



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

Monday, January 22, 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

Staff:

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

Absent:

Commission Members:

Michael Stuart

- 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 22, 2024 agenda to table the annual election for Chair and Vice Chair, and the Discussion Item for the abandoned property at 324 South Street to the February 12, 2024 meeting.

Vice Chairperson Brophy moved to approve the January 22, 2024 Agenda Summary with the proposed amendment. Commissioner Pezor seconded the motion.

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

- 3. Old Business** —

- a. **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: At their December 11, 2023 meeting, the Commission granted approval for the replacement of two (2) existing doors; an in-kind replacement of the cedar shake siding, and to move and replace an existing door. The applicant is now proposing the replacement of eleven (11) of the existing windows with a combination of wood and fiberglass-clad wood two-over-two windows. This is a contributing structure 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 Composite/Fiberglass and Fiberglass-Clad Windows*

Staff Presentation:

Miguel Salinas, Planning and Zoning Director
Nicholas Johnson, Planner

Applicant Presentation:

Deborah Patterson and Charles Freeman

Public Comment — None

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

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

- b. **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: At their January 8, 2024 meeting, the Commission granted approval for the replacement of the existing hanging sign with a new wooden hanging sign. The applicant is now seeking approval for installation of a new door

entrance wall plaque. 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:

Mike Starling, WHCP Radio

Public Comment — None

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

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

- c. **File No.:** 2023 - 941
Applicant: C.M. Dayton Architect, P.A.
Location: 113 N. Washington Street, Easton, MD 21601
Tax Map 104, Grid 0EA, Parcel 0628, Lot 1
Zoning: CB

Request: At their May 22, 2023 meeting, the Commission granted approval to remove an existing door from the front façade; the replacement of the existing windows with new Marvin Ultimate double hung windows; to remove and shift the existing door at the south elevation; and to demolish the rear enclosure to construct a new addition. The applicant is now requesting a Certificate of Appropriateness extension for the previously approved scope of work, and approval for the installation of a new gutter and downspout. 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 100. Rear Additions*
- ii. *Guideline 103. Materials*
- iii. *Guideline 129. Partial Demolition*

Staff Presentation:

Miguel Salinas, Planning and Zoning Director
Nicholas Johnson, Planner

Applicant Presentation:

Joshua Startt, Christine M. Dayton Architect, P.A.

Public Comment — None

Commissioner Pezor moved to approve the application for the Certificate of Appropriateness extension, and for the installation of half-round style gutters. Commissioner Greer seconded the motion.

Vote 5 - 0 - 1

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

AGAINST: 0

ABSTAIN: 0

ABSENT: 1 - Stuart

d. File No.: 2022 - 701

Applicant: **Laurence and Kelly Pezor**

Location: 407 Goldsborough Street, Easton, MD 21601
Tax Map 103, Grid 0EA, Parcel 0747

Zoning: R-7A

Request: At their June 27, 2022 meeting, the Commission granted approval for the construction of a new garage. The applicant is now seeking approval for various changes in material and scale. The windows are proposed to be Anderson E Series; the chimney will have Hardie Smooth Shingle Siding with Azek corners; the horizontal siding on the first floor will be a Hardie Smooth Lap Siding; and the cupola will be larger than what was previously approved based on historic drawings of the property.

Historic District Guideline references:

i. New Construction Guidelines

Staff Presentation:

Miguel Salinas, Planning and Zoning Director
Nicholas Johnson, Planner

Applicant Presentation:

Kelly Pezor

Public Comment — None

**Vice Chairperson Brophy moved to approve the amended application as submitted.
Commissioner Bateman seconded the motion.**

<u>Vote</u>	<u>4 - 0 - 1 - 1</u>
FOR:	4 - Demby, Brophy, Bateman, Greer
AGAINST:	0
ABSTAIN:	1 - Pezor
ABSENT:	1 - Stuart

4. New Business —

- a. File No.:** 2024 - 1106
Applicant: Affordable HVAC Services Inc.
Location: 203 Brookletts Avenue, Easton, MD 21601
Tax Map 104, Grid 0Ea, Parcel 1889
Zoning: R-10A

Request: The applicant is proposing to install two (2) new outdoor HVAC units on the western side of the building. The units will be screened by existing plantings and an existing fence. This is a contributing structure 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:

Emmitt Cole, Affordable HVAC Services Inc.

Public Comment — None

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

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

- b. File No.:** 2024 - 007
Applicant: Chesapeake Community Development LLC

Location: 521 August Street, Easton, MD 21601
Tax Map 103, Grid 0EA, Parcel 1039
Zoning: CB

Request: The applicant is proposing to construct a two-story mansion apartment on the corner of Park Street, August Street, and Powells Alley. The proposed structure is approximately 3,330 square feet, with a height of 26 feet. The applicant is also requesting approval for the removal of healthy trees within the Historic District.

Historic District Guideline references:

- i. *Guideline 20. Preserve Historic Landscaping*
- ii. *Guideline 94. Style*
- iii. *Guideline 95. Siting*
- iv. *Guideline 96. Orientation, Alignment, and Setback*
- v. *Guideline 97. Form, Massing, Height, and Scale*
- vi. *Guideline 103. Materials*
- vii. *Guideline 105. Exterior Color*
- viii. *Guideline 106. Details and Ornamentation*
- ix. *Guideline 107. Placement*
- x. *Guideline 109. Energy and Sustainability*
- xi. *Guideline 110. Exterior Lighting*
- xii. *Guideline 112. Proportion*
- xiii. *Guideline 115. Roof Form*
- xiv. *Guideline 116. Roof Material*
- xv. *Guideline 117. Gutters and Downspouts*
- xvi. *Guideline 121. General Guidelines for Utilities for New Construction*
- xvii. *Guideline 122. Trash and Refuse Containers*
- xviii. *Guideline 123. Mechanical Equipment*
- xix. *Guideline 126. Arrangement*
- xx. *Guideline 127. Window Type*

Staff Presentation:

Miguel Salinas, Planning and Zoning Director
Nicholas Johnson, Planner

Applicant Presentation:

Virginia Richardson, Rauch Engineering Inc.
Ross Benincasa

Public Comment — None

Commissioner Greer moved to approve the application with the condition that: 1) all trash and recycling receptacles shall be screened on three sides; and 2) minor revisions to the the proposed site and structure that are consistent with the Historic

District Guidelines may be administratively approved by staff after consultation with the Chair of the Commission. Commissioner Bateman seconded the motion.

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

- c. Annual Election for Chair and Vice Chair — The annual election for Chair and Vice Chair was tabled to the February 12, 2024 meeting.

5. Discussion Item —

- a. Abandoned Property at 324 South Street - Demolition by Neglect — The discussion regarding the abandoned property at 324 South Street was tabled to the February 12, 2024 meeting.

6. Decision Summary Review —

Commissioner Pezor moved to approve the January 8, 2024 Decision Summary. Vice Chairperson Brophy seconded the motion.

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

7. Administrative Approval — None

8. Consent Docket — None

- 9. **Adjournment** — Commissioner Bateman moved to adjourn. Vice Chairperson Brophy seconded the motion. The meeting was adjourned at 6:59 p.m.