



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

Monday, October 23, 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
Michael Stuart

Staff:

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

Absent:

Commission Members:

Dudley Greer

Staff:

Miguel Salinas, Planning and Zoning Director

1. Call to Order — Chairperson Demby called the meeting to order at 6:01 pm.

2. Agenda Summary Review —

Vice Chairperson Brophy moved to approve the October 23, 2023 Agenda Summary. 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

3. Old Business —

a. File No.: 2023 - 995
Applicant: Gant & Associates
Location: 31 S. Aurora Street, Easton, MD 21601

Zoning: Tax Map 104, Grid 000, Parcel 1563
R-7A

Request: The applicant is proposing to remove the existing asbestos siding, and to restore the original lap siding in-kind. On August 14, 2023, this application received HDC approval for in-kind repairs and construction on a new second story addition on the rear portion of the structure after being condemned by the Town in 2015 and 2021. This is a contributing building to the Historic District.

Historic District Guideline references:

- i. *Guideline 76. Preserve Historic Wood Siding*
- ii. *Guideline 77. Make Sensitive Replacements*

Staff Presentation:

Miguel Salinas, Planning and Zoning Director
Nicholas Johnson, Planner

Applicant Presentation — None

Public Comment — None

Commissioner Pezor moved to approve the application as submitted. Commissioner Stuart 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

b. File No.: 2023 - 920
Applicant: Andrew Becker
Location: 205 Talbot Street, Easton, MD 21601
Tax Map 104, Grid 0EA, Parcel 1905
Zoning: R-7A

Request: On April 23, 2023 this application received HDC approval to construct a rear addition to the existing structure with the condition that parging shall be done to the two new block foundations. Upon a Building Department inspection, it was determined that the foundation was constructed with brick veneer instead. The Commission must now determine whether the brick veneer foundation can remain as installed. This is a contributing building to the Historic District.

Historic District Guideline references:

- i. *Guideline 100. Rear Additions*

Staff Presentation:

Miguel Salinas, Planning and Zoning Director
Nicholas Johnson, Planner

Applicant Presentation — None

Public Comment — None

**Vice Chairperson Brophy moved to approve the amended application.
Commissioner Pezor 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

- c. File No.: 2023 - 1030**
Applicant: Walbridge Real Estate Investments LLC
Location: 412 North Street, Easton, MD 21601
Tax Map 103, Grid 0EA, Parcel 733
Zoning: R-7A

Request: On September 7, 2023 the Building Inspection Department issued a stop work order after it was discovered that the existing wooden windows were being removed and replaced with vinyl windows without a building permit or a Historic District certificate of appropriateness. The applicant is now proposing to replace seven (7) existing wooden windows with fiberglass-clad windows on the eastern side of the structure. The applicant is also proposing to shift the third story gable end window 18” toward North Street. 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 — None

Public Comment — None

Commissioner Bateman moved to table the application pending the submission of a window cut sheet, and further detail on the proposed relocation of the third story window. Commissioner Pezor seconded the motion.

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

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

Request: The applicant is proposing to amend a previously approved fence application to include the construction of a wooden kennel structure and an outdoor dog run. On September 11, 2023, the Commission granted a certificate of appropriateness for the construction of a six (6) foot high wooden privacy fence. On September 15th, the Building Inspection Department issued a second stop work order after it was discovered that the kennel structure was being constructed within the fence without the proper approvals. The 12' x 12' kennel is attached to the fence and wooden frame constructed against the existing structure. The kennel structure is approximately three (3) feet taller than the fence, and reaches the eave line of the existing structure. This is a non contributing building to the Historic District.

Outstanding Issue:

1. *The proposed kennel violates the Zoning Ordinance's minimum setback requirements for kennels found in §28-1007.1.11(a) which states, "Kennels shall meet the side setback requirement and shall be setback a minimum of eight feet from the rear property line." The proposed kennel is located approximately one foot from the side property line and violates the required 8-foot side setback. In order for the kennel to remain in this location, a setback variance would first need to be granted by the Board of Zoning Appeals.*

Historic District Guideline references:

- i. *Guideline 11. Erect New Outbuildings Sensitive*

Staff Presentation:

Miguel Salinas, Planning and Zoning Director
Nicholas Johnson, Planner

Applicant Presentation:

Scott Reynolds

Public Comment — None

Vice Chairperson Brophy moved to table the application pending the submission of elevations, drawings and material specifications for the exterior structure. 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

4. New Business —

a. File No.: 2023 - 1041
Applicant: Richard Marks
Location: 107 & 109 S. Washington Street, Easton, MD 21601
Tax Map 104, Grid 000, Parcel 1985
Zoning: CB

Request: The applicant is proposing to mount a 17' x 23' graphic mural using aluminum Z clips and screws inserted into wall anchors on the south façade of 109 S. Washington Street. This is a contributing building to the Historic District.

Historic District Guideline references:

i. Guideline 23. Murals

Staff Presentation:

Miguel Salinas, Planning and Zoning Director
Nicholas Johnson, Planner

Applicant Presentation:

Richard Marks

Public Comment:

Charles Adler

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, Pezor, Stuart
AGAINST:	0
ABSTAIN:	0

ABSENT: 1 - Greer

b. File No.: 2023 - 1049
Applicant: Hughlett Kirby
Location: 307 S. Hanson Street, Easton, MD 21601
Tax Map 105, Grid 0EA, Parcel 2264
Zoning: R-10A

Request: The applicant is proposing to install a new cobblestone paver driveway. The original scope of work included the installation of a new brick veneer on the steps leading to the sidewalk, and the installation of a new retaining wall. However, after discussion with the Town's Engineering Department, this proposal has been removed from the scope of work due to issues regarding the installation of a new structure within the Town's right-of-way. This is a contributing building to the Historic District.

Historic District Guideline references:

i. Guideline 9. New Driveways

Staff Presentation:

Miguel Salinas, Planning and Zoning Director
Nicholas Johnson, Planner

Applicant Presentation — None

Public Comment — None

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

c. File No.: 2023 - 1057
Applicant: Ademia Ramierz - Lopez
Location: 23 S. Hanson Street, Easton, MD 21601
Tax Map 104, Grid 000, Parcel 1546
Zoning: R-7A

Request: The applicant is proposing to replace three (3) existing wooden doors with new doors that closely resemble the existing doors in design. One of the three doors is visible from the primary right-of-way, and is under a protective covering. This is a contributing building to the Historic District.

Historic District Guideline references:

- i. Guideline 42. Make Sensitive Replacements (Doors)*

Staff Presentation:

Miguel Salinas, Planning and Zoning Director

Nicholas Johnson, Planner

Applicant Presentation:

Ademia Ramierz - Lopez

Public Comment — None

**Commissioner Bateman moved to approve the application as submitted.
Commissioner Stuart 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

5. Discussion Item —

- a. 204 E. Earle Avenue — Mr. and Mrs. Haschen, the owners of 204 E. Earle Avenue is seeking the Commission’s feedback for the preliminary construction of a proposed residential structure within the Historic District. The Commission discussed the general scope of the proposed project in concurrence of the new construction guidelines, and suggested the inclusion of a basic landscape plan upon submission. The Commissioners indicated that vinyl siding would not be an appropriate material, and fiberglass doors may be acceptable.

6. Decision Summary Review —

Commissioner Pezor moved to approve the October 9, 2023 Decision Summary. Vice Chairperson Brophy 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

7. Administrative Approval — None

8. Consent Docket

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: Approval for an emergency replacement of a HVAC system as per the Historic District Commission Chairperson.

9. Adjournment — Commissioner Pezor moved to adjourn. Vice Chairperson Brophy seconded the motion. The meeting was adjourned at 7:02 p.m.