



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

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

Town Hall Chamber 2
14 S. Harrison Street, Easton

Archived video of the meeting is available at:

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

Attendance:

Commission Members:

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

Staff:

Miguel Salinas, Planning and Zoning Director
Nicholas Johnson, Planner

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

2. Agenda Summary Review—

March 13, 2023- The Commission made an amendment to the agenda to include the Dover Station Project as a Discussion Item.

Vice Chairperson Brophy moved to approve the March 13, 2023 Agenda Summary with the proposed amendment. Commissioner Bateman seconded the motion.

<u>Vote</u>	<u>6-0</u>
FOR:	6- Demby, Brophy, Bateman, Harrington, Pezor, Sebastian
AGAINST:	0
ABSTAIN:	0
ABSENT:	0

3. Old Business –

a. Applicant: Moshie Holtzberg
File No.: 2023- 854
Location: 313 North Street, Easton, MD 21601
Tax Map 103, Grid 0EA, Parcel 0717

Zoning: R-7A

Request: The applicant is proposing to install 9 HVAC ductless units along the northern face of the building. The application has been amended since it was last heard at the February 13, 2023 HDC meeting and now shows a landscaping plan to screen the proposed units, and new locations for the units and housing. This is a contributing building to the Historic District.

Historic District Guideline references:

i. Guideline 48. HVAC

Staff Presentation:

Nicholas Johnson; Planner

Applicant Presentation:

Mike Jones, Jones HVAC

Bruce Jones, Jones HVAC

Public Comment— None

Vice Chairperson Brophy moved to approve the application with the condition that: 1) the existing mounted units shall be removed and the stucco repaired; 2) the new units shall be placed on pads; 3) the slimduct shall be painted to match the existing building; 4) the heat pumps shall be screened with landscaping that is 2'-3' tall.

The application also has conditional approval that the front satellite dish shall be removed, and any unused utility wiring on the structure shall be removed.

Commissioner Sebastian seconded the motion.

<u>Vote</u>	<u>6-0</u>
FOR:	6- Demby, Brophy, Bateman, Harrington, Pezor, Sebastian
AGAINST:	0
ABSTAIN:	0
ABSENT:	0

4. New Business –

a. Applicant: Mid-Shore Exteriors
File No.: 2023-868
Location: 311 August Street, Easton, MD 21601
Tax Map 103, Grid 0EA, Parcel 1074
Zoning: R-7A

Request: The applicant is proposing to do an in-kind asphalt shingle roofing replacement, and apply a GACO roof coating over the existing metal roof. It is

possible that an existing layer of cedar shingles is underneath the current asphalt shingles. This is a contributing building to the Historic District.

Historic District Guideline references:

- i. *Guideline 70. Roof Material*

Staff Presentation:

Nicholas Johnson; Planner

Applicant Presentation:

Alan Gerard

Public Comment— None

Commissioner Bateman moved to approve the application as submitted.

Commissioner Sebastian seconded the motion.

<u>Vote</u>	<u>6-0</u>
FOR:	6- Demby, Brophy, Bateman, Harrington, Pezor, Sebastian
AGAINST:	0
ABSTAIN:	0
ABSENT:	0

- b. Applicant:** HTHH LLC
File No.: 2023-874
Location: 6 Brookletts Ave, Easton, MD 21601
Tax Map 105, Grid 0EA, Parcel 2094
Zoning: R-10A

Request: The applicant is proposing to use wood casement windows to relocate and replace existing aluminum windows on the sides and rear of the house. The applicant is also proposing to relocate and replace the rear door with a new wooden French style door. Other proposed changes involve replacing the rear porch railing, and reconstructing the rear porch steps. This is a contributing building to the Historic District.

Historic District Guideline references:

- i. *Guideline 42. Make Sensitive Replacements (Doors)*
- ii. *Guideline 65. Make Sensitive Replacements (Porches)*
- iii. *Guideline 90. Make Sensitive Replacements (Windows)*

Staff Presentation:

Nicholas Johnson; Planner

Applicant Presentation:

Dan O'Brien

Public Comment— None

The applicant amended their application to include the replacement of the rear stairwell with a wood landing, brick piers, a wood railing, and 2x2 balusters.

Vice Chairperson Brophy moved to approve the amended application with condition that: 1) 1-1 wood casement windows shall be installed; 2) the proposed casements on the first floor windows shall be 3 light; 3) the second floor windows shall be double hung; 4) the casing and sills shall match the existing; 5) the shutters shall be wood; and 6) the stair post and upstairs railing shall be painted to match. Commissioner Pezor seconded the motion.

<u>Vote</u>	<u>6-0</u>
FOR:	6- Pezor, Demby, Bateman, Brophy, Harrington, Sebastian
AGAINST:	0
ABSTAIN:	0
ABSENT:	0

- c. **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: As discussed at the February 27th HDC meeting, the applicant is requesting approval to determine whether the existing wooden siding may be preserved, or if the Commission will request a replacement. This is a contributing building to the Historic District.

Historic District Guideline references:

- i. *Guideline 76. Preserve Historic Wood Siding*
- ii. *Guideline 77. Make Sensitive Replacements*
- iii. *Guideline 78. Substitute Materials for Siding*

Staff Presentation:
Nicholas Johnson; Planner

Applicant Presentation — None

Public Comment— None

Commissioner Pezor moved to table the application pending further detail on the condition of the siding, and the submission of items for a separate pending application request. Commissioner Bateman seconded the motion.

<u>Vote</u>	<u>6-0</u>
FOR:	6- Pezor, Demby, Bateman, Brophy, Harrington, Sebastian
AGAINST:	0
ABSTAIN:	0
ABSENT:	0

- d. Applicant:** Will Gordon
File No.: 2023-880
Location: 120 N. West Street, Easton, MD 21601
Tax Map 101, Grid 0EA, Parcel 1268
Zoning: CB

Request: This application was amended on March 7, 2023 to replace all 17 windows on the existing structure using wooden windows on the front façade, and Anderson 400 series vinyl-clad windows on the sides and rear. This is a contributing building to the Historic District.

Historic District Guideline references:

- i. *Guideline 90. Make Sensitive Replacements (Windows)*
- ii. *Appendix B. Vinyl-Clad*

Staff Presentation:
Nicholas Johnson; Planner

Applicant Presentation:
Will Gordon

Public Comment— None

Commissioner Sebastian moved to approve the amended application as submitted. Commissioner Pezor seconded the motion.

<u>Vote</u>	<u>6-0</u>
FOR:	6- Pezor, Demby, Bateman, Brophy, Harrington, Sebastian
AGAINST:	0
ABSTAIN:	0
ABSENT:	0

5. Discussion Item –

- a. Dover Station Project- Mr. Sevan Topjian, the owner of 500 E. Dover Street opened discussion with the Commission and the public with a brief narrative of his background in historic redevelopment, and presented his research establishing a timeline of multiple historic improvement projects on the site. Mr. Topjian sought the Commission’s feedback for preserving the historic features of this

contributing building, and advice for redeveloping the property for modern “Mixed- Use” components.

6. Decision Summary Review –

Commissioner Bateman moved to approve the February 27, 2023 Draft Decision Summary. Commissioner Sebastian seconded the motion.

<u>Vote</u>	<u>6-0</u>
FOR:	6- Demby, Brophy, Bateman, Harrington, Pezor, Sebastian
AGAINST:	0
ABSTAIN:	0
ABSENT:	0

7. Administrative Approval

a. Applicant: Mark P. Orwig
File No.: 2023-885
Location: 217 N. Locust Lane, Easton, MD 21601
Tax Map 103, Grid 0EA, Parcel 0689
Zoning: R-7A

Request: The applicant is requesting approval for residential improvements to remove the existing wooden fencing along the rear property line, and replace it with an in-kind fence.

Historic District Guideline references:

i. Guideline 14. Perimeter Walls and Fences

b. Applicant: Donna Parker
File No.: 2023-888
Location: 117 E. Dover Street, Easton, MD 21601
Tax Map 104, Grid 000, Parcel 1188, Lot 204
Zoning: CB

Request: The applicant is requesting approval for residential improvements to remove the existing wooden fence on the membrane roof.

Historic District Guideline references:

- i. Guideline 14. Perimeter Walls and Fences*
- ii. Guideline 69. Perform Regular Roof Maintenance*
- iii. Guideline 71. Roof Appurtenances*

8. **Adjournment**– Commissioner Bateman moved to adjourn. Vice Chairperson Brophy seconded the motion. The meeting was adjourned at 7:12 p.m.