



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

Monday, June 12, 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
Dudley Greer
Kelly Pezor
Jim Sebastian
Michael Stuart

Staff:

Miguel Salinas, Planning and Zoning Director
Nicholas Johnson, Planner
Sharon VanEmburch, Town Attorney
Samantha Smith, Administrative Specialist

1. Call to Order— Chairperson Demby called the meeting to order at 6:10 pm.

2. Agenda Summary Review—

**Commissioner Sebastian moved to approve the June 12, 2023 Agenda Summary.
Commissioner Pezor seconded the motion.**

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

3. Old Business –

a. Applicant: DHW Landholding Inc.
File No.: 2022-773
Location: 124 S. Aurora Street, Easton, MD 21601
Tax Map 104, Grid 0EA, Parcel 1875
Zoning: CG

Request: On May 30, 2023 the Building Inspection Department noted during an inspection that the existing concrete patio at 124 S. Aurora Street had been replaced with a new stamped concrete patio. The Certificate of Appropriateness (COA) issued from the October 10, 2022 Historic District meeting stated that “The existing patio [shall] be kept.” The Commission is now tasked with determining whether the new stamped concrete patio may remain as installed, or if the patio must be restored to its original condition. This is a non contributing building to the Historic District.

Staff Presentation:

Nicholas Johnson, Planner

Miguel Salinas, Planning and Zoning Director

Applicant Presentation:

Dwight Miller, Gillis Gilkerson

Public Comment— None

Commissioner Pezor moved to approve the request for the newly stamped concrete patio to remain as is, and for the addition of planters along the walkway to deter traffic. Commissioner Sebastian 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:** West and Callahan
File No.: 2022- 760
Location: 27 S. Harrison Street, Easton, MD 21601
Tax Map 104, Grid 0EA, Parcel 1522
Zoning: CB

Request: The applicant is appearing before the Commission after their request from the May 22, 2023 Historic District meeting was tabled. 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. However, the applicant modified their application and their 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:

Nicholas Johnson, Planner

Miguel Salinas, Planning and Zoning Director

Applicant Presentation:

Chuck Callahan, West and Callahan

James Dove, Elite Exteriors

Public Comment— None

Commissioner Sebastian moved to approve the application with the condition that all trim installed shall remain, and shall be painted. 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:** 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: The applicant is appearing before the Commission after their request from the May 22, 2023 Historic District meeting was tabled due to a lack of detailed replacement plans. The applicant has now submitted a revised replacement plan that minimizes the proposed building footprint from 7,742 square feet to 3,840 square feet; decreased the proposed height from 36’7” to 30’; and has remodeled the architectural style. The Commission shall determine whether the two outbuildings and the rear addition may be demolished, and

whether the proposed new construction is appropriate. 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
Miguel Salinas, Planning and Zoning Director

Applicant Presentation:

Virginia Richardson, Rauch Inc.
Lyndsey Ryan *Esq.*
Judi Olinger, Chesapeake Neighbors

Public Comment:

Dianne Laird-Ippolito
Noah Matten

Vice Chairperson Brophy moved to table the application. 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

4. New Business –

- a. **Applicant:** Gail Crisholm
David Piver, Davey Tree Expert Co.
MD LTE No.: 0572
- File No.:** 2023-951
- Location:** 111 Goldsborough Street, Easton, MD 21601
Tax Map 103, Grid 000, Parcel 0652
- Zoning:** CB

Request: The applicant is requesting the removal of two (2) healthy Holly trees on the left hand side of the property. A letter submitted by Maryland Licensed Tree Expert David Piver has found that as the roots mature, the trees will ultimately interfere with the foundation of the property. This is a contributing building to the Historic District.

Staff Presentation:

Nicholas Johnson, Planner

Miguel Salinas, Planning and Zoning Director

Applicant Presentation:

Gail Crisholm

Kara Chrissey

Public Comment— None

Commissioner Pezor 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:** Enid McKittrick
File No.: 2023-948
Location: 116 Goldsborough Street, Easton, MD 21601
Tax Map 103, Grid 0EA, Parcel 1141
Zoning: R-7A

Request: The applicant is proposing to install a new 10’x14’ prefabricated wooden shed in the backyard. This is a contributing building to the Historic District.

Historic District Guideline references:

- i. Guideline 11. Erect New Outbuildings Sensitive*

Staff Presentation:

Nicholas Johnson, Planner

Miguel Salinas, Planning and Zoning Director

Applicant Presentation:

Gretchen Wichlinski

Public Comment— None

**Commissioner Bateman moved to approve the application as submitted.
Commissioner Stuart 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:** Scott Patterson
File No.: 2023-949
Location: 211 Goldsborough Street, Easton, MD 21601
Tax Map 103, Grid 0EA, Parcel 0667
Zoning: R-7A

Request: The applicant is proposing to replace the existing standing seam metal roof over the front porch with a new standing seam metal roof with 17” wide panels and 1” rib heights. The asphalt shingle roof on the rear addition will be replaced with a new architectural asphalt shingle roof. This is a contributing building to the Historic District.

Historic District Guideline references:
i. Guideline 70. Rooftop Material

Staff Presentation:
Nicholas Johnson, Planner
Miguel Salinas, Planning and Zoning Director

Applicant Presentation:
Scott Patterson

Public Comment— None

Commissioner Sebastian moved to approve the application subject to the condition that the ridges or peaks of the metal front porch roof shall have single ribs, and not caps, in order to accurately replicate the existing roof. Commissioner Greer 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

d. Applicant: Michael and Constance Pullen
File No.: 2023-943
Location: 36 S. Washington Street, Easton, MD 21601
Tax Map 104, Grid 000, Parcel 1460
Zoning: CB

Request: The applicant is proposing to replace the deteriorated T-11 siding with HardiPlank HZ10 smooth fiber cement siding. The applicant is also requesting an in-kind replacement to portions of deteriorated clinker style siding on the front façade. This is a contributing building to the Historic District.

Historic District Guideline references:

- i. *Guideline 77. Make Sensitive Replacements*
- ii. *Guideline 79. Fiber Cement Siding*

Staff Presentation:

Nicholas Johnson, Planner
Miguel Salinas, Planning and Zoning Director

Applicant Presentation:

Michael Pullen

Public Comment— None

Commissioner Sebastian moved to approve the application subject to the condition that all trims to be replaced shall be replaced as PVC and painted. 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

e. Applicant: Maurice and Karen Schlesinger
File No.: 2023-944
Location: 304 Winton Avenue, Easton, MD 21601
Tax Map 105, Grid 0EA, Parcel 2158
Zoning: R-7A

Request: The applicant is proposing to replace the existing concrete steps with new brick steps; and to install a metal handrail on the existing front porch. This is a contributing building to the Historic District.

Historic District Guideline references:

- i. *Guideline 65. Make Sensitive Replacements (Porches)*

Staff Presentation:

Nicholas Johnson, Planner

Miguel Salinas, Planning and Zoning Director

Applicant Presentation:

Maurice Schlesinger

Public Comment— None

Commissioner Sebastian moved to approve the application subject to the condition that the railing shall be ferrous metal. Commissioner Bateman seconded the motion.

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

- f. 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 applicant is proposing to replace four (4) existing vinyl windows with a combination of “fold up” aluminum clad windows, and motorized aluminum overhead “doors”. The applicant is also proposing to install two (2) round internally lit bracket signs on the Aurora Street and Dover Street frontages; and to install an outdoor walk-in cooler along the eastern property line. This is a non contributing building to the Historic District.

Outstanding Issues:

On May 11, 2023 the Building Inspection Department issued an inspection notice and a fine for installing new windows on the structure without a building permit or Certificate of Appropriateness. The window that was installed without a permit is shown in the applicant’s submittal as ‘Exhibit B’ and replaced the window labeled as window 1 in ‘Exhibit A’. The Building Inspection Department gave the contractor the option of replacing the existing opening with the old window, or installing plywood until a permit and HDC approval had been obtained.

Historic District Guideline references:

- i. Guideline 90. Make Sensitive Replacements (Windows)
- ii. Guideline 25. General Guidelines for Signage
- iii. Guideline 30. Lighting for Signs
- iv. Guideline 31. Hanging and Bracket Signs
- v. Guideline 11. Erect New Outbuildings Sensitively

Staff Presentation:

Nicholas Johnson, Planner

Miguel Salinas, Planning and Zoning Director

Applicant Presentation:

Zachary A. Smith

Public Comment— None

Commissioner Bateman moved to approve the application subject to a staff approval of the illumination and brightness level of the bracket signs. Commissioner Stuart seconded the motion.

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

5. Discussion Item –

- a. The Commission held a brief discussion in regard to conflicting height and massing limits for infill development within the Zoning Ordinance and Historic District Guidelines. Sharon VanEmburch referenced Article VI of the Zoning Code, which addresses procedures and regulations to preserve historic structures in Easton’s Historic District, and designation procedures within the limits of Easton’s Historic Zones.

6. Decision Summary Review –

Commissioner Bateman moved to approve the May 22, 2023 Decision Summary. Commissioner Greer 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

7. Administrative Approval

- a. **Applicant:** Charles Gobel

File No.: 2023-946
Location: 308 S. Hanson Street, Easton, MD 21601
Tax Map 105, Grid 0EA, Parcel 2254
Zoning: R-10A

Request: The applicant is requesting approval to remove and replace in-kind the existing asphalt shingle roof. The existing soffit, fascia, and gutters shall be replaced in-kind. The request is also to perform routine maintenance to the front porch framing.

Historic District Guideline references:

- i. *Guideline 64. Preserve Historic Porches*
- ii. *Guideline 65. Make Sensitive Replacements*
- iii. *Guideline 70. Roof Material*
- iv. *Guideline 73. Replace Historic Gutters and Downspouts In-Kind*

b. Applicant: Hiram Navarrete and Emily Chandler
File No.: 2023-947
Location: 110 N. Aurora Street, Easton, MD 21601
Tax Map 103, Grid 0EA, Parcel 0739
Zoning: R-7A

Request: The applicant is requesting approval to remove and replace in-kind the existing half-round style gutters and downspouts.

Historic District Guideline references:

- i. *Guideline 73. Replace Historic Gutters and Downspouts In-Kind*

c. Applicant: Town of Easton
File No.: 2023-954
Location: 14 S. Harrison Street, Easton, MD 21601
Tax Map 104, Grid 000, Parcel 1528
Zoning: CB

Request: Trevor Newcomb on behalf of the Town of Easton is requesting approval to remove the existing aluminum letters and replace in-kind with new aluminum relief mounted letters.

Historic District Guideline references:

- i. *Guideline 25. General Guidelines for Signage*
- ii. *Guideline 35. Wall Signs*

8. Adjournment– Commissioner Bateman moved to adjourn. Commissioner Greer seconded the motion. The meeting was adjourned at 8:29 p.m.