



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

Monday, November 13, 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
Lynn B. Thomas, Town Planner - Long Range
Nicholas Johnson, Town Planner - Current
Sharon Van Emburgh *Esq.*, Town Attorney
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 remove Item 4.b.: Application 2023 - 1047 for 633 Goldsborough Street from the November 13, 2023 agenda.

Commissioner Pezor moved to approve the November 13, 2023 Agenda Summary with the proposed amendment. 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

3. Old Business —

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

Zoning: R-10A

Request: The applicant is proposing an in-kind asphalt shingle roof replacement with GAF Timberline HDZ shingles. The existing trim, fascia, and soffit will remain, the existing half-round style gutters are proposed to be replaced with K-style gutters. This is a contributing building to the Historic District.

Historic District Guideline references:

- i. *Guideline 70. Roof Material*
- ii. *Guideline 73. Replace Historic Gutters and Downspouts In-Kind*

Staff Presentation:

Miguel Salinas, Planning and Zoning Director
Nicholas Johnson, Planner

Applicant Presentation:

Jason Straczewski
John Mara, Marasun Roofing LLC

Public Comment — None

Commissioner Bateman moved to approve the application as submitted, specifying that the request to replace the existing gutters with K-style gutters is acceptable in this circumstance due to drainage issues caused by the shape of the roof and inadequate surface area to mount half-round style gutters. Commissioner Greer seconded the motion.

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

- b. File No.:** 2023 - 894
Applicant: Charles and Lois Garrison
Location: 16 N. Aurora Street, Easton, MD 21601
Tax Map 103, Grid 0EA, Parcel 1128
Zoning: R-7A

Request: At their April 10, 2023 meeting, the Commission approved the replacement of four (4) aluminum clad windows with the condition that the exterior trim shall be replaced in-kind with wood. The applicant has now amended their application to propose using AZEK trim on two (2) of the new windows on the front façade. This is a contributing building to the Historic District.

Historic District Guideline references:

i. Guideline 90. Sills, Lintels, and Frames

Staff Presentation:

Miguel Salinas, Planning and Zoning Director

Nicholas Johnson, Planner

Applicant Presentation:

Charles and Lois (Ellen) Garrison

Public Comment — None

**Commissioner Pezor moved to approve the amended application as submitted.
Commissioner Stuart seconded the motion.**

<u>Vote</u>	<u>6 - 0</u>
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FOR:	6 - Demby, Brophy, Bateman, Greer, Pezor, Stuart
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AGAINST:	0
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ABSTAIN:	0
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ABSENT:	0
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c. File No.: 2023 - 881

Applicant: A.K.J. Roofing Inc.

Location: 11 N. Washington Street, Easton, MD 21601
Tax Map 104, Grid 0EA, Parcel 1232

Zoning: GI

Request: At their April 10, 2023 meeting, the Commission approved the replacement of the existing slate roof with synthetic slate with a vote of 3-2. The applicant has since replaced the West wing portion of the courthouses roof with the synthetic slate, and is now proposing to replace the slate roof on the East wing of the courthouse with the same synthetic slate material. This 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:

Brian Moore, Superintendent of Talbot County Facilities Department

Public Comment — None

**Vice Chairperson Brophy 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

d. File No.: 2022 - 586
Applicant: Town of Easton
Location: 11 S. Harrison Street, Easton, MD 21601
Tax Map 104, Grid 000, Parcel 1526
Zoning: CB

Request: The applicant is requesting a Certificate of Appropriateness extension for the previously approved replacement of an existing window with an ADA compliant door. This is a contributing building to the Historic District.

Historic District Guideline references:

- i. Guideline 1. Preserve Significant Historic Features*
- ii. Guideline 6. Comply with Health and Safety Codes*
- iii. Guideline 42. Make Sensitive Replacements (Doors)*
- iv. Guideline 44. Adding New Doors*
- v. Appendix B. Historic Materials*

Staff Presentation:

Miguel Salinas, Planning and Zoning Director
Nicholas Johnson, Planner

Applicant Presentation — None

Public Comment — None

**Vice Chairperson Brophy moved to approve the extension request as submitted.
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

e. File No.: 2023 - 1030
Applicant: Walbridge Real Estate Investments LLC
Location: 412 North Street, Easton, MD 21601

Zoning: Tax Map 103, Grid 0EA, Parcel 0733
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 Commission COA. The applicant is proposing to replace seven (7) existing wooden windows on the East side of the building. The windows that the applicant originally proposed and installed are a combination of vinyl casement and double hung windows with “between the glass” muntins. The applicant has since submitted a revision that proposes fiberglass-clad windows. The applicant is also proposing to shift the third story gable end windows 18” towards 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:

Randall Wallbridge

Public Comment — None

Commissioner Stuart moved to approve the amended application with the condition that the third floor window shall be filled in with the same material, shall be the same size and shape, and shall match the existing sill height. The applicant may submit an amended application for the replacement of the front facade window at a later time. Commissioner Bateman seconded the motion.

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

f. 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: At their September 11, 2023 meeting, the Historic District Commission granted a certificate of appropriateness for the construction of a six

(6) foot high wooden privacy fence. On September 15, 2023 the Building Inspection Department issued a second stop work order after it was discovered that a structure was being constructed within the fence without proper approvals. The applicant has now amended their previous application for the fence to include the construction of a wooden kennel structure. The structure is a roughly 12' x 12' kennel that is attached to the fence, and a wooden frame constructed against the existing structure. The kennel structure is approximately three (3) feet taller than the approved fence, and reaches the eave line of the existing structure. The scope of work also includes an outdoor dog run. 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

The Commission would like the applicant to explore different locations for the proposed outbuilding and an alternate material to chicken wire. Commissioner Bateman moved to table the application pending the submission of an alternative plan or proposal for the structure. Vice Chairperson Brophy seconded the motion.

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

4. New Business —

a. File No.: 2023 - 1061
Applicant: Oasis Easton
Location: 215 Goldsborough Street, Easton, MD 21601
Tax Map 103, Grid 0EA, Parcel 0069
Zoning: R-7A

Request: The applicant is proposing an in-kind asphalt shingle roof replacement with GAF Timberline HDZ shingles. The applicant is also proposing to replace the bell tower's cement tile roof with a new synthetic slate roof. The existing cedar shake roof, trim, gutters and soffit will remain. This is a contributing building to the Historic District, and is listed on the Maryland Register of Historic Places. The survey from the Maryland Historic Trust notes that the eastern addition was built in 1870, and had a green asphalt shingle roof at that time.

Historic District Guideline references:

i. Guideline 70. Roof Material

Staff Presentation:

Miguel Salinas, Planning and Zoning Director
Nicholas Johnson, Planner

Applicant Presentation:

Matt Misiter, Bay Area Exteriors

Public Comment — None

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

b. File No.: 2023 - 1072
Applicant: Neil Jones Carpentry
Location: 112 N. Park Street, Easton, MD 21601
Tax Map 103, Grid 0EA, Parcel 0801
Zoning: R-10A

Request: The applicant is proposing to install two (2) new Anderson E-series aluminum clad windows. The window on the rear façade will be a 53" x

27” awning window, and the front façade window will be a 16” x 31” picture window. 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:

Neil Jones

Public Comment — None

The applicant amended their application to propose the use of an A-Series Fiberclad window.

Commissioner Pezor moved to approve the amended application with the condition that a cutsheet of the amended A-Series material shall be submitted prior to receiving a building permit; and 2) the applicant shall screen the mini splits. 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

5. Discussion Item —

- a. Missing Middle Housing Types —** At their November 6, 2023 meeting, the Town Council reviewed *Ordinance No. 803* which included proposed amendments to the Permissible Uses and Supplemental Standards for Missing Middle Housing Types in Chapter 28 of the Town Code (Zoning). The Easton Planning Commission has proposed for these housing types to be changed from a Special Exception to Permitted in the R-7A , R-10A, and Central Business District. The Historic Commission discussed the appropriateness of Middle Housing Types within the Historic District, and the review process for future applicants. The Commission further discussed the necessity to include language and visuals examples for Missing Middle Housing in their guidelines.
- b. October 23, 2023 Consent Docket approval for an emergency HVAC installation at 414 August Street —** Application *2023 -1042* first appeared before the Commission at their October 9, 2023 meeting for the replacement of the HVAC

split system. At that time, the application was tabled pending further detail and information from the applicant. Considering the serious health and safety hazards, an emergency approval to install a new HVAC system was granted per the HDC Chairperson. The applicant has agreed to match the siding color and to add additional screening.

6. Decision Summary Review —

Vice Chairperson Brophy moved to approve the October 23, 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. File No: 2023 - 1065
Applicant: Perez Home Improvement
Location: 606 Goldsborough Street, Easton, MD 21601
Tax Map 103, Grid 0EA, Parcel 0959
Zoning: R-7A

Request: The applicant is proposing to remove the existing asphalt shingle roof and to replace in-kind. 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. Consent Docket —

a. File No: 2023 - 1068
Applicant: P.A. Construction, LLC
Location: 129 N. Washington Street, Easton, MD 21601
Tax Map 104, Grid 0EA, Parcel 0621
Zoning: CB

Request: Approval for an emergency roof replacement as per the Historic District Commission Chairperson.

9. **Adjournment** — Commissioner Bateman moved to adjourn. Vice Chairperson Brophy seconded the motion. The meeting was adjourned at 8:30 a.m.