



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

Monday, August 28, 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
Kelly Pezor

Staff:

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

Absent:

Commission Members:

Dudley Greer
Michael Stuart

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 28, 2023 Agenda Summary.
Commissioner Pezor seconded the motion.**

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

3. Old Business —

a. Applicant: Zachary A. Smith *Esq.*
File No.: 2023 - 945
Location: 216 E. Dover Street, Easton, MD 21601

Zoning: Tax Map 104, Grid 0EA, Parcel 1177
CB

Request: At their June 12, 2023 meeting, the Historic District Commission (HDC) approved the installation of two (2) wall mounted bracket signs, window replacements, and the installation of an outdoor cooler with a condition of their approval upon “a staff approval of the illumination and brightness level of the bracket signs.” A condition placed upon approval of the signage permit was that these signs may not be internally lit in accordance with §28-1101.5.A.4(d) of the Zoning Ordinance. Staff has observed that these signs continue to be internally illuminated in violation of the Planning and Zoning approval. Also, upon installation of the approved signage, it was noticed that the signs were not mounted at street level on the column next to the main door as per the HDC application or signage permit. The actual installment of the signs was placed on the second-floor in between the second-floor windows. The Commission shall determine whether the signage can remain as installed. This is a non 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:

Zachary A. Smith *Esq.*

Public Comment — None

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

<u>Vote</u>	<u>3-1-2</u>
FOR:	3 - Demby, Bateman, Pezor
AGAINST:	1 - Brophy
ABSTAIN:	0
ABSENT:	2 - Greer, Stuart

b. 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: The applicant is requesting approval to demolish the vacant residential structure, and to return the property located 22 S. Harrison Street to green space. The recently submitted landscape plan shows the continuation of the existing wooden picket fence, and the continuation of the existing brick patio seating area and the installation of additional bushes. This is the second of two required meetings for the demolition of contributing structures within the Historic District.

Historic District Guideline references:

- i. *Guideline 128. Avoid Demolition*
- ii. *Guideline 14. Perimeter Walls and Fences*

Staff Presentation:

Miguel Salinas, Planning and Zoning Director
Nicholas Johnson, Planner

Applicant Presentation:

Bo Orstian

Public Comment — None

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

The Commission has made a request for the applicant to return for approval of any landscape or hardscape installation. This is the second of two required meetings required for demolition of contributing structures as according to the Historic District Demolition Guidelines.

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

- c. **Applicant:** Laurence and Kelly Pezor
- File No.:** 2022 - 701
- Location:** 407 Goldsborough Street, Easton, MD 21601
Tax Map 103, Grid 0EA, Parcel 0747
- Zoning:** R-7A

Request: The Certificate of Appropriateness extension request for a previously approved garage construction was withdrawn from the August 28, 2023 HDC meeting agenda.

4. New Business —

- a. Applicant:** Jackie Whisman
File No.: 2023 - 990
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 existing wooden fence in the existing footprint. 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:

Jackie Whisman

Public Comment — None

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

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

- b. Applicant:** Parker Counts LLC
File No.: 2023 - 1009
Location: 129 N. Washington Street, Easton, MD 21601
Tax Map 104, Grid 0EA, Parcel 0621
Zoning: CB

Request: The applicant is proposing to replace two (2) existing wooden doors on the front façade of the building. The existing doors and the proposed doors have 9 light glass windows, brass hardware, and a mail slot. This is a non contributing building to the Historic District.

Historic District Guideline references:

- i. Guideline 42. Make Sensitive Replacements*

Staff Presentation:

Miguel Salinas, Planning and Zoning Director
Nicholas Johnson, Planner

Applicant Presentation:

Peter Cotter, *Esq.*

Public Comment — None

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

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

- c. Applicant:** the Ivy Cafe
File No.: 2023 - 999
Location: 14 W. Dover Street, Easton, MD 21601
Tax Map 104, Grid 0EA, Parcel 1236
Zoning: CB

Request: The applicant is proposing to restore a wooden hanging sign. The applicant is proposing to refinish all original hardware, sand and seal the historic wooden sign, and to apply the current business logo with cutout metal letters. There appears to be water damage on the bottom portion of the sign that may require the size of the sign to be altered. This is a 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:

Jennifer McCrea

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, Brophy, Bateman, Pezor
AGAINST:	0
ABSTAIN:	0
ABSENT:	2 - Greer, Stuart

d. Applicant: Ashley Insurance
File No.: 2023 - 1006
Location: 38 S. Harrison Street, Easton, MD 21601
Tax Map 104, Grid 0EA, Parcel 1534
Zoning: CB

Request: The applicant is proposing to replace the existing post mounted sign with a new freestanding sign. The proposed signage is ten (10) square feet in area, and is mounted between two 5.5 foot tall wooden posts. This is a non contributing building to the Historic District.

Historic District Guideline references:

i. Guideline 25. General Guidelines for Signage

Staff Presentation:

Miguel Salinas, Planning and Zoning Director
Nicholas Johnson, Planner

Applicant Presentation:

John M. Ashley

Public Comment — None

Commissioner Pezor moved to approve the application with the condition that:

**1) the signage shall incorporate its legally assigned street number; and
2) the base of the sign shall be landscaped within an area of at least 50 square feet in accordance with §28-1101.7(B) of the Zoning Ordinance. Vice Chairperson Brophy seconded the motion.**

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

- e. **Applicant:** Brendan Mullaney, *Esq.*
File No.: 2023 - 1011
Location: 211 S. Harrison Street, Easton, MD 21601
Tax Map 105, Grid 0EA, Parcel 2102
Zoning: R-10A

Request: The applicant is proposing to construct a 46 square foot rear addition to an existing outbuilding. Town records show that in the year 2000, this garage underwent renovations to construct a second modern garage approximately 20 feet behind the existing garage. Building permits for renovations to the structure from 2010 show the two structures were connected to the existing study via a 20' by 12' addition.

Historic District Guideline references:

- i. *Guideline 11. Erect New Outbuildings Sensitively*
- ii. *Guideline 100. Rear Additions*

Staff Presentation:

Miguel Salinas, Planning and Zoning Director
Nicholas Johnson, Planner

Applicant Presentation:

Brendan Mullaney, *Esq.*

Public Comment — None

Commissioner Bateman moved to approve the application with the condition that: 1) the windows shall be a wooden clad product; 2) the siding shall match the siding on the existing structure. Commissioner Pezor seconded the motion.

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

- f. **Applicant:** Shoregate of Cannery Commercial LLC
File No.: 2023 - 996
Location: 108 East Avenue, Easton, MD 21601
Tax Map 103, Grid 0EA, Parcel 0753
Zoning: BC

Request: The applicant is proposing to demolish the existing warehouse located on the property at 108 East Avenue, and to construct a new 1-story clubhouse for a proposed residential development located outside of the Historic District. This is a contributing building to the Historic District.

Historic District Guideline references:

- i. *Guideline 128. Avoid Demolition*
- ii. *Guideline 94. Style*
- iii. *Guideline 95. Siting*
- iv. *Guideline 96. Orientation, Alignment, and Setback*
- v. *Guideline 97. Form, Massing, Height, and Scale*
- vi. *Guideline 103. Materials*
- vii. *Guideline 105. Exterior Color*
- viii. *Guideline 106. Details and Ornamentation*
- ix. *Guideline 107. Placement (Doors)*
- x. *Guideline 108. Design (Doors)*
- xi. *Guideline 112. Proportion*
- xii. *Guideline 113. Façade Rhythm*
- xiii. *Guideline 115 Roof Form*
- xiv. *Guideline 116. Roof Material*
- xv. *Guideline 126. Arrangement (Windows)*
- xvi. *Guideline 127. Window Type*
- xvii. *Demolition Guidelines*
- xviii. *New Construction*

Staff Presentation:

Miguel Salinas, Planning and Zoning Director
Nicholas Johnson, Planner

Applicant Presentation:

Brendan Mullaney, *Esq.*
Brett Ewing, Lane Engineering

Public Comment — None

Commissioner Pezor moved to table the application. Commissioner Bateman seconded the motion.

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

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

5. Discussion Item — None.

6. Decision Summary Review —

Commissioner Pezor moved to approve the August 14, 2023 Decision Summary. Vice Chairperson Brophy seconded the motion.

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

7. Administrative Approval

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

Request: The applicant is requesting approval for temporary signage to install three (3) 1.83 square foot freestanding no parking signs.

Historic District Guideline references:

i. Guideline 25. General Guidelines for Signage

b. Applicant: Marasun Roofing
File No.: 2023 - 1016
Location: 9 South Street, Easton, MD 21601
Tax Map 104, Grid 000, Parcel 1514
Zoning: R-7A

Request: The applicant is proposing to remove the existing asphalt shingle roof and replace in-kind with a Timberline HDZ asphalt shingle roof. The existing soffit, fascia, and gutters shall remain.

Historic District Guideline references:

i. Guideline 68. Maintain Historic Roof Shape
ii. Guideline 69. Perform Regular Roof Maintenance
iii. Guideline 70. Roof Material

c. Applicant: Harriet Crawford
File No.: 2023 - 942
Location: 307 North Street, Easton, MD 21601
Tax Map 103, Grid 0EA, Parcel 0723
Zoning: R-7A

Request: The applicant is proposing to remove the asphalt shingle roof and replace in-kind. The existing soffit, fascia, and cedar shake roof shall remain.

Historic District Guideline references:

- i. Guideline 68. Maintain Historic Roof Shape*
- ii. Guideline 69. Perform Regular Roof Maintenance*
- iii. Guideline 70. Roof Material*

- 8. Adjournment** — Commissioner Bateman moved to adjourn. Vice Chairperson Brophy seconded the motion. The meeting was adjourned at 6:58 p.m.