



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

Monday, May 22, 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](http://eastonmd.gov)
 [\(eastonmd.gov\)](http://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

Absent:

Staff:

Nicholas Johnson, Planner
Samantha Smith, Administrative Specialist

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 May 22, 2023 Agenda Summary.
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

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 replace the existing steps of the back door. 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)*

Staff Presentation:

Miguel Salinas, Planning and Zoning Director

Applicant Presentation:

Donald M. Bailey Sr.

Public Comment— None

**Vice Chairperson Brophy moved to approve the application as submitted.
Commissioner Bateman 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:** 1616 Elkins Lane LLC
File No.: 2019-168
Location: 34 South West Street, Easton, MD 21601
Tax Map 104, Grid 0EA, Parcel 1442
Zoning: CB

Request: This project first came before the Historic District Commission in December of 2019 with a request to demolish the rear wooden portion of the building, replace windows, install a ductless HVAC system, and to replace the metal roof. This application was approved by the HDC and demolition of the wooden portion was completed in 2020. In March of 2021, an extension of the original COA was approved with the addition of an ADA accessible ramp to the original scope of the work. The applicant is now applying to continue the most

recently approved scope of work for the Neighborhood Service Center. This is a non contributing building to the Historic District.

Outstanding Issues:

On May 4, 2023, the Building Inspection Department rejected the submitted plans for this project due to the following issues:

- i. The Architect will need to reseal and sign all plans showing his current License expiration date.*
- ii. The Constructions Plans refer to the 2015 IBC Code which is not current. The Town adopted the 2018 IBC in 2019.*
- iii. It appears that this project is a renovation of an existing Building, as such your Architect should be using the International Existing Building Code 2015(sic) in the Code analysis. It will help us shorten our review.*
- iv. Provide a copy of your current business license, we are unable to verify the number provided.*

The plans that were rejected by the Building Inspection Department are the same plans that were submitted for the Historic District Commission’s review.

Staff Presentation:

Miguel Salinas, Planning and Zoning Director

Applicant Presentation:

Noah Matten

Public Comment— None

Commissioner Bateman moved to approve the Certificate of Appropriateness extension request in conjunction with the originally approved scope of work with the condition that the applicant shall obtain all relevant building permits and approvals from the Town of Easton’s Building Inspection Department. Commissioner Pezor 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:** West and Callahan
- File No.:** 2022-760
- Location:** 27 S. Harrison, Easton, MD 21601
Tax Map 104, Grid 0EA, Parcel 1522
- Zoning:** CB

Request: On May 9, 2023, it was brought to the staff's attention that the window sills and trim at 27 S. Harrison Street had been inadvertently altered. The original wooden trim was removed from all of the windows (excluding the bay window) and replaced with smooth PVC trim and sills.

At the September 26, 2022 Historic District meeting, the property owner proposed replacing the existing window trim with 5 quarter by 4 PVC trim and a new PVC sill. The applicant modified their application with this proposed scope of work, and approval was granted under the condition that the existing trim would remain. The certificate of appropriateness provided to the contractors listed both the proposed PVC window trim and sills; and the approved scope of work which required the existing trim to remain. The contractors misread a line on the COA that stated: “ [the] proposal is for a new PVC sill for the windows along with 5 quarter by 4 PVC trim.” and subsequently installed the trim on one side elevation of the building. Following an inspection, staff informed the contractor that the work appeared to be in accordance with the COA after misreading the same line. The contractor subsequently replaced all of the window trim with PVC and installed PVC sills.

The Commission shall determine whether the PVC trim and sills can remain as installed, or if the trim must be removed and installed to its original condition. This is a contributing building to the Historic District.

Staff Presentation:

Miguel Salinas, Planning and Zoning Director

Applicant Presentation:

Chuck Callahan, West and Callahan

Larry Skylar, West and Callahan

Public Comment: - None

Commissioner Pezor moved to table the application pending the submission of an amended application to substitute the replacement of the PVC window trim for wood. 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

4. New Business –

- a. **Applicant:** Town and Country Roofing
File No.: 2023-939
Location: 514 Goldsborough Street, Easton, MD 21601
Tax Map 103, Grid 0EA, Parcel 1032
Zoning: R-7A

Request: In early May, the Planning and Zoning Department received an anonymous tip that work on the front porch of 514 & 516 Goldsborough Street was being done without a certificate of appropriateness. A stop work order was issued after a Building Inspection Department site visit and until a COA could be obtained. This property was also issued a stop work order on February 6, 2023 for installing a handrail on the front porch without a COA or building permit. An application came before the Commission in March, but was later withdrawn and the handrail was removed. The applicant is now proposing to replace the existing gutter in-kind with a new K-style gutter, and to replace the existing wood fascia with a new PVC fascia. This is a contributing building to the Historic District.

Historic District Guideline references:

- i. *Guideline 65. Make Sensitive Replacements*
- ii. *Guideline 73. Replace Historic Gutters and Downspouts In-Kind*

Staff Presentation:

Miguel Salinas, Planning and Zoning Director

Applicant Presentation:

Jeff Goodman

Public Comment— None

**Commissioner Sebastian moved to approve the application as submitted.
Commissioner Pezor 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:** Dana Preister
File No.: 2023-935
Location: 24 N. Harrison Street, Easton, MD 21601
Tax Map 103, Grid 0EA, Parcel 1146
Zoning: CB

Request: The applicant is proposing an in-kind replacement of the deteriorated cedar shingles on the lower-level front roof. The existing soffits, fascia, and trim

will be replaced with new materials with identical profiles to the existing. The flat boards under the lower-level front roof will be replaced with Borel. In March, this property received an administrative certificate of appropriateness to replace the existing flat membrane roof on the rear façade of the structure. The Historic District Survey notes that the existing first floor façade and front porch are modern alterations; and the porch hood is not original. This is a contributing structure to the Historic District.

Historic District Guideline references:

- i. *Guideline 64. Preserve Historic Porches*
- ii. *Guideline 65. Make Sensitive Replacements*
- iii. *Guideline 70. Roof Material*

Staff Presentation:

Miguel Salinas, Planning and Zoning Director

Applicant Presentation:

Dana Preister

Public Comment— None

Commissioner Sebastian moved to approve the application with the condition that: 1) the second floor cornice along Harrison Street and minor areas along the side of the structure shall be wood or Borel; 2) the first floor roof shall be cedar shingle; 3) any replaced trim elements shall be wood. Vice Chairperson Brophy seconded the motion.

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

- c. Applicant:** C.M. Dayton Architect, P.A.
File No.: 2023-940
Location: 1-7 N. Harrison Street, Easton, MD 21601
Tax Map 103, Grid 0EA, Parcel 1196, Lot 2
Zoning: CB

Request: The applicant is proposing to construct a third story addition over a portion of the structure located at 1-7 N. Harrison Street. The proposed scope of work includes removing the existing brick parapet and roofing. The proposed addition will match the roof height to the north of the existing structure; and will use cementitious siding and trim, Marvin Ultimate windows, and a standing seam metal roof. A new door will be added to the rear elevation for egress. This is a

contributing structure to the Historic District.

Historic District Guideline references:

- i. *Guideline 102. Rooftop Additions*
- ii. *Guideline 103. Materials*
- iii. *Guideline 106. Details and Ornamentation*
- iv. *Guideline 126. Arrangement*
- v. *Guideline 127. Window Type*

Staff Presentation:

Miguel Salinas, Planning and Zoning Director

Applicant Presentation:

Joshua Startt

Public Comment— None

Commissioner Pezor moved to table the application pending the submission of window cut sheets, and additional information on the rooftop addition and parapet wall. 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:** C.M. Dayton Architect, P.A.
File No.: 2023-941
Location: 113 N. Washington Street, Easton, MD 21601
Tax Map 104, Grid 0EA, Parcel 0628, Lot 1
Zoning: CB

Request: The applicant is proposing to remove an existing door from the front façade to reopen the historic alley connecting Washington Street to the rear of the building. On the rear elevations (which are not visible from Washington Street) the applicant is proposing to replace the existing windows with new Marvin Ultimate double hung windows. On the south elevation, the applicant is proposing to remove the existing door and shift the door toward the rear of the structure. Finally, the applicant is proposing to demolish the rear stair and enclosure to reopen the historic alley and to construct a new addition with cementitious siding. This is a contributing structure to the Historic District, and is listed on the Maryland Register of Historic Places.

Historic District Guideline references:

- i. *Guideline 129. Partial Demolition & 2.9 Demolition Review Procedures*

- ii. *Guideline 100. Rear Additions*
- iii. *Guideline 103. Materials*

Staff Presentation:

Miguel Salinas, Planning and Zoning Director

Applicant Presentation:

Joshua Startt

Public Comment— None

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

Vote	<u>6-0-1</u>
FOR:	6- Demby, Bateman, Greer, Pezor, Sebastian, Stuart
AGAINST:	0
ABSTAIN:	0
ABSENT:	1- Brophy

5. Discussion Item –

- a. 128 S. West Street Demolition Project - Mr. Noah Matten, the owner of 128 S. West Street opened discussion with the Commission with a brief narrative of the plan review process for this project pursuant to receiving approval for a building permit. The Commission and Mr. Matten held a discussion regarding the Town's authority to require an applicant to use a Maryland Licensed Architect or Engineer to prepare construction plans. Mr. Matten suggested the possibility of an alternative proposal to demolish the structure, and to reconstruct a larger mixed-use residence with a commercial aspect.
- b. The Commission discussed an inquiry from the Academy Art Museum in regard to removing a damaged brick pathway along Talbot Street and replacing the pathway with grass. There are also two (2) doorways that are not currently in use for egress. The Commission discussed sufficient landing requirements per the HDC guidelines, and concluded that the Museum shall submit an application to appear before the Commission to further pursue these requests.

6. Decision Summary Review –

May 8, 2023 - The Commission noted the following corrections to the May 8, 2023 draft decision summary:

- a. Item 4a.: Review for corrections to the applicant request.
- b. Item 4b.: Grammatical corrections to the motion.

- c. Item 4d.: Clarity to the motion made.

**Commissioner Sebasitan moved to approve the amended Decision Summary.
Commissioner Pezor seconded the motion.**

<u>Vote</u>	<u>6-0-1</u>
FOR:	6- Demby, Bateman, Greer, Pezor, Sebastian, Stuart
AGAINST:	0
ABSTAIN:	0
ABSENT:	1- Brophy

7. Administrative Approval

- a. Applicant:** Town and Country Roofing
File No.: 2023-942
Location: 214 Goldsborough Street, Easton, MD 21601
Tax Map 103, Grid 0EA, Parcel 1133
Zoning: R-7A

Request: The applicant is requesting approval for residential improvements to remove the existing membrane roof and replace in-kind with a .50 mil Duro-last membrane. The existing soffit, fascia, and gutters shall remain.

Historic District Guideline references:

- i. Guideline 68. Maintain Historic Roof Shape*
- ii. Guideline 69. Perform Regular Roof Maintenance*
- iii. Guideline 70. Roof Material*

- b. Applicant:** Brinsfield Fence Co.
File No.: 2022-773
Location: 124 S. Aurora Street, Easton, MD 21601
Tax Map 104, Grid 0EA, Parcel 1875
Zoning: CG

Request: At the October 10, 2022 Historic District meeting, the applicant received approval for a five foot fence that extended to the front from the north property line to the front façade. The applicant is requesting to revise the previously approved fence from five feet to six feet. The style and material of the fence shall not change.

Historic District Guideline references:

- i. Guideline 14. Perimeter Walls and Fences*

- c. Applicant:** Zachary A. Smith
File No.: 2023-945

Location: 216 E. Dover Street, Easton, MD 21601
Tax Map 104, Grid 0EA, Parcel 1177
Zoning: CB

Request: The application was amended and is scheduled to appear on the June 12, 2023 Historic District Commission agenda.

8. **Adjournment**– Commissioner Pezor moved to adjourn. Commissioner Bateman seconded the motion. The meeting was adjourned at 7:43 p.m.