



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

Monday, March 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/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:

Nicholas Johnson, Planner

Absent:

Staff:

Miguel Salinas, Planning and Zoning Director

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

2. Agenda Summary Review—

March 27, 2023- The Commission made an amendment to the agenda to include 24 N. Harrison as an Administrative Approval.

Commissioner Sebastian moved to approve the March 27, 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. New Business –

a. Applicant: Stephanie Hambleton
File No.: 2023- 884
Location: 216 Bay Street, Easton, MD 21601
Tax Map 104, Grid 0EA, Parcel 0607
Zoning: CB

Request: The applicant is proposing to remove two layers of asphalt shingles and the original cedar shakes, and replace with an asphalt shingle roof. The applicant is also proposing to remove the rubber membrane on the rear addition and replace it with a new metal roof. 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:
Stephanie Hambleton

Public Comment— None

The applicant amended their application to request approval of only the asphalt shingle roof replacement; and to omit the proposal to remove the rubber membrane on the rear addition.

Commissioner Pezor moved to approve the amended application. Vice Chairperson Brophy 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: 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 proposing to remove an existing 10' x 7' metal shed and replace it with a new 10' x 8' metal shed. This is a non contributing building in the Historic District.

Historic District Guideline references:

- i. *Demolition Review Process*
- ii. *Guideline 10. Preserve Historic Outbuildings*
- iii. *Guideline 11. Erect New Outbuildings Sensitively*

Staff Presentation:

Nicholas Johnson, Planner

Applicant Presentation:

Mark P. Orwig

Public Comment— None

Commissioner Pezor moved to approve the application as submitted. Vice Chairperson Brophy seconded the motion.

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

- c. Applicant:** Coastal Design & Build LLC
File No.: 2023- 885
Location: 101 N. West Street, Easton, MD 21601
Tax Map 104, Grid 0EA, Parcel 1259
Zoning: CB

Request: The applicant is proposing to remove and replace in-kind areas of existing wooden siding. The existing wooden shutters will also be removed and replaced in-kind. The applicant is also proposing alterations to the front porch including covering the existing concrete porch with brick and repairing/replacing existing brick steps. This is a contributing building to the Historic District.

Historic District Guideline references:

- i. *Guideline 64. Preserve Historic Porches*
- ii. *Guideline 65. Make Sensitive Replacements (Porches)*
- iii. *Guideline 77. Make Sensitive Replacements (Siding)*

Staff Presentation:

Nicholas Johnson, Planner

Applicant Presentation:

Eric Abel, Coastal Design & Build LLC

Public Comment— None

Commissioner Pezor moved to table the application pending the submission of a skirt board sketch for a proposed porch skirt. 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

d. Applicant: Christine M. Dayton Architect, P.A.
File No.: 2023- 890
Location: 204 Brookletts Avenue, Easton, MD 21601
Tax Map 105, Grid 0EA, Parcel 2138
Zoning: R-10A

Request: The applicant is proposing to convert the existing contributing garage into an accessory dwelling unit. The scope of work includes installing a new concrete foundation, new fiberglass doors, new Anderson fiberglass-clad windows, and a partial in-kind siding replacement. This is a contributing building to the Historic District.

Historic District Guideline references:

- i. *Guideline 10. Preserve Historic Outbuildings*
- ii. *Guideline 42. Make Sensitive Replacements (Doors)*
- iii. *Guideline 45. Screen, Storm and Garage Doors*
- iv. *Guideline 78. Substitute Materials for Siding*
- v. *Guideline 90. Make Sensitive Replacements (Windows)*

Staff Presentation:
Nicholas Johnson

Applicant Presentation:
Lisa Stone
Nick Cappella, Christine M. Dayton Architect, P.A.

Public Comment— None

**Commissioner Bateman moved to approve the application as submitted.
Commissioner Pezor 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. Old Business –

- a. 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: This is the second of two mandatory meetings required to demolish contributing structures within the Historic District. During the first meeting, the Commission requested exact heights of the replacement structure and the existing surrounding structures. At the second meeting or any subsequent meetings, the Commission may determine whether the two outbuildings and the addition may be demolished. The demolition will not be fully approved until the Commission formally approves replacement plans. The Commission may approve replacement plans at this meeting or any subsequent meeting.

Historic District Guideline references:

- i. Demolition Review*
- ii. Guideline 10. Preserve Historic Outbuildings*
- iii. Guideline 94. Style*
- iv. Guideline 96. Orientation, Alignment, and Setback*
- v. Guideline 97. Form, Massing, Height, and Scale*
- vi. Guideline 100. Rear Additions*

Staff Presentation:
Nicholas Johnson; Planner

Applicant Presentation:
Virginia Richardson, Rauch Inc.
Lyndsey Ryan

Public Comment—

Jonathan Ryan
Diane Laird-Ippolito
Scott Patterson
Mary Gibson
Chris Gillian
Noah Matten
Jim Schemrau
David North
Catherine Joyce
Eric Levinson, Owner of Hummingbird Inn
Charles Garrison
Tom Moore
Lori Cuthbert

Commissioner Pezor moved to continue the application subject to the submission of a complete application. 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

5. Discussion Item – None

6. Decision Summary Review –

March 13, 2023 - The Commission noted the following correction to the March 13, 2023 draft decision summary:

- a. Accuracy of the motion made for Application No.: 2023-874 (6 Brookletts Avenue) with grammatical corrections.
- b. Accuracy of the motion made for Application No.: 2023-880 (120. N West Street) with the correction of Anderson 400 series vinyl-clad windows.

Commissioner Sebastian moved to approve the amended Decision Summary. 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

7. Administrative Approval

- a. **Applicant:** Service Max of Delmarva
File No.: 2023-904
Location: 24 N. Harrison Street, Easton, MD 21601
Tax Map , Grid , Parcel
Zoning: CB

Request: The applicant is requesting approval for commercial improvements to remove the existing flat rubber membrane roof and replace in-kind with a 45 mil TPO membrane. **The existing soffit, fascia, and gutters shall remain. The existing asphalt shingle portion of the roof shall not be affected.** This is a contributing building to the Historic District.

Historic District Guideline references:

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

8. **Adjournment**– Commissioner Bateman moved to adjourn. Vice Chairperson Brophy seconded the motion. The meeting was adjourned at 7:38 p.m.