



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

Monday, May 8, 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
Kevin Bateman
Dudley Greer
Kelly Pezor
Jim Sebastian
Michael Stuart

Staff:

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

1. Call to Order— Chairperson Demby called the meeting to order at 5:59 pm.

2. Agenda Summary Review—
May 8, 2023 -

Commissioner Sebastian moved to approve the May 8, 2023 Agenda Summary. Vice Chairperson Brophy seconded the motion.

Vote	7-0
FOR:	7- Demby, Brophy, Bateman, Greer, Pezor, Sebastian, Stuart
AGAINST:	0
ABSTAIN:	0
ABSENT:	0

3. Old Business – None

4. New Business –

a. Applicant: 4 North LLC
File No.: 2023 - 924

Location: 4 North Washington Street, Easton, MD 21601
Tax Map 103, Grid 0EA, Parcel 1216
Zoning: CB

Request: The applicant is proposing to install new double hung wooden windows on the west and east elevations of the existing structure. The applicant is also requesting approval to remove a section of the roof on the interior of the building to allow for a new interior courtyard to be constructed. 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 80. Preserve Historic Storefronts*
- ii. *Guideline 81. New Storefronts*
- iii. *Guideline 89. Maintain Historic Windows*
- iv. *Guideline 90. Make Sensitive Replacements*

Staff Presentation:
Nicholas Johnson; Planner

Applicant Presentation:
Tim Boyle

Public Comment— None

Commissioner Pezor moved to approve the application with the condition that the muntin on the windows shall be SDL. Vice Chairperson Brophy seconded the motion.

<u>Vote</u>	<u>7-0</u>
FOR:	7- Demby, Brophy, Bateman, Greer, Pezor, Sebastian, Stuart
AGAINST:	0
ABSTAIN:	0
ABSENT:	0

b. Applicant: **Walter E. Chase Sr.**
File No.: **2023- 922**
Location: 101 West Glenwood Avenue, Easton, MD 21601
Tax Map 104, Grid 000, Parcel 1320
Zoning: CB

Request: The applicant is proposing to do an in-kind asphalt shingle and metal roof replacement. The rear addition to the structure currently has an asphalt shingle roof and will be replaced with a new asphalt shingle roof. The existing metal roof will be replaced with a new metal roof with 3/44” rib heights and 36”

panels. The existing trim will remain; and gutters will be repaired. 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:

Andres Pascul

Public Comment— None

Commissioner Sebastian moved to approve the application with the condition that: 1) the standing seam roof shall be 16” or 17” wide; 2) the rib height shall be no more than 1.5”; 3) the caps shall not be wider than 6” ; 4) and contingent to the applicant’s submission of an acceptable standing seam panel cutsheet prior to the issue of a Certificate of Appropriateness. Vice Chairperson Brophy seconded the motion.

<u>Vote</u>	<u>7-0</u>
FOR:	7- Demby, Brophy, Bateman, Greer, Pezor, Sebastian, Stuart
AGAINST:	0
ABSTAIN:	0
ABSENT:	0

- c. **Applicant:** Comfort Air Service, LLC
File No.: 2023-928
Location: 308 Winton Avenue, Easton, MD 21601
Tax Map 105, Grid 0EA, Parcel 2160
Zoning: R-7A

Request: The applicant is proposing to install a new HVAC system using mini splits on the side and rear of the existing structure. There will be three lines running up the right side of the structure, and one on the rear façade. The HVAC unit will be located on the rear facade. This is a contributing building to the Historic District.

Historic District Guideline references:

- i. *Guideline 48. HVAC*

Staff Presentation:

Nicholas Johnson; Planner

Applicant Presentation:

Albert Urbina, Comfort Air Service LLC

Peter Stark

Public Comment— None

Commissioner Bateman moved to approve the application with the condition that the slim duct shall be painted to match the existing siding color. Commissioner Sebastian seconded the motion.

Vote 7-0

FOR: 7- Demby, Brophy, Bateman, Greer, Pezor, Sebastian, Stuart

AGAINST: 0

ABSTAIN: 0

ABSENT: 0

d. Applicant: Mid-Shore Exteriors

File No.: **2023-930**

Location: 309 Melfield Avenue, Easton, MD 21601

Tax Map 105, Grid 0EA, Parcel 2240

Zoning: R-7A

Request: The applicant is proposing to replace an existing cedar shake roof with a new asphalt shingle roof. A 3'10" expansion on the front façade of the existing shed was approved by the HDC in 2012. The 2012 addition used cedar shake roofing, and re-used the existing cedar doors.

Historic District Guideline references:

- i. Guideline 10. Preserve Historic Outbuildings*
- ii. Guideline 70. Roof Material*
- iii. Appendix B: Substitute Materials*

Staff Presentation:

Nicholas Johnson; Planner

Applicant Presentation:

Bill Thompson

Public Comment — None

Commissioner Pezor moved to approve the application based on the findings that as the auxiliary building is unattached to the main structure it shall be treated as an independent, unrelated secondary structure; and 2.) that replacing the cedar shake shingles to asphalt shingles is acceptable in this circumstance. Commissioner Bateman seconded the motion.

Vote	7-0
FOR:	7- Demby, Brophy, Bateman, Greer, Pezor, Sebastian, Stuart
AGAINST:	0
ABSTAIN:	0
ABSENT:	0

5. Discussion Item –

- a. The Commission discussed creative ways to implement mixed-use development within the historic guidelines; and examined measures to create new guidelines or revise the current guidelines. Mr. Miguel Salinas described the guideline amendment process; and the Commission will conduct further research for past examples of mixed-use proposals that conform with the Historic District guidelines. The Commission emphasized a priority to adding egress to development while maintaining historic character.
- b. The Commission had an in depth discussion regarding application follow up and code enforcement. Hereafter, the Planning and Zoning Department will have an internal discussion to refine code enforcement measures, and appropriate recourse for building management and property neglect.

6. Decision Summary Review –

April 24, 2023 - The Commission noted the following correction to the April 24, 2023 draft decision summary:

- a. Accuracy to Commission Member roll call.

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

Vote	7-0
FOR:	7- Demby, Brophy, Bateman, Greer, Pezor, Sebastian, Stuart
AGAINST:	0
ABSTAIN:	0
ABSENT:	0

7. Administrative Approval — None

8. **Adjournment**– Commissioner Bateman moved to adjourn. Vice Chairperson Brophy seconded the motion. The meeting was adjourned at 7:10 p.m.