                                     | Ext. Net Price: | USD |

**MARVIN** 

Primed Pine Exterior  
Painted Interior Finish - White - Pine Interior  
Back Prime  
Ultimate Wood Double Hung Insert  
Inside Opening 31 3/4" X 78"  
8 Degree Frame Bevel  
Top Sash  
Primed Pine Sash Exterior  
Painted Interior Finish - White - Pine Sash Interior





As Viewed From The Exterior

FS 31 3/8" X 78 3/16"

IO 31 3/4" X 78"

**Egress Information**

Width: 27 13/16" Height: 33 25/64"

Net Clear Opening: 6.45 SqFt

**Performance Information**

U-Factor: 0.29

Solar Heat Gain Coefficient: 0.27

Visible Light Transmittance: 0.46

Condensation Resistance: 57

CPD Number: MAR-N-364-02178-00001

ENERGY STAR: NC

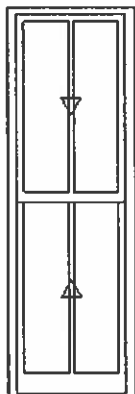
**Performance Grade**

No Performance Grade Information available.

IG  
Low E2 w/Argon  
Stainless Perimeter and Spacer Bar  
7/8" SDL - With Spacer Bar - Stainless  
Rectangular - Special Cut 2W1H  
Primed Pine Ext - Painted Interior Finish - White - Pine Int  
Ovolo Exterior Glazing Profile  
Ovolo Interior Glazing Profile  
Bottom Sash  
Primed Pine Sash Exterior  
Painted Interior Finish - White - Pine Sash Interior  
IG  
Low E2 w/Argon  
Stainless Perimeter and Spacer Bar  
7/8" SDL - With Spacer Bar - Stainless  
Rectangular - Special Cut 2W1H  
Primed Pine Ext - Painted Interior Finish - White - Pine Int  
Ovolo Exterior Glazing Profile  
Ovolo Interior Glazing Profile  
White Sash Lock  
White Jamb Hardware  
Extruded Aluminum Screen  
Stone White Surround  
Bright View Mesh  
\*\*\*Screen/Combo Ship Loose  
4 9/16" Jambs  
\*\*\*Note: Unit Availability and Price is Subject to Change

|         |                                     |                 |     |
|---------|-------------------------------------|-----------------|-----|
| Line #9 | Mark Unit: 1st Floor Federal Street | Net Price:      |     |
| Qty: 2  |                                     | Ext. Net Price: | USD |

**MARVIN** 



As Viewed From The Exterior

FS 25 5/8" X 78 3/16"

IO 26" X 78"

**Egress Information**

Width: 22 1/16" Height: 33 25/64"

Net Clear Opening: 5.12 SqFt

**Performance Information**

U-Factor: 0.29

Solar Heat Gain Coefficient: 0.27

Visible Light Transmittance: 0.46

Condensation Resistance: 57

CPD Number: MAR-N-364-02178-00001

ENERGY STAR: NC

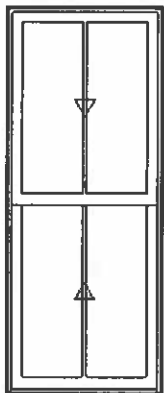
Primed Pine Exterior  
Painted Interior Finish - White - Pine Interior  
Back Prime  
Ultimate Wood Double Hung Insert  
Inside Opening 26" X 78"  
8 Degree Frame Bevel  
Top Sash  
Primed Pine Sash Exterior  
Painted Interior Finish - White - Pine Sash Interior  
IG  
Low E2 w/Argon  
Stainless Perimeter and Spacer Bar  
7/8" SDL - With Spacer Bar - Stainless  
Rectangular - Special Cut 2W1H  
Primed Pine Ext - Painted Interior Finish - White - Pine Int  
Ovolo Exterior Glazing Profile  
Ovolo Interior Glazing Profile  
Bottom Sash  
Primed Pine Sash Exterior  
Painted Interior Finish - White - Pine Sash Interior  
IG  
Low E2 w/Argon  
Stainless Perimeter and Spacer Bar  
7/8" SDL - With Spacer Bar - Stainless  
Rectangular - Special Cut 2W1H  
Primed Pine Ext - Painted Interior Finish - White - Pine Int  
Ovolo Exterior Glazing Profile  
Ovolo Interior Glazing Profile  
White Sash Lock  
White Jamb Hardware  
Extruded Aluminum Screen

Performance Grade  
No Performance Grade Information available.

Stone White Surround  
Bright View Mesh  
\*\*\*Screen/Combo Ship Loose  
4 9/16" Jamb  
\*\*\*Note: Unit Availability and Price is Subject to Change

|                    |                            |                               |     |  |
|--------------------|----------------------------|-------------------------------|-----|--|
| Line #10<br>Qty: 1 | Mark Unit: 2nd Floor Front | Net Price:<br>Ext. Net Price: | USD |  |
|--------------------|----------------------------|-------------------------------|-----|--|

**MARVIN** 



As Viewed From The Exterior

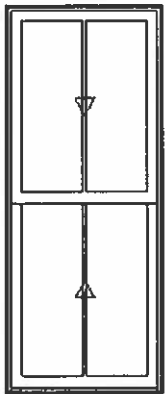
FS 31 5/8" X 78 1/8"  
IO 32" X 78"  
Egress Information  
Width: 27 31/32" Height: 33 37/64"  
Net Clear Opening: 6.52 SqFt  
Performance Information  
U-Factor: 0.29  
Solar Heat Gain Coefficient: 0.28  
Visible Light Transmittance: 0.47  
Condensation Resistance: 56  
CPD Number: MAR-N-424-00768-00001  
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

Stone White Exterior  
White Interior  
Elevate Double Hung Insert  
Inside Opening 32" X 78"  
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 2W1H  
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 2W1H  
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 5  
\*\*\*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 #11<br>Qty: 1 | Mark Unit: 2nd Floor Front | Net Price:<br>Ext. Net Price: | USD |  |
|--------------------|----------------------------|-------------------------------|-----|--|

**MARVIN** 

Stone White Exterior  
White Interior  
Elevate Double Hung Insert  
Inside Opening 32 1/4" X 78 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



As Viewed From The Exterior

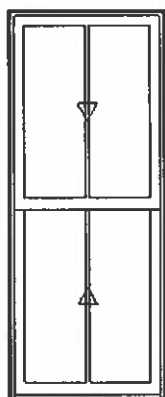
FS 31 7/8" X 78 5/8"  
IO 32 1/4" X 78 1/2"  
**Egress Information**  
Width: 28 7/32" Height: 33 53/64"  
Net Clear Opening: 6.63 SqFt  
**Performance Information**  
U-Factor: 0.29  
Solar Heat Gain Coefficient: 0.28  
Visible Light Transmittance: 0.47  
Condensation Resistance: 56  
CPD Number: MAR-N-424-00768-00001  
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  
Ultrix Fiberglass: AAMA 624

Rectangular 2W1H  
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 2W1H  
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 5  
\*\*\*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 #12 | Mark Unit: 2nd Floor Rt Side | Net Price:      |     |
| Qty: 3   |                              | Ext. Net Price: | USD |

**MARVIN** 



As Viewed From The Exterior

FS 31 7/8" X 78 5/8"  
IO 32 1/4" X 78 1/2"  
**Egress Information**  
Width: 28 7/32" Height: 33 53/64"  
Net Clear Opening: 6.63 SqFt  
**Performance Information**  
U-Factor: 0.29

Stone White Exterior  
White Interior  
Elevate Double Hung Insert  
Inside Opening 32 1/4" X 78 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 2W1H  
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 2W1H  
Stone White Ext - White Int  
White Weather Strip Package  
1 White Sash Lock  
Exterior Aluminum Screen

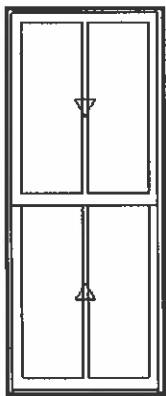


Solar Heat Gain Coefficient: 0.28  
Visible Light Transmittance: 0.47  
Condensation Resistance: 56  
CPD Number: MAR-N-424-00768-00001  
ENERGY STAR: NC  
Performance Grade  
Licensee #1123  
AAMA/WDMA/CSA/101/ I.S.2/A440-08  
LC-PG40 1067X2146 mm (42X84.5 in)  
LC-PG40 DP +40/-40  
FL6525  
Ultrex Fiberglass: AAMA 624

Stone White Surround  
Bright View Mesh  
\*\*\*Screen/Combo Ship Loose  
3 1/4" Jamb  
Thru Jamb Installation  
Existing Sill Angle 5  
\*\*\*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 #13 | Mark Unit: 2nd Floor Rt Side | Net Price:      |     |
| Qty: 1   |                              | Ext. Net Price: | USD |

**MARVIN**



As Viewed From The Exterior

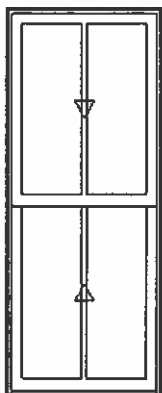
FS 31 7/8" X 78 1/8"  
IO 32 1/4" X 78"  
Egress Information  
Width: 28 7/32" Height: 33 37/64"  
Net Clear Opening: 6.58 SqFt  
Performance Information  
U-Factor: 0.29  
Solar Heat Gain Coefficient: 0.28  
Visible Light Transmittance: 0.47  
Condensation Resistance: 56  
CPD Number: MAR-N-424-00768-00001  
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  
Elevate Double Hung Insert  
Inside Opening 32 1/4" X 78"  
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 2W1H  
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 2W1H  
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 5  
\*\*\*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 #14 | Mark Unit: 2nd Floor Rt Side | Net Price:      |     |
| Qty: 2   |                              | Ext. Net Price: | USD |

**MARVIN**

Stone White Exterior  
White Interior  
Elevate Double Hung Insert  
Inside Opening 32" X 78 1/2"  
8 Degree Frame Bevel



As Viewed From The Exterior

FS 31 5/8" X 78 5/8"

IO 32" X 78 1/2"

**Egress Information**

Width: 27 31/32" Height: 33 53/64"

Net Clear Opening: 6.57 SqFt

**Performance Information**

U-Factor: 0.29

Solar Heat Gain Coefficient: 0.28

Visible Light Transmittance: 0.47

Condensation Resistance: 56

CPD Number: MAR-N-424-00768-00001

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

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 2W1H  
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 2W1H  
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

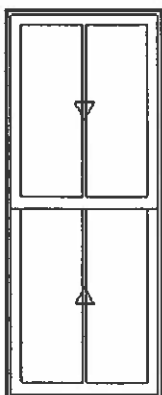
Existing Sill Angle 5

\*\*\*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 #15 | Mark Unit: 2nd Floor Back | Net Price:      |     |
| Qty: 1   |                           | Ext. Net Price: | USD |

**MARVIN** 



As Viewed From The Exterior

FS 31 7/8" X 78 5/8"

IO 32 1/4" X 78 1/2"

**Egress Information**

Width: 28 7/32" Height: 33 53/64"

Net Clear Opening: 6.63 SqFt

**Performance Information**

U-Factor: 0.29

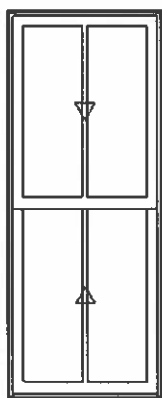
Stone White Exterior  
White Interior  
Elevate Double Hung Insert  
Inside Opening 32 1/4" X 78 1/2"  
8 Degree Frame Bevel  
Top Sash  
Stone White Exterior  
White Interior  
IG  
Low E2 w/Argon  
Stainless Perimeter and Spacer Bar  
7/8" SDL - With Spacer Bar - Stainless  
Rectangular 2W1H  
Stone 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 2W1H  
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-424-00768-00001  
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  
Ultrix Fiberglass: AAMA 624

Stone White Surround  
Bright View Mesh  
\*\*\*Screen/Combo Ship Loose  
3 1/4" Jamb  
Thru Jamb Installation  
Existing Sill Angle 5  
\*\*\*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 #16 | Mark Unit: 2nd Floor Federal Street | Net Price:      |     |
| Qty: 1   |                                     | Ext. Net Price: | USD |

**MARVIN**



As Viewed From The Exterior

FS 31 5/8" X 78 5/8"  
IO 32" X 78 1/2"  
Egress Information  
Width: 27 31/32" Height: 33 53/64"  
Net Clear Opening: 6.57 SqFt  
Performance Information  
U-Factor: 0.29  
Solar Heat Gain Coefficient: 0.28  
Visible Light Transmittance: 0.47  
Condensation Resistance: 56  
CPD Number: MAR-N-424-00768-00001  
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  
Ultrix Fiberglass: AAMA 624

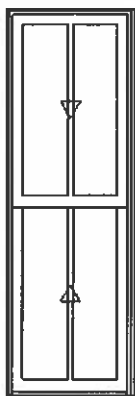
Stone White Exterior  
White Interior  
Elevate Double Hung Insert  
Inside Opening 32" X 78 1/2"  
8 Degree Frame Bevel  
Top Sash  
Stone White Exterior  
White Interior  
IG  
Low E2 w/Argon  
Stainless Perimeter and Spacer Bar  
7/8" SDL - With Spacer Bar - Stainless  
Rectangular 2W1H  
Stone White 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 2W1H  
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 5  
\*\*\*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 #17 | Mark Unit: 2nd Floor Federal Street | Net Price:      |     |
| Qty: 8   |                                     | Ext. Net Price: | USD |

**MARVIN**

Stone White Exterior  
White Interior  
Elevate Double Hung Insert  
Inside Opening 26" X 78"  
8 Degree Frame Bevel





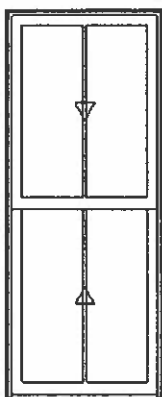
As Viewed From The Exterior

FS 25 5/8" X 78 1/8"  
IO 26" X 78"  
Egress Information  
Width: 21 31/32" Height: 33 37/64"  
Net Clear Opening: 5.12 SqFt  
Performance Information  
U-Factor: 0.29  
Solar Heat Gain Coefficient: 0.28  
Visible Light Transmittance: 0.47  
Condensation Resistance: 56  
CPD Number: MAR-N-424-00768-00001  
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

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 2W1H  
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 2W1H  
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 5  
\*\*\*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 #18 | Mark Unit: 2nd Floor Federal Street | Net Price:      |     |
| Qty: 1   |                                     | Ext. Net Price: | USD |

MARVIN



As Viewed From The Exterior

FS 31 3/4" X 78 1/8"  
IO 32 1/8" X 78"  
Egress Information  
Width: 28 3/32" Height: 33 37/64"  
Net Clear Opening: 6.55 SqFt  
Performance Information  
U-Factor: 0.29

Stone White Exterior  
White Interior  
Elevate Double Hung Insert  
Inside Opening 32 1/8" X 78"  
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 2W1H  
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 2W1H  
Stone White Ext - White Int  
White Weather Strip Package  
1 White Sash Lock  
Exterior Aluminum Screen

OPTION 15

**101 N West Street  
9-14-22**

Quote #: 6US7MCT

A Proposal for Window and Door Products prepared for:

**End Customer:**

Coastal Design & Build, LLC  
28332 Brick Row Drive  
Oxford, MD 21654-1700

**Contact Name:** Eric Abell

**Phone:** (410) 820-4030

**Mobile:** (410) 829-5171

**Fax:** (410) 822-7701

**Email:** abell@goeaston.net

**Job Site:**

D & M Properties  
101 N West Street  
Easton, MD 21601

**Shipping Address:**

WARRENS WOOD WORKS  
8708 BROOKS DR  
EASTON, MD 21601-7490



RICKY CECIL

WARRENS WOOD WORKS

8708 BROOKS DR

EASTON, MD 21601-7490

Phone: (410) 820-8984

Email: rcecil@warrenswoodworks.com

This report was generated on 9/14/2022 10:42:01 AM using the Marvin Order Management System, version 0003.16.01 (Current). Price in USD. Unit availability and price are subject to change. Dealer terms and conditions may apply.

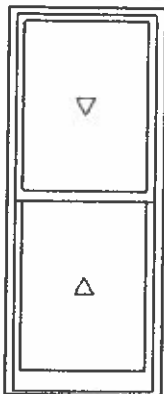
**Featuring products from:**

**MARVIN** 

## 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: 1st Floor Front | Net Price:      |     |
| Qty: 1  |                            | Ext. Net Price: | USD |

MARVIN 

As Viewed From The Exterior

FS 31 7/8" X 78 3/16"

IO 32 1/4" X 78"

## Egress Information

Width: 28 5/16" Height: 33 25/64"

Net Clear Opening: 6.57 SqFt

## Performance Information

U-Factor: 0.29

Solar Heat Gain Coefficient: 0.3

Visible Light Transmittance: 0.52

Condensation Resistance: 57

CPD Number: MAR-N-364-02152-00001

ENERGY STAR: NC

## Performance Grade

No Performance Grade Information available.

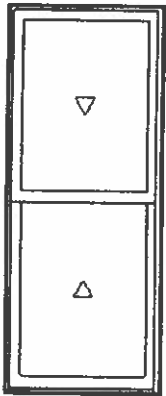
Primed Pine Exterior  
 Painted Interior Finish - White - Pine Interior  
 Back Prime  
 Ultimate Wood Double Hung Insert  
 Inside Opening 32 1/4" X 78"  
 8 Degree Frame Bevel  
 Top Sash  
 Primed Pine Sash Exterior  
 Painted Interior Finish - White - Pine Sash Interior  
 IG - 1 Lite  
 Low E2 w/Argon  
 Black Perimeter Bar  
 Ovolo Exterior Glazing Profile  
 Ovolo Interior Glazing Profile  
 Bottom Sash  
 Primed Pine Sash Exterior  
 Painted Interior Finish - White - Pine Sash Interior  
 IG - 1 Lite  
 Low E2 w/Argon  
 Black Perimeter Bar  
 Ovolo Exterior Glazing Profile  
 Ovolo Interior Glazing Profile  
 White Sash Lock  
 White Jamb Hardware  
 Extruded Aluminum Screen  
 Stone White Surround  
 Bright View Mesh  
 \*\*\*Screen/Combo Ship Loose  
 4 9/16" Jamb  
 \*\*\*Note: Unit Availability and Price is Subject to Change

|         |                              |                 |     |
|---------|------------------------------|-----------------|-----|
| Line #2 | Mark Unit: 1st Floor Rt Side | Net Price:      |     |
| Qty: 2  |                              | Ext. Net Price: | USD |

MARVIN 

Stone White Exterior  
 White Interior  
 Elevate Double Hung Insert  
 Inside Opening 32 1/4" X 78"  
 8 Degree Frame Bevel  
 Top Sash  
 Stone White Exterior  
 White Interior  
 IG - 1 Lite  
 Low E2 w/Argon  
 Stainless Perimeter Bar  
 Bottom Sash  
 Stone White Exterior  
 White Interior  
 IG - 1 Lite  
 Low E2 w/Argon  
 Stainless Perimeter Bar





As Viewed From The Exterior

FS 31 7/8" X 78 1/8"

IO 32 1/4" X 78"

**Egress Information**

Width: 28 7/32" Height: 33 37/64"

Net Clear Opening: 6.58 SqFt

**Performance Information**

U-Factor: 0.28

Solar Heat Gain Coefficient: 0.31

Visible Light Transmittance: 0.53

Condensation Resistance: 56

CPD Number: MAR-N-424-00482-00001

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

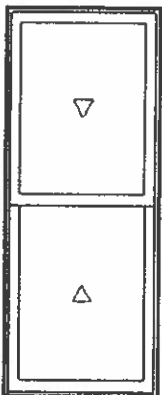
FL6525

Ultrax Fiberglass: AAMA 624

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 5  
\*\*\*Note: Unit Availability and Price is Subject to Change

|         |                              |                 |     |  |
|---------|------------------------------|-----------------|-----|--|
| Line #3 | Mark Unit: 1st Floor Rt Side | Net Price:      |     |  |
| Qty: 2  |                              | Ext. Net Price: | USD |  |

**MARVIN**



As Viewed From The Exterior

FS 31 3/4" X 78 1/8"

IO 32 1/8" X 78"

**Egress Information**

Width: 28 3/32" Height: 33 37/64"

Net Clear Opening: 6.55 SqFt

**Performance Information**

U-Factor: 0.28

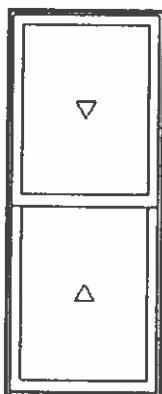
Stone White Exterior  
White Interior  
Elevate Double Hung Insert  
Inside Opening 32 1/8" X 78"  
8 Degree Frame Bevel  
Top Sash  
Stone White Exterior  
White Interior  
IG - 1 Lite  
Low E2 w/Argon  
Stainless Perimeter Bar  
Bottom Sash  
Stone White Exterior  
White Interior  
IG - 1 Lite  
Low E2 w/Argon  
Stainless Perimeter Bar  
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 5

Solar Heat Gain Coefficient: 0.31  
Visible Light Transmittance: 0.53  
Condensation Resistance: 56  
CPD Number: MAR-N-424-00482-00001  
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

\*\*\*Note: Unit Availability and Price is Subject to Change

|         |                              |                 |     |
|---------|------------------------------|-----------------|-----|
| Line #4 | Mark Unit: 1st Floor Rt Side | Net Price:      |     |
| Qty: 1  |                              | Ext. Net Price: | USD |

**MARVIN**



As Viewed From The Exterior

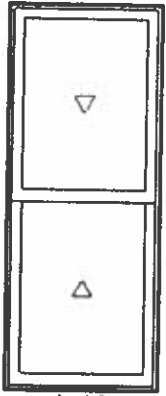
FS 32" X 78 1/8"  
IO 32 3/8" X 78"  
Egress Information  
Width: 28 11/32" Height: 33 37/64"  
Net Clear Opening: 6.61 SqFt  
Performance Information  
U-Factor: 0.28  
Solar Heat Gain Coefficient: 0.31  
Visible Light Transmittance: 0.53  
Condensation Resistance: 56  
CPD Number: MAR-N-424-00482-00001  
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  
Elevate Double Hung Insert  
Inside Opening 32 3/8" X 78"  
8 Degree Frame Bevel  
Top Sash  
Stone White Exterior  
White Interior  
IG - 1 Lite  
Low E2 w/Argon  
Stainless Perimeter Bar  
Bottom Sash  
Stone White Exterior  
White Interior  
IG - 1 Lite  
Low E2 w/Argon  
Stainless Perimeter Bar  
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 S  
\*\*\*Note: Unit Availability and Price is Subject to Change

|         |                                |                 |     |
|---------|--------------------------------|-----------------|-----|
| Line #5 | Mark Unit: 1st Floor Back Side | Net Price:      |     |
| Qty: 1  |                                | Ext. Net Price: | USD |

**MARVIN**

Stone White Exterior  
White Interior  
Elevate Double Hung Insert  
Inside Opening 32 1/8" X 78"  
8 Degree Frame Bevel



As Viewed From The Exterior

FS 31 3/4" X 78 1/8"

IO 32 1/8" X 78"

**Egress Information**

Width: 28 3/32" Height: 33 37/64"

Net Clear Opening: 6.55 SqFt

**Performance Information**

U-Factor: 0.28

Solar Heat Gain Coefficient: 0.31

Visible Light Transmittance: 0.53

Condensation Resistance: 56

CPD Number: MAR-N-424-00482-00001

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

**Top Sash**

Stone White Exterior

White Interior

IG - 1 Lite

Low E2 w/Argon

Stainless Perimeter Bar

**Bottom Sash**

Stone White Exterior

White Interior

IG - 1 Lite

Low E2 w/Argon

Stainless Perimeter Bar

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 5

\*\*\*Note: Unit Availability and Price is Subject to Change

Line #6

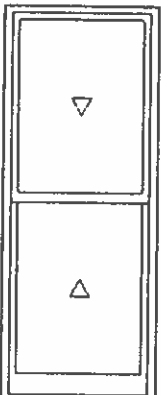
Qty: 2

Mark Unit: 1st Floor Federal Street

Net Price:

Ext. Net Price:

USD

**MARVIN**

As Viewed From The Exterior

FS 31 5/8" X 78 3/16"

IO 32" X 78"

**Egress Information**

Width: 28 1/16" Height: 33 25/64"

Net Clear Opening: 6.51 SqFt

**Performance Information**

U-Factor: 0.29

**Primed Pine Exterior**

Painted Interior Finish - White - Pine Interior

Back Prime

Ultimate Wood Double Hung Insert

Inside Opening 32" X 78"

8 Degree Frame Bevel

**Top Sash**

Primed Pine Sash Exterior

Painted Interior Finish - White - Pine Sash Interior

IG - 1 Lite

Low E2 w/Argon

Black Perimeter Bar

Ovolo Exterior Glazing Profile

Ovolo Interior Glazing Profile

**Bottom Sash**

Primed Pine Sash Exterior

Painted Interior Finish - White - Pine Sash Interior

IG - 1 Lite

Low E2 w/Argon

Black Perimeter Bar

Ovolo Exterior Glazing Profile

Ovolo Interior Glazing Profile

White Sash Lock

White Jamb Hardware

Extruded Aluminum Screen

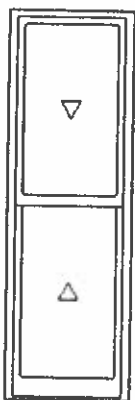
Stone White Surround



Solar Heat Gain Coefficient: 0.3  
 Visible Light Transmittance: 0.52  
 Condensation Resistance: 57  
 CPD Number: MAR-N-364-02152-00001  
 ENERGY STAR: NC  
 Performance Grade  
 No Performance Grade Information available.

Bright View Mesh  
 \*\*\*Screen/Combo Ship Loose  
 4 9/16" Jamb  
 \*\*\*Note: Unit Availability and Price is Subject to Change

|         |                                     |                 |     |  |
|---------|-------------------------------------|-----------------|-----|--|
| Line #7 | Mark Unit: 1st Floor Federal Street | Net Price:      |     |  |
| Qty: 2  |                                     | Ext. Net Price: | USD |  |

**MARVIN**

As Viewed From The Exterior

FS 25 5/8" X 78 11/16"

IO 26" X 78 1/2"

Egress Information

Width: 22 1/16" Height: 33 41/64"

Net Clear Opening: 5.15 SqFt

Performance Information

U-Factor: 0.29

Solar Heat Gain Coefficient: 0.3

Visible Light Transmittance: 0.52

Condensation Resistance: 57

CPD Number: MAR-N-364-02152-00001

ENERGY STAR: NC

Performance Grade

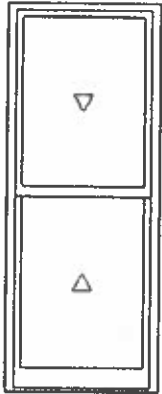
No Performance Grade Information available.

Primed Pine Exterior  
 Painted Interior Finish - White - Pine Interior  
 Back Prime  
 Ultimate Wood Double Hung Insert  
 Inside Opening 26" X 78 1/2"  
 8 Degree Frame Bevel  
 Top Sash  
 Primed Pine Sash Exterior  
 Painted Interior Finish - White - Pine Sash Interior  
 IG - 1 Lite  
 Low E2 w/Argon  
 Black Perimeter Bar  
 Ovolo Exterior Glazing Profile  
 Ovolo Interior Glazing Profile  
 Bottom Sash  
 Primed Pine Sash Exterior  
 Painted Interior Finish - White - Pine Sash Interior  
 IG - 1 Lite  
 Low E2 w/Argon  
 Black Perimeter Bar  
 Ovolo Exterior Glazing Profile  
 Ovolo Interior Glazing Profile  
 White Sash Lock  
 White Jamb Hardware  
 Extruded Aluminum Screen  
 Stone White Surround  
 Bright View Mesh  
 \*\*\*Screen/Combo Ship Loose  
 4 9/16" Jamb  
 \*\*\*Note: Unit Availability and Price is Subject to Change

|         |                                     |                 |     |  |
|---------|-------------------------------------|-----------------|-----|--|
| Line #8 | Mark Unit: 1st Floor Federal Street | Net Price:      |     |  |
| Qty: 1  |                                     | Ext. Net Price: | USD |  |

**MARVIN**

Primed Pine Exterior  
 Painted Interior Finish - White - Pine Interior  
 Back Prime  
 Ultimate Wood Double Hung Insert  
 Inside Opening 31 3/4" X 78"  
 8 Degree Frame Bevel  
 Top Sash  
 Primed Pine Sash Exterior  
 Painted Interior Finish - White - Pine Sash Interior  
 IG - 1 Lite  
 Low E2 w/Argon  
 Black Perimeter Bar  
 Ovolo Exterior Glazing Profile  
 Ovolo Interior Glazing Profile  
 Bottom Sash



As Viewed From The Exterior

FS 31 3/8" X 78 3/16"

IO 31 3/4" X 78"

**Egress Information**

Width: 27 13/16" Height: 33 25/64"

Net Clear Opening: 6.45 SqFt

**Performance Information**

U-Factor: 0.29

Solar Heat Gain Coefficient: 0.3

Visible Light Transmittance: 0.52

Condensation Resistance: 57

CPD Number: MAR-N-364-02152-00001

ENERGY STAR: NC

**Performance Grade**

No Performance Grade Information available.

Primed Pine Sash Exterior

Painted Interior Finish - White - Pine Sash Interior

IG - 1 Lite

Low E2 w/Argon

Black Perimeter Bar

Ovolo Exterior Glazing Profile

Ovolo Interior Glazing Profile

White Sash Lock

White Jamb Hardware

Extruded Aluminum Screen

Stone White Surround

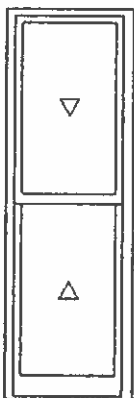
Bright View Mesh

\*\*\*Screen/Combo Ship Loose

4 9/16" Jamb

\*\*\*Note: Unit Availability and Price is Subject to Change

|         |                                     |                 |     |
|---------|-------------------------------------|-----------------|-----|
| Line #9 | Mark Unit: 1st Floor Federal Street | Net Price:      |     |
| Qty: 2  |                                     | Ext. Net Price: | USD |

**MARVIN**

As Viewed From The Exterior

FS 25 5/8" X 78 3/16"

IO 26" X 78"

**Egress Information**

Width: 22 1/16" Height: 33 25/64"

Net Clear Opening: 5.12 SqFt

**Performance Information**

U-Factor: 0.29

Solar Heat Gain Coefficient: 0.3

Visible Light Transmittance: 0.52

Condensation Resistance: 57

CPD Number: MAR-N-364-02152-00001

ENERGY STAR: NC

Primed Pine Exterior

Painted Interior Finish - White - Pine Interior

Back Prime

Ultimate Wood Double Hung Insert

Inside Opening 26" X 78"

8 Degree Frame Bevel

Top Sash

Primed Pine Sash Exterior

Painted Interior Finish - White - Pine Sash Interior

IG - 1 Lite

Low E2 w/Argon

Black Perimeter Bar

Ovolo Exterior Glazing Profile

Ovolo Interior Glazing Profile

Bottom Sash

Primed Pine Sash Exterior

Painted Interior Finish - White - Pine Sash Interior

IG - 1 Lite

Low E2 w/Argon

Black Perimeter Bar

Ovolo Exterior Glazing Profile

Ovolo Interior Glazing Profile

White Sash Lock

White Jamb Hardware

Extruded Aluminum Screen

Stone White Surround

Bright View Mesh

\*\*\*Screen/Combo Ship Loose

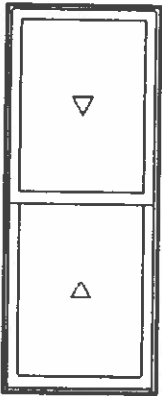
4 9/16" Jamb

\*\*\*Note: Unit Availability and Price is Subject to Change

Performance Grade  
No Performance Grade Information available.

|                    |                            |                               |     |  |
|--------------------|----------------------------|-------------------------------|-----|--|
| Line #10<br>Qty: 1 | Mark Unit: 2nd Floor Front | Net Price:<br>Ext. Net Price: | USD |  |
|--------------------|----------------------------|-------------------------------|-----|--|

**MARVIN**



As Viewed From The Exterior

FS 31 5/8" X 78 1/8"  
IO 32" X 78"  
Egress Information  
Width: 27 31/32" Height: 33 37/64"  
Net Clear Opening: 6.52 SqFt  
Performance Information  
U-Factor: 0.28  
Solar Heat Gain Coefficient: 0.31  
Visible Light Transmittance: 0.53  
Condensation Resistance: 56  
CPD Number: MAR-N-424-00482-00001  
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

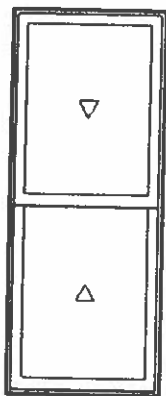
Stone White Exterior  
White Interior  
Elevate Double Hung Insert  
Inside Opening 32" X 78"  
8 Degree Frame Bevel  
Top Sash  
Stone White Exterior  
White Interior  
IG - 1 Lite  
Low E2 w/Argon  
Stainless Perimeter Bar  
Bottom Sash  
Stone White Exterior  
White Interior  
IG - 1 Lite  
Low E2 w/Argon  
Stainless Perimeter Bar  
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 5  
\*\*\*Note: Unit Availability and Price is Subject to Change

|                    |                            |                               |     |  |
|--------------------|----------------------------|-------------------------------|-----|--|
| Line #11<br>Qty: 1 | Mark Unit: 2nd Floor Front | Net Price:<br>Ext. Net Price: | USD |  |
|--------------------|----------------------------|-------------------------------|-----|--|

**MARVIN**

Stone White Exterior  
White Interior  
Elevate Double Hung Insert  
Inside Opening 32 1/4" X 78 1/2"  
8 Degree Frame Bevel  
Top Sash  
Stone White Exterior  
White Interior  
IG - 1 Lite  
Low E2 w/Argon  
Stainless Perimeter Bar  
Bottom Sash  
Stone White Exterior  
White Interior  
IG - 1 Lite





As Viewed From The Exterior

FS 31 7/8" X 78 5/8"

IO 32 1/4" X 78 1/2"

**Egress Information**

Width: 28 7/32" Height: 33 53/64"

Net Clear Opening: 6.63 SqFt

**Performance Information**

U-Factor: 0.28

Solar Heat Gain Coefficient: 0.31

Visible Light Transmittance: 0.53

Condensation Resistance: S6

CPD Number: MAR-N-424-00482-00001

ENERGY STAR: NC

**Performance Grade**

Licensee #1123

AAMA/WDMA/CSA/101/ I.S.2/A440-08

LC-PG40 1067X2146 mm (42X84.5 in)

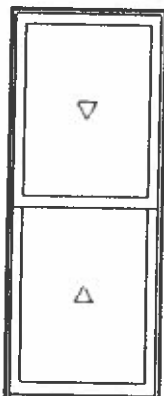
LC-PG40 DP +40/-40

FL6525

Ultrax Fiberglass: AAMA 624

Low E2 w/Argon  
 Stainless Perimeter Bar  
 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 5  
 \*\*\*Note: Unit Availability and Price is Subject to Change

|          |                              |                 |     |  |
|----------|------------------------------|-----------------|-----|--|
| Line #12 | Mark Unit: 2nd Floor Rt Side | Net Price:      |     |  |
| Qty: 3   |                              | Ext. Net Price: | USD |  |

**MARVIN**

As Viewed From The Exterior

FS 31 7/8" X 78 5/8"

IO 32 1/4" X 78 1/2"

**Egress Information**

Width: 28 7/32" Height: 33 53/64"

Net Clear Opening: 6.63 SqFt

**Performance Information**

U-Factor: 0.28

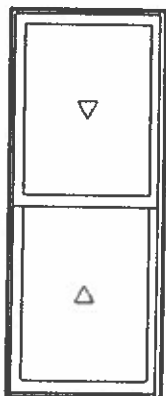
Stone White Exterior  
 White Interior  
 Elevate Double Hung Insert  
 Inside Opening 32 1/4" X 78 1/2"  
 8 Degree Frame Bevel  
 Top Sash  
 Stone White Exterior  
 White Interior  
 IG - 1 Lite  
 Low E2 w/Argon  
 Stainless Perimeter Bar  
 Bottom Sash  
 Stone White Exterior  
 White Interior  
 IG - 1 Lite  
 Low E2 w/Argon  
 Stainless Perimeter Bar  
 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 5

Solar Heat Gain Coefficient: 0.31  
Visible Light Transmittance: 0.53  
Condensation Resistance: 56  
CPD Number: MAR-N-424-00482-00001  
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

\*\*\*Note: Unit Availability and Price is Subject to Change

|          |                              |                 |     |
|----------|------------------------------|-----------------|-----|
| Line #13 | Mark Unit: 2nd Floor Rt Side | Net Price:      |     |
| Qty: 1   |                              | Ext. Net Price: | USD |

**MARVIN**



As Viewed From The Exterior

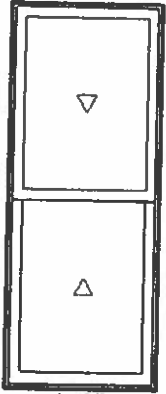
FS 31 7/8" X 78 1/8"  
IO 32 1/4" X 78"  
Egress Information  
Width: 28 7/32" Height: 33 37/64"  
Net Clear Opening: 6.58 SqFt  
Performance Information  
U-Factor: 0.28  
Solar Heat Gain Coefficient: 0.31  
Visible Light Transmittance: 0.53  
Condensation Resistance: 56  
CPD Number: MAR-N-424-00482-00001  
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  
Elevate Double Hung Insert  
Inside Opening 32 1/4" X 78"  
8 Degree Frame Bevel  
Top Sash  
Stone White Exterior  
White Interior  
IG - 1 Lite  
Low E2 w/Argon  
Stainless Perimeter Bar  
Bottom Sash  
Stone White Exterior  
White Interior  
IG - 1 Lite  
Low E2 w/Argon  
Stainless Perimeter Bar  
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 5  
\*\*\*Note: Unit Availability and Price is Subject to Change

|          |                              |                 |     |
|----------|------------------------------|-----------------|-----|
| Line #14 | Mark Unit: 2nd Floor Rt Side | Net Price:      |     |
| Qty: 2   |                              | Ext. Net Price: | USD |

**MARVIN**

Stone White Exterior  
White Interior  
Elevate Double Hung Insert  
Inside Opening 32" X 78 1/2"  
8 Degree Frame Bevel



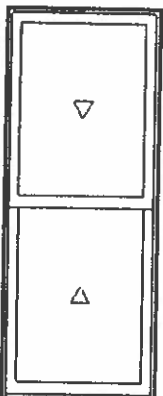
As Viewed From The Exterior

FS 31 5/8" X 78 5/8"  
IO 32" X 78 1/2"  
**Egress Information**  
Width: 27 31/32" Height: 33 53/64"  
Net Clear Opening: 6.57 SqFt  
**Performance Information**  
U-Factor: 0.28  
Solar Heat Gain Coefficient: 0.31  
Visible Light Transmittance: 0.53  
Condensation Resistance: 56  
CPD Number: MAR-N-424-00482-00001  
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  
Ultrix Fiberglass: AAMA 624

Top Sash  
Stone White Exterior  
White Interior  
IG - 1 Lite  
Low E2 w/Argon  
Stainless Perimeter Bar  
Bottom Sash  
Stone White Exterior  
White Interior  
IG - 1 Lite  
Low E2 w/Argon  
Stainless Perimeter Bar  
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 5  
\*\*\*Note: Unit Availability and Price is Subject to Change

|          |                           |                 |     |  |
|----------|---------------------------|-----------------|-----|--|
| Line #15 | Mark Unit: 2nd Floor Back | Net Price:      |     |  |
| Qty: 1   |                           | Ext. Net Price: | USD |  |

**MARVIN**



As Viewed From The Exterior

FS 31 7/8" X 78 5/8"  
IO 32 1/4" X 78 1/2"  
**Egress Information**  
Width: 28 7/32" Height: 33 53/64"  
Net Clear Opening: 6.63 SqFt  
**Performance Information**  
U-Factor: 0.28

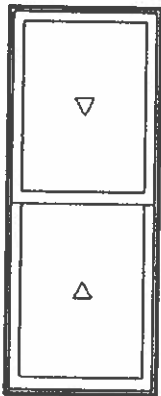
Stone White Exterior  
White Interior  
Elevate Double Hung Insert  
Inside Opening 32 1/4" X 78 1/2"  
8 Degree Frame Bevel  
Top Sash  
Stone White Exterior  
White Interior  
IG - 1 Lite  
Low E2 w/Argon  
Stainless Perimeter Bar  
Bottom Sash  
Stone White Exterior  
White Interior  
IG - 1 Lite  
Low E2 w/Argon  
Stainless Perimeter Bar  
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 5

Solar Heat Gain Coefficient: 0.31  
Visible Light Transmittance: 0.53  
Condensation Resistance: 56  
CPD Number: MAR-N-424-00482-00001  
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

\*\*\*Note: Unit Availability and Price is Subject to Change

|          |                                     |                 |     |
|----------|-------------------------------------|-----------------|-----|
| Line #16 | Mark Unit: 2nd Floor Federal Street | Net Price:      |     |
| Qty: 1   |                                     | Ext. Net Price: | USD |

**MARVIN**



As Viewed From The Exterior

FS 31 5/8" X 78 5/8"  
IO 32" X 78 1/2"  
Egress Information  
Width: 27 31/32" Height: 33 53/64"  
Net Clear Opening: 6.57 SqFt  
Performance Information  
U-Factor: 0.28  
Solar Heat Gain Coefficient: 0.31  
Visible Light Transmittance: 0.53  
Condensation Resistance: 56  
CPD Number: MAR-N-424-00482-00001  
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  
Elevate Double Hung Insert  
Inside Opening 32" X 78 1/2"  
8 Degree Frame Bevel  
Top Sash  
Stone White Exterior  
White Interior  
IG - 1 Lite  
Low E2 w/Argon  
Stainless Perimeter Bar  
Bottom Sash  
Stone White Exterior  
White Interior  
IG - 1 Lite  
Low E2 w/Argon  
Stainless Perimeter Bar  
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 5

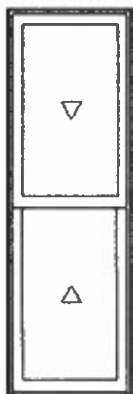
\*\*\*Note: Unit Availability and Price is Subject to Change

|          |                                     |                 |     |
|----------|-------------------------------------|-----------------|-----|
| Line #17 | Mark Unit: 2nd Floor Federal Street | Net Price:      |     |
| Qty: 8   |                                     | Ext. Net Price: | USD |

**MARVIN**

Stone White Exterior  
White Interior  
Elevate Double Hung Insert  
Inside Opening 26" X 78"  
8 Degree Frame Bevel





As Viewed From The Exterior

FS 25 5/8" X 78 1/8"

IO 26" X 78"

**Egress Information**

Width: 21 31/32" Height: 33 37/64"

Net Clear Opening: 5.12 SqFt

**Performance Information**

U-Factor: 0.28

Solar Heat Gain Coefficient: 0.31

Visible Light Transmittance: 0.53

Condensation Resistance: 56

CPD Number: MAR-N-424-00482-00001

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

Ultrix Fiberglass: AAMA 624

**Top Sash**

Stone White Exterior

White Interior

IG - 1 Lite

Low E2 w/Argon

Stainless Perimeter Bar

**Bottom Sash**

Stone White Exterior

White Interior

IG - 1 Lite

Low E2 w/Argon

Stainless Perimeter Bar

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 5

\*\*\*Note: Unit Availability and Price is Subject to Change

Line #18

Mark Unit: 2nd Floor Federal Street

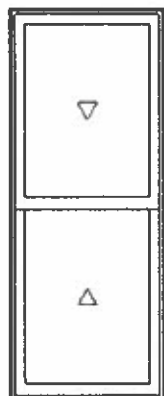
Net Price:

Qty: 1

Ext. Net Price:

USD

**MARVIN**



As Viewed From The Exterior

FS 31 3/4" X 78 1/8"

IO 32 1/8" X 78"

**Egress Information**

Width: 28 3/32" Height: 33 37/64"

Net Clear Opening: 6.55 SqFt

**Performance Information**

U-Factor: 0.28

Stone White Exterior

White Interior

Elevate Double Hung Insert

Inside Opening 32 1/8" X 78"

8 Degree Frame Bevel

**Top Sash**

Stone White Exterior

White Interior

IG - 1 Lite

Low E2 w/Argon

Stainless Perimeter Bar

**Bottom Sash**

Stone White Exterior

White Interior

IG - 1 Lite

Low E2 w/Argon

Stainless Perimeter Bar

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 5



















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

## Historic District Commission Staff Report

Meeting Date: 1/23/2023

**Staff Contact:** Nicholas Johnson, Planner, [njohnson@eastonmd.gov](mailto:njohnson@eastonmd.gov)

**Property Address:** 405 Goldsborough Street

**Application Number:** 2023-839

**Request:** Storm windows, HVAC, and electric

**Staff Recommendation:** Approve ☒ Deny ☐ Table ☐

### Staff Comments:

---

The applicant is proposing to remove and replace the existing storm windows on the cottage behind 405 Goldsborough Street. The proposed replacement storm windows are Lancer double hung storm windows. The applicant is also proposing to install two new HVAC units on the Southwestern corner of the cottage. Finally, the applicant proposes moving the existing electric breaker from the inside of the house to the front façade underneath the electric meter.

This property has been before the HDC multiple times (mostly for the main structure). Most recently approval was given to replace the front steps with brick. In 2021, approval was given to extend the kitchen roof line over the rear steps.

### Historic District Guidelines:

#### ***Guideline 92. Storm Windows***

- a. Detachable wood screens and storm windows were often used in residential and upper floor commercial windows through the first half of the twentieth century. Historic screens and storm windows should be maintained and preserved.
- b. New storm windows and screens should appropriately fit the window to which they are attached. Avoid installing over or undersized storm windows or screens. Install these units to avoid damaging or obscuring historic window surrounds or trim.
- c. Storm windows must have clear, untinted glass.



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

***Guideline 82. General Guidelines for Utilities***

- c. Locate exterior conduit and hosing in an inconspicuous area and paint housing to match the exterior surface to which it is applied.

***Guideline 48 HVAC***

- b. Place equipment on non-visible rooftop locations, in the rear of buildings, or in other locations that are not visible from the street

**STAFF RECOMENDATION:**

Staff recommends **approving** this application with conditions. The HDC may choose to condition their approval on:

- The replacement storm windows having clear non-tinted glass.
- The new and existing electrical housing being painted to match the siding.





RECEIVED

JAN 11 2023

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

|                       |              |
|-----------------------|--------------|
| Application #:        | 2023-539     |
| Date Received:        | 01/11/2023   |
| Fee Paid:             | \$75.00 PAID |
| HDC Meeting Date:     | 01/23/23     |
| 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 403 GOLDBROUGHT ST  
☐ Contributing    ☐ Non-Contributing    YEAR BUILT: 18-1900    NATIONAL REGISTAR # \_\_\_\_\_

### PROPERTY INFORMATION

OWNER NAME RICHARD & MARION ARNOLD  
TELEPHONE NO. 801-638-7697    EMAIL RA0094@YAHOO.COM

### Applicant or Agent

NAME \_\_\_\_\_  
TELEPHONE NO. \_\_\_\_\_    EMAIL \_\_\_\_\_

Description of Proposal (include additional sheets, as necessary)

|                                                  |
|--------------------------------------------------|
| 1) REPLACE EXISTING NON-FUNCTIONAL STORM WINDOWS |
| 2) ADD CONDENSER FOR SAJ HVAC UNITS              |
| 3) ADD EXTERIOR ELECTRICAL BREAKER BOX           |

### Specific Requirements

- The payment of fees is due at the time of application submittal.  
As of December 27, 2022, the fees are as follows:  
Commercial - \$200    Residential - \$75    Signs - \$75    Staff Approval \$25
- Provide 3 hard copies plus 1 digital copy of the application and all supplemental information.
- Disclose any easements or deed restrictions pertaining to the property and any improvements including the details of said easements or restrictions.
- Disclose any tax credits and or grants being considered for the project.

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

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

Signature of Applicant or Agent

Date

Printed Name of Applicant or Agent

[Signature]  
1/11/23  
RICHARD C. ARNOLD

Revised 4.4.2022

## Proposed Renovations

- 1) The cottage at 403 Goldsborough St has storm windows installed on the 11 exterior windows. Most of the existing storm windows are missing their screens and have broken panes. I propose removing all of the existing storm windows and replacing them with new West Window Lancer storm windows. This will improve both the appearance of the cottage as well as making the cottage more energy efficient.

North side of cottage along Scott's Alley:



South side of cottage:



- 2) The cottage at 403 Goldsborough St has one small gas-powered heater in the downstairs living room. There is no heater upstairs. During the summer, three window AC units are installed, two upstairs and one down. I propose removing the existing gas heater and window AC units and installing two split HVAC units that are serviced from a single exterior condenser. The condenser would be installed between the screened-in porch, which is on the south side of the cottage, and the fence which is along the western property line. That area is approximately 4 feet by 6 feet which is sufficient for the proposed 24"x16" concrete pad or pre-made condenser pad. See the attached drawing showing the proposed location of the condenser.

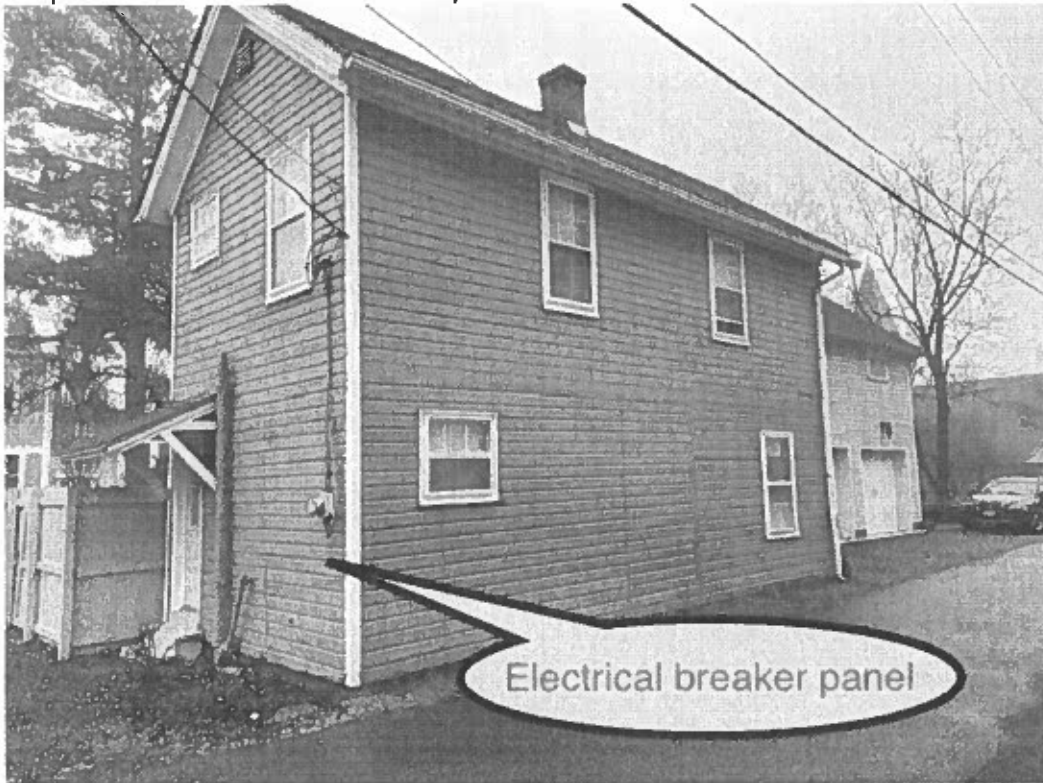
Proposed location of the condenser pad:



The supply lines from the condenser to the interior cassette units will run within an enclosed vertical channel that is attached to the side of the cottage and then painted the same color as the cottage.

- 3) The cottage at 403 Goldsborough St currently has the electric breaker panel inside one of the kitchen cabinets. It is not large enough to support the new HVAC power demands and so needs to be expanded and relocated. I propose moving the electrical breaker box to the exterior of the cottage below the electric meter.

Proposed location of new breaker panel:







VINYL WINDOWS

ALLWELD III  
NUWELD II  
WEST ELITE  
WESTEDGE SERIES  
VINYL WINDOW GALLERY

CASEMENTS AND  
AWNINGS

VINYL IMPACT

ALUMINUM PRODUCTS

WEST PRIME THERMAL  
WESTCO

BAY WINDOWS

BOW WINDOWS

STORM WINDOWS

ORIGINAL DELUXE  
LANCER & YEOMAN  
VELV-A-LUME  
33 ECONOMY

VINYL SPECIAL SHAPES  
WINDOW GALLERY

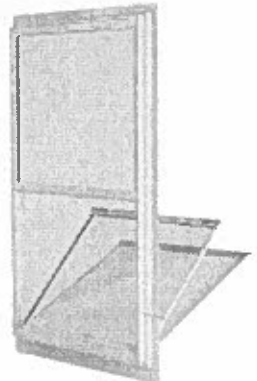
Home / WindowsStorm Windows/Lancer & Yeoman Storm Windows

## Lancer & Yeoman Storm Windows

An excellent double hung, triple track storm/screen window. Tough, handsome, and durable, it is made under high standards of quality and workmanship. At a competitive price, it is a superior window - an excellent value that will reduce your home's energy consumption.

### The Lancer Advantages

- Electrostatically applied paint is bonded to the metal - resists fading, cracking, peeling, blistering, and flaking.
- Available in White, Bronze, and Tan.
- Aluminum screen wire is standard in natural finish.
- Charcoal aluminum and fiberglass screens are optional.
- Frame and sash are of T6063-T6 aluminum alloy extrusions with typical wall thicknesses of .045 inch for strong, maintenance free operation.
- Weatherstripping gives virtually draft free performance; reduces rattles too.
- Marine glazing - no glass to metal contact. Glass fits securely in a water tight vinyl channel.
- Tight sealing interlocking meeting rails on all three inserts give protection from cold, wind, and insects.
- Overlap screen design.
- Advanced engineering features make operation smooth and easy.
- Sill drainage slots help prevent sill rot. Closed sill for easy cleaning.
- Stabilizer bar is of fully extruded aluminum for strength.
- Screwed corner glass inserts for easy reglazing.

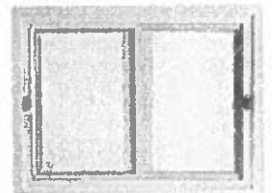


## The Yeoman - Storm and Porch Enclosure Slider Window Economize without compromise.

For an excellent, durable, smooth operating double slide storm slider, choose the Yeoman.

### Yeoman Quality Features

- Smooth performance.
- Glass inserts glide easily on rollers.
- Finger tip control.
- High quality weatherstripping.
- Frames formed of rugged T6063-T6 extruded aluminum with .045 inch wall thickness.
- Available in White, Bronze, and Tan.
- Hollow sill for strength and rigidity.
- Strong double H shaped mullion.
- Marine glazed in vinyl channel.
- Secure locking mechanism.
- Aluminum wire is standard. Charcoal aluminum and fiberglass are optional.
- Screens are spring loaded for snug fit.
- Screens are confined in metal channels on three sides to help prevent bug infiltration.
- Screens and inserts install and remove easily.
- Available in three section slider with center picture and two sliding flankers with screens.



276.638.2394

226 Industrial Park Dr.  
Martinsville VA 24112

Windows  
Doors  
Room Enclosures  
Commercial Windows  
Aluminum Awnings

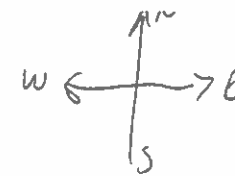
INSTALLATIONS  
INSTRUCTIONS



FREQUENTLY  
ASKED QUESTIONS



# SCOTT'S ALLEY



PROPERTY LINE

COTTAGE @  
403 GOLDSBOROUGH  
28' x 13'

PARKING  
AREA

FENCING

PORECH



PROPOSED  
CONDENSER  
CONCRETE PAD  
24" x 16" or  
PREMADE PAD

HOME @  
405  
GOLDSBOROUGH

401 GOLDSBOROUGH

PROPERTY LINE

PROPERTY LINE