



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

Monday, June 10, 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
Tom Diem, Building Code Official

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 June 10, 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 - 927
Applicant: 4 North LLC
Location: 4 N. Washington Street, Easton, MD 21601
Tax Map 0103, Grid 0EA, Parcel 1217
Zoning: CB

Request: The applicant is proposing to install two (2) steel doors on the East façade of the structure. One door will be located in an existing opening, and the

second will require a new opening through the historic masonry. The applicant is also proposing to install two new double hung windows on the second floor of the East façade. This is a contributing structure to the Historic District, and is listed on the Maryland Inventory of Historic Places.

Background: On May 8, 2023 the Historic District Commission granted a Certificate of Appropriateness for various alterations to the Dover Street storefront, and the installation of new windows on the East façade with the condition that the muntin on the new windows shall be SDL. On April 8, 2024 the Commission granted approval for the replacement of the existing metal siding with fiber-cement siding, the infill of the first floor window opening facing the alley, and the replacement of the existing flat roofing with the determination that membrane or metal roof shall be an appropriate replacement material. The applicant has since indicated that membrane will be the material installed.

Historic District Guideline references:

- i. *Guideline 41. Maintain Original and Historic Doors*
- ii. *Guideline 42. Make Sensitive Replacements (Doors)*
- iii. *Guideline 44. Adding New Doors*
- iv. *Guideline 89. Maintain Historic Windows*
- v. *Guideline 90. Make Sensitive Replacements*

Staff Presentation:

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

Applicant Presentation:

Richard Marks
Amy Haines
Tim Boyle

Public Comment:

Charles Adler, 105 S. Washington Street

Public Comment Written — None

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

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

b. File No.: 2024 - 1173
Applicant: Christian Chute AIA
Location: 107 & 109 S. Washington Street, Easton, MD 21601
Tax Map 0104, Grid 0000, Parcel 1985 & 1986, Lots 2B
Zoning: CB

Request: The applicant is proposing the partial demolition of a 180 square foot portion of the historic rear addition. 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.

Background: The Commission reviewed this proposal at their April 8, 2024 meeting, and subsequently tabled the application with the determination that the rear ell is a contributing structure, and requested further review from the Maryland Historic Trust (MHT) on the appropriateness of the demolition of the contributing structure.

Outstanding Issue: On May 20, 2024 the Planning and Zoning department received comments from MHT regarding the proposal; including findings on the contributing status of the rear portion of the structure to the Historic District. The findings recommend that the proposed rear addition impedes with Standard 9 of the Secretary of the Interior's 'Standard for Rehabilitation'; and recommended for the new addition to be "compatible in size and scale so as to not affect the building's National Register Status".

Historic District Guideline references:

- i. *Chapter 5. Secretary of the Interior's Standards for the Rehabilitation of Historic Properties*
- ii. *Guideline 1. Preserve Significant Historic Features*
- iii. *Guideline 4. Restore Significant Historic Features*
- iv. *Guideline 5. Adaptive Reuse*
- v. *Guideline 100. Rear Additions*
- vi. *Guideline 103. Materials*
- vii. *Guideline 105. Exterior Color*
- viii. *Guideline 106. Details and Ornamentation*
- ix. *Guideline 109. Energy and Sustainability*
- x. *Guideline 110. Exterior Lighting*
- xi. *Guideline 114. Landscape Features*
- 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*
- xx. Guideline 128. Avoid Demolition*
- xxi. Guideline 129. Partial Demolition*

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

Applicant Presentation:
 Richard Marks
 Amy Haines

Public Comment:
 Charles Adler, 105 S. Washington Street

Public Comment Written — None

Commissioner Bateman moved to approve the application with the condition that the applicant shall return with a plan showing the location of all mechanical equipment and a landscape plan. Vice Chairperson Brophy seconded the motion.

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

4. New Business —

- a. File No.:** 2024 - 1229
- Applicant:** The Country School
- Location:** 716 Goldsborough Street, Easton, MD 21601
Tax Map 0103, Grid 0EA, Parcel 0943
- Zoning:** R-7A

Request: The applicant is proposing to construct an 832 square foot metal pole building.

Background: A lot line revision plat was recorded in 2018 that combined eight (8) smaller parcels into one (1) larger parcel now occupied by the Country School and its associated parking infrastructure and sports fields. Parcels 0950 and 0951 of this larger lot are located within the Historic District boundary. Despite the abandonment of these parcels, the Historic District boundary was never modified, and still follows the footprint of Parcels 0950 and 0951.

Historic District Guideline references:
i. *Guideline 11. Erect New Outbuildings Sensitive*

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

Applicant Presentation:
Mabel Williams, Director of Finance and Operations for the Country School
Robert Shuerholtz, Director of Facilities & Technology for the Country School
Matt Rajacich, Lane Engineering LLC

Public Comment — None

Public Comment Written— None

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

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

5. Discussion Item —

- a. Following the review of *application 2024 - 1229*, the Commission and staff held a minor discussion regarding the unusual circumstances of the application, and the legislative process in amending the current Historic District Overlay boundary.

6. Decision Summary Review —

Commissioner Bateman moved to approve the May 28, 2024 Decision Summary. Commissioner Greer seconded the motion.

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

ABSENT: 1 - Brophy

7. Administrative Approval

- a. File No.:** 2024 - 1232
Applicant: Warner Ventures, LLC
Location: 45 Pennsylvania Avenue, Easton, MD 21601
Tax Map 0103, Grid 0EA, Parcel 1085
Zoning: CB

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 plantings, 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*

- b. File No.:** 2024 - 1234
Applicant: Mid - Shore Exteriors
Location: 11 Brookletts Avenue, Easton, MD 21601
Tax Map 0104, Grid 0EA, Parcel 1970
Zoning: R-10A

Request: The applicant is requesting to replace the existing asphalt shingle roof in-kind. 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*

8. Consent Docket — None

- 9. Adjournment** — Commissioner Stuart moved to adjourn. Commissioner Bateman seconded the motion. The meeting was adjourned at 6:55 p.m.