



Historic District Commission MEETING AGENDA

Monday, July 22, 2024 - 6:00 PM
Council Chambers, Easton Town Office
14 S Harrison Street

Call to Order

- 1) Approval of the Agenda for July 22, 2024.

Old Business

New Business

- 1) **Application Number:** 2024 - 1246
Applicant: The Modern Bulldog LLC
c/o T.J. Hindman
Location: 12 N. Washington Street
Tax Map 0103, Grid 0EA, Parcel 1199
Zoning District: CB
Request: Installation of a 24"x36" hanging sign and window decals.
- 2) **Application Number:** 2024 - 1247
Applicant: Huntington Construction LLC
Location: 229 S. Aurora Street
Tax Map 0105, Grid 0EA, Parcel 2151
Zoning District: R-10A
Request: Window replacement.
- 3) **Application Number:** 2024 - 1248
Applicant: Pamela Gardner AIA, LLC
Location: 30 N. Harrison Street - Framptom
Funeral Home
Tax Map 0103, Grid 0EA, Parcel 1145
Zoning District: CB
Request: Exterior alterations.

Discussion Item

Approval of Minutes

- 1) Approval of the Draft Decision Summary from the July 8, 2024 meeting.

Administrative Approval

Consent Docket

Adjournment



TOWN OF EASTON
PLANNING & ZONING
14 S Harrison Street, Easton MD 21601

Historic District Commission Staff Report

Meeting Date: 7/11/2024

Staff Contact: Nicholas Johnson, Town Planner, njohnson@eastonmd.gov

Property Address: 12 N Washington Street

Application Number: 2024-1246

Request: Signage

Executive Summary:

The applicant is proposing to install a 6 square foot hanging sign and window decals. The structure to which these signs would be attached is considered a contributing structure to the Easton Historic District.

Historic District Guidelines:

Guideline 25. General Guidelines for Signage

- a. Avoid covering or obscuring architectural features.
- b. Mount signs in a way that does not damage historic fabric. For example, connections for wall-mounted signs should be through a mortar joint rather than a masonry unit.
- c. Integrate signs to the overall building composition. Locate signs in a way that emphasizes architectural features of the building. Use the shapes and sizes of signs to reinforce the directional expression or visual façade divisions.
- d. Limit the overall number of signs to avoid a cluttered appearance that competes with the building's historic character.
- e. Signs should be placed in locations on building that are traditionally used for signs.



Figure 1 Common Sign Placement

Guideline 31. Hanging and Bracket Signs

Small hanging signs, located above the entry to ground or upper floor businesses, are an effective means of communicating to pedestrians. They may be constructed of wood, metal or other appropriate material. For legibility, hanging signs should be located at least 25 feet apart.

- a. Utilize existing sign brackets where possible.
- b. Mount hanging and projecting signs to a masonry building with connections through the mortar joints rather than through brick or stone units to the greatest extent possible.
- c. The bracket itself should contribute to the overall design of the hanging sign and may be decorative in character. Avoid overly ornate styles that are not in keeping with the historic features of the building.
- d. Hanging signs should be mounted perpendicular to the façade and should have a minimum clearance of 8'-0" above the sidewalk and be recessed a minimum of 1'-0" behind the plane of the curb.**
- e. Hanging signs should have a maximum area of 8 square feet per face.
- f. Avoid nationally or regionally distributed signs, or vacuum formed signs that are not in keeping with the character of the building.
- g. Avoid internally lighted signs, or those that use flashing or moving illumination



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14 S Harrison Street, Easton MD 21601**

h. Illumination of hanging signs should be external and be shielded to protect pedestrians and motorists from glare

Staff Recommendation:

Staff supports a Commission **approval** of the application with a condition regarding the clearance between the bottom of the sign and the sidewalk. The proposed hanging sign utilizes an existing bracket in keeping with Guideline 31a and Guideline 25. The size of the sign is under 8 square feet and it is not internally illuminated which is consistent with Guidelines 31e and 31g.

Recommended Condition(s):

1. The hanging sign shall have a minimum clearance of eight (8) feet between the surface of the sidewalk and the bottom of the sign.

Draft Motions:

1. **I move that the Historic District Commission approve the application with Staff's recommended condition.**

OR

2. I move that the Historic District Commission deny the application based on the following findings...

OR

3. I move an alternate motion.



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TOWN OF EASTON
PLANNING AND ZONING
TOWN OF EASTON
14 SOUTH HARRISON STREET, EASTON, MD 21601

Application #: 2024 - 1246
Date Received: 07/08/2024
Fee Paid: \$75.00
HDC Meeting Date: 07/22/2024
Date Property Posted: 07/15/2024

HISTORIC DISTRICT COMMISSION HEARING APPLICATION

APPLICATION TYPE (PLEASE CIRCLE)

ROOFING DEMOLITION SIGNAGE FENCING OTHER
NEW CONSTRUCTION/ADDITION EXTERIOR ALTERATIONS
FOR TREE REMOVAL(S) - PLEASE USE THE TREE REMOVAL APPLICATION

PROPERTY INFORMATION

ADDRESS 12 N. WASHINGTON STREET
☐ Contributing ☐ Non-Contributing YEAR BUILT: _____ NATIONAL REGISTAR # _____

PROPERTY INFORMATION

OWNER NAME BLUE RAIN HOSPITALITY - JESSICA HAMMA
TELEPHONE NO. 410.770.9500 EMAIL HAMMA@BLUE RAIN HOSPITALITY.COM

Applicant or Agent

NAME T.J. HINDMAN - THE MODERN BULLDOG
TELEPHONE NO. 443.239.6668 EMAIL THE MODERN BULLDOG @ YAHOO.COM

Description of Proposal (include additional sheets, as necessary)

<u>Handpainted Sign</u>	<u>24" X 36"</u>
<u>Window DECALS</u>	

Specific Requirements

- The payment of fees is due at the time of application submittal.
As of December 27, 2022, the fees are as follows:
Commercial - \$200 Residential - \$75 Signs - \$75 Staff Approval \$25
- Provide 2 hard copies plus 1 digital copy of the application and all supplemental information.
- Disclose any easements or deed restrictions pertaining to the property and any improvements including the details of said easements or restrictions.
- Disclose any tax credits and or grants being considered for the project.

The Historic District Commission (HDC) reserves the right to request reasonable additional information or design drawings that further clarify proposals. In cases where professional design services are warranted, the HDC may require the applicant to retain a licensed design consultant.
If the applicant or their designee is not present for the scheduled meeting the Commission may elect to refrain from discussing and voting on the scheduled agenda item.
Any modifications during review shall warrant an updated application.

I hereby certify that I have reviewed the Easton Historic District Guidelines as published

Signature of Applicant or Agent

Date

Printed Name of Applicant or Agent

<u>[Signature]</u>
<u>07/06/24</u>
<u>T.J. Hindman</u>

Revised 4.4.2022

32"

42"



Double sided sign to be made from
3/4" Komacell, premium cut vinyl,
affixed with stainless steel hardware



Signage submission for
The Modern Bulldog
TJ Hindman, owner



Harbinger Sign & Design
will create the window decals and exterior signage



The
Modern
BULLDOG



a mid-century modern gallery

24" x 36"

The *Modern* Bulldog



TOWN OF EASTON
PLANNING & ZONING
14 S Harrison Street, Easton MD 21601

Historic District Commission Staff Report

Meeting Date: 7/22/2024

Staff Contact: Nicholas Johnson, Planner, njohnson@eastonmd.gov

Property Address: 229 S Aurora Street

Application Number: 2024-1247

Request: Windows

Executive Summary:

The applicant is proposing to remove and replace the existing 12/1 wood windows. The proposed replacement windows are 12/1 wood windows for first floor of the front façade and 12/1 aluminum clad wood windows for the remainder. This structure is considered a contributing structure to the Easton Historic District.

Historic District Guidelines:

Guideline 1. Preserve Significant Historic Features

- a. Avoid the removal of historic architectural features and materials. Historic architectural features include large scale characteristics including the building's overall shape, roof form, and fenestration patterns, as well as small-scale features like moldings, brackets, ornaments, and other examples of skilled craftsmanship.
- b. Retain existing historic building materials, including brick and stone masonry, wood shingles and siding, stucco, etc., to the greatest extent possible. Avoid removing historic materials that are in serviceable condition.

Guideline 3. Make Sensitive Replacements

- b. Match the historic feature's size, shape, profile, texture, and color to the greatest extent possible. The new materials should match the old when possible. In some cases, replacement with features recreated in synthetic materials may be appropriate (for additional information on substituting historic materials, see Appendix B).

Guideline 4. Restore Significant Historic Features

Note: There is a casement windows on the side façade of the house that appears to have been installed in a historic window opening. Staff could not find any record of a certificate of appropriateness or building permit for this window's installation.



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- d. Replace missing features (such as cornices, storefronts, etc.) with historically appropriate replacement features. The design of replacement features should be based on its historical appearance and substantiated by documentary, physical, or pictorial evidence. This may be accomplished by locating historic photographs which show the original appearance of the element, replicating existing but incomplete elements, or by reproducing elements visible on neighboring buildings of the same style and date range.
- e. Where no evidence of the feature's original appearance exists, utilize a simple design consistent with the scale, massing, and style of the building and surrounding area.

Guideline 89. Maintain Historic Windows

- a. Maintain the historic shape, size, alignment, pattern, and details of existing historic windows. Where altered, consider restoring to its historic appearance based on physical or documentary evidence.
- d. Repair damaged or deteriorated windows. This may include replacing broken panes, sanding and repainting, or oiling operable components such as locks and chains.

Guideline 90. Make Sensitive Replacements

- a. Replace windows that cannot be repaired in-kind. Replacement windows must match the original windows in size, proportion, design, and style. The number of windowpanes and the muntin and mullion profiles should match the historic window.
- b. Replacement units for historic divided light (multi-pane) windows must have the appearance of a true divided light. Simulated divided light windows with three dimensional muntins are usually appropriate. "Snap-in" or "between-the-glass" vinyl muntins do not simulate a historic appearance and will not be approved for windows within the historic district.
- c. Maintain the window type. For example, replacing a double-hung window with a casement window is not preferred.



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- d. Maintain the historic window opening size and surrounding trim. Altering the window opening to accommodate larger or smaller windows is not preferred.
- e. Where inappropriate replacements were previously installed, and the original window appearance is unknown, neighboring buildings may provide clues to appropriate configurations. In general, a style of window that is in keeping with the architectural style of the building is most appropriate. Where the style of window cannot be determined, a one-over-one window configuration is usually most appropriate.
- f. Windows constructed of hollow core or extruded vinyl components should not be used. Other alternative materials, including fiberglass composite or aluminum-clad, may be appropriate in some circumstances. See Appendix B for additional information on substitute materials.
- g. Certain rare or unique windows should not be replaced or altered. This determination will be made by the HDC.

Appendix B.2. Common Substitute Materials

Aluminum and Aluminum-Clad

While aluminum windows are made from solid extruded aluminum, aluminum-clad windows are wood or composite windows with an aluminum facing on the trim, sashes, and muntins. Many buildings from the mid-20th century, especially commercial buildings, were constructed with aluminum windows. Original aluminum windows which cannot be repaired may be replaced in-kind with matching aluminum reproductions.

Aluminum clad windows may be approved for replacement of historic wood windows in cases where the historic windows are deteriorated beyond repair and where the replacements match the original in size, proportion, and configuration. Aluminum clad windows typically have an anodized or baked enamel finished and are not paintable, which can be a drawback when building paint schemes are changed.



TOWN OF EASTON
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Draft Motions:

1. I move that the Historic District Commission **approve** the application as submitted.

OR

2. I move that the Historic District Commission deny the application based on the following findings...

OR

3. I move an alternate motion.

Picture:



TAX ID		ADDRESS		OWNER NAME			
2101023586		229 S AURORA ST		THOMPSON, WILLIAM L			
YEAR BUILT		PHYSICAL CONDITION					
1910							
ARCHITECTURAL STYLE				ADDITION(S)			
FOUR SQUARE/ QUEEN ANNE				1 STORY REAR SHED BLOCK APPEARS LATER			
NHL DISTRICT	NR DISTRICT	NR LISTED	MEETS NR CRITERIA	1980 NR RATING	MD INVENTORY	CONTRIBUTING	NC CODE
				B		Y	
NOTES							
2 1/2 STORY 2 BAY HIPPED ROOF FRONT BLOCK WITH PROJECTING SIDE WING. 12/1 WOODEN WINDOWS POSSIBLY ORIGINAL WRAP AROUND PORCH PARTIALLY ENCLOSED- VINYL SIDING. FRONT DOOR REPLACED CONTRIBUTING OUTBUILDING.							



TOWN OF EASTON
PLANNING AND ZONING
14 SOUTH HARRISON STREET, EASTON, MD 21601

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HD 24 - 83

Application #:	2024 - 1247
Date Received:	07/08/2024
Fee Paid:	\$75.00
HDC Meeting Date:	07/22/2024
Date Property Posted:	07/15/2024

HISTORIC DISTRICT COMMISSION HEARING APPLICATION

APPLICATION TYPE (PLEASE CIRCLE)

ROOFING

DEMOLITION

SIGNAGE

FENCING

OTHER

NEW CONSTRUCTION/ADDITION

EXTERIOR ALTERATIONS

FOR TREE REMOVAL(S) - PLEASE USE THE TREE REMOVAL APPLICATION

PROPERTY INFORMATION

ADDRESS

229 S. Aurora Street Easton Md.

☐ Contributing

☐ Non-Contributing

YEAR BUILT:

1910

NATIONAL REGISTAR #

PROPERTY INFORMATION

OWNER NAME

Susan & Bill Russell Susan Russell & Bill Thompson

TELEPHONE NO.

443.786.3585

EMAIL

Susanhrussell184@gmail.com

Applicant or Agent

NAME

Thomhuntington, Huntington Construction LLC

TELEPHONE NO.

410.330.4455

EMAIL

thomhuntington@gmail.com

Description of Proposal (include additional sheets, as necessary)

See attached sheet

Specific Requirements

- The payment of fees is due at the time of application submittal.

As of December 27, 2022, the fees are as follows:

Commercial - \$200

Residential - \$75

Signs - \$75

Staff Approval \$25

- Provide 2 hard copies plus 1 digital copy of the application and all supplemental information.
- Disclose any easements or deed restrictions pertaining to the property and any improvements including the details of said easements or restrictions.
- Disclose any tax credits and or grants being considered for the project.

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HDC may require the applicant to retain a licensed consultant.

If the applicant or their consultant is not present for the scheduled meeting the Commission may elect to refrain from discussing and voting on the scheduled agenda item.

Any modifications during review shall warrant an updated application.

I hereby certify that I have reviewed the Easton Historic

Guidelines as published

Signature of Applicant or Agent

Date

Printed Name of Applicant or Agent

GTON

Revised 4.4.2022

HUNTINGTON CONSTRUCTION LLC

116 OAKLEY ST. CAMBRIDGE, MD. MHIC 36070 410 330 4455

7/7/2024

Russell Windows

Description of Proposal:

Replace existing double hung window sashes in windows marked in attached photos. New windows to have same design as existing of 12 panes over 1. The new windows are Marvin's Signature Ultimate with simulated divided lights that include mullions on top of both sides of glass. New windows will be ordered to custom size so that exterior and interior trim is not changed.

Due to deterioration in existing wood sashes and concerns about longevity of materials, owners are requesting permission to use wood exterior and interior sashes on the 1st floor of the front of the house, and a similar style aluminum clad exterior with wood interior for the remainder.

Thanks,

Thomas Huntington
Huntington Construction LLC
<https://huntco.net>
MHIC 36070
116 Oakley St.
Cambridge, Md 21613

410 330 4455
thomhuntington@gmail.com



Russell Right



Russell Front

Russell Left



Russell Back



[← Marvin Signature® Ultimate](#)

Ultimate Wood Double Hung

The Ultimate Wood Double Hung window is ideal for historic projects where a wood exterior is needed to match original architectural details. Offers flexible design options like single hung or stationary sash configurations.

- Multiple design options and woods available to match historical aesthetics and design requirements
- Fits openings up to 4 feet wide by 8 feet high
- Also available as a round top, single hung, stationary transom, or picture window

Find Marvin products in your area and request a price quote.
Connect with a dealer near you to get started.

[FIND A DEALER](#)

WHY YOU'LL LOVE IT



2 / 2

- Multiple design options and woods available to match historical aesthetics and design requirements
- Fits openings up to 4 feet wide by 8 feet high
- Also available as a round top, single hung, stationary transom, or picture window

Find Marvin products in your area and request a price quote.
Connect with a dealer near you to get started.

[FIND A DEALER](#)

WHY YOU'LL LOVE IT

**All-Wood Interior and Exterior**

For projects that call for the natural or historic beauty.

**Expansive Views**

Available in widths up to 6 feet and heights up to 8 feet.

**Flexible Styling**

Choose from a wide array of finish, color, hardware, glass, and glazing profile options to complement any architectural style or design vision.

ADDITIONAL FEATURES:

- Pushes the limits of what windows and doors can do
- Choose from a selection of high-quality exterior standard wood options, including Pine, Vertical Grain Douglas Fir, Mahogany, and Primed Pine
- Choose from a selection of high-quality interior standard wood options, including Pine, Mahogany, and Vertical Grain Douglas Fir
- Meet your design vision with natural, stained, or painted wood
- Unique wash mode allows cleaning of both sides of glass from indoors
- Available with IZ3 coastal/hurricane certification



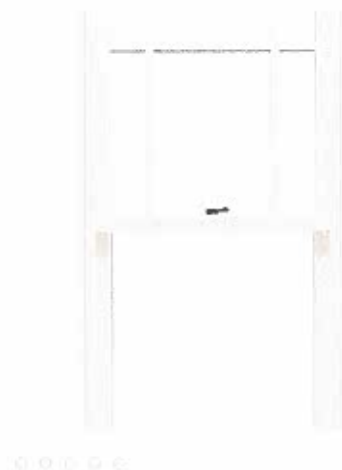
Products ▾

Solutions ▾

Inspiration ▾

Why Marvin ▾

For Pros

[← Marvin Signature® Ultimate](#)

Ultimate Double Hung Insert G2

The Ultimate Double Hung Insert G2 window fits into your existing window opening without disrupting interior and exterior trim. Customize your design with single hung operation with optional bottom rail locking mechanism for easy operation.

- Extruded aluminum exterior and wood interior
- Fits openings up to 4.5 feet wide by 8 feet high
- Marvin's exclusive auto-lock activates when sashes are closed for convenient security
- Unique wash mode allows cleaning of both sides of glass from indoors
- Narrow checkrail maximizes view, while maintaining historical accuracy

Find Marvin products in your area and request a price quote. Connect with a dealer near you to get started.

[FIND A DEALER](#)



Ultimate Double Hung Insert G2

The Ultimate Double Hung Insert G2 window fits into your existing window opening without disrupting interior or exterior trim. Customize your design with single hung operation with optional bottom rail locking mechanism for ease of operation.

- Extruded aluminum exterior and interior
- Fits openings up to 4.5 feet wide by 6 feet high

WHY YOU'LL LOVE IT



Designed for Performance + Quality

Exterior is made with extruded aluminum for proven strength and versatility.



Expansive Views

Available in widths up to 4.5 feet and heights up to 8 feet.



Flexible Styling

Choose from a wide array of finish, color, hardware, glass, and glazing profile options to complement any architectural style or design vision.



Smart Home Security

Hidden Lock Status Sensor option connects with your smart home to indicate when windows are closed and locked.

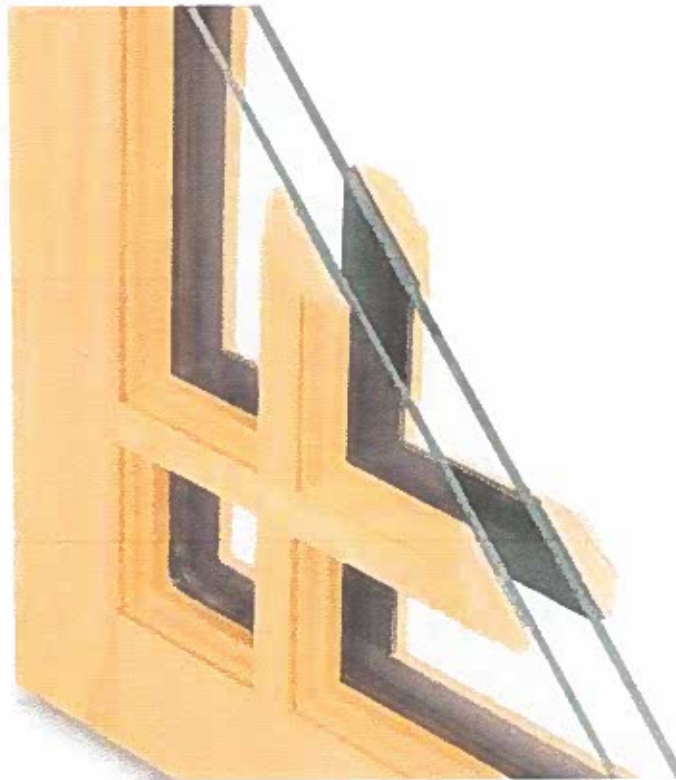


ADDITIONAL FEATURES:

- Pushes the limits of what windows and doors can do.
- Standard finish on extruded aluminum is commercial-grade and warranted for 20 years, ensuring a smooth, beautiful finish that lasts.
- Choose from a selection of high-quality interior standard wood options, including Pine, Cherry,



Simulated Divided Lite (SDL)



An energy-efficient way to create the look of authentic divided lites, SDL bars are permanently adhered to both sides of the glass and are available with or without a spacer bar installed between the glass to create even more depth that resembles an ADL.



TOWN OF EASTON
PLANNING & ZONING
14 S Harrison Street, Easton MD 21601

Historic District Commission Staff Report

Meeting Date: 7/22/2024

Staff Contact: Nicholas Johnson, Planner, njohnson@eastonmd.gov

Property Address: 30 N Harrison Street

Application Number: 2024-1248

Request: Exterior Alterations

Executive Summary:

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 facade 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 considered a non-contributing structure to the Easton Historic District.

Historic District Guidelines:

Guideline 37. ADA Ramps

- a. Ramps should be constructed of materials that blend in with the surrounding built environment. Ramp structures can be faced with brick, stone, or other materials as appropriate.
- b. Access ramps should be fabricated to avoid damaging or altering the contributing structure. Ramp design should be compatible with the style and materials of the existing porch and structure.
- c. Where possible, ramps should be installed on the side or rear elevation of a building.

Guideline 44. Adding New Doors

- a. Avoid adding a new door to a front façade.
- b. Install additional doors, when needed, at the side or rear of the property. Avoid converting historic windows to door openings, especially where visible from the public-right-of-way.

Guideline 89. Maintain Historic Windows

- a. Maintain the historic shape, size, alignment, pattern, and details of existing historic windows. Where altered, consider restoring to its historic appearance based on physical or documentary evidence.



TOWN OF EASTON
PLANNING & ZONING
14 S Harrison Street, Easton MD 21601

c. Consider reopening windows that are presently blocked or boarded over.

Recommended Condition(s)

1. The new window installed on the west façade shall be the existing window from the south façade or a new window that matches that window in type, size, proportion, design, style, and material.

Draft Motions:

1. I move that the Historic District Commission **approve** the application with staff's recommended condition.

OR

2. I move that the Historic District Commission deny the application based on the following findings...

OR

3. I move an alternate motion.



TOWN OF EASTON
PLANNING & ZONING
 14 S Harrison Street, Easton MD 21601

EASTON HISTORIC DISTRICT SURVEY

PROPERTY #:

Picture:



TAX ID		ADDRESS		OWNER NAME			
2101019716		30 N HARRISON ST		SUNTRUST BANK			
YEAR BUILT		PHYSICAL CONDITION					
1966		EXCELLENT					
ARCHITECTURAL STYLE				ADDITION(S)			
COLONIAL REVIVAL							
NHL DISTRICT	NR DISTRICT	NR LISTED	MEETS NR CRITERIA	1980 NR RATING	MD INVENTORY	CONTRIBUTING	NC CODE
				G		N	
NOTES							
BUILT AFTER DISTRICTS PERIOD OF SIGNIFICANCE.							

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TOWN OF EASTON TOWN OF EASTON
PLANNING AND ZONING
 14 SOUTH HARRISON STREET, EASTON, MD 21601

Application #: 2024 - 1248
Date Received: 07/09/2024
Fee Paid: \$200.00
HDC Meeting Date: 07/22/2024
Date Property Posted: 07/15/2024

HISTORIC DISTRICT COMMISSION HEARING APPLICATION

APPLICATION TYPE
 (PLEASE CIRCLE)

ROOFING DEMOLITION SIGNAGE FENCING OTHER
 NEW CONSTRUCTION/ADDITION EXTERIOR ALTERATIONS
 FOR TREE REMOVAL(S) - PLEASE USE THE TREE REMOVAL APPLICATION

PROPERTY INFORMATION

ADDRESS 30 N. HARRISON ST.
☐ Contributing ☐ Non-Contributing YEAR BUILT: 1966 NATIONAL REGISTAR # _____

PROPERTY INFORMATION FRAMPTON FUNERAL Home c/o
 OWNER NAME COALE & COMPANY LLC
 TELEPHONE NO. 410 924 1219 EMAIL ROMAN@ROMANCOALE.COM

Applicant or Agent

NAME PAMELA GARDNER, AIA, LLC
 TELEPHONE NO. 410 820 7973 EMAIL PAM@PPGAIA.COM

Description of Proposal (include additional sheets, as necessary)

REMOVE AWNING AND ATM MACHINE INFILL.
REPLACE WITH WINDOW TO MATCH EXISTING AND
INFILL BELOW WITH BRICK. REMOVE RAMP AND
IRON RAILING. INSTALL NEW SERVICE RAMP
(CONCRETE) & RAILING ON SOUTH OF BUILDING.
INSTALL NEW DOOR IN-PLACE OF WINDOW ON SOUTH SIDE.

Specific Requirements

- The payment of fees is due at the time of application submittal.
 As of July 1, 2021, the fees are as follows:
Commercial - \$200 Residential - \$75 Signs - \$75 Staff Approval \$25
- Provide 7 hard copies plus 1 digital copy of the application and all supplemental information.
- Disclose any easements or deed restrictions pertaining to the property and any improvements including the details of said easements or restrictions.
- Disclose any tax credits and or grants being considered for the project.

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I hereby certify that I have reviewed the Easton Historic District Guidelines as published

Signature of Applicant or Agent

Date

Printed Name of Applicant or Agent

Pamela P Gardner
7-9-24
PAMELA P GARDNER

Revised 4.4.2022

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JUL 17 2024



TOWN OF EASTON
PLANNING AND ZONING
14 SOUTH HARRISON STREET, EASTON, MD 21601

Application #:	2024- 1248
Date Received:	07/17/2024
Fee Paid:	-
HDC Meeting Date:	07/22/2024
Date Property Posted:	07/15/2024

HISTORIC DISTRICT COMMISSION HEARING APPLICATION

APPLICATION TYPE (PLEASE CIRCLE) ADDITION TO EXISTING APPLICATION.

ROOFING DEMOLITION SIGNAGE FENCING OTHER

NEW CONSTRUCTION/ADDITION

EXTERIOR ALTERATIONS

FOR TREE REMOVAL(S) - PLEASE USE THE TREE REMOVAL APPLICATION

PROPERTY INFORMATION

ADDRESS 30 N. HARRISON ST.

☐ Contributing ☐ Non-Contributing YEAR BUILT: 1966 NATIONAL REGISTAR # _____

PROPERTY INFORMATION FRAMPTON FUNERAL HOME

OWNER NAME COALE & COMPANY LLC

TELEPHONE NO. 410 924 1213 EMAIL ROMAN@ROMANCOALE.COM

Applicant or Agent

NAME PAMELA GARDNER, AIA, LLC

TELEPHONE NO. 410 820 7973 EMAIL PAM@PPGAIA.COM

Description of Proposal (include additional sheets, as necessary)

- ① REMOVE NIGHT DEPOSITORY ON EAST ELEVATION.
- ② REPAIR BRICK SIDEWALK ALONG N. HARRISON ST.
- ③ INSTALL NEW & REPAIR EXISTING SIDEWALK AT PARKING LOT. CONCRETE SIDEWALK.

Specific Requirements

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- Disclose any tax credits and or grants being considered for the project.

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I hereby certify that I have reviewed the Easton Historic District Guidelines as published

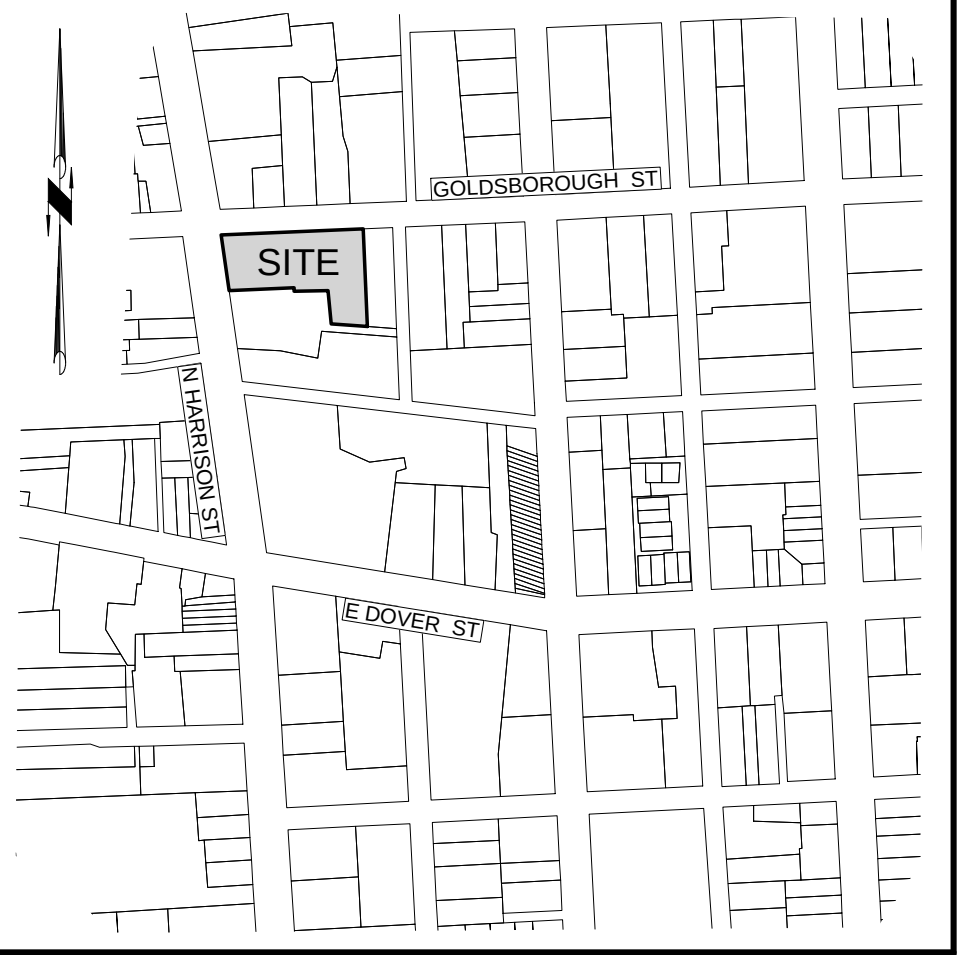
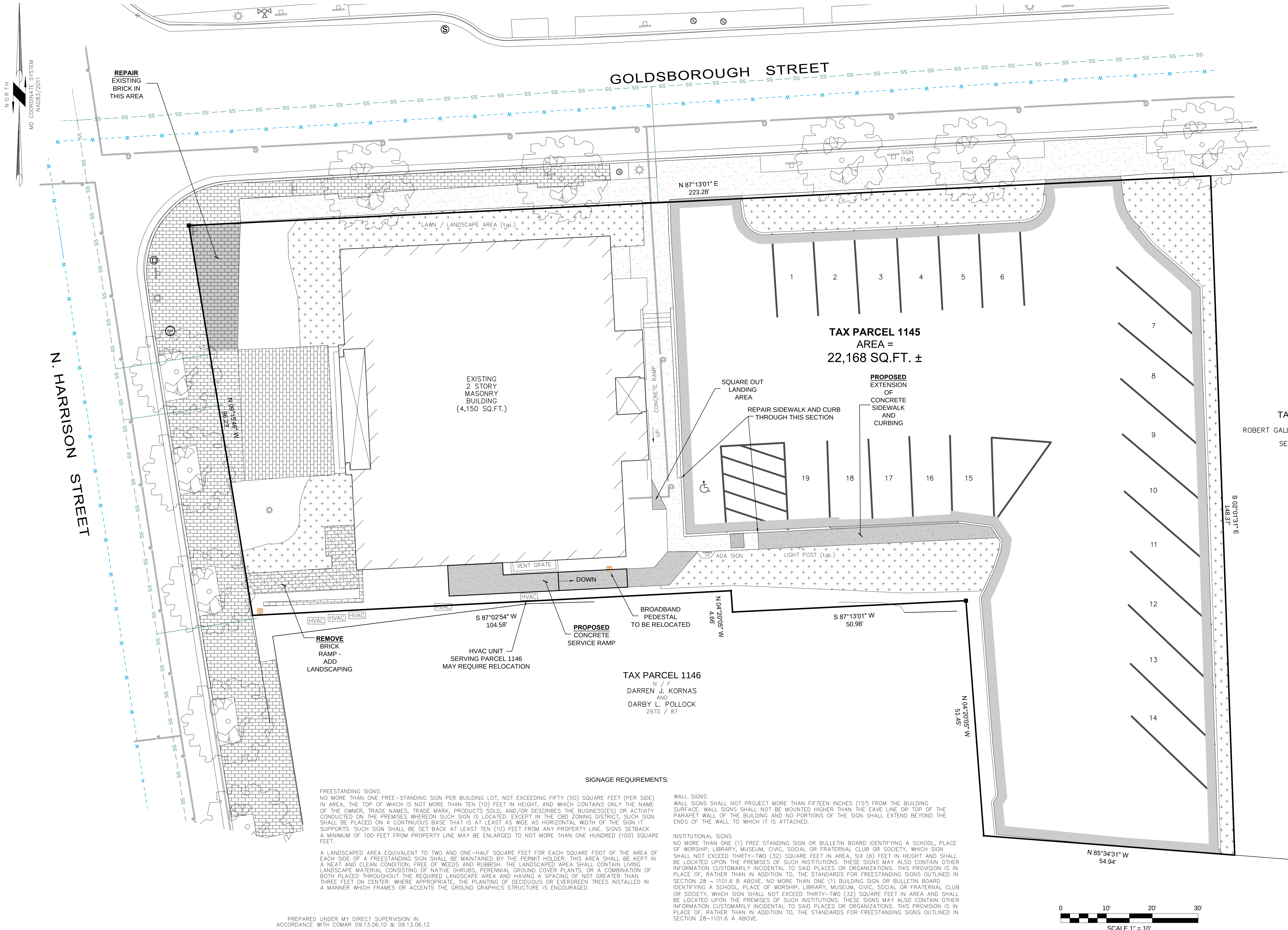
Signature of Applicant or Agent

Date

Printed Name of Applicant or Agent

Pamela P Gardner
7/17/24
PAMELA P GARDNER

Revised 4.4.2022



TAX PARCEL 1142
N / F
ROBERT GALLUP SHANNAHAN, tte., et al.
SETH S. JEWELL, tte.
731 / 850

GENERAL NOTES:

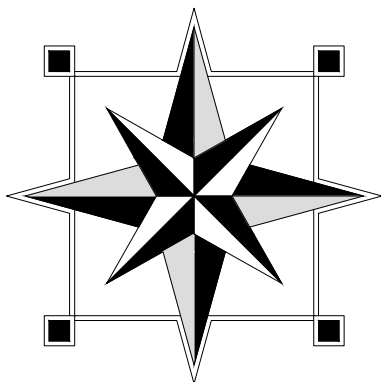
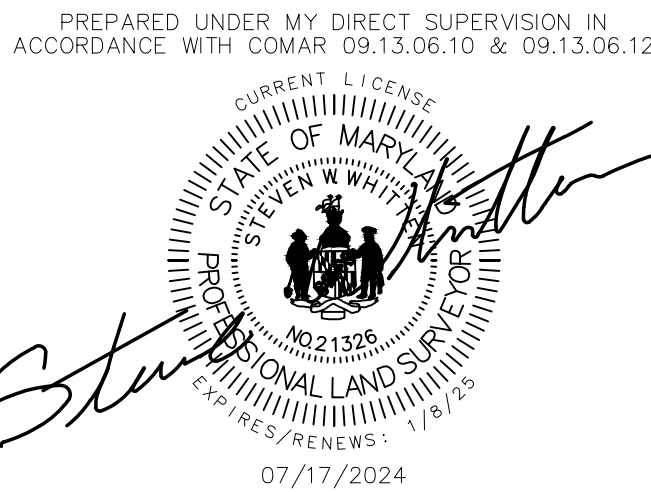
- OWNERS: COALE AND COMPANY, LLC
216 N. MAIN STREET
FEDERSBURG, MD 21632
SITE ADDRESS: 30 N. HARRISON STREET
EASTON, MD 21601
CURRENT DEED REF.: 3114/272
PLAT REF.: 15/22; 17/39
- ZONING: CB, CENTRAL BUSINESS COMMERCIAL DISTRICT
- MINIMUM LOT SIZE: 5,000 SQ.FT.
- MAXIMUM LOT COVERAGE: 90% (BUILDINGS & STRUCTURES ONLY)
- BUILDING SETBACKS:
FRONT SETBACK: IN PREVIOUSLY DEVELOPED AREAS IN THE CB COMMERCIAL ZONE, THE EXISTING OR ESTABLISHED FRONT BUILDING LINE OF THAT BLOCK; ALL BUILDINGS HEREAFTER CONSTRUCTED IN AREAS WITHOUT AN ESTABLISHED FRONT BUILDING LINE IN THAT BLOCK SHALL BE SETBACK TWENTY-FIVE (25) FEET FROM THE FRONT PROPERTY LINE
REAR SETBACK: IN PREVIOUSLY DEVELOPED AREAS IN THE CB COMMERCIAL ZONE, THE EXISTING OR ESTABLISHED REAR BUILDING LINE OF THAT BLOCK; ALL BUILDINGS HEREAFTER CONSTRUCTED IN AREAS WITHOUT AN ESTABLISHED REAR BUILDING LINE IN THAT BLOCK SHALL BE SETBACK FIFTEEN (15) FEET FROM THE REAR PROPERTY LINE
SIDE SETBACKS - NONE

- THE PROPERTY SHOWN HEREON IS LOCATED WITHIN THE COASTAL FLOOD PLAIN ZONE "X" (AREA OF MINIMAL FLOOD HAZARD) AS SHOWN ON THE FEDERAL INSURANCE RATE MAPS COMMUNITY PANEL NO. 24041C0189D FOR TALBOT COUNTY, MARYLAND DATED JULY 20, 2016.
 - WATER SUPPLY & SEWAGE DISPOSAL: TOWN OF EASTON
 - EXISTING USE: UNOCCUPIED, FORMER BANKING INSTITUTION
 - PROPOSED USE: FUNERAL HOME, WITHOUT CREMATORIUM
- LOT COVERAGE CALCULATIONS:
- | | |
|---|----------------------|
| TOTAL LOT AREA | = 22,168 SQ.FT. |
| 90% LOT COVERAGE ALLOWED FOR ALL BUILDINGS & STRUCTURES | = 19,951 SQ.FT. |
| EXISTING MASONRY BUILDING | = 4,150 S.F. (18.7%) |
| REMAINING BUILDING / STRUCTURE COVERAGE ALLOWED | = 15,801 S.F. |

PARKING CALCULATIONS, FUNERAL HOME:

MINIMUM PARKING REQUIRED	= 1 SPACE / 4 SEATS
MAXIMUM PARKING REQUIRED	= 1 SPACE / 2 SEATS
PARKING PROVIDED	= 19 SPACES, OR 76 SEATS (MIN) / 38 SEATS (MAX)

UNDERGROUND UTILITY WARNING:
NO INVESTIGATION AS TO THE EXISTENCE OF ANY UNDERGROUND UTILITIES WAS CONDUCTED IN THE PREPARATION OF THIS PLAT. IT IS THE RESPONSIBILITY OF THE OWNER, SUCCESSORS, OR ASSIGNS, AND/OR ANY CONTRACTOR TO COMPLY WITH THE UNDERGROUND FACILITIES DAMAGE PREVENTION LAW AND THE REQUISITE PERMITS ARISING THEREFROM.



FINK, WHITTEN & ASSOCIATES, LLC.

LAND SURVEYING LAND PLANNING
ENVIRONMENTAL CONSULTING
PERMITTING

EASTON 410-822-8484
113 E. Dover St., Unit C
Easton, Maryland 21601

CAMBRIDGE 410-228-8885
564 Maryland Avenue
Cambridge, Maryland 21613

www.FINKWHITTEN.com

DATE	REVISION

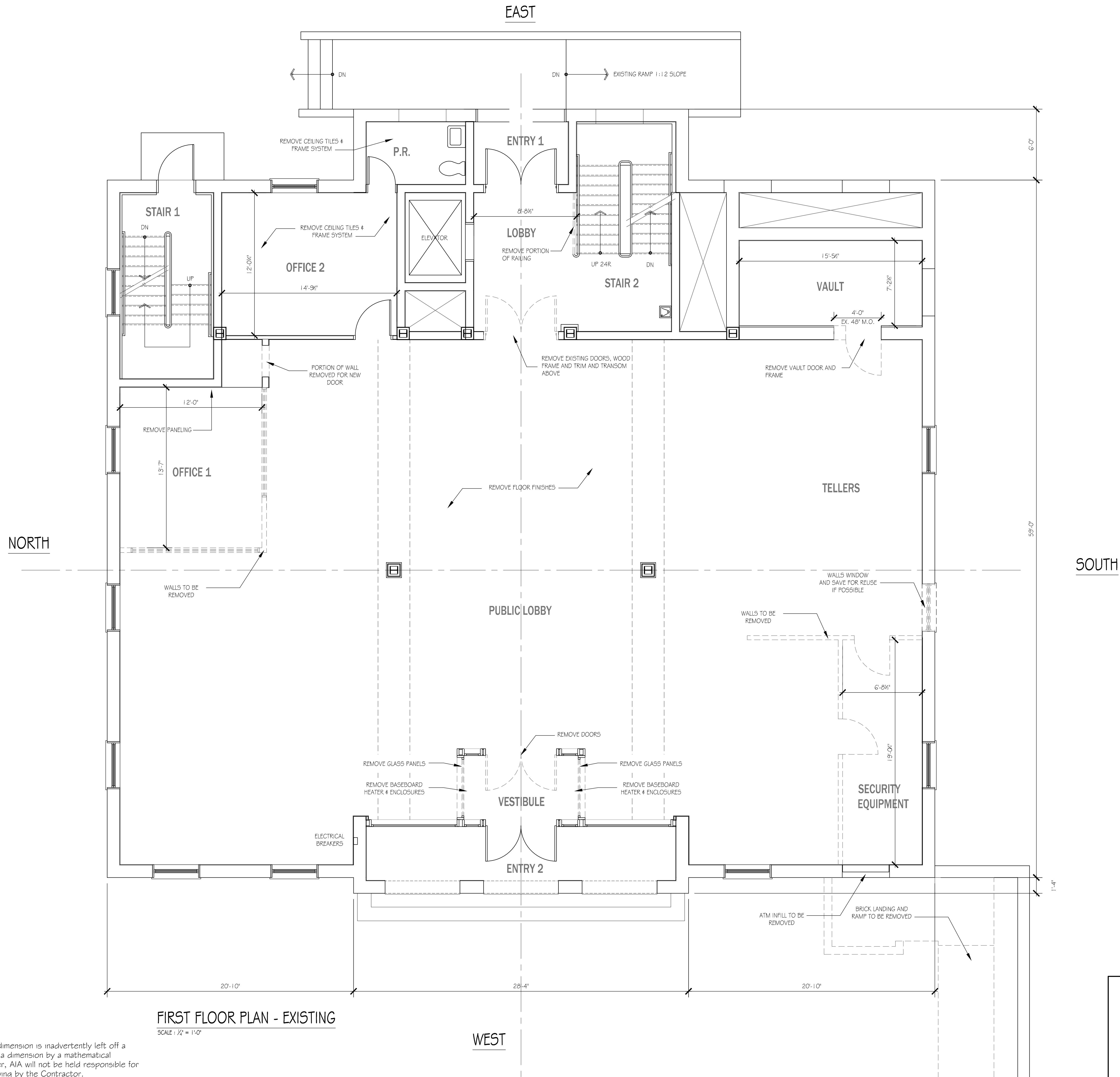
SITE PLAN
SHOWING PROPOSED IMPROVEMENTS TO THE LAND OF

COALE AND COMPANY, LLC

TAX MAP 103, PARCEL 1145
IN THE TOWN OF EASTON
TALBOT COUNTY, MARYLAND

REV.: 07/17/2024

DRAWN B.S.F.	CHECKED S.W.W.
DATE 06/27/2024	SCALE AS SHOWN
JOB NO. T-103-EA-1145	SHEET NO. 1 of 1



DO NOT SCALE DRAWINGS: In the event that a dimension is inadvertently left off a drawing or the Contractor is unable to determine a dimension by a mathematical process, contact the Architect. Pamela P Gardner, AIA will not be held responsible for any assumptions arising from the scaling of a drawing by the Contractor.

FIRST FLOOR PLAN - EXISTING

SCALE: 1/4" = 1'-0"

ARCHITECT:

PAMELA P. GARDNER, AIA, LLC
311 N. AURORA STREET
PO BOX 971 EASTON, MARYLAND 21601
410-820-7973

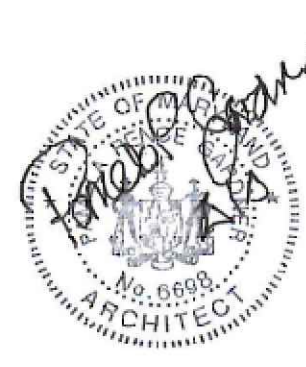
FRAMPTON FUNERAL HOME
EASTON, MARYLAND

PROJECT: 2405
SCALE: 1/4" = 1'-0"

FIRST FLOOR
PLAN
EXISTING

REV-DATE:
DATE: 6-28-24

DRAWN BY: MJL
SHEET



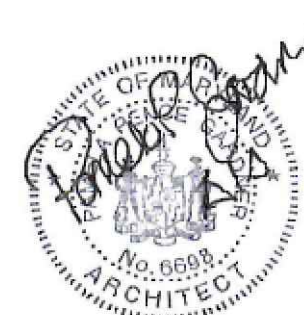
I certify that these documents were prepared or approved by me, and that I am a duly licensed architect under the laws of the State of Maryland, license number 6696-R, expiration date 8-15-2025

R-2



WEST ELEVATION EXISTING - 30 N. HARRISON ST.
SCALE: 1/4" = 1'-0"

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I certify that these documents were prepared or approved by me, and that I am a duly licensed architect under the laws of the State of Maryland, licensed number 6898-R, expiration date 8-15-2025.

ARCHITECT:
PAMELA P. GARDNER, AIA, LLC
311 N. AURORA STREET
PO BOX 971 EASTON, MARYLAND 21601
410-820-7973

FRAMPTON FUNERAL HOME
EASTON, MARYLAND

PROJECT: 2405

SCALE: 1/4" = 1'-0"

ELEVATION

EXISTING

REV-DATE:

DATE: 6-28-24

DRAWN BY: MJL

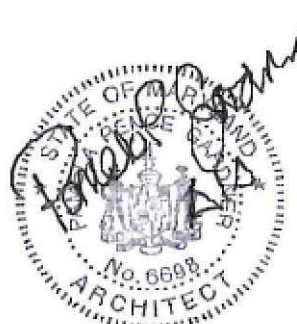
SHEET

R-4



SOUTH ELEVATION - EXISTING
SCALE: 1/4" = 1'-0"

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FRAMPTON FUNERAL HOME
EASTON, MARYLAND

ARCHITECT:
PAMELA P. GARDNER, AIA, LLC
311 N. AURORA STREET
PO BOX 971 EASTON, MARYLAND 21601
410-820-7973

PROJECT: 2405
SCALE: 1/4" = 1'-0"

SOUTH
ELEVATION
EXISTING

REV-DATE:
DATE: 6-28-24
DRAWN BY: MJL
SHEET

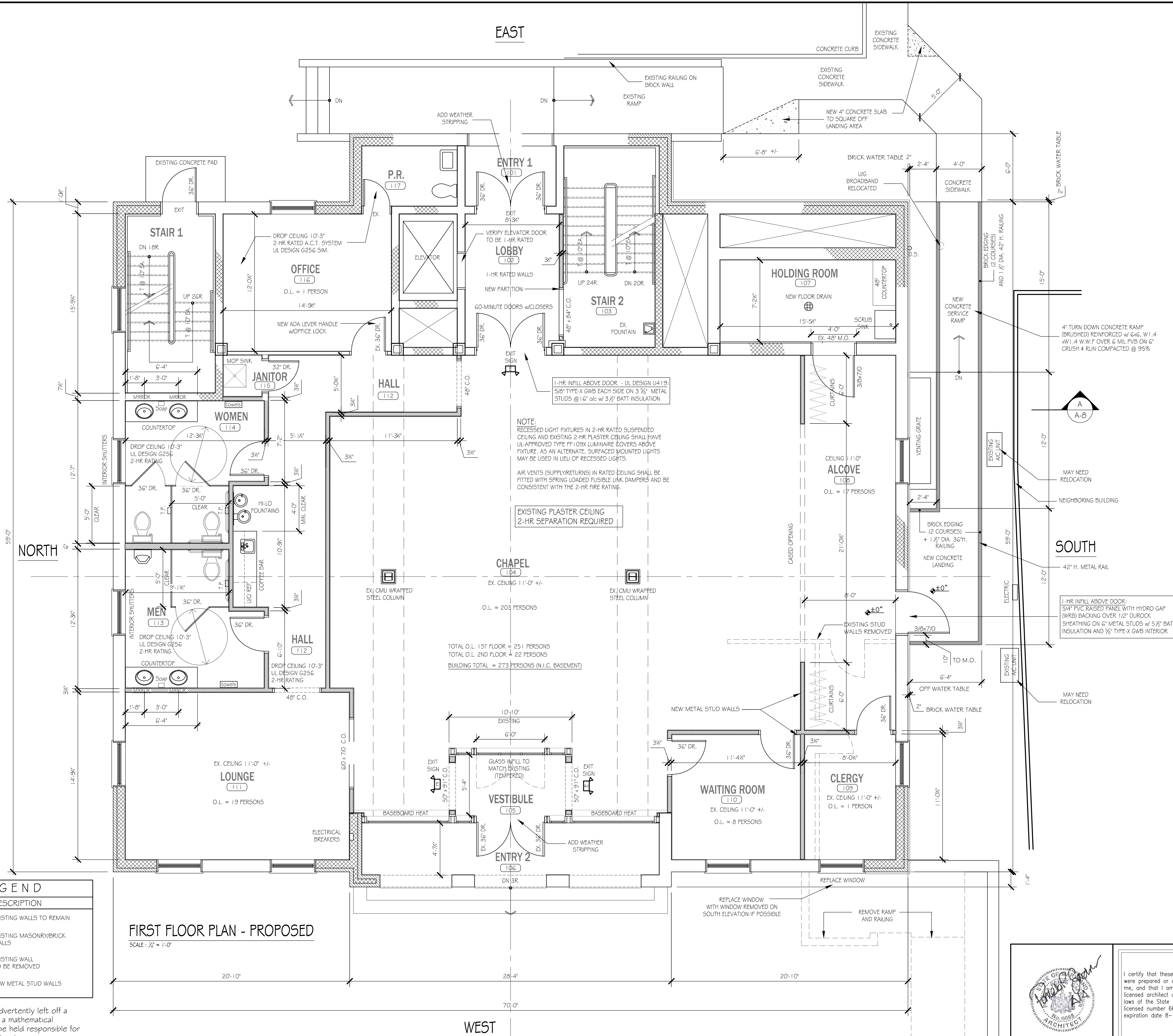
R-5

WALL LEGEND	
WALL TYPES	DESCRIPTION
	EXISTING WALLS TO REMAIN
	EXISTING MASONRY/BRICK WALLS
	EXISTING WALL TO BE REMOVED
	NEW METAL STUD WALLS

FIRST FLOOR PLAN - PROPOSED

SCALE: 1/4" = 1'-0"

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FRAMPTOM FUNERAL HOME

EASTON, MARYLAND

ARCHITECT:
PAMELA P. GARDNER, AIA, LLC
311 N. AURORA STREET
PO BOX 971 EASTON, MARYLAND 21601
410-820-7973

PROJECT: 2405
SCALE: 1/4" = 1'-0"
FIRST FLOOR
PLAN
PROPOSED

REV-DATE:
DATE: 6-28-24
DRAWN BY: MJL
SHEET

A-2

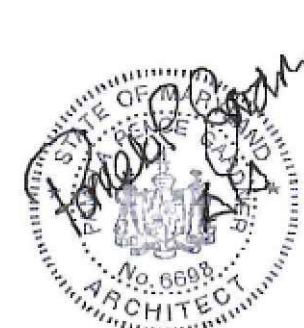
I certify that these documents were prepared or approved by me, and that I am a duly licensed architect under the laws of the State of Maryland, licensed number 6898-R, expiration date 8-15-2025





WEST ELEVATION PROPOSED - 30 N. HARRISON ST.
SCALE : 1/4" = 1'-0"

DO NOT SCALE DRAWINGS: In the event that a dimension is inadvertently left off a drawing or the Contractor is unable to determine a dimension by a mathematical process, contact the Architect. Pamela P Gardner, AIA will not be held responsible for any assumptions arising from the scaling of a drawing by the Contractor.



I certify that these documents were prepared or approved by me, and that I am a duly licensed architect under the laws of the State of Maryland, licensed number 6698-R, expiration date 8-15-2025.

ARCHITECT:
PAMELA P. GARDNER, AIA, LLC
311 N. AURORA STREET
PO BOX 971 EASTON, MARYLAND 21601
410-820-7973

FRAMPTOM FUNERAL HOME
EASTON, MARYLAND

PROJECT: 2405
SCALE: 1/4" = 1'-0"
ELEVATION

REV-DATE:
DATE: 6-28-24
DRAWN BY: MJL
SHEET

A-4



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ARCHITECT:
PAMELA P. GARDNER, AIA, LLC
311 N. AURORA STREET
PO BOX 971 EASTON, MARYLAND 21601
410-820-7973

FRAMPTOM FUNERAL HOME

EASTON, MARYLAND

PROJECT: 2405

SCALE: 1/4" = 1'-0"

SOUTH
ELEVATION
PROPOSED

REV-DATE:

DATE: 6-28-24

DRAWN BY: MJL

SHEET

A-5

30 N. Harrison Street
South View Photos





30 N. Harrison Street

West Elevation

Legend

- 30 N Harrison St
- Elizabeth Claire Salon
- Lizzy Dee



Untitled Map

Write a description for your map.

Legend

- Feature 1
- Feature 2
- Spring Hill Cemetery

30 N. Harrison Street
West View Photo











**Town of Easton Historic District Commission
Draft 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.

Vote	5 - 0
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*

Staff Presentation:

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

Applicant Presentation:

Naveed Khan, Tasty Trolly

Public Comment — None

Public Comment Written — None

**Commissioner Bateman 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

5. Discussion Item — None

6. Decision Summary Review —

**Vice Chairperson Brophy moved to approve the June 10, 2024 Decision Summary.
Commissioner Stuart 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 - 1237
Applicant: Marasun LLC
Location: 305 S. Harrison Street, Easton, MD 21601
Tax Map 0105, Grid 0EA, Parcel 2270
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.