



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

Monday, August 14, 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
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 August 14, 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:** 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: The applicant is proposing a revised concept that uses wood siding, soffit boards and fascia to provide additional fire separation to meet all Building

Inspection Department requirements. This is a non contributing building to the Historic District.

Historic District Guideline references:

- i. Guideline 77. Make Sensitive Replacements*

Staff Presentation:

Miguel Salinas, Planning and Zoning Director
Nicholas Johnson, Planner

Applicant Presentation:

Noah Matten

Public Comment — None

The applicant stated that any materials removed during construction will be replaced in-kind. Commissioner Pezor moved to approve the application as submitted. 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:** Chesapeake Green Design, Inc.
File No.: 2023 - 844
Location: 318 Goldsborough Street, Easton, MD 21601
Tax Map 103, Grid 000, Parcel 1093
Zoning: R-7A

Request: On February 13, 2023 the Historic District Commission approved the installation of a wooden fence and composite wood deck for the rear yard of 318 Goldsborough Street. The approved fencing plan showed three different styles of fencing to be used for different portions of the yard: a 4' tall wooden fence, with 2' of lattice above was to be located along the Higgins Street frontage; a 4' tall scalloped picket fence was to run from the front façade to the western property line; and a 6' tall wooden privacy fence was to run along the western property line. Both the 4' tall fence with lattice and the 6' tall privacy fence were depicted using vertical boards.

Upon installation of the fencing, it was discovered that the Higgins Street fencing was installed as a 6' tall privacy fence using horizontal boards without the 2' lattice as in the previously approved plans. This section of fencing violates §28-1006.D of the Zoning Ordinance which prohibits fences that exceed 4' in any

front yard. The Commission is to determine whether the fencing shall remain as installed. 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
Tom Diem, Building Inspection Division

Applicant Presentation — None

Public Comment — None

The Commission requested that the fence be in conformity with the Zoning Ordinance's height requirements, have a uniform appearance on the Higgins Street frontage, and have a transparent lattice. Commissioner Pezor moved to table the application. 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

4. New Business —

- a. Applicant:** East Meets West LLC
File No.: 2023 - 991
Location: 22 S. Harrison Street, Easton, MD 21601
Tax Map 104, Grid 0EA, Parcel 1530
Zoning: CB

Request: This demolition proposal first came before the Commission as a discussion item at the June 26, 2023 meeting. At the time of the meeting, the Commission recommended a formal landscape plan to be submitted. The applicant is now formally requesting approval to demolish the vacant structure located at the property of 22 S. Harrison Street, and to return the area to green space. The applicant is also requesting approval to remove unhealthy trees adjacent to the structure; and a matching white picket fence will subsequently be installed along the southern property line connecting to the existing storage building.

Historic District Guideline references:

i. Demolition Guidelines

Staff Presentation:

Miguel Salinas, Planning and Zoning Director
Nicholas Johnson, Planner

Applicant Presentation:

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Public Comment — None

Vice Chairperson Brophy moved to table the application with a request to submit a more detailed landscaping plan and photos of the existing fence. Commissioner Greer seconded the motion.

This is the first of two required meetings required for demolition of contributing structures as according to the Historic District Demolition Guidelines.

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

b. Applicant: Gant & Associates
File No.: 2023 - 995
Location: 31 S. Aurora Street, Easton, MD 21601
Tax Map 104, Grid 000, Parcel 1563
Zoning: R-7A

Request: The applicant is proposing to construct a new second story addition on the rear portion of the structure. The addition will use Poplar Board and Baton siding, a standing seam metal roof, a Therma Tru fiberglass entry door, and four (4) aluminum-clad windows. The applicant is also requesting an in-kind replacement to the existing 3-tab asphalt shingle roof; and to fill the existing foundation with a brick veneer. This structure was condemned by the Town in 2011, and in 2021. A demolition order was sent to the previous property owner in 2013. This is a contributing building to the Historic District.

Historic District Guideline references:

- i. Guideline 102. Rooftop Additions*
- ii. Guideline 103. Materials*
- iii. Guideline 115. Roof Form*
- iv. Guideline 116. Roof Material*
- v. Guideline 126. Arrangement (Windows)*
- vi. Guideline 127. Window Type*

Staff Presentation:

Miguel Salinas, Planning and Zoning Director
Nicholas Johnson, Planner

Applicant Presentation:

Kurt Gant, Gant & Associates

Public Comment — None

Commissioner Pezor moved to approve the application with the condition that: 1) the back door will have brick steps; 2) simulated divided light windows shall be used; and 3) the applicant will submit an amended application if gutters will be installed. 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

- c. Applicant:** Kevin Guarino
File No.: 2023 - 982
Location: 121 S. Hanson Street, Easton, MD 21601
Tax Map 104, Grid 000, Parcel 1932
Zoning: R-7A

Request: The applicant is proposing to replace five (5) existing wooden windows on the Talbot Street frontage of the structure with new vinyl, double hung windows. This is a 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:

Kevin Guarino

Public Comment — None

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

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

- d. Applicant:** Mid-Shore Exteriors
File No.: 2023 - 1004
Location: 106 South Street, Easton, MD 21601
Tax Map 104, Grid 0EA, Parcel 1960
Zoning: CB

Request: This application is for an emergency request to remove and replace the existing membrane roof. This application received emergency approval as per the Historic District Commission Chairperson. This is a contributing building to the Historic District.

5. Discussion Item —

- a.** Accessory Structures, Pools & Hot Tubs / Home Spas — the Commission will schedule a formal discussion to revise the definition of accessory structures, and to create additional guidelines for above ground pools and hot tubs / home spas within the Historic District.
- b.** Demolition by Neglect — the Commission briefly revisited a discussion regarding the enforcement of property maintenance in partnership with Code Enforcement, and preventing demolition by neglect in partnership with the Building Inspection Division. A formal discussion to revisit and revise the Demolition by Neglect section of the Historic District Guidelines will be held at a later time.

6. Decision Summary Review —

**Commissioner Pezor moved to approve the July 24, 2023 Decision Summary.
Commissioner Bateman seconded the motion.**

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

7. Administrative Approval — None

- 8. Adjournment —** Vice Chairperson Brophy moved to adjourn. Commissioner Bateman seconded the motion. The meeting was adjourned at 6:57 p.m.