



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

Monday, April 24, 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-and-Minutes)
[\(eastonmd.gov\)](https://www.eastonmd.gov/)

Attendance:

Commission Members:

Ernest Demby, Chairperson
Maria Brophy, Vice Chairperson
Dudley Greer
Kelly Pezor
Jim Sebastian

Staff:

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

Absent:

Commission Members:

Kevin Bateman

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 24, 2023 Agenda Summary.
Commissioner Pezor seconded the motion.**

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

3. Old Business –

a. 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: As discussed at the January 23, 2023 HDC meeting, the applicant is proposing a new 2 ¾" brick skirt, new brick steps, and a new walkway. This is a contributing building to the Historic District.

Historic District Guideline references:

- i. *Guideline 15. Preservice Historic Sidewalk and Curb Materials*
- ii. *Guideline 55. Maintain Historic Masonry*
- iii. *Guideline 64. Preserve Historic Porches*
- iv. *Guideline 65. Make Sensitive Replacements (Porches)*

Staff Presentation:

Nicholas Johnson; Planner

Applicant Presentation:

Eric Abell; Coastal Design & Build LLC

Public Comment— None

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

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

b. Applicant: Joseph A. Cook
File No.: 2022- 798
Location: 12 Brookletts Avenue, Easton, MD 21601
Tax Map 105, Grid 0EA, Parcel 2097
Zoning: R-10A

Request: On November 14, 2022 the HDC granted approval for the applicant to perform renovations and construct a 6' x 24' addition. Approved renovations included removing the existing cedar shakes, and installing composite shingles, installing new awning windows, replacing existing garage doors, and replacing existing double-hung windows. The Commission discussed that cedar trim would be used and TDL windows would be used. This garage is identified as a contributing structure.

The applicant has revised the scope of work to eliminate the proposed addition. The garage door will no longer be replaced, and no windows will be added to the north elevation. The two windows flanking the entry door will be fiberglass-clad

awning windows instead of the originally approved wood. This is a contributing building to the Historic District.

Historic District Guideline references:

- i. *Appendix B: Common Substitute Materials (Composite/Fiberglass and Fiberglass-Clad)*
- ii. *Guideline 90. Make Sensitive Replacements (Windows)*

Staff Presentation:

Nicholas Johnson; Planner

Applicant Presentation:

Joseph A. Cook

Public Comment— None

Commissioner Pezor moved to approve the amended application with the condition that: 1) the garage door shall not be replaced; 2) the previously approved 6' x 24' addition shall be eliminated; 3) the windows at the north elevation shall be eliminated; 4) the door shall be repositioned on the east elevation; 5) the window design shall be fiberglass-clad; and 6) the windows shall be repositioned on the elevations with SDL. Commissioner Sebastian seconded the motion.

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

4. New Business –

a. Applicant: ROI Construction
File No.: 2023 -907
Location: 206 S. Harrison Street, Easton, MD 21601
Tax Map 105, Grid 000, Parcel 2112
Zoning: R-10A

Request: The applicant is proposing to replace the existing flat membrane roof with a new TPO .6 mil roof. A new aluminum parapet wall cap and aluminum gutters will also be installed. The applicant is also proposing to remove the existing deck railing and install a new vinyl railing system on the rear deck. This is a contributing building to the Historic District.

Historic District Guideline references:

- i. *Guideline 70. Roof Material*
- ii. *Guideline 73. Replace Historic Gutters and Downspouts In-Kind*

iii. *Guideline 65. Make Sensitive Replacements (Porches)*

Staff Presentation:

Nicholas Johnson; Planner

Applicant Presentation:

Mary Ann Schindler

Cody Cline; ROI Construction

Public Comment— None

The applicant amended their application to eliminate the railings from the application subject to the submission of a proposed composite material that is not vinyl.

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

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

b. Applicant: Peoples Bank
File No.: 2023 - 918
Location: 204 N. Washington Street, Easton, MD 21601
Tax Map 103, Grid 0EA, Parcel 0614
Zoning: CB

Request: The applicant is proposing to install a nine (9) feet tall vehicle clearance bar for a bank's drive up ATM and pneumatic tube system. The ATM and pneumatic tube system are existing and covered by an existing canopy. This is a non-contributing building to the Historic District.

Historic District Guideline references:

i. *Guideline 25. General Guidelines for Signage*

Staff Presentation:

Nicholas Johnson; Planner

Applicant Presentation:

Joshua Startt

Public Comment— None

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

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

c. Applicant: Frances Forster
File No.: 2023 - 923
Location: 204 S. Hanson Street, Easton, MD 21601
Tax Map 105, Grid 000, Parcel 2136
Zoning: R-10A

Request: The applicant is proposing an in-kind replacement of the existing garage doors on the alley facing garage. A slight expansion will be made to the existing concrete driveway used to access the garage from the alley. The applicant is also proposing to alter the existing front porch through the addition of screening and ceiling fans. This is a contributing garage.

Historic District Guideline references:

- i. Guideline 45. Screen, Storm, and Garage Doors*
- ii. Guideline 64. Preserve Historic Porches*

Staff Presentation:
Nicholas Johnson; Planner

Applicant Presentation:
Frances Forster

Public Comment— None

The applicant amended their application to include proposed changes to: 1) the garage door; 2) the concrete apron; 3) the ceiling fans; and 4) to eliminate the front porch screening from the application subject to the submission of a complete proposal for front porch screening.

Vice Chairperson Brophy moved to approve the amended application with the condition that: 1) the proposed front porch screening shall be eliminated from the application pending the submission of a new proposal; and 2) the existing concrete apron shall extend approximately 6' to the north along the fence line. Commissioner Pezor seconded the motion.

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

- d. Applicant: Michael and Meghan Stuart**
File No.: 2023 - 919
Location: 418 North Street, Easton, MD 21601
Tax Map 103, Grid 0EA, Parcel 0732
Zoning: CB

Request: The applicant is proposing to remove and replace portions of the existing 6' high wooden picket fence in the backyard. The new fence will be a solid 6' high wooden privacy fence. The applicant is also proposing to install a new gravel parking pad along the rear alley. This is a contributing building to the Historic District.

Historic District Guideline references:

- i. Guideline 9. New Driveways*
- ii. Guideline 64. Preserve Historic Porches*

Staff Presentation:
Nicholas Johnson; Planner

Applicant Presentation:
Michael Stuart

Public Comment— None

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

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

- e. Applicant: Stephanie Hambleton**
File No.: 2023 - 884
Location: 216 Bay Street, Easton, MD 21601
Tax Map 1041, Grid 0EA, Parcel 0607
Zoning: CB

Request: The applicant is proposing to replace six (6) windows on the two-story rear addition with new aluminum-clad double hung windows with SDL. The applicant is also proposing to replace two (2) doors with new fiberglass doors on the rear and side facades. This property appeared before the HDC on March 27, 2023, and received approval to install a new asphalt shingle roof. The applicant amended their application at the meeting to remove a flat roof replacement of the rear addition from the scope of work due to an issue with the dimensions of the proposed standing seam roof. This is a contributing building to the Historic District.

Historic District Guideline references:

- i. *Guideline 42. Make Sensitive Replacements (Doors)*
- ii. *Guideline 90. Make Sensitive Replacements (Windows)*
- iii. *Appendix B. Substitute Materials*

Staff Presentation:

Nicholas Johnson; Planner

Applicant Presentation:

Marjorie Patrick

Public Comment— None

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

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

- f. Applicant:** Andrew Becker
File No.: 2023 - 920
Location: 205 Talbot Street, Easton, MD 21601
Tax Map 104, Grid 000, Parcel 1905
Zoning: R-7A

Request: The applicant is proposing to construct a new 14’-8” x 20’ rear addition to an existing contributing structure. The new addition will occupy a slightly smaller footprint than the existing structure and will be slightly shorter. The HDC survey notes that there is already a concrete block extension on the right side of the structure. The addition will use Hardi Plank siding to differentiate it from the existing structure; new wood windows on the street facing first floor; and aluminum-clad windows on the second and non-street facing facades.

On the existing structure, the applicant is proposing to replace the existing foundation and roof. The applicant will repair the original wooden windows on the original structure. The applicant is also proposing to remove the existing vinyl siding; and repair and replace in-kind the underlying wooden siding. The elevations note that the two existing doors will be replaced. This is a contributing building to the Historic District.

Historic District Guideline references:

- i. *Guideline 100. Rear Additions*
- ii. *Guideline 41. Maintain Original and Historic Doors*
- iii. *Guideline 42. Make Sensitive Replacements*
- iv. *Guideline 76. Preserve Historic Wood Siding*
- v. *Guideline 89. Maintain Historic Windows*
- vi. *Guideline 126. Arrangement (Windows)*
- vii. *Guideline 127. Window Type*

Staff Presentation:

Nicholas Johnson; Planner

Applicant Presentation:

Andrew Becker

Public Comment— None

Commissioner Pezor moved to approve the application with the condition that: 1) the original structure including the trim shall remain wood; 2) the new addition shall be Hardi with Azek corners and trim, including the fascia; 3) the chimney shall be rebuilt as a faux chimney, and supported underneath the roof line; 4) the front porch, the two landings, and steps shall be Aeratis material; 5) the existing vinyl siding shall be removed, and the original wood siding shall be replaced or repaired in-kind; 6) parging shall be done to two new block foundations; 7) doors on the original structure shall be replaced in-kind as wood; 8) electrical and HVAC shall be located on the north facade; 9) the windows facing Talbot Street on the first floor of the addition shall be wood; 10) the remaining windows shall be Marvin Elevate Fiberglass-Clad; and 11) the windows of first floor of the new addition shall be Marvin Ultimate Wood. Commissioner Brophy seconded the motion.

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

5. Discussion Item – None

6. Decision Summary Review –
April 10, 2023

Commissioner Sebastian moved to approve the April 10, 2023 Decision Summary.
Commissioner Pezor seconded the motion.

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

7. Administrative Approval

a. Applicant: Marasun Inc
File No.: 2023- 910
Location: 119-125 Port Street, Easton, MD 21601
Zoning: CB

Request: The applicant is requesting approval for residential improvements to 119-125 Port Street. The applicant is proposing to remove the existing asphalt shingles and to replace in-kind with GAF Timberline HDZ shingles. The existing soffit, fascia, and gutters shall remain.

Historic District Guideline references:

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

b. Applicant: Comfort Air Service, LLC
File No.: 2023- 888
Location: 117 E. Dover Street, Units 101 and 106 Easton, MD 21601
Tax Map 104, Grid 000, Parcel 1188, Lot 204
Zoning: CB

Request: The applicant is requesting an emergency approval for the replacement of two (2) heat pumps on the roof of the Sherratin in Units 101 and 106.

Historic District Guideline references:

- i. Guideline 48. HVAC*
- ii. Guideline 71. Roof Appurtenances*

8. Adjournment– Vice Chairperson Brophy moved to adjourn. Commissioner Sebastian seconded the motion. The meeting was adjourned at 8:05 p.m.