



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

Monday, July 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/Town%20of%20Easton%20Agenda%20and%20Minutes)
[eastonmd.gov](https://www.eastonmd.gov)

Attendance:

Commission Members:

Maria Brophy, Vice Chairperson
Kevin Bateman
Emily Carey
Michael Stuart

Staff:

Miguel Salinas, Planning and Zoning Director
Nicholas Johnson, Town Planner - Current
Samantha Smith, Administrative Specialist

Absent:

Commission Members:

Ernest Demby, Chairperson
Dudley Greer

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

2. Agenda Summary Review —

**Commissioner Bateman moved to approve the July 22, 2024 Agenda Summary.
Commissioner Stuart seconded the motion.**

<u>Vote</u>	<u>4 - 0 - 2</u>
FOR:	4 - Brophy, Bateman, Carey, Stuart
AGAINST:	0
ABSTAIN:	0
ABSENT:	2 - Demby, Greer

3. Old Business — None

4. New Business —

a. **File No.:** 2024 - 1246
Applicant: The Modern Bulldog LLC
Location: 12 N. Washington Street, Easton, MD 21601
Tax Map 0103, Grid 00EA, Parcel 1199
Zoning: CB

Request: The applicant is proposing to install a 6 square foot vinyl hanging sign from an existing bracket; and to place 40" wide white lettered decals on the two (2) larger storefront windows, and one (1) 12" wide lettered decal across the bottom panel of the glass door. The structure to which these signs would be attached is considered 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*

Staff Presentation:

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

Applicant Presentation:

T. J. Hindman, the Modern Bulldog

Public Comment — None

Public Comment Written — None

Commissioner Stuart moved to approve the application as submitted.

Commissioner Carey seconded the motion.

<u>Vote</u>	<u>4 - 0 - 2</u>
FOR:	4 - Brophy, Bateman, Carey, Stuart
AGAINST:	0
ABSTAIN:	0
ABSENT:	2 - Demby, Greer

b. **File No.:** 2024 - 1247
Applicant: Huntington Construction, LLC
Location: 229 S. Aurora Street, Easton, MD 21601
Tax Map 0105, Grid 00EA, Parcel 2151
Zoning: R-10A

Request: The applicant is proposing to remove and replace the existing 12/1 wood windows. The first floor windows of the front facade are proposed to be replaced with 12/1 wood, and the remaining windows are to be replaced with 12/1 aluminum clad wood. 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 4. Restore Significant Historic Features*
- iv. *Guideline 89. Maintain Historic Windows*
- v. *Guideline 90. Make Sensitive Replacements*
- vi. *Appendix B.2. Common Substitute Materials (Aluminum and Aluminum-Clad)*

Staff Presentation:

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

Applicant Presentation:

Tom Huntington, Huntington Construction, 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 - 2</u>
FOR:	4 - Brophy, Bateman, Carey, Stuart
AGAINST:	0
ABSTAIN:	0
ABSENT:	2 - Demby, Greer

c. File No.: 2024 - 1248
Applicant: Pamela Gardner AIA, LLC
Location: 30 N. Harrison Street, Easton, MD 21601
Tax Map 0103, Grid 00EA, Parcel 1145
Zoning: CB

Request: The applicant is proposing to remove the ATM infill, awning, and landing from the western façade of the structure. An existing window from the southern façade will be removed and relocated to the western façade to replace the ATM infill. The applicant is also proposing to install a new metal door and ramp on the southern façade in place of the removed window. This is a non contributing structure to the Historic District.

Historic District Guideline references:

- i. *Guideline 37. ADA Ramps*
- ii. *Guideline 44. Adding New Doors*
- iii. *Guideline 89. Maintain Historic Windows*

Staff Presentation:

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

Applicant Presentation:

Pamela Gardner AIA
Roman Coale, Framptom Funeral Home

Public Comment:

Robert Mahoney

Public Comment Written — None

Commissioner Bateman moved to approve the application with the condition that:
1) The new window installed on the west façade shall be the existing window from
the south façade or a new window that matches in type, size, proportion, design,
style and material; and 2) the applicant shall return to the Commission for any
approvals regarding signage, lighting and modifications to the parking lot.
Commissioner Stuart seconded the motion.

Vote	4 - 0 - 2
FOR:	4 - Brophy, Bateman, Carey, Stuart
AGAINST:	0
ABSTAIN:	0
ABSENT:	2 - Demby, Greer

- 5. Discussion Item — None**
- 6. Decision Summary Review —** In the absence of a quorum, the approval of the July 8, 2024 Draft Decision Summary was tabled to the August 12, 2024 meeting.
- 7. Administrative Approval — None**
- 8. Consent Docket — None**
- 9. Adjournment —** Commissioner Carey moved to adjourn. Commissioner Bateman seconded the motion. The meeting was adjourned at 6:49 p.m.