



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

Monday, July 10, 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
Kevin Bateman
Dudley Greer
Kelly Pezor

Staff:

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

Absent:

Commission Members:

Maria Brophy, Vice Chairperson
Michael Stuart

1. Call to Order — Chairperson Demby called the meeting to order at 6:00 pm.

2. Agenda Summary Review —

**Commissioner Greer moved to approve the July 10, 2023 Agenda Summary.
Commissioner Pezor seconded the motion.**

<u>Vote</u>	<u>4-0-2</u>
FOR:	4 - Demby, Bateman, Greer, Pezor,
AGAINST:	0
ABSTAIN:	0
ABSENT:	2 - Brophy, Stuart

3. Old Business — None

4. New Business —

- a. Applicant:** David A. Douglas
File No.: 2023-966
Location: 214 S. Washington Street, Easton, MD 21601
Tax Map 105, Grid 0EA, Parcel 2091
Zoning: R-10A

Request: The applicant is proposing to install a new 6' brick privacy wall along the rear and southern property lines. The applicant is also proposing to install a 6' wooden privacy fence in the rear yard. This is a contributing building to the Historic District.

Historic District Guideline references:

- i. Guideline 14. Perimeter Walls and Fences*

Staff Presentation:

Miguel Salinas, Planning and Zoning Director
Nicholas Johnson, Planner

Applicant Presentation:

David A. Douglas
Lyndsey Ryan Esq.

Public Comment — None

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

<u>Vote</u>	<u>4-0-2</u>
FOR:	4 - Demby, Bateman, Greer, Pezor,
AGAINST:	0
ABSTAIN:	0
ABSENT:	2 - Brophy, Stuart

- b. Applicant:** Blair and Julia Alley
File No.: 2023-967
Location: 223 S. Hanson Street, Easton, MD 21601
Tax Map 105, Grid 0EA, Parcel 2125
Zoning: R-10A

Request: The applicant is proposing to construct a 130 sq ft screened porch on the rear façade of the building. The proposed porch will use a flat roof, hardwood flooring, reclaimed turned posts, brick piers, and tongue and groove ceiling. The applicant is also proposing to install a combination brick and wrought iron fence. This is a contributing building to the Historic District.

Historic District Guideline references:

- i. *Guideline 14. Perimeter Walls and Fences*
- ii. *Guideline 66. Adding New Porches*
- iii. *Guideline 67. New Rear Decks and Patios*

Staff Presentation:

Miguel Salinas, Planning and Zoning Director
Nicholas Johnson, Planner

Applicant Presentation:

Julia Alley

Public Comment:

Michael Bickford
Jim Carr

Commissioner Pezor moved to approve the application with the condition that 1) the porch framing and flooring shall be wood; 2) the porch roof shall match the existing sunroom's membrane roof; 3) the foundation shall be brick piers, with lattice in between; 4) the steps from the screen porch shall be brick, wood, or a combination of both; 5) the custom wrought iron fencing shall run from the rear corner of the sunroom perpendicular to the Southern property line. It shall then follow the Southern property line to the Southwestern corner of the property; 6) the fence shall consist of brick columns with custom wrought iron fencing in between; 7) the new door leading from the existing structure to the screen porch shall be Pella Lifestyle Series aluminum clad door; and 8) the new porch will align with the existing sunroom. Commissioner Greer seconded the motion.

<u>Vote</u>	<u>4-0-2</u>
FOR:	4 - Demby, Bateman, Greer, Pezor,
AGAINST:	0
ABSTAIN:	0
ABSENT:	2 - Brophy, Stuart

- c. Applicant:** Mid-Shore Exteriors
File No.: 2023-968
Location: 114 S. Harrison Street, Easton, MD 21601
Tax Map 104, Grid 0EA, Parcel 1958
Zoning: R-7A

Request: The applicant is proposing to replace the corrugated metal roof on the rear porch and the existing asphalt shingles on the main portion of the structure with architectural asphalt shingles. The standing seam roof on the front porch will remain. This property is listed on the Maryland Register of Historic Places and is a contributing building to the Historic District.

Historic District Guideline references:

- i. Guideline 70. Roof Material*

Staff Presentation:

Miguel Salinas, Planning and Zoning Director
Nicholas Johnson, Planner

Applicant Presentation:

Jackie Whisman

Public Comment:

Jim Carr

Commissioner Pezor moved to table the application pending the submission of an amended application with details on the proposed roof's pitch and the gutters. Commissioner Bateman seconded the motion.

<u>Vote</u>	<u>4-0-2</u>
FOR:	4 - Demby, Bateman, Greer, Pezor,
AGAINST:	0
ABSTAIN:	0
ABSENT:	2 - Brophy, Stuart

- d. Applicant:** **Helen Herman**
File No.: **2023-965**
Location: 333 E. Dover Street, Easton, MD 21601
Tax Map 104, Grid 0EA, Parcel 1103
Zoning: CB

Request: The applicant is proposing to install a new metal hanging sign from an existing metal bracket. The proposed sign is 4.63 sqft and is composed of a metal frame surrounding a “metal substrate” sign. This is a non contributing building to the Historic District.

Historic District Guideline references:

- i. Guideline 25. General Guidelines for Signage*
- ii. Guideline 31. Hanging and Bracket Signs*

Staff Presentation:

Miguel Salinas, Planning and Zoning Director
Nicholas Johnson, Planner

Applicant Presentation:

Helen Herman

Public Comment — None

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

<u>Vote</u>	<u>4-0-2</u>
FOR:	4 - Demby, Bateman, Greer, Pezor,
AGAINST:	0
ABSTAIN:	0
ABSENT:	2 - Brophy, Stuart

- e. Applicant:** Talbot 3 LLC
File No.: 2023-969
Location: 9 S. Harrison Street, Easton, MD 21601
Tax Map 104, Grid 000, Parcel 1527, Lot 9
Zoning: CB

Request: The applicant is proposing to lay new concrete over the existing concrete walkway between the Avalon Theatre and 9 S. Harrison Street. This is a contributing building to the Historic District.

Historic District Guideline references:

- i. Guideline 15. Preserve Historic Sidewalk and Curb Materials*

Staff Presentation:

Miguel Salinas, Planning and Zoning Director
Nicholas Johnson, Planner

Applicant Presentation:

Tom Haschen

Public Comment — None

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

<u>Vote</u>	<u>4-0-2</u>
FOR:	4 - Demby, Bateman, Greer, Pezor,
AGAINST:	0
ABSTAIN:	0
ABSENT:	2 - Brophy, Stuart

- f. Applicant:** Waterfowl Festival Inc.
File No.: 2023-970
Location: 40 S. Harrison Street, Easton, MD 21601
Tax Map 104, Grid 000, Parcel 1535

Zoning: CB

Request: The applicant is proposing to remove and restore 39 historic steel windows. This structure is listed on the Maryland Register of Historic Places, and has a Maryland Historic Trust easement. This application includes a letter from the MHT director authorizing the scope of work. This is a contributing building to the Historic District.

Historic District Guideline references:

- i. Guideline 89. Maintain Historic Windows*

Staff Presentation:

Miguel Salinas, Planning and Zoning Director
Nicholas Johnson, Planner

Applicant Presentation:

Lyndee Zeller, Director
Anthony Kern, Board of Directors and Building Committee Chairman

Public Comment — None

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

<u>Vote</u>	<u>4-0-2</u>
FOR:	4 - Demby, Bateman, Greer, Pezor,
AGAINST:	0
ABSTAIN:	0
ABSENT:	2 - Brophy, Stuart

5. Discussion Item —

- a.** 109 South Lane Demolition Project — the Commission briefly revisited this discussion item held at the June 26, 2023 meeting with added discussion of developing the property as a Commercial Use.

6. Decision Summary Review —

Commissioner Pezor moved to approve the June 26, 2023 Decision Summary. Commissioner Bateman seconded the motion.

<u>Vote</u>	<u>4-0-2</u>
FOR:	4 - Demby, Bateman, Greer, Pezor,
AGAINST:	0

ABSTAIN: 0
ABSENT: 2 - Brophy, Stuart

7. Administrative Approval

- a. Applicant:** For All Seasons
File No.: 2023-975
Location: 300 Talbot Street, Easton, MD 21601
Tax Map 104, Grid 0EA, Parcel 1874
Zoning: CG

Request: This application will be rescheduled pending the submission of a completed application.

- 8. Adjournment** — Commissioner Greer moved to adjourn. Commissioner Bateman seconded the motion. The meeting was adjourned at 7:02 p.m.