



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

Tuesday, May 28, 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
Michael Stuart

Staff:

Miguel Salinas, Planning and Zoning Director
Nicholas Johnson, Town Planner - Current
Samantha Smith, Administrative Specialist
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 28, 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** — None
4. **New Business** —

- a. **File No.:** 2024 - 1205
Applicant: Bee Green Land Companies, LLC
Location: 220 S. Aurora Street, Easton, MD 21601

Zoning: Tax Map 0105, Grid 00EA, Parcel 2178
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:
Miguel Salinas, Planning and Zoning Director
Nicholas Johnson, Town Planner - Current

Applicant Presentation:
Lewis Ewing, Bee Green Land Companies

Public Comment — None

Commissioner Stuart moved to approve the application with the condition that the fascia matches the existing material. 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

- b. File No.:** 2024 - 12158
Applicant: Callahan Signs
Location: 114 S. Washington Street, Easton, MD 21601
Tax Map 0104, Grid 0EA, Parcel 1979
Zoning: CB

Request: The applicant is requesting to install a 3.8 square foot PVC hanging sign, and a 1.1 square foot wall sign to a masonry wall. This is a contributing structure to the Historic District.

Historic District Guideline references:

- i. *Guideline 25. General Guidelines for Signage*
- ii. *Guideline 31. Hanging and Bracket Signs*
- iii. *Guideline 35. Wall Signs*

Staff Presentation:

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

Applicant Presentation:

John Callahan, Callahan Signs

Public Comment — None

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

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

- c. **File No.:** 2024 - 1212
Applicant: Hambleton Law, LLC
Location: 216 Bay Street, Easton, MD 21601
Tax Map 0104, Grid 0EA, Parcel 0607
Zoning: CB

Request: The applicant is proposing to install a 16.25 square foot freestanding sign. The proposed sign has a PVC face and post covers with vinyl lettering. 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
Nicholas Johnson, Town Planner - Current

Applicant Presentation:

Stephanie Hambleton, Esq.

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

d. File No.: 2024 - 1220
Applicant: Matt Hurst
Location: 200 South Harrison Street, Easton, MD 21601
Tax Map 0105, Grid 000, Parcel 2114
Zoning: R-10A

Request: The applicant is proposing to replace the existing wood posts and railings on the North facing portion of the front porch with new mahogany painted posts and railings. This is a contributing/non contributing structure to the Historic District.

Background: On June 8, 2020 the Historic District Commission issued a certificate of appropriateness for the replacement of one existing porch column with a new custom column, and for the installation of new tongue and groove flooring.

Historic District Guideline references:

- i. *Guideline 64. Preserve Historic Porches*
- ii. *Guideline 65. Make Sensitive Replacements (Porches)*

Staff Presentation:

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

Applicant Presentation:

Matthew Hurst

Public Comment — None

Vice Chairperson Brophy moved to approve the application as submitted. 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 - 1213

Applicant: Stephen Mangasarian

Location: 28 S. Washington Street, Easton, MD 21601
Tax Map 0104, Grid 0EA, Parcel 1457

Zoning: CB

Request: The applicant is requesting to replace the tongue-and-groove wood porch decking with new 5/4" x 3" boards, and to install new bullnose trim. This structure is listed on the Maryland Inventory of Historic Properties and is considered a contributing structure to the Easton Historic District.

Outstanding Issues: This request was introduced after a Code Enforcement case regarding the replacement of tongue-and-groove boards on the front porch of this structure without a Certificate of Appropriateness. At no time did staff make a determination that the proposed work is considered routine maintenance.

Historic District Guideline references:

- i. *Guideline 3. Make Sensitive Replacements (General Guidance)*
- ii. *Guideline 64. Preserve Historic Porches*
- iii. *Guideline 65. Make Sensitive Replacements (Porches)*

Staff Presentation:

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

Applicant Presentation:

Stephen Magasarian

Public Comment — None

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

Vote 5 - 0

FOR: 5 - Demby, Brophy, Bateman, Greer, Stuart

AGAINST: 0

ABSTAIN: 0

ABSENT: 0

f. File No.: 2024 - 1214

Applicant: Linda Redmond

Location: 410 August Street, Easton, MD 21601
Tax Map 0104, Grid 0EA, Parcel 1067

Zoning: R-7A

Request: The application for exterior alterations has been withdrawn from the May 28, 2024 Historic District Commission agenda.

- g. File No.:** 2024 - 1218
- Applicant:** VF Builders
- Location:** 408 Goldsborough Street, Easton, MD 21601
Tax Map 0103, Grid 0EA, Parcel 1091
- Zoning:** R-7A

Request: The applicant is requesting to replace the existing wood porch decking with a composite material. The existing trim will also be removed and replaced with fiber cement trim. This is a contributing structure to the Historic District.

- Historic District Guideline references:
- i. *Guideline 65. Make Sensitive Replacements (Porches)*
 - ii. *Appendix B.2. Common Substitute Materials – Porch and Deck Materials*

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

Applicant Presentation:
Wilson Vasquez, VF Builders

Public Comment — None

Commissioner Bateman moved to approve as submitted. Vice Chairperson Brophy 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 - 1219
- Applicant:** Michael Stuart
- Location:** 418 North Street, Easton, MD 21601
Tax Map 0103, Grid 0EA, Parcel 0732
- Zoning:** CB

Request: The applicant is proposing to construct a new single-story Greek-Revival style dwelling unit with an alley loaded garage on a vacant portion of 418 North Street. The proposed structure will have an asphalt shingle roof,

fiber cement siding, half-round gutters, wooden/vinyl-clad wood windows, and wood doors. This is a contributing structure to the Historic District.

Historic District Guideline references:

- i. *Guideline 23. Vacant Lots*
- ii. *Guideline 94. Style*
- iii. *Guideline 95. Siting*
- iv. *Guideline 96. Orientation, Alignment, and Setback*
- v. *Guideline 97. Form, Massing, Height, and Scale*
- vi. *Guideline 103. Materials*
- vii. *Guideline 105. Exterior Color*
- viii. *Guideline 106. Details and Ornamentation*
- ix. *Guideline 107. Placement*
- x. *Guideline 109. Energy and Sustainability*
- xi. *Guideline 110. Exterior Lighting*
- 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 126. Arrangement*
- xvii. *Guideline 127. Window Type*

Staff Presentation:

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

Applicant Presentation:

Michael Stuart

Public Comment — None

Commissioner Bateman moved to approve the application with the condition that 1) the front walkway shall be brick; and 2) the applicant shall submit a landscape plan to staff that screens any mechanical equipment. Commissioner Greer seconded the motion.

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

5. Discussion Item — None

6. Decision Summary Review —

**Commissioner Greer moved to approve the May 13, 2024 Decision Summary.
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

7. Administrative Approval

- a. File No.: 2024 - 1222**
Applicant: Town and Country Roofing
Location: 222 & 224 N. Aurora Street, Easton, MD 21601
Tax Map 0103, Grid 000, Parcel 0685
Zoning: R-7A

Request: The applicant is requesting to replace the existing asphalt shingle roof in-kind. This is a contributing structure to the Historic District. The the application may be administratively approved subject to the following conditions:

1. The existing trim, fascia, soffit, and gutters shall remain.
2. The existing satellite dishes may not be re-installed without approval from the Historic District Commission

Historic District Guideline references:

- Guideline 68. Maintain Historic Roof Shape*
- Guideline 70. Roof Material*
- Guideline 87. Satellite Dishes*

- b. File No.: 2024 - 1224**
Applicant: Marasun LLC
Location: 206 Brooketts Avenue, Easton, MD 21601
Tax Map 0105, Grid 000, Parcel 2139
Zoning: R-10A

Request: The applicant is requesting to remove and replace the existing asphalt shingle roof from the detached shed located in the rear of the property. This is a contributing structure to the Historic District.

Historic District Guideline references:

- Guideline 68. Maintain Historic Roof Shape*

ii. Guideline 70. Roof Material

c. File No.: 2024 - 1225
Applicant: Robert and Emily Carey
Location: 13 N. Aurora Street, Easton, MD 21601
Tax Map 0103, Grid 0EA, Parcel 1155
Zoning: R-7A

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*

8. Consent Docket — None

- 9. Adjournment —** Commissioner Bateman moved to adjourn. Vice Chairperson Brophy seconded the motion. The meeting was adjourned at 6:44 p.m.