



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

Monday, June 26, 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
Kevin Bateman
Dudley Greer
Kelly Pezor
Jim Sebastian
Michael Stuart

Staff:

Nicholas Johnson, Planner
Samantha Smith, Administrative Specialist

Absent:

Commission Members:

Maria Brophy, Vice Chairperson

Staff:

Miguel Salinas, Planning and Zoning Director

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 June 26, 2023 Agenda Summary.
Commissioner Bateman 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

3. Old Business —

a. Applicant: Alan Silverstein
File No.: 2022-787

Location: 18 & 20 West Street, Easton, MD 21601
Zoning: GI

Request: This application first came before the Historic District Commission on October 24, 2022 for an in-kind roof replacement request. The application was approved with the condition that: 1) the fencing shall be extended to meet the existing building; 2) wooden shingles shall be used; 3) the gutters shall be replaced with new half-round style gutters; 4) the new HVAC system shall remain in the same location; 5) the chimney shall remain as is; and 6) the diverter on the roof shall remain as is. The applicant is now applying for an extension to the Certificate of Appropriateness to continue the scope of work. This is a contributing building to the Historic District.

Historic District Guideline references:

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

Staff Presentation:
Nicholas Johnson, Planner

Applicant Presentation:
Alan Silverstein

Public Comment — None

Commissioner Pezor moved to approve the application as submitted. Commissioner Bateman 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

b. Applicant: Sharon P. Williamson
File No.: 2020-257 / 2023-957
Location: 522 August Street, Easton, MD 21601
Tax Map 104, Grid 000, Parcel 1027
Zoning: CB

Request: This application first came before the Historic District Commission on June 22, 2020 for a request to install a fence with a lattice. The application was approved with the condition that: 1) the Park Street portion shall be a 4' solid fence with a 1' section of lattice; 2) the remainder of the fence may be up to 6'

tall, and consist of solid fencing, or solid with an optional lattice top; and 3) the front portion of the fence shall be set behind the plane of the front façade of the house. The applicant is now proposing to extend the previously approved fence to the front façade of the house. This is a contributing building to the Historic District.

Historic District Guideline references:

i. Guideline 14. Perimeter Walls and Fences

Staff Presentation:

Nicholas Johnson, Planner

Applicant Presentation:

Sharon P. Williamson

Public Comment — None

Commissioner Stuart moved to approve the application as submitted. Commissioner Greer 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

- c. Applicant:** **The Mercantile in Easton**
File No.: **2022-669**
Location: 33 N. Harrison Street, Easton, MD 21601
 Tax Map 103, Grid 0EA, Parcel 1196, Lot 1
Zoning: CB

Request: This application first came before the Historic District Commission on May 26, 2022 to request approval for a hanging sign. The originally approved sign was designed as a 3.5 sqft. metal boot silhouette. The sign that was installed is approximately 4.4 sqft., and is designed as the business name in vinyl lettering. The applicant is now requesting approval for a revised hanging signage exhibit. This is a contributing building to the Historic District.

Historic District Guideline references:

i. Guideline 31. Hanging and Bracket Signs

Staff Presentation:

Nicholas Johnson, Planner

Applicant Presentation:

Joan Hoge-North

Public Comment — None

Commissioner Pezor moved to approve the application as submitted. Commissioner Stuart 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

- d. Applicant:** Andrew and Pamela Smith
File No.: 2023-863
Location: 203 S. Hanson Street, Easton, MD 21601
Tax Map 105, Grid 0EA, Parcel 2118
Zoning: R-10A

Request: This application first came before the Historic District Commission on February 27, 2023 for a request to add an addition, and renovation to the front porch. The application was approved with the condition that: 1) the first floor windows shall be wood; 2) the front porch decking shall be wood; 3) the porch ceiling shall be PVC tongue and groove boards; 4) the shutters shall be wood or a heavy composite material to match; 5) the trim of the addition shall match the existing structure; 6) the addition shall have Anderson doors; 7) the addition shall have window grills; and 8) the addition shall have a brick façade to match the existing structure.

A building permit was submitted on May 22, 2023 where staff subsequently noticed that the building permit proposed an entirely different footprint for the addition than what was originally approved by the HDC. The applicant is requesting approval of a new proposal that includes a new footprint of approximately 154 sqft, with a new setback to the addition that is pushed forward past the front façade of the primary structure and is approximately 4' from the front of the porch. This is a contributing building to the Historic District.

Historic District Guideline references:

- i. Guideline 101. Lateral Additions*

Staff Presentation:

Nicholas Johnson, Planner

Applicant Presentation:

Andrew Smith

Public Comment — None

Commissioner Sebastian moved to approve the application with the condition that the eaves of the addition shall align with the eaves of the existing house.

Commissioner Bateman 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

4. New Business —

- a. Applicant:** Asbury U.M. Church
File No.: 2023-956
Location: 18 S. Higgins Street, Easton, MD 21601
Tax Map 104, Grid 000, Parcel 1612
Zoning: R-7A

Request: This structure has a preservation easement as it is listed on the Maryland Registry of Historic Places. The applicant is requesting a continuance of their application pending the submission of an approval letter from the Maryland Historical Trust.

Commissioner Pezor moved to table the application. Commissioner Sebastian 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

- b. Applicant:** Dover Station LLC
File No.: 2023-960
Location: 500 Dover Road, Easton, MD 21601
Tax Map 104, Grid 0EA, Parcel 1055
Zoning: CB

Request: At the April 25, 2023 Historic District meeting, the Commission found that buildings 2, 4, and 5 were non contributing structures; and buildings 1 and 3

were found as contributing structures. The Commission also approved a partial demolition of building 2, and a request to install a corrugated metal roof on buildings 3, 4, and 5. The applicant is now proposing an in-kind replacement of 2 (two) garage doors, the installation of 2 (two) steel doors, and the installation of a corrugated metal siding on building 4.

Historic District Guideline references:

- i. *Guideline 44. Adding New Doors*
- ii. *Guideline 45. Screen, Storm, and Garage Doors*

Staff Presentation:

Nicholas Johnson, Planner

Applicant Presentation:

Sevan Topjan

Public Comment — None

Commissioner Pezor moved to approve the application as submitted. Commissioner Greer 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

5. Discussion Item —

- a. 109 South Lane Demolition Project — Mr. Bo Oristian opened discussion with a chronological timeline of the abandoned structure leading to its subsequent condemnation by Code Enforcement in August, 2018. As the current owner of the property located at 109 South Lane, Mr. Oristian is intending to pursue a demotion request with a replacement plan to return the area to green space. Any subsequent plans for new construction shall be brought before the Commission at that time. To further pursue this request, the Commission made a recommendation to submit a formal application for the demolition that includes a landscape plan for the green space that will be created.

Prior to the adjournment of the meeting, the Commission further expanded on the topic by addressing abandoned properties as public safety hazards. The Commission explored how property maintenance may be enforced per the current HDC guidelines, and preventing demolition by neglect with new or revised guidelines. The Commission and staff also discussed the demolition by neglect

and order to restore sections of the Easton Zoning Ordinance.

6. Decision Summary Review — June 12, 2023

Commissioner Bateman moved to approve the June 12, 2023 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 — None

8. Adjournment — Commissioner Bateman moved to adjourn. Commissioner Stuart seconded the motion. The meeting was adjourned at 6:47 p.m.