



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

Monday, December 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)
 [\(eastonmd.gov\)](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, Town Planner - Current
Samantha Smith, Administrative Specialist

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 December 11, 2023 Agenda Summary. Commissioner 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 - 995
Applicant:	Gant & Associates
Location:	31 S. Aurora Street, Easton, MD 21601 Tax Map 104, Grid 000, Parcel 1563
Zoning:	R-7A

Request: The applicant is proposing to install a 14” x 24” tall mini-split heat pump to the rear left side of the property. All lines, wires, etc. will be concealed within the walls of the structure. This is a contributing building to the Historic District.

Historic District Guideline references:

- i. *Guideline 48. HVAC*

Staff Presentation:

Miguel Salinas, Planning and Zoning Director
Nicholas Johnson, Planner

Applicant Presentation:

Hank Warner

Public Comment — None

Commissioner Stuart moved to approve the request with the condition that the mini-split heat pump shall be screened from the streetside. 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. **File No.:** 2023 - 1089
Applicant: Ananias Velasquez
Location: 216 N. Aurora Street, Easton, MD 21601
Tax Map 103, Grid 000, Parcel 0682
Zoning: R-7A

Request: The applicant is proposing to remove the existing wooden siding on the front gable, and to install new cedar shingle siding. The applicant is also proposing to remove the existing wooden window from the gable end, and to install a new aluminum-clad double hung window. This is a contributing building to the Historic District.

Historic District Guideline references:

- i. *Guideline 77. Make Sensitive Replacements (Siding)*
- ii. *Guideline 78. Substitute Materials for Siding*
- iii. *Guideline 89. Maintain Historic Windows*

iv. Guideline 90. Make Sensitive Replacements (Windows)

Staff Presentation:

Miguel Salinas, Planning and Zoning Director
Nicholas Johnson, Planner

Applicant Presentation:

Anais Velasquez

Public Comment — None

Commissioner Bateman moved to approve the request with the condition that 1. the trim shall be replaced in-kind with wood; and 2. the windows shall be 2/2 and have simulated divided light. 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. File No.: 2023 - 1083

Applicant: Rise Up Coffee Roasters

Location: 14 N. Hanson Street, Easton, MD 21601
Tax Map 103, Grid 000, Parcel 1165

Zoning: CB

Request: The applicant is proposing an in-kind replacement of the existing post mounted sign. The sign is mounted to a metal post and is externally illuminated. The existing sign was approved by the Commission in February of 2011, and the structure associated with the sign is a contributing building to the Historic District.

Historic District Guideline references:

- i. Guideline 25. General Guidelines for Signage*
- ii. Guideline 30. Lighting for Signs*

Staff Presentation:

Miguel Salinas, Planning and Zoning Director
Nicholas Johnson, Planner

Applicant Presentation:

Zachary A. Smith, *Esq.*

Public Comment — None

Vice Chairperson Brophy 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. 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 replace the two (2) existing chimneys. The brick and mortar will match the existing as closely as possible. This structure is listed on the Maryland Register of Historic Places and is a contributing building to the Historic District.

Historic District Guideline references:

- i. Guideline 68. Maintain Historic Roof Shape*

Staff Presentation:

Miguel Salinas, Planning and Zoning Director
Nicholas Johnson, Planner

Applicant Presentation:

John Hutchison

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 - 1077**
Applicant: Harriet Crawford
Location: 307 North Street, Easton, MD 21601
Tax Map 103, Grid 0EA, Parcel 0723
Zoning: R-7A

Request: This property received a Certificate of Appropriateness in August of 2023 for an in-kind replacement of the asphalt shingle roof; and a second emergency approval in November of 2023 for repairs to the deteriorating front porch posts and other structural components. The applicant is now proposing to replace the existing standing seam tin metal roof with a new standing seam metal roof made of copper. The proposed roof has a rib seam height of 1”, and a panel width of 17.5” to match the existing roof. The proposed material has flat panels, and closed rib ends. This is a contributing building to the Historic District.

Historic District Guideline references:

- i. *Guideline 68. Maintain Historic Roof Shape*
- ii. *Guideline 70. Roof Material*

Staff Presentation:

Miguel Salinas, Planning and Zoning Director
Nicholas Johnson, Planner

Applicant Presentation:

Harriet Crawford
Tim Lane, Ewing’s Roofing & Siding Co., Inc.

Public Comment — None

**Commissioner Bateman moved to approve the application as submitted.
Commissioner Greer seconded the motion.**

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

- e. **File No.:** 2023 - 1087
- Applicant:** Deborah Patterson and Charles Freeman
- Location:** 45 Pennsylvania Avenue, Easton, MD 21601
Tax Map 103, Grid 0EA, Parcel 1085
- Zoning:** CB

Request: The applicant is proposing to replace one of the two existing doors on the eastern façade of the structure with a new fiberglass door, and to replace the second story gable window with a new double hung window. On the southern façade, the applicant is also proposing an in-kind replacement of the cedar shake siding, to remove the existing first and second story windows, and to move and replace an existing door. This is a contributing building to the Historic District.

Historic District Guideline references:

- i. *Guideline 40. Details and Ornamentation*
- ii. *Guideline 41. Maintain Original and Historic Doors*
- iii. *Guideline 42. Make Sensitive Replacements (Doors)*
- iv. *Guideline 43. Restore Missing or Inappropriately Altered Doors*
- v. *Guideline 89. Maintain Historic Windows*
- vi. *Guideline 90. Make Sensitive Replacements (Windows)*

Staff Presentation:

Miguel Salinas, Planning and Zoning Director
Nicholas Johnson, Planner

Applicant Presentation:

Deborah Patterson
Charles Freeman

Public Comment — None

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

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

- f. **File No.:** 2023 - 1090
Applicant: Brendan Mullaney, *Esq.*
Location: 110 N. Washington Street, Easton, MD 21601
Tax Map 103, Grid 000, Parcel 0623
Zoning: CB

Request: The applicant is proposing to replace the existing windows on the second and third floors of the front façade with new Andersen E-Series aluminum-clad four over four windows. This structure is listed on the Maryland Register of Historic Places and is a contributing building to the Historic District.

Historic District Guideline references:

- i. *Guideline 89. Maintain Historic Windows*
- ii. *Guideline 90. Make Sensitive Replacements (Windows)*
- iii. *Appendix B.2. Common Substitute Materials*

Staff Presentation:

Miguel Salinas, Planning and Zoning Director
Nicholas Johnson, Planner

Applicant Presentation:
Brendan Mullaney, *Esq.*

Public Comment — None

Commissioner Stuart moved to approve the application, specifying that the Commission has found aluminum-clad windows to be an acceptable replacement for wood windows in this circumstance. 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

g. File No.: 2023 - 1088
Applicant: John Peeling
Location: 208 Goldsborough Street, Easton, MD 21601
Tax Map 103, Grid 0EA, Parcel 1135
Zoning: R-7A

Request: The applicant is proposing to construct a two story rear addition and a three car garage. The applicant is also proposing to install a standing seam metal roof, alterations to the windows on the western façade, and the addition of a door to the western façade. 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 10. Preserve Historic Outbuildings*
- ii. *Guideline 44. Adding New Doors*
- iii. *Guideline 45. Screen, Storm and Garage Doors*
- iv. *Guideline 67. New Rear Decks and Patios*
- v. *Guideline 68. Maintain Historic Roof Shape*
- vi. *Guideline 70. Roof Material*
- vii. *Guideline 73. Replace Historic Gutters and Downspouts In-Kind*
- viii. *Guideline 76. Preserve Historic Wood Siding*
- ix. *Guideline 77. Make Sensitive Replacements*
- x. *Guideline 89. Maintain Historic Windows*
- xi. *Guideline 90. Make Sensitive Replacements (Windows)*
- xii. *Guideline 91. Shutters*
- xiii. *Guideline 100. Rear Additions*
- xiv. *Guideline 103. Materials*
- xv. *Guideline 106. Details and Ornamentation*

Staff Presentation:

Miguel Salinas, Planning and Zoning Director
Nicholas Johnson, Planner

Applicant Presentation:

John Peeling

Public Comment — None

Vice Chairperson Brophy moved to table the application pending the submission of a detailed site plan; as well as additional details for all proposed windows, doors, gutters, HVAC unit, and clarification on the plan for the historic outbuilding. Commissioner Bateman seconded the motion.

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

- h. File No.: 2023 - 1086**
Applicant: Kimberly Burke
Location: 300 S. Harrison Street, Easton, MD 21601
Tax Map 105, Grid 0EA, Parcel 2271
Zoning: R-10A

Request: The applicant is requesting to replace two wooden windows on the Earle Avenue façade with Anderson E-series aluminum-clad windows. A small area of wooden siding surrounding the window will be replaced in-kind and painted to match the existing siding. This is a contributing building to the Historic District.

Historic District Guideline references:

- i. Guideline 77. Make Sensitive Replacements*
- ii. Guideline 89. Maintain Historic Windows*
- iii. Guideline 90. Make Sensitive Replacements (Windows)*
- iv. Appendix B.2 Common Substitute Materials*

Staff Presentation:

Miguel Salinas, Planning and Zoning Director
Nicholas Johnson, Planner

Applicant Presentation:

Jim Burke

Public Comment — None

Vice Chairperson Brophy moved to approve the application with the condition that the windows shall be wooden, and that the applicant shall submit a specification sheet for the proposed wooden windows to staff. 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 — None

6. Decision Summary Review —

Commissioner Pezor moved to approve the November 27, 2023 Decision Summary. Commissioner Greer seconded the motion.

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

7. Administrative Approval — None

8. Consent Docket — None

9. Adjournment — Commissioner Pezor moved to adjourn. Vice Chairperson Brophy seconded the motion. The meeting was adjourned at 7:28 p.m.