



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

Monday, April 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

Staff:

Miguel Salinas, Planning and Zoning Director
Nicholas Johnson, Town Planner - Current
Tom Diem, Building Code Official
Susan Filbird, Code Enforcement Officer

Absent:

Commission Members:

Michael Stuart

Staff:

Samantha Smith, Administrative Specialist

- 1. Call to Order** — Chairperson Demby called the meeting to order at 6:00 pm.
- 2. Agenda Summary Review** —
April 22, 2024 - The Commission made an amendment to the agenda to move application 2024-1182 for the demolition of the existing Safeway building at 139 N. Washington Street to a Discussion Item.

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

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

3. Old Business —

- a. **File No.:** 2024 - 1155
Applicant: Beaverdam Builders LLC
Location: 220 S. Washington Street, Easton, MD 21601
Tax Map 0105, Grid 0000, Parcel 2089
Zoning: R-10A

Request: This application was previously seen by the Commission at their March 25, 2024 meeting after it was discovered that the porch steps and risers had been replaced with a new composite decking material called Trex without receiving a Certificate of Appropriateness or building permit. The Commission tabled the application pending a revised scope of work including the replacement of the composite steps and risers with tongue and groove wood, and the in-kind replacement of the tongue and groove wood porch decking.

The applicant is now proposing to replace the existing deteriorated wooden porch boards in-kind with new tongue and groove wood. The applicant is also proposing to remove the existing composite steps and PVC risers, and to install new wooden steps and risers. This is a contributing structure to the Historic District.

Historic District Guideline references:

- i. *Guideline 65. Make Sensitive Replacements*

Staff Presentation:

Miguel Salinas, Planning and Zoning Director
Nicholas Johnson, Town Planner - Current

Applicant Presentation:

Brandon Barrow, Beaverdam Builders LLC

Public Comment — None

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

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

4. New Business —

a. File No.: 2024 - 1169
Applicant: Andrew Yetter
Location: 204 Brookletts Avenue, Easton, MD 21601
Tax Map 0105, Grid 0EA, Parcel 2138
Zoning: R-10A

Request: The applicant is proposing to replace the existing concrete walkway with a new clay brick walkway. The primary structure and garage on this property are considered contributing structures to the Historic District.

Historic District Guideline references:

i. Guideline 15. Preserve Historic Sidewalk and Curb Material

Staff Presentation:

Miguel Salinas, Planning and Zoning Director
Nicholas Johnson, Town Planner - Current
Tom Diem, Building Code Official

Applicant Presentation:

Andrew Yetter

Public Comment — None

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

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

b. File No.: 2024 - 1177
Applicant: George McGuire
Location: 117 E. Dover Street Unit 306, Easton, MD 21601
Tax Map 0104, Grid 0000, Parcel 1188
Zoning: CB

Request: The applicant is proposing to replace five (5) existing windows on the third floor with new Fibrex® windows. In 2018 and 2019, Fibrex® replacement windows were previously approved by the Commission for this structure. This is a non contributing structure to the Historic District.

Historic District Guideline references:

i. Guideline 90. Make Sensitive Replacements (Windows)

ii. *Appendix B: Common Substitute Materials (Composite/Fiberglass and Fiberglass-Clad)*

Staff Presentation:

Miguel Salinas, Planning and Zoning Director
Nicholas Johnson, Town Planner - Current

Applicant Presentation:

George McGuire

Public Comment — None

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

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

c. File No.: 2024 - 1179
Applicant: Timothy and Mary Gibson
Location: 408 August Street, Easton, MD 21601
Tax Map 0104, Grid 0EA, Parcel 1068, Lot 2
Zoning: R-7A

Request: The applicant is proposing to construct a 6' x 8' outbuilding with an asphalt shingle roof, T111 siding, a wooden door, and Azek trim. The applicant is also proposing to install a 6' tall wooden picket fence along the rear property line between the existing shed and the proposed shed. In 2011, the existing fence received Historic District approval and a subsequent building permit. This is a contributing structure to the Historic District.

Historic District Guideline references:

- i. *Guideline 11. Erect New Outbuildings Sensitively*
- ii. *Guideline 14. Perimeter Walls and Fences*

Staff Presentation:

Miguel Salinas, Planning and Zoning Director
Nicholas Johnson, Town Planner - Current
Tom Diem, Building Code Official

Applicant Presentation:

Timothy Kevin Gibson

Public Comment — None

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

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

5. Discussion Item —

- a. Demolition of the existing Safeway building, and the construction of 4-story townhomes and single-family detached dwellings at 139 N. Washington Street —

Vice Chairperson Brophy abstained from the discussion. Mr. Ryan Showalter of MDSW LLC, Brett Ewing of Lane Engineering LLC (Applicant), and Maurice Walters of Maurice Walters Architect were present on behalf of Miller Development Corporation for the preliminary discussion regarding the demolition of the old Safeway building, and subsequent new construction of 33 total attached/detached residential units. This application is anticipated to be seen at the April 24, 2024 Easton Staff Development Review (ESDR) Committee meeting. Once all agency comments are addressed, the application will subsequently be scheduled for the May 16, 2024 Planning Commission meeting for Subdivision Sketch Plat approval, and a PUD Infill recommendation to the Town Council.

The Applicants discussed details of the preliminary PUD sketch site plan design; highlighting specific details of mass and spacing of the proposed detached units in relation to its consistency with the surrounding structures along Washington Street. The Commission discussed material features of the project that mirror the historic character of the neighborhood including the proposed clad-wood windows and decorative trim of the porches. Mr. Tom Diem of the Building Department inquired about drainage concerns regarding elevation changes between Washington Street and West Street. The Applicant noted that grading, stormwater management, and safety access details will be addressed during the staff agency review phase. The Commission also addressed concerns regarding a shortage of available parking along Washington Street. The Applicant advised that the majority of the units will contain a two-car garage, with select single family units containing a one-car garage and an off street parking space. This application is anticipated to appear as a New Business item on the May 13, 2024 Historic District Commission agenda.

6. Decision Summary Review —

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

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

7. Administrative Approval

- a. File No.: 2024 - 1193**
Applicant: Brandon Shostak
Location: 513 Goldsborough Street, Easton, MD 21601
Tax Map 0103, Grid 0EA, Parcel 0761
Zoning: R-7A

Request: The applicant is requesting to replace the existing asphalt shingle roof in-kind. The existing trim, fascia, soffit, and standing seam metal roof 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 - 1194**
Applicant: Derrick Daly
Location: 209 Port Street, Easton, MD 21601 - Polaris Village Ministries
Tax Map 0104, Grid 0000, Parcel 1483
Zoning: R-7A

Request: The applicant is requesting to install a six (6) foot tall wooden privacy fence in the rear yard. This is a contributing structure to the Historic District.

Historic District Guideline references:

- i. Guideline 14. Perimeter Walls and Fences*

- c. File No.: 2024 - 1196**
Applicant: Jason Ewing
Location: 10 S. Hanson Street, Easton, MD 21601
Tax Map 0104, Grid 0EA, Parcel 1551
Zoning: CB

Request: The applicant is requesting to replace the existing asphalt shingle roof in-kind. The existing trim, fascia, soffit, and standing seam metal roof 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*

8. Consent Docket

- a. File No.:** 2024 - 1192
Applicant: Joseph W. Minarick III
Location: 128 S. Harrison Street, Easton, MD 21601
Tax Map , Grid , Parcel
Zoning: R-7A

Request: Approval for an emergency roof replacement as per the Historic District Commission Chairperson. This is a contributing structure to the Historic District.

- 9. Adjournment** — Commissioner Bateman moved to adjourn. Vice Chairperson Brophy seconded the motion. The meeting was adjourned at 7:00 p.m.