



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

Monday, February 26, 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/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:

Nicholas Johnson, Town Planner - Current
Samantha Smith, Administrative Specialist
Tom Diem, Building Code Official
Susan Filbird, Code Enforcement Officer

Absent:

Staff:

Miguel Salinas, Planning and Zoning Director

- 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 26, 2024 agenda to hold the annual election of Chairperson and Vice Chairperson at the end of the agenda.

Vice Chairperson Brophy moved to approve the February 26, 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.:** 2023 - 981
Applicant: VP Construction
Location: 15 S. Higgins Street, Easton, MD 21601
Tax Map 104, Grid 000, Parcel 1601
Zoning: CB

Request: At their July 24, 2023 meeting, the Commission granted approval for the installation of a six-foot-tall wooden privacy fence along portions of the rear and side yards. The applicant is now seeking an amendment to the application to install additional fencing along the northern property line. The proposed fencing is a mixture of a six-foot-tall privacy style fence, and a four-foot-tall fence with an additional two (2) feet of lattice. This is a contributing structure to the Historic District.

Historic District Guideline references:

- i. *Guideline 14. Perimeter Walls and Fences*

Staff Presentation:
Nicholas Johnson, Planner

Applicant Presentation:
Tim Vanvonno

Public Comment — None

The applicant amended their application to reflect the Commission’s request for the fencing in the front yard to not exceed four (4) feet in height.

Vice Chairperson Brophy moved to approve the amended application as submitted. 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

- b. Annual Election for Chairperson and Vice Chairperson —

Maria Brophy nominated Ernest Demby for Chairperson. Kevin Bateman seconded the nomination. Ernest Demby accepted the nomination.

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

ABSENT: 0

Maria Brophy nominated Michael Stuart for Vice Chairperson. Michael Stuart declined the nomination. The nomination was not seconded.

Michael Stuart nominated Maria Brophy for Vice Chairperson. Kevin Bateman seconded the nomination. Maria Brophy accepted the nomination.

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

4. New Business —

- a. File No.: 2024 - 1131**
Applicant: Mid-Shore Exteriors
Location: 207 S. Aurora Street, Easton, MD 21601
Tax Map 105, Grid 0EA, Parcel 2143
Zoning: R-10A

Request: The applicant is proposing an in-kind replacement of the existing membrane roof and shingles. This is a contributing structure to the Historic District.

Historic District Guideline references:

- i. Guideline 69. Perform Regular Roof Maintenance*

Staff Presentation:
Nicholas Johnson, Planner

Applicant Presentation — None

Public Comment — None

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

b. File No.: 2024 - 1126
Applicant: George Gordon
Location: 204 S Harrison Street, Easton, MD 21601
Tax Map 105, Grid 000, Parcel 2113
Zoning: R-10A

Request: The applicant is proposing to replace the damaged sections of the existing wooden privacy fence facing Wilson Alley. The proposed fence will be a six (6) foot tall wooden privacy fence in the same location as the existing fence. This is a contributing structure to the Historic District.

Historic District Guideline references:

i. Guideline 14. Perimeter Walls and Fences

Staff Presentation:
Nicholas Johnson, Planner

Applicant Presentation:
George Gordon

Public Comment — None

Commissioner Greer moved to approve the application as submitted. 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 - 1135
Applicant: Rise Up Coffee Roasters
Location: 14 N. Hanson Street, Easton, MD 21601
Tax Map 104, Grid 0EA, Parcel 1165
Zoning: CB

Request: The applicant is proposing to replace the existing three-tab asphalt shingle roof with a new synthetic multi-width slate roof. This is a contributing structure to the Historic District.

Historic District Guideline references:

i. Guideline 70. Roof Material

Staff Presentation:
Nicholas Johnson, Planner

Applicant Presentation:

James Pounds, Monarch Roofing

Public Comment — None

Vice Chairperson Brophy moved to approve the application as submitted.

Commissioner Bateman seconded the motion.

Vote 6 - 0

FOR: 6 - Demby, Brophy, Bateman, Greer, Pezor, Stuart

AGAINST: 0

ABSTAIN: 0

ABSENT: 0

d. File No.: **2024 - 1127**

Applicant: **Ashley R. Chenault**

Location: 324 South Street, Easton, MD 21601
Tax Map 104, Grid 0EA, Parcel 1945

Zoning: R-7A

Request: The applicant is proposing various exterior improvements including the installation of a new asphalt shingle roof, replacement of the asbestos siding with new fiber cement siding, and the installation of new vinyl windows. This structure was condemned by the Town in September 2021. This is a contributing structure to the Historic District, and is part of the historic neighborhood known as “The Hill.”

Historic District Guideline references:

- i. Guideline 70. Roof Material*
- ii. Guideline 78. Substitute Materials for Siding*
- iii. Guideline 79. Fiber Cement Siding*
- iv. Guideline 90. Make Sensitive Replacements*
- v. Appendix B.2. Common Substitute Materials*

Staff Presentation:

Nicholas Johnson, Planner

Applicant Presentation:

Ashley Chenault

Public Comment — None

Vice Chairperson Brophy moved to approve the application with the condition that the S. Higgins Street facing window shall be replaced with wood; and the rear facing

window shall be replaced with wood or clad-wood. 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

5. Discussion Item —

- a. Preliminary Renovation for Face to Faith Ministries at 33 West Street — Mr. Jay Corvan and members of Face to Faith Ministries sought the Commission’s feedback for the preliminary renovation and design of the Face To Faith Ministries church. This application has previously been before the Commission for various renovation requests including an approval for the demolition of a non-contributing concrete block shed at the rear of the building in January of 2012; and for the demolition of an existing 1-story dwelling on the property in October of 2013. The Commission discussed the general scope of the project, and the proposed design of the new construction.
- b. The Commission and staff from the Planning and Zoning Department, Building Inspection Division, and Code Enforcement held an open dialogue regarding the interdepartmental process for applications that receive Historic District approvals and proceed to inspections, and the enforcement of property maintenance and Certificate of Appropriateness extension requests.

6. Decision Summary Review —

Vice Chairperson Brophy moved to approve the February 12, 2024 Decision Summary. 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.:** 2022 - 767
Applicant: Christine M. Dayton Architect. P.A.
Location: 100 N. West Street, Easton, MD 21601

Zoning: Tax Map 104, Grid 000, Parcel 1260
CB

Request: The applicant is proposing an in-kind replacement of the existing exterior stairs leading to the second-floor balcony. This is a contributing structure to the Historic District.

Historic District Guideline references:
Guideline 65. Make Sensitive Replacements (Porches)

8. Consent Docket — None

9. Adjournment — Commissioner Pezor moved to adjourn. Vice Chairperson Brophy seconded the motion. The meeting was adjourned at 7:11 p.m.