



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

Monday, April 10, 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
Kelly Pezor
Jim Sebastian

Staff:

Miguel Salinas, Planning and Zoning Director
Nicholas Johnson, Planner
Samantha Smith, Administrative Assistant

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 April 10, 2023 agenda.
Commissioner Bateman seconded the motion.**

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

3. **Old 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 proposing to relocate and replace some of the existing windows with 2 over 2, clad wood with SDL; and to relocate and replace some of the existing doors with the proposed front door to be mahogany wood with sidelights and the side door to be fiberglass with a nine light window. The applicant is also proposing to replace the existing round gable windows with new wooden clad windows matching those on the first and second floors; and to install new shutters. This is a contributing building to the Historic District.

Historic District Guideline references:

- i. *Guideline 42. Make Sensitive Replacements (Doors)*
- ii. *Appendix B.2. Common Substitute Materials (Doors)*
- iii. *Guideline 78. Substitute Materials for Siding*
- iv. *Guideline 89. Maintain Historic Windows*
- v. *Guideline 90. Make Sensitive Replacements*
- vi. *Guideline 91. Shutters*
- vii. *Appendix B.2. Common Substitute Materials (Windows)*

Staff Presentation:

Nicholas Johnson; Planner

Applicant Presentation:

Donald M. Bailey Sr.

Public Comment— None

Vice Chairperson Brophy moved to approve the application pending additional detail on the shutters; and to exclude porch railing modifications. Commissioner Bateman seconded the motion.

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

4. New Business –

- a. **Applicant:** Charles and Lois Garrison
- File No.:** 2023-894
- Location:** 16 N. Aurora Street, Easton, MD 21601
Tax Map 103, Grid 0EA, Parcel 1128
- Zoning:** R-7A

Request: The applicant is proposing to replace three damaged aluminum clad windows on the front façade of the house that were damaged by a falling tree; and

one aluminum clad window on the south façade of the house. The proposed replacement windows are aluminum clad, double hung windows with the same number of lights as the existing. The proposed windows are of a slightly different dimension than existing due to supplier issues. This is a contributing building to the Historic District.

Historic District Guideline references:

- i. *Guideline 90. Make Sensitive Replacements (Windows)*
- ii. *Appendix B.2. Common Substitute Materials for Windows*

Staff Presentation:

Nicholas Johnson; Planner

Applicant Presentation:

Charles Garrison

Public Comment— None

Commissioner Sebastian moved to approve the application with the condition that the exterior trim shall be replaced in kind with wood. Vice Chairperson Brophy seconded the motion.

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

- b. Applicant:** **A.K.J. Roofing Inc.**
File No.: **2023- 881**
Location: 11 N. Washington Street, Easton, MD 21601
 Tax Map 104, Grid 0EA, Parcel 1232
Zoning: GI

Request: The applicant is proposing to replace the existing slate roof with a new synthetic slate roof. This structure is a contributing building to the Historic District and is listed on the Maryland Register of Historic Places.

Historic District Guideline references:

- i. *Guideline 90. Make Sensitive Replacements (Windows)*
- ii. *Appendix B.2. Common Substitute Materials*

Staff Presentation:

Nicholas Johnson; Planner

Applicant Presentation:

Steward Orndorff, A.K.J. Roofing Inc.
Brian Warren, Talbot County

Public Comment— None

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

<u>Vote</u>	<u>3-2</u>
FOR:	3- Demby, Brophy, Pezor
AGAINST:	2- Bateman, Sebastian
ABSTAIN:	0
ABSENT:	0

- c. Applicant:** Phillips Signs Inc.
File No.: 2023- 897
Location: 124 S. Aurora Street, Easton, MD 21601
Tax Map 104, Grid 0EA, Parcel 1875
Zoning: CG

Request: The applicant is proposing to install a new aluminum letter wall sign with LED lit channel letters; and to remove the existing gooseneck lights. This is a non contributing building to the Historic District.

Historic District Guideline references:

- i. *Guideline 25. General Guidelines for Signage*
- ii. *Guideline 30. Lighting for Signs*
- iii. *Guideline 35. Wall Signs*
- iv. *Guideline 51. Maintain Historic Fixtures*

Staff Presentation:

Nicholas Johnson; Planner

Applicant Presentation:

Ben Phillips, Phillips Signs Inc.

Public Comment— None

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

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

- d. Applicant:** **Chesapeake Bay Yacht Club**
File No.: **2023- 898**
Location: 117-121 N. Washington Street, Easton, MD 21601
Tax Map 104, Grid 0EA, Parcel 0612
Zoning: CB

Request: The applicant is proposing to do an in-kind roof replacement of the existing asphalt shingle roof on the main portion of the contributing structure. The new shingles will be GAF Timberline HDZ asphalt shingles. The applicant is also proposing to recoat the standing seam metal roof on the rear addition; and to replace three wooden dormer windows on the fourth story of the main structure with fiberglass-clad double hung windows. This is a contributing building to the Historic District, and this structure is listed on the Maryland Register of Historic Places.

Historic District Guideline references:

- i. *Guideline 69. Perform Regular Roof Maintenance*
- ii. *Guideline 70. Roof Material*
- iii. *Guideline 77. Make Sensitive Replacements (Siding)*
- iv. *Guideline 90. Make Sensitive Replacements*
- v. *Appendix B.2. Common Substitute Materials for Windows*

Staff Presentation:
Nicholas Johnson; Planner

Applicant Presentation:
Richard W. Ehrlich

Public Comment— None

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

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

e. **Applicant:** Katherine Kelley Poole
File No.: 2023- 901
Location: 102 Talbot Lane, Easton, MD 21601
Tax Map 104, Grid 0EA, Parcel 1946
Zoning: R-7A

Request: The applicant is proposing to remove the existing brick driveway and install a new cobblestone driveway. The applicant is also proposing to install a new wooden fence with a decorative entrance gate surrounding the patio in the backyard. A new paver patio will be installed in the rear yard and will not be visible from any public right-of way. This is a contributing building to the Historic District.

Historic District Guideline references:

- i. *Guideline 8. Preserve Historic Driveways*
- ii. *Guideline 9. New Driveways*
- iii. *Guideline 14. Perimeter Walls and Fences*

Staff Presentation:
Nicholas Johnson; Planner

Applicant Presentation:
Katherine Kelley Poole

Public Comment— None

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

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

f. **Applicant:** Dover Station LLC
File No.: 2023- 905
Location: 500 Dover Road, Easton, MD 21601
Tax Map 104, Grid 0EA, Parcel 1055
Zoning: CB

Request: The applicant is seeking approval for two alterations to the existing structures at 500 Dover Road. The first is the partial demolition of a 30' x 60' area of the existing structure. There are no replacement plans at this time as the applicant is requesting to return the area to green space. The second alteration request is to replace the existing roofs on the building areas marked 3, 4, and 5.

The applicant requests that the Commission make the finding that the former Easton Wholesale Building marked as areas 1A, 1B, and the rails-to-trails façade of area 3 are contributing structures; and the finding that the remaining structures marked as areas 2, 3, 4 and 5 are non-contributing structures. This structure is currently a contributing building to the Historic District.

Historic District Guideline references:

- i. *Demolition Review*
- ii. *Guideline 70. Roof Material*

Staff Presentation:

Nicholas Johnson; Planner

Applicant Presentation:

Sevan Topjian

Public Comment— None

The applicant amended their application to request the buildings labeled as 2, 4, and 5 on the provided site plan be considered non-contributing.

Commissioner Pezor moved to approve the application with findings to include: 1) building areas marked 2, 4 and 5 shall be found as non-contributing; 2) building areas 1 and 3 shall be found as contributing; 3) partial demolition of building area 2 shall be approved with a condition to submit a landscape plan; and 4) replace existing roofs on building areas 3, 4 and 5 with a corrugated metal roof.

Commissioner Bateman seconded the motion.

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

5. Discussion Item – None

6. Decision Summary Review –

March 27, 2023 - The Commission noted the following correction to the March 27, 2023 draft decision summary:

- a. Grammatical corrections.

Vice Chairperson Brophy moved to approve the amended Decision Summary
Commissioner Bateman seconded the motion.

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

7. Administrative Approval

- a. Applicant:** Katie Withowski
File No.: 2023- 913
Location: 216 South Lane, Easton, MD 21601
Tax Map 104, Grid 000, Parcel 1559
Zoning: R-7A

Request: The applicant is proposing to remove a Mulberry tree at 216 South Lane. Upon review, the specified tree can be removed. A letter from a Maryland Licensed tree expert was provided recommending that the tree be removed due to poor health, and the safety hazard it creates to neighboring properties.

David Piver, Davey Tree Expert Company
MD LTE No. 00572
ISA Certified Arborist MA- 4038

- 8. Adjournment**– Commissioner Bateman moved to adjourn. Commissioner Pezor seconded the motion. The meeting was adjourned at 7:33 p.m.