



Historic District Commission MEETING AGENDA

Monday, February 27, 2023 - 6:00 PM
Council Chambers, Easton Town Office
14 S Harrison Street

Call to Order

- 1) Approval of the Agenda for February 27, 2023.

Old Business

- 1) **Application Number:** 2023-848
Applicant: Derick Daly
Location: 209 Port Street
Tax Map 104, Grid 000, Parcel 1483
Zoning District: R-7A
Request: Roof Solar Panels

New Business

- 1) **Application Number:** 2023-869
Applicant: Donald M. Bailey Sr
Location: 641 Goldsborough Street
Tax Map 103, Grid 0EA, Parcel 780
Zoning District: R-7A
Request: Remove Asbestos Siding
- 2) **Application Number:** 2023-862
Applicant: Ronnie Newnam
Location: 514 Goldsborough Street
Tax Map 103, Grid 0EA, Parcel 1032
Zoning District: R-7A
Request: Handrail Replacement
- 3) **Application Number:** 2023-867
Applicant: Peter Johnston, Johnston Development Enterprises, LLC
Location: 416 Goldsborough Street
Tax Map 103, Grid 0EA, Parcel 1087
Zoning District: CB
Request: In-Kind Siding Replacement



Historic District Commission – Call to Order
Monday, February 27, 2023 at 6:00pm Town
Hall Chamber 2
14 S. Harrison Street, Easton

The Commission operates under the authority granted to it by section 701 of the Town of Easton Zoning Ordinance. And, I hereby open the record of the public hearing on cases heard this evening and, in accordance with our legal responsibilities, I enter into the record the following items: notice of the public hearing, adopted design guidelines, resumes of commission members and any consultants used by the Commission, records of any previous meetings, and any letters to the Commission on a case.

The decisions of the HDC may be appealed within 30 days of approval.

General Order of the hearing of Applications

- i. Introduction of the application by the presiding officer
- ii. Presentation by the applicant or his agent
- iii. Questions by members of the Commission
- iv. Public Comment
- v. Petitioner Rebuttal
- vi. Discussion/Consideration by the Commission
- vii. Decision motion and statement of Basis for Decision

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

I will now entertain a motion to accept the agenda for this evening.



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

Historic District Commission Staff Report

Meeting Date: 2/27/2023

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

Property Address: 209 Port Street

Application Number: 2023-848

Request: Solar Panels

Staff Recommendation: Approve ☒ Deny ☐ Table ☐

Staff Comments:

At the February 13th Historic District meeting, the HDC tabled a similar proposal due to concerns of adding solar panels to a contributing structures roof. The applicant has now shifted some of the solar panels from the front of the western slope to the rear of the eastern slope. The applicant has also provided an example of solar panels on a historic roof as the Commission requested. The ground mounted equipment will either be on the western side of the building next to the approved utilities or inside. This property has been before the HDC four times for extensive renovations that are underway. The approved roofing material for the original renovation was GAF architectural shingles.

Historic District Guidelines:

Guideline 49: Site Features

e. Items such as solar panels, batteries, electric vehicle charging equipment, etc., shall not be located in front yards and/or shall be screened from view.

Guideline 88. Solar panels

- a. Install solar panels on a rear slope or side not visible from the primary right-of-way, where possible.
- b. Install solar panels parallel to the roof slope. Panels should not be installed in a vertical position where their appearance is most noticeable, but rather on horizontal or sloped surfaces.
- c. When placed on the roof, the solar panels shall not affect the roof façade elevation or roofline.



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

- d. Solar panels shall be low profile and exposed hardware, frames and piping shall have a matte finish and be of a color similar to the roofing material color.
- e. Consider solar shingles, a shingle that looks and functions like common roofing materials; however, it absorbs sunlight as a source of energy for generating electricity. Solar shingles may be approved on a case-by-case basis.
- f. Install ground-mounted equipment so that it is not visible from the street, or install appropriate screening materials such as shrubbery or fencing

RECOMENED CONDITIONS

1. Any exposed hardware, framing, or piping shall be painted in a color that matches the roofing material with a matte finish.

STAFF RECOMENDATION:

Staff recommends **approval with conditions**. The proposed solar panels are screened from view by neighboring structures and are located on side slopes of the new asphalt shingle roof. **The HDC's guidelines make no distinction between the installation of solar panels on contributing structures and non-contributing structures.** It is also debatable whether this structure is still a contributing structure since its visible façade is made entirely out of modern materials. If the Commission chooses to deny the proposed solar panels it must make strong findings of fact based on the Historic District Guidelines.



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

EASTON HISTORIC DISTRICT SURVEY

PROPERTY #:

Picture:



TAX ID		ADDRESS		OWNER NAME			
2101027506		209 PORT ST		TRUST MORNING LIGHT LODGE #48			
YEAR BUILT		PHYSICAL CONDITION					
1900*		FAIR					
ARCHITECTURAL STYLE				ADDITION(S)			
NO STYLE				NONE APPARENT			
NHL DISTRICT	NR DISTRICT	NR LISTED	MEETS NR CRITERIA	1980 NR RATING	MD INVENTORY	CONTRIBUTING	NC CODE
				B		Y	
NOTES							
2 1/2 STORY 3 BAY GABLE FRONT CHURCH BUILDING. 6/6 WOOD WINDOWS. PAIRED FRONT DOORS ARE NOT ORIGINAL WALLS SHEATHED WITH ASBESTOS SHINGLES. TRIANGULAR GABLE WINDOW ENCLOSED LOW BRICK FOUNDATION. MT. PIGSAH HOLY CHURCH.							











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

Application #: 2023-848
 Date Received: 01/19/2023
 Fee Paid: \$200 02/02/2023
 HDC Meeting Date: 02/13/2023
 Date Property Posted: 02/01/2023

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

209 Port St. Easton, MD 21601

☐ Contributing

☐ Non-Contributing

YEAR BUILT:

1900's

NATIONAL REGISTAR #

PROPERTY INFORMATION

OWNER NAME

Polaris Village Ministries, Inc.

TELEPHONE NO.

410-310-6241

EMAIL

ddaly@jackresources.com

Applicant or Agent

NAME

Derrick Daly

TELEPHONE NO.

same

EMAIL

same

Description of Proposal (include additional sheets, as necessary)

<u>Roof Solar Panels</u>
<u>- next to the water on the left side of building</u>

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

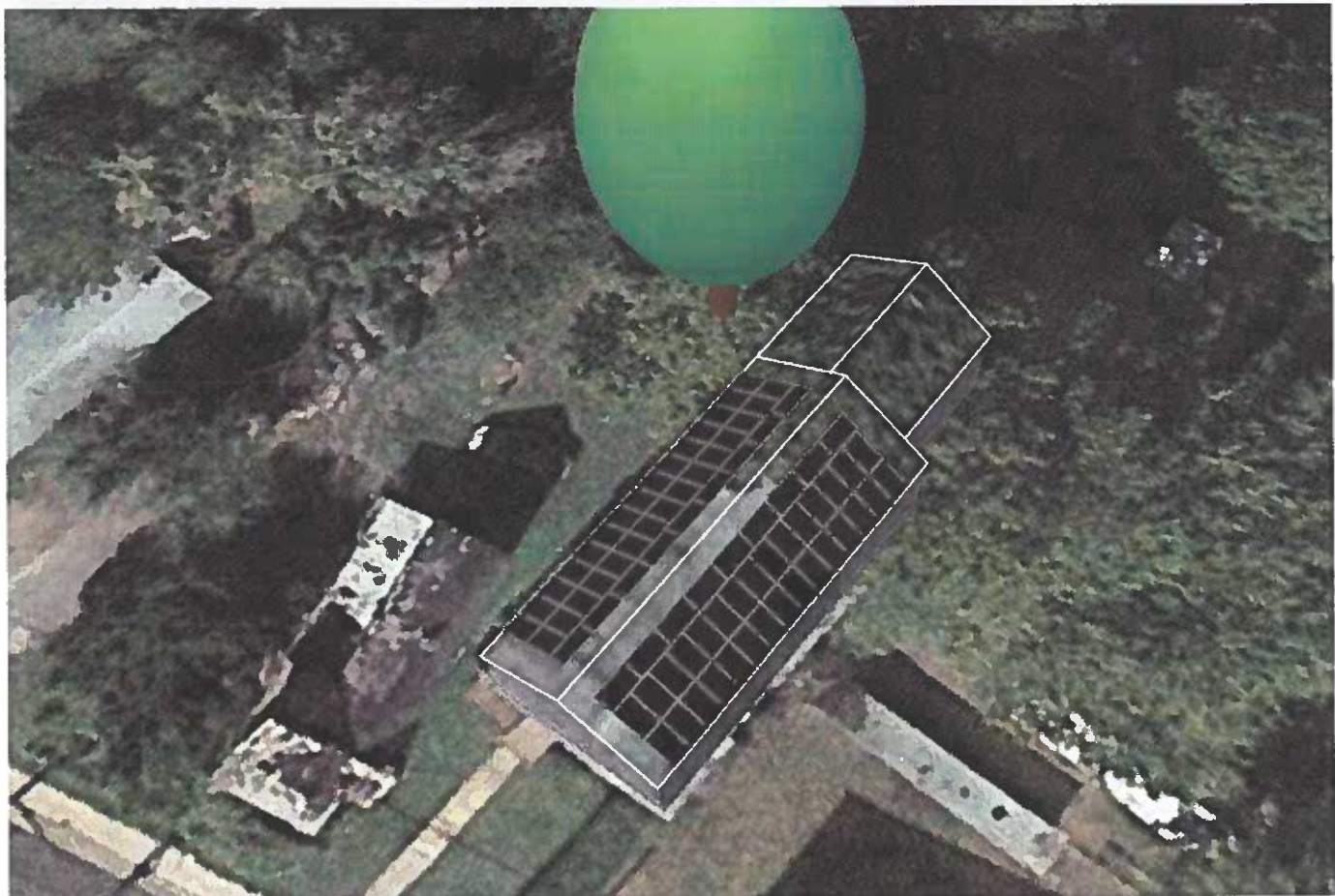
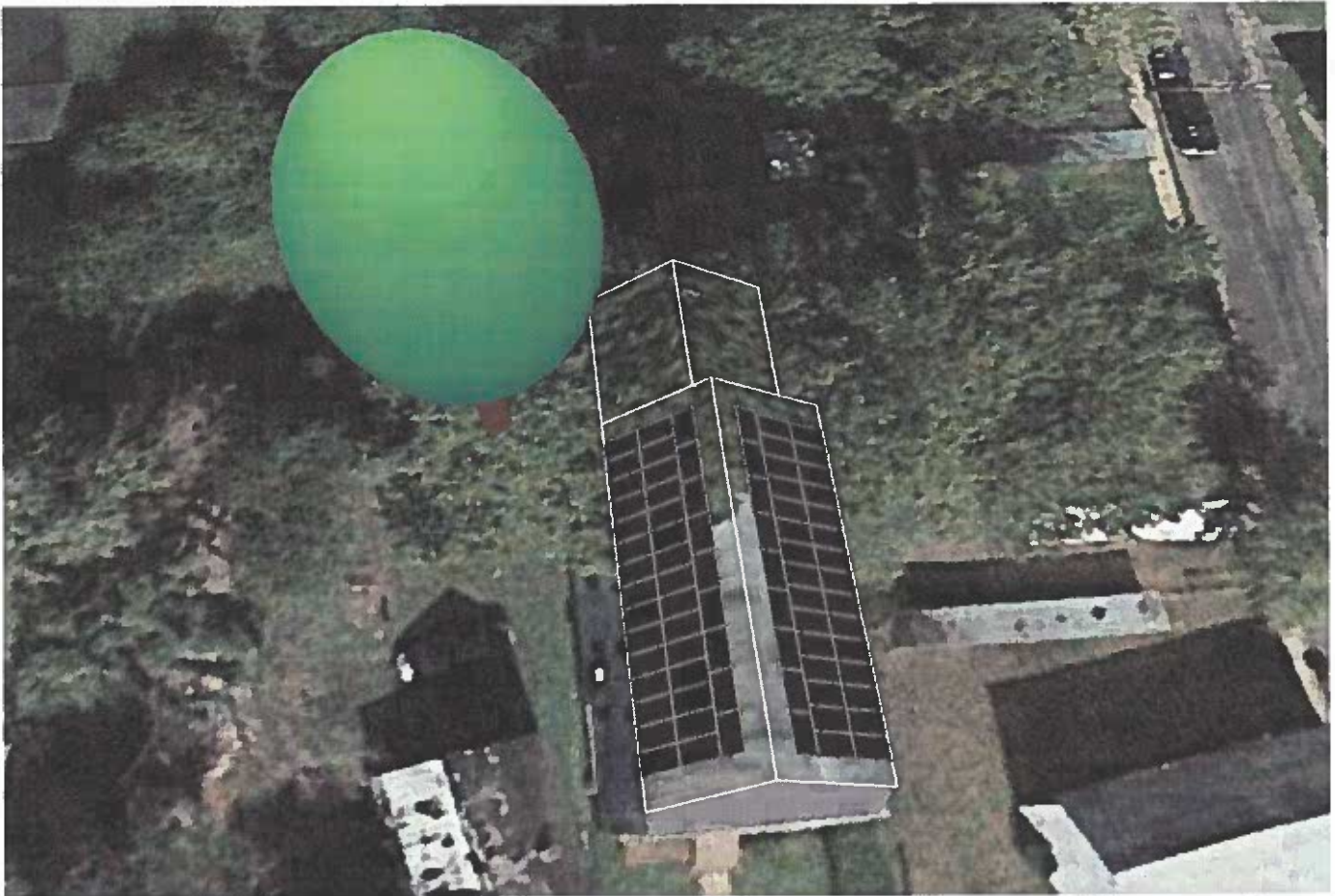
Date

Printed Name of Applicant or Agent

[Signature]
1/17/23
Derrick Daly

RECEIVED
JAN 19 2023
TOWN OF EASTON

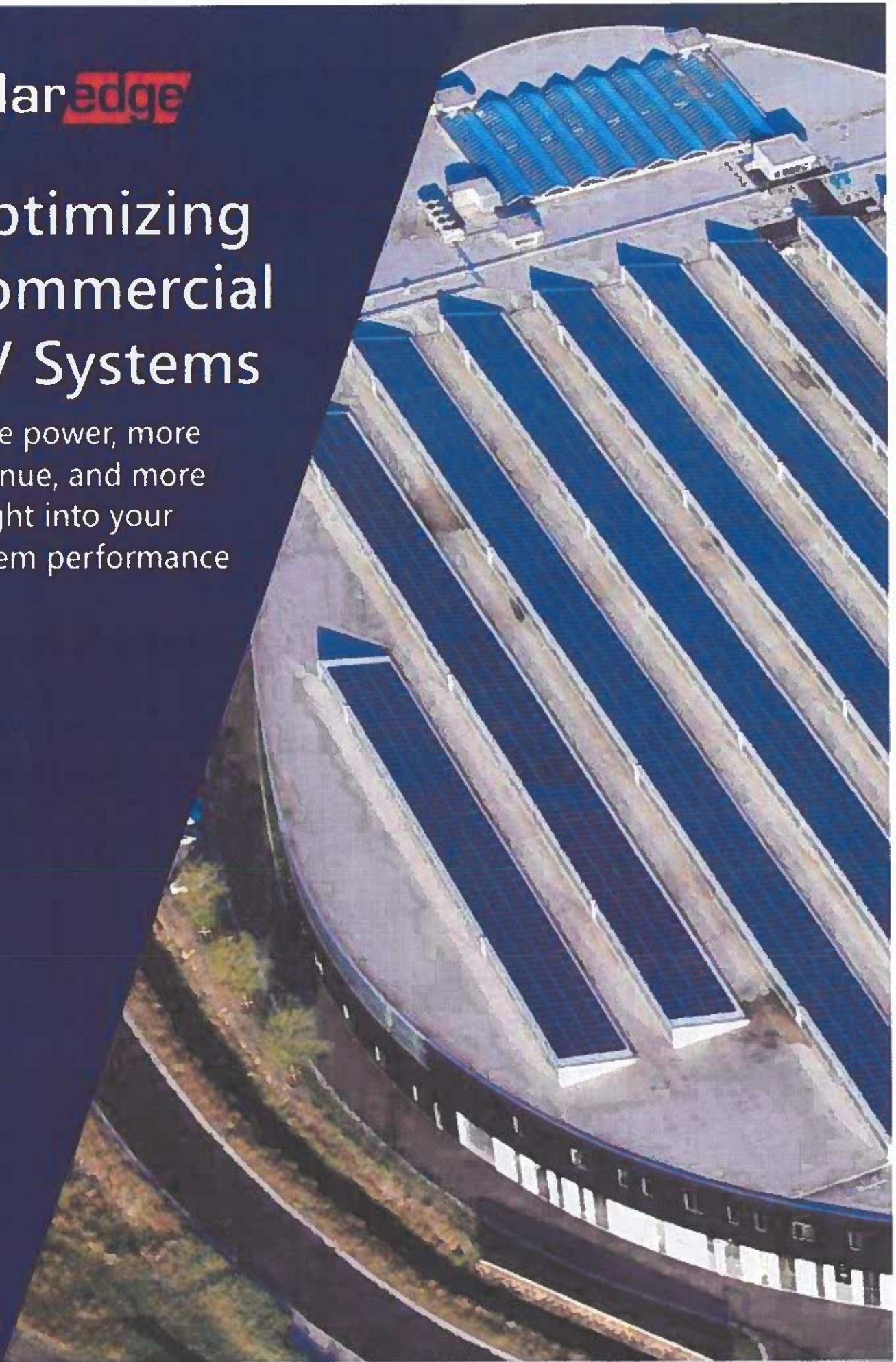
Revised 4.4.2022





Optimizing Commercial PV Systems

More power, more
revenue, and more
insight into your
system performance



/ Improve Your Bottom Line

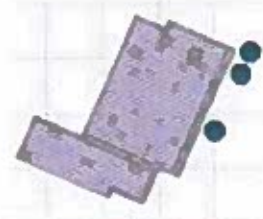
More power from your rooftop

Increase your system capacity with more modules on the roof

Flexible site design > More modules on the roof > **More power**



Traditional inverter | 149.5kW DC



SolarEdge | 200kW DC
34% more power

Optimized module production

SolarEdge mitigates power losses due to mismatch between modules for maximum power generation from each module. With SolarEdge, weaker modules do not affect the strong ones. Performance benefits validated by leading third-party testing facilities.

Common reasons for module performance mismatch sources



Transportation damage



Different tilt & orientation



Thermal mismatch



Partial shading



Soiling



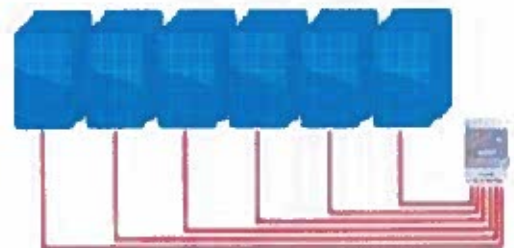
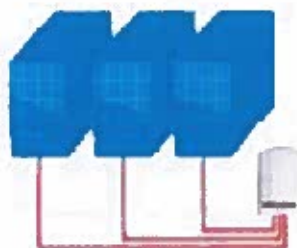
Manufacturing tolerance

Simplified electrical design

Less electrical components for lower cost and improved reliability

 SolarEdge DC optimized inverter

 Traditional inverter



/ Secure Your Investment

Cost saving maintenance

- / Free module-level monitoring for 25 years
- / Maintenance teams "Know Before They Go" reducing truck rolls to solve issues
- / Connect on the go and monitor your system on your phone, tablet, or computer
- / Low Cost of Ownership:
 - / 25-year warranty on power optimizers
 - / 12-year warranty on inverter – low-cost extension to 20 years

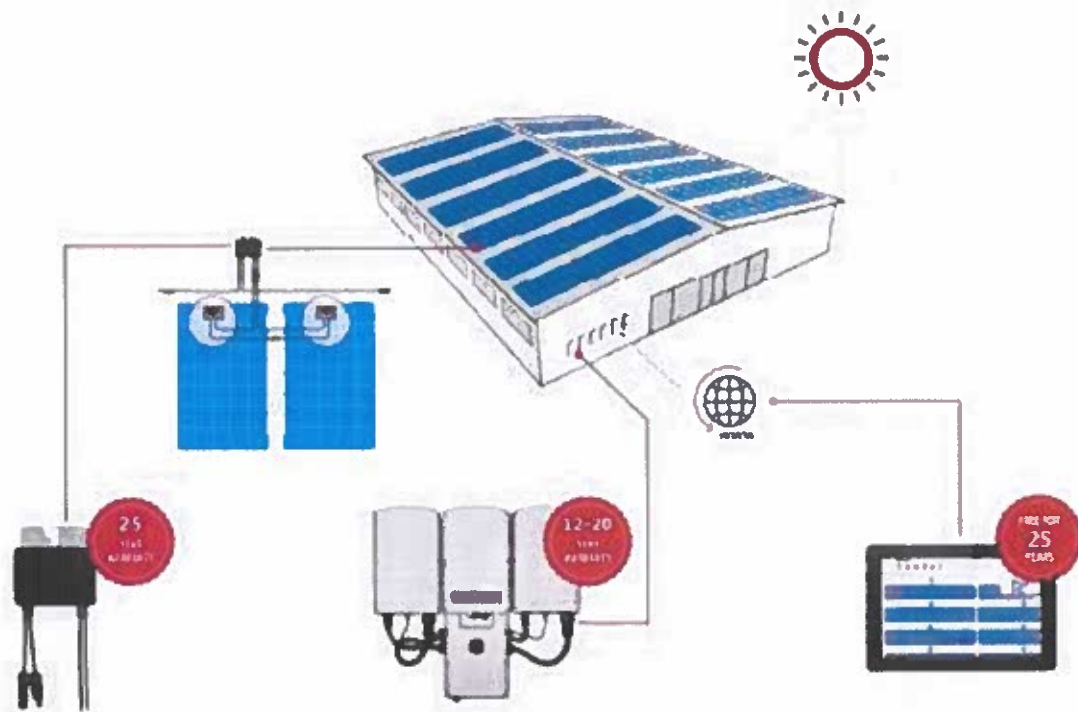


Peace of mind

- / Proven third-party tested system backed by best-in-class warranty
- / Advanced safety system completely de-energizes the entire array
- / Better suited for future insurance requirements
- / Compliant with NEC 2014 and 2017
- / UL1741 SA certified, for CPUC Rule 21 grid compliance



More Power • More Revenue • More Insight



2-to-1 optimization for 60 and 72-cell modules

- Module-level MPPT - no mismatch power losses
- Strings of uneven length, modules on multiple azimuths and tilts
- Compatible with SolarEdge three phase inverters (see specifications)
- SafeDC™ - designed for automatic module-level safety shutdown

SE9-SE43.2K (208V grid) ; SE10K-SE100K (277V/480V grid)

- Specifically designed to work with power optimizers
- Superior efficiency
- Easy installation, including 2-person install for large capacity models
- Built-in communication gateway
- Simple, step-by-step inverter activation and commissioning with the SetApp mobile application

Monitoring platform

- Full visibility of system performance
- Remote, module-level troubleshooting

About SolarEdge

SolarEdge is a global leader in smart energy technology. By deploying world-class engineering capabilities and a relentless focus on innovation, we create smart energy products and solutions that power our lives and drive future progress.

- SolarEdge
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- infoNA@solaredge.com

solaredge

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Single Phase Inverter with HD-Wave Technology

for North America

SE3000H-US / SE3800H-US / SE5000H-US / SE6000H-US /
SE7600H-US / SE10000H-US / SE11400H-US



INVERTERS

Optimized installation with HD-Wave technology

- Specifically designed to work with power optimizers
- Record-breaking efficiency
- Fixed voltage inverter for longer strings
- Integrated arc fault protection and rapid shutdown for NEC 2014 and 2017, per article 690.11 and 690.12
- UL1741 SA certified, for CPUC Rule 21 grid compliance
- Extremely small
- Built-in module-level monitoring
- Outdoor and indoor installation
- Optional: Revenue grade data, ANSI C12.20 Class 0.5 (0.5% accuracy)

/ Single Phase Inverter with HD-Wave Technology for North America

SE3000H-US / SE3800H-US / SE5000H-US / SE6000H-US/
SE7600H-US / SE10000H-US / SE11400H-US

	SE3000H-US	SE3800H-US	SE5000H-US	SE6000H-US	SE7600H-US	SE10000H-US	SE11400H-US	
OUTPUT								
Rated AC Power Output	3000	3800 @ 240V 3300 @ 208V	5000	6000 @ 240V 5300 @ 208V	7600	10000	11400 @ 240V 10000 @ 208V	VA
Maximum AC Power Output	3000	3800 @ 240V 3300 @ 208V	5000	6000 @ 240V 5300 @ 208V	7600	10000	11400 @ 240V 10000 @ 208V	VA
AC Output Voltage Min.-Nom.-Max. (211 - 240 - 264)	-	-	-	-	-	-	-	Vac
AC Output Voltage Min.-Nom.-Max. (183 - 208 - 229)	-	-	-	-	-	-	-	Vac
AC Frequency (Nominal)	59.3 - 60 - 60.5 ^{Hz}							Hz
Maximum Continuous Output Current @240V	12.5	16	21	25	32	42	47.5	A
Maximum Continuous Output Current @208V	-	16	-	24	-	-	48.5	A
GFDI Threshold	1							A
Utility Monitoring, Islanding Protection, Country Configurable Thresholds	Yes							
INPUT								
Maximum DC Power @240V	4650	5900	7750	9300	11800	15300	17650	W
Maximum DC Power @208V	-	5100	-	7750	-	-	15500	W
Transformer-less, Ungrounded	Yes							
Maximum Input Voltage	480							Vdc
Nominal DC Input Voltage	380				450			Vdc
Maximum Input Current @240V ¹⁾	8.5	10.5	13.5	16.5	20	27	30.5	Adc
Maximum Input Current @208V ²⁾	-	9	-	13.5	-	-	27	Adc
Max. Input Short Circuit Current	45							Adc
Reverse-Polarity Protection	Yes							
Ground-Fault Isolation Detection	600mA Sensitivity							
Maximum Inverter Efficiency	99	99.2						%
CEC Weighted Efficiency	99						99 @ 240V 98.5 @ 208V	%
Nighttime Power Consumption	< 2.5							W
ADDITIONAL FEATURES								
Supported Communication Interfaces	RS485, Ethernet, ZigBee (optional), Cellular (optional)							
Revenue Grade Data, ANSI C12.20	Optional ³⁾							
Rapid Shutdown - NEC 2014 and 2017 690.12	Automatic Rapid Shutdown upon AC Grid Disconnected							
STANDARD COMPLIANCE								
Safety	UL1741, UL1741 SA, UL1699B, CSA C22.7, Canadian AFD according to TLL M-37							
Grid Connection Standards	IEEE1547, Rule 21, Rule 14 (R4)							
Emissions	FCC Part 15 Class B							
INSTALLATION SPECIFICATIONS								
AC Output Conduit Size / AWG Range	1" Maximum / 14-6 AWG					1" Maximum / 14-4 AWG		
DC Input Conduit Size / # of Strings / AWG Range	1" Maximum / 1-2 strings / 14-6 AWG					1" Maximum / 1-3 strings / 14-6 AWG		
Dimensions with Safety Switch (HxWxD)	17.7 x 14.6 x 6.8 / 450 x 370 x 174					21.3 x 14.6 x 7.3 / 540 x 370 x 185		in / mm
Weight with Safety Switch	22 / 10		25.1 / 11.4		26.2 / 11.9		38.6 / 17.6	lb / kg
Noise	< 25				< 50			dBA
Cooling	Natural Convection							
Operating Temperature Range	-13 to +140 / -25 to +50 ⁴⁾ / -40 ⁵⁾ °C (option) ⁶⁾							°F / °C
Protection Rating	NEMA 4X (Inverter with Safety Switch)							

¹⁾ For other regional settings please contact SolarEdge support

²⁾ A higher current source may be used; the inverter will limit its input current to the values stated

³⁾ Revenue grade Inverter P/N: SE6000H-US000HNC2

⁴⁾ For power derating information refer to: <https://www.solaredge.com/sites/default/files/temperature-derating-note-na.pdf>

⁵⁾ -40 version P/N: SE6000H-US000HNC4

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RoHS

Power Optimizer

For North America

P370 / P400 / P401 / P485 / P505

POWER OPTIMIZER



PV power optimization at the module level

- Specifically designed to work with SolarEdge inverters
- Up to 25% more energy
- Superior efficiency (99.5%)
- Mitigates all types of module mismatch losses, from manufacturing tolerance to partial shading
- Flexible system design for maximum space utilization
- Fast installation with a single bolt
- Next generation maintenance with module-level monitoring
- Meets NEC requirements for arc fault protection (AFCI) and Photovoltaic Rapid Shutdown System (PVRSS)
- Module-level voltage shutdown for installer and firefighter safety

Power Optimizer for North America

P1101

Power Optimizer Model			P1101
(Typical Module Compatibility)			(for up to 2 × high power or bi-facial modules)
INPUT			
Rated Input DC Power ⁽¹⁾		1100	W
Connection Method		Single input for series connected modules	
Absolute Maximum Input Voltage (V _{oc} at lowest temperature)		125	V _{dc}
MPPT Operating Range		12.5 - 105	V _{dc}
Maximum Short Circuit Current (I _{sc})		14.1	A _{dc}
Maximum Short Circuit Current over Input (I _{sc})		-	A _{dc}
Maximum Efficiency		99.5	%
Weighted Efficiency		96.6	%
Overvoltage Category		II	
OUTPUT DURING OPERATION (POWER OPTIMIZER CONNECTED TO OPERATING SOLAREEDGE INVERTER)			
Maximum Output Current		18	A _{dc}
Maximum Output Voltage		80	V _{dc}
OUTPUT DURING STANDBY (POWER OPTIMIZER DISCONNECTED FROM SOLAREEDGE INVERTER OR SOLAREEDGE INVERTER OFF)			
Safety Output Voltage per Power Optimizer		1 ± 0.1	V _{dc}
STANDARD COMPLIANCE			
Photovoltaic Rapid Shutdown System		Compliant with NEC 2014, 2017, 2020	
EMC		FCC Part 15 Class A, IEC61000-6-2, IEC61000-6-3	
Safety		IEC62109-1 (class 0 safety), UL1741, UL1741	
Material		UL94 V-0, UV resistant	
RoHS		Yes	
INSTALLATION SPECIFICATIONS			
Compatible SolarEdge inverters		All commercial three phase inverters	
Maximum Allowed System Voltage		1000	V _{dc}
Dimensions (W x L x H)		129 x 102 x 59 / 51 x 64 x 232	mm / in
Weight		1064 / 2.34	g / lb
Input Connector		MC4 ⁽²⁾	
Input Wire Length Options	1	16 / 5.2	m / ft
	2		
	±3		
Output Wire Type / Connector		Double Insulated, MC4	
Output Wire Length		2.8 / 7.8	m / ft
Operating Temperature Range ⁽³⁾		-40 to +85 / -40 to +195	°C / °F
Protection Rating		IP65 / NEMA6P	
Relative Humidity		0 - 100	%

(1) Rated power of the module at STC, not full module the Power Optimizer "Rated Input DC Power". Modules with up to +5% power tolerance are allowed.

(2) For other connector types please refer to <https://www.solar-edge.com/sites/default/files/2019-08/Power-Optimizer-Accessories-Installation-Manual.pdf>

(3) For ambient temperature above +70°C / +156°F, please de-rating is applied. Refer to the Power Optimizers Temperature Derating Application Note for more details.

PV System Design Using a SolarEdge Inverter		208V Grid S617-34 ^(*)	277/480V Grid S130 ^(*)	277/480V Grid S1434 ^(*)
Compatible Power Optimizers		P1101	P1101	P1101
Minimum String Length	Power Optimizers	10	14	14
	PV Modules	19	27	27
Maximum String Length	Power Optimizers	30	30	30
	PV Modules	60	60	60
Maximum Continuous Power per String		6620	15,500	15,100
Maximum Allowed Connected Power per String ^(*)		1 string - 10620 2 strings or more - 10620	1 string - 17550 2 strings or more - 20300	2 strings or less - 17550 3 strings or more - 20300
Parallel Strings of Different Lengths or Orientations		10%		

* The above table shows the string lengths of maximum power strings that can be used for the modules being installed along with the Power Optimizer.

(*) To connect more STL cables per string, design your project using [SolarEdge Power Optimizer](https://www.solar-edge.com/sites/default/files/2019-08/Power-Optimizer-Accessories-Installation-Manual.pdf).

Ultra Rail



The Ultimate Value in Rooftop Solar



Industry leading Wire
Management Solutions



Mounts available for all
roof types



Single Tool Installation



All SnapNrack Module
Clamps & Accessories
are compatible with
both rail profiles

Start Installing Ultra Rail Today

RESOURCES
DESIGN
WHERE TO BUY

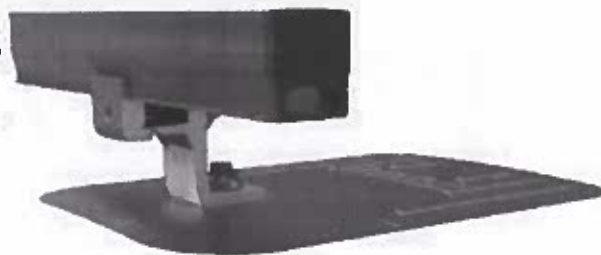
snapnrack.com/resources
snapnrack.com/configurator
snapnrack.com/where-to-buy

SnapNrack Ultra Rail System

A sleek, straightforward rail solution for mounting solar modules on all roof types. Ultra Rail features two rail profiles: UR-40 is a lightweight rail profile that is suitable for most geographic regions and maintains all the great features of SnapNrack rail, while UR-60 is a heavier duty rail profile that provides a larger rail channel and increased span capabilities. Both are compatible with all existing mounts, module clamps, and accessories for ease of install.

The Entire System is a Snap to Install

- New Ultra Rail Mounts include snap-in brackets for attaching rail
- Compatible with all the SnapNrack Mid Clamps and End Clamps customers love
- Universal End Clamps and snap-in End Caps provide a clean look to the array edge



Unparalleled Wire Management

- Open rail channel provides room for running wires resulting in a long-lasting quality install
- Industry best wire management offering includes Junction Boxes, Universal Wire Clamps, MLPE Attachment Kits, and Conduit Clamps
- System is fully bonded and listed to UL 2703 Standard

Heavy Duty UR-60 Rail

- UR-60 rail profile provides increased span capabilities for high wind speeds and snow loads
- Taller, stronger rail profile includes profile-specific rail splice and end cap
- All existing mounts, module clamps, and accessories are retained for the same great install experience



Quality. Innovative. Superior.

SnapNrack Solar Mounting Solutions are engineered to optimize material use and labor resources and improve overall installation quality and safety.

877-732-2860

www.snapnrack.com

contact@snapnrack.com

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SILFAB PRIME

SIL-370 HC



❖ **RELIABLE ENERGY.
DIRECT FROM THE SOURCE.**

Introducing Silfab Prime.

Designed to outperform.

**Dependable, durable, high-performance solar panels
engineered for North American homeowners.**

SILFABSOLAR.COM



CHUBB

* Chubb provides title and liability insurance to Silfab Solar Inc.

ELECTRICAL SPECIFICATIONS		370	
Test Conditions		STC	NOCT
Module Power (P _{max})	Wp	370	276
Maximum power voltage (V _{mpmax})	V	34.9%	32.4%
Maximum power current (I _{mpmax})	A	10.60	8.50
Open circuit voltage (V _{oc})	V	41.7%	39.1%
Short circuit current (I _{sc})	A	11.2%	9.0%
Module efficiency	%	20.2%	18.9%
Maximum system voltage (V _{OC})	V	1000	
Series fuse rating	A	20	
Power Tolerance	Wp	0 to +10	

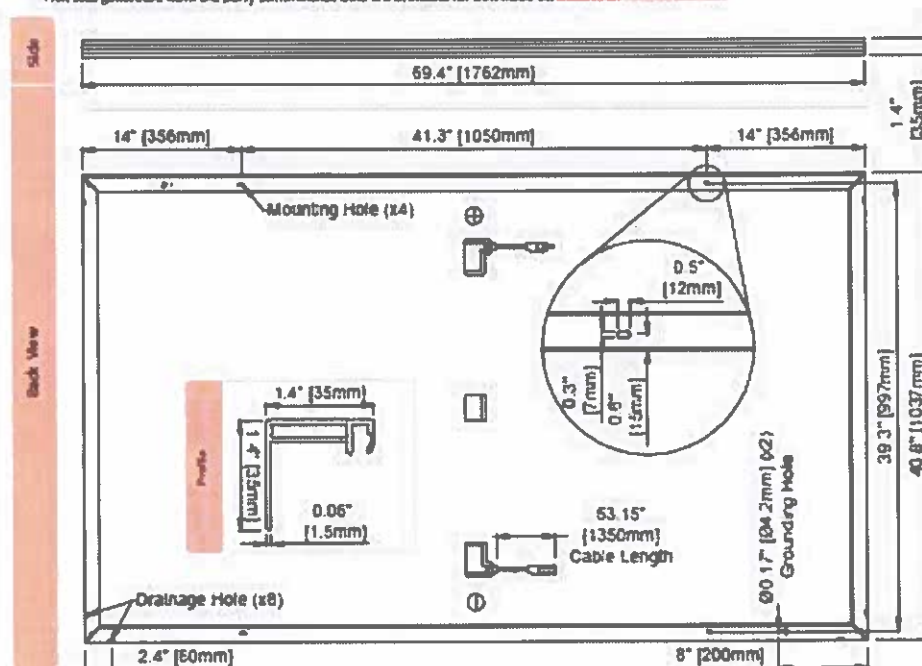
Measurement conditions: STC 1000 W/m² • AM 1.5 • Temperature 25 °C • NOCT 800 W/m² • AM 1.5 • Measurement uncertainty ±3%
Sun simulator calibration reference modules from Fraunhofer Institute. Electrical characteristics may vary by ±5% and power by 0 to +10W

MECHANICAL PROPERTIES / COMPONENTS	METRIC	IMPERIAL
Module weight	19.5kg ±0.2kg	43lbs ±0.4lbs
Dimensions (H x L x D)	1762 mm x 1037 mm x 35 mm	69.4 in x 40.8 in x 1.37 in
Maximum surface load (wind/snow)*	5400 Pa rear load / 5400 Pa front load	112.8 lb/ft ² rear load / 112.8 lb/ft ² front load
Hail impact resistance	≥ 25 mm at 83 km/h	≥ 1 in at 51.6 mph
Cells	120 Half cells - Si mono PERC 9 busbar - 83 x 1.66 mm	120 Half cells - Si mono PERC 9 busbar - 3.25 x 6.53 in
Glass	3.2 mm high transmittance, tempered, DSM antireflective coating	0.126 in high transmittance, tempered, DSM antireflective coating
Cables and connectors (refer to installation manual)	1350 mm, ø 5.7 mm, MC4 from Staubli	53.15 in, ø 0.22 in (12AWG), MC4 from Staubli
Backsheet	High durability, superior hydrolysis and UV resistance, multi-layer dielectric film, fluorine-free PV backsheet	
Frame	Anodized Aluminum (Black)	
Bypass diodes	3 diodes - 30SQ045T (45W max DC blocking voltage, 30A max forward rectified current)	
Junction Box	UL 3730 Certified, IEC 62790 Certified, IP68 rated	

TEMPERATURE RATINGS		WARRANTIES	
Temperature Coefficient Isc	+0.064 %/°C	Module product workmanship warranty	25 years**
Temperature Coefficient Voc	-0.28 %/°C	Linear power performance guarantee	30 years
Temperature Coefficient P _{max}	-0.36 %/°C		≥ 97.1% end 1st yr ≥ 91.6% end 12th yr ≥ 85.1% end 25th yr ≥ 82.6% end 30th yr
NOCT (± 7°C)	45 °C		
Operating Temperature	-40°-85 °C		

CERTIFICATIONS		SHIPPING SPECS	
Product	ULC ORD C1703, UL1703, CEC listed, UL 61215-1/-1.1/-2, UL 61730-1/-2, IEC 61215-1/-1.1/-2***, IEC 61730-1/-2***, CSA C22.2/M61730-1/-2, IEC 62716 Ammonia Corrosion; IEC61701:2011 Salt Mist Corrosion Certified, UL Fire Rating Type 2	Modules Per Pallet	76 or 26 (California)
Factory	ISO9001:2015	Pallets Per Truck	34 or 32 (California)
		Modules Per Truck	884 or 812 (California)

- * Warning: Read the Safety and Installation Manual for mounting specifications and before handling, installing and operating modules.
** 12 year accelerated to 25 years subject to registration and conditions outlined under "Warranty" at silfab.com
*** Certification in progress.
PVF files generated from 3rd party performance data are available for download at: silfab.com/download



SILFAB SOLAR INC.

800 Cornwall Ave
Bellingham WA 98225 USA
T +1 360.569.4733
info@silfab.com

SILFABSOLAR.COM

1770 Port Drive
Burlington WA 98233 USA
T +1 360.569.4733

240 Courtneypark Drive East
Mississauga ON L5T 2Y3 Canada
T +1 905.255.2501
F +1 905.696.0767

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

Historic District Commission Staff Report

Meeting Date: 2/27/2023

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

Property Address: 641 Goldsborough Street

Application Number: 2023-869

Request: Remove Asbestos Siding

Staff Recommendation: Approve ☒ Deny ☐ Table ☐

Staff Comments:

The applicant is currently only seeking approval to remove the entirety of the existing asbestos siding to expose the wooden siding. At the next meeting, the applicant will submit an application to install new siding, windows, and doors. The HDC recently gave approval for an in-kind asphalt roof replacement.

Historic District Guidelines:

Guideline 78. Substitute Materials for Siding

- a. Contributing buildings with original wood siding are to continue with wood siding.
- b. If a contributing building was previously covered with asbestos, metal, or vinyl siding, these materials may remain. If the later additional material is removed, it is preferred to repair and use the original wood siding. On a case-by-case basis, deteriorating original wood can be examined, and an alternate material may be considered.
- c. If the existing siding is not historically appropriate, consider replacing all of the siding with an appropriate alternative.

STAFF RECOMENDATION:

Staff supports an **approval** of this application. The Commission may then wish to schedule a site visit once the asbestos siding has been removed to determine if the wooden siding is salvageable.



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

EXAMPLE MOTIONS

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

OR

2. I move that the Historic District Commission deny the application.

OR

3. I move an alternate motion.

EASTON HISTORIC DISTRICT SURVEY

PROPERTY #:

Picture:



TAX ID		ADDRESS		OWNER NAME			
2101021036		641 GOLDSBOROUGH ST		CARMAN, JUDY H.			
YEAR BUILT		PHYSICAL CONDITION					
1900		FAIR-ALTERED					
ARCHITECTURAL STYLE				ADDITION(S)			
QUEEN ANNE INFLUENCE				NONE			
NHL DISTRICT	NR DISTRICT	NR LISTED	MEETS NR CRITERIA	1980 NR RATING	MD INVENTORY	CONTRIBUTING	NC CODE
				B		Y	
NOTES							
MOST NOTABLE ALTERATION IS ENLARGEMENT OF UPPER GABLE FRONT + SIDE WINDOW OTHERWISE, RELATIVELY INTACT EXCEPT FOR ASBESTOS WALL SHINGLES. HISTORIC OUTBUILDING.							



RECEIVED

FEB 16 2023

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

Application #: 2023-869
Date Received: 02/16/2023
Fee Paid: \$75.00 on 02/16/2023
HDC Meeting Date: 02/27/2023
Date Property Posted: 02/20/2023

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 641 GULDSBOROUGH ST EASTON MD 21601
☐ Contributing ☐ Non-Contributing YEAR BUILT: 1900 NATIONAL REGISTAR # _____

PROPERTY INFORMATION

OWNER NAME DONALD M BAILEY SR.
TELEPHONE NO. 240 468 6802 EMAIL DBAILEY@ZEGATO.COM

Applicant or Agent

NAME DONALD M. BAILEY SR.
TELEPHONE NO. 240 468 6802 EMAIL DBAILEY@ZEGATO.COM

Description of Proposal (include additional sheets, as necessary)

REMOVE ASBESTOS SHINGLES, INSPECT WOOD SIDING, IF NOT
SALVAGEABLE, REMOVE AND INSTALL PLYWOOD SHEATHING
AND HOUSEWRAP IN PREPARATION OF HDC APPROVED SIDING,

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

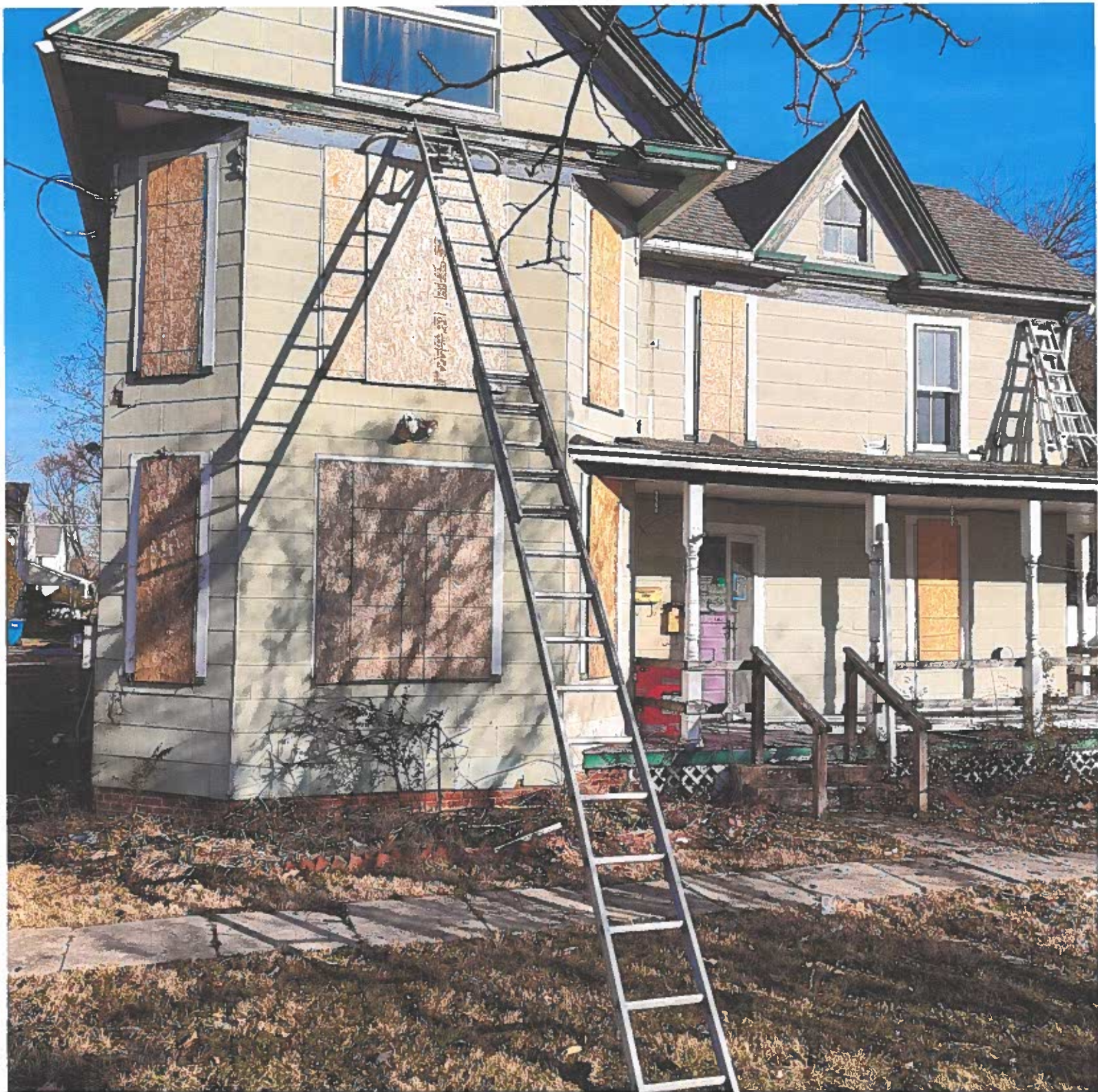
Printed Name of Applicant or Agent

Donald M Bailey Sr
2/16/23 DONALD M BAILEY SR
DONALD M. BAILEY SR.

Revised 4.4.2022













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

Historic District Commission Staff Report

Meeting Date: 2/27/2023

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

Property Address: 514 & 516 Goldsborough Street

Application Number: 2023-0862

Request: Porch Railing

Staff Recommendation: Approve ☒ Deny ☐ Table ☐

Staff Comments:

On February 6, 2023 the Building Inspection Department received an anonymous tip about work being done on site without a building permit or Historic District approval. The applicant had installed two wooden railings on the front porch steps that connected to the existing front porch railings. The applicant is proposing to square spindles to the new handrail and paint it white to match the existing porch. It is important to note that the handrail that is currently installed will not meet the building code's definition of a handrail and will have to be shrunk to be "graspable". Also, if the porch height is more than 30" above grade, the handrail will need to be redesigned.

Historic District Guidelines:

Guideline 65. Make Sensitive Replacements

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

STAFF RECOMENDATION:

Staff supports an **approval** of this application based on the finding that the proposed railings meet the Historic District Guidelines for front porch details.

EXAMPLE MOTIONS



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

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

OR

2. I move that the Historic District Commission deny the application.

OR

3. I move an alternate motion.

Picture:



TAX ID		ADDRESS		OWNER NAME			
2101001043		514 GOLDSBOROUGH ST		TAYLOR, NORRIS E			
YEAR BUILT		PHYSICAL CONDITION					
1900*		GOOD					
ARCHITECTURAL STYLE				ADDITION(S)			
				REAR 2 STORY BLOCK			
NHL DISTRICT	NR DISTRICT	NR LISTED	MEETS NR CRITERIA	1980 NR RATING	MD INVENTORY	CONTRIBUTING	NC CODE
				B		Y	
NOTES							
DOORS ARE REPLACEMENTS. EXTERIOR WALL SHINGLES DETERIORATING. 2/2 WINDOWS SURVIVE AT #514 BUT REPLACED AT #518. ALSO INCLUDES ADDRESS #518 GOLDSBOROUGH ST.							



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

Application #: 23-862
 Date Received: 2/10/23
 Fee Paid: \$75.00 ON 02/10/23
 HDC Meeting Date: 2/27/23
 Date Property Posted: 02/20/2023

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: 514 516 Goldsborough St
☐ Contributing ☐ Non-Contributing YEAR BUILT: NATIONAL REGISTAR #

PROPERTY INFORMATION

OWNER NAME: TGLLC 2
 TELEPHONE NO.: 410 443 8615 EMAIL: RNEWNAM@60 Easton.net

Applicant or Agent

NAME: Ronnie Newnam
 TELEPHONE NO.: same EMAIL:

Description of Proposal (include additional sheets, as necessary)

2 Handrails 5' long 48" Long
 54" High to 38" Low 2x4 pressure
 treated 4x4 Post 1"x1" Spindles Square
 going paint white finish white to
 match porch rails All pressure treated wood

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]
 2-10-23
 RONNIE NEWNAM

Revised 4.4.2022



Historic District Commission Application Checklist

Revised December 2022

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

Requirements:

The payment of fees is due at the time of application submittal. As of December, 2022, the fees are as follows:

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

The application submitted shall include 4 copies plus 1 digital.

All Applications to Include:

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

New Construction / Addition

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

Renovations

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

Windows

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

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

Roofing

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

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

Signs

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

Landscaping & Trees

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

Fence

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

Demolition

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

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

Other

- ☐ Attach all documentation supporting request

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

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

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





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

Historic District Commission Staff Report

Meeting Date: 2/27/2023

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

Property Address: 416 Goldsborough Street (Railroad Workers House)

Application Number: 2023-867

Request: Siding

Staff Recommendation: Approve ☒ Deny ☐ Table ☐

Staff Comments:

On February 14th, 2023 Code Enforcement issued a stop work order for siding being removed and replaced without a certificate of appropriateness from the Historic District Commission. The existing wooden siding was being removed and being replaced with similar wooden siding. The applicant has now filed a formal application to replace the existing wooden siding in-kind and replace the existing soffit and fascia. This structure is listed on the Maryland Register of Historic Places.

Historic District Guidelines:

Guideline 77. Make Sensitive Replacements

- a. If the deterioration is severe, replace only the affected areas with wood siding that matches the existing in size, shape, profile, and texture.
- b. Avoid replacing original wood siding with a different type of wood siding; for example, replacing 4-inch horizontal wood board siding with wood shingles.
- c. Avoid applying replacement material that will damage underlying materials, trap moisture, or compromise the structural capacity of the façade.
- d. Avoid applying replacement material so that it damages or destroys other character-defining elements including trim and ornamental pieces.

Appendix B Substitute Materials

- a. High-quality synthetic products may be an appropriate replacement for wood or plaster details in situations where the profile, size, and dimension of the element can



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

be accurately reproduced. Applications for the use of synthetic materials will be considered on a case-by-case basis. All synthetic materials are subject to a painting requirement. Cellular PVC board is used to produce trim, moldings, and other decorative architectural elements. These products are durable, and most can be painted. Contributing buildings with original wood siding are to continue with wood siding.

STAFF RECOMENDATION:

Staff supports an **approval** of this application based on the finding that the proposed siding, sofit, and fascia meet the Historic District Guidelines for replacement materials.

RECCOMENDED CONDITIONS:

1. The new sofit and fascia shall match the existing in profile, size, and dimension and shall be painted.

EXAMPLE MOTIONS

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

OR

2. I move that the Historic District Commission deny the application.

OR

3. I move an alternate motion.



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

EASTON HISTORIC DISTRICT SURVEY

PROPERTY #:

Picture:



TAX ID		ADDRESS		OWNER NAME			
2101020617		416 GOLDSBOROUGH ST		JOHNSTON DEVELOPMENT			
YEAR BUILT		PHYSICAL CONDITION					
1900		FAIR TO POOR					
ARCHITECTURAL STYLE				ADDITION(S)			
ITALIANATE				TWO ADDITIONS, BOTH HISTORIC			
NHL DISTRICT	NR DISTRICT	NR LISTED	MEETS NR CRITERIA	1980 NR RATING	MD INVENTORY	CONTRIBUTING	NC CODE
				A	T-496	Y	
NOTES							
THIS ONCE HANDSOME + IMPORTANT BUILDING RETAINS MOST OF ITS HISTORIC EXTERIOR FABRIC, BUT IT IS RAPIDLY DETERIORATING. VERY NICE BOLD BRACKETED. 2ND STORY PORCH/BALCONY HAS BEEN BRACED TO PREVENT COLLAPSE. CORNICE, WEATHERBOARDS ROTTING + FALLING OUT							



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

RECEIVED
FEB 14 2023

Application #:	2023-867
Date Received:	02/14/2023
Fee Paid	\$75.00 on 02/14/2023
HDC Meeting Date:	02/27/2023
Date Property Posted	02/20/2023

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 416 Goldsborough Street
☒ Contributing ☒ Non-Contributing YEAR BUILT: Late 1800s NATIONAL REGISTAR # NO

PROPERTY INFORMATION

OWNER NAME Johnston Development Enterprises, LLC
TELEPHONE NO. 410-822-9630 EMAIL PLJ@PETERJOHNSTONASSOCIATES.COM

Applicant or Agent

NAME Peter Johnston
TELEPHONE NO. 410-822-9630 EMAIL PLJ@PETERJOHNSTONASSOCIATES.COM

Description of Proposal (include additional sheets, as necessary)

Replace siding in-kind with existing reveal (original and replacement sample provided). Add sheathing to reinforce balloon structure. Replace soffit and fascia with wood or wood simulation material (e.g., Boral).

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.

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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>Peter Johnston</u>
<u>2/14/23</u>
<u>Peter L. Johnston</u>

Revised 4.4.2022



Historic District Commission Application Checklist

Revised December 2022

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

Requirements:

The payment of fees is due at the time of application submittal. As of December, 2022, the fees are as follows:

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

The application submitted shall include 4 copies plus 1 digital.

All Applications to Include:

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

New Construction / Addition

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

Renovations

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

Windows

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

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

Roofing

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

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

Signs

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

Landscaping & Trees

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

Fence

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

Demolition

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

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

Other

- ☐ Attach all documentation supporting request

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

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

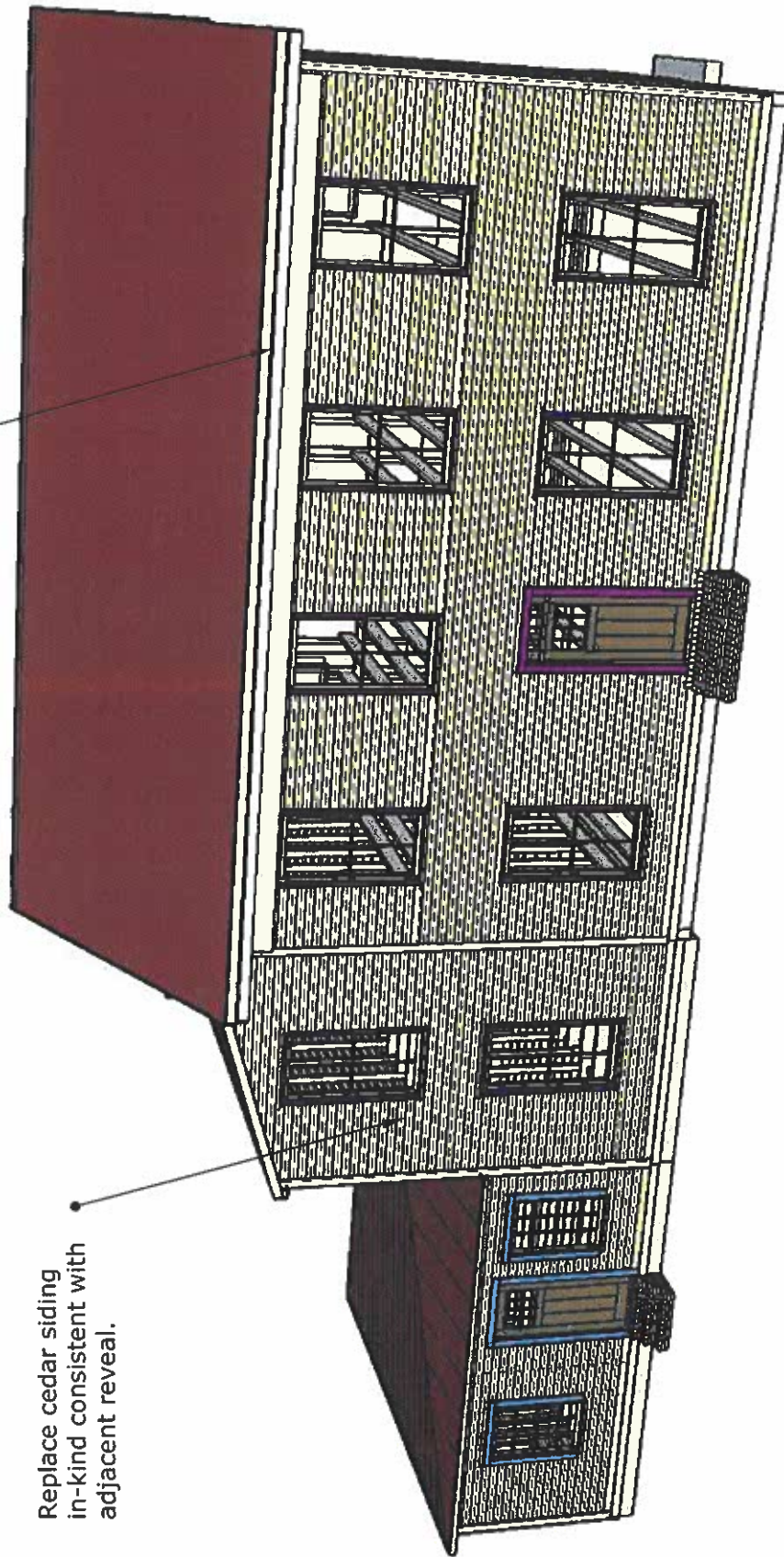
This checklist shall be submitted along with the completed Historic District Commission Application and all additional supporting information.



**Johnston Development Enterprises
416 Goldsborough Street
Easton, Maryland**

Replace soffit & fascia
with wood or wood simulation
e.g., boral.

Replace cedar siding
in-kind consistent with
adjacent reveal.



T-496

Railroad Workers House

Architectural Survey File

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

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

All material is property of the Maryland Historical Trust.

Last Updated: 04-05-2004

EVALUATION OF SIGNIFICANCE

Pursuant to the Tax Reform Act of 1976

T-496

MAGI# 2104962604

READ INSTRUCTIONS CAREFULLY BEFORE COMPLETING. RETURN COMPLETED FORM TO APPROPRIATE STATE HISTORIC PRESERVATION OFFICER.

Address of property: street 416 Goldsboro STREET

city Easton county Talbot state MD zip 21601

Name of historic district in which property is located: EASTON

2. Description of physical appearance prior to rehabilitation:

1. Exterior appearance of building
2. Interior appearance of building
3. Other physical features of building
4. Other physical features of building
5. Other physical features of building

3. Statement of significance:

Building is a two-story frame structure with a gabled roof. It was constructed as a hotel for the railroad workers.

Date of construction (if known): 1880 Original site ✓ Moved

4. Name and mailing address of owner

name Belmont Development Co.

street 416 Goldsboro Street

city Easton state MD zip 21601

telephone number (during day): area code 410 number 261-1111

I hereby attest that the information I have provided is, to the best of my knowledge, correct, and that I am owner of the property described above.

signature [Signature] date 8-13-79

For office use only

The structure described above is included within the boundaries of a National Register historic district and contributes does not contribute to the character of the district.

The structure appears does not appear to meet National Register Criteria for Evaluation (36 CFR 60.6) and will likely will not be nominated to the National Register in accord with National Park Service procedures (36 CFR 60).

The structure is located in a district which appears does not appear to meet National Register Criteria for Evaluation (36 CFR 60.6), will likely will not be nominated to the National Register in accord with National Park Service procedures (36 CFR 60), and appears does not appear to contribute to the character of said district.

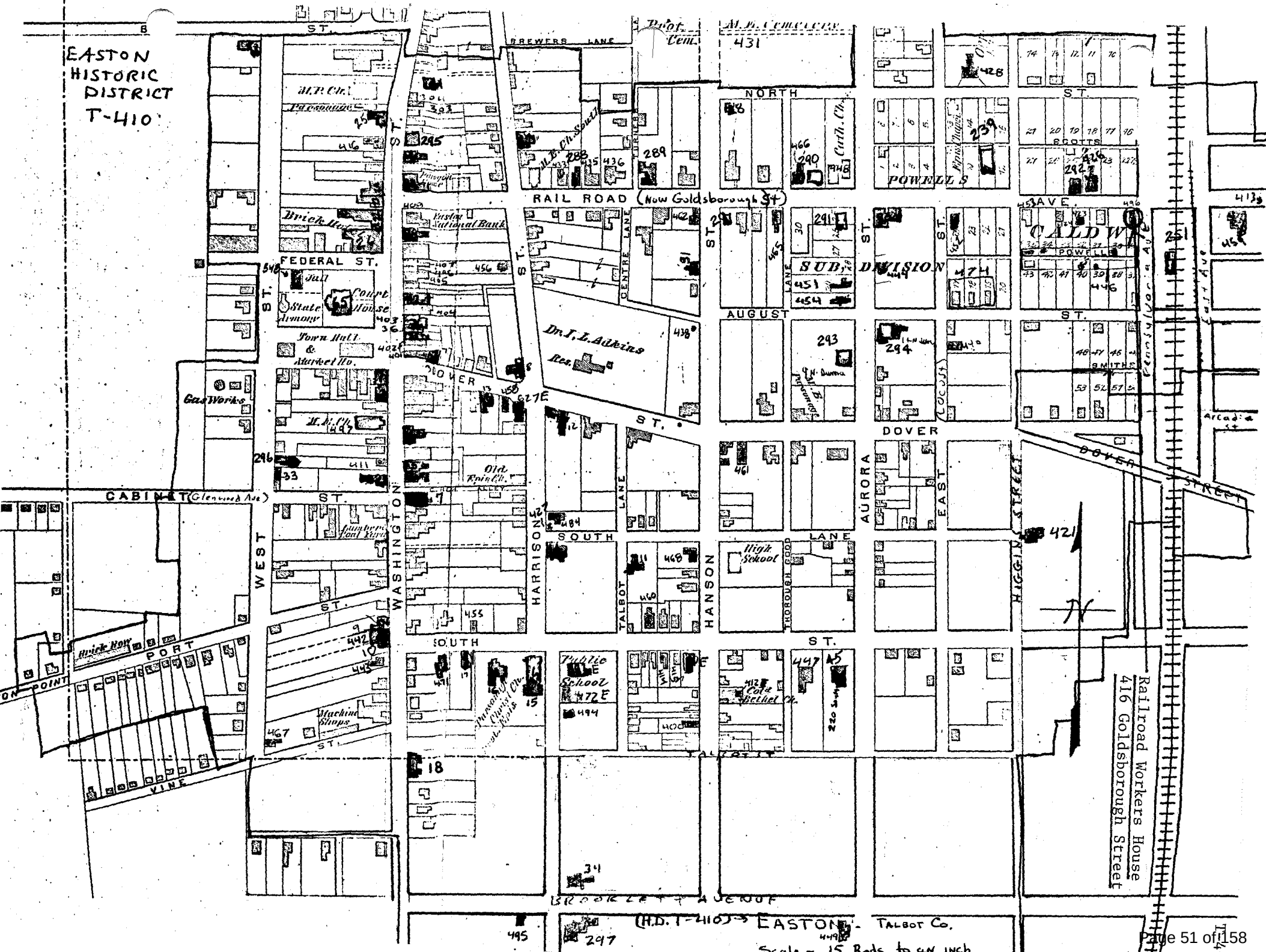
signature [Signature] date 8-13-79
State Historic Preservation Officer

This property has been evaluated according to the criteria and procedures set forth by the National Park Service (36 CFR 67) and, if subject to depreciation under section 167 of the Internal Revenue Code of 1954, is hereby certified a historic structure.

does not contribute to the character of the historic district and does not merit certification as a historic structure. Reasons given on the attached sheet.

signature date
Keeper of the National Register.

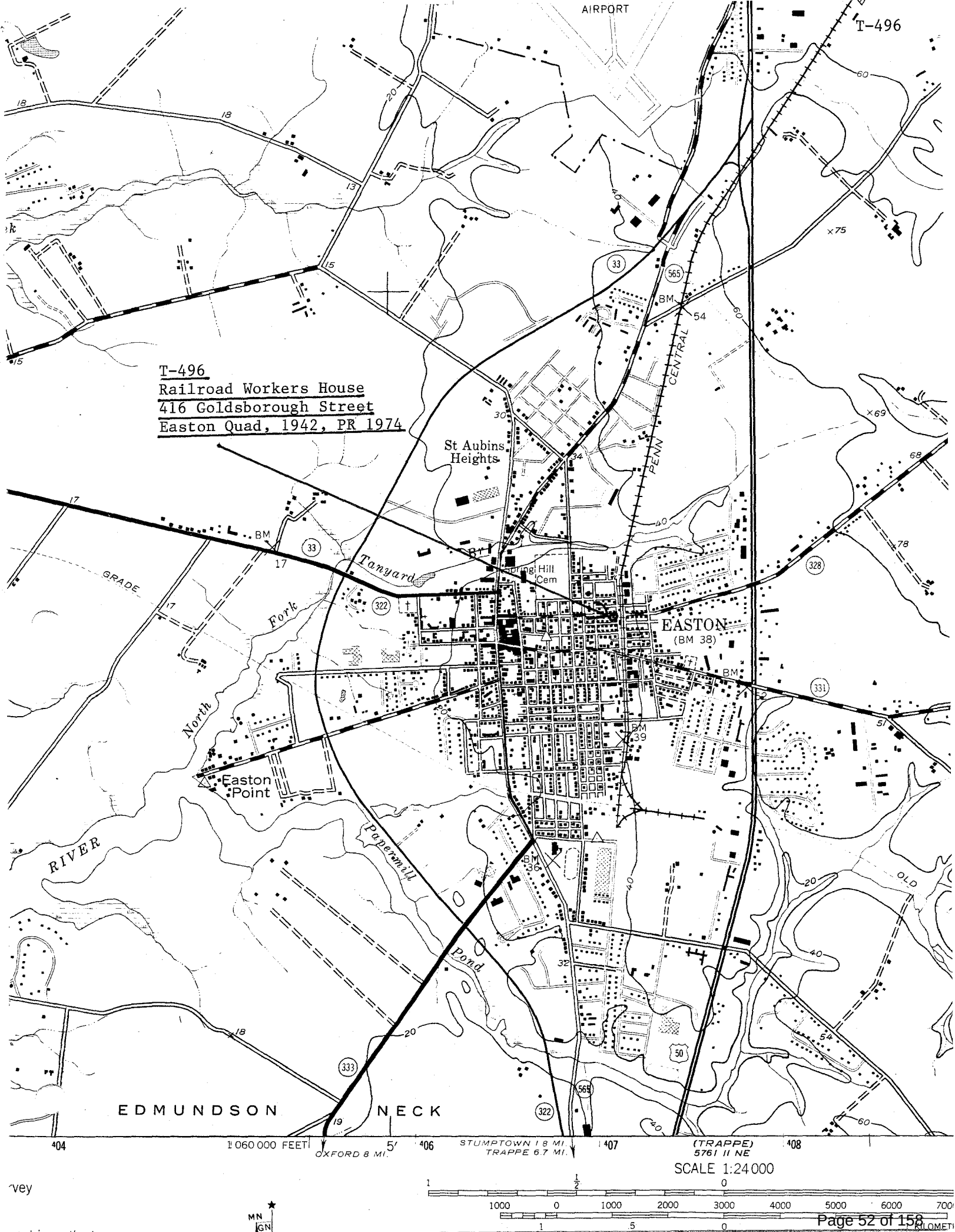
EASTON
HISTORIC
DISTRICT
T-410



(H.D.T-410) EASTON - TALBOT CO.

Scale - 15 Rods to an inch

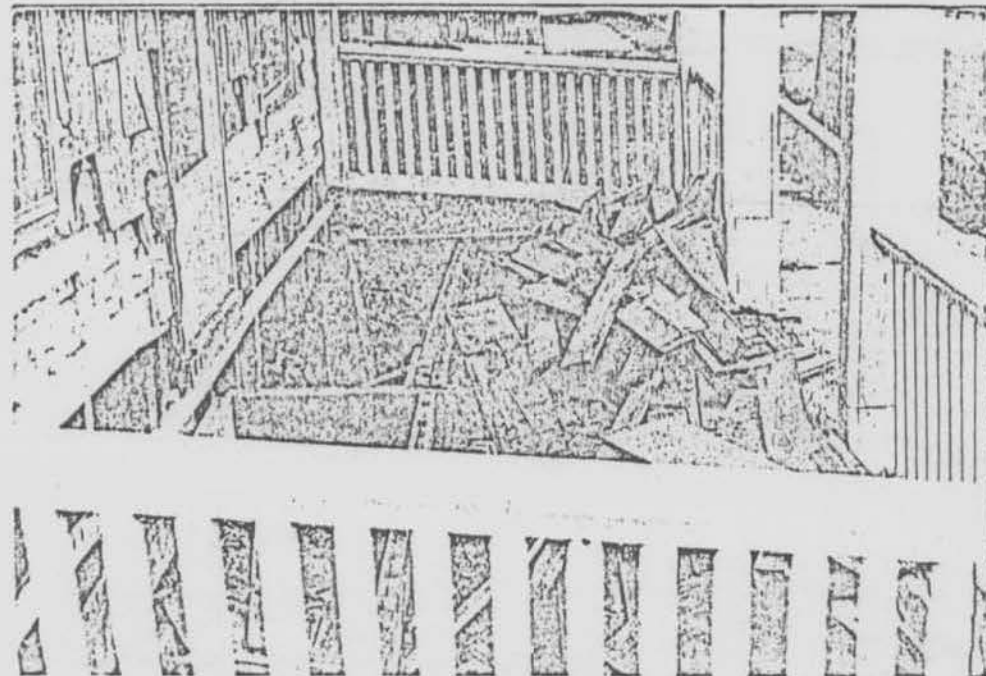
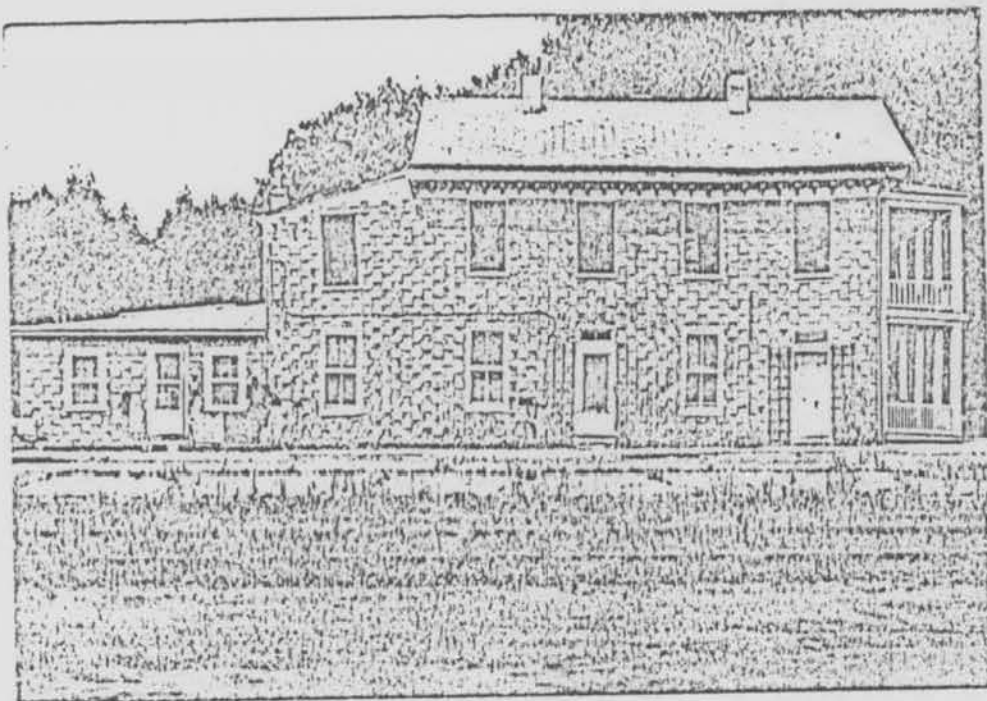
T-496
Railroad Workers House
416 Goldsborough Street
Easton Quad, 1942, PR 1974



vey

metric methods

T-496



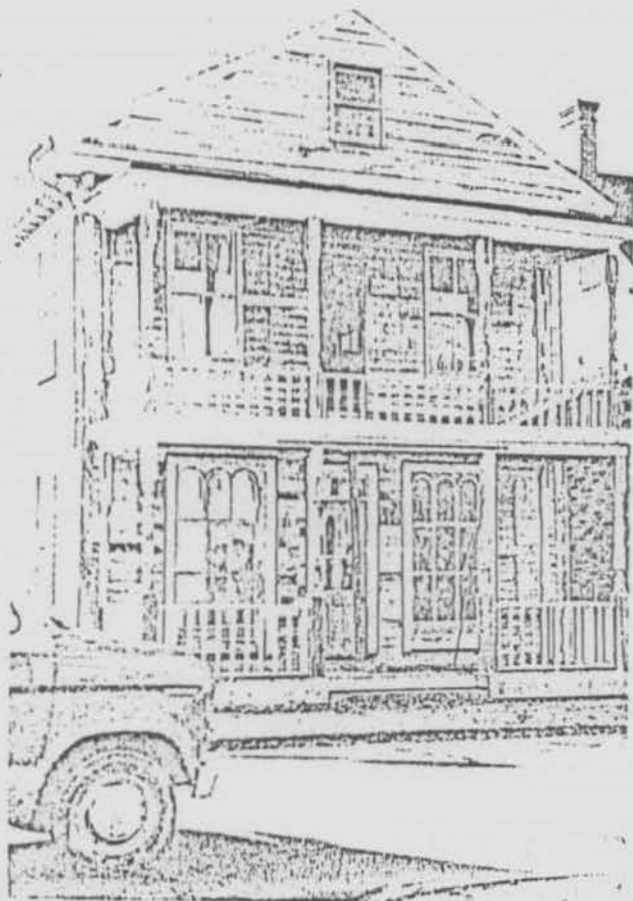
Exterior 416 Goldsborough St
prior to Restoration

T-496

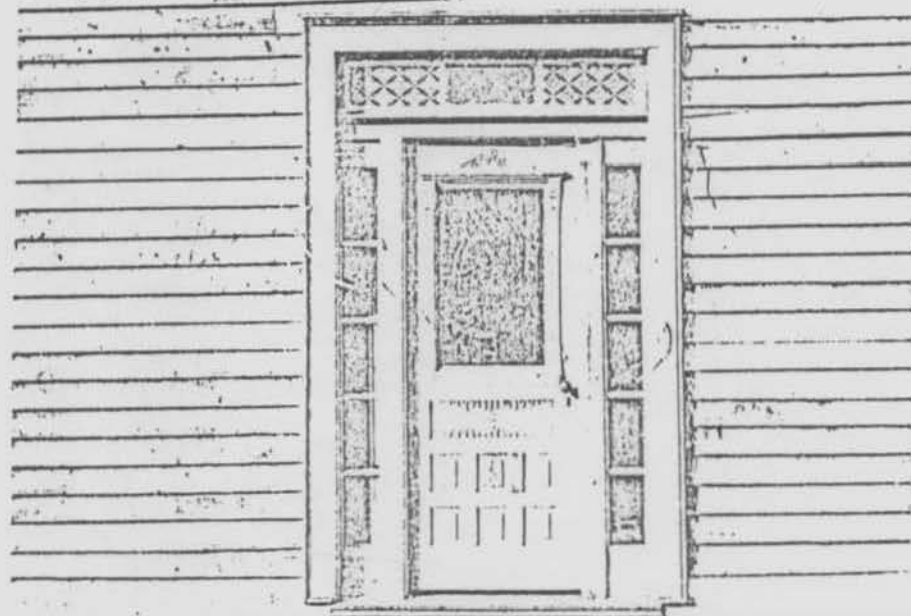


Exterior 416 Goldsborough St Complete

T-496



①



②

Exterior 416 Goldsborough St.
during Restoration



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

Historic District Commission Staff Report

Meeting Date: 2/27/2023

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

Property Address: 203 S Hanson Street

Application Number: 2023-0863

Request: Lateral Addition and Front Porch Addition

Staff Recommendation: Approve ☒ Deny ☐ Table ☐

Staff Comments:

The applicant is proposing to construct a new lateral addition and front porch at 203 S Hanson, a contributing structure within the Historic District. The proposed lateral addition will be set back slightly from the existing front façade and will be made out the same materials (with the exception of possibly composite siding). The applicant will also be reconstructing an original front porch that was shown in an older plat. This property recently appeared before the HDC in 2021 where it obtained approval to replace garage doors on one of the two contributing outbuildings.

Historic District Guidelines:

Guideline 66. Adding New Porches

- a. Avoid adding a new porch to the front façade of a contributing building unless historical evidence exists to indicate a porch previously existed.

Guideline 101. Lateral Additions

- a. Lateral additions should align with the façade of the historic building and respect the alignment and setback of other buildings on the street.
- b. Additions should be compatible with the massing and scale of the historic building. The original building should be dominant.

Guideline 103. Materials

- a. Exterior materials of a new buildings or addition should be compatible with surrounding buildings or the building to which it is attached.



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

- b. Board siding, including wood and cementitious/fiber cement board, may be appropriate.
- c. Unpainted brick masonry is generally an appropriate material for exterior walls throughout the district.
- d. Stucco surfaces are generally most appropriate for rear or side elevations.
- e. Stone or pressed concrete block may be appropriate in some settings, or for some parts of façades.

STAFF RECOMENDATION:

Staff supports an **approval** of this application based on the finding that the proposed lateral addition and new front porch meet the Historic District Guidelines. The lateral addition is compatible with the original structure in regards to materials and scale. It is set back slightly from the front façade of the original so that the original structure is still dominate. While adding new front porches is not recommended, the applicant provided an original plat showing that a front porch previously existed. The proposed materials are also appropriate for new construction.

EXAMPLE MOTIONS

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

OR

2. I move that the Historic District Commission deny the application.

OR

3. I move an alternate motion.



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

EASTON HISTORIC DISTRICT SURVEY

PROPERTY #:

Picture:



TAX ID		ADDRESS		OWNER NAME			
2101022474		203 S HANSON ST		DUTROW, KAYE J.			
YEAR BUILT		PHYSICAL CONDITION					
1920		EXCELLENT					
ARCHITECTURAL STYLE				ADDITION(S)			
FOUR SQUARE				NONE APPARENT			
NHL DISTRICT	NR DISTRICT	NR LISTED	MEETS NR CRITERIA	1980 NR RATING	MD INVENTORY	CONTRIBUTING	NC CODE
				B		Y	
NOTES							
REPLACED 6/1 WINDOWS FRONT DOOR MAY BE ORIGINAL. FAÇADE APPEARS ALTERED-BAY WINDOWS AND BRICK ENTRY LANDING MOST LIKELY LATER CONSIDERATIONS. 2 OUTBUILDINGS INCLUDING 1920S GARAGE.							



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

RECEIVED
FEB 13 2023

Application #:	2023-863
Date Received:	02/13/2023
Fee Paid:	\$75.00 on 02/13/2023
HDC Meeting Date:	02/27/2023
Date Property Posted:	02/20/2023

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 203 S. Hanson Street, Easton MD 21601
☐ Contributing ☐ Non-Contributing YEAR BUILT: 1920 NATIONAL REGISTAR # _____

PROPERTY INFORMATION

OWNER NAME Pamela Jo Luby & Andrew Crocker Smith Living Trust
TELEPHONE NO. 202-369-5686 EMAIL acsmith@verizon.net

Applicant or Agent

NAME Andrew and Pam Smith
TELEPHONE NO. 202-369-5686 EMAIL acsmith@verizon.net

Description of Proposal (include additional sheets, as necessary)

Construct addition and new porch to current structure. Will be of current building materials, but match current structures appearance and maintain similar historical appearance. Basic block / poured concrete foundation with crawl space to support two floors each of approximately 230 sf. First floor will be primarily a family room and second floor will extend current Master Bedroom and add in a full bathroom with laundry. Windows will match current windows in appearance and have matching shutters. Siding will be same, as will trim, windows, and roofing. See attached for further details.

Specific Requirements

- The payment of fees is due at the time of application submittal.
As of July 1, 2021, the fees are as follows:
Commercial - \$200 Residential - \$75 Signs - \$75 Staff Approval \$25
- Provide 7 hard copies plus 1 digital copy of the application and all supplemental information.
- Disclose any easements or deed restrictions pertaining to the property and any improvements including the details of said easements or restrictions.
- Disclose any tax credits and or grants being considered for the project.

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

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

Signature of Applicant or Agent

Date

Printed Name of Applicant or Agent

<i>Andrew C. Smith, Esq.</i>	<i>Pamela J. Luby</i>
11FEB23	
Andrew C. Smith, Esq.	Pamela J. Luby

Revised 4.4.2022



Historic District Commission Application Checklist

Revised April 2022

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

Requirements:

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

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

The application submitted shall include 4 copies plus 1 digital.

All Applications to Include:

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

New Construction / Addition

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

Renovations

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

Windows

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

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

Roofing

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

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

Signs

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

Landscaping & Trees

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

Fence

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

Demolition

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

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

Other

- ☐ Attach all documentation supporting request

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

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

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

February 11, 2023

TO: Easton Historic District Commission
Town of Easton - Planning and Zoning
14 South Harrison Street, Easton MD 21601

FROM: Andrew Smith and Pam Luby
203 S. Hanson Street
Easton, MD 21601
c) 202-369-5686

SUBJECT: Historic District Commission Hearing Application re: Additions to
203 S. Hanson Street Property

NARRATIVE

We are applying to make two changes to our property at 203 S. Hanson Street that need review and approval by the Historic District Commission - a two story enclosed addition on the left side of the property and a new covered front porch.

Enclosed Addition

On the South (left) side of the property (as viewed from the front on Hanson Street), we will construct a two-story enclosed space with a footprint of approximately 10' by 23'. The foundation will create an accessible crawl space, built of poured concrete and/cinder block according to code and faced with brick to match the current property style. The first-floor interior will serve an open space family room, while the second-floor interior will expand the main bedroom (approximately 10' x 11'), and have a master bathroom with laundry (approximately 10' x 12').

The addition's exterior will be consistent and match the current structure in material and appearance. The siding will be similar style cedar shakes painted matching grey, with white trim and fascia, and matching red shingle roof. The windows will be half colonial (6 over) style with a tilt sash double-hung mechanism, with white casing and hardware. Manufacturer is Anderson (400 series). At the rear a double French door with matching white casing, hardware, and grills will access the back yard down masonry brick wrapped steps to the current patio area.

The additions roof overhang dimension and style will match the original roof in style, character, and proportion, with similar rain gutters and spouts in white. The shingles will be matched to the current style, with the addition's hipped roof line mirroring but smaller than the current hipped roof.

New Covered Front Porch

The current brick front stoop (9' x 15') will be replaced with a covered porch to match the original style and size of the porch noted on the original plat. It will be approximately 10' x 25' across from of original structure. The steps and foundation will be poured concrete / cinder block with appropriate footings and faced with bricks to match the current structure. Steps will be brick or flagstone treads, have white railings to match the porches white trim, posts, and rails and styles (square to match craftsman style of house. The roof will be a hip to mirror the current primary structure's roof line, and have similar white trim, fascia, rain gutters and down spouts, and a matching red roof shingles. The posts will be round and white to match the current style. The decking material will be a composite decking material (Trex or other acceptable material brand), and will provide the appearance of original wood in a off-grey color to compliment the siding and trim.

PHOTOGRAPHS - Current 203 S. Hanson Street Property



Front of house (view looking West from Hanson Street). Brook Lane is to the left (South), and 112 Brookletts Avenue property can be seen to the right (North).



Detailed left-side (South lawn) of property where enclosed addition will go. Current garage out building will remain as is, and the trees will remain with the shrubbery saved and replanted as much as possible to fill in and compliment the addition.



View from corner of Hanson Street and Brook Lane (South-East corner of property).



View looking North from Brook Lane (Hanson Street is to the right). This is the current main structure's South wall where two-story addition will be constructed. The new structure will not impact or contact current garage (at front left of picture).



View from patio area in South-West Corner of the property. Current garage is at right of picture, and the current main structure's South-West corner and South wall are visible.

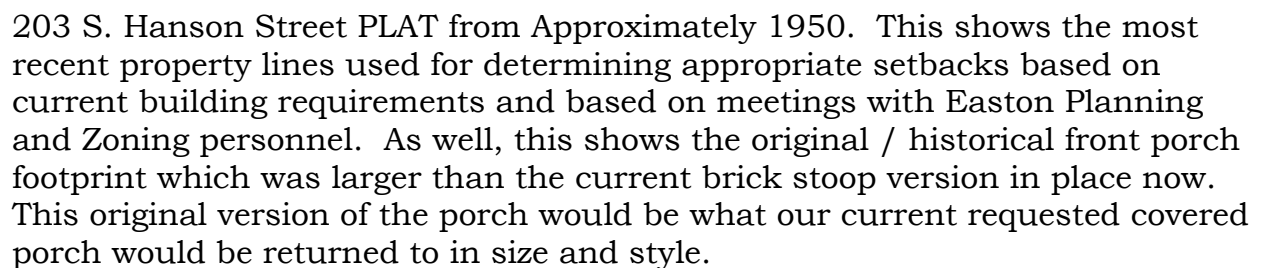
CONSTRUCTION SCHEDULE

April 1, 2023	All Plans approved with HDC, Planning and Zoning, and Inspections; Begin Construction
May 1, 2023	Foundation - complete
June 1, 2023	Framing; Roof; Electrical; HVAC, Ruff Plumbing; Exterior Windows, Doors, Siding installed and painted - complete
July 1, 2023	Interior Drywall; Floors; Trim; Bathroom Fixtures, Shower, Sinks - complete
August 1, 2023	Interior Trim and Painting - complete Final Inspections - complete

EXISTING & PROPOSED EXTERIOR MATERIALS FOR ADDITION

	<u>EXISTING MATERIAL</u>	<u>PROPOSED MATERIALS</u>
Foundation	Cinder Block with brick face	Poured Cement and Cinder block with brick face (matching color and style)
Siding	Cedar shakes with 6' reveal; painted grey	Cedar shakes with 6' reveal; painted grey; either natural or Hardiplank cement that matches style and size
Windows	Cased Inserts (Colonial 6 over) with screens	Anderson 400 series - half colonial (6 over) style with a tilt sash double-hung mechanism, with white casing and hardware to match style and type of current windows.
Doors	Various wood with 4 pane grill glass uppers. Front and rear doors are dark red, and rear door has full reveal white storm/screen door.	Anderson 400 series - French door at rear of addition with white casing and hardware inside and out to match current windows.
Trim	White wood	White wood of matching style, size.
Soffits	White wood	White wood or exterior construction material of matching style, size and proportion.
Roofing	Red Asphalt Shingles	Matching Red Asphalt Shingles
Rain Spouts and Gutters	White Aluminum	Matching White Aluminum of similar style, size, and proportion.

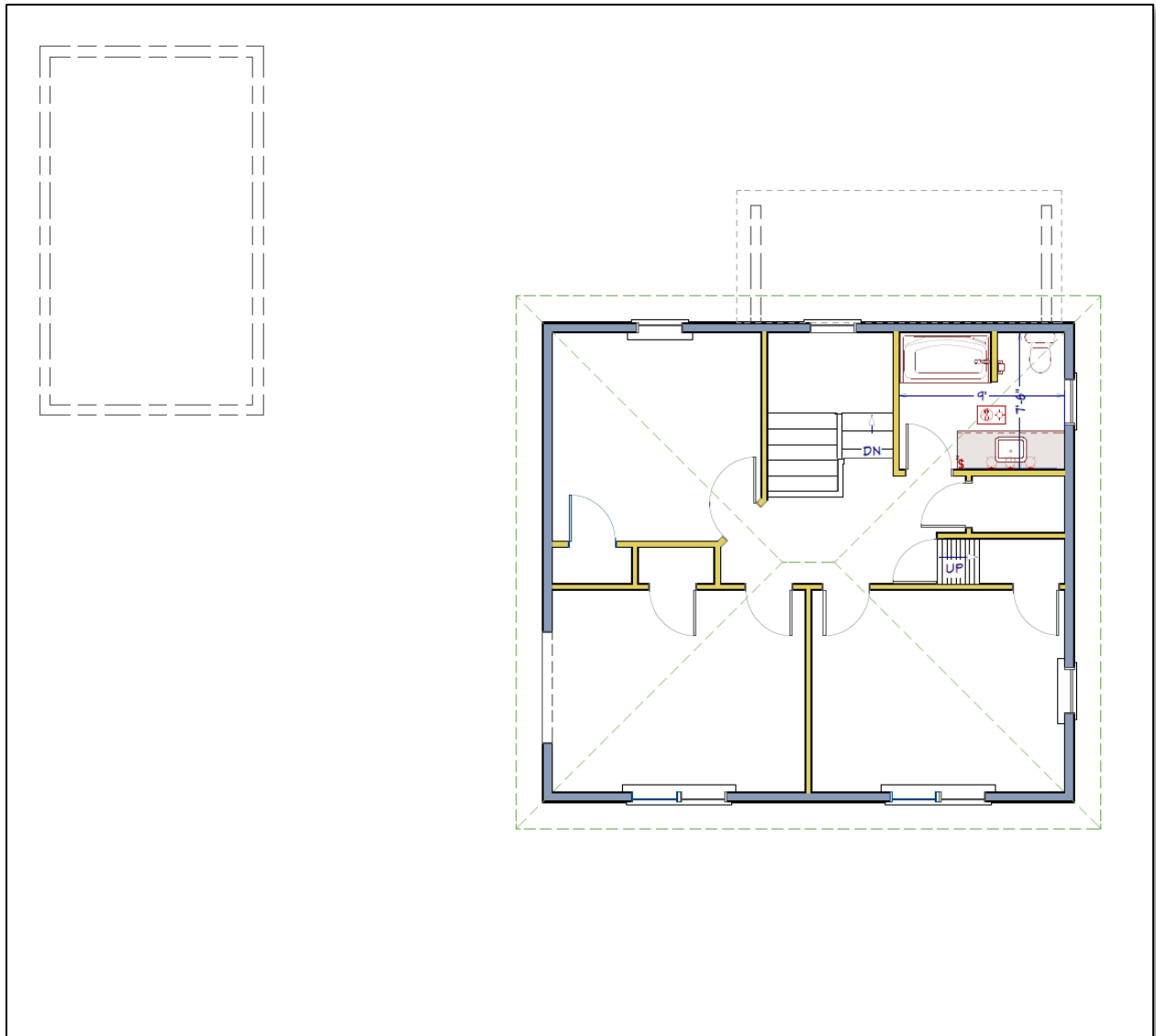
Plat - Current



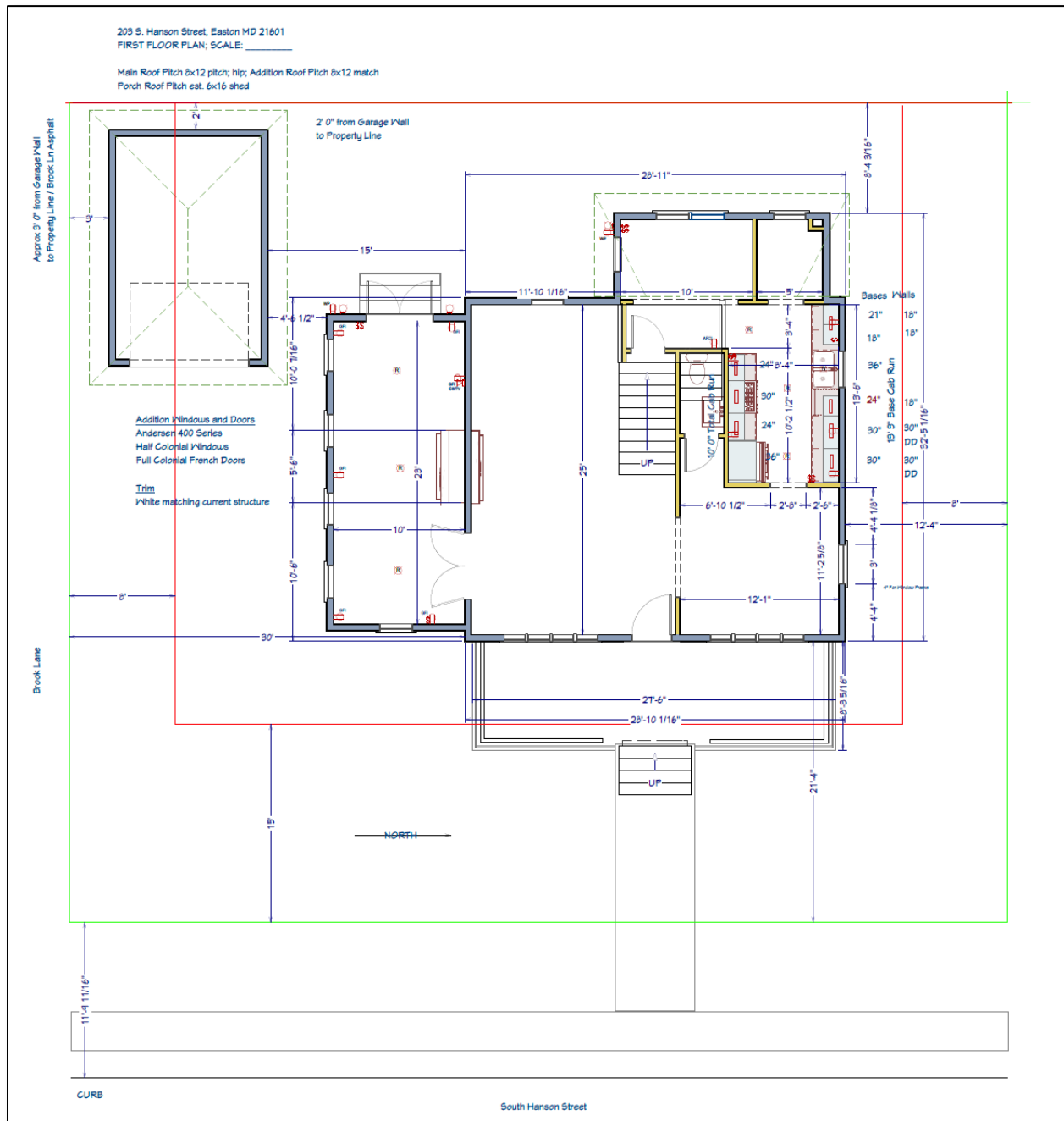
203 S. Hanson Street, Easton MD 21601



CURRENT FOOTPRINT - Second Floor



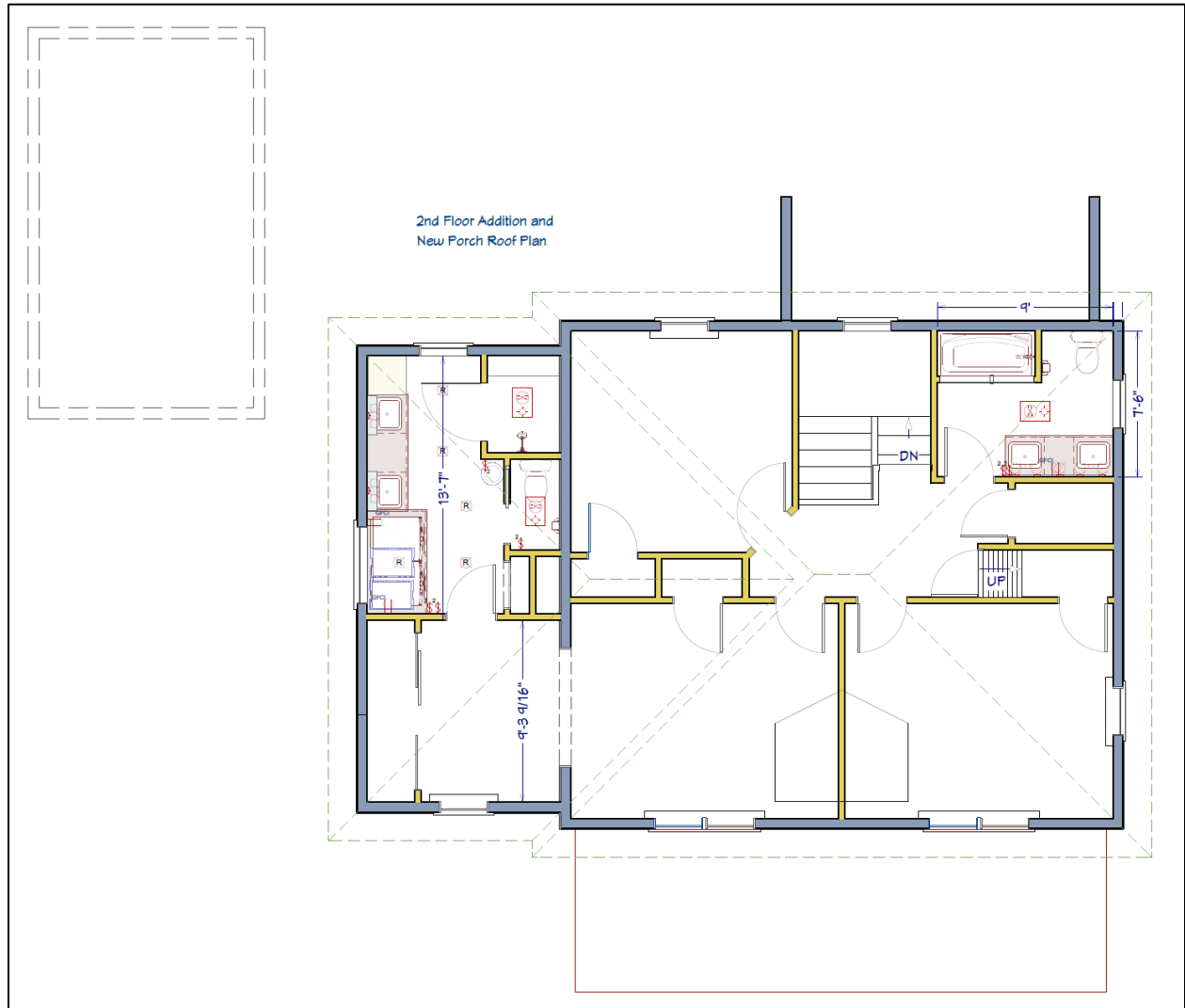
New Site Plan - Addition, New Porch, with Property Lines and Setbacks First Floor



New plan by homeowner showing addition (10' x 23') on left (South) side of property, and new porch (8' x 27') on front/bottom (East) side of property. Property lines are in light green and setback lines are in red. (This also shows remodeled kitchen plan previously approved by Easton Planning and Zoning.)

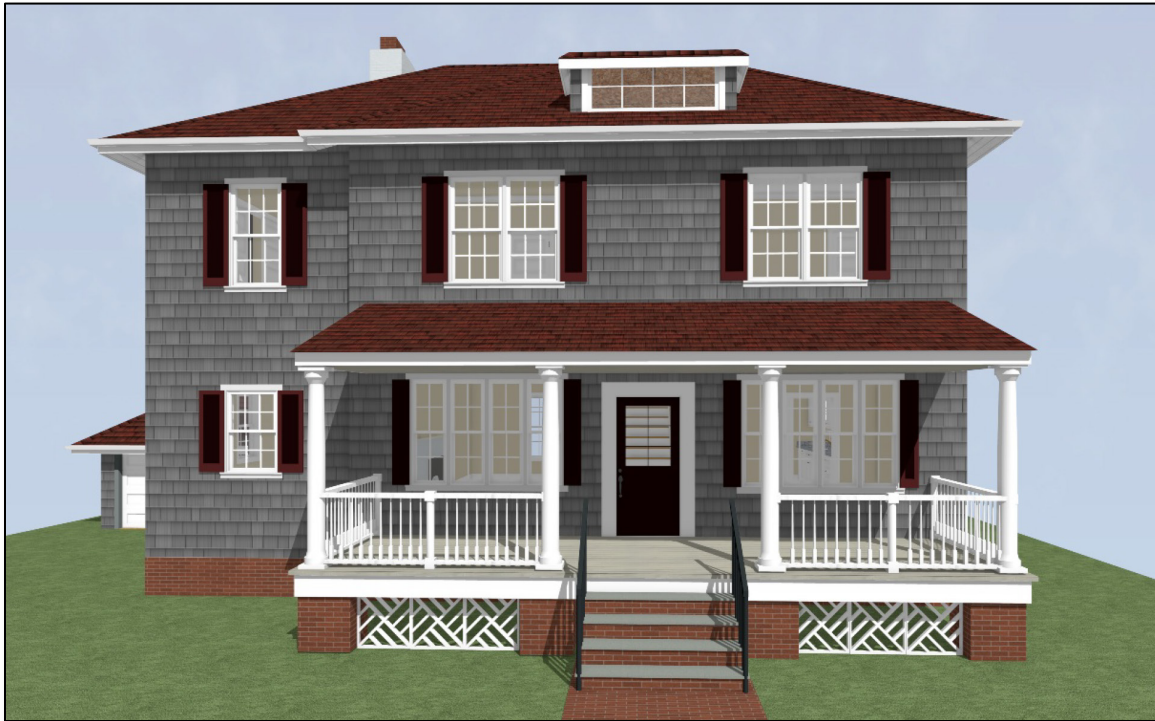
New Site Plan - Addition, New Porch Roof Footprint

Second Floor



Second floor plans showing addition details and porch roof footprint. (This also shows remodeled kitchen plan previously approved by Easton Planning and Zoning.)

Elevations showing all sides of future property



Front with Porch and Addition (Left) - View West from S. Hanson Street



Left with Addition and New Porch (Right) - View North from Brook Lane



Rear with Addition (Right of center) - View East from backyard



Right with New Porch (Left) - View South from 112 Brookletts Avenue rear of the property.



Front-Left with Addition and New Porch - View North-West from corner of Brook Lane and S. Hanson Street.

MANUFACTURER CUT SHEETS

400 SERIES TILT WASH DOUBLE-HUNG WINDOW



Interior



Exterior

Summary

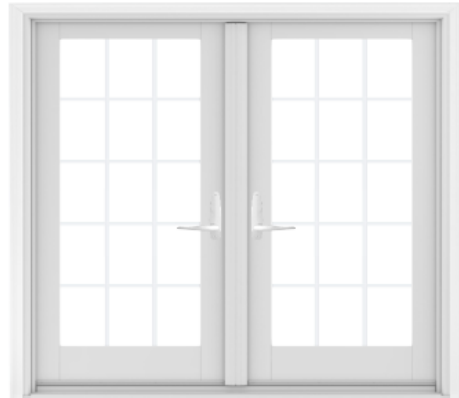
Product ID#	TW2636
Unit Width	31 5/8"
Unit Height	44 7/8"
Interior Color	White
Glass	Dual-Pane Glass
Hardware	Standard Lock and Keeper, White
Optional Hardware	None
Grille Pattern	Colonial - Top Sash Only
Grille Width	1"
Exterior Color	White
Exterior Trim Profile	2" Brick Mould w/ Sill Nose
Exterior Trim Color	White

Andersen Specs for Windows

400 SERIES HINGED PATIO DOOR



Interior



Exterior

Summary

Product ID#	FWO5468
Unit Width	63 1/4"
Unit Height	79 1/2"
Interior Color	White
Glass	Low-E4® Glass
Hardware	Tribeca®, White
Blinds Between Glass	None
Grille Pattern	Colonial
Grille Width	3/4"
Exterior Door Color	White
Exterior Trim Profile	2" Brick Mould
Exterior Trim Color	White

Andersen Spec for Doors

Owens Corning TruDefinition Duration 32.8-sq ft Terra Cotta Laminated Architectural Roof Shingles

Item #146960 Model #TD99

OVERVIEW

- Duration roofing shingles provide strength and durability to your roof thanks to patented SureNail technology
- TruDefinition is Owens Corning's color design platform specially formulated to capture bright, vibrant hues and dramatic shades
- 3 Bundles per 98.4 square feet
- The SureNail strip is a tough-engineered woven fabric on the nailing line, allowing for fast and accurate nailing
- The outstanding grip of the SureNail strip provides exceptional wind resistance – 130 MPH limited warranty
- StreakGuard Algae resistance protection helps inhibit the growth of blue-green algae to provide protection against ugly black streaks
- Features unique "triple layer" of reinforcement where the fabric overlays two shingle layers, called the common bond area
- Up to 200% wider common bond area in the nailing zone over standard shingles
- Limited lifetime warranty (for as long as you own your home)



CA Residents:  [Prop 65 Warning\(s\)](#)

SPECIFICATIONS

Color/Finish Family	Red
Approximate Surface Coverage	32.8-sq ft
Shingle Length (metric) (Centimeters)	100.012
Package Type	Bundle
Underlayment Required	
Type	Architectural
Bundles per 100 Sq Feet	3
Coverage Area per Package Quantity	32.8
Wind Rating (MPH)	130
Manufacturer Color/Finish	Terra Cotta
Coverage Area Unit of Measure	Square feet
Laminated	

Shingle Width (metric) (Centimeters)	33.655
Shingle Width (imperial) (Inches)	13.25
Shingle Length (imperial) (Inches)	39.375
ENERGY STAR Certified	
Fire Rating	Class A
Warranty	Limited lifetime
Impact Resistance	
Algae Resistant	
Material	Asphalt
Series Name	TruDefinition Duration
UNSPSC	30151500
CA Residents: Prop 65 Warning(s)	 Prop 65 WARNING(S)

Owens Corning Specs for Roof Shingles

203 S. Hanson Street, Easton MD 21601

Page 17

**Straight Edge Panel****Straight Edge Panel**

Length	48 in
---------------	-------

Height	15.25 in
---------------	----------

Exposure	7 in
-----------------	------

Prime Pcs/Pallet	86
-------------------------	----

ColorPlus® Pcs/Pallet	86
------------------------------	----

Sq/Pallet	2
------------------	---

Pcs/Sq.	43.0
----------------	------

Statement Collection™	•
------------------------------	---

Dream Collection™	•
--------------------------	---

Prime	•
--------------	---

Hardie Specs for Shingle (or use natural cedar). Will paint to match current color of shingles on house at this time.

Hardie® Trim



4/4 Smooth

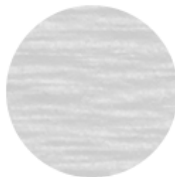
	Thickness .75 in		Length 12 ft boards		
Width	3.5 in	5.5 in	7.25 in	9.25 in	11.25 in
Prime Pcs/Pallet	312	208	156	104	104
ColorPlus® Pcs/Pallet	312	208	156	104	104
Statement Collection™	•	•	•	AW	•
Dream Collection™	•	•	•	•	•
Prime	•	•	•	•	•

5/4 Smooth

	Thickness 1 in			Length 12 ft boards		
Width	3.5 in	4.5 in	5.5 in	7.25 in	9.25 in	11.25 in
Prime Pcs/Pallet	240	200	160	120	80	80
ColorPlus® Pcs/Pallet	240	200	160	120	80	80
Statement Collection™	•	•	•	•	AW	•
Dream Collection™	•	•	•	•	•	•
Prime	•	•	•	•	•	•

Batten Boards

Thickness	.75 in
Length	12 ft
Width	2.5 in
Prime Pcs/Pallet	437
ColorPlus® Pcs/Pallet	190



Rustic Grain

Statement Collection™	•
Dream Collection™	•
Prime	•

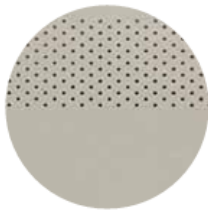


Smooth

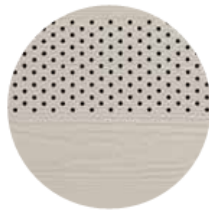
Statement Collection™	•
Dream Collection™	•
Prime	•

Hardie Specs for trim (will be painted white to match trim and facie).

Hardie® Soffit



**Vented
Smooth**



**Vented
Select Cedarmill®**



**Non-Vented
Smooth**



**Non-Vented
Select Cedarmill®**

Thickness 1/4 in

Length	12 ft	12 ft	8 ft	8 ft
Width	12 in	16 in	24 in	48 in
Prime Pcs/Pallet	200	150	100	50
ColorPlus® Pcs/Pallet	216	156	108	—

Vented Smooth

Size	12 ft x 12 in	12 ft x 16 in	8 ft x 24 in
Statement Collection™	•	•	•
Dream Collection™	•	•	•
Prime	•	•	•

Non-Vented Smooth

Size	12 ft x 12 in	12 ft x 16 in	8 ft x 24 in
Statement Collection™	•	•	•
Dream Collection™	•	•	•
Prime	•	•	•

Vented Select Cedarmill®

Size	12 ft x 12 in	12 ft x 16 in	8 ft x 24 in
Statement Collection™			
Dream Collection™	•	•	•
Prime	•	•	•

Non-Vented Select Cedarmill®

Size	12 ft x 12 in	12 ft x 16 in	8 ft x 24 in
Statement Collection™			
Dream Collection™	•	•	•
Prime	•	•	•

Hardie Specs for soffits



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

Historic District Commission Staff Report

Meeting Date: 2/27/2023

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

Property Address: 20 N Aurora Street (Primrose)

Application Number: 2023-865

Request: Demolition

Staff Recommendation: Approve ☐ Deny ☐ Table ☐

Staff Comments:

The applicant Virginia Richardson on behalf of Chesapeake Neighbors LLC, is requesting to demolish two outbuildings and a rear addition to the contributing main home. This will be the first of possibly two required meetings if the outbuildings are determined to be contributing. The applicant has submitted all of the required information including a site plan showing the structures to be demolished, photographic documentation on each structure, a report by a licensed engineer, and detailed replacement plans.

Historic District Demolition Guidelines:

1. Historic Research - the Commission will use the following guidelines as a benchmark in determining contributing structures:
 - a. having character, interest or value and contributes to Easton's heritage;
 - b. represents one or more periods or styles of architecture, landscape interest or value as part of the development, heritage or culture of the town architecture, building or construction technique with significant character, of Easton;
 - c. reflects an outstanding attention to architectural design, detail, materials or craftsmanship;
 - d. demonstrates characteristics that make a recognizable entity with logical geographic boundaries and its preservation essential to the integrity of the Historic District;
 - e. represents an established and familiar feature of the Historic District due to its unique location or singular physical characteristics;
 - f. provides certain historic or scenic value significant to the area.
 - g. If the structure in question meets one or more of these above characteristics, the Commission will consider the structure to be contributing to the district.



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

- **Analysis** – The first thing the Commission should consider in its review is if these outbuildings and addition are in fact contributing structures. If the Commission determines that the structures meet one or more of the listed criteria, the structure should be considered contributing. If the structures are determined to be non-contributing, the Commission may take action with only one meeting.

2. First Hearing – during the first required hearing, the Commission should review:

- whether or not denial of the application is a deterrent to a major public/civic improvement program that would benefit the town in general,
- whether the denial or approval of the application would not be in the best interest of the majority of the community,
- and whether the result of the decision would place undue financial hardship on the owner.

3. Subsequent Hearings - The Commission may render its decision at any subsequent hearing of the application. For all contributing structures that receive approval for demolition, the applicant must submit to the Commission the following documentary materials (for the structure being demolished) prior to the applicant receiving a demolition permit:

- a. a site plan drawn to an appropriate scale showing all structures, paving, landscape features and other defining physical features for the property in question. In addition, the site plan must show any neighboring structures within 50 feet of the property lines.
 - b. 8"x10" photograph(s) of the existing conditions as viewed from all public right(s) of ways. One photograph will document the front or main façade as viewed from the right of way. Neighboring structures will also be photographed in such a way that shows the relationship of these structures to the structure in question.
 - c. 8" x 10" photographs of all elevations of the structure to be demolished.
- **Analysis-** At this point, the applicant has already provided the required site plan and photographic evidence of the existing site conditions. The Commission may treat the replacement plans as an application for new construction at any subsequent hearings if the Commission determines demolition is appropriate. The demolition request will not be fully approved until the replacement plans are approved by the Commission



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

STAFF RECOMENDATION:

Staff supports a Historic District Commission finding that the application is complete and the structures in question are non-contributing. The Commission may then condition its approval upon the applicant receiving a certificate of appropriateness for the proposed new construction.

RECCOMENDED CONDITIONS:

- 1. The applicant shall obtain a certificate of appropriateness for the new construction before any demolition can begin.**

EXAMPLE MOTIONS

1. I move that the Historic District Commission approve the application with staff recommendations.

OR

2. I move that the Historic District Commission table the application.

OR

3. I move an alternate motion.



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

Picture:



TAX ID		ADDRESS		OWNER NAME			
2101019708		20 N AURORA ST		CUNNINGHAM, KENNETH W TRUSTEE			
YEAR BUILT		PHYSICAL CONDITION					
1900		EXCELLENT					
ARCHITECTURAL STYLE				ADDITION(S)			
COLONIAL REVIVAL				UNCLEAR			
NHL DISTRICT	NR DISTRICT	NR LISTED	MEETS NR CRITERIA	1980 NR RATING	MD INVENTORY	CONTRIBUTING	NC CODE
				B		Y	
NOTES							
VERY NICE FAN LIGHT AND ENTRANCE. WOODEN SIDING. EXCELLENT EXAMPLE OF COLONIAL REVIVAL ARCHITECTURE. TENANT HOUSE/ LARGE CONTRIBUTING OUTBUILDING.							

Chesapeake Neighbors Primrose
20 N. Aurora St. Easton,
MD
Historic Commission Meeting
February 13, 2023



N. Aurora St. view of the main structure



Table of Contents:

- Project Description
- Historic District Commission Hearing Application
- Grant Funding
- Existing Conditions Assessment
- Structural Evaluation of Existing Buildings
- Site Plan – Existing Conditions and Proposed Demolition
- Site Plan - Proposed
- Existing Floor Plans – Proposed Demolition
- Floor Plans - Addition
- Renderings and Elevations
- Material Selection and Cut Sheets

visible from Aurora Street, back to an open-air, screen porch. Removing the existing exposed plumbing from the exterior façade will be a high priority as well. Of course, we understand that any later renovations will require additional review and approval by the Historic District Commission.

Chesapeake Neighbors – Primrose
20 N. Aurora Street
Easton, MD

Proposed Redevelopment Plan

2-13-2023

Project Description:

Chesapeake Neighbors (the "Owner"), the owner of Primrose 20 N. Aurora St, Easton, MD (the "Property"), is seeking approval from the Historic District Commission to redevelop a portion of the multi-family Property. The Property consists of the original 1900's 2 1/2 stories wood framed primary dwelling and two (2) outbuildings that consist of a single story wood framed detached structure and a two story wood framed structure in the rear of the property. The property is in the Easton historic district and the primary dwelling is designated as contributing. The two outbuildings do not appear to be historically significant.

It is the Owner's intent to improve the quality of life for the residents by enhancing the quality of the built environment, increasing accessibility, increasing the number of rentals from ten (10) to fourteen (14), and maximizing the space within each rental unit. The goal of the project is to provide quality affordable housing near downtown, a goal consistent with the Comprehensive Plan. In order to achieve this goal, the Owner is proposing to raze the two (2) non-contributing outbuildings in their entirety in conjunction with the removal of two (2) rear additions that were added to the primary dwelling. Five (5) units are affected by the demolition.

Upon removal of the two (2) outbuildings, a three (3) story, architecturally sympathetic and compatible, nine (9) unit addition would be erected at the rear of the property, attached to the primary dwelling. The addition will be constructed in such a manner that it will not impair the essential form and integrity of the primary dwelling.

At grade level, there will be one accessible apartment with fourteen (14) automobile parking spaces (one parking space per unit) as well as bicycle racks and a trash coral. The second and third levels will have four (4) apartments each. To maintain architectural compatibility, the roof ridge of the addition will not be higher than the ridge of the existing primary dwelling. The exterior of the building will have board and batten siding and an architectural shingled roof. Stormwater management will be controlled through a Town approved planter box and pervious pavers.

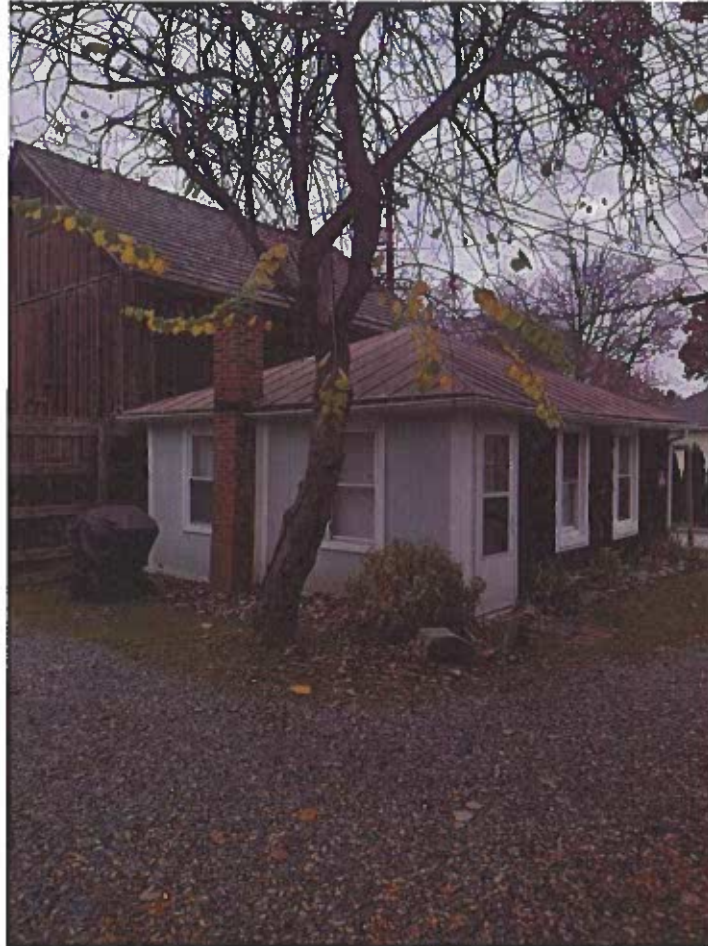
In order to minimize the disruption to the existing tenants, the primary house will be renovated at a later date which will include restoring the enclosed side porch, which is



Southeast view of the main structure



Northeast view of the main structure



Northeast side view of the North outbuilding



Alley view of the North outbuilding



Front view of the South outbuilding



Alley view of the South outbuilding

RECEIVED

FEB 14 2023



TOWN OF EASTON TOWN OF EASTON

PLANNING AND ZONING

14 SOUTH HARRISON STREET, EASTON, MD 21601

Application #:	2023-865
Date Received:	02/14/2023
Fee Paid	\$200.00 on 02/14/2023
HDC Meeting Date:	02/27/2023
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 20 N. Aurora St. Easton, MD 21601
☐ Contributing ☐ Non-Contributing YEAR BUILT: 1900 NATIONAL REGISTAR # n/a

PROPERTY INFORMATION

OWNER NAME Chesapeake Neighbors LLC
TELEPHONE NO. 410-269-1883 EMAIL Jolinger@chesapeakeneighbors.org

Applicant or Agent

NAME Virginia Richardson
TELEPHONE NO. 410-714-2405 EMAIL Virginia@raucheng.com

Description of Proposal (include additional sheets, as necessary)

See attached.

Specific Requirements

- The payment of fees is due at the time of application submittal.
As of 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

Virginia Richardson	

Revised 4.4.2022



Historic District Commission Application Checklist

Revised December 2022

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

Requirements:

The payment of fees is due at the time of application submittal. As of December, 2022, the fees are as follows:

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

The application submitted shall include 4 copies plus 1 digital.

All Applications to Include:

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

New Construction / Addition

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

Renovations

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

Windows

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

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

Roofing

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

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

Signs

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

Landscaping & Trees

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

Fence

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

Demolition

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

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

Other

- ☐ Attach all documentation supporting request

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

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

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

2/6/23, 1:17 PM

RAUCH inc. Mail - Primrose Historic commission application



Virginia Richardson <virginia@raucheng.com>

Primrose Historic commission application

1 message

Judi Olinger <jolinger@chesapeakeneighbors.org>
To: "virginia@raucheng.com" <virginia@raucheng.com>

Mon, Feb 6, 2023 at 11:59 AM

Good Morning Virginia,

I wanted to get you the information you requested regarding the grant funds question on the application.

At this time we have requested \$1,000,000 from Supplemental/Capital state funds and \$750,000 from Federal Congressional Directed Spending.

If you need anything else, let me know.

Thanks

Judi

Judi Olinger

Executive Director

p 410.770.2322 | f 410.384.4015

ChesapeakeNeighbors.org



An Arc Central Chesapeake Region Company

<https://mail.google.com/mail/u/0/?ik=a6fb28d6c&view=pt&search=all&permthid=thred-f%3A1757101692175133006%7Cmsg-f%3A1757101692175133006&simpl=msg-f%3A1757101692175133006&...> 1/1



**Chesapeake Neighbors
Primrose
20 N. Aurora St
Easton, MD**

Existing Conditions Assessment



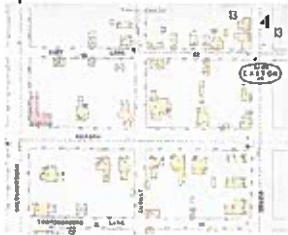
Prepared by
Virginia Richardson, AIA

February 8, 2023

Chesapeake Neighbors has engaged RAUCH inc. to assess the existing conditions of 20 N. Aurora St, Easton Md, also known as Primrose, in order to redevelop a portion of the property to increase the number of rentable apartments. This report is limited to the rear additions and outbuildings which include Architectural, International Building Code (IBC) and Americans With Disabilities Act (ADA) deficiencies as well as identify hazardous conditions. A separate structural analysis has been conducted by Structural Solutions, Inc. and is attached.

Property Description: The property consists of three structures, the main 2 ½ story wood framed house, a small single story wood framed outbuilding in the NW corner and a two story wood framed outbuilding in the NE corner at the rear property line. None of the structures have a fire suppression system.

Primrose lies in the historic district and the original house is considered contributing. Based on Sanborn Fire Insurance Maps the house was built between 1877 and 1896. The 1896 map depicts the original house and one small square outbuilding shown in the NE corner of the lot. The main house footprint and the single outbuilding shown are at variance with the present day conditions. There is a clear break in the roof line and siding coursing that indicates that the narrow structure and an unconditioned shed lean to are additions to the main house. It is not known when these were built. At some point in time, the entire property was converted from a single family residence into 10 apartments. The existing side screened porch was enclosed and renovated into conditioned space.



Sanborn Fire Insurance Map 1896



Observations: On July 21, 2022, and December 29, 2022, architects performed visual non-destructive assessments of the existing conditions. The following conditions were observed:

Main House Rear Additions Exterior: The two story wood framed hipped roof and shed roof rear additions are approximately 12'-10" wide at its largest point. None of the apartments are ADA compliant. The concrete sidewalk leading to the rear units is in poor condition with cracks, uneven surfaces and holes posing a trip hazard. At the elevated concrete deck to unit 10, there is not a handrail on both sides of the exterior steps, gaps in the guardrails that are greater than 4" exist and the height of the guardrails are too low. These conditions pose a fall hazard and does not meet IBC requirements. The existing wood siding has some water damage, buckling, sagging and possible lead paint which has been deemed toxic by EPA. The gutter is pulling away from the fascia permitting rain to flow freely off the roof which may lead to water infiltration, rot and erosion. The surface of the asphalt shingles show wear and buckling and is in poor condition. There is exposed insulated plumbing pipes on the exterior of the building. The shed addition is "stitched" together with seemingly "found" materials, some of which is not secured and is damaged. The wood turned columns is a clue that the shed roof structure may have once been a open air porch that has since been enclosed. The windows are single pane and poorly sealed. Through-wall penetrations are not properly sealed leading to possible water infiltration.





Main House Rear Addition First Floor Apartment (unit 10): The extremely small unit has approximately 293 sf of living space. It is wood framed construction with a brick foundation and crawlspace. It consists of a studio apartment with a closet, full bath and separate kitchen. The crawlspace lacks foundation insulation. The existing vapor barrier is not continuous, is poorly installed and shows signs of water infiltration. The floor insulation is aged, hanging out of place and compressed in some areas. This unit has direct access to the exterior with a single exterior door which is less than the IBC required 36" wide. There is little to no insulation in the walls. The horizontal and vertical separations between units likely do not meet the minimum 1 hour fire rating. There is insufficient ceiling height in the only shower/tub area.



Main House Rear Utility Shed Addition: The unconditioned utility room houses the washer and dryer. The floor level is at grade and may be prone to flooding.



Main House Rear Addition Second Floor Apartment: The oddly shaped approximate studio apartment is approximately 290 sf which consists of an upper entry area, steps down to a lower kitchen with a separate full bath and a stairway down to an exterior window which was once a back stair in the original house. The horizontal and vertical separations between units likely do not meet the minimum fire rating of 1 hour. This unit has interior access from a common corridor. The entry door is 31.5" wide and is not a rated door which does not meet IBC code. There is little to no insulation in the walls.

The North Outbuilding Single Story: The wood framed, single story, hipped roof, slab on grade structure houses a single studio apartment. The approximately 334 sf unit has an open kitchen/living/sleeping space and a separate full bath. The windows are modern. It appears to have once been a shed or barn given the barn door hardware visible from the Locust Street alley. The building is at the property line and within two feet of the adjoining property outbuilding. The wall and roof structure does not likely meet the IBC fire rating regulations.

Debris is collecting between the two buildings which maybe a fire hazard. There is not likely insulation under the floor given that it is presumed to be converted unconditioned shed. The unit has direct access to the exterior; however, it does not meet ADA accessibility. There is approximately a three inch step at the threshold. The 31" wide door does not meet IBC code nor ADA. It is at grade and maybe prone to flooding. The wood siding is in contact with the soil in some areas, is in poor condition with water damage, cupping and signs of rot. Portions of the siding is painted and may contain lead. The chimney is leaning and out of plumb. The metal roof is in poor condition with peeling paint. The interior walls are presumed to have lead paint. The current bathroom configuration does not meet ADA standards.



The South Outbuilding Two Stories: The wood framed two story building is over a masonry foundation and has an extremely low crawlspace. The structure is approximately 3 feet from the neighboring outbuilding. The wall and roof structure does not likely meet the IBC fire rating regulations and exceeds the maximum openings permitted. Debris is collecting between the two buildings which pose a fire hazard. The neighbor's downspouts are directed towards this property. There is stone rubble wall along the property line (on the neighbor's property) in an attempt to divert the stormwater, however there are gaps allowing rainwater to flow onto this property. The first floor framing is not pressure treated and shows signs of rot. The crawlspace access areas are covered with wood and offer little to no protection from water infiltration. The siding is in contact with the soil in some areas, maybe asbestos containing material and is damaged in some areas. The minimal roof overhang and lack of gutters and downspouts may contribute to water infiltration and erosion. Both of the units have direct access to the exterior; however the first floor unit does not meet ADA with an approximate three inch step up to the less than 36" wide door. The single pane windows are drafty and poorly sealed. The balcony structure seems undersized with 4x4 posts with low headroom. The balcony guardrails are too low to meet IBC code. The balcony exterior door does not fully close and latch. The tenant attempted to seal the door with electrical tape. The horizontal separation between units likely does not meet the minimum 1 hour fire rating. The interior of the units is presumed to have minimal insulation and lead paint. The current first floor bathroom configuration does not meet ADA standards.

The second floor unit has 7' ceilings and the floors slope.



END OF REPORT

Structural Solutions, Inc.
Consulting Structural Engineers

706 Walker Avenue
Baltimore, MD 21212
structuralsolutionsinc@gmail.com
443-797-7715

February 6, 2023

Rauch Architecture
106 N. Harrison Street
Easton, MD 21601
Attention: Ms. Virginia Richardson

RE: Structural Evaluation of Existing Buildings
20 North Aurora Street
Easton, MD 21601

Dear Ms. Richardson:

At your request, Structural Solutions, Inc. (SSI) visited the buildings at the address stated above on January 25, 2023, to visually observe and document the structural condition of the properties. The buildings in question are 3-separate buildings. The main house, a two-story out-building, and a one-story out-building (see *Site Plan/ Photograph 1*). The entire two-story out-building and the one-story out-buildings were evaluated, but the focus of the study to the main building was limited to the east end of the main building

OBSERVATIONS

The following information and observations were collected during the site visit:

1. **The main house** is a 2-story, wood framed structure over a partial basement (west end) and crawlspace (east end), and with brick masonry foundation/basement walls (see *Photographs 2 through 5*). The brick masonry crawlspace wall are deteriorating on both the interior and exterior of the crawlspace (see *Photographs 6 through 8*). The roof rafters at the east end of the building are undersized and improperly attached at the ends (see *Photographs 9 and 10*). The surface of the first and second floors are not level (see *Photographs 11 and 12*).
2. **The 2-story out-building** is a free standing, with wood framed floors and roof over a crawlspace with brick foundation walls (see *Photographs 13 through 15*). Rotten floor joists and deteriorated brick/mortar are visible in the crawlspace (see *Photographs 16 and 17*). A vapor barrier (plastic sheet) is not over the soil in the crawlspace (see *Photograph 18*). The surface of the first and second floors are not level.

3. **The 1-story out-building** is a free standing, with a wood framed roof over a concrete slab-on-grade (see *Photographs 19 through 22*). Deteriorated wall framing is at the base of the north elevation, and evidence of pooling water is adjacent to the north elevation (see *Photographs 23 and 24*). The surface of the first floor is relatively level and hollow spots were not detected under the slab-on-grade. The roof is framed with rough cut lumber (see *Photograph 25*).

DEFINITIONS

Wood Creep

Wood beams, which are loaded in flexure (bending), deflect elastically if the applied load to the beam is less than or equal to the beam's design load. Elastic deflection is temporary and disappears after the short-duration load is removed from the beam. The amount of deflection of a beam will continue to increase with time if the load is applied to the beam for a long duration of time, or permanently. The additional deflection that occurs over time, after the initial deflection, is commonly referred to as creep deflection. If the long-term or permanent load to the beam is less than or equal to the beam's design load, the final long-term creep deflection will eventually occur, which can be as much as twice the amount of the beam's initial deflection. A properly designed beam is sized to limit the amount of calculated creep deflection to be within the values allowed by building codes. A beam that is subjected to loading in excess of its design load, if it does not fail immediately, can fail over time from excessive creep deflection. In addition to the duration and amount of loading to the beam, the beam's temperature and moisture content affect its strength and deflection.

In my professional opinion the cause of the sloping floor is the deflection of the wood the first-floor joists. The cause of the deflection is long-term creep deflection of the joists. At this point in time the deflection is not a structural concern. However, to slow down future deflection a new beam and columns can be installed under the joists.

CONCLUSIONS

Based upon a review of information gained from others and from its own observation, investigation, and analysis, Structural Solutions Inc. concludes to a reasonable degree of engineering certainty that:

1. **The Main House.** The brick masonry crawlspace walls are deteriorated from age, exposure to moisture and require repairs. The repairs are as follows: All the loose and deteriorated bricks will require replacement and the loose and missing mortar will require replacement.

The exposed roof rafters at the east end of the building are undersized and improperly connected at the ends. A replaced of the rafters is the only reasonable method to fix the roof framing.

The cause of the sloping floors is the deflection of the wood the floor joists. The cause of the deflection of the joists is long-term creep deflection (see definition above). The

20 N. Aurora Street
Easton, MD 21601

floor joists are likely under designed for the intended. A replacement of the joists is the only reasonable method of repairing the sloping floors.

2. **The 2-Story Out-Building.** The brick masonry crawlspace walls are deteriorated from age, exposure to moisture and require repairs. The repairs are as follows: All the loose and deteriorated bricks will require replacement and the loose and missing mortar will require replacement.

The cause of the rotten joists in the crawlspace is from long-term exposure to moisture leading to rot in the joists. The lack of a vapor barrier over the soil in the crawlspace has created a moist environment which will allow fungal growth/mold to break down the wood joists. The rotten joists need to be replaced and the crawlspace needs to be properly protected from moisture (vapor barrier and venting of the space).

The cause of the sloping floors is the deflection of the wood the floor joists. The cause of the deflection of the joists is long-term creep deflection. The floor joists are likely under designed for the intended. A replacement of the joists is the only reasonable method of repairing the sloping floors.

3. **The 1-Story Out-Building.** The cause of the rotten wood wall framing that is visible on the north elevation is long-term exposure to pooling runoff water on the grade at the north elevation. To determine the extent of the structural damage to the wall(s), the exterior finishes need to be removed so that the wall framing can be properly inspected for damage. Any damaged/rotten wall framing will require replacement. The slope of the grade needs to be corrected around the perimeter of the building so that runoff water is not allowed to pool. Sloping the grade will be difficult, especially at the north elevation, since the boundaries (such as property lines) are around the perimeter of the building.

Thank you again for utilizing our services and please let us know if you have any questions or require more information.

Sincerely,



Structural Solutions, Inc.
Peter J. Malmquist P.E.
Maryland P.E.: 22485
Expires: November 23, 2024



Professional Certification: I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 22485, Expiration Date: 11/23/2024.

**20 N. Aurora Street
Easton, MD 21601**

APPENDIX
PHOTOGRAPHS

This appendix contains representative photographs of the inspection performed by SSI. Additional photographs were taken at the time of the inspection and are available upon request.

**20 N. Aurora Street
Easton, MD 21601**



PHOTOGRAPH 1

Site Plan of 20 North Aurora Street, Easton MD.



PHOTOGRAPH 2

West elevation (front) of the main building.

**20 N. Aurora Street
Easton, MD 21601**



PHOTOGRAPH 3
North elevation of the main building.



PHOTOGRAPH 4
East elevation of the main building.

**20 N. Aurora Street
Easton, MD 21601**



PHOTOGRAPH 5
South elevation of the main building.



PHOTOGRAPH 6
Overview of the crawlspace at the east end of the main building.



PHOTOGRAPH 7

Deteriorated mortar and bricks in the crawlspace walls.



PHOTOGRAPH 8

Deteriorated mortar and bricks in the crawlspace walls.

**20 N. Aurora Street
Easton, MD 21601**



PHOTOGRAPH 9
East end of the main building.



PHOTOGRAPH 10
Undersized roof rafters at the east end of the main building.

**20 N. Aurora Street
Easton, MD 21601**



PHOTOGRAPH 11

Overview of the first floor at the east end of the main building.



PHOTOGRAPH 12

Overview of the second floor at the east end of the main building.

**20 N. Aurora Street
Easton, MD 21601**



PHOTOGRAPH 13
West elevation (front) of the two-story out-building.



PHOTOGRAPH 14
North elevation of the two-story out-building.

**20 N. Aurora Street
Easton, MD 21601**



PHOTOGRAPH 15
East elevation of the two-story out-building.



PHOTOGRAPH 16
Rotten floor joists and deteriorated brick/mortar in the crawlspace.

**20 N. Aurora Street
Easton, MD 21601**



PHOTOGRAPH 17

Rotten floor joists and deteriorated brick/mortar in the crawlspace.



PHOTOGRAPH 18

A vapor barrier (plastic sheet) is not over the soil in the crawlspace.

**20 N. Aurora Street
Easton, MD 21601**



PHOTOGRAPH 19
South elevation (front) of the one-story out-building.



PHOTOGRAPH 20
West elevation of the one-story out-building.

**20 N. Aurora Street
Easton, MD 21601**



PHOTOGRAPH 21
North elevation of the one-story out-building.



PHOTOGRAPH 22
East elevation of the one-story out-building.



PHOTOGRAPH 23

Deteriorated wall framing at the north elevation of the one-story out-building.



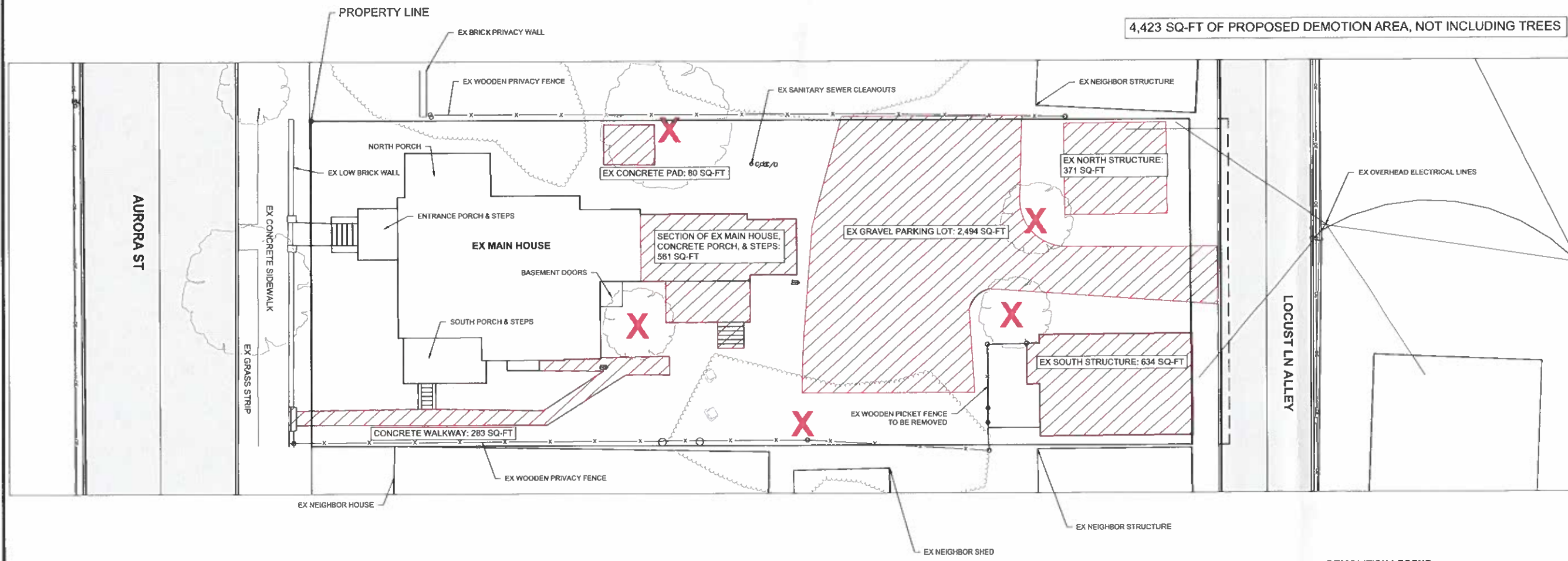
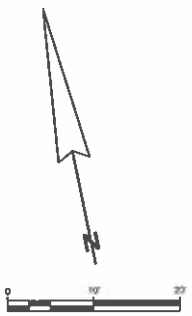
PHOTOGRAPH 24

Close-up of the deteriorated wall framing at the north elevation of the one-story out-building.



PHOTOGRAPH 25

Overview of the roof framing of the one-story out-building.



DEMOLITION LEGEND



DEMOLITION AREA



INDIVIDUAL OR CLUSTERS OF TREES TO REMOVE

EXISTING CONDITIONS & PROPOSED DEMOLITION
OF THE LANDS OF

PRIMROSE

TAX MAP: 0103, GRID: 0000, PARCEL: 1130
ELECTION DISTRICT 01, TALBOT COUNTY, MARYLAND
PREPARED FOR CHESAPEAKE NEIGHBORS



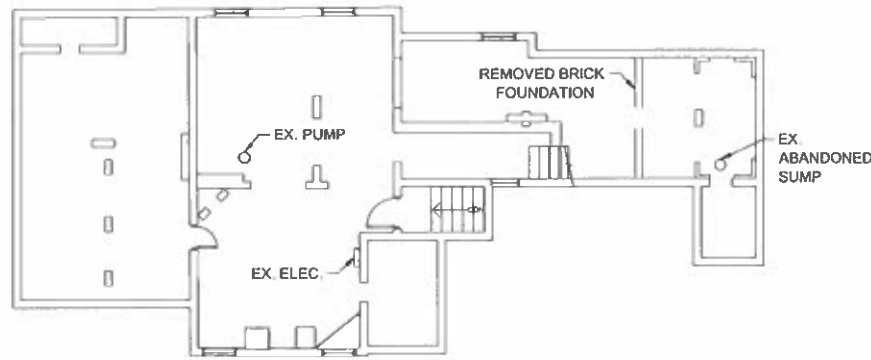
Main Office: 108 N. Harbor St. - Easton, MD 21001
Web: www.rauch-inc.com | Email: design@rauch.com
Phone: 410 770 8061 | Fax: 410 770 3067

REVISIONS		DESCRIPTION	
REV. #	DATE		

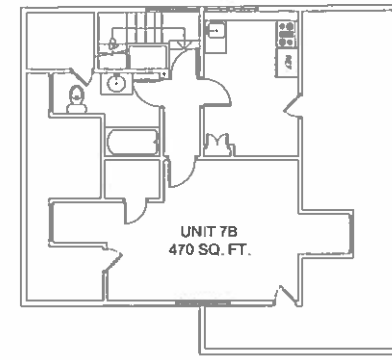


DATE: 07/2023
SCALE: 1" = 10'
DRAWN BY: WCS
DESIGNED BY: WCS
APPROVED BY:

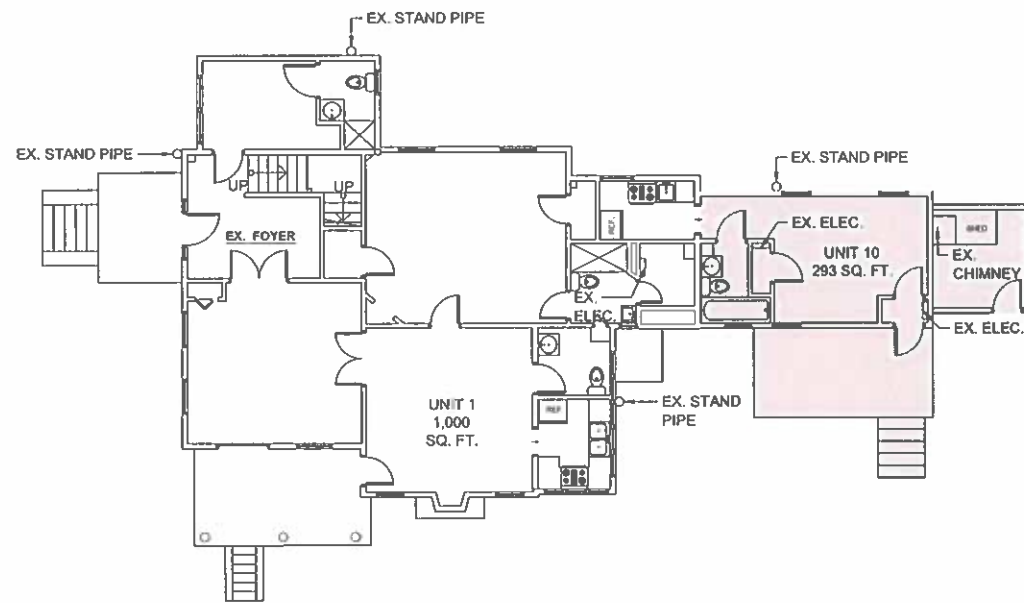
SHEET NO.: C-101
FOR REVIEW



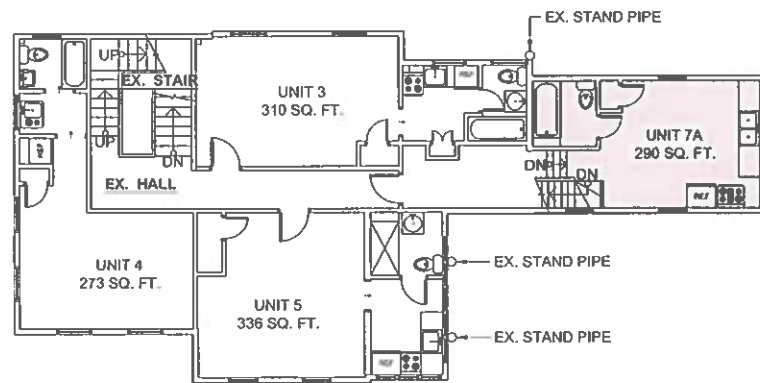
1 MAIN HOUSE - EXISTING BASEMENT Scale: 1/8" = 1'-0"



4 MAIN HOUSE - EXISTING ATTIC Scale: 1/8" = 1'-0"



2 MAIN HOUSE - EXISTING FIRST FLOOR Scale: 1/8" = 1'-0"



3 MAIN HOUSE - EXISTING SECOND FLOOR Scale: 1/8" = 1'-0"

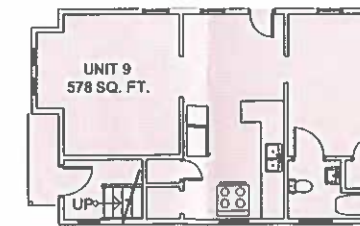
KEY



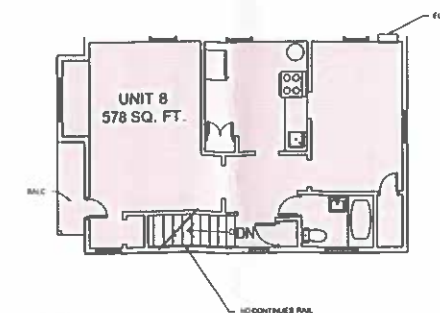
STRUCTURE TO BE DEMOLISHED



5 EXISTING NORTH OUTBUILDING FIRST FLOOR Scale: 1/8" = 1'-0"



6 EXISTING SOUTH OUTBUILDING FIRST FLOOR Scale: 1/8" = 1'-0"



7 EXISTING SOUTH OUTBUILDING SECOND FLOOR Scale: 1/8" = 1'-0"

EXISTING FLOOR PLANS
CHESAPEAKE NEIGHBORS
PRIMROSE
20 N. AURORA ST.
TAYLOR COUNTY, EASTON MD

RAUCH
Engineering | Survey | Architecture | Environment
Office: 410.770.0001 | Fax: 410.770.3907

PROFESSIONAL
CERTIFICATE NO. 1000000000
EXPIRATION DATE 01/01/2024

REV #	DATE	DESCRIPTION

DATE: 01/13/2023

SCALE: AS SHOWN

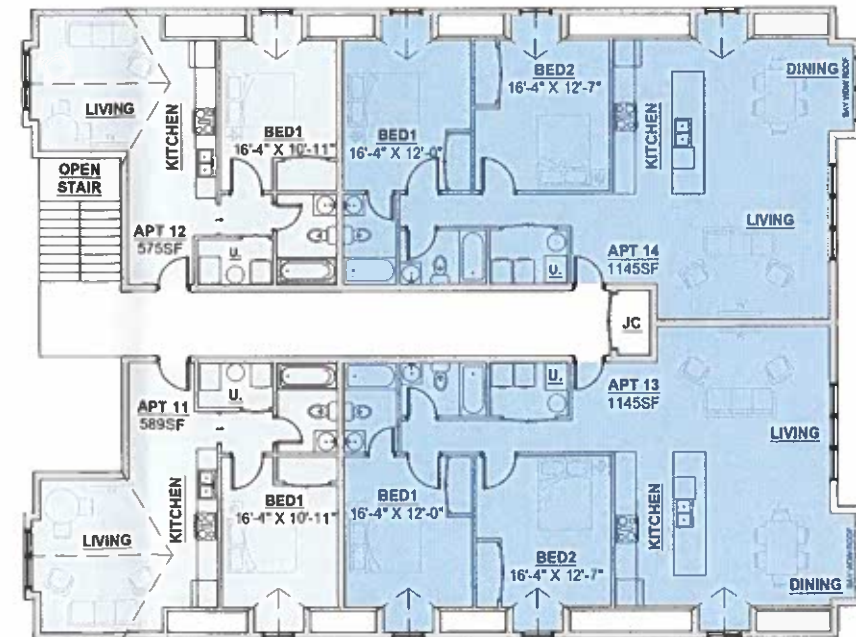
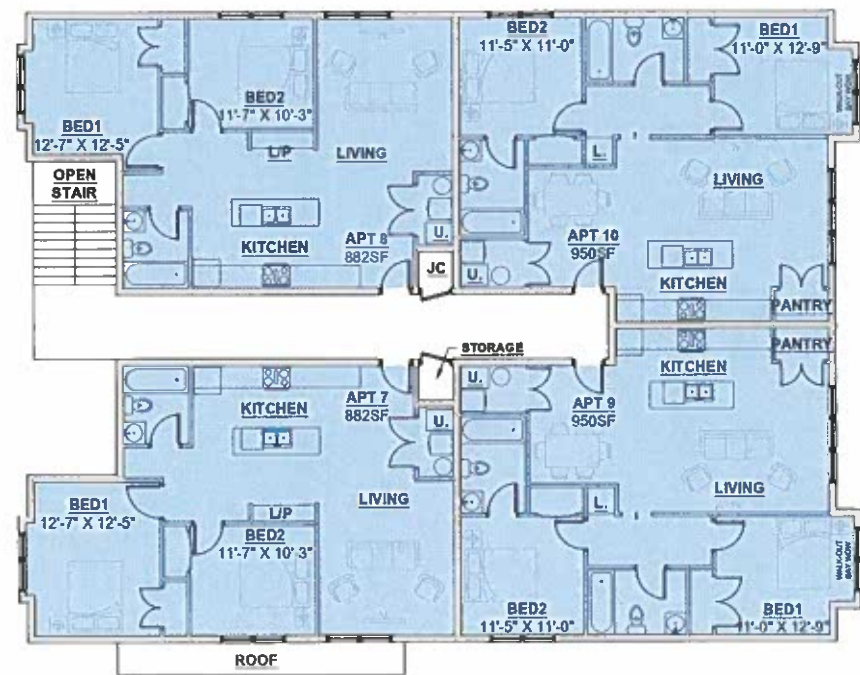
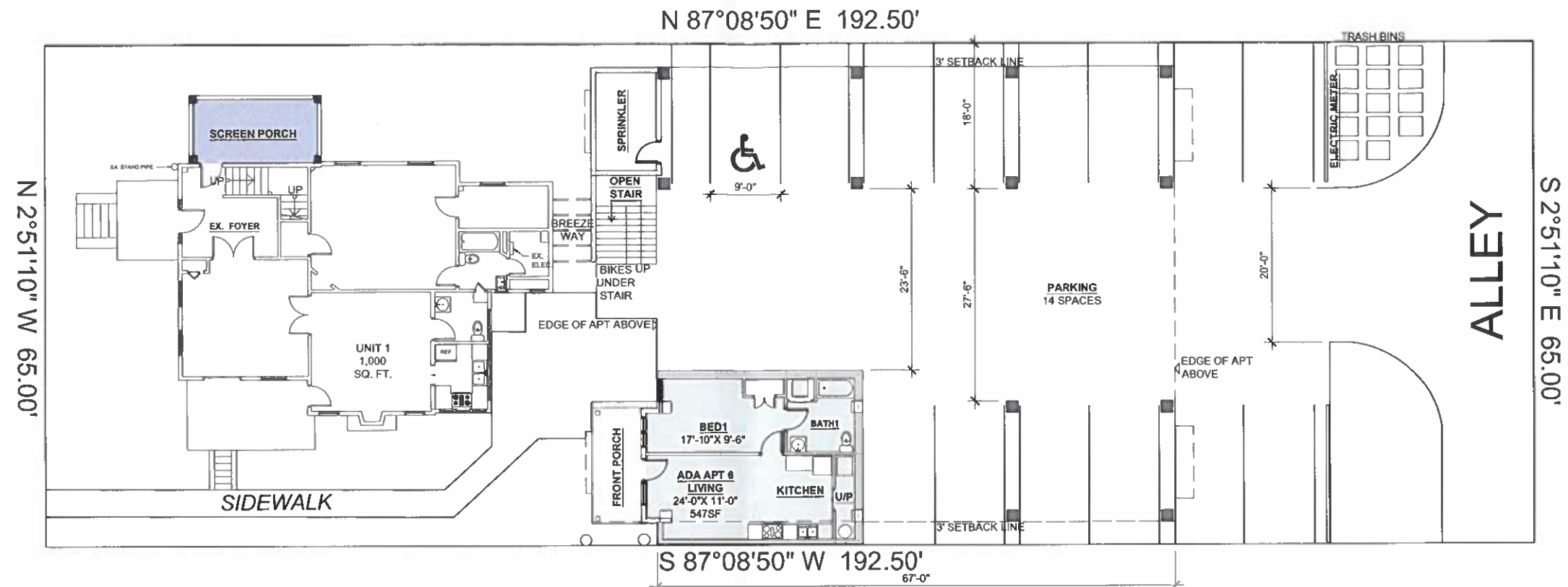
DRAWN BY: MP

DESIGNED BY: YR

APPROVED BY:

SHEET NO.:

A-101



KEY

ONE BEDROOM

TWO BEDROOM

PROFESSIONAL
CERTIFICATION:
I CERTIFY THAT THESE
DOCUMENTS WERE
PREPARED OR APPROVED BY
ME, AND THAT I AM A DULY
LICENSED ARCHITECT UNDER
THE LAWS OF THE STATE OF
MASSACHUSETTS.
LICENSE NUMBER: 20221
EXPIRATION DATE: 01/15/2024

[illegible]

DATE: 2/13/2023

SCALE AS SHOWN

DRAWN BY:

DESIGNED BY: VRL

APPROVED BY:

SHEET NO. 1

A-10:







RAUCH
Engineering | Survey | Architecture | Environment













Material Specification

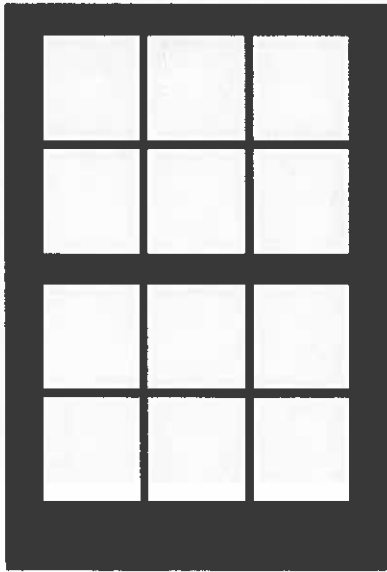
Roofing: CertainTeed - Presidential Shake TL Shingles
Charcoal Black



Siding: James Hardie - Smooth Board & Batten
Arctic White



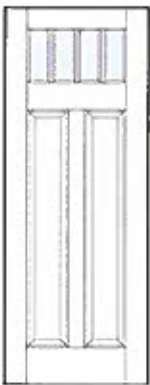
Windows: Andersen Series 400 - Wood Wright Double-Hung Full-Frame
Black



Gutter/Down Spout: K-Style
Black



DOOR: Trustile Panel Lite Series Wood- PL243



Brick Veneer around Columns in Garage: Red Brick to match main house



Fence: Horizontal 3-Rail Vinyl Fence Panel
Black



Strength with Style

PRESIDENTIAL SHAKE® TL

- Triple-layer protection
- Distinctive sculpted, rustic look
- Industry-best lifetime limited warranty

PRESIDENTIAL SHAKE®

- Dual-layer, high performance
- Distinctive sculpted, rustic look
- Industry-best lifetime limited warranty



PRESIDENTIAL SHAKE TL

SPECIFICATIONS

- Three-piece laminated fiberglass-based construction for durability
- Distinctive sculpted, rustic look

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

Fire Resistance:

- UL Class A
- UL certified to meet ASTM D3018 Type 1

Wind Resistance:

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

Tear Resistance:

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

Wind Driven Rain Resistance:

- Miami-Dade Product Control Acceptance:
Please reference www.certainteed.com to determine approved products by manufacturing location.

Quality Standards:

- ICC-ES-ESR-1389 & ESR-3537

WARRANTY

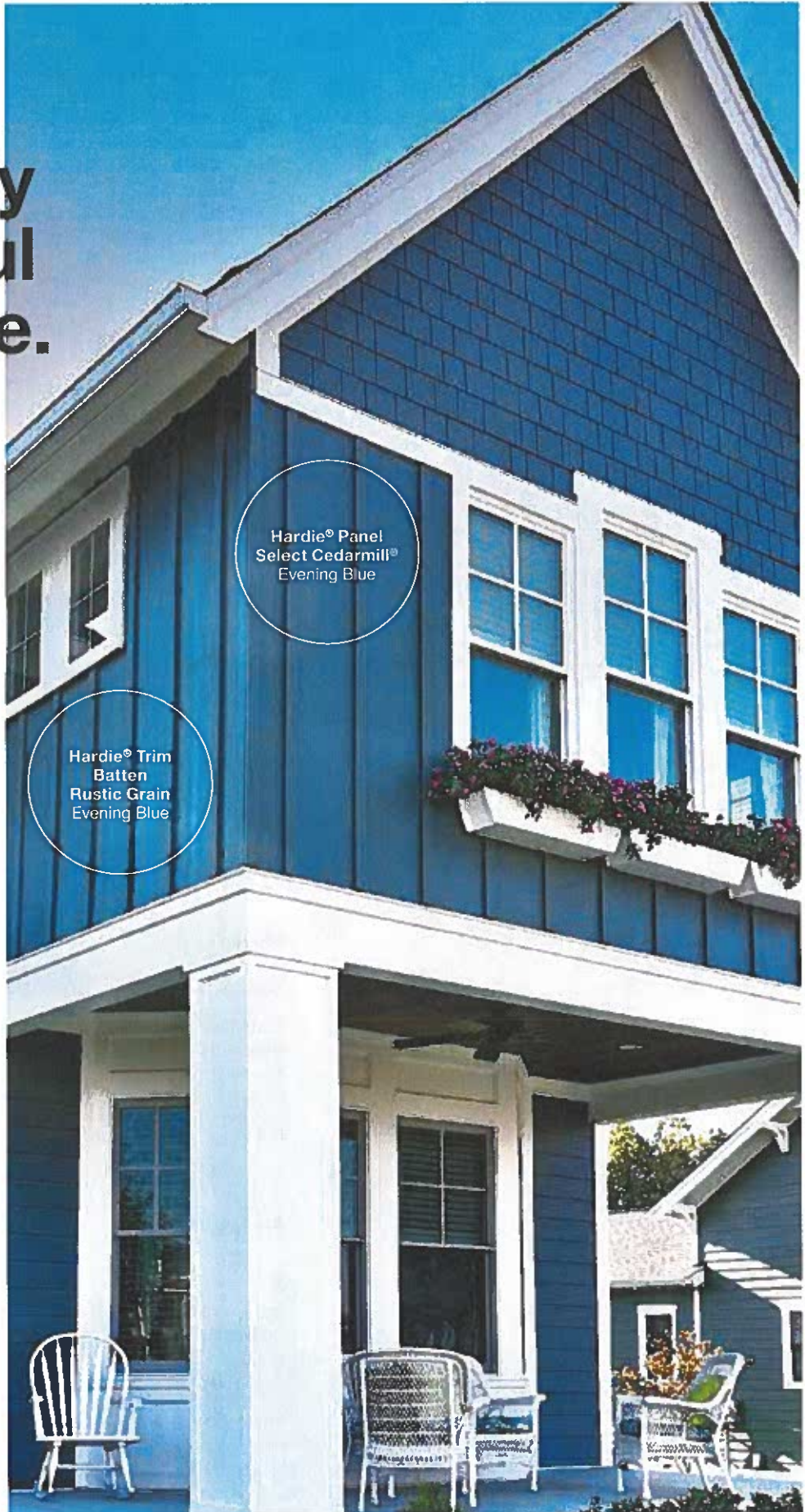
- Lifetime limited transferable warranty against manufacturing defects on residential applications
- 50-year limited transferable warranty against manufacturing defects on group-owned or commercial applications
- **StreakFighter**® 15-year algae-resistance warranty
- 10-year SureStart™ protection
- 15-year 110 MPH wind-resistance warranty
- Wind warranty upgrade to 130 MPH available. CertainTeed starter and CertainTeed hip & ridge required

See actual warranty for specific details and limitations.

Designed for versatility and beautiful performance.

Hardie® Panel

Hardie® Panel delivers style and substance. When combined with Hardie® Trim Batten, it achieves the rustic board-and-batten look that defines your charming cottage or modern farmhouse. Its crisp, clean lines and ability to pair beautifully with other siding products make Hardie® Panel a smart choice for the home of your dreams.



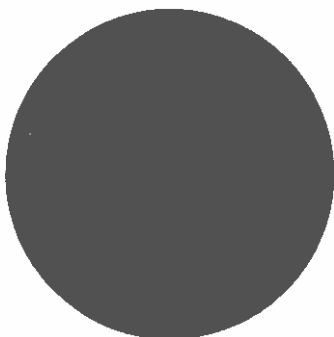
Hardie® Panel
Select Cedarmill®
Evening Blue

Hardie® Trim
Batten
Rustic Grain
Evening Blue

Hardie® Panel



Select Cedarmill®



Smooth



Stucco



Sierra 8

Select Cedarmill®, Smooth, Stucco & Sierra 8

Thickness 5/16 in

Size	4 ft x 8 ft	4 ft x 9 ft	4 ft x 10 ft
Prime Pcs/Pallet	50	50	50
ColorPlus® Pcs/Pallet	50	—	50
Pcs/Sq.	3.2	2.8	2.5

Select Cedarmill®

Size	4 ft x 8 ft	4 ft x 9 ft	4 ft x 10 ft
Statement Collection™			•
Dream Collection™	•		•
Prime	•	•	•

Smooth

Size	4 ft x 8 ft	4 ft x 9 ft	4 ft x 10 ft
Statement Collection™			•
Dream Collection™	•		•
Prime	•	•	•

Stucco

Size	4 ft x 8 ft	4 ft x 9 ft	4 ft x 10 ft
Statement Collection™			
Dream Collection™	•		•
Prime	•	•	•

Sierra 8

Size	4 ft x 8 ft	4 ft x 9 ft	4 ft x 10 ft
Statement Collection™			
Dream Collection™			
Prime	•	•	•

WOODWRIGHT® DOUBLE-HUNG FULL-FRAME WINDOWS

Tables of Sizes	50-56
Specifications	54-61
Custom Sizes	62
Grille Patterns	63
Window Details	63-64
Joining Details	65
Combination Designs	181
Product Performance	197

CUSTOM SIZING
in $\frac{1}{8}$ " (3) increments 

Dimensions in parentheses are in millimeters.



WOODWRIGHT® DOUBLE-HUNG FULL-FRAME WINDOWS

FEATURES

FRAME

A Perma-Shield® exterior cladding protects the frame – beautifully. Best of all, it's low maintenance and never needs painting.*

B For exceptional long-lasting performance, sill members are constructed with a wood core and a Fibrex® material exterior.

C Natural wood stops are available in pine, maple, oak and prefinished white. Wood jamb liners add beauty and authenticity to the window interior.

D A factory-applied rigid vinyl flange on the head, sill and sides of the outer frame helps secure the unit to the structure.

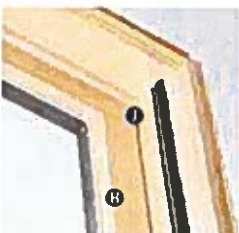
E Multiple weatherstrip systems help provide a barrier against wind, rain and dust. The combination of spring-tension vinyl, rigid vinyl and flexible bulb weatherstrip is efficient and effective.

F For units with white exterior color, the exterior jamb liner is white. For all other units, the exterior jamb liner is gray.

SASH

G Balancers in the sash enable contractors to screw through the jamb during installation without interfering with the window's operation.

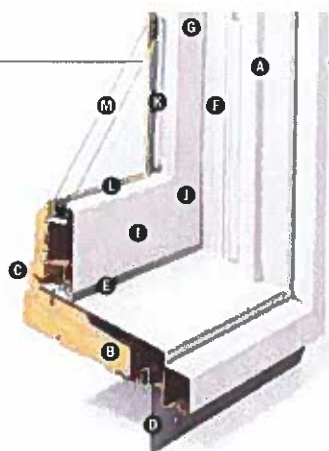
Wood Jamb Liner



H Natural wood sash interior with classic chamfer detailing. Available in pine, maple, oak or prefinished white.

I Low-maintenance sash exterior provides long-lasting protection and performance. Sash exteriors on most units include Fibrex material.

J Sash joints simulate the look of traditional mortise-and-tenon construction inside and out.



GLASS

K In addition to stainless steel glass spacers, black or white glass spacers are now available to allow the spacer to blend in with the unit color.

L Silicone bed glazing provides superior weathertightness and durability.

M High-Performance options include:

- Low-E4® glass
- Low-E4 HeatLock® glass
- Low-E4 SmartSun™ glass
- Low-E4 SmartSun HeatLock glass
- Low-E4 Sun glass

Tempered and other glass options are available. Contact your Andersen supplier.

A removable translucent film helps shield the glass from damage during delivery and construction, and simplifies finishing at the job site.

Patterned Glass

Patterned glass options are available. See page 12 for more details.

HARDWARE



Standard lock and keeper design provides an easy tilt-to-clean feature integrated into the lock.

EXTERIOR & INTERIOR OPTIONS

EXTERIOR COLORS



INTERIOR OPTIONS



HARDWARE



Standard Lock & Keeper

Antique Brass | **Black** | Bright Brass
Brushed Chrome | Distressed Bronze
Distressed Nickel | Gold Dust
Oil Rubbed Bronze | Polished Chrome
Satin Nickel | Stone | White

OPTIONAL HARDWARE Sold Separately

CONTEMPORARY



Bar Lift

ESTATE™



Hand Lift

Finger Lifts

Available in all hardware finishes. Shown in **Distressed Nickel**.

Antique Brass | Bright Brass
Brushed Chrome | Distressed Bronze
Distressed Nickel | Oil Rubbed Bronze
Polished Chrome | **Satin Nickel**

TRADITIONAL



Bar Lift



Hand Lift



Finger Lifts

Antique Brass | **Black** | Bright Brass | **Brushed Chrome**
Distressed Bronze | Distressed Nickel | Gold Dust | **Oil Rubbed Bronze**
Polished Chrome | **Satin Nickel** | Stone | White

CLASSIC SERIES™



Bar Lift



Hand Lift



Finger Lifts

Stone | **White**

Bold name denotes finish shown.

HARDWARE FINISHES



*Visit andersenwindows.com/warranty for details.

Dimensions in parentheses are in millimeters.

Printing limitations prevent exact replication of colors and finishes.

See your Andersen supplier for actual color and finish samples.

Naturally occurring variations in grain, color and texture of wood make each window one of a kind. All wood interiors are unfinished unless a finish is specified.

Distressed bronze and oil rubbed bronze are "living" finishes that will change with time and use.

StormWATCH[®]

Performance Grade (PG) Upgrades

Performance upgrades are available for select sizes of standard, non-impact Woodwright[®] windows allowing these units to achieve higher performance ratings. Performance Grade (PG) ratings are more comprehensive than Design Pressure (DP) ratings for measuring product performance. For up-to-date performance information of individual products, visit andersenwindows.com. Use of this option will subtract $\frac{3}{8}$ " (16) from clear opening height. Contact your Andersen supplier for availability.

Visit andersenwindows.com/coastal for more information on Stormwatch[®] Protection.

SHAPES

Woodwright windows are available in the following shapes.



Double-Hung



Springline[™]
Single-Hung



Arch Double-Hung



Unequal Leg Arch
Double-Hung

SASH OPTIONS*



Cottage



Reverse Cottage

ACCESSORIES Sold Separately

FRAME

Extension Jamb



Standard jamb depth is 4 1/2" (114). Extension jambs are available in unfinished pine or prefinished white. Some sizes may be veneered.

Factory-applied and non-applied interior extension jambs are available in 1/8" (1.5) increments between 5 1/4" (133) and 7 1/8" (181). Extension jambs can be factory applied to either three sides (stool and apron application) or four sides (picture frame casing).

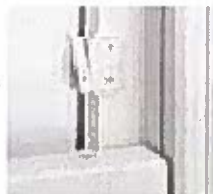
Pine Stool



A clear pine stool is available and ready for finishing. The Woodwright stool is available in 4 1/8" (116) for use in wall depths up to 5 1/4" (133) and 6 1/8" (167) for use in wall depths up to 7 1/8" (181). Works with 2 1/4" (57) and 2 1/2" (64) casing widths. Shown above on a 400 Series tilt-wash double-hung window.

HARDWARE

Window Opening Control Device



A window opening control device is available, which limits sash travel to less than 4" (102) when the window is first opened. Available factory applied, or as a field-applied kit in stone or white.

STORM/INSECT SCREEN COMBINATION UNIT**



A self-storing storm window combined with an insect screen provides greater energy efficiency, while allowing ventilation when needed.

Constructed with an aluminum frame, single-pane upper and lower glass panels, and charcoal powder-coated aluminum screen mesh. Available in white, Sandtone and Terratone to match product exteriors. Canvas, dark bronze, forest green and black are available by special order.

Combination units can improve Sound Transmission Class (STC) and Outdoor Indoor Transmission Class (OITC) ratings. Ideal for projects near airports, busy roadways or other noisy environments. For example, adding a combination unit to a 400 Series tilt-wash double-hung (3862) unit with low-E4[®] glass will improve its STC rating from 26 to 32. Contact your Andersen supplier for additional STC and OITC rating information.

INSECT SCREENS

Insect Screen Frames



Choose full insect screen or half insect screen. Half insect screen (shown above) allows ventilation without affecting the view through the upper sash. Frames are available in colors to match product exteriors.

TruScene[®] Insect Screens

Andersen TruScene insect screens let in over 25% more fresh air† and provide 50% greater clarity than conventional Andersen insect screens, all while keeping out unwanted small insects.

Conventional Insect Screens

Conventional insect screens have charcoal powder-coated aluminum screen mesh.

GRILLES

Grilles are available in a variety of configurations and widths. For double-hung grille patterns, see page 63.

EXTERIOR TRIM

Available with Andersen[®] exterior trim. See exterior trim section starting on page 175.

CAUTION:

- * Painting and staining may cause damage to rigid vinyl.
- * 400 Series windows in Terratone color may be painted any color lighter than Terratone color using quality oil-based or latex paint.
- * Do not paint 400 Series windows with white, canvas, Sandtone, dark bronze, forest green or black exterior colors.
- * Andersen does not warrant the adhesion or performance of homeowner-applied paint over vinyl or other factory-coated surfaces.
- * For vinyl painting instructions and preparation, contact your Andersen supplier.
- * Do not paint weatherstrip.
- * Creosote-based stains should not come in contact with Andersen products.
- * Abrasive cleaners or solutions containing corrosive solvents should not be used on Andersen products.

* Shown on 400 Series tilt-wash double-hung windows.

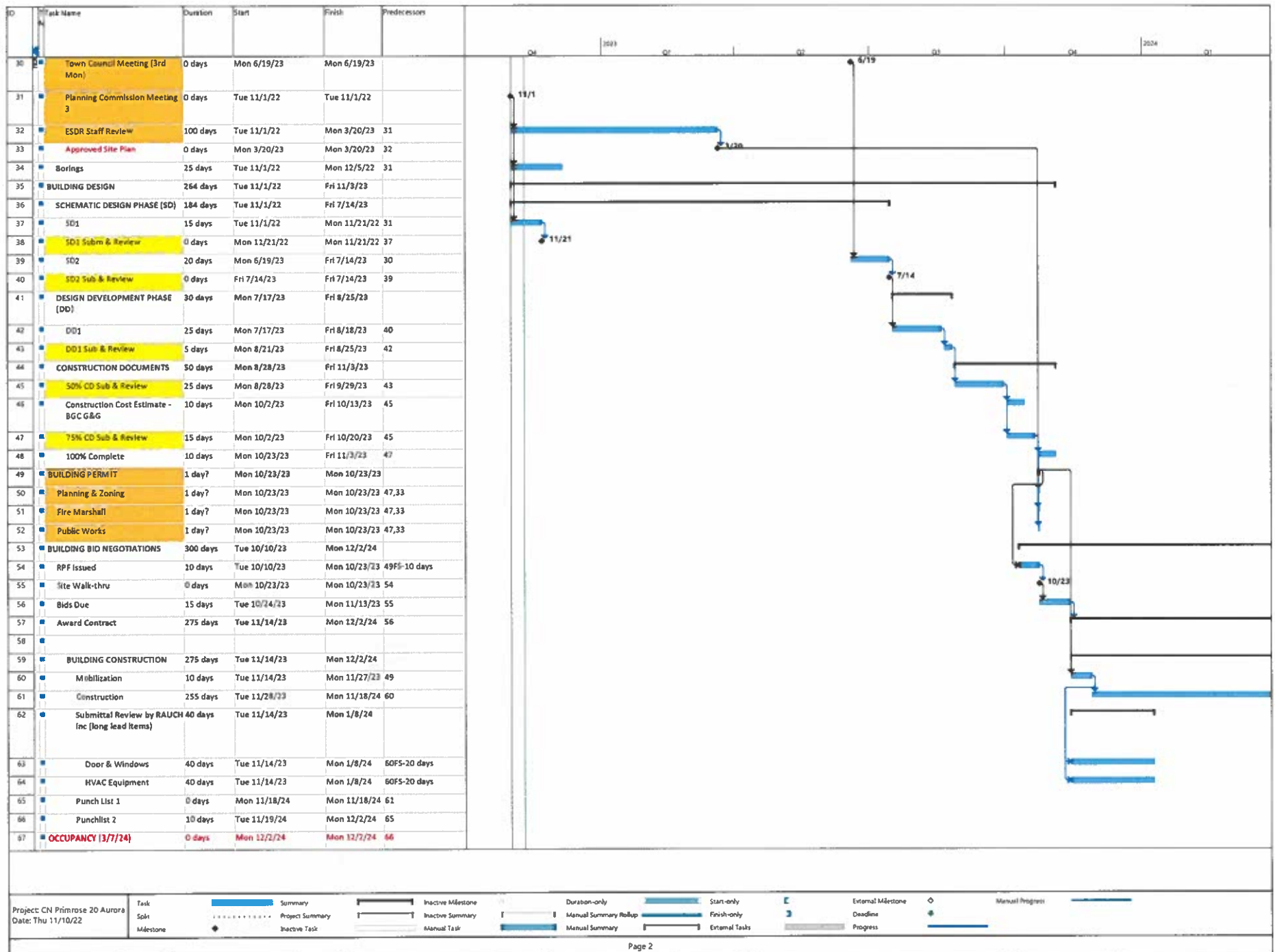
** Do not add combination units to windows with Low-E4 Sun glass unless window glass is tempered. Combination units may also reduce the overall clear operable area of the window. See your local code official for egress requirements in your area.

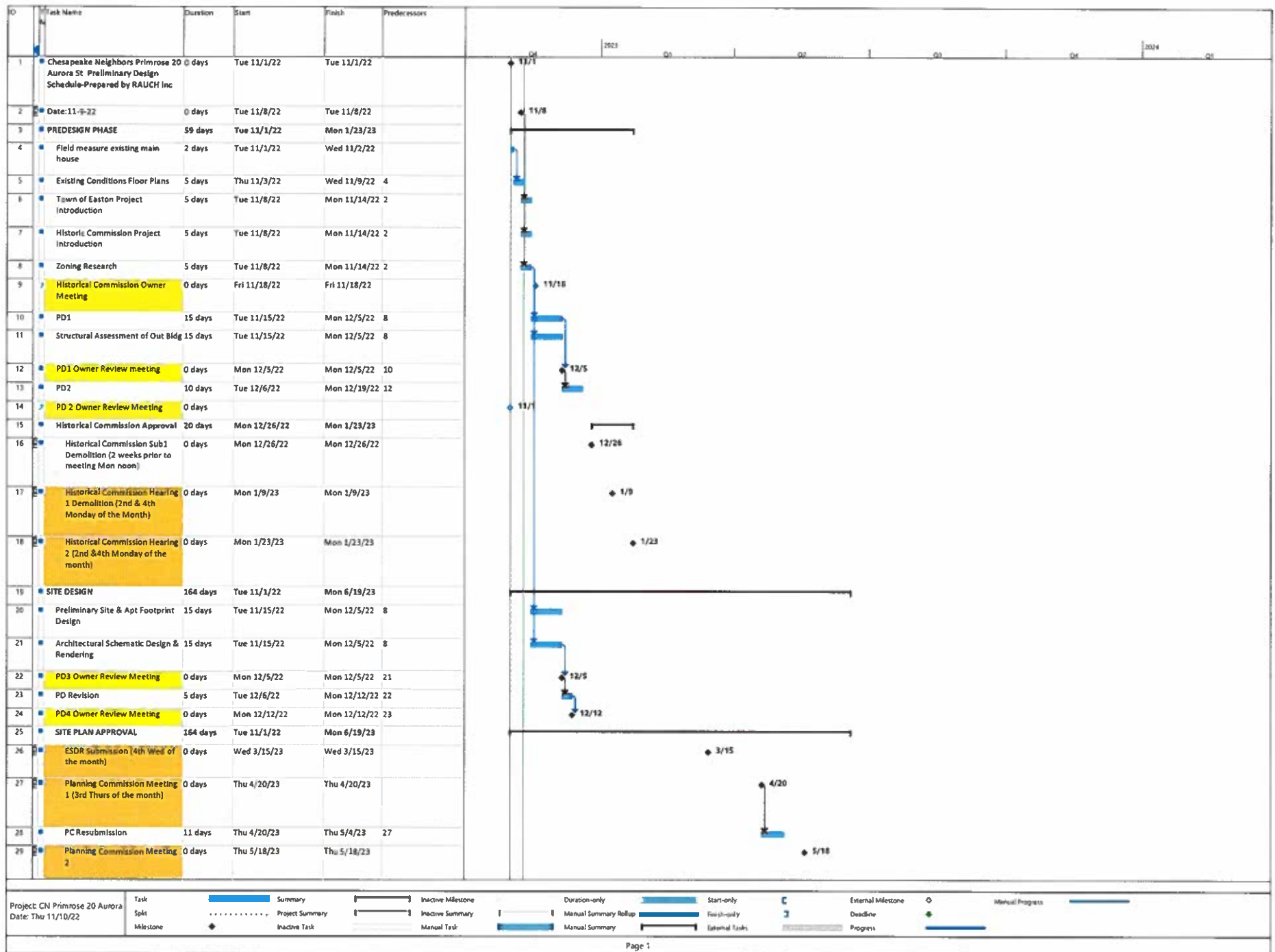
† TruScene insect screens let in over 25% more fresh air than standard Andersen fiberglass insect screens.

Dimensions in parentheses are in millimeters.

10/5/01 10:00 AM

10/5/01 10:00 AM







engineering design & development services

Chesapeake Neighbors

Primrose 20 N. Aurora St Easton Md

2/13/2023

Multifamily Residence		
Unit Type	Existing	Proposed
Studio	6	3
One Bedroom*	3	5
Two Bedroom	1	6
TOTAL	10	14
*ADA Accessible Unit	0	1
Square footage	Existing	Proposed + Existing to Remain
First Floor	2876	758
Second Floor	2086	4399
Third/Attic Floor	533	4054
TOTAL	5495	9211
Existing To remain		4840
TOTAL increase in sf		8556
Parking	Existing	Proposed
Spaces	6	14
ADA Spaces	0	1
Amenities	Existing	Proposed
Washer Dryer	communal	in unit
Air Conditioning	window Units	central in each units
Fire Suppression System	no	yes
Hot Water Heater	shared	individual in each unit
Storage/Closet/Pantry	minimal	generous
Energy Efficiencies	Existing	Proposed
Insulation	poor	to current code
Window & Door	poor	to current code
Heating & Cooling	poor	to current code



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

Monday, February 13, 2023 at 6:00 p.m.

Town Hall Chamber 2
14 S. Harrison Street, Easton

Archived video of the meeting is available at:

[Town of Easton Agenda and Minutes](https://www.eastonmd.gov/Town%20of%20Easton%20Agenda%20and%20Minutes)
[eastonmd.gov](https://www.eastonmd.gov)

Attendance:

Commission Members:

Ernest Demby, Chairperson
Maria Brophy, Vice Chairperson
Kevin Bateman
Bruce Harrington
Kelly Pezor

Staff:

Miguel Salinas, Planning and Zoning Director
Nicholas Johnson, Planner

Absent:

Commission Members:

Jim Sebastian

1. Call to Order—Chairperson Demby called the meeting to order at 5:59 p.m.

2. Agenda Summary Review—

Vice Chairperson Brophy moved to approve the February 13, 2023 Agenda Summary. Commissioner Pezor seconded the motion.

<u>Vote</u>	<u>5-0-1</u>
FOR:	5 - Demby, Brophy, Bateman, Harrington, Pezor
AGAINST:	0
ABSTAIN:	0
ABSENT:	1 - Sebastian

3. Old Business – None

4. New Business –

- a. Applicant:** Derick Daly
File No.: 2023-848
Location: 209 Port Street, Easton, MD 21601
Tax Map 104, Grid 000, Parcel 1483
Zoning: R-7A

Request: The applicant is proposing to add rooftop solar panels to the eastern and western slopes of the roof. The ground mounted equipment will be placed either on the western side of the building, or inside. This is a contributing building to the Historic District.

Historic District Guideline references:

- i. *Guideline 49. Site Features*
- ii. *Guideline 88. Solar Panels*

Staff Presentation:
Nicholas Johnson; Planner

Applicant Presentation:
Derrick Daly
Seth Blankensop, Solar Energy Services

Public Comment— None

Commissioner Bateman moved to table the application pending the submission of a revised design which minimizes the visibility of the solar panels on the western slope of the roof, and the submission of examples of other historic buildings with roof mounted solar panels. Vice Chair Brophy seconded the motion.

<u>Vote</u>	<u>5-0-1</u>
FOR:	5 - Demby, Brophy, Bateman, Harrington, Pezor
AGAINST:	0
ABSTAIN:	0
ABSENT:	1 - Sebastian

- b. Applicant:** Marasun LLC
File No.: 2023-846
Location: 11 South Street, Easton, MD 21601
Tax Map 104, Grid 000, Parcel 1515
Zoning: R-7A

Request: The applicant is proposing an in-kind replacement on the main portion of the existing metal roof. The addition to the primary structure has a cedar shake roof in the front, and an asphalt shingle roof on the deck. The existing trim, fascia,

soffit, and gutters will remain. This is a contributing building to the Historic District.

Historic District Guideline references:

- i. *Guideline 70. Roof Material*

Staff Presentation:

Nicholas Johnson; Planner

Applicant Presentation:

John Mara, Marasun LLC

Public Comment— None

Commissioner Pezor moved to approve the application as submitted with 16” panel width, and 1” rib height. Commissioner Bateman seconded the motion.

Vote	<u>5-0-1</u>
FOR:	5 - Demby, Brophy, Bateman, Harrington, Pezor
AGAINST:	0
ABSTAIN:	0
ABSENT:	1 - Sebastian

- c. **Applicant:** Lee Weldon, Chesapeake Green Design, Inc.
File No.: 2023-844
Location: 318 Goldsborough Street, Easton, MD 21601
Tax Map 103, Grid 000, Parcel 1093
Zoning: R-7A

Request: The applicant is proposing to install a perimeter fence composed of three different fencing types around the back yard. The north and south sides of the fence will be a 4-foot-tall scalloped picket fence. The Higgins Street side will be a solid 4-foot-tall fence with an additional 2-foot lattice. The western side will have a 6-foot-tall solid fence. The applicant is also proposing a rear deck made of a composite wooden material. This is a contributing building to the Historic District.

Historic District Guideline references:

- i. *Guideline 14. Perimeter Walls and Fences*
- ii. *Guideline 66. Adding New Porches*

Staff Presentation:

Nicholas Johnson; Planner

Applicant Presentation:

Lee Weldon

Brainard H. Warner, Property Owner

Public Comment— None

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

Vote	5-0-1
FOR:	5 - Demby, Brophy, Bateman, Harrington, Pezor
AGAINST:	0
ABSTAIN:	0
ABSENT:	1 - Sebastian

d. Applicant: Marasun LLC
File No.: 2023-853
Location: 305 Brooklets Avenue, Easton, MD 21601
Tax Map 104, Grid 000, Parcel 1880
Zoning: R-7A

Request: The applicant is proposing to replace the existing asphalt shingle roof and asbestos siding with a combination of stone veneer and Hardy plank siding. New K-style gutters will also be installed. This is a contributing building to the Historic District.

Historic District Guideline references:

- i. *Guideline 70. Roof Material*
- ii. *Guideline 73. Replace Historic Gutters and Downspouts In-Kind*
- iii. *Guideline 78. Substitute Materials for Siding*
- iv. *Guideline 79. Fiber Cement Siding*

Staff Presentation:
Nicholas Johnson; Planner

Applicant Presentation:
John Mara, Marasun LLC

Public Comment— None

The applicant amended their application to replace the proposed stone veneer with a PVC skirt board. Commissioner Bateman moved to approve the application as amended to include a PVC skirting board, and a smooth synthetic cedar shake style siding. Vice Chair Brophy seconded the motion.

<u>Vote</u>	<u>5-0-1</u>
FOR:	5 - Demby, Brophy, Bateman, Harrington, Pezor
AGAINST:	0
ABSTAIN:	0
ABSENT:	1 - Sebastian

- e. **Applicant:** Moshie Holtzberg
File No.: 2023-854
Location: 313 North Street, Easton, MD 21601
Tax Map 103, Grid 0EA, Parcel 0717
Zoning: R-7A

Request: The applicant is proposing to install 9 HVAC ductless units along the northern face of the building. This structure is listed on the Maryland List of Historic Properties. On January 27th, 2023 the Building Department was alerted that HVAC units were being installed without a building permit or Historic District COA. A stop work issue was immediately ordered and the property owner was instructed to obtain approval from the HDC. This is a contributing building to the Historic District.

Historic District Guideline references:

- i. *Guideline 48. HVAC*

Staff Presentation:

Nicholas Johnson; Planner

Miguel Salinas; Director of Planning and Zoning

Applicant Presentation:

Mike Jones, Jones HVAC

Bruce Jones, Jones HVAC

Public Comment— None

Commissioner Bateman moved to table the application pending the submission of a revised line set plan and landscape plans. Commissioner Pezor seconded the motion.

<u>Vote</u>	<u>5-0-1</u>
FOR:	5 - Demby, Brophy, Bateman, Harrington, Pezor
AGAINST:	0
ABSTAIN:	0
ABSENT:	1 - Sebastian

5. Discussion Item – None

6. Decision Summary Review –

Commissioner Bateman moved to approve the January 23, 2023 Draft Decision Summary. Commissioner Brophy seconded the motion.

<u>Vote</u>	<u>5-0-1</u>
FOR:	5 - Demby, Brophy, Bateman, Harrington, Pezor
AGAINST:	0
ABSTAIN:	0
ABSENT:	1 - Sebastian

7. Administrative Approval —

- a. Applicant:** Julie Howden, Mid-Shore Exteriors
File No.: 2023-845
Location: 120 North West Street, Easton, MD 21601
Tax Map 104, Grid 0EA, Parcel 1268
Zoning: CB

Request: The applicant is requesting approval to remove the existing asphalt shingles and replace in-kind with Heritage Architectural Asphalt shingles. The existing standing seam metal roof, soffit, fascia, and gutters shall remain.

Historic District Guideline references:

- i. *Guideline 68. Maintain Historic Roof Shape*
- ii. *Guideline 70. Roof Material*

- b. Applicant:** Katherine and Kyle Bounds
File No.: 2022-760
Location: 27 S. Harrison Street, Easton, MD 21601
Tax Map 104, Grid 0EA, Parcel 1522
Zoning: CB

Request: The applicant is requesting approval to install a plywood layer to create a flat surface for installing previously approved siding.

Historic District Guideline references:

- i. *Guideline 78. Substitute Materials for Siding*
- ii. *Guideline 79. Fiber Cement Siding*

- c. Applicant:** Donald M. Bailey Sr.
File No.: 2023-849
Location: 641 Goldsborough Street, Easton, MD 21601
Tax Map 103, Grid 0EA, Parcel 0780
Zoning: R-7A

Request: The applicant is requesting approval to remove the existing asphalt shingles and replace in-kind with Timberline HDZ Weathered Wood shingles. The existing soffit, fascia, and gutters shall remain. Any rotted wood that is removed shall be replaced in-kind.

Historic District Guideline references:

- i. *Guideline 68. Maintain Historic Roof Shape*
- ii. *Guideline 70. Roof Material*

- d. Applicant:** Mike Hand, Wilder Trees Lawn and Landscapes
MD LTE No. 1701
File No.: **2023-847**
Location: 229 South Aurora Street, Easton, MD 21601
Tax Map 105, Grid 0EA, Parcel 2151
Zoning: R-10A

Request: The applicant is requesting approval to remove one tree at 229 S. Aurora Street. Upon review, the specified tree can be removed. A letter from a Maryland Licensed tree expert was provided recommending that the tree be removed due to poor health of the tree, and the safety hazard it creates.

- e. Applicant:** Chales Sedgwick, Tree Experts of Maryland
MD LTE No. 1860; Certified Arborist MA-4691A
File No.: **2023-850**
Location: 18 West Glenwood Avenue, Easton, MD 21601
Tax Map 104, Grid 0EA, Parcel 1446
Zoning: CB

Request: The applicant is requesting approval to remove one tree at 18 W. Glenwood Avenue. Upon review, the specified tree can be removed. A letter from a Maryland Licensed tree expert was provided recommending that the tree be removed due to heavy lean on one side of the tree posing a safety hazard to neighboring properties.

- f. Applicant:** Zachary A. Smith
File No.: **2022-773**
Location: 124 S. Aurora Street, Easton, MD 21601
Tax Map 104, Grid 0EA, Parcel 1875
Zoning: CG

Request: The applicant is requesting approval to change the layout of the previously approved windows, and to install an additional window on the south facade.

Historic District Guideline references:

- i. *Guideline 126. Arrangement*
- ii. *Guideline 127. Window Type*

8. Adjournment– Commissioner Bateman adjourned the meeting at 7:35 p.m.



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

RECEIVED

FEB 14 2023

TOWN OF EASTON

Application #: 2023-866
Date Received: 02/14/2023
Fee Paid: \$25 on 02/14/2023
HDC Meeting Date: 02/27/2023
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 201 Port St.
☐ Contributing ☐ Non-Contributing YEAR BUILT: 2019 NATIONAL REGISTAR # _____

PROPERTY INFORMATION

OWNER NAME TY Jenkins
TELEPHONE NO. _____ EMAIL _____

Applicant or Agent

NAME Wayne SUGGS
TELEPHONE NO. 443-515-0865 EMAIL wsuggs@habitat-chptank.org

Description of Proposal (include additional sheets, as necessary)

<u>New wooden 4' picket fence along side the house on Pleasant</u>
<u>alley side per attached drawing</u>

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]
2/14/23
Wayne SUGGS

Revised 4.4.2022



Historic District Commission Application Checklist

Revised December 2022

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

Requirements:

The payment of fees is due at the time of application submittal. As of December, 2022, the fees are as follows: **Commercial - \$200, Residential - \$75, Signs - \$75, Staff Approval - \$25.**

The application submitted shall include 4 copies plus 1 digital.

All Applications to Include:

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

New Construction / Addition

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

Renovations

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

Windows

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

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

Roofing

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

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

Signs

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

Landscaping & Trees

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

Fence

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

Demolition

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

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

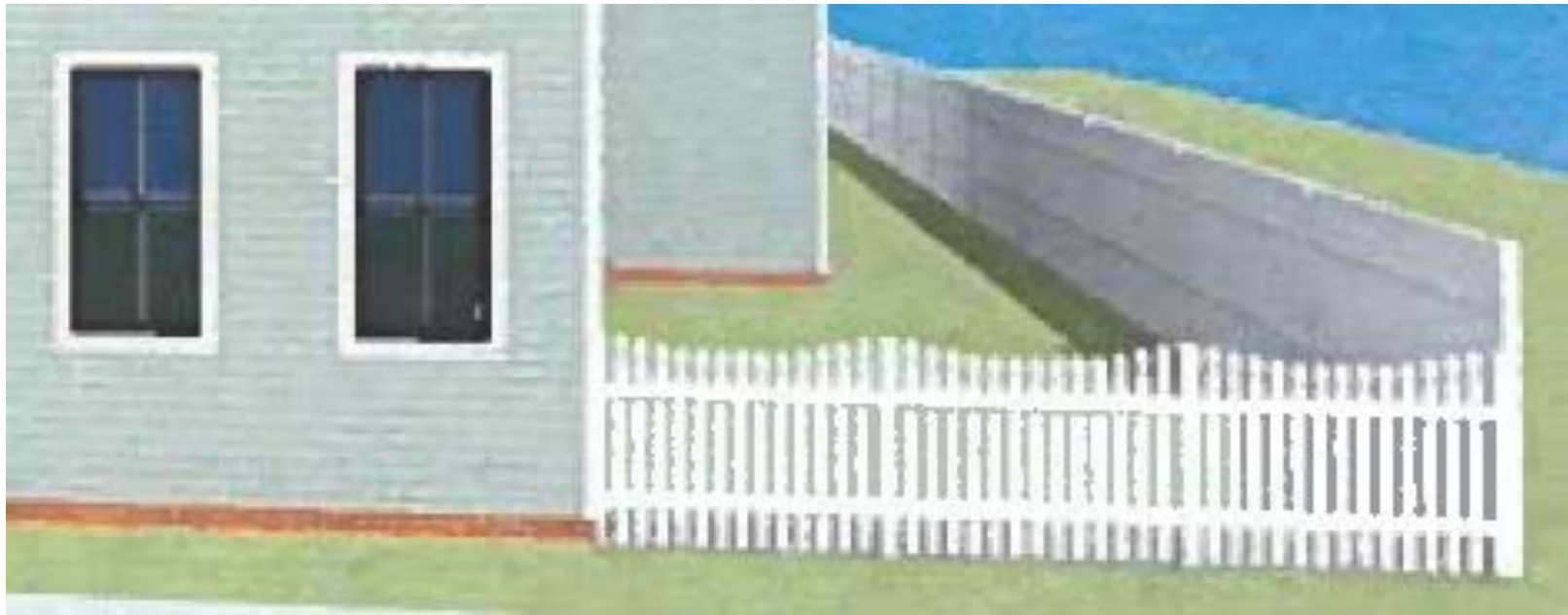
Other

- ☐ Attach all documentation supporting request

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

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

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



- **Front and Rear Fences**
 - Painted treated wood pickets with pointed tops, spaced 6" o.c.
 - Top of fence scalloped 6" – 8" in each section
 - Gates to match fence line



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

ADMINISTRATIVE CERTIFICATE OF APPROPRIATENESS

Approval Date: February 27, 2023
Application Number: HD-23-866
Location: 201 Port Street
Applicant: Wayne Suggs on behalf of Ty Jenkins
Request: Fence

The applicant, Wayne Suggs requested approval for residential improvements at 201 Port Street. The request is to install a 4 foot high wooden picket fence from the north property line to the south-east corner of the house.. Given that the request complies with §28-601.E.4.d of the Town of Easton Zoning Ordinance and the Easton Historic District Design Guidelines, the application is approved as submitted.

Historic District Guideline references: 14

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

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

Nicholas Johnson
Representative, Historic District Commission

2/27/2023
Date