



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

Monday, February 12, 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](http://eastonmd.gov)
 [\(eastonmd.gov\)](http://eastonmd.gov)

Attendance:

Commission Members:

Ernest Demby, Chairperson
Maria Brophy, Vice Chairperson
Kevin Bateman
Kelly Pezor
Michael Stuart

Staff:

Miguel Salinas, Planning and Zoning Director
Samantha Smith, Administrative Specialist

Absent:

Commission Members:

Dudley Greer

Staff:

Nicholas Johnson, Town Planner - Current

- 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 February 12, 2024 agenda to table the annual election for Chairperson and Vice Chairperson to the February 26, 2024 meeting.

Vice Chairperson Brophy moved to approve the February 12, 2024 Agenda Summary with the proposed amendment. Commissioner Stuart 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

- 3. New Business** —

a. File No.: 2024 - 1110
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 install a gas meter to the far right corner of the house. The meter will be painted to match the color of the siding. This is a contributing structure to the Historic District.

Historic District Guideline references:

i. Guideline 82. General Guidelines for Utilities

Staff Presentation:

Miguel Salinas, Planning and Zoning Director

Applicant Presentation:

Erin F. Crouch

Public Comment — None

Commissioner Stuart moved to approve the application with the condition that the utility shall be painted to match the exterior surface to which it is applied. Vice Chairperson Brophy 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

b. File No.: 2024 - 1111
Applicant: Robert Wenneson and Cynthia Lilley
Location: 304 S. Harrison Street, Easton, MD 21601
Tax Map 105, Grid 0EA, Parcel 2269
Zoning: R-10A

Request: The applicant is proposing an in-kind fence replacement. The fencing will be a wooden picket style fencing, and will incorporate a total perimeter that includes: 65' of 4' tall fencing, 8' of fencing that ascends from 4' tall to 5.5' tall, 102' of 5.5' tall fencing, and 42' of 6.5' tall fencing. This is a contributing structure to the Historic District.

Historic District Guideline references:

i. Guideline 14. Perimeter Walls and Fences

Staff Presentation:

Miguel Salinas, Planning and Zoning Director

Applicant Presentation:

Robert Wenneson

Public Comment — None

**Vice Chairperson Brophy 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, Pezor, Stuart
AGAINST:	0
ABSTAIN:	0
ABSENT:	1 - Greer

- c. File No.: 2024 - 1112**
Applicant: Coldwell Banker Chesapeake
Location: 17A N. Harrison Street, Easton, MD 21601
Tax Map 103, Grid 0EA, Parcel 1198
Zoning: CB

Request: The applicant is requesting approval for the installation of a sign that was previously approved by the Commission at their October 28, 2019 meeting. The signage is moving to the unit next door, and will maintain its current location and appearance. This is a contributing structure to the Historic District.

Historic District Guideline references:

- i. Guideline 25. General Guidelines for Signage*

Staff Presentation:

Miguel Salinas, Planning and Zoning Director

Applicant Presentation:

Laurie Renshaw, Coldwell Banker Chesapeake

Public Comment — None

**Commissioner Bateman moved to approve the application as submitted.
Commissioner Stuart 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

- d. **File No.:** 2024 - 1114
Applicant: Armistead, Lee, Rust & Wright, P.A.
Location: 12 Talbot Lane, Easton, MD 21601
Tax Map 104, Grid 0EA, Parcel 1538
Zoning: CB

Request: The applicant is proposing to install a 10' by 16' pre-fabricated shed in the back corner of the property located at 12 Talbot Lane. The primary structure is contributing to the Historic District.

Historic District Guideline references:

- i. *Guideline 11. Erect New Outbuildings Sensitively*

Staff Presentation:

Miguel Salinas, Planning and Zoning Director

Applicant Presentation:

Zachary A. Smith *Esq.*

Public Comment — None

Commissioner Pezor moved to approve the application with the condition that the applicant shall submit a landscape plan that utilizes native plantings to screen the shed from view. Commissioner Bateman seconded the motion.

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

- e. **File No.:** 2024 - 1109 / 2022 - 630
Applicant: Habitat for Humanity Choptank, Inc.
Location: 310 South Street, Easton, MD 21601
Tax Map 104, Grid 0EA, Parcel 1864, Lot 10
Zoning: R-7A

Request: At their April 11, 2022 meeting, the Commission granted approval for the construction of a new single-family dwelling unit with Hardi Plank siding, a three-tab fiberglass shingle roof, composite windows, and a fiberglass door. The applicant is now requesting a Certificate of Appropriateness for the previously approved scope of work, and approval for the construction of a small outbuilding with materials that match the primary structure. This is a non-contributing structure to the Historic District.

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 107. Placement (Doors)*
- ix. *Guideline 115. Roof Form*
- x. *Guideline 116. Roof Material*
- xi. *Guideline 117. Gutters and Downspouts*
- xii. *Guideline 126. Arrangement (Windows)*
- xiii. *Guideline 127. Window Type*

Staff Presentation:

Miguel Salinas, Planning and Zoning Director

Applicant Presentation:

William B. Stagg, Habitat for Humanity

Jim Thomas, Habitat for Humanity

Public Comment — None

Vice Chairperson Brophy moved to approve the amended application subject to the Planning Commission's approval of the reduced side-yard setback. Commissioner Stuart 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

f. File No.: 2024 - 1123
Applicant: Bay American Home Builders LLC
Location: 302 S. Aurora Street, Easton, MD 21601
Tax Map 105, Grid 0EA, Parcel 2242
Zoning: R-7A

Request: The applicant is proposing to remove the existing asphalt shingle roof and the underlying cedar shake roof, and to install a new architectural shingle roof. A metal roof will also be installed on the existing shed. The main structure is considered as a contributing structure to the Historic District, and the shed is considered non-contributing.

Historic District Guideline references:

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

Staff Presentation:

Miguel Salinas, Planning and Zoning Director

Applicant Presentation:

Jose Javier Izquierdo

Public Comment — None

**Commissioner Bateman 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, Pezor, Stuart
AGAINST:	0
ABSTAIN:	0
ABSENT:	1 - Greer

4. Old Business —

- a. Annual Election for Chair and Vice-Chair — The annual election for Chair and Vice Chair was tabled to the February 26, 2024 meeting.

5. Discussion Item —

- a. Abandoned Property at 324 South Street - Possible Demolition by Neglect — A contributing structure to the Historic District and located within the Historic African American Community known as “The Hill”, this property was found to have a dwelling that is unfit for human occupancy, and was condemned by the Town in September 2021. Since the property’s condemnation in 2021, there is no record of any building permits or Certificate of Appropriateness for repair work to the structure.

Ms. Ashley Chenault, the owner of 324 South Street, was present and spoke to the condition of the structure and planned renovations. The Commission and the applicant held an in-depth discussion regarding the scope of work necessary in order to restore the structure, and appropriate replacement materials for contributing structures within the Historic District. The Commission recommended that the structural issues be addressed prior to any exterior renovations. An application to replace the roof, siding and windows of the

structure is scheduled to appear on the February 26, 2024 Historic District Commission agenda. The Commission did not make a determination on whether to issue a written notice to the property owner requiring corrective action in accordance with the Demolition by Neglect process.

6. Decision Summary Review —

Commissioner Bateman moved to approve the January 22, 2024 Decision Summary. Vice Chairperson Brophy 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

7. Administrative Approval

- a. File No.:** 2024 - 1125
Applicant: Jeffrey S. Mallory and M. Rachel Miller
Location: 523 Goldsborough Street, Easton, MD 21601
Tax Map 103, Grid 0EA, Parcel 0764
Zoning: CB

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 — None

- 9. Adjournment —** Commissioner Bateman moved to adjourn. Commissioner Stuart seconded the motion. The meeting was adjourned at 6:37 p.m.