



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

Monday, January 08, 2024 at 6:00 p.m.
Town Hall Chamber 2
14 S. Harrison Street, Easton, Maryland

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
Dudley Greer
Kelly Pezor
Michael Stuart

Staff:

Miguel Salinas, Planning and Zoning Director
Nicholas Johnson, Planner
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 the January 8, 2024 agenda to include the pending fence application for 18 S. Higgins Street - Asbury U.M. Church as a Discussion Item.

Commissioner Bateman moved to approve the January 8, 2024 Agenda Summary with the proposed amendment. 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. Old Business —

- a. **File No.:** 2020 - 367
Applicant: 128 S. West Street LLC
Location: 128 S. West Street, Easton, MD 21601
Tax Map 104, Grid 0EA, Parcel 1990

Zoning: CB

Request: The applicant is requesting a Certificate of Appropriateness extension for the previously approved addition/renovation for 128 West Street. This is a contributing structure to the Historic District.

Historic District Guideline references:

- i. *Guideline 42. Make Sensitive Replacements (Doors)*
- ii. *Guideline 66. Adding New Porches*
- iii. *Guideline 70. Roof Material*
- iv. *Guideline 90. Make Sensitive Replacements (Windows)*
- v. *Guideline 101. Lateral Additions*
- vi. *Guideline 103. Materials*

Staff Presentation:

Miguel Salinas, Planning and Zoning Director
Nicholas Johnson, Planner

Applicant Presentation:

Noah Matten

Public Comment — None

**Commissioner Bateman moved to approve the COA extension request 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

- b. 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: At their August 14, 2023 meeting, the Historic District Commission approved renovations to the existing structure, and the construction of a rear addition for the installation of one double hung window on the first story rear of the addition; a glass entry door with grills as well as a 2’ x 6’ awning window and double hung window on the rear elevation. This application has also received two approved amendments for the removal and replacement of the asbestos siding, and the installation of a HVAC system. The applicant is proposing a revision to the previously approved scope of work that includes the

installation of two awning windows, wooden porch railings, half-round style gutters, and painting the brick foundation black. This is a contributing structure to the Historic District.

Historic District Guideline references:

- i. *Guideline 42. Make Sensitive Replacements (Doors)*
- ii. *Guideline 60. Painting Masonry*
- iii. *Guideline 65. Make Sensitive Replacements (Porch)*
- iv. *Guideline 77. Make Sensitive Replacements (Siding)*
- v. *Guideline 90. Make Sensitive Replacements (Windows)*

Staff Presentation:

Miguel Salinas, Planning and Zoning Director
Nicholas Johnson, Planner

Applicant Presentation:

Kurt Gant

Public Comment — None

Commissioner Pezor moved to approve the amended application with the condition that the foundation shall not be painted. 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

- c. **File No.:** 2023 - 1008
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 structure 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

The applicant amended their application to reflect the second floor windows on the Thoroughgood Street frontage being aluminum clad-wood. Vice Chairperson Brophy moved to approve the amended application with the condition that the metal roof shall meet all requirements in compliance with Guideline 70e for Roof Material. 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

4. New Business —

- a. File No.:** 2024 - 006
- Applicant:** WHCP Radio
- Location:** 121 N. Washington Street, Easton, MD 21601
Tax Map 104, Grid 0EA, Parcel 1986
- Zoning:** CB

Request: The applicant is proposing to replace the existing hanging sign with a new wooden hanging sign. The new sign will be re-mounted higher on the existing bracket to provide eight (8) feet of clearance between the bottom of the

sign and the sidewalk. This is a contributing structure to the Historic District, and is listed on the Maryland Register of Historic Places.

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:

Michael Starling

Public Comment — None

Commissioner Bateman 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

- b. File No.:** 2024 - 002
Applicant: Paquin Design Build
Location: 118 Goldsborough Street, Easton, MD 21601
Tax Map 103, Grid 0EA, Parcel 1140
Zoning: R-7A

Request: The applicant is proposing to replace a second-story door with a new double hung vinyl-clad wood window. The historic survey notes that this structure has 2/2 wood sash windows. This is a contributing structure to the Historic District.

Historic District Guideline references:

- i. *Guideline 77. Make Sensitive Replacements (Siding)*
- 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:

Brent Paquin, Paquin Design

Public Comment — None

Commissioner Pezor moved to approve the application with the condition that: 1) the trim shall match the existing wood trim; 2) the windows shall be a 2 over 1 grid pattern; and 3) the infill siding shall be cedar shake to match the type, size, shape, profile, and texture of the existing siding. 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.: 2024 - 001
Applicant: Erin F. Crouch
Location: 102 Talbot Lane, Easton, MD 21601
Tax Map 104, Grid 0EA, Parcel 1946
Zoning: R-7A

Request: The applicant is proposing to replace the deteriorated wooden siding on the front and side elevations of the structure, and to install new smooth Hardi Plank fiber cement siding. The applicant is also proposing the addition of planter boxes on the front of the structure and other minor landscaping improvements. The historic survey notes that the structure has original narrow-gauge siding. This is a contributing structure to the Historic District.

Historic District Guideline references:

- i. *Guideline 21. Planters and Window Boxes*
- ii. *Guideline 77. Make Sensitive Replacements (Siding)*
- iii. *Guideline 78. Substitute Materials for Siding*
- iv. *Guideline 79. Fiber Cement Siding*

Staff Presentation:

Miguel Salinas, Planning and Zoning Director
Nicholas Johnson, Planner

Applicant Presentation:

Erin Crouch

Public Comment — None

Vice Chairperson Brophy moved to approve the application with the condition that the trim shall be replaced to match the existing with a composite material such as

PVC; and corner boards to be replaced may be replaced with PVC. 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.: 2024 - 005**
Applicant: Alex and Kristi Haschen
Location: 204 E. Earle Avenue, Easton, MD 21601
Tax Map 105, Grid 0EA, Parcel 2259
Zoning: R-10A

Request: This project first appeared as a discussion item on the October 23, 2023 HDC meeting agenda for the Commission's feedback on the preliminary construction and scope of a proposed residential structure within the Historic District. The Commission provided positive feedback regarding the design and placement of the home, including most of the proposed materials. The applicant has now formally brought this project forward with a proposal to construct a new one-story home on the existing vacant lot. The proposed structure is setback approximately 10 feet from the front property line, and is 27 feet tall. The proposed structure has 6 over 1 composite windows, fiberglass doors, and Hardi Plank and Hardi Shake siding. A block foundation with a pressed brick pattern will be used.

Historic District Guideline references:

- i. *Guideline 94. Style*
- ii. *Guideline 95. Siting*
- iii. *Guideline 96. Orientation, Alignment, and Setback*
- iv. *Guideline 97. Form, Massing, Height, and Scale*
- v. *Guideline 103. Materials*
- vi. *Guideline 105. Exterior Color*
- vii. *Guideline 106. Details and Ornamentation*
- viii. *Guideline 109. Energy and Sustainability*
- ix. *Guideline 110. Exterior Lighting*
- x. *Guideline 112. Proportion*
- xi. *Guideline 114. Landscape Features*
- xii. *Guideline 115. Roof Form*
- xiii. *Guideline 116. Roof Material*
- xiv. *Guideline 117. Gutters and Downspouts*
- xv. *Guideline 126. Arrangement (Windows)*
- xvi. *Guideline 127. Window Type*

Staff Presentation:

Miguel Salinas, Planning and Zoning Director
Nicholas Johnson, Planner

Applicant Presentation:
Alex Haschen
Kristi Haschen

Public Comment — None

Commissioner Pezor moved to approve the application with the condition that: 1) the Earle Avenue and alley facing foundations shall have a brick veneer; 2) the windows shall be Anderson 100 Fibrex material; and 3) the Hardi shake siding shall be Smooth.

Vice Chairperson Brophy amended the motion with the additional condition that the HVAC units shall be located in the rear yard, or screened from view using either native plantings or a wooden fencing.

Commissioner Stuart seconded the amended 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. 18 S. Higgins Street, Asbury U.M. Church** — This application was previously scheduled to appear on the agenda for the June 26, 2023 Historic District Commission meeting with a proposal to install a chain link style fence along the front property line. At that time, the applicant requested for a continuance of their application pending the submission of an approval letter from the Maryland Historical Trust (MHT) as this structure has a preservation easement, and is listed on the Maryland Register of Historic Places. The applicant and the Commission held a more in depth discussion regarding the parameters of historic preservation easements, and discussed options for appropriate fencing material that may comply with all MHT guidelines and the Town of Easton Historic District Guidelines such as a wrought iron fence.
- b. Shoregate of Cannery Commercial LLC** — The Commission and staff held a dialogue regarding the recent sketch site plan approval for the construction of three, 3-story multifamily residential buildings at 503 North Street and 108 North East Street at the Planning Commission’s December 21, 2023 meeting. The applicant had previously received approval from the HDC for the demolition of

the existing warehouse (on the property located at 108 North East Street) and construction of a one-story amenity building at their October 9, 2023 meeting 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.

- c. **Amendments to the Zoning Ordinance: Zoning Ordinance No. 803 (Middle Housing Types)** — Staff informed the Commission of a joint workshop to be held by the Planning Commission and Town Council on January 16, 2024 at 4:30 p.m. pursuant to the Planning Commission’s proposed language regarding Middle Housing types.

6. Decision Summary Review —

Commissioner Bateman moved to approve the December 11, 2023 Decision Summary. 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

7. Administrative Approval

- a. **File No.:** 2023 - 1099
Applicant: JCN Ventures LLC
Location: 111 Turners Lane, Easton, MD 21601
Tax Map 103, Grid 0EA, Parcel 0653
Zoning: CB

Request: The applicant is proposing an in-kind replacement of the existing asphalt shingle roof. 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 - 1104

Applicant: Edilzar D. Perez
Location: 29 S. Locust Lane, Easton, MD 21601
Tax Map 104, Grid 000, Parcel 1585
Zoning: R-7A

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

b. File No.: 2023 - 1105

Applicant: Walbridge Real Estate Investments, LLC
Location: 201 E. Dover Street, Easton, MD 21601
Tax Map 104, Grid 0EA, Parcel 1182
Zoning: CB

Request: Approval for an emergency in-kind porch 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 7:36 p.m.