



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

Monday, September 11, 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** — The Commission made an amendment to the September 11, 2023 agenda to hold the review of application 2022 - 701 for 407 Goldsborough Street as the final agenda item.

Vice Chairperson Brophy moved to approve the September 11, 2023 Agenda Summary with the proposed amendment. 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:** Town of Easton
File No.: 2022 - 670
Location: 123 S. Locust Lane, Easton, MD 21601

Zoning: Tax Map 104, Grid 0EA, Parcel 1858
R-7A

Request: The applicant is proposing a roofing material amendment for a previously approved roof replacement. In May of 2022, the Historic District Commission made an approval for extensive renovations to the existing structure that stated that the new roof shall be cedar shake, with the exception of a new rear addition to be standing seam. The applicant is now proposing to use standing seam for the entirety of the roof on the existing structure. This is a contributing building to the Historic District.

Historic District Guideline references:

- i. *Guideline 65. Make Sensitive Replacements*
- ii. *Appendix B: Shingles*

Staff Presentation:

Miguel Salinas, Planning and Zoning Director
Nicholas Johnson, Planner

Applicant Presentation:

Trevor Newcomb

Public Comment — None

The applicant amended their application to include the installation of a standing seam metal roof over the front porch.

Commissioner Pezor moved to approve the amended application with the condition that 1) the roof material shall be metal; and 2) the porch roof shall be metal. 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

b. Applicant: Jackie Whisman
File No.: 2023 - 968
Location: 114 S. Harrison Street, Easton, MD 21601
Tax Map 104, Grid 0EA, Parcel 1958
Zoning: R-7A

Request: This application was seen before the Commission at the July 10, 2023 meeting with a proposal to replace the corrugated metal roof on the rear porch, and to replace the main portion of the structure with architectural asphalt shingles.

The Commission tabled the application to request further detail regarding the pitch of the new roof for the existing standing seam metal section. The applicant has amended their application to reflect that the existing portion of the roof will not be replaced, and the gutters will be removed and replaced at a later time. 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 — None

**Commissioner Bateman 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

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 applicant is requesting a Certificate of Appropriateness extension for previously approved construction. This is a contributing building to the Historic District.

Historic District Guideline references:

i. New Construction Guidelines

Staff Presentation:

Miguel Salinas, Planning and Zoning Director
Nicholas Johnson, Planner

Applicant Presentation:
Kelly Pezor

Public Comment — None

Commissioner Stuart 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, Greer, Stuart
AGAINST:	0
ABSTAIN:	1 - Pezor
ABSENT:	0

d. Applicant: Chesapeake Neighbors LLC
File No.: 2023 - 865
Location: 20 N. Aurora Street, Easton, MD 21601
Tax Map 103, Grid 000, Parcel 1130
Zoning: R-7A

Request: The applicant is proposing to demolish two (2) existing outbuildings located along the rear property line, and to replace them with two (2) new residential structures. At their February 27, 2023 meeting, the Commission found that the outbuildings were both non-contributing structures based on the Easton Historic District Design Guideline's Demolition Review Procedure. The proposed replacement structures will be located in the same footprint as the existing outbuildings. This is a continued hearing from the June 12, 2023 meeting - the second of two (2) required meetings for the demolition of structures in the Historic District.

Historic District Guideline references:

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

- xiv) *Guideline 126. Arrangement (Windows)*
- xv) *Guideline 127. Window Type*

Staff Presentation:

Miguel Salinas, Planning and Zoning Director
Nicholas Johnson, Planner

Applicant Presentation:

Virginia Richardson, Rauch Inc.
Lyndsey Ryan *Esq.*

Public Comment:

Greg Zimmerman
Jonathan Ryan

Commissioner Stuart 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

4. New Business —

- a. **Applicant:** Scott Reynolds
- File No.:** 2023 - 1022
- Location:** 610 Goldsborough Street, Easton, MD 21601
Tax Map 103, Grid 0EA, Parcel 0958
- Zoning:** R-7A

Request: On August 25, 2023 the Building Inspection Department issued a stop work order after it was discovered that fencing was being installed without Historic District Commission approval or a building permit. The applicant now is proposing to install a 6 foot, vertical style privacy that will be painted white. This is a non 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:
Scott Reynolds

Public Comment — None

Commissioner Greer moved to approve the application as submitted. 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

b. Applicant: Window Nation
File No.: 2023 - 992
Location: 121 S. West Street, Easton, MD 21601
Tax Map 103, Grid 0EA, Parcel 0958
Zoning: R-7A

Request: The applicant is proposing to replace nine (9) existing windows with new vinyl windows. This structure was built in 2007, and drawings with the approved building permit records indicate that the existing windows should be Anderson 400 series vinyl-clad windows. This is a non contributing building to the Historic District.

Historic District Guideline references:

- i. *Guideline 90. Make Sensitive Replacements (Windows)*
- ii. *Appendix B: Substitute Materials*

Staff Presentation:
Miguel Salinas, Planning and Zoning Director
Nicholas Johnson, Planner

Applicant Presentation:
Sharon Slacum

Public Comment — None

Vice Chairperson Brophy moved to table the application. 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

- c. Applicant:** Milo Remodeling
File No.: 2023 - 1019
Location: 126 S. Hanson Street, Easton, MD 21601
Tax Map 104, Grid 0EA, Parcel 1892, Lot 1
Zoning: R-7A

Request: The applicant is proposing to replace the existing concrete front porch decking with a new wooden porch deck. The original posts of the porch deck will be removed and reinstalled, and the existing roof will remain. The applicant is also requesting to remove an existing and to install a new wooden fence around the rear yard. This is a contributing building to the Historic District.

Historic District Guideline references:

- i. *Guideline 64. Preserve Historic Porches*
- ii. *Guideline 65. Make Sensitive Replacements*

Staff Presentation:

Miguel Salinas, Planning and Zoning Director
Nicholas Johnson, Planner

Applicant Presentation:

Jeff Goodman

Public Comment — None

Commissioner Bateman moved to approve the application as submitted.

Commissioner Bateman amended the motion to approve the application with the condition that the material of the porch floor shall be tongue and groove wood. 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

5. Discussion Item —

- a. Accessory Structures, Pools & Hot Tubs / Home Spas —** The Commission revisited this discussion for the purpose of amending the Historic District Guidelines definition of Accessory Structures, and to create new guidelines and definitions for Pools and Hot Tubs / Home Spas. Vice Chairperson Brophy

proposed the creation of a section for Accessory Structures that includes Outbuildings and (Inground) Pools; and made a recommendation for language regarding pool material and equipment screening guidelines. The Commission was unanimously in favor of language that prohibited Above Ground Pools within the Historic District. The Commission designated two members to lead an effort to draft the new language which will be presented and voted on at a later time.

- b. Design Guidelines — The Commission made an observation regarding the current format of the Design Guidelines - specifically Windows, Roofs and Fencing - and how they might be perceived by the typical applicant. Commissioner Stuart made a suggestion to incorporate an easy-to-read flow chart for acceptable / non acceptable materials within the guidelines.

- c. ADA Compliance for Historic Commercial Buildings — The Commission inquired about any Town Zoning Code requirements and/or any applicable requirements in the existing HDC Guidelines to enforce handicap accessibility of buildings within the Historic District. Staff advised that the Town has an established minimum requirement for ADA compliance, and referred to preservation guidelines set by the U.S. Department of the Interior that may be used for guidance to establish any future ADA compliance guidelines that the Commission may wish to consider. The Commission contemplated their authority to enforce any ADA guidelines onto existing historic commercial buildings and/or new construction of commercial buildings within the Historic District. The Commission also commented on the condition of sidewalks within the Historic District as safety hazards. Staff advised that the Town Engineering Department is initiating a project to restore all Town sidewalks - particularly within the Historic District.

6. Decision Summary Review —

Commissioner Pezor moved to approve the August 28, 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

- a. **Applicant:** Economy Restoration, LLC
File No.: 2023 - 1026
Location: 416 August Street, Easton, MD 21601

Zoning: Tax Map 104, Grid 0EA, Parcel 1064
R-7A

Request: The applicant is requesting approval for an in-kind replacement of the existing 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*

- 8. Adjournment** — Vice Chairperson Brophy moved to adjourn. Commissioner Pezor seconded the motion. The meeting was adjourned at 7:24 p.m.