



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

Monday, April 8, 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/Agenda%20and%20Minutes)
[\(eastonmd.gov\)](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

Absent:

Staff:

Miguel Salinas, Planning and Zoning Director
Susan Filbird, Code Enforcement Officer

1. Call to Order — Chairperson Demby called the meeting to order at 6:00 pm.

2. Agenda Summary Review —

April 8, 2024- The Commission made an amendment to the agenda to title the Discussion Item: *“Discussion on the preliminary redevelopment of the empty lot located at 20 S. Aurora Street”*

Vice Chairperson Brophy moved to approve the April 8, 2024 Agenda Summary with the proposed amendment. 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

3. Old Business —

- a. **File No.:** 2020 - 0219
Applicant: Ginna Tiernan
Location: 226 S. Washington Street, Easton, MD 21601
Tax Map 105, Grid 0EA, Parcel 2086
Zoning: R-10A

Request: On April 27, 2020, the applicant received approval from the Commission for the installation of cedar picket style fencing, and screening to the front porch. The applicant is now requesting an extension to the Certificate of Appropriateness to continue the installation of an additional 285 feet of cedar picket style fencing. This is a contributing structure to the Historic District.

Historic District Guideline references:

- i. *Guideline 14 Perimeter Walls and Fences*

Staff Presentation:

Nicholas Johnson, Town Planner - Current
Tom Diem, Building Code Official

Applicant Presentation:

Ginna Tiernan, Owner

Public Comment — None

**Commissioner Pezor moved to approve the COA extension request as submitted.
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

4. New Business —

- a. **File No.:** 2024 -1170
Applicant: Nelsa and Glenn Klakring
Location: 225 S. Aurora Street, Easton, MD 21601
Tax Map 105, Grid 000, Parcel 2149
Zoning: R-10A

Request: The applicant is proposing to screen in a portion of the existing front porch, and to install two (2) screen doors. This is a contributing structure to the Historic District.

- Historic District Guideline references:
- i. *Guideline 45. Screen, Storm, and Garage Doors*
 - ii. *Guideline 64. Preserve Historic Porches*

Staff Presentation:
Nicholas Johnson, Town Planner - Current
Tom Diem, Building Code Official

Applicant Presentation:
Nelsa Klakring, Owner
Glenn Klakring, Owner

Public Comment — None

Vice Chairperson Brophy moved to approve the application with the condition that the door shall be wood. 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. File No.: 2024 - 1161**
Applicant: Mid-Shore Exteriors
Location: 313 S. Aurora Street, Easton, MD 21601
Tax Map 105, Grid 0EA, Parcel 2250
Zoning: R-10A

Request: The applicant is requesting an in-kind asphalt shingle roof replacement, and the replacement of the existing K-style gutters with new K-style on a contributing outbuilding. This is a contributing structure to the Historic District.

- Historic District Guideline references:
- i. *Guideline 70 Roof Material.*
 - ii. *Guideline 73. Replace Historic Gutters and Downspouts In-Kind*

Staff Presentation:
Nicholas Johnson, Town Planner - Current

Applicant Presentation:

Jerry Heilman, Owner

Public Comment — None

Commissioner Bateman moved to approve the application as submitted with K-style gutters. Commissioner Stuart seconded the motion.

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

c. File No.: 2024 - 1174
Applicant: 4 North LLC
Location: 4 N. Washington Street, Easton, MD 21601
Tax Map 103, Grid 0EA, Parcel 1217
Zoning: CB

Request: On May 8, 2023, the Commission granted a certificate of appropriateness for alterations to the Dover Street storefront, and the installation of new windows on the East alleyway elevation with the condition that the windows shall have SDL. Subsequent to a February 2024 building permit application for the routine maintenance of the masonry on the existing chimney and a proposal to replace the existing flat roof, the applicant is now requesting the Commission's approval for the replacement of the existing flat roof on this structure. The new flat roof to be installed is proposed to be three (3) feet lower than the existing roof. The applicant is also proposing alterations to the alley facing façade including the installation of new fiber cement siding, the installation of new aluminum-clad windows to the second floor, and the existing windows of the first floor to be filled in. This is a contributing structure to the Historic District, and is listed on the Maryland Inventory of Historic Places.

Historic District Guideline references:

- i. *Guideline 68. Maintain Historic Roof Shape*
- ii. *Guideline 70. Roof Material*
- iii. *Guideline 76. Preserve Historic Wood Siding*
- iv. *Guideline 78. Substitute Materials for Siding*
- v. *Guideline 79. Fiber Cement Siding*
- vi. *Guideline 89. Maintain Historic Windows*
- vii. *Guideline 90. Make Sensitive Replacements (Windows)*

Staff Presentation:

Nicholas Johnson, Town Planner - Current
Tom Diem, Building Code Official

Applicant Presentation:
Richard Marks, 4 North LLC
Tim Boyle

Public Comment — None

Commissioner Stuart moved to approve the application as submitted with the finding that membrane or metal roof to be an appropriate material. The applicant shall return with an application for the installation of solar panels. Commissioner Bateman seconded the motion.

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

- d. File No.: 2024 - 1173**
Applicant: Christian Chute AIA
Location: 107 & 109 S. Washington Street, Easton, MD 21601
Tax Map 104, Grid 000, Parcel 1985 & 1986, Lots 2B
Zoning: CB

Request: The applicant is proposing the partial demolition of the 180 square foot portion of the building. Subsequent to demolition, the applicant is proposing to construct a 600 square foot, two-story rear addition. This is a contributing structure to the Historic District, and is listed in the Maryland Inventory of Historic Places.

Historic District Guideline references:

- i. Guideline 128. Avoid Demolition*
- ii. Guideline 129. Partial Demolition*

Staff Presentation:
Nicholas Johnson, Town Planner - Current
Tom Diem, Building Code Official

Applicant Presentation:
Richard Marks, 4 North LLC

Public Comment:
Charles Adler, 105 S. Washington Street
Robert Shannahan

Public Comment Written:
Charles Adler, 105 S. Washington Street

Commissioner Pezor moved to table the application with the determination that the rear portion of the structure is contributing; and with a request for comment from the Maryland Historic Trust on the appropriateness of the demolition of the contributing structure. Commissioner Bateman seconded the motion.

This is the first of two required meetings for the demolition of contributing structures as according to the Historic District Demolition Guidelines.

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

- e. **File No.:** 2024 - 1172
Applicant: John Hutchison Architecture & GRT Architects
Location: 106, 108 & 110 Talbot Lane, Easton, MD 21601
Tax Map 104, Grid 0EA, Parcels 1948, 1949 & 1951
Zoning: R-7A

Request: The applicant is proposing to construct a 3,000 square foot annex to the existing Academy Art Museum. The scope of work includes the restoration of the structure at 106 Talbot Lane, and the construction of a 1,600 square foot addition. On October 20, 2022, the Planning Commission granted a parking waiver of the required parking spaces associated with the construction of the new museum; and on November 15, 2022, the Board of Zoning Appeals granted the applicant a special exception for a museum use on this property with the condition that the applicant shall meet all adequate screening requirements are met. This is a contributing structure to the Historic District.

Historic District Guideline references:

- i. *Guideline 1. Preserve Significant Historic Features*
- ii. *Guideline 3. Make Sensitive Replacements*
- iii. *Guideline 41. Maintain Original and Historic Doors*
- iv. *Guideline 55. Maintain Historic Masonry*
- v. *Guideline 64. Preserve Historic Porches*
- vi. *Guideline 65. Make Sensitive Replacements (Porches)*
- vii. *Guideline 68. Maintain Historic Roof Shape*
- viii. *Guideline 70. Roof Material*
- ix. *Guideline 76. Preserve Historic Wood Siding*
- x. *Guideline 77. Make Sensitive Replacements (Siding)*
- xi. *Guideline 90. Make Sensitive Replacements (Windows)*

Historic District Guidelines New Construction:

- xii. *Guideline 94. Style*

- xiii. *Guideline 95. Siting*
- xiv. *Guideline 96. Orientation, Alignment, and Setback*
- xv. *Guideline 97. Form, Massing, Height, and Scale*
- xvi. *Guideline 101. Lateral Additions*
- xvii. *Guideline 103. Materials*
- xviii. *Guideline 106. Details and Ornamentation*
- xix. *Guideline 107. Placements (Doors)*
- xx. *Guideline 108. Design (Doors)*
- xxi. *Guideline 109. Energy and Sustainability*
- xxii. *Guideline 115. Roof Form*
- xxiii. *Guideline 116. Roof Material*
- xxiv. *Guideline 117. Gutters and Downspouts*

Staff Presentation:

Nicholas Johnson, Town Planner - Current
Tom Diem, Building Code Official

Applicant Presentation:

John Hutchison, Hutchison Architecture
Rustam Mehta, GRT Architects
Jennifer Chrzanowski, Interim Deputy Director of the Academy Arts Museum

Public Comment:

Joseph Minarick, President of the East End Neighborhood Association
Robert Shannahan
Joyce DeLaurentis, 215 Talbot Street

Public Comment Written:

East End Neighborhood Association

Commissioner Pezor moved to approve the application with the condition that minor revisions to 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 - 0</u>
FOR:	5 - Demby, Bateman, Greer, Pezor, Stuart
AGAINST:	0
ABSTAIN:	1 - Brophy
ABSENT:	0

5. Discussion Item —

- a. Discussion on the preliminary redevelopment of the empty lot located at 20 S. Aurora Street — Mr. Hoppy Stafford was present on behalf of the owner of the empty lot located at 20 S. Aurora Street to seek the Commission’s feedback for the preliminary redevelopment of the lot. The Commission discussed the general scope of the proposed project, with features including the doors, siding and roof inspired by the three-story Railroad Hotel first built by Thomas Webster in 1870 (provided in historic narrative exhibit). Considering setbacks and other zoning requirements, the Commission indicated their preference for the proposed front porch to be as identical to the hotel’s front porch as possible. The Commission also indicated that vinyl windows would not be an appropriate material; and that Hardie Plank siding and Marvin windows may be acceptable despite their stronger preference for arched windows as shown on the front façade on Goldsborough Street.
- b. Chairperson Demby took a moment to share appreciation and thanks to Kelly Pezor for her dedicated service to the Historic District Commission. Commissioner Pezor served three consecutive terms on the Commission (six years as the Chairperson), and showed sustained enthusiasm and passion for preserving the historic character of the Town of Easton and its most significant structures. The Commission thanked Mrs. Pezor, and wished her well on her future endeavors.

6. Decision Summary Review —

**Commissioner Bateman moved to approve the draft decision summary.
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

7. Administrative Approval

- a. **File No.:** 2024 - 1165
Applicant: JL Painting Corp.
Location: 12 Brookletts Avenue, Easton, MD 21601
Tax Map 105, Grid 0EA, Parcel 2097
Zoning: R-10A

Request: The applicant is requesting an in-kind replacement of the existing asphalt shingle roof. The existing trim, fascia, soffit, and gutters shall remain. This is a contributing structure to the Historic District.

Historic District Guideline references:

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

b. File No.: 2024 - 1171
Applicant: Gannon's Refrigeration Services Inc.
Location: 18 & 20 N. West Street, Easton, MD 21601
Tax Map 104, Grid 0EA, Parcel 1232
Zoning: GI

Request: The applicant is requesting to install a new ductless HVAC system. The application may be administratively approved subject to the following conditions:

- 1) Exterior line sets shall be painted to match the siding.
- 2) The units shall be screened from view using planings, fencing, or other lattice material.
- 3) The units shall be mounted in a way that does not damage the structure.

This is a contributing structure to the Historic District.

Historic District Guideline references:

- i. *Guideline 48. HVAC*

c. File No.: 2024 - 1180
Applicant: Michael Cattaneo
Location: 15 South Street, Easton, MD 21601
Tax Map 104, Grid 000, Parcel 1965
Zoning: R-7A

Request: The applicant is requesting an in-kind replacement of the existing asphalt shingle roof. The existing trim, fascia, soffit, and gutters shall remain. This is a non contributing structure to the Historic District.

Historic District Guideline references:

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

d. File No.: 2024 - 1183
Applicant: Warner Ventures, LLC
Location: 300 S. Harrison Street, Easton, MD 21601
Tax Map 105, Grid 0EA, Parcel 2271
Zoning: R-10A

Request: The applicant is requesting to install a new mechanical vent. The application may be administratively approved subject to the following condition:

- 1) The mechanical equipment shall be screened from view using plantings, appropriate fencing, or a lattice material.

This is a contributing structure to the Historic District.

Historic District Guideline references:

- i. Guideline 84. Mechanical Equipment*

8. Consent Docket — None

9. Adjournment — Commissioner Pezor moved to adjourn. Vice Chairperson Brophy seconded the motion. The meeting was adjourned at 8:00 p.m.