



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

Monday, October 9, 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:

Nicholas Johnson, Town Planner - Current
Samantha Smith, Administrative Specialist

Absent:

Staff:

Miguel Salinas, Planning and Zoning Director

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 October 9, 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. New Business —

a. File No.: 2023 - 1042
Applicant: Ray Plutschak Shaws Inc.

Location: 414 August Street, Easton, MD 21601
Tax Map 104, Grid 000, Parcel 1065
Zoning: R-7A

Request: The applicant is proposing to install a new HVAC system using mini splits on the side of the existing structure. Two units will be installed on the side, with associated ducts running to the first and second floor. This is a contributing building to the Historic District.

Historic District Guideline references:
i. Guideline 48. HVAC

Staff Presentation:
Nicholas Johnson, Planner

Applicant Presentation — None

Public Comment — None

Commissioner Bateman 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

b. File No.: 2023 - 1034
Applicant: MJH Construction
Location: 211 Goldsborough Street, Easton, MD 21601
Tax Map 103, Grid 0EA, Parcel 0067
Zoning: R-7A

Request: In June of 2023, the Commission approved a roof replacement for the front porch roof with a new standing seam metal roof. It was discovered upon replacement that one of the posts and the rafters also required replacement. The applicant is now proposing to replace the deteriorated posts and rafters in-kind. 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:
Nicholas Johnson, Planner

Applicant Presentation:
Mike Harkowa, MJH Construction LLC

Public Comment — None

Commissioner Bateman 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

c. File No.: 2023 - 1047
Applicant: Treasa Kirby Lednum
Location: 633 Goldsborough Street, Easton, MD 21601
Tax Map 103, Grid 000, Parcel 0777
Zoning: R-7A

Request: The applicant is proposing an in-kind replacement of the decking and sub fascia of the existing front porch. The decking will be tongue and groove yellow pine, and the fascia will be replaced in-kind. The applicant is also proposing to install a new wooden lattice with a screen between the block pier foundation. 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:
Nicholas Johnson, Planner

Applicant Presentation:
Treasa Kirby Lednum

Public Comment — None

Commissioner Greer 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

d. File No.: 2023 - 1046
Applicant: Gearhart Investments, LLC
Location: 113 E. Dover Street, Easton, MD 21601
Tax Map 104, Grid 0EA, Parcel 1191
Zoning: CB

Request: The applicant is proposing to replace the deteriorated cedar shake roof, and 3-tab asphalt shingle roof with a new GAF Timberline HDZ asphalt shingle roof. In 1999, the Historic District Commission issued a Certificate of Appropriateness for the replacement of an existing asbestos shingle roof, with a sawcut cedar shingle roof. In 2002, a building permit was issued for a roof replacement on the rear gable roof, but did not specify what the existing roof material was. This is a contributing building to the Historic District.

Historic District Guideline references:

- i. *Guideline 70. Roof Material*
- ii. *Substitute Materials: Appendix B*

Staff Presentation:
Nicholas Johnson, Planner

Applicant Presentation:
Bob Gearhart

Public Comment — None

Commissioner Pezor moved to approve the application, specifying that the request to replace the cedar shake roof is acceptable in this circumstance because the original roof material of the structure is unknown, and that $\frac{3}{4}$ of the existing structure is currently asphalt shingle roofing. 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

e. File No.: 2023 - 1031
Applicant: Michael and Meghan Stuart
Location: 122 Goldsborough Street, Easton, MD 21601
Tax Map 103, Grid 0EA, Parcel 1138
Zoning: R-7A

Request: The applicant is proposing to install 6” half round gutters with 4” round smooth downspouts on either side of the existing standing seam roof along the N. Hanson Street side. The gutters will be aluminum in a dark bronze color to match the existing standing seam roof, and will be installed using crown molding brackets. This is a contributing building to the Historic District.

Historic District Guideline references:

- i. *Guideline 72. Maintain Historic Gutters and Downspouts*
- ii. *Guideline 73. Replace Historic Gutters and Downspouts In-Kind*

Staff Presentation:
Nicholas Johnson, Planner

Applicant Presentation:
Michael Stuart

Public Comment — None

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

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

4. Old Business —

- a. **File No.:** 2023 - 996
- Applicant:** Shoregate of Cannery Commercial LLC
- 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. At their August 28, 2023 meeting, the Commission tabled the application and requested for the applicant to consider alternate architectural designs that incorporate elements of this structure’s industrial/railroad heritage. The applicant has submitted minor changes including adjusting the slope of the eaves and overhangs, incorporated brackets and storage doors, and included the salvaged Easton Ice sign in an attempt to give the structure more of an industrial

appearance. 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 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.*, MDSW

Public Comment — None

Commissioner Pezor moved to approve the application as submitted on September 13, 2023 with the condition that: 1) the demolition permit shall not be granted until the applicant receives sketch site plan approval for the associated apartments; 2) the Easton Ice sign shall be placed on either the South or West façade subject to compliance with the Zoning Ordinance's signage regulations; and 3) the exterior siding shall be Smooth Side Hardi. 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

5. Discussion Item —

- a. Design Guidelines — As determined during the September 11, 2023 meeting, Commissioner Pezor and Vice Chairperson Brophy presented a rough draft of recommended language for the following guidelines:
- i. *Chapter 6.5. Guidelines for New Construction*
 - i) *Strike: “Any addition or new construction should be a product of its own time.”*
 - ii. *Guideline 94. Style*
 - i) *Strike: “...should also be recognizable as products of their own time”; Strike: “...windows of contemporary design...”; Add: “...new windows should reflect similar sizes and proportions of what is seen in surrounding structures.”*
 - ii) *Strike 94.a.*
 - iii) *94.c.: Add: “See glossary appendix for infill construction definition.”*
 - iii. *Guideline 97. Form, Massing, Height and Scale*
 - i) *97.d. Strike: “New buildings should have the same number of stories as surrounding buildings.”; Add: “Heights of new buildings should be complimentary to existing neighboring buildings, keeping the rhythm and mass consistent along the streetscape.”*
 - ii) *97.g. Strike: “...within ten percent of the height of surrounding buildings.”; Add: “...not exceeding ten percent of surrounding structures.”*
 - iv. *Guideline 104. Vinyl Siding*
 - i) *Strike all mention of “vinyl” and “vinyl products”.*

6. Decision Summary Review —

Vice Chairperson Brophy moved to approve the September 25, 2023 Decision Summary. Commissioner Bateman seconded the motion.

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

7. Administrative Approval

- a. File No.:** 2023 - 1053
Applicant: Marasun Roofing LLC
Location: 146 Washington Street, Easton, MD 21601
Tax Map 104, Grid 0EA, Parcel 1973
Zoning: R-10A

Request: The applicant is proposing to remove and replace the existing asphalt shingles in-kind. If rotted decking is discovered during the removal of the current roofing system, the applicant will also replace it with new decking. The existing trim, fascia, soffit and gutters shall remain the same.

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 7:19 p.m.