



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

Monday, May 13, 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
Michael Stuart

Staff:

Nicholas Johnson, Town Planner - Current
Samantha Smith, Administrative Specialist

Absent:

Staff:

Miguel Salinas, Planning and Zoning Director
Tom Diem, Building Code Official
Susan Filbird, Code Enforcement Officer

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

2. Agenda Summary Review —

**Vice Chairperson Brophy moved to approve the May 13, 2024 Agenda Summary.
Commissioner Stuart seconded the motion.**

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

3. Old Business —

a. File No.: 2023 - 1057
Applicant: Ademia Fabiola Ramirez Lopez
Location: 23 S. Hanson Street, Easton, MD 21601
Tax Map 0104, Grid 000, Parcel 1546
Zoning: R-7A

Request: The applicant is requesting to replace the rear porch decking, column, and railing, and to install a new aluminum storm door. At their October 23, 2023 meeting, the Commission granted a Certificate of Appropriateness for the replacement of three (3) existing wooden doors. This is a contributing structure to the Historic District.

Historic District Guideline references:

- i. *Guideline 3. Make Sensitive Replacements*
- ii. *Guideline 45. Screen, Storm, and Garage Doors*
- iii. *Guideline 64. Preserve Historic Porches*
- iv. *Guideline 65. Make Sensitive Replacements (Porches)*

Staff Presentation:
Nicholas Johnson, Town Planner - Current

Applicant Presentation:
Ademia Fabiola Ramirez Lopez

Public Comment — None

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

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

b. File No.: 2023 - 867
Applicant: Johnston Development Enterprises, LLC
Location: 416 Goldsborough Street, Easton, MD 21601
Tax Map 0103, Grid 00EA, Parcel 1087
Zoning: CB

Request: On February 14, 2023 Code Enforcement issued a correction notice after it was discovered that the existing wooden siding was being replaced without a Certificate of Appropriateness. An application was subsequently filed, and at their February 27, 2023 meeting the Commission approved the application conditioned up: 1) The new cedar siding shall have approximately a 5 1/4" reveal ;

and 2) The trim would either be wood, boral, or a cementitious product. The scope of work was completed, and the associated building permit was closed in May of 2023. On March 27, 2024 and April 19, 2024 Code Enforcement issued a notice for a violation of the Town's property maintenance code with the following requirements to: 1) Scrape peeling paint surfaces on the entire exterior of the dwelling and repaint; 2) Scrape the peeling paint on the soffit, fascia and trim of the entire structure and repaint; and 3) Repair and/or replace the wood on the A-frame of the back roof of the structure.

The applicant is now proposing to repair the wooden siding on the East, West, and South facades of the structure. The applicant is also requesting to replace the existing damaged trim with a new Boral trim. This is a contributing structure to the Historic District, and is listed on the Maryland Inventory of Historic Properties (T-496).

Outstanding Issues:

1. At their December 10, 2012 meeting the Historic District Commission granted approval for the demolition of the condemned front porch on this structure with the understanding that the applicant would return before the Commission with a plan to rebuild the porch prior to May 1, 2023, and to rebuild by July of 2013. A demolition permit was issued by the Town in April of 2013, but the applicant never returned before the Commission with plans to rebuild the porch.

2. There is an outstanding Code Enforcement case regarding peeling paint on this structure, as well as damaged wood on the back of the roof.

Historic District Guideline references:

- i. Guideline 3. Make Sensitive Replacements*
- ii. Guideline 76. Preserve Historic Wood Siding*
- iii. Guideline 77. Make Sensitive Replacements (Siding)*
- iv. Appendix B.2 Common Substitute Materials (Architectural Details and Trim)*

Staff Presentation:

Nicholas Johnson, Town Planner - Current

Applicant Presentation:

Peter Johnston

Public Comment — None

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

Vote 5 - 0

FOR: 5 - Demby, Brophy, Bateman, Greer, Stuart
AGAINST: 0
ABSTAIN: 0
ABSENT: 0

- c. **File No.:** 2023 - 905
Applicant: Dover Station LLC
Location: 500 Dover Road, Easton, MD 21601
Tax Map 0104, Grid 0EA, Parcel 1055
Zoning: CB

Request: At their April 25, 2023 meeting the Commission determined that the buildings labeled 2, 4, and 5 were non-contributing structures; and that the buildings marked 1 and 3 were to be contributing structures. The Commission also approved the partial demolition of building 2, and the installation of a corrugated metal roof on buildings 3, 4, and 5. At their June 26, 2023 meeting the Commission approved the replacement of two (2) garage doors, the installation of two (2) new steel doors, and the replacement of metal siding on building 4. On March 11, 2024, the Commission granted a Certificate of Appropriateness for the installation of awnings, the replacement of doors and windows, and the installation of new siding. The applicant is now requesting the in-kind replacement of the existing flat TPO roof of buildings 1 and 2, and to remove the small gable roof from building area 2 to be replaced with a flat roof line that matches the rest of the roof façade of building area 2.

Historic District Guideline references:

- i. *Guideline 68. Maintain Historic Roof Shape*
- ii. *Guideline 69. Perform Regular Roof Maintenance*
- iii. *Guideline 70. Roof Material*

Staff Presentation:

Nicholas Johnson, Town Planner - Current

Applicant Presentation:

Sevan Topjian

Public Comment:

Harriett Page, 8 Brookletts Avenue

The applicant amended their application to include a request to extend the front facing brick staircase in order to center the door under the exposed archway, and to replace the existing concrete steps with brick.

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

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

4. New Business —

- a. **File No.:** 2024 - 1198
Applicant: Sharon Long
Location: 117 E. Dover Street, Unit 103, Easton, MD 21601
Tax Map 0104, Grid 0000, Parcel 1188, Lot 204
Zoning: CB

Request: The applicant is proposing to replace three (3) existing windows on the third floor with new Fibrex® windows. Similar applications for Fibrex® replacement windows have been previously approved by the Commission for this structure in 2018, 2019, and as recently as April 2024. This is a non contributing structure to the Historic District.

Historic District Guideline references:

- i. *Guideline 90. Make Sensitive Replacements*
- ii. *Appendix B. Common Substitute Materials (Composite/Fiberglass and Fiberglass-Clad)*

Staff Presentation:

Nicholas Johnson, Town Planner - Current

Applicant Presentation:

Sharon Long

Public Comment — None

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

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

- b. **File No.:** 2024 - 1202
Applicant: Mid-Shore Exteriors
Location: 9 Brookletts Avenue, Easton, MD 21601

Zoning: Tax Map 0104, Grid 0000, Parcel 1971
R-10A

Request: The applicant is proposing to replace an existing asphalt shingle roof and the existing K-style gutters in-kind. The existing roof consists of two layers of asphalt shingles and one layer of cedar shakes. 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*
- iii. *Appendix B.2 Common Substitute Materials (Shingles)*

Staff Presentation:

Nicholas Johnson, Town Planner - Current

Applicant Presentation:

Julia Matheson, Owner

Public Comment — None

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

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

c. File No.: 2024 - 1195
Applicant: Marasun LLC
Location: 306 S. Aurora Street, Easton, MD 21601
Tax Map 0105, Grid 00EA, Parcel 2240
Zoning: R-7A

Request: The applicant is requesting to replace the existing asphalt shingle roof and standing seam metal roof with a new asphalt shingle roof and textured standing seam metal roof. The proposed standing seam material is textured with 1.5" high ribs, and 16.5" wide panels. This is a contributing structure to the Historic District.

Historic District Guideline references:

- i. *Guideline 70. Roof Material*
- ii. *Appendix B.2 Common Substitute Materials (Shingles)*

Staff Presentation:
Nicholas Johnson, Town Planner - Current

Applicant Presentation:
John Marah, Marasun LLC

Public Comment — None

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

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

- d. File No.:** 2024 - 1188
Applicant: Bluepoint Hospitality Group
Location: 108 N. West Street, Easton, MD 21601
Tax Map 0104, Grid 00EA, Parcel 1264
Zoning: CB

Request: The applicant is proposing to install a wall sign consisting of individual bronze letters that are mounted through the mortar joints to the masonry wall. The Commission previously approved extensive renovation to this structure in August of 2021, in addition to an amendment to the scope of renovation in August of 2022. This is a contributing structure to the Historic District.

Historic District Guideline references:
i. Guideline 25. General Guidelines for Signage
ii. Guideline 35. Wall Signs

Staff Presentation:
Nicholas Johnson, Town Planner - Current

Applicant Presentation:
Suzanne Kline , Bluepoint Hospitality

Public Comment — None

Vice Chairperson Brophy moved to approve the application with the condition that the application meets the Zoning Ordinance’s signage requirements for wall mounted signage. Commissioner Greer seconded the motion.

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

- e. **File No.:** 2024 - 1203
Applicant: Leo Hair Artistry
Location: 307 E. Dover Street, Easton, MD 21601
Tax Map , Grid , Parcel
Zoning: CB

Request: The applicant is requesting to mount a 5.8 square foot metal wall sign to the existing structure. This is a contributing structure to the Historic District.

Historic District Guideline references:

- i. *Guideline 25. General Guidelines for Signage*
- ii. *Guideline 28. Free-Standing Signs*
- iii. *Guideline 35. Wall Signs*

Staff Presentation:

Nicholas Johnson, Town Planner - Current

Applicant Presentation:

Jamie Pott, Leo Hair Artistry

Public Comment — None

Commissioner Bateman moved to approve the application with the condition that the application meets the Zoning Ordinance’s signage requirements for wall mounted signage. Commissioner Stuart seconded the motion.

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

- f. **File No.:** 2024 - 1205
Applicant: Bee Green Land Companies, LLC
Location: 220 S. Aurora Street, Easton, MD 21601
Tax Map 0105, Grid 00EA, Parcel 2178
Zoning: R-7A

Request: The applicant is proposing to replace the porch boards on the second story rear porch with new tongue and groove wood boards, and to replace the rotten wood fascia board. This is a contributing structure to the Historic District.

Outstanding Issues: This request was introduced after a Code Enforcement letter dated April 17, 2024 regarding violations of the Town’s property maintenance code including rotten wood on the second story rear porch, and peeling paint and damaged screening.

- Historic District Guideline references:
- i. *Guideline 3. Make Sensitive Replacements*
 - ii. *Guideline 64. Preserve Historic Porches*
 - iii. *Guideline 65. Make Sensitive Replacements*

Staff Presentation:
Nicholas Johnson, Town Planner - Current

Applicant Presentation — None

Public Comment — None

Vice Chairperson Brophy moved to table the application pending further detail from the applicant and Code Enforcement. Commissioner Stuart seconded the motion.

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

- g. File No.:** 2024 - 1204
Applicant: Phillips Signs
Location: 30 E. Dover Street, Easton, MD 21601
Tax Map 0104, Grid 00EA, Parcel 1459
Zoning: CB

Request: The applicant is proposing to install a two sided non-illuminated 27” x 42” bracket mounted sign, and a 5.75” x 7.75” bronze plaque. This is a contributing/non contributing structure to the Historic District.

- Historic District Guideline references:
- i. *Guideline 25. General Guidelines for Signage*
 - ii. *Guideline 31. Hanging and Bracket Signs*

Staff Presentation:

Nicholas Johnson, Town Planner - Current

Applicant Presentation:

Thomas Coleman, Phillips Signs

Donna Stevens, Shore United Bank

Public Comment — None

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

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

h. File No.: 2024 - 1184
Applicant: Z.H. Stafford III
Location: 20 S. Aurora Street, Easton, MD 21601
Tax Map 0104, Grid 0000, Parcel 1573
Zoning: R-7A

Request: The applicant is proposing to construct a two-story structure on a vacant parcel at the corner of S. Aurora Street, and South Lane. The proposed structure will utilize wood windows, wood doors, asphalt shingle roofing, and smooth fiber cement siding. This is a 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*
- ix. *Guideline 109. Energy and Sustainability*
- x. *Guideline 110. Exterior Lighting*
- xi. *Guideline 112. Proportion*
- xii. *Guideline 115. Roof Form*
- xiii. *Guideline 116. Roof Material*
- xiv. *Guideline 117. Gutters and Downspouts*
- xv. *Guideline 121. General Guidelines for Utilities for New Construction*

- xvi. Guideline 122. Trash and Refuse Containers*
- xvii. Guideline 123. Mechanical Equipment*
- xviii. Guideline 126. Arrangement*
- xix. Guideline 127. Window Type*

Staff Presentation:

Nicholas Johnson, Town Planner - Current

Applicant Presentation:

Z.H. “Hoppy” Stafford III

Public Comment:

Joseph Minarick, East End Area Association

Commissioner Stuart moved to approve the application with the condition that Half-round gutters shall be installed. Commissioner Greer seconded the motion.

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

- i. File No.: 2024 - 1197**
- Applicant: Kody and Leslie Cario**
- Location:** 606 Goldsborough Street, Easton, MD 21601
Tax Map 0103, Grid 00EA, Parcel 0959
- Zoning:** R-7A

Request: The applicant is proposing to replace the existing wooden porch columns, railings, and decorative brackets with similar PVC components. 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 64. Preserve Historic Porches*
- iv. Guideline 65. Make Sensitive Replacements*
- v. Appendix B.2 Common Substitute Materials (Vinyl)*

Staff Presentation:

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

Applicant Presentation:

Kody Cario, Owner

Public Comment — None

The Applicant amended their application to propose replacing the wooden columns and wooden brackets in kind; and to remove the request to replace the railing.

Commissioner Stuart moved to approve the amended application. Commissioner Bateman seconded the motion.

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

j. File No.: 2024 - 1194
Applicant: Polaris Village Church
Location: 209 Port Street, Easton, MD 21601
Tax Map 0104, Grid 0000, Parcel 1483
Zoning: R-7A

Request: The applicant is proposing to install a 32 square foot wall sign. The sign will be externally illuminated using gooseneck lamps. This is a contributing structure to the Historic District.

Historic District Guideline references:

- i. Guideline 25 General Guidelines for Signage*
- ii. Guideline 30. Lighting for Signs*
- iii. Guideline 35. Wall Signs*

Staff Presentation:

Nicholas Johnson, Town Planner - Current

Applicant Presentation:

Derrick Daly

Public Comment — None

Commissioner Bateman moved to approve as submitted. Commissioner Stuart seconded the motion.

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

AGAINST: 0
ABSTAIN: 0
ABSENT: 0

k. File No.: 2024 - 1182
Applicant: Lane Engineering, LLC
Location: 139 N. Washington Street, Easton, MD 21601
Tax Map 0104, Grid 00EA, Parcel 0612
Zoning: CB

Request: The applicant is seeking approval for the demolition of the non contributing former Safeway building, and to construct twenty four (24) four-story townhomes, and nine (9) single-family dwellings with associated parking, stormwater management facilities, and landscaping. This application is also anticipated to appear on the May 16, 2024 Planning Commission agenda to request sketch subdivision approval and a PUD Infill recommendation to the Town Council.

Staff recommend an approval of the demolition and Certificate of of Appropriateness as submitted subject to the applicant clarifying:

1. The differences between Brick A and Brick B, particularly as depicted on the North Washington Street frontage
2. Whether private planting beds along Bay Street are of sufficient width and depth to support canopy trees
3. The location of HVAC mechanical equipment
4. The painted color of the standing seam metal roofs
5. The location of trash receptacle and/or dumpsters

Historic District Guideline references:

- i. *Guideline 95. Siting*
- ii. *Guideline 96. Orientation, Alignment, and Setback*
- iii. *Guideline 97. Form, Massing, Height, and Scale*
- iv. *Guideline 98. Street Rhythm*
- v. *Guideline 103. Materials*
- vi. *Guideline 105. Exterior Color*
- vii. *Guideline 107. Placement of Doors and Entrances*
- viii. *Guideline 108. Design*
- ix. *Guideline 109. Energy and Sustainability*
- x. *Guideline 110. Exterior Lighting*
- xi. *Guideline 112. Proportion*
- xii. *Guideline 113. Façade and Rhythm*
- xiii. *Guideline 114. Landscape Features*
- xiv. *Guideline 115. Roof Form*
- xv. *Guideline 116. Roof Material*
- xvi. *Guideline 117. Gutters and Downspouts*

- xvii. *Guideline 122. Trash and Refuse Containers*
- xviii. *Guideline 123. Mechanical Equipment*
- xix. *Guideline 126. Window Arrangement*
- xx. *Guideline 127. Window Type*

Staff Presentation:

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

Applicant Presentation:

Brett Ewing, Lane Engineering
Ryan Showalter, *Esq.* MDSW LLC
Robbie Miller, Miller Development
Maurice Walters, Maurice Walter Architecture

Public Comment:

Joseph Minarick, East End Area Association
Harriett Page, 8 Brookletts Avenue

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

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

5. Discussion Item —

- a. Meeting Notice — The Monday, May 27, 2024 (Meeting 2) Historic District Commission meeting has been canceled, and has been rescheduled for **Tuesday, May 28, 2024 at 6:00 p.m.** at the Easton Town Office, 14 S. Harrison Street (2nd floor). This meeting will be live streamed, and the agenda and application items will be available one week prior to the May 28th meeting date.

6. Decision Summary Review —

Vice Chairperson Brophy moved to approve the April 22, 2024 Decision Summary. Commissioner Bateman seconded the motion.

Vote	5 - 0
FOR:	5 - Demby, Brophy, Bateman, Greer, Stuart
AGAINST:	0
ABSTAIN:	0
ABSENT:	0

7. Administrative Approval

a. File No.: 2024 - 1200
Applicant: Kalmia Construction
Location: 40 S. Washington Street, Easton, MD 21601
Tax Map 0104, Grid 00EA, Parcel 1461
Zoning: CB

Request: The applicant is requesting to replace the existing flat roof with a new TPO roof. The existing slate 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*

8. Consent Docket

a. File No.: 2024 - 1217
Applicant: Jesse Harris
Location: 226 N. Aurora Street, Easton, MD 21601
Tax Map 0103, Grid 00EA, Parcel 0686
Zoning: R-7A

Request: Approval (*as per the Historic District Commission Chairperson*) to continue the in-kind replacement of the existing wooden steps. A stop work order was placed after work was started without receiving a Certificate of Appropriateness or a Residential Building Permit. This is a non contributing structure to the Historic District.

9. Adjournment — Commissioner Bateman moved to adjourn. Vice Chairperson Brophy seconded the motion. The meeting was adjourned at 7:46 p.m.