



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

Monday, November 27, 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](http://eastonmd.gov)
 [\(eastonmd.gov\)](http://eastonmd.gov)

Attendance:

Commission Members:

Ernest Demby, Chairperson
Kevin Bateman
Dudley Greer
Kelly Pezor
Michael Stuart

Staff:

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

Absent:

Commission Members:

Maria Brophy, Vice Chairperson

1. Call to Order — Chairperson Demby called the meeting to order at 5:59 pm.

2. Agenda Summary Review —

**Commissioner Pezor moved to approve the November 27, 2023 Agenda Summary.
Commissioner Stuart seconded the motion.**

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

3. Old Business —

a. File No.: 2021 - 506
Applicant: Laurence Claggett, TLLI, LLC
Location: 120 S. Hanson Street, Easton, MD 21601

Zoning: Tax Map 104, Grid 0EA, Parcel 1918
R-7A

Request: This application first came before the Commission on June 28, 2021 seeking approval to replace the two second story windows with Anderson 100 series casement windows, and fill in the remaining spaces with vinyl siding. The request was unanimously tabled by the Commission pending the return of a new window design that would fill the entire existing window opening, and with a request that the applicant use a wooden clad window. The applicant returned to the Commission at their July 24, 2023 meeting with a nearly identical request to install two (2) casement style Anderson 100 series windows - which was also unanimously tabled by the Commission at that time.

The applicant is now proposing to install two (2) new aluminum clad egress windows. Based on the elevations that were submitted by the applicant, these windows appear to be significantly smaller than the existing windows at roughly 42" tall by 33" wide - the applicant previously stated that the window openings are 48" tall by 45" wide from block face to block face. The remaining space will be filled using window AC units and an unspecified material. 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:

Larney Claggett

Public Comment — None

Commissioner Pezor moved to approve the application with the condition that: 1) the casement window shall be divided into three-panes with simulated divided light; 2) the air conditioning unit shall be to the left of the casement window with a singular glass pane above the unit. The applicant shall submit an updated window cutsheet to staff. Commissioner Greer seconded the motion.

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

4. New Business —

a. File No.: 2023 - 1073
Applicant: Laurence Claggett, TLLI, LLC
Location: 316 E. Dover Street, Easton, MD 21601
Tax Map 104, Grid 0EA, Parcel 1116
Zoning: CB

Request: The applicant is proposing to remove the existing siding on the second story of the western façade and to replace it with Hardi Plank cedar mill shingle siding. This proposed siding will match the existing siding on the recessed portion of the second story that faces Dover Street. This is a contributing building to the Historic District.

Staff recommends the following conditions:.

1. Siding shall match the existing Hardi Plank siding on the Dover Street façade in color, size, shape, profile, and texture.
2. Siding joints and seams shall be lapped towards the rear of the building.
3. Siding joints shall be staggered randomly.
4. Existing trim details shall be maintained.

Historic District Guideline references:

- i. *Guideline 78. Substitute Materials for Siding*
- ii. *Guideline 79. Fiber Cement Siding*

Staff Presentation:

Miguel Salinas, Planning and Zoning Director
Nicholas Johnson, Planner

Applicant Presentation:

Larney Claggett

Public Comment — None

Commissioner Bateman moved to approve the application with the staff's recommended conditions that: 1) the new siding shall match the existing Hardi Plank siding on the Dover Street façade in color, size, shape, profile, and texture; 2) the new siding joints and seams shall be lapped towards the rear of the building; 3) the new siding joints shall staggered randomly; 4) the existing trim details shall be maintained; and 5) the applicant shall submit photos of the wooden siding underneath the asphalt siding to staff to be reviewed by the Chair. Commissioner Pezor seconded the motion.

Vote 5 - 0 - 1

FOR: 5 - Demby, Bateman, Greer, Pezor, Stuart

AGAINST: 0

ABSTAIN: 0
ABSENT: 1 - Brophy

b. File No.: 2023 - 1067
Applicant: American Legion Blake-Blackston Post #77
Location: 100 W. Glenwood Avenue, Easton, MD 21601
Tax Map 104, Grid 000, Parcel 1438
Zoning: CB

Request: The applicant is proposing to demolish a contributing structure and to return the property to green space. This structure was heavily damaged in a fire on October 25, 2023 and subsequently deemed a total loss by the Building Inspection Division.

Historic District Guideline references:
i. Guideline 128. Avoid Demolition

Staff Presentation:

Miguel Salinas, Planning and Zoning Director
Nicholas Johnson, Planner
Tom Diem, Building Inspection Director

Applicant Presentation:

William Griffin, First Vice-Commander for Post #77
Victor Millington, Commander for Post #77
Keith Harris, Sargent of Arms for Post #77
Michael Waller, Financial Officer for Post #77
George Jenkins, Second-Vice Commander for Post #77
Jerry Newman, Service Officer for Post #77

Public Comment — None

Commissioner Bateman moved to approve the application as submitted based on the following findings: 1) testimony from the Building Inspection Department that the building poses a danger to the community and is a total loss; 2) evidence presented in the Building Inspection Department's inspection report; and 3) evidence showing that the structure had previously been modified. Commissioner Pezor seconded the motion.

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

c. **File No.:** 2018 - 10132 / 2023 - 1054
Applicant: SNT Rentals LLC
Location: 134 N. Aurora Street, Easton, MD 21601
Tax Map 103, Grid 0EA, Parcel 0676
Zoning: R-7A

Request: The applicant is proposing exterior alterations to the front façade of the structure. This scope of work is a continuation of the Certificate of Appropriateness granted in January of 2020 and includes the installation of a new brick landing, exterior wooden shutters, a new front door, and the construction of a stone swale for drainage. This is a contributing building to the Historic District.

Background:

On December 10, 2018 a stop work order was issued by the Building Inspection Division after it was discovered that the existing front porch was removed without a building permit or a Certificate of Appropriateness. Upon a one year follow up, the Building Inspection Division issued an order on December 17, 2019 prohibiting occupancy to the building and the issuance of a rental license until the property owner received Historic District Commission approval. An application was subsequently filed on December 31, 2019 that proposed repairing the brick on the front façade, installing new wooden shutters, installing a brick or flagstone landing, and installing two (2) new wooden windows on the front facade. On January 13, 2020, the Commission tabled the application pending further detail regarding the proposed alterations and repairs.

At their January 27, 2020 meeting, the Commission approved request for:

1. The replacement of two front façade first floor windows and the installation of wooden shutters that are appropriately sized to cover the windows
2. Repair to the brick front façade where the porch was previously attached.
3. Installation of a brick landing between the walk and front steps.
4. Installation of a stone swale between the house and plantings for drainage in lieu of gutters.

A Certificate of Appropriateness and a residential building permit was subsequently issued for the replacement of the two (2) existing front façade windows with new Pella solid wood windows, and expired in November 2021. On September 12, 2023, the Building Inspection Division issued a second stop work order after it was discovered that the wooden landing was installed without a COA or a building permit. The applicant is now requesting to continue with the same scope of work that was approved by the Commission on January 27, 2020.

Historic District Guideline references:

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

- ii. *Guideline 49. Site Features*
- iii. *Guideline 65. Make Sensitive Replacements (Porches)*
- iv. *Guideline 91. Shutters*

Staff Presentation:

Miguel Salinas, Planning and Zoning Director
Nicholas Johnson, Planner

Applicant Presentation:

Norris Taylor Jr.

Public Comment — None

Commissioner Pezor moved to approve the original scope of the January 27, 2020 application as submitted.

Commissioner Pezor amended the motion to approve the original scope of the January 27, 2020 application with the condition that a follow up inspection will be done by the Building Inspection Department for the previous permit. Commissioner Stuart seconded the motion.

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

d. File No.: 2023 - 1080
Applicant: Filament, LLC
Location: 5 N. Harrison Street, Easton, MD 21601
 Tax Map 103, Grid 0EA, Parcel 1196, Lot 2
Zoning: CB

Request: The applicant is proposing to install a new PVC suspend sign from a new metal racket mounted thirteen (13) feet above the surface of the ground. The proposed sign is eight (8) square feet per side, and will not be illuminated. 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:
John Callahan, Callahan Signs
Susan Schauer John

Public Comment — None

The applicant amended their application for approval to install a 18” x 64” sign.

Commissioner Bateman moved to approve the 18” x 64” signage. Commissioner Greer seconded the motion.

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

e. File No.: 2023 - 1081
Applicant: Carrie Mock
Location: 12 Brookletts Avenue, Easton, MD 21601
Tax Map 105, Grid 0EA, Parcel 2097
Zoning: R-10A

Request: The applicant is proposing to install a wooden fence with two (2) access gates at the rear of the property. 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:
Carrie Mock

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, Bateman, Greer, Pezor, Stuart
AGAINST:	0
ABSTAIN:	0

ABSENT: 1 - Brophy

f. File No.: 2023 - 1082

Applicant: John Hutchison Architecture

Location: 209 Goldsborough Street, Easton, MD 21601
Tax Map 103, Grid 0EA, Parcel 0666

Zoning: R-7A

Request: The applicant is proposing to remove and rebuild two (2) existing chimneys. The brick and mortar will match the existing as close as possible. This is a contributing building to the Historic District, and is listed on the Maryland Register of Historic Places.

Historic District Guideline references:

i. Guideline 68. Maintain Historic Roof Shape

Staff Presentation:

Miguel Salinas, Planning and Zoning Director

Nicholas Johnson, Planner

Applicant Presentation— None

Public Comment — None

Commissioner Pezor moved to table the application to the December 11, 2023 meeting. Commissioner Bateman seconded the motion.

Vote 5 - 0 - 1

FOR: 5 - Demby, Bateman, Greer, Pezor, Stuart

AGAINST: 0

ABSTAIN: 0

ABSENT: 1 - Brophy

5. Discussion Item — None

6. Decision Summary Review —

November 11, 2023 - The Commission noted the following corrections to the November 11, 2023 Draft Decision Summary:

- a.** Item 3.a.: Add additional language to the applicant request, and specification regarding the approval of K-Style gutter in that circumstance.
- b.** Item 3.e: Rephrasing for clarity.

Commissioner Bateman moved to approve the November 11, 2023 Decision Summary with the amended changes. 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

7. Administrative Approval

- a. File No.:** 2023 - 1076
Applicant: Khan Enterprises Shore LLC
Location: 110 S. Washington Street, Easton, MD 21601
Tax Map 104, Grid 0EA, Parcel 1980
Zoning: CB

Request: The applicant is requesting to erect a temporary wall mounted banner at 110 S. Washington Street. The banner may remain for a period not exceeding six (6) months from the date of issuance of the Certificate of Occupancy.

Historic District Guideline references:

- i. Section 2.5 Staff Approvals*

8. Consent Docket

- a. File No.:** 2023 - 1077
Applicant: Harriet Crawford
Location: 307 North Street, Easton, MD 21601
Tax Map 103, Grid 0EA, Parcel 0723
Zoning: R-7A

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

- 9. Adjournment** — Commissioner Bateman moved to adjourn. Commissioner Stuart seconded the motion. The meeting was adjourned at 7:16 p.m.