



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

Monday, July 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)
 [\(eastonmd.gov\)](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
Tom Diem, Building Code Official
Samantha Smith, Administrative Specialist

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 July 8, 2024 Agenda Summary.
Commissioner 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 - 0924
Applicant: 4 North LLC
Location: 4 N. Washington Street, Easton, MD 21601
Tax Map 0103, Grid 0EA, Parcel 1217
Zoning: CB

Request: At their May 22, 2024 meeting, the Commission approved multiple alterations to the East alley facing façade including brick infill of an existing door opening, the addition of two (2) new doors, brick infill on of the transom, and the installation of new windows on the second food. The applicant is now proposing to replace the existing deteriorated brick wall on the East alley façade with fiber cement siding. 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 1. Preserve Significant Historic Features*
- ii. *Guideline 3. Make Sensitive Replacements*
- iii. *Guideline 79. Fiber Cement Siding*

Staff Presentation:

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

Applicant Presentation:

Richard Marks

Public Comment — None

Public Comment Written — None

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

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

4. New Business —

a. **File No.:** 2024 - 1236
Applicant: For All Seasons
Location: 300 Talbot Street, Easton, MD 21601
Tax Map 0104, Grid 0EA, Parcel 1874
Zoning: CG
Request: The applicant is proposing to remove and replace the existing wooden privacy fence in-kind.

Historic District Guideline references:

i. *Guideline 14. Perimeter Walls and Fences*

Staff Presentation:

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

Applicant Presentation:

Patti Cannon, For All Seasons

Public Comment — None

Public Comment Written — None

Commissioner Stuart moved to approve the application 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

b. **File No.:** 2024 - 1238
Applicant: Tasty Trolly
Location: 37 S. West Street, Easton, MD 21601
Tax Map 0104, Grid 0000, Parcel 1428, Lot 14
Zoning: CB

Request: The applicant is proposing to install a 24 square foot PVC wall sign with vinyl lettering. The applicant has indicated that the sign shall be externally illuminated with gooseneck lights. The structure to which the sign will be mounted is non contributing 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*

144
145 **Staff Presentation:**

146 Miguel Salinas, Planning and Zoning Director

147 Nicholas Johnson, Town Planner - Current

148
149 **Applicant Presentation:**

150 Naveed Khan, Tasty Trolley

151
152 **Public Comment** — None

153 **Public Comment Written** — None

154
155 **Commissioner Bateman moved to approve the application as submitted.**

156 **Commissioner Greer seconded the motion.**

157
158

Vote	5 - 0
------	-------

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

160 AGAINST: 0

161 ABSTAIN: 0

162 ABSENT: 0

163
164
165 **5. Discussion Item** — None

166
167
168 **6. Decision Summary Review** —

169
170 **Vice Chairperson Brophy moved to approve the June 10, 2024 Decision Summary.**

171 **Commissioner Stuart seconded the motion.**

172
173

Vote	5 - 0
------	-------

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

175 AGAINST: 0

176 ABSTAIN: 0

177 ABSENT: 0

178
179
180 **7. Administrative Approval**

181
182 **a. File No.:** **2024 - 1237**

183 **Applicant:** **Marasun LLC**

184 **Location:** 305 S. Harrison Street, Easton, MD 21601

185 Tax Map 0105, Grid 0EA, Parcel 2270

186 **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*

b. File No.: 2024 - 1239
Applicant: J.C. Warner Heating & Cooling
Location: 410 Goldsborough Street Unit B, Easton, MD 21601
Tax Map 0103, Grid 0EA, Parcel 1090
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 structure.
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 historic material

This is a contributing structure to the Historic District.

Historic District Guideline references:

- i. *Guideline 48. HVAC*

c. File No.: 2024 - 1242
Applicant: Mid-Shore Exteriors
Location: 209 Davis Avenue, Easton, MD 21601
Tax Map 0105, Grid 00EA, Parcel 2196
Zoning: R-7A

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*

d. File No.: 2024 - 1245
Applicant: Fastsigns of Odenton
Location: 521 August Street, Easton, MD 21601
Tax Map 0103, Grid 0EA, Parcel 1043

Zoning: CB

Request: The applicant is requesting the temporary installation of a 8' by 4' panel sign for the construction of the upcoming Laura House project. 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*

8. Consent Docket — None

9. Adjournment — Commissioner Bateman moved to adjourn. Vice Chairperson Brophy seconded the motion. The meeting was adjourned at 6:18 p.m.