



Historic District Commission MEETING AGENDA

Monday, March 13, 2023 - 6:00 PM
Council Chambers, Easton Town Office
14 S Harrison Street

Call to Order

Old Business

- 1) **Application Number:** 2023-854
 Applicant: Moshie Holtzberg
 Location: 313 North Street
 Zoning District: R-7A
 Request: HVAC

New Business

- 1) **Application Number:** 2023-868
 Applicant: Mid-Shore Exteriors
 Location: 311 August Street
 Tax Map 103, Grid 0EA, Parcel 1074
 Zoning District: R-7A
 Request: In-Kind Roof Replacement and
 Removal of Wood Shakes
- 2) **Application Number:** 2023-874
 Applicant: HTHH LLC c/o Dan O'Brien
 Location: 6 Brookletts Avenue
 Tax Map 105, Grid 0EA, Parcel 2094
 Zoning District: R-10A
 Request: Exterior Alterations
- 3) **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: Window Replacement
- 4) **Application Number:** 2023-880
 Applicant: Will Gordon
 Location: 120 N. West Street
 Tax Map 101, Grid 0EA, Parcel 1268

Zoning District:

CB

Request:

In-Kind window replacement

Discussion Item

Approval of Minutes.

- 1) Approval of the Draft Decision Summary from the February 27, 2023 meeting.

Administrative Approval

- 1) **Application Number:** 2023-885
Applicant: Mark P. Orwig
Location: 217 N. Locust Lane
Tax Map 0103, Grid 00EA, Parcel 0689
Zoning District: R-7A
Request: In-Kind Fence Replacement

Consent Docket

Adjournment.



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

Historic District Commission Staff Report

Meeting Date: 3/13/2023

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

Property Address: 313 North Street (Orphans Home)

Application Number: 2023-844

Request: HVAC

Staff Recommendation: Approve ☒ Deny ☐ Table ☐

Staff Comments:

EXECUTIVE SUMMARY:

The applicant is proposing to install 9 HVAC ductless units along the northern face of the building. The application has been slightly amended since the first meeting, and now shows a landscaping plan to screen the proposed units as well as new locations for the units and housing.

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. The photo attached below shows one of the units that had been installed without a permit. There are no records of this property coming before the HDC recently.



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





Historic District Guidelines:

Guideline 48. HVAC

- a. Retain and maintain existing functional, efficient HVAC systems.
- b. Upgrade existing systems to increase efficiency when the existing system has reached the end of its useful life.
- c. Increase efficiency of HVAC systems by installing programmable thermostats, ceiling fans, and louvers and vents where appropriate.
- d. Place equipment on non-visible rooftop locations, in the rear of buildings, or in other locations that are not visible from the street.

RECCOMENDED CONDITIONS

1. The units shall be screened from view per the provided landscape plan.
2. Unused utilities shall be removed from the exterior of the building.
3. The siding shall be repaired where the units were inappropriately mounted on the wall.

STAFF RECCOMENDATION

Staff recommends **approving** this application with conditions. With this property having three street frontages, it is very difficult to screen the proposed units entirely from view. The staff's recommended conditions ensure that the units will be screened as shown in the newly submitted landscaping plans. The Commission should also ensure that any unused utility wiring that is currently on the side of the building is removed and the areas where the new HVAC units were mounted to the building are repaired.

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			
2101006983		313 NORTH ST		ELEY AND MOORE CINDER			
YEAR BUILT		PHYSICAL CONDITION					
1871*		GOOD					
ARCHITECTURAL STYLE				ADDITION(S)			
NEOCLASSICAL							
NHL DISTRICT	NR DISTRICT	NR LISTED	MEETS NR CRITERIA	1980 NR RATING	MD INVENTORY	CONTRIBUTING	NC CODE
				B	T-428	Y	
NOTES							
MASSIVE ALTERED STUCCO COVERED MULTIFAMILY DWELLING. SLATE ROOF, 2/2 WINDOWS, LOVELY NEOCLASSICAL ENTRY PORCH. MHT DATA SAYS BLDG WAS CONSTRUCTED IN 1871							

**TOWN OF EASTON**

PLANNING AND ZONING

14 SOUTH HARRISON STREET, EASTON, MD 21601

Application #: 2023-854
Date Received: 01/27/2023
Fee Paid: \$75 PAID
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 313 North street Easton MD 21601

☒ Contributing ☐ Non-Contributing YEAR BUILT: 1870 NATIONAL REGISTAR # _____

PROPERTY INFORMATION

OWNER NAME 313 LLC

TELEPHONE NO. 347-337-8676 EMAIL 7702022@GMAIL.COM

Applicant or Agent

NAME MOSHE HOLTZBERG

TELEPHONE NO. 347-337-8676 EMAIL 7702022@GMAIL.COM

Description of Proposal (include additional sheets, as necessary)

INSTALLING DUCTLESS MINI SPLITS DUCTLESS
FOR HEATING AND COOLING, OUTSIDE UNIT ON THE EXTERIOR AND
INSIDE UNITS INSIDE THE APARTMENTS.

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**

	
11/27/2023	
MOSHE HOLTZBERG / AGENT	

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

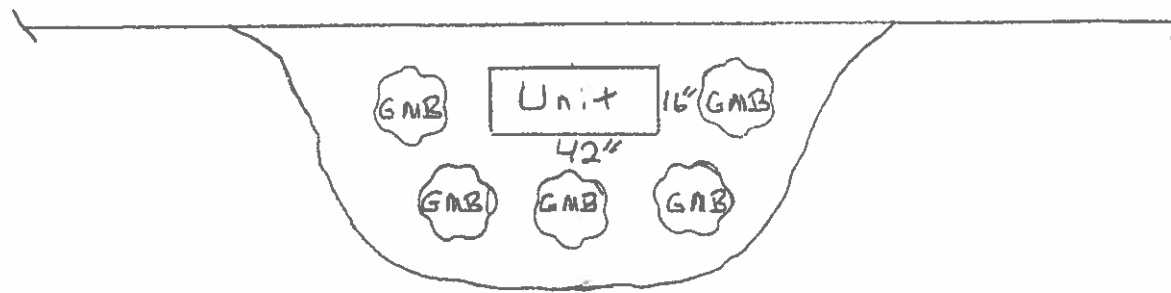
- ☐ Attach all documentation supporting request

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.

1 Unit Diagram



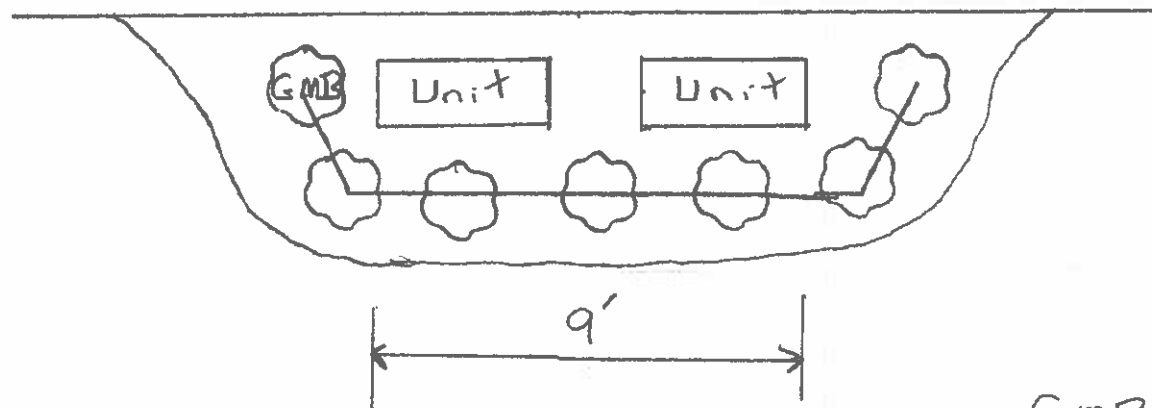
GMB = Green Mountain
Boxwood

Approx. 2' ^{10 Gal.} - 3'

Scale

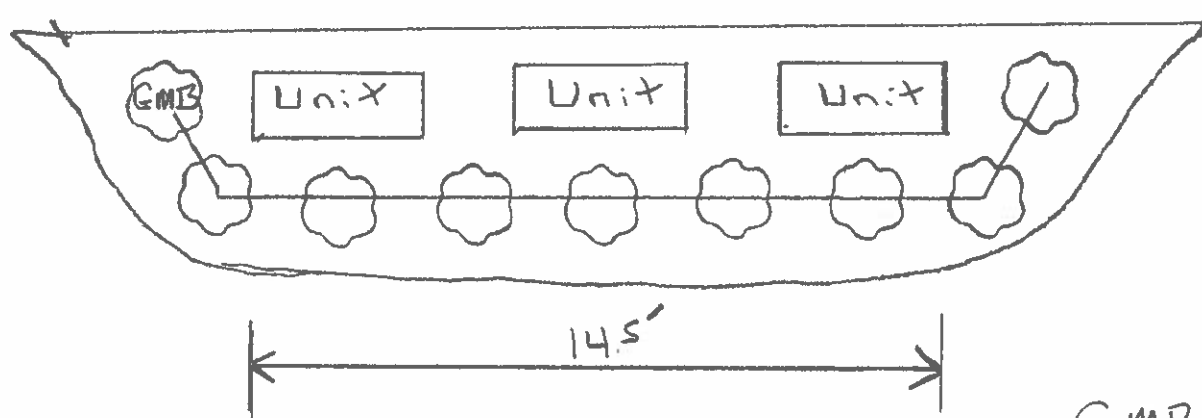
$\frac{1}{4}'' = 1'$

2 Unit Diagram



GMB = Green Mountain
Boxwood
10 Gal.
Approx. 2.5' - 3'
Scale $\frac{1}{4}" = 1'$

3 Unit Diagram



GMB = Green Mountain
Boxwood
10 Gal.
Approx. 2.5' - 3'
Scale $\frac{1}{4}" = 1'$





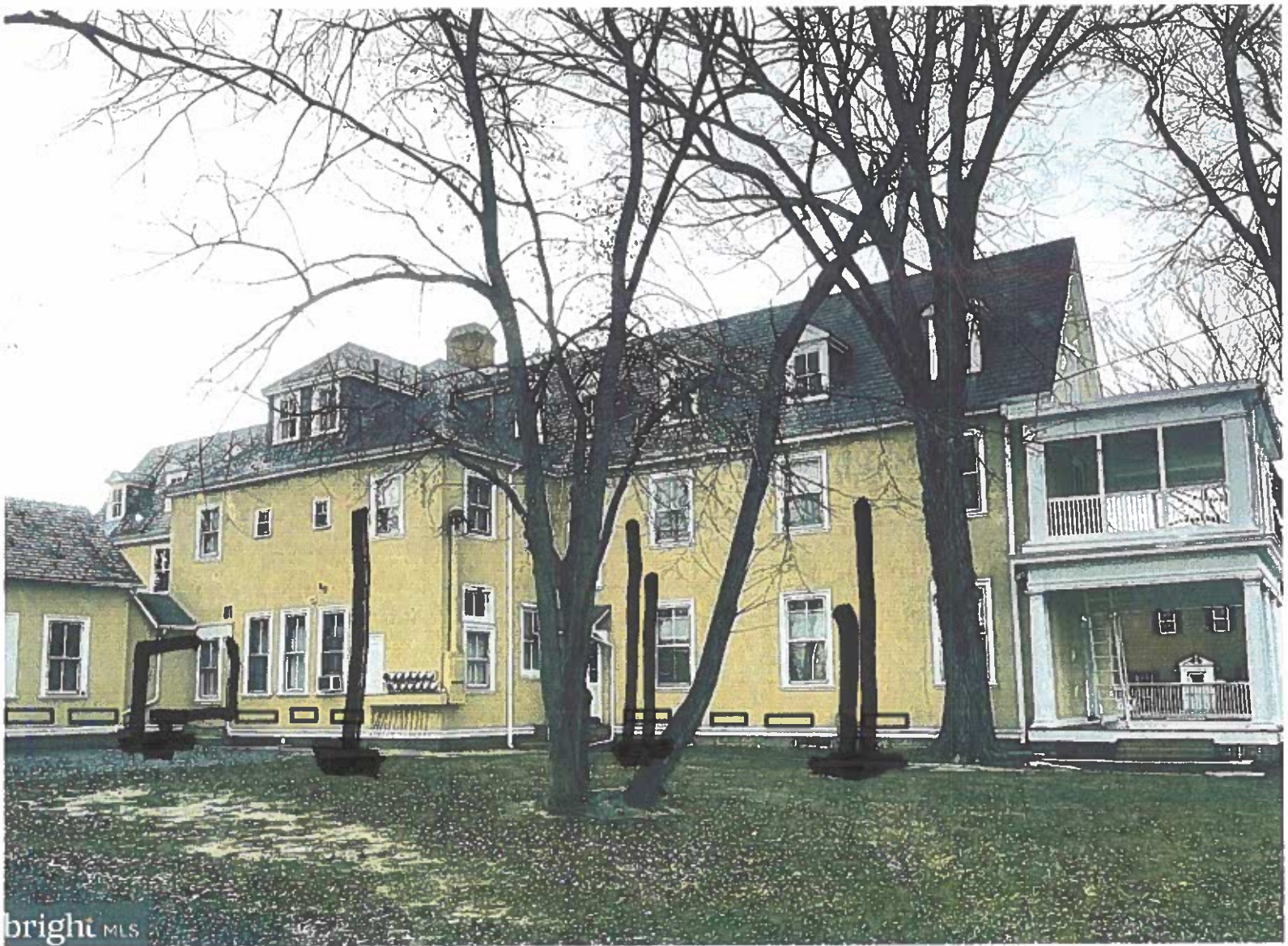






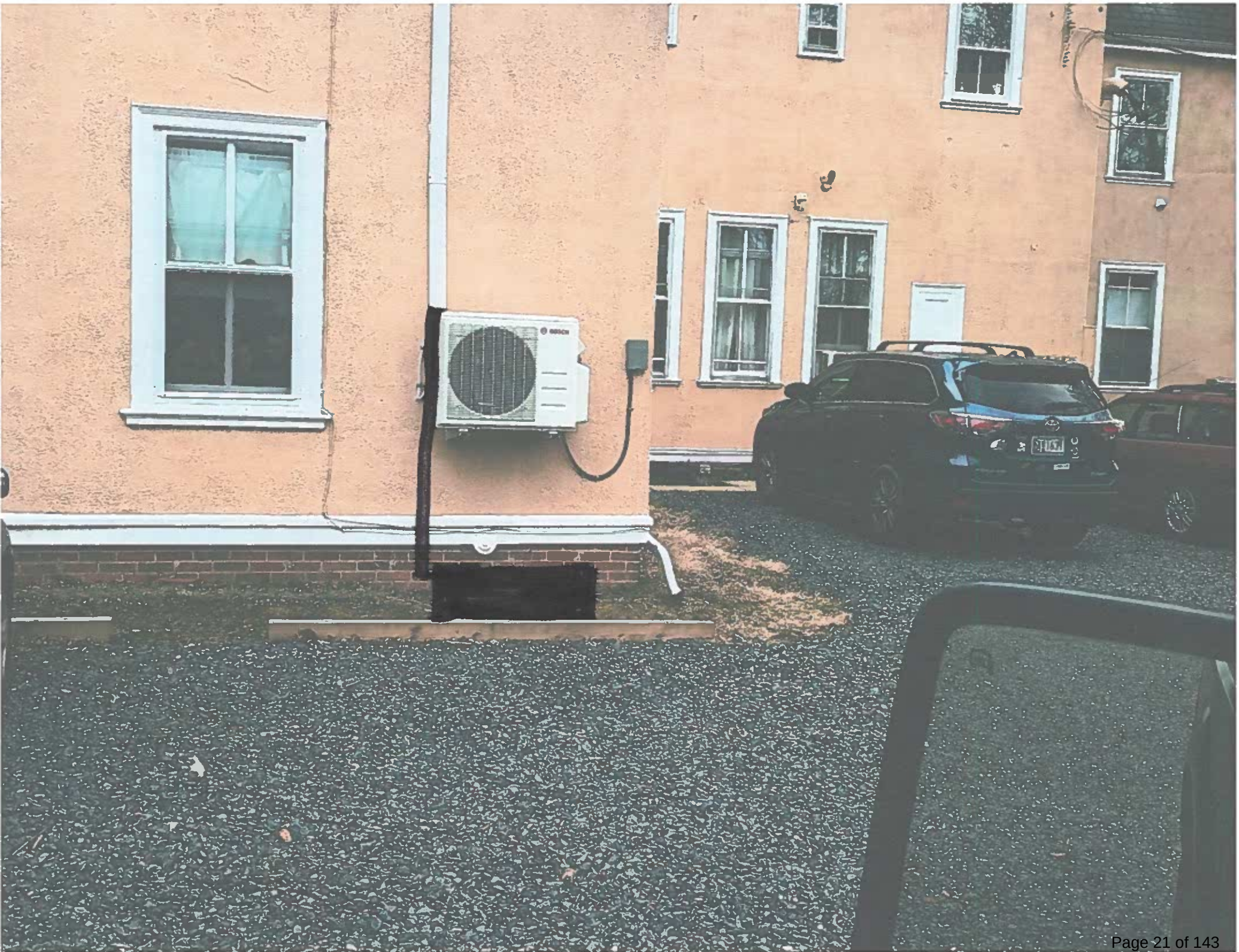
TOWN OF EASTON
PLANNING & ZONING
14 S Harrison Street, Easton MD 21601





bright MLS







T-428

Children's Home of the Eastern Shore (Orphan's Home)

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

Orphan's Home
313 North Street
Easton, Maryland 21601

T-428
1871

Large and plain with a central hall plan and steeply pitched gable roof, the two-and-a-half story frame building at 313 North Street was constructed in 1871 by the Orphan's Home Benevolent Society. By 1881, the structure housed twenty-one children in an environment where they could receive a Christian training, according to Garey and Patchett's History of Easton. At that time, the building is described as "composed of one large two-story frame building with addition...situated in the centre of one of the prettiest squares in Easton..."

MARYLAND HISTORICAL TRUST

2104285504
T 428

Town of Easton

INVENTORY FORM FOR STATE HISTORIC SITES SURVEY

1 NAME

HISTORIC

Children's Home of the Eastern Shore

AND/OR COMMON

Orphan's Home

2 LOCATION

STREET & NUMBER

313 North Street

CITY, TOWN

Easton

VICINITY OF

CONGRESSIONAL DISTRICT

FIRST

STATE

Maryland 21601

COUNTY

Talbot

3 CLASSIFICATION

CATEGORY

___DISTRICT

☒ BUILDING(S)

___STRUCTURE

___SITE

___OBJECT

OWNERSHIP

___PUBLIC

☒ PRIVATE

___BOTH

PUBLIC ACQUISITION

___IN PROCESS

___BEING CONSIDERED

STATUS

☒ OCCUPIED

___UNOCCUPIED

___WORK IN PROGRESS

ACCESSIBLE

___YES: RESTRICTED

___YES: UNRESTRICTED

☒ NO

PRESENT USE

___AGRICULTURE

___MUSEUM

___COMMERCIAL

___PARK

___EDUCATIONAL

☒ PRIVATE RESIDENCE

___ENTERTAINMENT

___RELIGIOUS

___GOVERNMENT

___SCIENTIFIC

___INDUSTRIAL

___TRANSPORTATION

___MILITARY

___OTHER:

4 OWNER OF PROPERTY

NAME

Eley and Moore Cinder Block Company, Incorporated Telephone #: 301-364-5656

STREET & NUMBER

CITY, TOWN

Queen Anne

VICINITY OF

STATE, zip code

Maryland 21657

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE,

REGISTRY OF DEEDS, ETC.

Talbot County Court House

Liber #: 352

Folio #: 601

STREET & NUMBER

Washington Street

CITY, TOWN

Easton

STATE

Maryland 21601

6 REPRESENTATION IN EXISTING SURVEYS

TITLE

None

DATE

___FEDERAL ___STATE ___COUNTY ___LOCAL

DEPOSITORY FOR
SURVEY RECORDS

CITY, TOWN

STATE

7 DESCRIPTION

T-428

CONDITION		CHECK ONE	CHECK ONE
☐ EXCELLENT	☐ DETERIORATED	☐ UNALTERED	☒ ORIGINAL SITE
☒ GOOD	☐ RUINS	☒ ALTERED	☐ MOVED DATE _____
☐ FAIR	☐ UNEXPOSED		

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

This large structure stands on the north side of North Street at the north west corner of Higgins. It is in the part of the town near the original northern boundary which was used for public facilities - the Orphan's home, the Spring Hill Cemetery, the Aged Women's Home. Late nineteen and early twentieth century residences, usually small and of frame, make up most of the buildings in the area. This building faces south.

The main portion of the house is two and a half stories in height and three bays wide. The attic is a full story in height resulting in a building which has a steeply pitched gable roof; the main portion is two bays deep. As originally built, this was a T-shaped structure with an ell, six bays in length, running to the rear. This ell is two and a half stories in height; its roof terminates in a jerkin roof with a jerkin-headed dormer two bays wide. Two wings have been added to the middle two bays of the ell. They run parallel to the main portion of the house and are four bays wide and two bays deep on each side of the ell. At the east and west ends of these additions are two-story screened wooden porches.

The frame building is covered with stucco, now painted beige. The roof is grey slate and wooden trim is white.

At the rear is a small one by two bay gable roofed structure; it may have originally been constructed as a separate cottage but is now connected to the larger building with a one-story enclosed porch.

A dormer is found in each bay on the long sides of both the original ell and the more recent additions. Three dormers also exist on the south front of the structure, one in each bay. They are pedimented gable dormers - identical throughout the building - and have roofs and cheeks covered with slate. The gable window openings have frames trimmed with wide flat moldings; the sashes used are two over two. The same molding is used in the cornice and pediment.

Windows are uniformly placed; throughout the building, one window is found in each bay on both floors. Window openings on both floors are evenly spaced and have frames trimmed with a bead and coved backband molding. The same window treatment is used on all windows of the building. Shutters were once found flanking each window. Two over two sashes are found in each window.

The main entrance is in the center of the main facade and leads to a central stair hall. A one-bay entrance porch with double, fluted columns at the front covered the door. A Roman Doric capital with rosettes decorates these columns and the square pilasters at the rear. There is a simple balustrade with double corner posts on the flat roof of the porch. Two benches are found on either side of the door.

The main entrance door has an overlight of four panes; the six-panel door is recent.

Inside the stair hall and entrance hall are divided by a three centered arch; its molded wooden trim has paneled jambs. The stair has turned balusters and an octagonal newel of the type commonly ordered from a catalogue. This newel is identical to one advertised by the George O. Stevens and Company, a Baltimore firm, in the middle of the nineteenth century.

The building is now used as an apartment house; it stands on a lovely corner lot shaded by huge spruce and maple trees.

CONTINUE ON SEPARATE SHEET IF NECESSARY

PERIOD		AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW			
☐ PREHISTORIC	☐ ARCHEOLOGY-PREHISTORIC	☐ COMMUNITY PLANNING	☐ LANDSCAPE ARCHITECTURE	☐ RELIGION	
☐ 1400-1499	☐ ARCHEOLOGY-HISTORIC	☐ CONSERVATION	☐ LAW	☐ SCIENCE	
☐ 1500-1599	☐ AGRICULTURE	☐ ECONOMICS	☐ LITERATURE	☐ SCULPTURE	
☐ 1600-1699	☒ ARCHITECTURE	☐ EDUCATION	☐ MILITARY	☒ SOCIAL/HUMANITARIAN	
☐ 1700-1799	☐ ART	☐ ENGINEERING	☐ MUSIC	☐ THEATER	
☒ 1800-1899	☐ COMMERCE	☐ EXPLORATION/SETTLEMENT	☐ PHILOSOPHY	☐ TRANSPORTATION	
☐ 1900-	☐ COMMUNICATIONS	☐ INDUSTRY	☐ POLITICS/GOVERNMENT	☐ OTHER (SPECIFY)	
		☐ INVENTION			

SPECIFIC DATES 1871 BUILDER/ARCHITECT Orphan's Home Benevolent Society

STATEMENT OF SIGNIFICANCE

This large but plain structure is significant primarily because it was constructed by the Orphan's Home Benevolent Society in 1871. In 1881 the structure housed twenty-one children in an environment where they could receive a Christian training, according to Garey and Patchett's History of Easton. At that time the building is described as "composed of one large two-story frame building with addition...situated in the centre of one of the prettiest squares in Easton..."

CONTINUE ON SEPARATE SHEET IF NECESSARY

T-428

9 MAJOR BIBLIOGRAPHICAL REFERENCES

Garey, George and Ellwood Patchett. History of Easton, (Easton, Maryland: Gazette Steam Book and Job Office), 1881. Reprinted by Historic Easton, Incorporated, January 1974. P1

CONTINUE ON SEPARATE SHEET IF NECESSARY

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY NA

VERBAL BOUNDARY DESCRIPTION

NA

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

STATE None COUNTY

STATE COUNTY

11 FORM PREPARED BY

NAME / TITLE

Marsha L. Fritz, Consultant

ORGANIZATION

Historic Easton, Incorporated

DATE

August 20, 1976

STREET & NUMBER

Box 1171

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

CITY OR TOWN

Easton

STATE

Maryland 21601

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

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

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

EASTON HISTORIC DISTRICT T-410

STREETS: FEDERAL ST., WASHINGTON ST., HARRISON ST., TALBOT ST., SOUTH ST., DOVER ST., EAST ST., HIGGIN STREET, AURORA ST., AUGUST ST., NORTH ST., RAIL ROAD (Now Goldsborough St.), BREWERS LANE, CENTER LANE, TALKOT LANE, THOROUGH GOOD LANE, VINE ST., PORT ST., CABINET (Glenwood Ave.), WEST ST., ST. 1, ST. 2, ST. 3, ST. 4, ST. 5, ST. 6, ST. 7, ST. 8, ST. 9, ST. 10, ST. 11, ST. 12, ST. 13, ST. 14, ST. 15, ST. 16, ST. 17, ST. 18, ST. 19, ST. 20, ST. 21, ST. 22, ST. 23, ST. 24, ST. 25, ST. 26, ST. 27, ST. 28, ST. 29, ST. 30, ST. 31, ST. 32, ST. 33, ST. 34, ST. 35, ST. 36, ST. 37, ST. 38, ST. 39, ST. 40, ST. 41, ST. 42, ST. 43, ST. 44, ST. 45, ST. 46, ST. 47, ST. 48, ST. 49, ST. 50, ST. 51, ST. 52, ST. 53, ST. 54, ST. 55, ST. 56, ST. 57, ST. 58, ST. 59, ST. 60, ST. 61, ST. 62, ST. 63, ST. 64, ST. 65, ST. 66, ST. 67, ST. 68, ST. 69, ST. 70, ST. 71, ST. 72, ST. 73, ST. 74, ST. 75, ST. 76, ST. 77, ST. 78, ST. 79, ST. 80, ST. 81, ST. 82, ST. 83, ST. 84, ST. 85, ST. 86, ST. 87, ST. 88, ST. 89, ST. 90, ST. 91, ST. 92, ST. 93, ST. 94, ST. 95, ST. 96, ST. 97, ST. 98, ST. 99, ST. 100.

LANDMARKS: State House, Court House, Dr. J. L. Atkins Res., Old Epiphany, Public School, High School, Children's Home of the Eastern Shore (Orphan's Home), 313 North Street, Talbot Co., EASTON, (H.D. T-410), Scale - 15 Rods to an inch.

Scale - 15 Rods to an inch

T-428

T-428
Children's Home of the Eastern Shore
(Orphan's Home)
313 North Street
Easton Quad, 1942, PR 1974. St Aubins
Heights

St Aubins
Heights

EASTON
(BM 38)

Easton
Point

RIVER

EDMUNDSON

N E C K

STUMPTOWN 18 MI.
TRAPPE 6.7 MI.

(TRAPPE)

SCALE 1:24 000



14 x 1.94

75% Page 31 of 143

ORPHAN'S HOME

313 NORTH STREET

EASTON, MD 8/76

FRONT, SOUTH FACADE

HLFRITZ

T-428

VERNON, WILLIAMS, JR.
1111 DIAMOND STREET
ASTORIA, MARYLAND 21601









You're shopping
Dover, DE
● **OPEN** until 9 pm

Delivering to
21601

Search



Hello,
Moshe



Cart

You're shopping
Dover, DE
● **OPEN** until 9 pm

Delivering to
21601

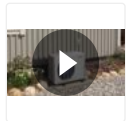
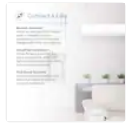
[Home](#) / [Heating, Venting & Cooling](#) / [Mini Split Air Conditioners](#) / [Mini Split Heat Pu](#)

Internet #317795296 Model #8733955263 UPC Code #052575026510

Bosch (Brand Rating: 3.5/5)

Pro Pack 2-Zone 18,000 BTU 1.5 Ton Ductless Mini Split Air Conditioner with Heat Pump 230V

★★★★★ (2) [Questions & Answers \(14\)](#)



\$1527⁰⁰ /bundle ~~\$2181.23~~
Save \$654.23 (30%)

Delivering to: **21601** | [Change](#)



Ship to Store

Pickup
Feb 7 - Feb 10

FREE



Ship to Home

Get it by
Mon, Feb 6

Standard Delivery



Scheduled Delivery

Not available for this
item

We'll send up to **2** to **Dover, DE** for **free pickup**
[Change Store](#)

-

1

+

Add to Cart

Add to List

Add to Quote

Product Details

Specifications

Questions & Answers

14 Questions

Customer Reviews

3.5 out of 5 ★★★★★ (2)

Frequently Bought Together



Price for all three:

\$1685³⁹

Add all three to cart

- ☒ This item: Pro Pack 2-Zone 18,000 BTU 1.5 Ton Ductless Mini Split Air Conditioner with Heat Pump 230V ~~\$2181.23~~ **\$1527.00**
- ☒ Pioneer Copper Piping Kit for Mini Split Installation, 1/4 in. - 3/8 in., 25 ft. **\$122.40**
- ☒ DuctlessAire 9000 - 36000 BTU Outdoor Wall Mounting Bracket for Ductless Mini Split Air Conditioners and Heat Pumps ~~\$45.94~~ **\$35.99**

Sponsored Products

 Danby 210 sq. ft. Portable Air Purifier with Filter in White ENERGY STAR \$96⁹⁹ Add to Cart	 ecobee 3 Lite Smart Thermostat Wi-Fi Thermostat ★★★★★ (2397) \$149⁹⁹ Get up to \$74.99 in Rebates for 19901 Add to Cart	 Costway 9000 BTU Portable Air Conditioner 3-in-1 Air Cooler Fan Dehumidifier with Remote Control ★★★★★ (326) \$432⁹⁹ Add to Cart	 ecobee SmartSensor (2-Pack) ★★★★★ (179) \$93⁴³ Add to Cart	 ecobee Smart Thermostat Enhanced Programmable Smart Wi-Fi Thermostat with Remote Control ★★★★★ (374) \$189⁹⁹ Get up to \$94.99 in Rebates for 19901 Add to Cart
---	--	---	--	--

Compare Similar Mini Split Heat Pumps

 Top Rated	 CURRENT PRODUCT		
---	---	---	--

Brand	DuctlessAire	Bosch	Pioneer	MRCOOL
Name	21 SEER 18,000 BTU 1.5 Ton Wi-Fi Ductless Mini Split Air Conditioner and Heat Pump Variable Speed Inverter - 220V/60Hz	Pro Pack 2-Zone 18,000 BTU 1.5 Ton Ductless Mini Split Air Conditioner with Heat Pump 230V	Multi 24000 BTU 2-Ton 21.3 SEER Dual (2) Zone Wall Mount Air Conditioner Heat Pump, 230-Volt 16 ft.	DIY 36,000 BTU 3-Ton 2-Zone Ductless Mini Split Air Conditioner Heat Pump, 25 ft. + 75 ft. Install Kits, 230V/60 Hz
Price	\$1198⁰⁰ \$1499.23 Save \$300.23 (20%)	\$1527⁰⁰ /bundle \$2191.23 Save \$664.23 (30%)	\$2144⁰⁰ /set	\$3388⁰⁰ /bundle
Ratings	★★★★★ (1413)	★★★★★ (2)	★★★★★ (20)	★★★★★ (43)
BTU Heat Rating	18000 BTU	18000 BTU	24000 BTU	36000 BTU
Minimum Outdoor Temperature (F)	-13	-13	-13	-13
Zone Capacity	Single Zone	Dual Zone	Dual Zone	Dual Zone
Mount Location	Wall Mount	Wall Mount	Wall Mount	Wall Mount
BTU Cooling Rating	18000 BTU	18000 BTU	18000 BTU	36000 BTU
Voltage (v)	220v	230v	208/230v	208/230v
Mini Split Features	Auto cool, Automatic shutoff, Fan only option, Overload protection, Sleep setting, Timer, Wireless remote control	Auto cool, Automatic shutoff, Heater compatible, Overload protection, Programmable, Sleep setting, Timer, Wireless remote control	Auto cool, Defrost, Fan only option, Overload protection, Programmable, Sleep setting, Wifi, Wireless remote control	Auto cool, Automatic shutoff, Defrost, Fan only option, Mobile App, Multi-zone compatible, Timer, Wifi, Wireless remote control
Included	Heater, Remote Control, Self-diagnostic tools	Heater, Remote Control, Self-diagnostic tools, Support Brackets	Heater, Remote Control, Self-diagnostic tools	Remote Control
THD SO SKU	1002193634			
	View Product	View Product	View Product	View Product

Recently Viewed



Bosch Pro Pack 2-Zone 18,000 BTU
1.5 Ton Ductless Mini Split Air
Conditioner with Heat Pump 230V

★★★★★ (2)



Bosch Max Performance 4-Zone
36,000 BTU 3 Ton Ductless Mini Split Air
Conditioner with Heat Pump 230-Volt



DuctlessAire 21 Series Fi Ductless Mini Split
Heat Pump Variable
220V/60Hz

★★★★★ (1413)



View ▾



34



1 / 4











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

Historic District Commission Staff Report

Meeting Date: 3/13/2023

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

Property Address: 311 August Street

Application Number: 2023-868

Request: Roofing

Staff Recommendation: Approve ☒ Deny ☐ Table ☐

Staff Comments:

EXECUTIVE SUMMARY:

The applicant is proposing to do an in-kind asphalt shingle roofing replacement and apply a GACO roof coating over the existing metal roof. The only item keeping this from being a simple administrative approval appears to be that there is an existing layer of cedar shingles underneath the current asphalt shingles. The last record of this roof being replaced is from 2008 when an in-kind asphalt shingle replacement was approved.

Historic District Guidelines:

Guideline 70: Roof Material

- a. Retain and repair visible historic roofing materials where feasible.
- b. Where total replacement of all roofing material is required, the new roofing should match the existing material or be a roofing material that is consistent with the building's architectural style.
- c. Heavy-weight architectural shingles are preferred when existing asphalt shingles are replaced.
- d. Repairs to isolated portions of visible roofing materials must match the existing in material, size, style, texture, and color.

STAFF RECOMENDATION:

Staff supports a Commission **approval** of this application. It is likely that the existing cedar shakes are not salvageable since they have been covered by two layers of asphalt shingles



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

for an unknown amount of time. Since the existing visible roofing material is asphalt, an in-kind replacement may be appropriate.

EASTON HISTORIC DISTRICT SURVEY

PROPERTY #:

Picture:



TAX ID		ADDRESS		OWNER NAME			
2101005421		311 AUGUST ST		BARBOUR, KATHRYN A			
YEAR BUILT		PHYSICAL CONDITION					
1900		GOOD					
ARCHITECTURAL STYLE				ADDITION(S)			
NATIONAL FOLK				NONE APPARENT			
NHL DISTRICT	NR DISTRICT	NR LISTED	MEETS NR CRITERIA	1980 NR RATING	MD INVENTORY	CONTRIBUTING	NC CODE
				B		Y	
NOTES							
ASBESTOS WALL SHINGLES AND SOME REPLACEMENT. FAUX 2/2 WINDOWS. PORCH AND FRONT DOOR ORIGINAL. LARGE OUTBUILDING APPEARS MODERNIZED BUT HISTORIC.							

RECEIVED

FEB 14 2023



TOWN OF EASTON TOWN OF EASTON

PLANNING AND ZONING

14 SOUTH HARRISON STREET, EASTON, MD 21601

Application #: 2023-868
Date Received: 02/14/2023
Fee Paid: \$75 on 02/14/2023
HDC Meeting Date: 03/13/2023
Date Property Posted: 03/06/2023

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: 311 August St.
☐ Contributing ☐ Non-Contributing YEAR BUILT: _____ NATIONAL REGISTAR # _____

PROPERTY INFORMATION

OWNER NAME: Alan Girard
TELEPHONE NO.: 410-934-7052 EMAIL: _____

Applicant or Agent

NAME: Mid-Shore Extensors
TELEPHONE NO.: 410-673-7939 EMAIL: info@midshoreextensors.com

Description of Proposal (include additional sheets, as necessary)

Roof replacement in kind on house using architectural shingles, remove existing 2 layers of asphalt shingles, wood shakes, felt paper and drip edge. Install 1/2" CDX plywood, install synthetic underlayment, Ice/water shield along eaves, rakes, valley, front porch, install drip edge, starter strip, Timberline HD architectural shingles, ridge vents + ridge caps. Chimneys will be flashed all new flashing to be installed. Apply GILCO coating on existing metal roof in white. Clean up + remove all debris. All trims fascia, soffit to remain as is. ✕

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

Julie Harden
2-15-23
Julie Harden of Mid Shore Extensors

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

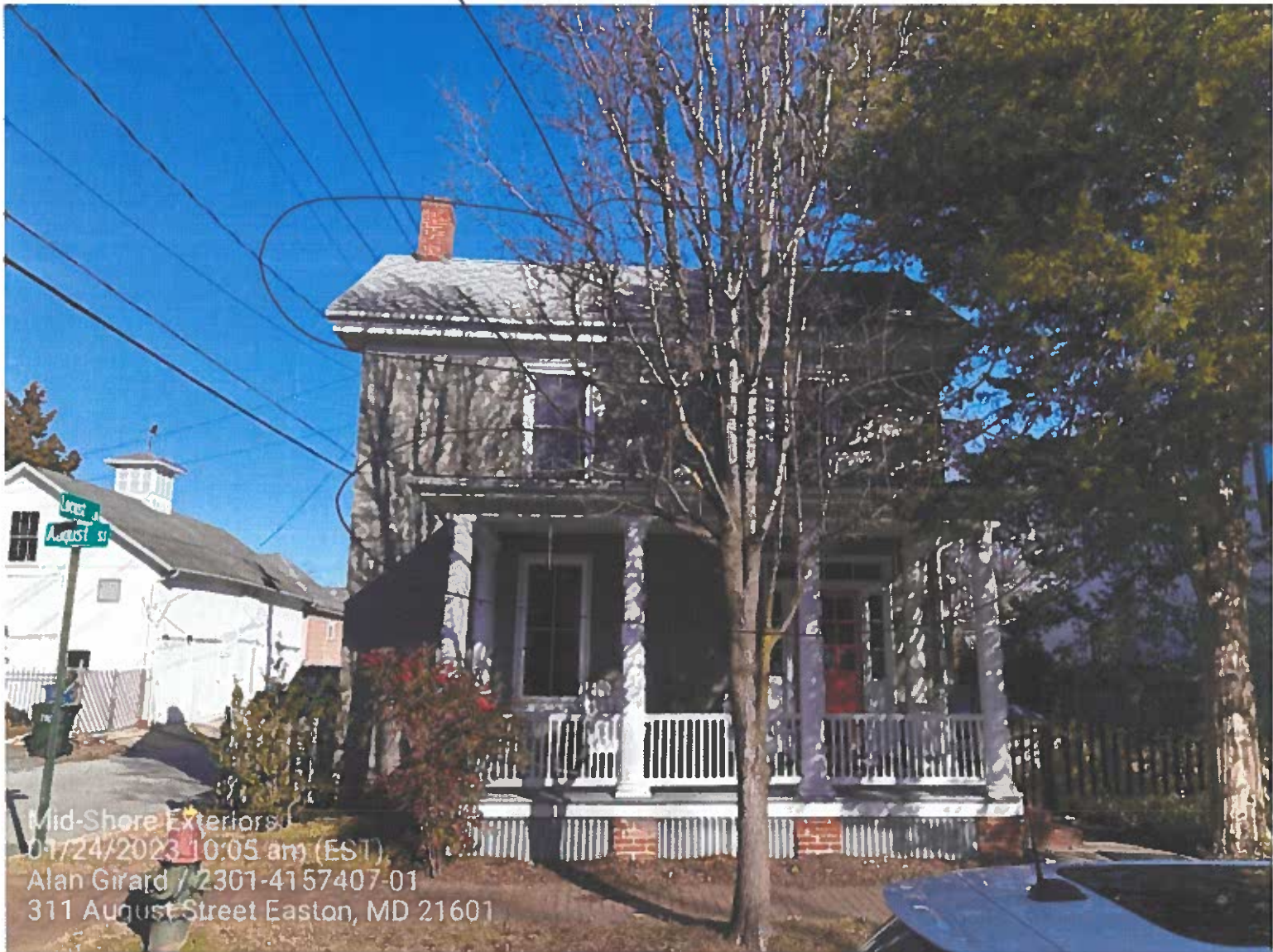
- ☐ Attach all documentation supporting request

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.

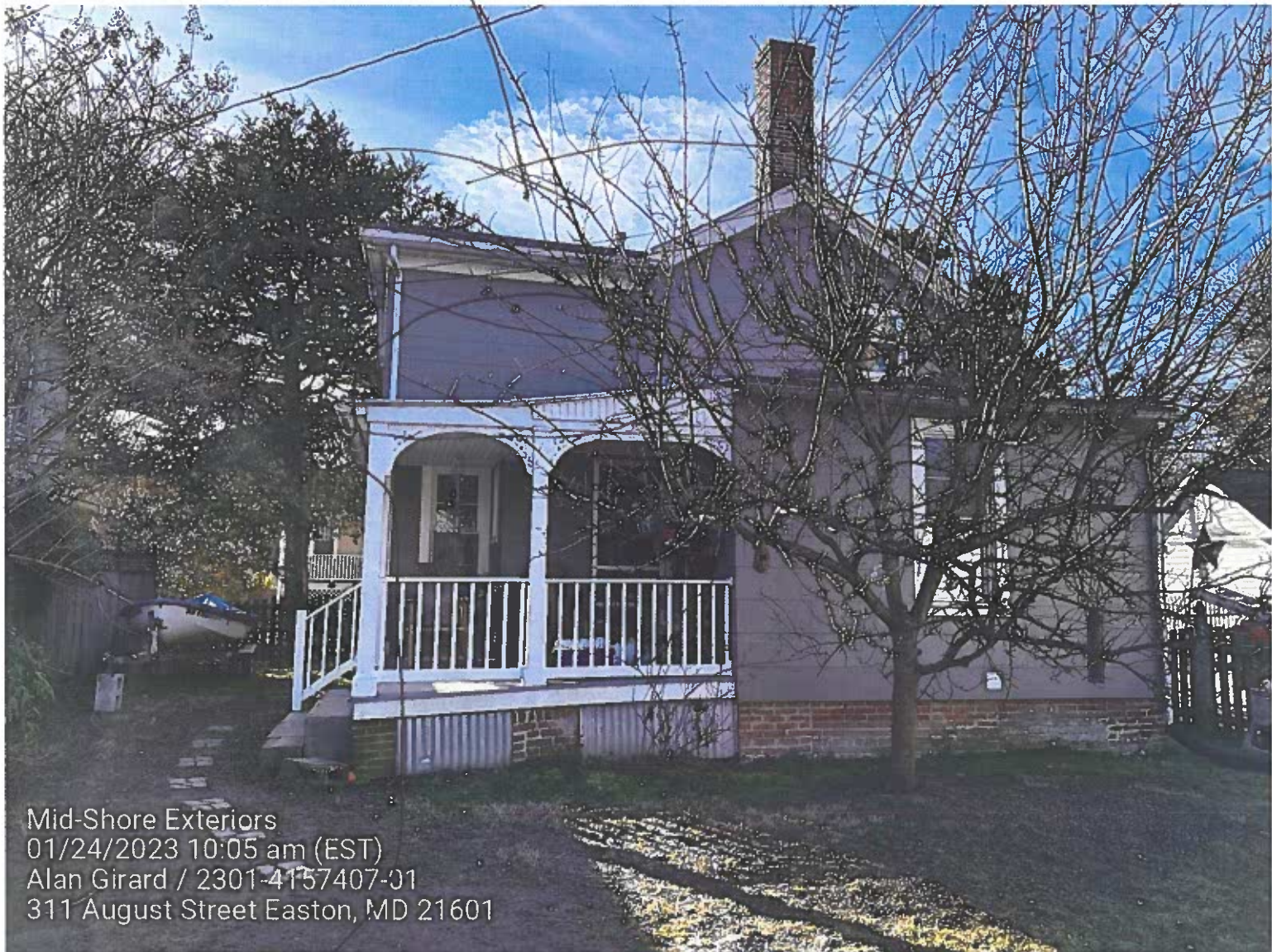
If the applicant or their designee is not present for the scheduled HDC meeting, the Commission may elect to refrain from discussing and voting on the scheduled agenda item.

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

Replacing



Replacing



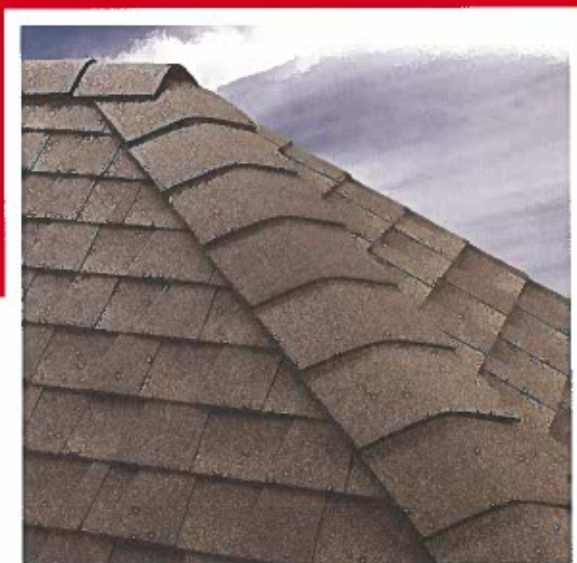
Mid-Shore Exteriors
01/24/2023 10:05 am (EST)
Alan Girard / 2301-4157407-01
311 August Street Easton, MD 21601

GACO coating



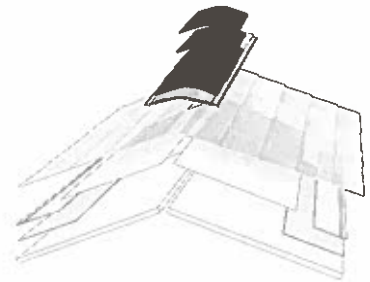
TimberTex[®] Premium Ridge Cap Shingles

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



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

TimberTex® Premium Ridge Cap Shingles



Benefits:

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

See the difference:



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



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

Product Details:

Nominal Specifications:

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

Packaging:

- 30 double-layer ridge caps per bundle

Coverage:

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

Code Approvals:

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

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

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

³ Refer to UL Online Certification Directory for actual assemblies.

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

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

Note: See gaf.com/ridgecapavailability for regional availability



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



We protect what matters most™



Cobra® Snow Country® Advanced Exhaust Vent for Roof Ridge

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



- Improve energy efficiency by reducing attic heat and your summer air-conditioning load
- Limit the growth of harmful mold and mildew
- Minimize peeling of paint inside and out

Cobra® Snow Country® Advanced Exhaust Vent for Roof Ridge



Benefits:

- Allows heat and moisture to escape at the most effective location—the ridge
- Shingle-over design blends into the ridge line
- Engineered for durability with high-impact UV-resistant polymers
- External baffles with crush-resistant internal structure
- Snow Guard™ Filter helps resist snow infiltration in harsh winter climates
- Includes 3" (76 mm) ring shank nails included for proper fastening of the vent and cap shingles
- Unique EasyTear® Sizing Feature allows you to hand-tear the vent in 3" (76 mm) increments — no cutting and less waste
- Passes the 110 mph wind-driven rain test¹
- Eligible for up to a Lifetime limited warranty.² It's also an eligible component for GAF residential enhanced warranties.

Balanced Ventilation:

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

codes for specific ventilation requirements.

How Much Do I Need?

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

Total attic sq. footage	Recommended length of Cobra® Snow Country® Advanced Exhaust Vent (ft.)	Minimum Intake Ventilation (net free area in sq. in.)
1600	22	396
1900	26	468
2200	30	540
2500	34	612
2800	38	684
3100	42	756
3400	46	828

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

Product details:

- For use in colder climates
- 11.5" (292 mm) width - For 12" (305 mm) width ridge cap shingles
- 9" (229 mm) width - For 10" (254 mm) width ridge cap shingles
- 18 sq. inches per lineal foot (38,100m² per lineal meter) of net free ventilating area
- Hand nail installation with included 3" (76 mm) ring shank nails
- For roof pitches 3:12 to 16:12

Code Approvals & Standards

- Miami-Dade County Product Control Approved
- State of Florida Approved
- UL ERI5072-01
- Texas Department of Insurance Product Evaluation RV-29
- CCMC14083-R
- UL Listed to ANSI/UL 790 Class C³



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

¹ Under controlled laboratory testing conducted by GAF.

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

³ Refer to UL Online Certification Directory for actual assemblies



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



We protect what matters most™





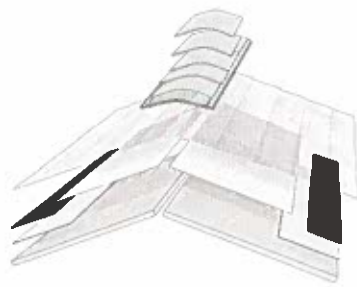
Pro-Start® Starter Strip Shingles

Help prevent shingle blow-off and eliminate waste



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

Pro-Start® Starter Strip Shingles



Benefits:

- Properly positioned Dura Grip™ Adhesive helps to lock down the shingles at the eaves and rakes to reduce the risk of shingle blow-off
- Pre-perforated design is easy to use and install, with no cutting on the roof
- No more wasted time (or material) cutting your own starter strips
- At least 50% more coverage per bundle (vs. typical 3-tab strip shingles)
- GAF offers increased wind coverage on many GAF shingles when you use GAF starter strips.¹
- It's eligible for a Lifetime limited warranty when installed on Lifetime Shingle roofs² and is an eligible component for GAF residential enhanced warranties.

Installation:



Tears in half easily along perforation for easy installation



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

Product details:

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

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

Packaging

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

Coverage

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

Code Approvals:

- State of Florida Approved
- Miami-Dade County Product Control approved³
- ICC-ES ESR-1475
- Meets ASTM D3462³, D3018
- ASTM D3161 Class F
- UL Listed to ANSI/UL 790 Class A⁴

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

² Excludes Shatter, CA product.

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

⁴ Refer to UL Online Certification Directory for actual assemblies



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



We protect what matters most™



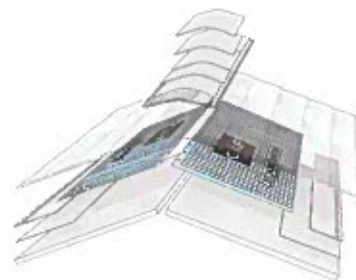
Deck-ArmorTM Premium Breathable Roof Deck Protection

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



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

Deck-Armor™ Premium Breathable Roof Deck Protection



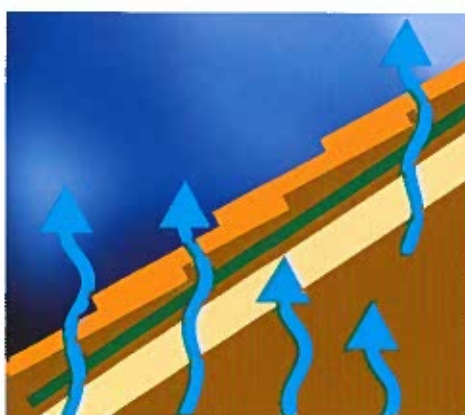
Benefits:

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

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



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



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

Product Details:

Nominal Specifications:

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

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

Code Approvals and Standards:

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

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

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

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

¹GAF trapezoidal tear strength testing per ASTM D4533

²GAF nail pull-through testing per ASTM D3462

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

⁴Contact GAF Technical Support at 1-800-766-3411 for acceptable non-asphaltic roofing systems and limited warranty coverage.

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

⁶Refer to UL Online Certification Directory for actual assemblies

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

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



We protect what matters most™





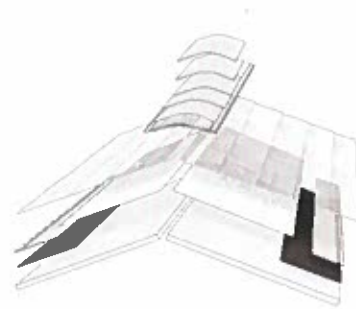
WeatherWatch® Mineral-Surfaced Leak Barrier

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



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

WeatherWatch® Mineral-Surfaced Leak Barrier



Benefits:

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

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

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

Meets or exceeds the following requirements of ASTM D1970

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

Product Details:

Nominal Specifications:
For use with asphalt shingles

1.5 square roll:*

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

2.0 square roll:*

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

*Excludes laps

Code Approvals:

- Meets or exceeds the performance criteria of ASTM D1970
- Miami-Dade County Product Control Approved
- State of Florida approved
- UL Classified (See marking on product packaging)
- ICC-ES Evaluation Report (ESR-1322)

Check local building codes for requirements in your area.

² See GAF Shingle & Accessory Limited Warranty for complete coverage and restrictions. The word "Lifetime" refers to the length of coverage provided by the GAF Shingle & Accessory Limited Warranty and means as long as the original individual owner(s) of a single-family detached residence (or the second owner(s) in certain circumstances) owns the property where the shingles and accessories are installed. For owners/structures not meeting the above criteria, Lifetime coverage is not applicable. Lifetime limited warranty on accessories requires the use of at least three qualifying GAF accessories and the use of Lifetime Shingles.

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



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



We protect what matters most™



The Best & Last Roof Coating You'll Ever Use!



- The Last Roof Coating You'll Ever Need
- Withstands Permanent Ponding Water
- Ideal for Flat or Sloped Roofs



GacoRoof is Excellent for:

- Aged Asphalt*
- Aged EPDM*
- Aged TPO/CPA*
- Cap Sheet
- Composite
- Concrete
- Fiberglass
- Metal
- Modified Bitumen
- Smooth Built-Up
- Torchdown
- Sprayed Polyurethane Foam
- Most Existing Coatings
- Low-Pitched Roofs
- Flat Roofs
- Mobile Homes

*Not for use on 3-lb asphalt or architectural shingles.

*May require GacoFlex E5320 2-Part Epoxy Primer/Filler. Verify adhesion with AdhesionTestKit.

White
GR1600

Gray
GR1628

Green
GR1626

Light Tan
GR1670

Rustic
GR1671

Medium Blue
GR1672

Black
GR1673

Brown
GR1674

Red
GR1675

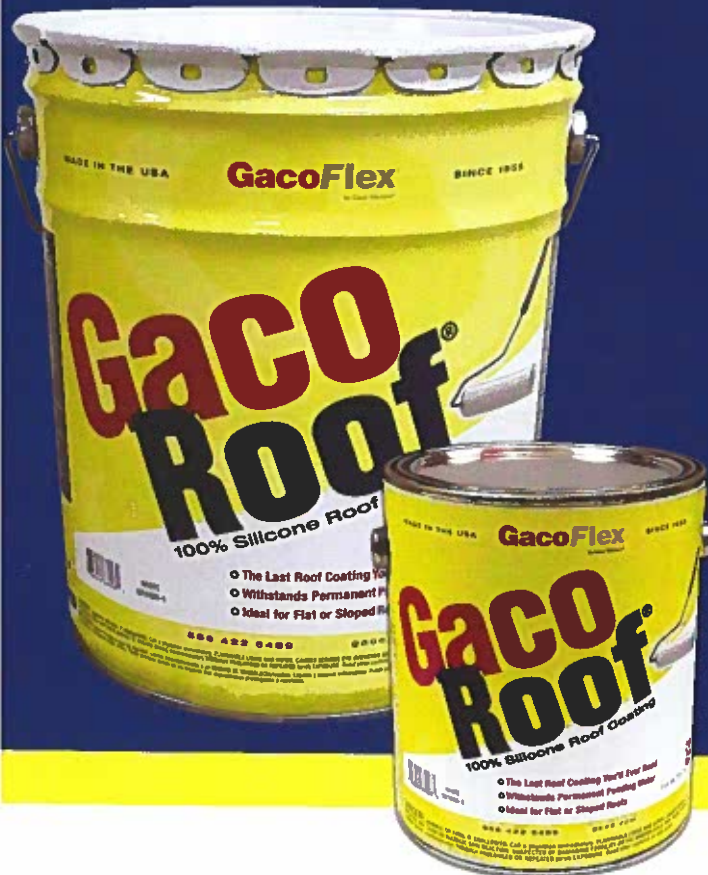
Note: Colors shown are printed representations of product color. Actual color may vary slightly due to surface texture, application technique and lighting conditions.

Turn over to compare for yourself...

866 422 6489 • gaco.com

GacoFlex

Compare for Yourself



	GacoRoof	Brand X
Warranty	Limited 50-Year	5-10 Years
Can be applied between 32°F - 120°F	YES	NO
Withstands Permanent Ponding Water	YES	NO
Primer/ Basecoat Required?	NO	YES
Re-coating Required?	NO	YES

- **2 coat application of same product**
Brand X requires multiple products
- **Withstands permanent ponding water**
Brand X is 48 hours only
- **Temperature application range**
32°F - 120°F
Brand X is 50°F - 90°F
- **1-12 hour cure time, dry to the touch**
Brand X is 24-48 hours
- **1 gallon = 100 sq. ft. per coat**
Brand X is 1.5 gallons
- **Can be used on flat roofs**
Brand X requires 1/4" slope
- **Can be rained on after 2 hours**
Brand X requires no rain, dew or fog within 24-48 hours
- **Permanently flexible**
Brand X becomes brittle and begins to degrade over time

- **Recoat can be done after cure time**
Brand X may require 24 hours before re-coat
- **Silicone Roof Coating**
Brand X sells all acrylic roof coatings
- **Ponding waterproof**
Brand X is ponding water resistant
- **50 year warranty**
Brand X 5-10 year warranty
- **No polyester mat between coats**
Brand X requires polyester mat
- **UV resistant**
Brand X loses mil thickness due to UV exposure
- **22 mil system**
Brand X is 48-60 mil

GacoFlex

866 422 6489 • gaco.com

GAF Timberline® HDZ™
High Definition® Lifetime Shingles



Barkwood

America's #1-selling shingle just got better

Protecting over 50 million families nationwide with great value and a genuine wood-shake look. Peace of mind has never looked so good.

GAF

We protect what matters most.



Charcoal



Slate



Fox Hollow Gray



Oyster Gray



Pewter Gray



Williamsburg Slate



Hunter Green



Biscayne Blue



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



Barkwood



Hickory



Shakewood



Weathered Wood



Mission Brown



Patriot Red

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





Timberline® HDZ™ Shingles

Benefits:

- **LayerLock™ Technology** mechanically fuses the common bond between overlapping shingle layers.
- The added strength at the common bond powers the **StrikeZone™** — The industry's widest nailing area.
- **Up to 99.9% nailing accuracy** — The StrikeZone™ nailing area is so easy to hit that a roofer placed 999 out of 1,000 nails correctly in our test.²
- **Up to 30% faster nail fastening** thanks to the industry's largest nail zone.
- Our legendary **Dura Grip™** sealant pairs with the smooth microgranule surface of the StrikeZone™ nailing area for fast tack. Then, an asphalt-to-asphalt monolithic bond cures for durability, strength, and exceptional wind uplift performance.
- **WindProven™ Limited Wind Warranty¹** — When installed with the required combination of GAF Accessories, Timberline® HDZ™ Shingles are eligible for an industry first: a wind warranty with no maximum wind speed limitation.

Installation:



The StrikeZone™ Nailing Area

The industry's largest nailing area for up to 99.9% nail placement accuracy.²



LayerLock™ Technology

Proprietary technology mechanically fuses the common bond between overlapping shingle layers.



1. Alignment guide
2. StrikeZone™ Nailing Area
3. Dura Grip™ Adhesive
4. LayerLock™ Technology
5. Smooth microgranule surface



Visit gaf.com/LayerLock

¹ 15-year WindProven™ limited wind warranty on Timberline® HDZ™ Shingles requires the use of GAF starter strips, roof deck protection, ridge cap shingles, and leak barrier or attic ventilation. See *GAF Roofing System Limited Warranty* for complete coverage and restrictions. Visit gaf.com/LRS for qualifying GAF products.

² Results based on study conducted by Home Innovation Research Labs, an independent research lab, comparing installation of Timberline HD® Shingles to Timberline® HDZ™ Shingles on a 16-square roof deck using standard 4-nail nailing pattern under controlled laboratory conditions. Actual results may vary.

We protect what matters most™





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

Historic District Commission Staff Report

Meeting Date: 3/13/2023

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

Property Address: 6 Brooklets Avenue

Application Number: 2023-874

Request: Windows, Door, Rear Porch

Staff Recommendation: Approve ☒ Deny ☐ Table ☐

Staff Comments:

EXECUTIVE SUMMARY:

The applicant is proposing replace and relocate some existing aluminum windows on the sides and rear of the house. The applicant is proposing to use wood casement windows. The survey for this property states that the existing 1/1 windows on the structure are likely modern additions. The applicant is also proposing to relocate and replace the rear door with a new wooden French style door. The other changes involve replacing railing on the rear porches and reconstructing the rear porch steps.

Historic District Guidelines:

Guideline 42. Make Sensitive Replacements (Doors)

- a. Replace historic doors and surrounds in-kind, where repair is not possible. The replacement door should duplicate the original as closely as possible.
- b. Replacement doors should be compatible with the overall character of the façade in which they are located.
- c. Doors located on the front façade of historic properties are typically solid wood. Replacement doors for front façades should be wood. Alternative materials, provided they are smooth and painted, may be used for doors located on the sides or rear of the property. See Appendix B for additional information on Substitute Materials.
- d. If the location of a door to be replaced is not under a protective cover, then an alternate material may be considered for increased durability. The design must be compatible with the architectural style of the property and should mimic the appearance of the original door.



Guideline 65. Make Sensitive Replacements (Porches)

- a. Replace missing posts and railings where necessary to match size, shape, profile, proportion, and spacing to the historic feature.
- b. Use wood for porch details and structural parts, including steps, decking, and foundations, unless it can be documented that other materials were historically used on the house or used at an early date.
- c. Alternate materials may be allowable on a on side or rear porches if the new material, size, scale, and overall appearance matches the historic feature.
- d. Front porches on contributing historic structures are held to a higher standard than side or rear porches.

Guideline 90. Make Sensitive Replacements (Windows)

- a. Replace windows that cannot be repaired in-kind. Replacement windows must match the original windows in size, proportion, design, and style. The number of windowpanes and the muntin and mullion profiles should match the historic window.
- b. Replacement units for historic divided light (multi-pane) windows must have the appearance of a true divided light. Simulated divided light windows with three dimensional muntins are usually appropriate. “Snap-in” or “between-the-glass” vinyl muntins do not simulate a historic appearance and will not be approved for windows within the historic district.
- c. Maintain the window type. For example, replacing a double-hung window with a casement window is not preferred.
- d. Maintain the historic window opening size and surrounding trim. Altering the window opening to accommodate larger or smaller windows is not preferred.
- e. Where inappropriate replacements were previously installed, and the original window appearance is unknown, neighboring buildings may provide clues to appropriate configurations. In general, a style of window that is in keeping with the architectural style of the building is most appropriate. Where the style of window cannot be determined, a one-over-one window configuration is usually most appropriate.

STAFF RECOMENDATION:

Staff supports a Commission **approval** of this application. The proposed alterations are all on the rear and side facades of the structure and are not easily visible from Brooklets Avenue. The proposed materials and configuration of the ne doors and windows seem appropriate as they



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

are replacing modern aluminum windows. Staff recommends that the Commission ask for clarification on the materials that will be used for the new railings and steps.

EASTON HISTORIC DISTRICT SURVEY

PROPERTY #:

Picture:



TAX ID		ADDRESS		OWNER NAME			
2101014897		6 BROOKLETTS AVE		MESSICK, JOAN S			
YEAR BUILT		PHYSICAL CONDITION					
1910		VERY GOOD					
ARCHITECTURAL STYLE				ADDITION(S)			
QUEEN ANNE INFLUENCE				1 STORY REAR SECTION			
NHL DISTRICT	NR DISTRICT	NR LISTED	MEETS NR CRITERIA	1980 NR RATING	MD INVENTORY	CONTRIBUTING	NC CODE
				B		Y	
NOTES							
1/1 WINDOWS APPEAR TO HAVE BEEN REPLACED. PORCH REBUILT. ASBESTOS WALL SINGLES. CONTRIBUTING GARAGE.							



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

RECEIVED
FEB 20 2023

Application #:	2023-874
Date Received:	02/20/2023
Fee Paid:	\$75
HDC Meeting Date:	03/13/2023
Date Property Posted:	03/06/2023

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 6 Brookletts Avenue, Easton, MD
☒ Contributing ☐ Non-Contributing YEAR BUILT: 1910 NATIONAL REGISTAR #

PROPERTY INFORMATION

OWNER NAME HTHH LLC
TELEPHONE NO. 202-907-4121 EMAIL LeeCarter1967@gmail.com

Applicant or Agent

NAME HTHH LLC, c/o Dan O'Brien
TELEPHONE NO. 240-346-3182 EMAIL D.O'Brien@greenstonerealtyadvisors.com

Description of Proposal (include additional sheets, as necessary)

Please 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

2/17/23
DAN O'BRIEN

Revised 4.4.2022

**Historic District Commission Hearing Application for
6 Brookletts Avenue, Easton, Maryland**

Introduction

The subject property was constructed in 1910. In the early 1960's, the property underwent a renovation that included the addition of a flat roofed sunroom on the south side, the enclosure of the side/front porch, and the replacement of the original wood shingle siding with over sized cementitious shingles.

The southern addition incorporated aluminum framed jalousie windows and doors that while popular at the time of the renovation, have become functionally obsolete and are incongruent with the style of the house

The primary intent of the proposed modifications is to create an elevation that is more congruent with the architectural style of the subject property as well as the surrounding neighborhood. As such, all replaced windows and doors will be wood with mullions, casings and sills matching the original windows in style and size.

At this point in time, no effort will be made to replace the existing cementitious shingle siding with the original wood shingles, however it is fully expected that at some later date, the Owner will undertake this project.

Proposed Exterior Alterations

1. Replace existing aluminum framed jalousie windows with same size Marvin Ultimate Wood French Casement windows in the south and west side of the house.
2. Replace and relocate rear door (on south side) as shown the attached plans with Marvin Ultimate Wood French Door
3. Replace and relocate rear staircase (on south side) as shown the attached plans
4. Replace existing aluminum framed jalousie window on east side with same size Marvin Ultimate Wood French Casement window.
5. Replace railing on flat roof over the existing rear addition as shown on the attached plans. Railing will be constructed of wood with stainless steel fasteners
6. Remove upstairs door leading to flat roof over the existing rear addition as shown on the attached plans.
7. Remove window on west side of the south wall upstairs and replace with two Marvin Ultimate Wood double hung sash windows as shown on the attached plans.



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.
- ☒ 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

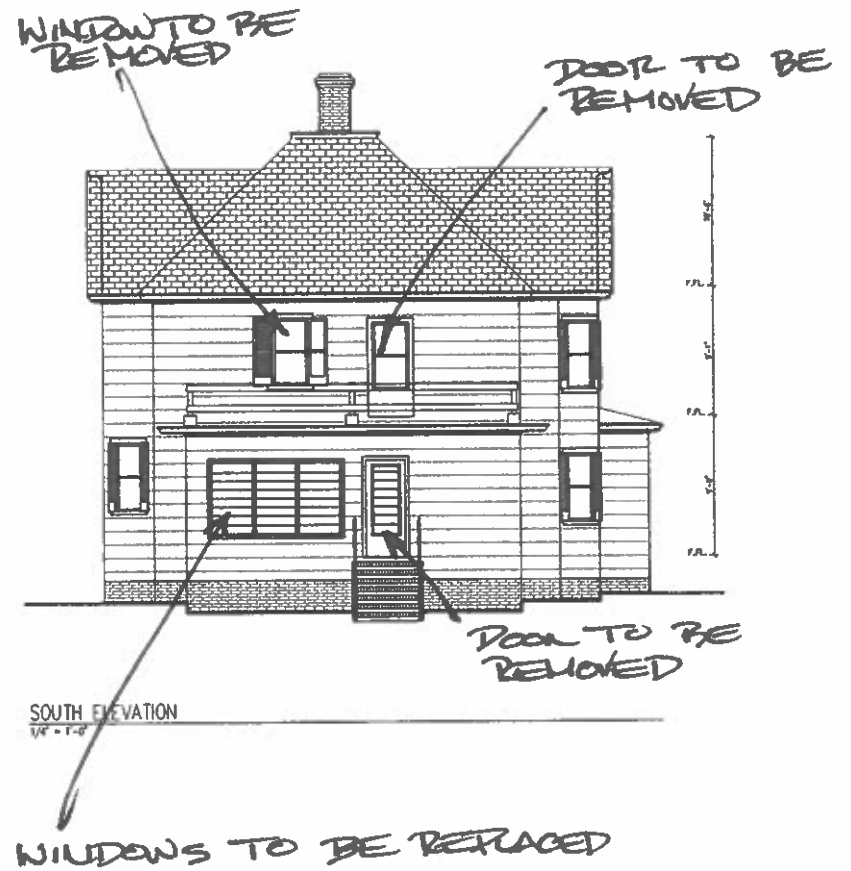
The Historic District Commission (HDC) reserves the right to request reasonable additional information or design drawings that further clarify proposals. In cases where professional design services are warranted, the HDC may require the applicant to retain a licensed design consultant.

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.



NORTH ELEVATION
1/4" = 1'-0"



SOUTH ELEVATION
1/4" = 1'-0"

EXISTING ELEVATIONS



NORTH ELEVATION
1/4" = 1'-0"



SOUTH ELEVATION
1/4" = 1'-0"

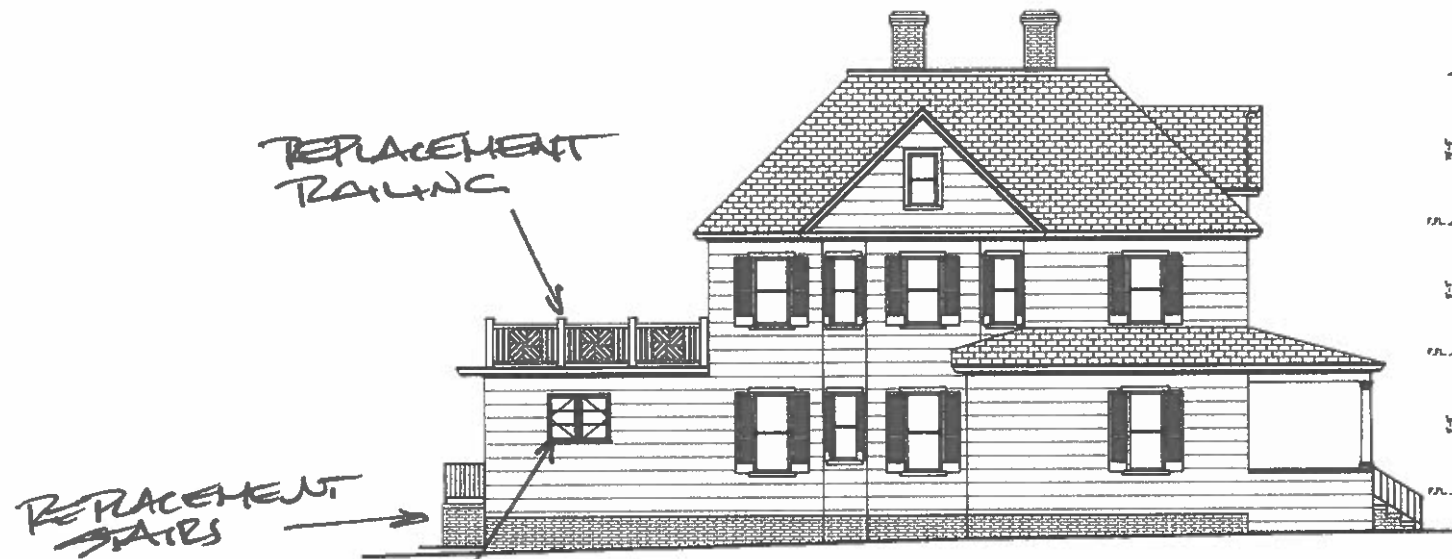
PROPOSED ELEVATION



STAIRS TO
BE REPLACED/
RELOCATED

WEST ELEVATION
1/4" = 1'-0"

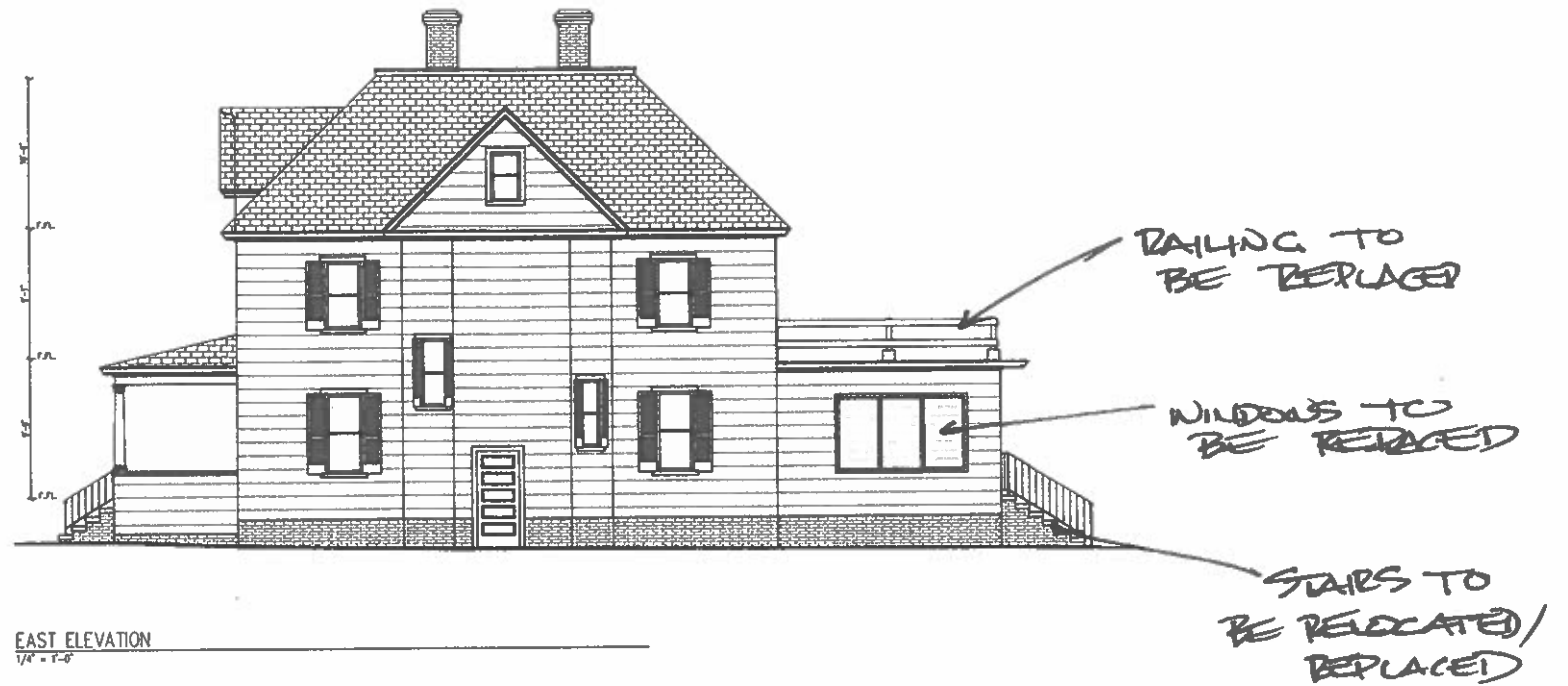
EXISTING ELEVATION



REPLACEMENT
WINDOW

WEST ELEVATION
1/4" = 1'-0"

PROPOSED ELEVATION



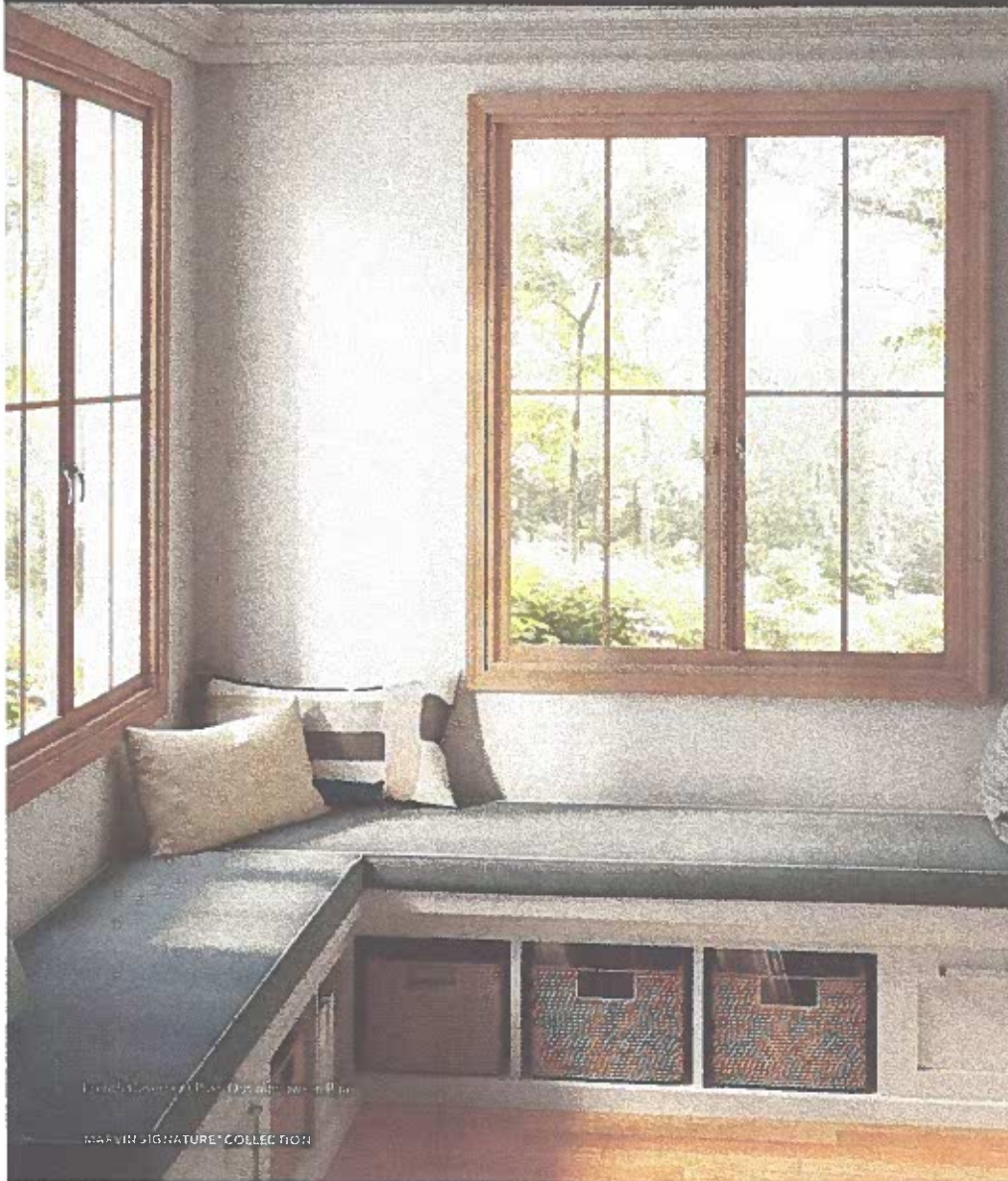
EXISTING ELEVATIONS



EAST ELEVATION
1/4" = 1'-0"

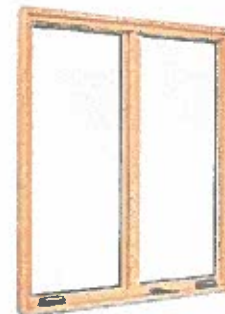
PROPOSED ELEVATION

ULTIMATE FRENCH CASEMENT



ULTIMATE FRENCH CASEMENT

The Ultimate French Casement window pairs expert engineering with thoughtful design to offer a beautiful architectural window that won't compromise on performance or energy efficiency. The Ultimate French Casement has no center vertical post and opens like a French door. Simply crank open each independent sash or push out each sash and enjoy an unobstructed view.



FRENCH CASEMENT INTERIOR
WITH FOLDING HANDLES



FRENCH CASEMENT PUSH OUT
INTERIOR



FRENCH CASEMENT PUSH OUT
EXTERIOR

ULTIMATE CASEMENT STYLES



FULL FRAME OR NARROW FRAME

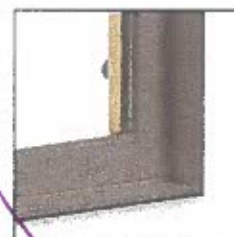
The Ultimate Casement and Ultimate Casement Narrow Frame windows are the most versatile and innovative casement windows ever produced. Ultimate Casement styles feature concealed multi-point locks, a patented Wash Mode, and durable hardware that operates smoothly even at the largest sizes.



ULTIMATE CASEMENT
A recessed sash for a traditional look, plus a full jamb, offers design flexibility for new construction or full frame replacement.



ULTIMATE CASEMENT NARROW FRAME
A flush sash to the exterior and narrow jamb depth make this window an easy choice for frame-in-frame replacement or more contemporary new construction applications.



ULTIMATE CASEMENT EXTERIOR WITH 4 1/2" FULL JAMB



ULTIMATE CASEMENT NARROW FRAME EXTERIOR WITH 2 1/4" NARROW JAMB

JAMBS + PROFILES
The Ultimate Casement has a recessed sash for a traditional or historic look. The Ultimate Casement Narrow Frame has a flush-to-frame sash for a contemporary look.

ULTIMATE CASEMENT EASY WASH MODE

Ultimate Casement operates in a way so revolutionary that we've patented it, making Marvin the only place you'll find it. The hardware allows access to both sides of the glass from the inside of your home, making window washing stress- and ladder-free.

REVOLUTIONARY WASH MODE

1. Crank the handle twice.
2. Push down on the hardware arm, and push the window away. Then crank the arm back.
3. Swing the window all the way open, pulling it across toward the lock for accessibility to exterior glass.



MULTI-POINT LOCKING SYSTEM

Multi-point locking mechanisms enhance performance and make large casements easy to operate.



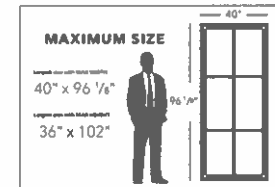
ENDLESS DESIGN OPTIONS

A variety of divided lite patterns, including a double hung look make energy-efficient casements the perfect replacement window in older homes.



LOCK STATUS SENSOR

Hidden Lock Status Sensor option connects with your smart home to indicate when windows are closed and locked.



LARGE SIZES OPEN WITH EASE

We have developed the most durable hardware in the industry, which provides easy opening and smooth operation on even the largest casements.



WINDOW OPENING CONTROL DEVICE

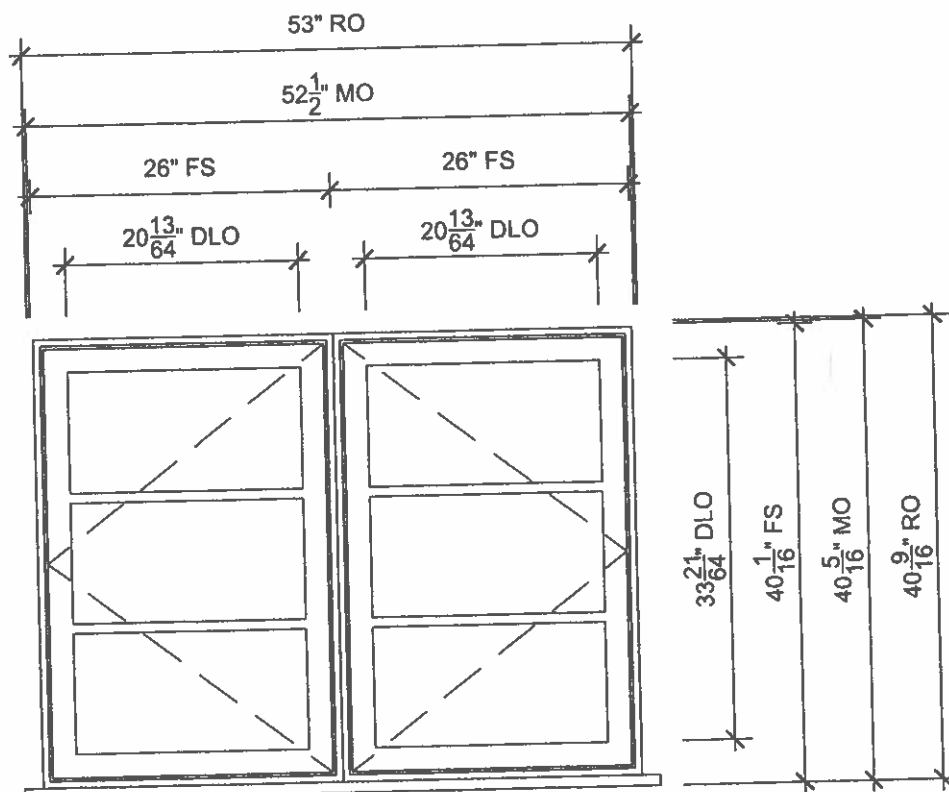
Limits the casement sash opening to less than 4 inches when engaged. The release mechanism allows for operation beyond 4 inches. This option meets the ASTM F2090-21 standard.



FRICTION LIMITER

Flip a lever to lock the sash securely in place at multiple set angles, allowing you to open your window on windy days. Available for push out only.

Marvin exclusive Wash Mode not available on Ultimate Casement windows in sizes less than 20 inches wide or Ultimate French Casement, Ultimate Awning, or Round Top windows.



04

SCALE: 3/4" = 1'-0"

$\frac{3}{8}$ Head

$\frac{2}{9}$ Sill

$\frac{4}{8}$ Jamb

$\frac{4}{5}$ Divided Lite

$\frac{1}{8}$ Vertical Mullion

SPECIFICATIONS

Product Line: Ultimate Wood
 Unit Description: Marvin Assembly
 Rough Opening: 53" X 40 9/16"
 Frame Size: 52" X 40 1/16"
 Masonry Opening: 52 1/2" X 40 5/16"
 Sash Opening: 53" X 40 9/16"
 Inside Opening: 53" X 40 9/16"
 Jamb Depth: 4 9/16"
 Interior Trim: None
 Exterior Casing: Casing Type : None
 Subsill: Standard Subsill

FOR DESIGN INTENT ONLY, NOT FOR MANUFACTURE.

EASTERN WINDOW

MARVIN

PROJ/JOB: Brooklets / 8-22-22
 DIST/DEALER: WARRENS WOOD WORKS
 DRAWN: RICKY CECIL
 QUOTE#: 8WG2H6C

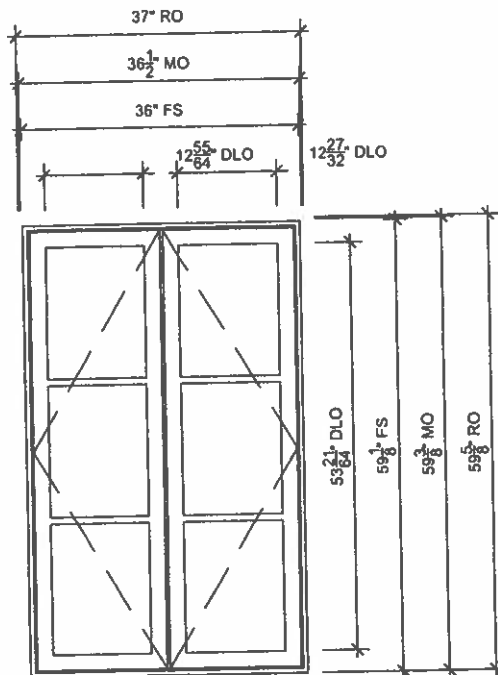
PK VER: 0003.16.01

CREATED: 02/20/2023 REVISION:

SHEET

4

OF 9



OPERABLE

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

-  Head
-  Jamb
-  Sill
-  Divided Lite
-  Astragal Detail

SPECIFICATIONS

Product Line: Ultimate Wood
 Unit Description: French Casement Push Out
 Rough Opening: 37" X 59 5/8"
 Frame Size: 36" X 59 1/8"
 Masonry Opening: 36 1/2" X 59 3/8"
 Sash Opening: 37" X 59 5/8"
 Inside Opening: 37" X 59 5/8"
 Jamb Depth: 4 9/16"
 Interior Trim: None
 Exterior Casing: Casing Type : None
 Subsill: Subsill Type : None

FOR DESIGN INTENT ONLY, NOT FOR MANUFACTURE.

SOUTHERN WINDOW(S)

MARVIN 

PROJ/JOB: Brooklets / 8-22-22
 DIST/DEALER: WARRENS WOOD WORKS
 DRAWN: RICKY CECIL
 QUOTE#: 8WG2H6C

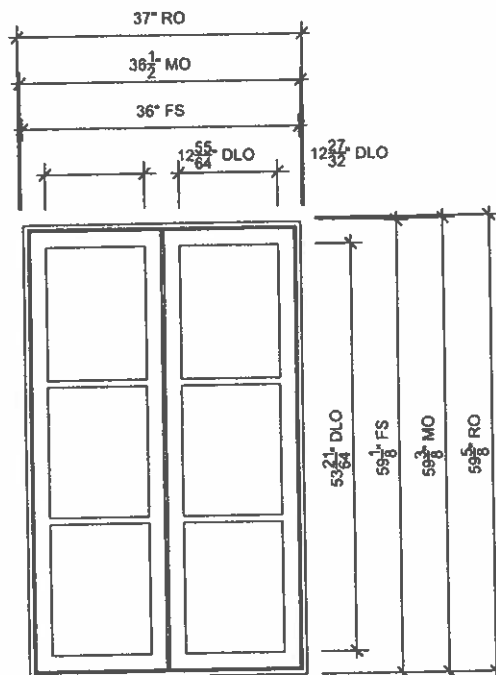
PK VER: 0003.16.01

CREATED: 02/20/2023 REVISION:

SHEET

1

OF 9



STATIONARY

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

- $\frac{2}{8}$ Head
- $\frac{3}{8}$ Jamb
- $\frac{4}{6}$ Sill
- $\frac{4}{5}$ Divided Lite
- $\frac{1}{7}$ Astragal Detail

SPECIFICATIONS

Product Line: Ultimate Wood
 Unit Description: French Casement Push Out
 Rough Opening: 37" X 59 5/8"
 Frame Size: 36" X 59 1/8"
 Masonry Opening: 36 1/2" X 59 3/8"
 Sash Opening: 37" X 59 5/8"
 Inside Opening: 37" X 59 5/8"
 Jamb Depth: 4 9/16"
 Interior Trim: None
 Exterior Casing: Casing Type : None
 Subsill: Subsill Type : None

FOR DESIGN INTENT ONLY, NOT FOR MANUFACTURE.

WESTERN WINDOWS



PROJ/JOB: Brooklets / 8-22-22
 DIST/DEALER: WARRENS WOOD WORKS
 DRAWN: RICKY CECIL
 QUOTE#: 8WG2H6C

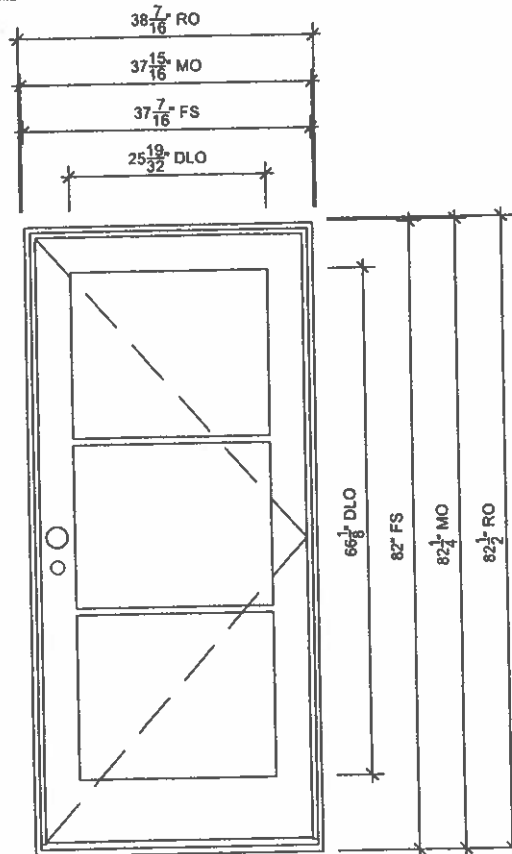
PK VER: 0003.16.01

CREATED: 02/20/2023 REVISION:

SHEET

2

OF 9



03

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

- $\frac{2}{7}$ Head
- $\frac{3}{7}$ Jamb
- $\frac{4}{7}$ Jamb
- $\frac{1}{8}$ Sill
- $\frac{2}{8}$ Divided Lite

SPECIFICATIONS

Product Line: Ultimate Wood
 Unit Description: Inswing French Door Pre 6/28/2021
 Rough Opening: 38 7/16" X 82 1/2"
 Frame Size: 37 7/16" X 82"
 Masonry Opening: 37 15/16" X 82 1/4"
 Sash Opening: 38 7/16" X 82 1/2"
 Inside Opening: 38 7/16" X 82 1/2"
 Jamb Depth: 4 9/16"
 Interior Trim: None
 Exterior Casing: Casing Type : None
 Subsill: None

SOUTHERN DOOR
 FOR DESIGN INTENT ONLY, NOT FOR MANUFACTURE.



PROJ/JOB: Brooklets / 8-22-22
 DIST/DEALER: WARRENS WOOD WORKS
 DRAWN: RICKY CECIL
 QUOTE#: 8WG2H6C

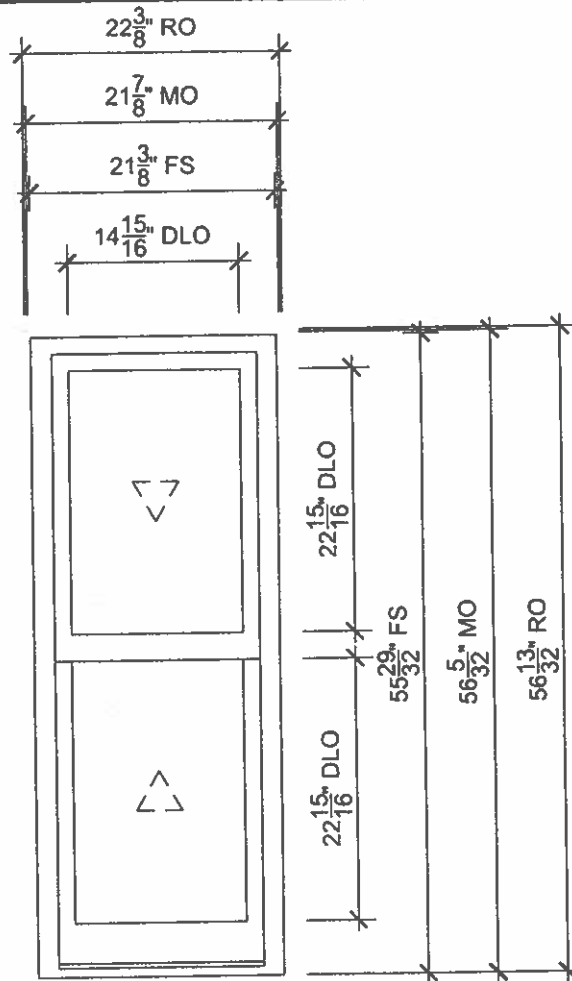
PK VER: 0003.16.01

CREATED: 02/20/2023 REVISION:

SHEET

3

OF 9



UPSTAIRS BEDROOM - SOUTH SIDE
 SCALE: 3/4" = 1'-0"

- | | |
|--------------------|-------------------------|
| $\frac{1}{2}$ Head | $\frac{2}{2}$ Jamb |
| $\frac{3}{2}$ Sill | $\frac{4}{2}$ Checkrail |

SPECIFICATIONS

Product Line: Ultimate Wood
 Unit Description: Double Hung
 Rough Opening: 22 3/8" X 56 13/32"
 Frame Size: 21 3/8" X 55 29/32"
 Masonry Opening: 21 7/8" X 56 5/32"
 Sash Opening: 22 3/8" X 56 13/32"
 Inside Opening: 22 3/8" X 56 13/32"
 Jamb Depth: 4 9/16"
 Interior Trim: None
 Exterior Casing: Casing Type : None
 Subsill: Subsill Type : None

FOR DESIGN INTENT ONLY, NOT FOR MANUFACTURE.



PROJ/JOB: Brookletts / 10-19-22
 DIST/DEALER: WARRENS WOOD WORKS
 DRAWN: RICKY CECIL
 QUOTE#: 8BDGAK3

PK VER: 0003.17.00

CREATED: 02/20/2023 REVISION:

SHEET

1

OF 2



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

Historic District Commission Staff Report

Meeting Date: 3/13/2023

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

Property Address: 641 Goldsborough Street

Application Number: 2023-880

Request: Siding

Staff Recommendation: Approve ☐ Deny ☐ Table ☐

Staff Comments:

EXECUTIVE SUMMARY:

As discussed at the February 27th Historic District Commission meeting, the applicant has finished removing the asbestos siding covering the wooden siding. The Commission must now determine whether it will accept a replacement to the wooden siding or would like to see the existing siding preserved.

Historic District Guidelines:

Guideline 76. Preserve Historic Wood Siding

- a. Maintain existing wood façades using appropriate paint or other protective coatings.
- b. Repair minor deterioration using an appropriate wood consolidant or filler.
- c. Remove metal, vinyl, asbestos shingles and other inappropriate materials from façades and repair damaged wood as necessary.

Guideline 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.

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



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

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.

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.							







IN
248











CAUTION
KEEP CLEAR OF TAILGATE
AT ALL TIMES.

















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: 3/13/2023

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

Property Address: 6 Brooklets Avenue

Application Number: 2023-874

Request: Windows, Door, Rear Porch

Staff Recommendation: Approve ☐ Deny ☐ Table ☒

Staff Comments:

EXECUTIVE SUMMARY:

The applicant is proposing to replace all 17 windows on the existing contributing structure. The applicant is proposing to use Anderson 400 series vinyl clad windows on the front of the structure and vinyl windows on the sides and rear. This property recently received HDC approval for an in-kind asphalt shingle roof replacement.

Historic District Guidelines:

Guideline 90. Make Sensitive Replacements (Windows)

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



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

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

Appendix B

Vinyl-Clad

Vinyl clad windows are similar to aluminum- and fiberglass-clad windows, in that they are wood or composite windows with a vinyl facing. Vinyl-clad windows are not paintable and are not typically repairable.

Vinyl clad windows may be appropriate for use in some properties constructed in the mid-20th century, on noncontributing buildings, or on nonvisible elevations (such as the rear or obscured side) or contributing buildings.

Vinyl

Vinyl windows are made of PVC (polyvinyl chloride) and are commonly marketed as replacement windows. Vinyl windows are problematic for use in historic districts because as they are not typically available in proportions or finishes that are needed to match the original windows in historic buildings. Because of the way the product is made, vinyl windows tend to have narrow stiles and rails which do not match the thicker proportions found on historic wood windows. Vinyl windows are not paintable and are the least durable of the window types listed here. They are susceptible to sun damage and tend to fade and warp with UV exposure. These units have a typical lifespan of only ten to fifteen years.

Vinyl windows are not appropriate for use in the historic district.

STAFF RECOMENDATION:

Staff supports a Commission **continuance** of this application. The propose Anderson 400 series windows are not appropriate for the front façade on a contributing structure but may be appropriate on rear and side facades. The proposed vinyl windows are not appropriate for use within the Historic District. The Commission should ask the applicant to come back with a proposal that meets the HDC's guidelines for window replacement on a contributing building.

EXAMPLE MOTIONS

1. I move that the Historic District Commission continue this application based on the finding that replacement vinyl clad windows are not appropriate on the front façade of



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

contributing structures and vinyl windows are not appropriate for use within the Historic District.

OR

2. I move that the Historic District Commission deny this application based on the finding that replacement vinyl clad windows are not appropriate on the front façade of contributing structures and vinyl windows are not appropriate for use within the Historic District.

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			
2101004530		120 N WEST ST		HACKETT, BRUCE WARD			
YEAR BUILT		PHYSICAL CONDITION					
		GOOD					
ARCHITECTURAL STYLE				ADDITION(S)			
NATIONAL FOLK				NONE APPARENT			
NHL DISTRICT	NR DISTRICT	NR LISTED	MEETS NR CRITERIA	1980 NR RATING	MD INVENTORY	CONTRIBUTING	NC CODE
				B		Y	
NOTES							
ONE OF THE FEW SINGLE FAMILY HOMES LEFT ON THIS STREET. IT IS A NON-DISTINGUISHED AND SOMEWHAT ALTERED EXAMPLE OF A COMMON EASTON HOUSE TYPE BUT RETAINS ENOUGH INTEGRITY TO MERIT CONTRIBUTING STATUS.							



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

RECEIVED

FEB 27 2023

TOWN OF EASTON

Application #: 2023-880
Date Received: 02/27/2023
Fee Paid: \$75.00
HDC Meeting Date: 03/13/2023
Date Property Posted: 03/06/2023

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 120 N West Street
☐ Contributing ☒ Non-Contributing YEAR BUILT: 1900 NATIONAL REGISTAR # _____

PROPERTY INFORMATION

OWNER NAME Will and Lee Gordon
TELEPHONE NO. 410 476 7727 EMAIL gordon.william@gmail.com

Applicant or Agent

NAME Will Gordon
TELEPHONE NO. 410 476 7727 EMAIL gordon.william@gmail.com

Description of Proposal (include additional sheets, as necessary)

We would like to replace all existing windows see additional sheets

Specific Requirements

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

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

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

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

<u>Will Gordon</u>
<u>2.15.23</u>
<u>Will Gordon</u>

Revised 4.4.2022

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

Historic District Commission Hearing Application Addendum- Replace 17 existing windows.

-Front elevation facing West street (West).

Replace 3 existing windows with Item: **400 Series Woodwright Double-Hung-
WWI, WDHI 8 Degrees - Moderate Full Screen Aluminum Qty 600**

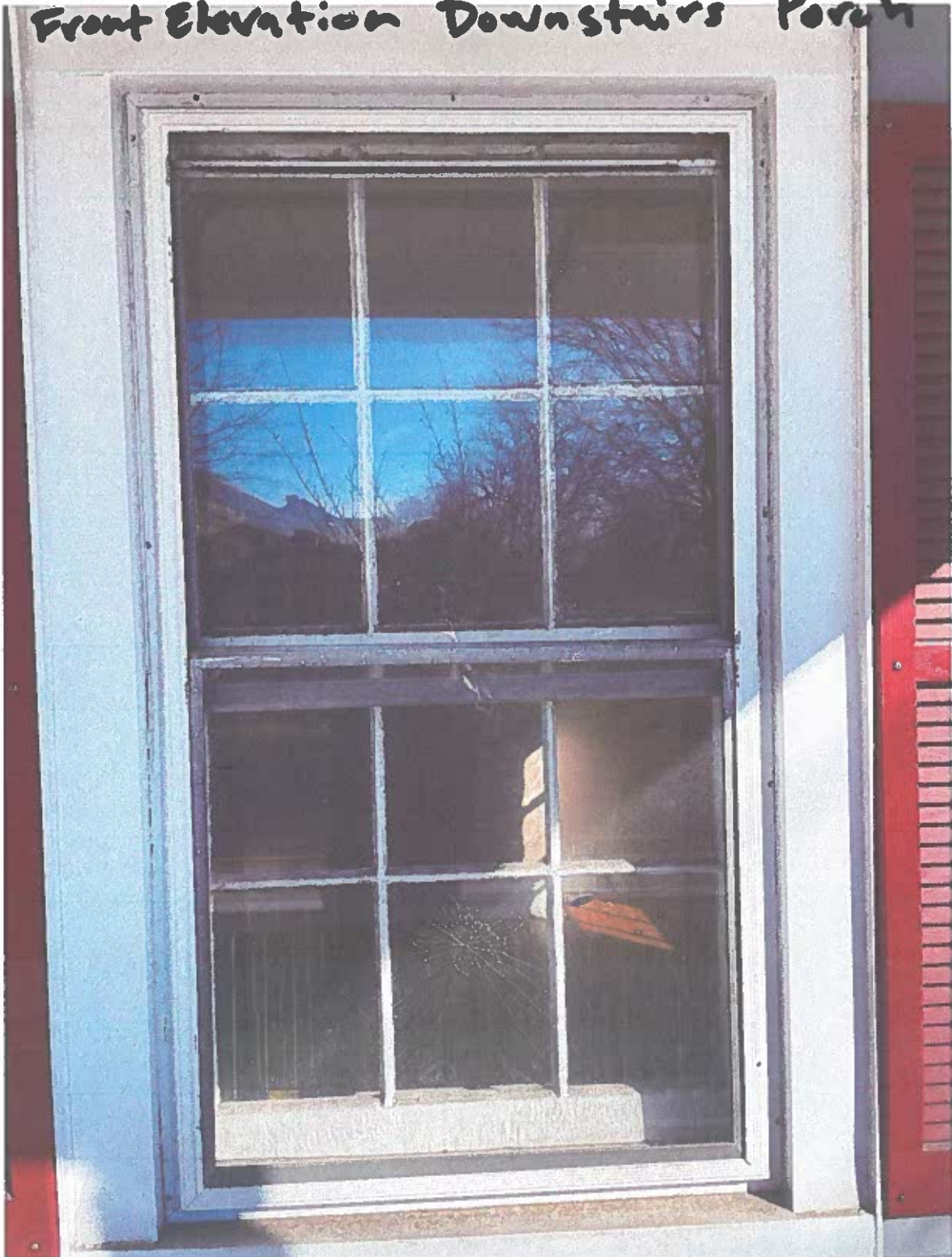
Unit, 8 Degrees - Moderate, 400 Series Woodwright Double-Hung-WWI, Equal Sash, White Exterior Frame, White Exterior Sash/Panel, Pine w/White - Painted Interior Frame, Pine w/White - Painted Interior Sash/Panel, AA, Dual Pane Low-E4 Standard Argon Fill Simulated Divided Light (SDL) 3 Wide, 2 High, Specified Equal Light Pattern, White, Pine w/White, 3/4" Grille Bar, Stainless Glass / Grille Spacer, Hand Lift, Traditional, White, Traditional, 1 Sash Locks White, White/WhiteJamb Liner, White, Full Screen, Aluminum Sash Lift: WDHI Hand Lift Traditional White PN:9159482. See spec sheet



Downstairs porch

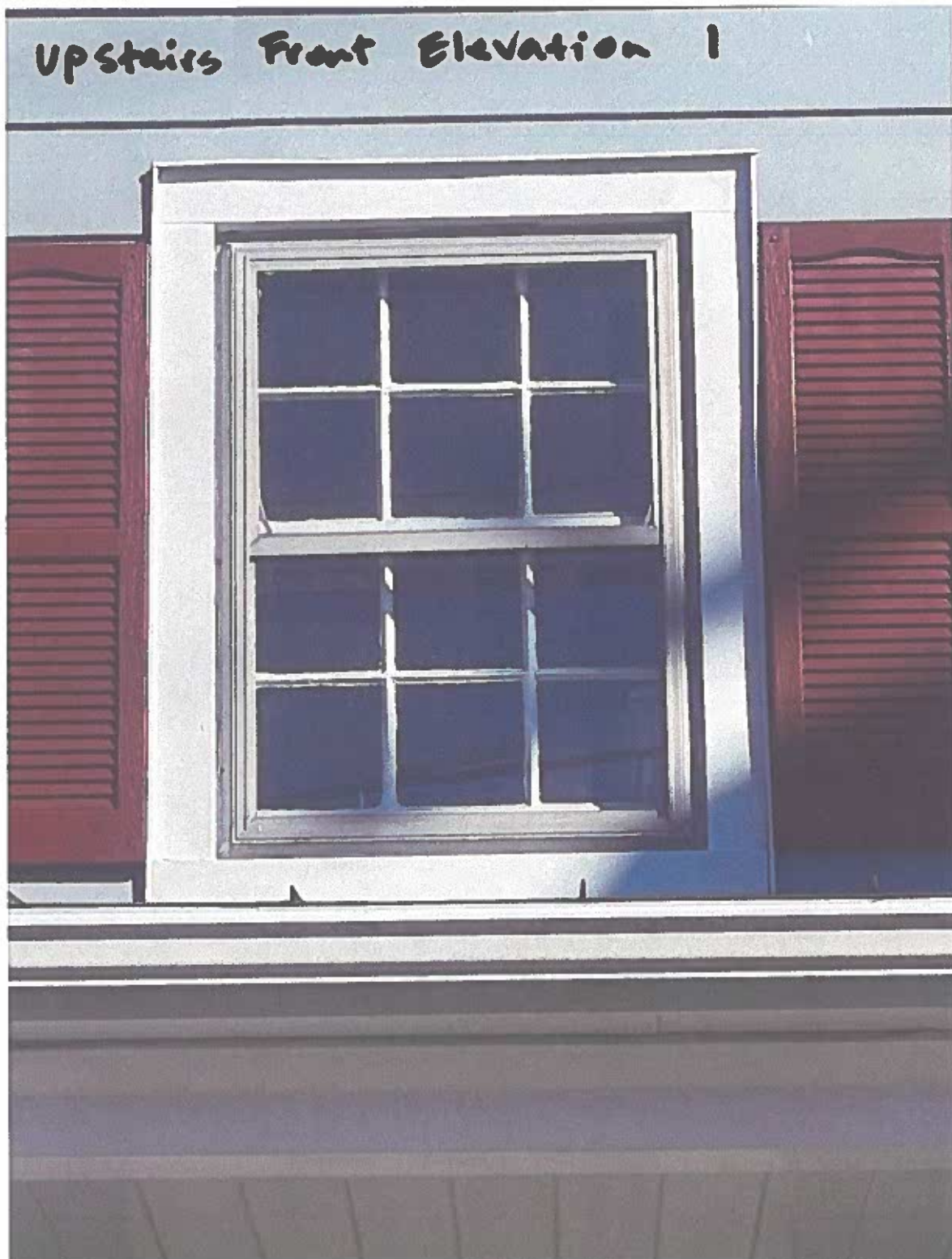


Front Elevation Downstairs Porch



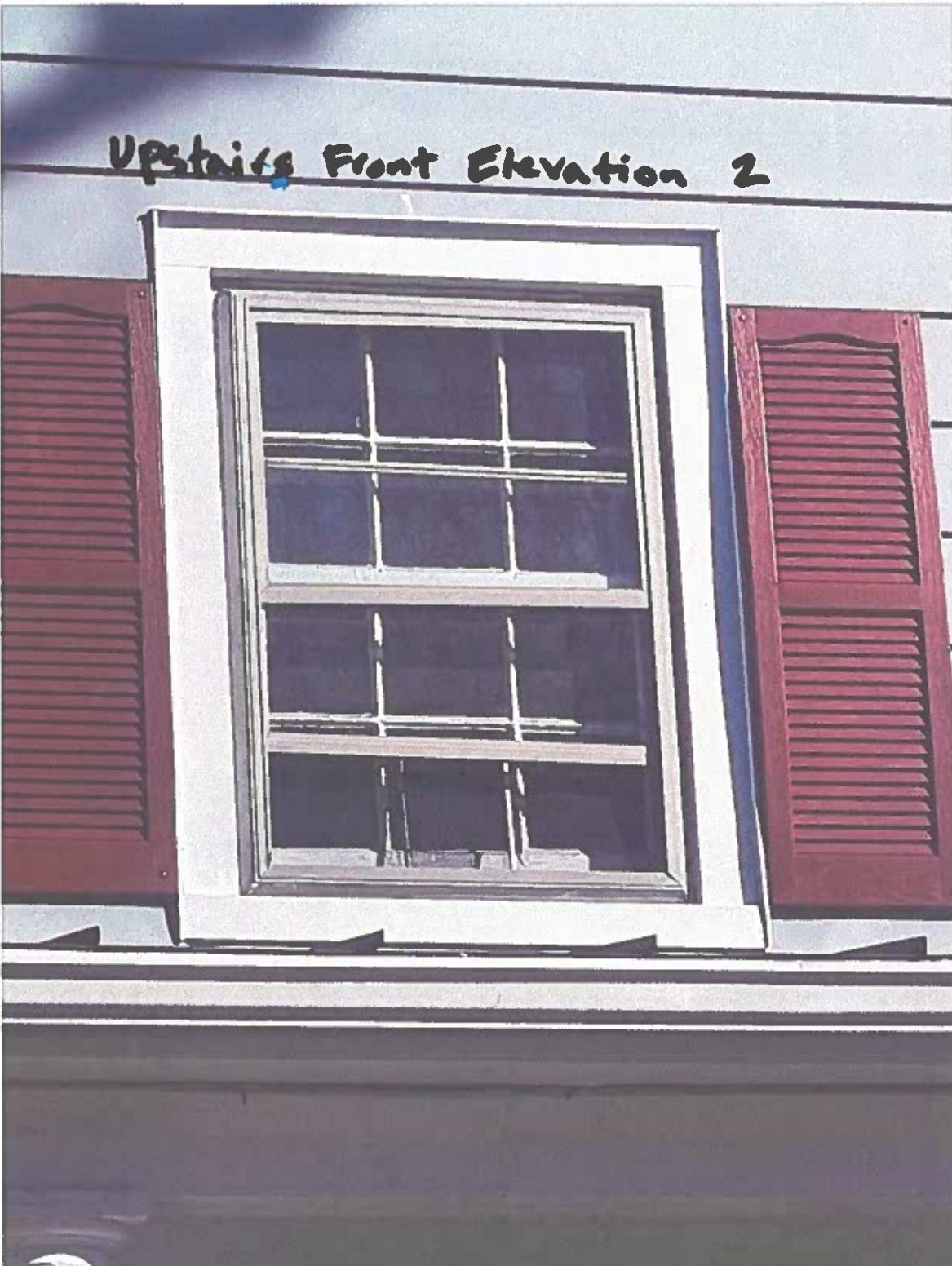
Upstairs #1





Upstairs #2





Side Elevation facing Safeway (North) - Replace 6 windows with:
MI 1650 Double Hung Vinyl with Colonial Grid Pattern see: spec sheet





Rear elevation facing parking.(East)

Replace 2 windows with

MI 1650 Double Hung Vinyl with Colonial Grid Pattern see: spec sheet

and 1 with : MI 1665 Awning Window see spec sheet



Rear Elevation



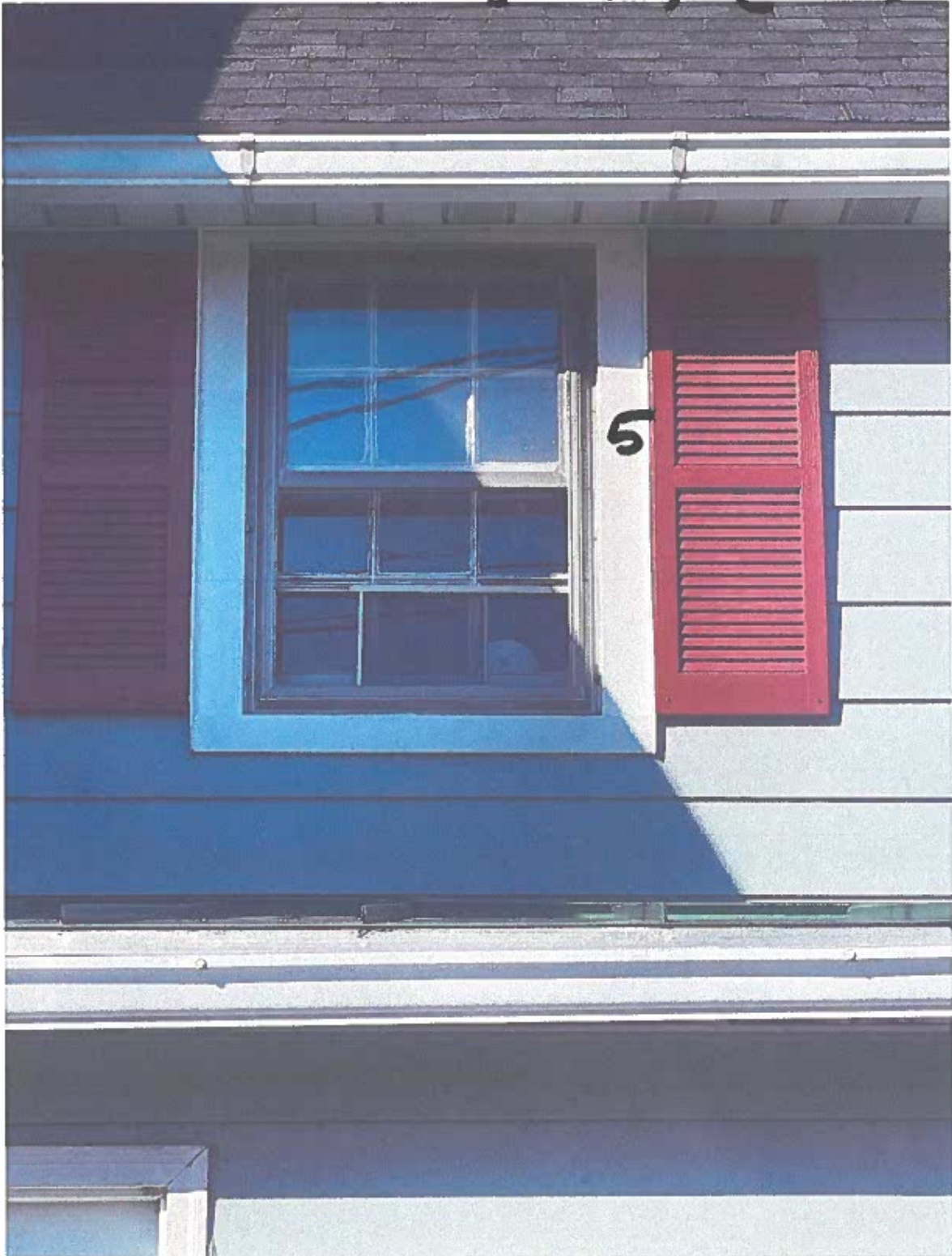


Side elevation facing neighbors parking lot (South)

5 windows with: MI 1650 Double Hung Vinyl with Colonial Grid Pattern see: spec sheet

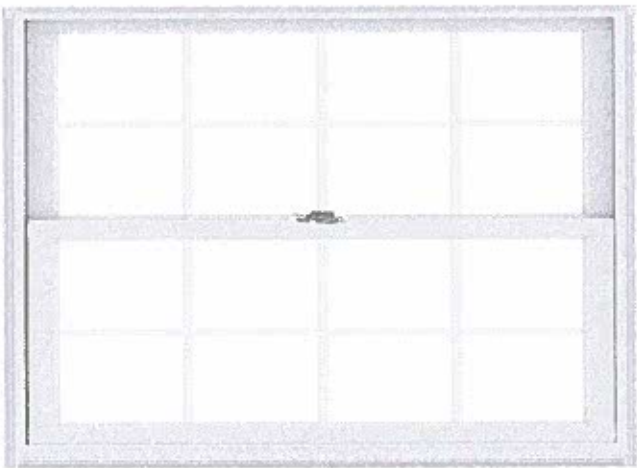


SIDE Elevation Facing Parking (South)

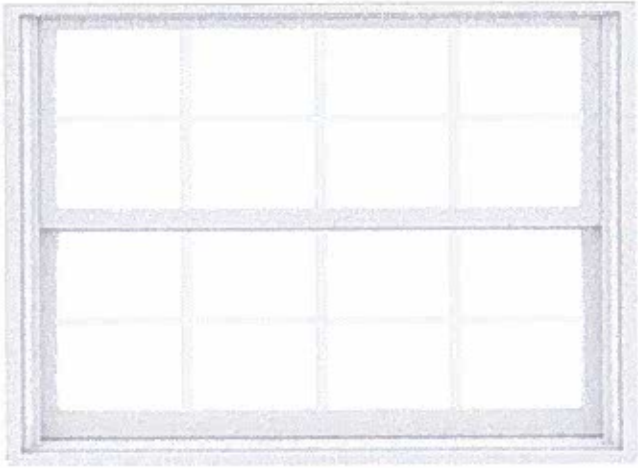




400 SERIES DOUBLE-HUNG WINDOW



Interior



Exterior

Summary

Product ID#	WDH3442
Unit Width	41 5/8"
Unit Height	52 7/8"
Interior Color	White
Glass	Low-E4® Glass
Hardware	Easy-Tilt Release Lock, White
Optional Hardware	None
Grille Pattern	Colonial
Grille Width	3/4"
Exterior Color	White
Exterior Trim Profile	None
Exterior Trim Color	White





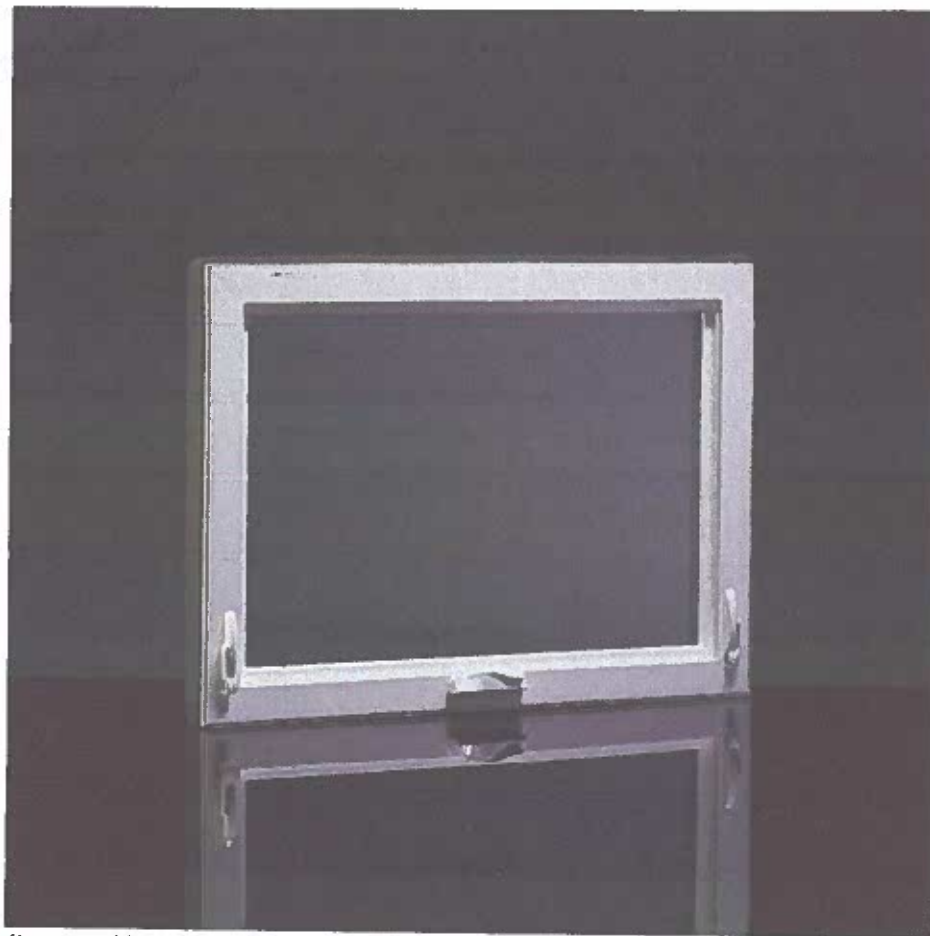
[Back to search results \(/products/product-info\)](/products/product-info)

1665 Awning Window

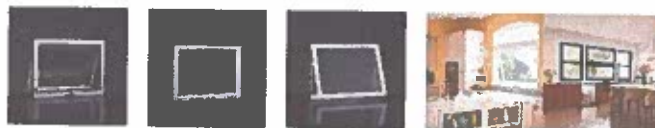
The MI Windows and Doors' 1665 awning replacement window provides superior style and handcrafted quality. With specially designed, multi-point window locking hardware, this vinyl awning window helps to keep your family safe and secure. The clean, continuous lines and unique outward hinge of our awning window provide unobstructed views and allow fresh air to flow in even on rainy days, making it the perfect addition to any home remodeling or renovation project.

Ideally suited as a replacement window, our 1665 finless awning window can be enhanced with triple-pane glass and a painted exterior, making this window not only stylish but also energy efficient. After all, it is an ENERGY STAR-qualified window in four U.S. climate zones.





(https://miwindows.com/images/default-source/mi-hm1665awn/mi-1665awn-1_in_closed_lr.jpg?sfvrsn=cdbacb16_10)



(/energystar)
ENERGY STAR®

Zones:

North-Central

Northern

South-Central

Southern



SAVE

FEATURES AND RESOURCES

Features:

- Warm-edge spacer system maximizes energy efficiency and improves seal performance of insulated glass units
- Welded, multi-chambered frame and sash for superior strength and energy-efficiency
- Triple weatherstripping for enhanced thermal performance
- Multi-point locking hardware creates a tighter, safer seal

PRODUCT DETAIL

PERFORMANCE RATINGS

GLASS OPTIONS

COLOR OPTIONS

GRID OPTIONS

HARDWARE

Downloadable Resources

1665 Vinyl Awning Product Data Sheet

(https://miwindows.com/docs/default-source/consumer-product-information-sheets/mi_1665_pds.pdf?sfvrsn=1318ce16_54)

Color Options Sell Sheet (East/South)

(https://miwindows.com/docs/default-source/sell-sheets/brochure_coloroffering_O32216bd.pdf?sfvrsn=a919ce16_88)

1600 Series Thermal Charts (https://miwindows.com/docs/default-source/consumer-thermal-charts/thermals_1600series.pdf?sfvrsn=da3ece16_40)

1665 Vinyl Awning Cross Section Drawing



Product Specifications

1665 AWNING WINDOW

Mainframe - Shall be made from rigid polyvinylchloride (PVC) extrusions which are .070" thick and of a multiple hollow configuration. Main frame shall be welded together at the corners. Overall frame depth is 3-1/4". Available in three configurations: Fin, Fin with Integral J-Channel, and Finless.

Sash - Shall be made from rigid PVC extrusions which are .062" thick and of a multiple hollow configuration. Sashes in units over 54" wide to be reinforced with aluminum extrusions made from alloy 6063-T5, .050" thick, and contained within the hollow of the sash extrusions. Sash to be of welded corner construction.

Glazing - Sash to be drop-in silicone glazed using 3/4" thick insulating glass with rigid, extruded, vinyl, exterior glazing bead. Low-E glass, argon gas and other glazing options available. Note: 1" or 1 1/8" thick insulated glass used on select configurations.

Weather-stripping - Double strip of flexible, foam type, bulb weather-stripping to be installed around the perimeter of sash. Single strip of fin-type poly-pile to be used around sash perimeter.

Hardware - One lubricated metal roto gear operator to be located at the bottom interior rail. Single multi-point locking system be located at bottom of the vent jamb. Steel hinges are attached at top and bottom rails. All screws, clips, and other fasteners shall be made of non-corrosive materials compatible with reinforcements.

Screen - Windows to be supplied with screens as standard. Screens to be made from roll-formed aluminum with a .020" wall thickness. Screen cloth to be made from 18x16 fiberglass mesh and held securely by flexible spline. Screens to be attached to inside of window by use of plastic swivel clips. (NOTE: Insect screens are intended to provide reasonable insect control and are not intended to provide security or to provide for the retention of objects or persons from the interior.)

Installation - To be done by others. Frame must be installed straight, plumb and level, without twisting, bowing or springing. Manufacturer's recommended installation procedures are to be used. Installer should make final adjustments to ensure proper sash operation and window performance.

NOTE: MI WINDOWS AND DOORS LLC designs and manufacturing methods are continually being improved. Individual products may be subject to a variation in performance. Due to this and other factors, we reserve the right to change specifications without notice. It is the sole responsibility of the purchaser/installer to be sure that the intended use of this product complies with any and all applicable buildings codes (i.e. egress, safety glass near doorways, etc.). If you require further technical information regarding this product please contact your retailer/salesman.





1650 Vinyl Double-Hung Window

Our 1650 replacement double-hung window features **superior styling, handcrafted quality, and long-term performance.** Aesthetically beveled sashes and eight exterior color options complement energy-efficient design options such as insulated dual-pane glass and heavy-duty weatherstripping to help set our 1650 double-hung replacement windows apart. These advanced engineering and aesthetic details that go into every 1650 double-hung make it the ideal replacement window for any remodeling or renovation project.

PERFORMANCE FEATURES

- Metal-reinforced meeting rail delivers superior strength and durability
- Interlocking sashes help reduce air infiltration
- True sloping sill optimizes water drainage and eliminates unsightly weep holes
- Warm-edge spacer system maximizes energy efficiency and improves seal performance of insulated glass units
- Inverted-coil balances with detent clip prevent sash from drifting, and provide smoother operation and lower operating force

Welded multi-chamber mainframe design



3 1/4" frame depth

Dual-point weatherstripping

Dual- or triple-pane insulated glass

True-sloping sill

**TOP
SELLER**



Standard

☐ *Optional*

Designed smarter, from the inside out

ENGINEERED TO PERFORM

- Multi-chamber mainframe design
- 3 1/4" frame depth
- 3/4" dual-pane insulated glass
- Finless frame
- Wood extension jambs available for 4 1/16", 6 1/16", and 7 1/16" wall depths

CONVENIENCE & STYLE

The 1650 features the following design details on every window:

- Beveled exterior profile
- Mortised recessed locks
- Balance channel covers
- Clarity Screen mesh
- Integral lift rails
- Tilt-in sashes

SAFETY & SECURITY FEATURES

- Push-button night latches keep the window secure even when partially opened, providing ventilation without sacrificing safety and security
- Dual-opposing locks create a stronger, safer seal
- Latching extruded half screen with Clarity Screen™ mesh offers 50% clearer view than standard fiberglass screen, allows fresh air in, and keeps pests out
- Optional Window Operating Control Device (WOCD) restricts sash opening and reduces the risk of accidental falls

SIZING

MINIMUM & MAXIMUM (available in 1/8" increments. DP upgrade required for any unit greater than 84" tall)

- 14"-14 7/8" wide x 36"-96" high
- 15"-16" wide x 28"-96" high
- 16 1/4"-17" wide x 26"-96" high
- 17 1/4"-48" wide x 23 1/4"-96" high
- 48 1/4"-52" wide x 23 1/4"-72" high

CREATE A CUSTOMIZED LOOK

HARDWARE FINISH OPTIONS

- Color-matched

GRID TYPES & SIZES

- 3/8" flat grids-between-the-glass
- 7/8" flat grids-between-the-glass
- 1 1/8" sculptured grids-between-the-glass
- 1 3/8" sculptured grids-between-the-glass
- 1" simulated divided light

GRID PATTERNS



Colonial



9-Lite Perimeter



6-Lite Perimeter



Diamond

VINYL/EXTRUDED COLORS



White



Almond

LAMINATES*



Hillside Oak



Natural Oak



Cherry



Bronze

EXTERIOR PAINT†



Cream



Almond



Clay



Silver



Cocoa



Forest Green



Bronze



Black

* Laminates available with 3/4" flat or 1 1/8" sculptured grids only; bronze exterior available with white interior only; woodgrain available on interior only

† Exterior paint available with 1 1/8" sculptured grids only; silver and black not available with woodgrain interiors

ENERGY-EFFICIENT FEATURES

- Our dual-pane or triple-pane insulated glass package options help save on heating and cooling costs while enhancing home comfort
- In cool weather, it provides outstanding thermal performance to keep interior glass surfaces closer to room temperature, eliminating cold spots near windows
- In warm weather, insulated glass reduces solar heat gain and minimizes interior glare
- Meets ENERGY STAR® requirements in all four climate zones

GLAZING TYPE

U-VALUE

SHGC

Argon and Low-E glass	0.27	0.27
Argon and Low-E glass with grids	0.27	0.24
Foam-enhanced frame, Argon, and Low-E glass	0.27	0.27
Foam-enhanced frame, Argon, and Low-E glass with grids	0.27	0.24
Argon and Low-E triple-pane glass	0.22	0.25
Argon and Low-E triple-pane glass with grids	0.22	0.20
Argon and HP Low-E glass	0.27	0.21
Argon and HP Low-E glass with grids	0.27	0.19
Foam-enhanced frame, Argon, and HP Low-E glass	0.26	0.21
Foam-enhanced frame, Argon, and HP Low-E glass with grids	0.26	0.19

Note: all values based on standard 3/4" dual-pane IGT



Experience Clarity™

OUR MISSION

Getting It Right Every Time

We build each of our products the same way we built our company: with integrity and precision. Every MI window and door is handcrafted in the United States using state-of-the-art manufacturing techniques, and is backed by vigorous in-house testing procedures. We are 100% committed to offering the styles, value, and performance you're after.

Discover everything we have to offer at miwindows.com, or by calling 1-717-365-3300.



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

Monday, February 27, 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/Agenda/minutes)
[\(eastonmd.gov\)](https://www.eastonmd.gov/)

Attendance:

Commission Members:

Ernest Demby, Chairperson
Maria Brophy, Vice Chairperson
Kevin Bateman
Kelly Pezor
Jim Sebastian

Staff:

Miguel Salinas, Planning and Zoning Director
Nicholas Johnson, Planner

Absent:

Commission Members:

Bruce Harrington

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

2. Agenda Summary Review—

Commissioner Sebastian moved to approve the February 27, 2023 Agenda Summary. Vice Chairperson Brophy seconded the motion.

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

3. Old 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: At the February 13, 2023 Historic District meeting, the HDC tabled a similar proposal due to concerns of adding solar panels to a contributing structure's roof. The applicant is proposing to shift 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 last requested. 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 approve the updated design plan. Commissioner Sebastian seconded the motion.

The Commission specified that solar panels are acceptable in this circumstance because the property is of commercial use.

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

4. New Business –

- a. Applicant:** Donald M. Bailey Sr.
File No.: 2023-869
Location: 641 Goldsborough Street, Easton, MD 21601
Tax Map 103, Grid 0EA, Parcel 780
Zoning: R-7A

Request: The applicant is seeking approval to remove the entirety of the existing asbestos siding to expose the wood siding. This is a contributing building to the Historic District.

Historic District Guideline references:

i. Guideline 78. Substitute Materials for Siding

Staff Presentation:

Nicholas Johnson; Planner

Applicant Presentation:

Donald M. Bailey Sr.

Public Comment— None

The applicant amended their application to reflect a request to remove the asbestos siding. The applicant will return to the March 13, 2023 meeting with photos of the condition of the removed siding and other application items.

Commissioner Pezor moved to approve the amended application. Commissioner Bateman seconded the motion.

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

b. Applicant: Ronnie Newnam
File No.: 2023-862
Location: 514 Goldsborough Street, Easton, MD 21601
Tax Map 103, Grid 0EA, Parcel 1032
Zoning: R-7A

Request: 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 now proposing to square spindles to the new handrail and paint it white to match the existing porch. This is a contributing building to the Historic District.

Historic District Guideline references:

i. Guideline 65. Make Sensitive Replacements

Staff Presentation:

Nicholas Johnson; Planner

Applicant Presentation:

Ronnie Newnam

Public Comment:

Peter Johnston

Commissioner Pezor moved to table the application pending the submission of a revised application that reflects proposed material specs to be used, and construction plans for a handrail to match the existing railing. Vice Chairperson Brophy seconded the motion.

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

c. Applicant: Johnston Development Enterprises, LLC
File No.: 2023-867
Location: 416 Goldsborough Street, Easton, MD 21601
Tax Map 103, Grid 0EA, Parcel 1087
Zoning: CB

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

Historic District Guideline references:

- i. Guideline 77. Make Sensitive Replacements*
- ii. Appendix B. Substitute Materials*

Staff Presentation:

Nicholas Johnson; Planner

Applicant Presentation:

Peter Johnston, Johnston Development Enterprises, LLC

Public Comment— None

Commissioner Sebastian moved to approve the application with the condition that: 1) the siding will be cedar with 5.25 reveal; 2) the exterior trim will be replaced in-kind. Commissioner Pezor seconded the motion.

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

- d. Applicant:** **Andrew and Pamela Smith**
File No.: **2023-863**
Location: 203 S. Hanson Street, Easton, MD 21601
 Tax Map 105, Grid 0EA, Parcel 2118
Zoning: R-10A

Request: The applicant is proposing to construct a new lateral addition, and to reconstruct an original front porch design from an older plat. This is a contributing building to the Historic District.

Historic District Guideline references:
 i. Guideline 66. Adding New Porches
 ii. Guideline 101. Lateral Additions
 iii. Guideline 103. Materials

Staff Presentation:
Nicholas Johnson; Planner

Applicant Presentation:
Andrew Smith
Pam Luby

Public Comment— None

Vice Chairperson Brophy moved to approve the application with condition that: 1) first floor front side window will be wood; 2) the front porch decking will be wood; 3) the porch ceiling will be PVC tongue and groove boards; 4) the shutters will be wood or a heavy composite material to match; 5) the trim of the addition will match the existing structure; 6) the addition shall have Anderson doors; 7) the addition shall have window grills; and 8) the addition shall have a brick facade to match the existing structure. Commissioner Bateman seconded the motion.

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

e. **Applicant:** Chesapeake Neighbors LLC
File No.: 2023-865
Location: 20 N. Aurora Street, Easton, MD 21601
Tax Map 103, Grid 000, Parcel 1130
Zoning: R-7A

Request: The applicant 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 to the Historic District.

Historic District Demolition Guideline references:

- i. *Historic Research*
- ii. *First Hearing*
- iii. *Subsequent Hearings*

Staff Presentation:
Nicholas Johnson; Planner

Applicant Presentation:
Virginia Richardson, Rauch Inc
Lyndsy Ryan

Public Comment:
Jonathan Ryan
Ross Benincasa, Rivers & Roads Consulting

Commissioner Pezor moved to table the application. Vice Chairperson Brophy seconded the motion.

The Commission determined that the two outbuildings are non-contributing. The Commission requested the proposed height of the new construction and the height of surrounding structures.

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

5. Discussion Item – None

6. Decision Summary Review –

Commissioner Bateman moved to approve the February 13, 2023 Draft Decision Summary. Vice Chairperson Brophy seconded the motion.

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

7. Administrative Approval

- a. Applicant:** Wayne Suggs
File No.: 2023-866
Location: 201 Port Street, Easton, MD 21601
Tax Map 104, Grid 015, Parcel 1424, Lot 1B
Zoning: R-7A

Request: The applicant is requesting approval to install a 4 foot high wooden picket fence from the north property line to the south-east corner of the house.

Historic District Guideline references:

- i. Guideline 14. Perimeter Walls and Fences*

- 8. Adjournment**– Commissioner Bateman motioned to adjourn the meeting. Vice Chairperson Brophy seconded the motion. The meeting was adjourned at 7:53 p.m.



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

RECEIVED

MAR 06 2023

TOWN OF EASTON

Application #:	2023-885
Date Received:	03/06/2023
Fee Paid:	\$25.00
HDC Meeting Date:	03/13/2023
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 217 N LOCUST LANE EASTON MD 21601
☐ Contributing ☒ Non-Contributing YEAR BUILT: NATIONAL REGISTAR #

PROPERTY INFORMATION

OWNER NAME MARK & DONNA ORWIG
TELEPHONE NO. 443-735-5458 EMAIL mdorwig@goeaston.net

Applicant or Agent

NAME
TELEPHONE NO. EMAIL

Description of Proposal (include additional sheets, as necessary)

<u>Replace EXISTING Fence on back of property</u>
<u>with IN Kind 6'x8' Privacy wood Fence</u>

Specific Requirements

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

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

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

Signature of Applicant or Agent

Date

Printed Name of Applicant or Agent

<u>Mark D. Orwig</u>
<u>3/6/23</u>
<u>MARK D. ORWIG</u>

Revised 4.4.2022

217 N Locust Lane
MARK DONNA DRWIKSearch 

Catoonsville Lowe's Open until 9 PM

Delivery to
21601

Prices, Promotions, styles, and availability may vary. Our local stores do not honor online pricing. Prices and availability of products and services are subject to change without notice. Errors will be corrected where discovered, and Lowe's reserves the right to revoke any stated offer and to correct any errors, inaccuracies or omissions including after an order has been submitted.

Proposed Fence

< Back to Results / Building Supplies / Fencing & Gates / Wood Fencing / Wood Fence Panels

Severe Weather 6-ft x 8-ft Pressure Treated Pine Stockade Privacy Fence Panel

Item #169999 Model #RSFP68T25E

★★★★★ 17

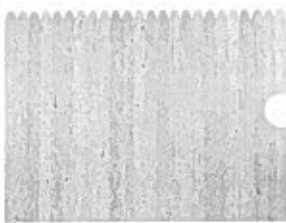
This item is unavailable. Here are some similar items ...

TRENDING NOW

TRENDING NOW

					
Severe Weather 6-ft x 8-ft Pressure Treated Pine D...	Severe Weather 6-ft x 8-ft Pressure Treated Pine D...	Severe Weather 6-ft x 8-ft Pressure Treated Pine D...	Severe Weather 6-ft x 8-ft Pressure Treated Pine...	Severe Weather 4-ft x 8-ft Pressure Treated Pine D...	Severe Wea Pressure Tre
★★★★★ 256	★★★★★ 207	★★★★★ 207	★★★★★ 196	★★★★★ 64	★★★★★
\$74. ⁹⁹	\$76. ⁹⁹	\$115. ⁷⁸	\$64. ⁹⁹	\$41. ⁴⁸	\$74. ⁹⁷
+ Add to Cart	+ Add to Cart	+ Add to Cart	+ Add to Cart	+ Add to Cart	+ Add to C

MATCHING "Grady"
Property & Existing
Right Hand Side.



\$68.98

 \$65.53 when you choose 5% savings on eligible purchases every day [Learn how](#)

 **THIS ITEM IS OUT OF STOCK.**
We'll notify you once this item is back in stock.

 Enter Email Address

Notify Me

Stockade top style fence panels provide ultimate privacy and security while reducing noise and wind.
Southern yellow pine with no wane provides a high-quality appearance.
Pre-assembled dog ear fence panel provides 24 pickets for faster and easier installation and allows for a more robust construction that offers privacy.....

 Get it installed.

From basic installation to design on by expert installers, we can help getting the work done.

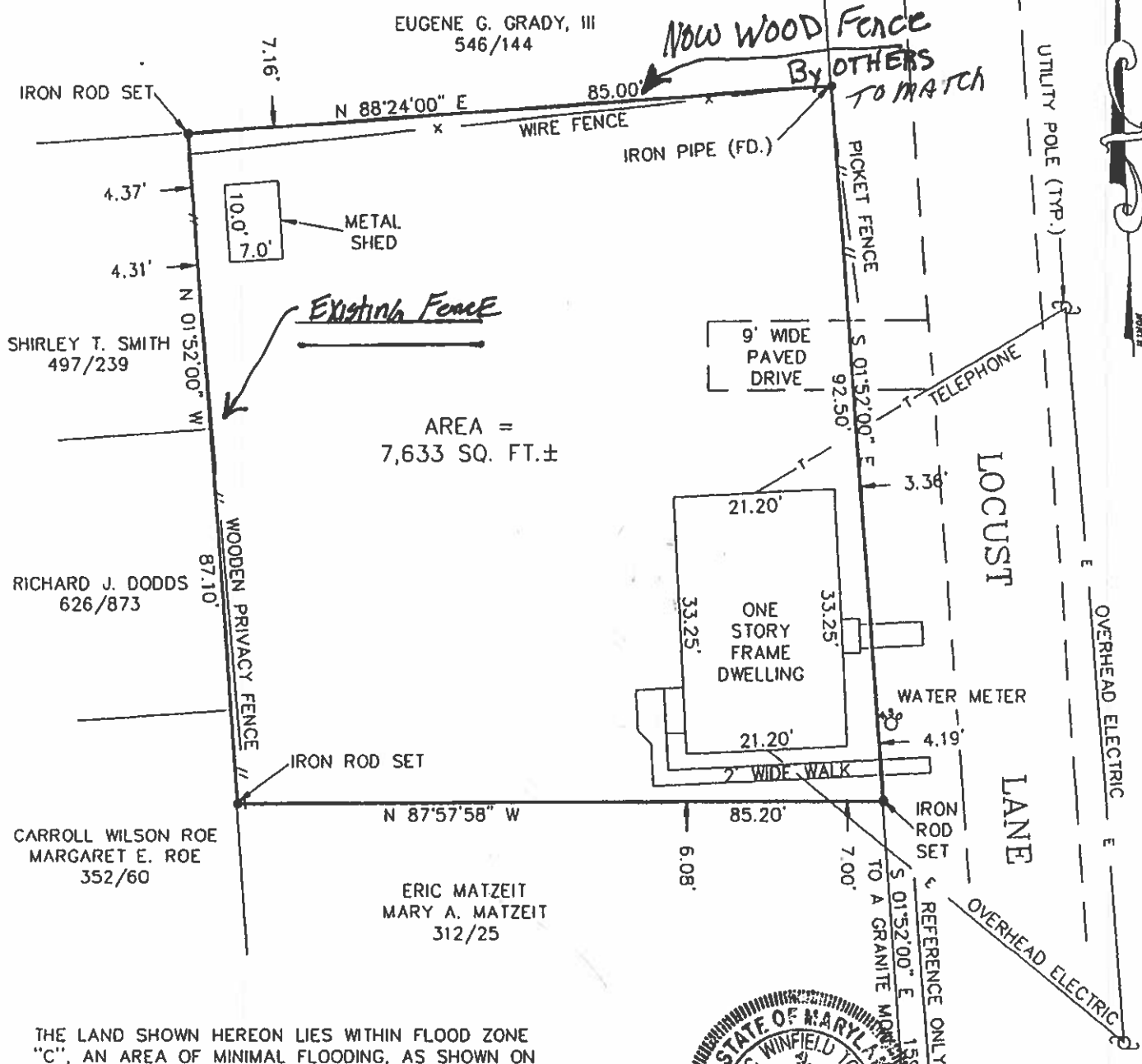
Get Started

Overview

- Stockade top style fence panels provide ultimate privacy and security while reducing noise and wind
- Southern yellow pine with no wane provides a high-quality appearance
- Pre-assembled dog ear fence panel provides 24 pickets for faster and easier installation and allows for a more robust construction that offers privacy, noise reduction and privacy
- Lifetime limited warranty that protects against damage from fungal decay or termite attack which makes the wood structurally unfit for which it was intended
- For optimal performance of paint and stain coatings, allow the wood to dry after installation, and apply a UV protective finish to enhance the long-term beauty
- Use building code approved fasteners and hardware; hot-dipped galvanized or stainless-steel is recommended

Specifications

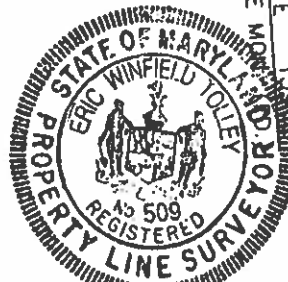
Actual End Picket Thickness (Inches)	0.4375	Ground Contact	X
Actual End Picket Width (Inches)	4	Lowe's Exclusive	X
Actual Height (Feet)	6	Manufacturer Color/Finish	Wood
Actual Picket Thickness (Inches)	0.4375	Number of Pickets	17
Actual Picket Width (Inches)	4	Package Quantity (NA)	1
Actual Width (Feet)	8		



THE LAND SHOWN HEREON LIES WITHIN FLOOD ZONE "C", AN AREA OF MINIMAL FLOODING, AS SHOWN ON F.E.M.A. MAP COMMUNITY-PANEL NO. 240067 0001.

PROPERTY ADDRESS: 217 N. LOCUST ST.
EASTON, MD. 21601

PREPARED FOR: BASIL J. HARRISON
DEBORAH K. HARRISON



I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THE IMPROVEMENTS INDICATED HEREON ARE LOCATED AS SHOWN.

C. J. Bally
PROPERTY LINE SURVEYOR

8/6/91
DATE

PLAT SHOWING THE LAND OF

BASIL J. HARRISON

DEBORAH K. HARRISON

TOWN OF EASTON

TALBOT COUNTY, MARYLAND

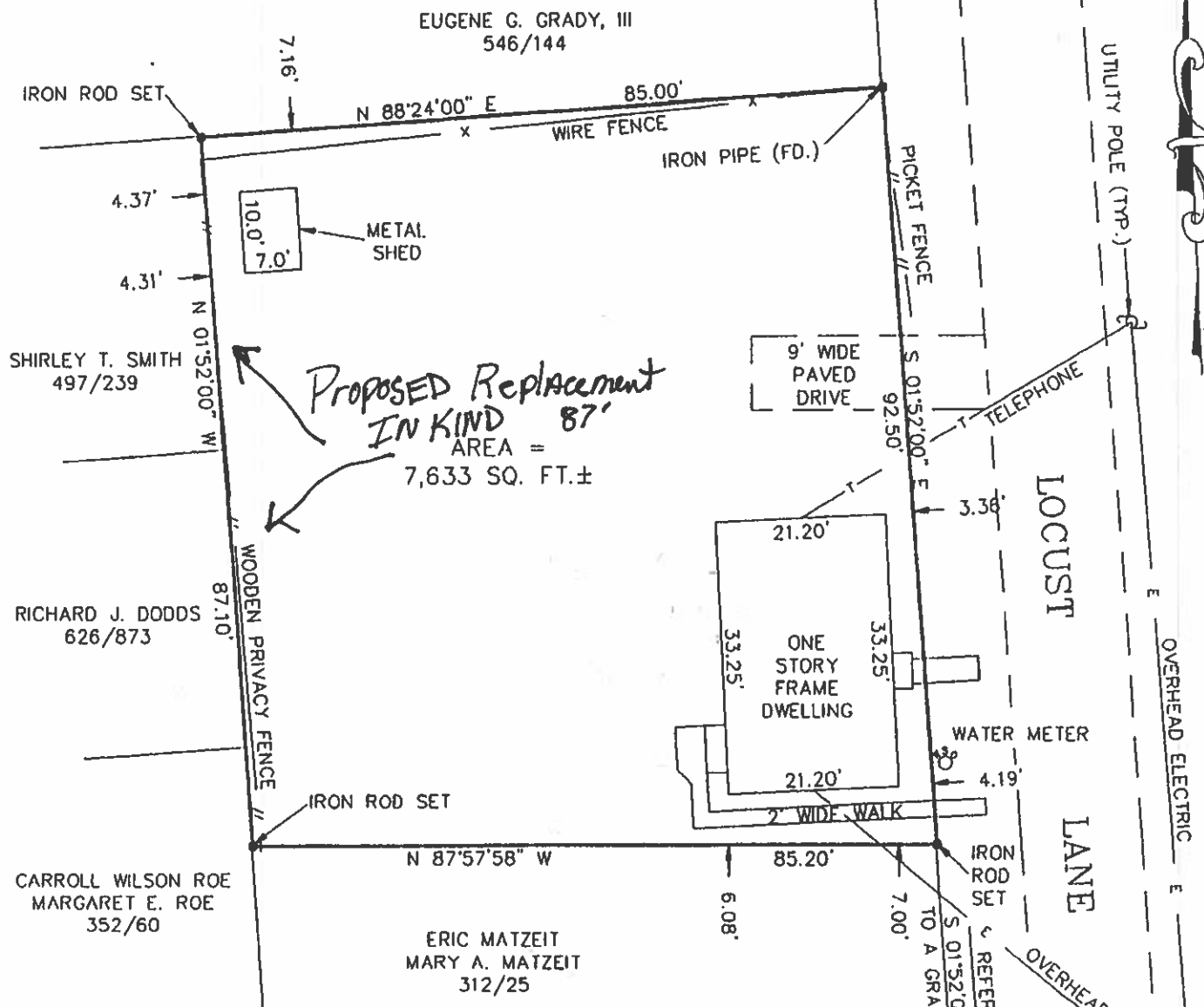
Rauch, Walls and Lane, Inc.

Engineers • Design Planning • Surveyors



EASTON • CENTREVILLE
MARYLAND

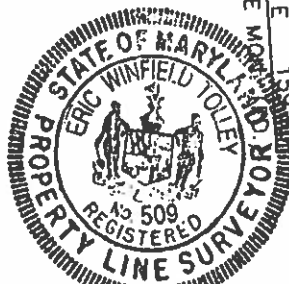
RTS
DRAWN BY
SCALE 1" = 20'
DATE AUG. 1991
JOB NO. 046798
FOLDER 6798



THE LAND SHOWN HEREON LIES WITHIN FLOOD ZONE "C", AN AREA OF MINIMAL FLOODING, AS SHOWN ON F.E.M.A. MAP COMMUNITY-PANEL NO. 240067 0001.

PROPERTY ADDRESS: 217 N. LOCUST ST.
EASTON, MD. 21601

PREPARED FOR: BASIL J. HARRISON
DEBORAH K. HARRISON



I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THE IMPROVEMENTS INDICATED HEREON ARE LOCATED AS SHOWN.

Eric Winfield Tolley 8/6/91
PROPERTY LINE SURVEYOR DATE

PLAT SHOWING THE LAND OF

BASIL J. HARRISON

DEBORAH K. HARRISON

TOWN OF EASTON

TALBOT COUNTY, MARYLAND

Rauch, Walls and Lane, Inc.

Engineers • Design Planning • Surveyors

EASTON • CENTREVILLE
MARYLAND

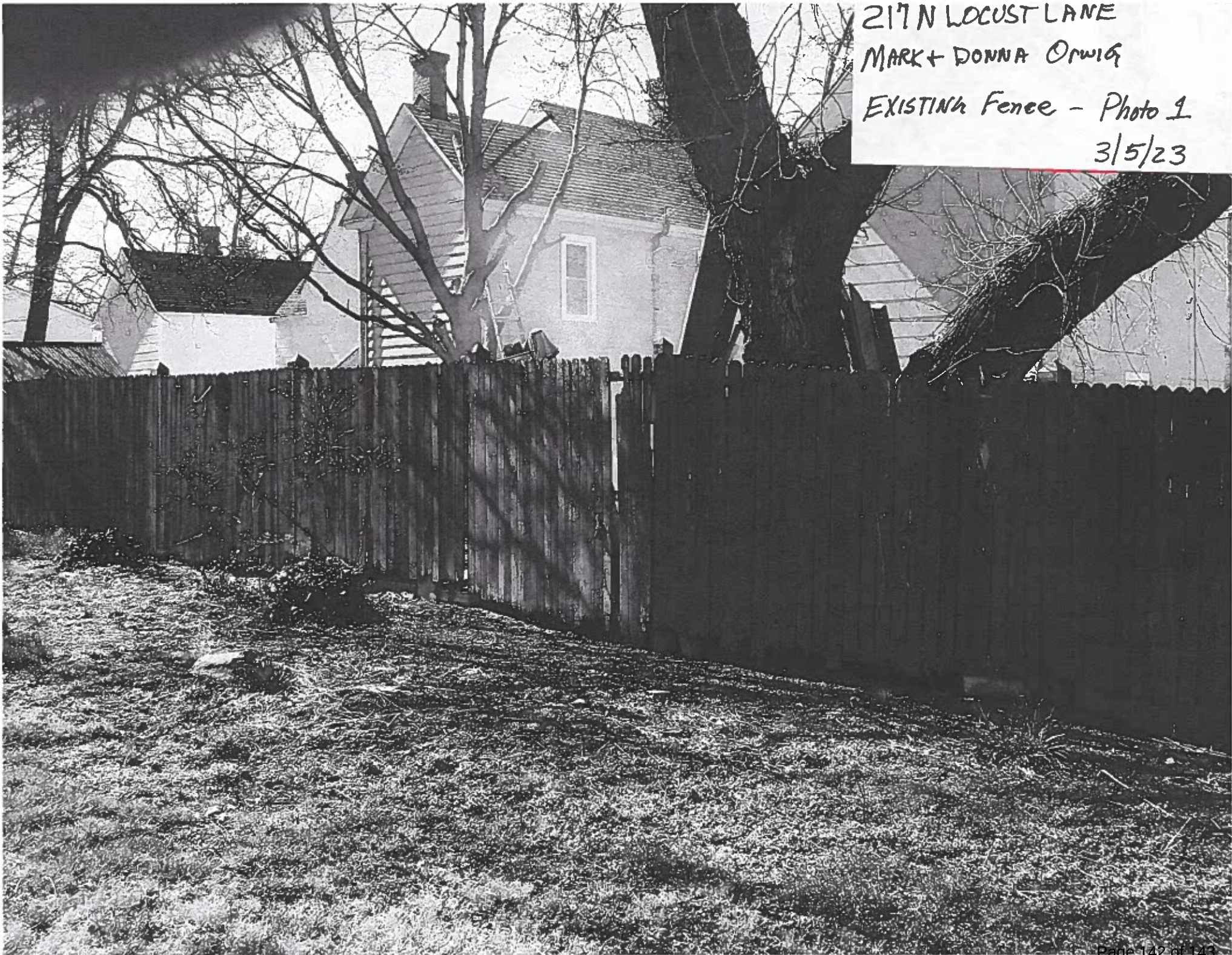
RTS
DRAWN BY 1" = 20'
SCALE AUG. 1991
DATE 046798
JOB NO. 6798
FOLDER

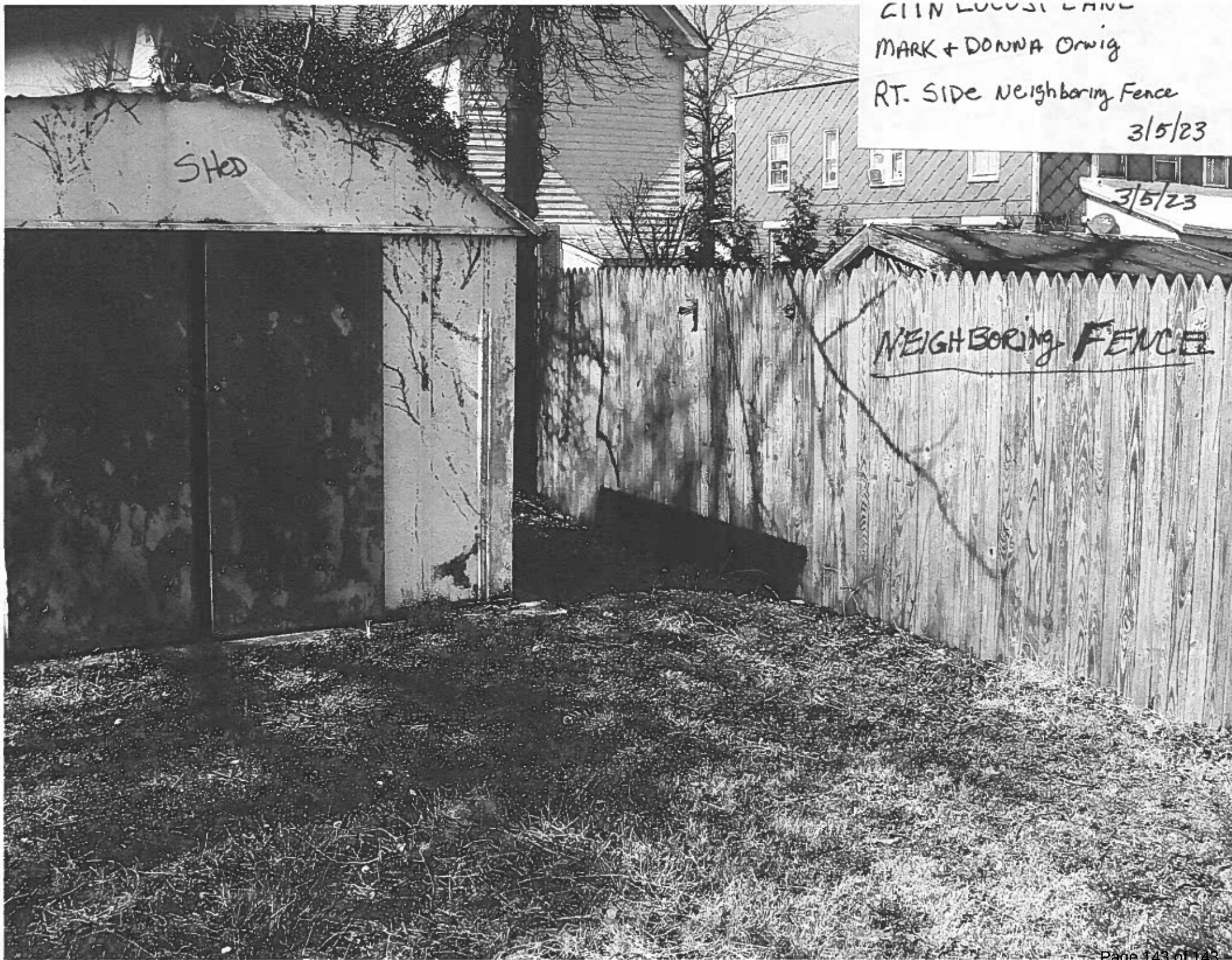
217 N LOCUST LANE
MARK + DONNA ORWIG
Existing Fence PHOTO 2



217 N LOCUST LANE
MARK + DONNA Orwig

EXISTING Fence - Photo 1
3/5/23





211N LOCUST LANE
MARK + DONNA Orwig
RT. SIDE Neighboring Fence
3/5/23

3/5/23

NEIGHBORING FENCE