



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

Monday, July 24, 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
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 6:00 pm.
2. **Agenda Summary Review** —

**Vice Chairperson Brophy moved to approve the July 24, 2023 Agenda Summary.
Commissioner Pezor seconded the motion.**

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

3. **Old Business** —

a. Applicant: Frances Forster
File No.: 2023 - 923
Location: 204 S. Hanson Street, Easton, MD 21601
Tax Map 105, Parcel 2136
Zoning: R-10A

Request: The applicant is proposing to install a new wood railing and a wooden door to accommodate nylon screening on the existing frame. The Building Inspection Department has indicated that they would prefer that the door opens inwards from the steps. This is a contributing building to the Historic District.

Historic District Guideline references:

- i. *Guideline 64. Preserve Historic Porches*
- ii. *Guideline 45. Screen, Storm, and Garage Doors*

Staff Presentation:

Miguel Salinas, Planning and Zoning Director
Nicholas Johnson, Planner

Applicant Presentation:

Frances Forster

Public Comment — None

Commissioner Pezor moved to approve the application with the condition that a screen transom shall be inserted above the front door. Commissioner Stuart seconded the motion.

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

- b. Applicant:** Laurence Claggett, TLLI, LLC
File No.: 2021 - 506
Location: 120 S. Hanson Street, Easton, MD 21601
Tax Map 104, Grid 0EA, Parcel 1918
Zoning: R-7A

Request: This application first came before the Commission on June 28, 2021 with a request to replace the two second story windows with Anderson 100 series casement windows, and to fill in the remaining space with vinyl siding. The application was tabled by the Commission pending the return of a new window design that would fill the entire existing window opening, and with a request that a wooden clad window be used instead of a vinyl product.

Following a rental housing inspection, a letter was sent to the property owner on June 29, 2023 that listed necessary repairs. The applicant subsequently submitted a nearly identical application (to the June, 2021 request) to install two casement style Anderson 100 series windows that are to be filled using window AC units

and an unspecified material. This is a non-contributing building to the Historic District.

Historic District Guideline references:

- i. Guideline 90. Make Sensitive Replacements*

Staff Presentation:

Miguel Salinas, Planning and Zoning Director
Nicholas Johnson, Planner

Applicant Presentation:

Laurence Claggett

Public Comment — None

Vice Chairperson Brophy moved to table the application. Commissioner Greer seconded the motion.

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

4. New Business —

- a. Applicant:** VP Construction
File No.: 2023 - 981
Location: 15 S. Higgins Street, Easton, MD 21601
Tax Map 104, Parcel 1601
Zoning: CB

Request: The applicant is proposing to install a six-foot-tall wooden privacy fencing along portions of the rear and side yards. 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:

Tim Vanvonno

Public Comment — None

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

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

b. Applicant: Ryan D. Showalter Esq.
File No.: 2023 - 980
Location: 101 N. West Street, Easton, MD 21601
Tax Map 104, Grid 0EA, Parcel 12589
Zoning: CB

Request: The applicant is proposing to install a new externally lit hanging sign on the front porch of the structure. The proposed sign is constructed of PVC, with raised letters. Illumination of the sign will be by two new gooseneck lamps. This is a contributing building to the Historic District.

Historic District Guideline references:

- i. *Guideline 25. General Guidelines for Signage*
- ii. *Guideline 30. Lighting for Signs*
- iii. *Guideline 31. Hanging and Bracket Signs*

Staff Presentation:

Miguel Salinas, Planning and Zoning Director
Nicholas Johnson, Planner

Applicant Presentation:

Ryan D. Showalter Esq.

Public Comment — None

**Vice Chairperson Brophy moved to approve the application as submitted.
Commissioner Greer seconded the motion.**

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

- c. **Applicant:** CRM Home Improvement
File No.: 2023 - 977
Location: 101 E. Dover Street, Easton, MD 21601
Tax Map 104, Grid 0EA, Parcel 1195
Zoning: CB

Request: The applicant is proposing an in-kind replacement of the existing fabric canopy over the outdoor dining area. The existing fabric awning, patio and fireplace were approved by the Commission in August of 2006. This is a contributing building to the Historic District.

Historic District Guideline references:

- i. *Guideline 38. Awnings for Commercial Buildings*

Staff Presentation:

Miguel Salinas, Planning and Zoning Director
Nicholas Johnson, Planner

Applicant Presentation:

Rich Martin

Public Comment — None

**Vice Chairperson Brophy moved to approve the application as submitted.
Commissioner Bateman seconded the motion.**

<u>Vote</u>	<u>5 - 0 - 1</u>
FOR:	5 - Demby, Brophy, Bateman, Pezor, Stuart
AGAINST:	0
ABSTAIN:	0
ABSENT:	1 - Greer

- d. **Applicant:** Caldwell Building, LLC
File No.: 2023 - 974
Location: 15 S. West Street, Easton, MD 21601
Tax Map 104, Grid 0EA, Parcel 1317
Zoning: CB

Request: The applicant is proposing to install two new mailboxes, gooseneck lamps, and video doorbells on the front façade of the structure. The applicant is also proposing to add one fiberglass-clad window to the north and south elevations; and to install a 6' tall wooden privacy fence in the backyard. This is a contributing building to the Historic District.

Historic District Guideline references:

- i. *Guideline 90. Make Sensitive Replacements (Windows)*

- ii. *Guideline 52. Choose Appropriate New or Replacement Fixtures*
- iii. *Guideline 53. Façade Illumination*
- iv. *Guideline 14. Perimeter Walls and Fences*

Staff Presentation:

Miguel Salinas, Planning and Zoning Director
Nicholas Johnson, Planner

Applicant Presentation:

Tom Duffy

Public Comment — None

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

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

- e. **Applicant:** **Greg and Catherine Zimmerman**
File No.: **2023 - 979**
Location: 319 August Street, Easton, MD 21601
Tax Map 103, Grid 0EA, Parcel 1077
Zoning: R-7A

Request: The applicant is proposing alterations to a historic shed located at the corner of N. Higgins Street and an alley. The proposed alterations to the shed include the addition of a PVC water band along the bottom of the shed, wood trim installation around the doors, new hinges, and installing new Hardiplank siding. This is a contributing building to the Historic District.

Historic District Guideline references:

- i. *Guideline 10. Preserve Historic Outbuildings*
- ii. *Guideline 77. Make Sensitive Replacements (Siding)*
- iii. *Guideline 78. Substitute Materials for Siding*
- iv. *Guideline 79. Fiber Cement Siding*

Staff Presentation:

Miguel Salinas, Planning and Zoning Director
Nicholas Johnson, Planner

Applicant Presentation:

Greg Zimmerman

Public Comment — None

Commissioner Bateman moved to approve the application as submitted. Vice Chairperson Brophy seconded the motion.

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

5. Discussion Item —

- a. The Commission examined application 2023-957 for the administrative approval of a 12-foot diameter by 30-inch tall above ground pool in the rear yard of 522 August Street. This application was processed as an administrative approval under the category of freestanding objects. This property received HDC approval at the June 26, 2023 meeting for a 6' tall privacy fence. Staff stated that there is no guideline within the current HDC Guidelines that could be used as a basis for a denial. The Commission further discussed expanding the definition of accessory structures, and to create additional guidelines for above ground pools and hottubs within the Historic District.

6. Decision Summary Review —

July 10, 2023 - The Commission noted the following corrections to the draft decision summary:

- a. Item 4b: Rephrasing of Condition 5 for clarity.

Commissioner Bateman moved to approve the amended Decision 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

7. Administrative Approval

- a. **Applicant:** Sharon P. Williamson
File No.: 2023 - 957
Location: 522 August Street, Easton, MD 21601

Zoning: Tax Map 104, Grid 000, Parcel 1027
CB

Request: The applicant is requesting approval to install a 12-foot diameter by 30-inch tall above ground pool in the rear yard.

8. **Adjournment** — Commissioner Pezor moved to adjourn. Vice Chairperson Brophy seconded the motion. The meeting was adjourned at 7:42 p.m.