



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

Monday, August 12, 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
Emily Carey
Dudley Greer
Michael Stuart

Staff:

Nicholas Johnson, Town Planner - Current

Absent:

Staff:

Miguel Salinas, Planning and Zoning Director
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 August 12, 2024 Agenda Summary.
Commissioner Stuart seconded the motion.**

<u>Vote</u>	<u>6 - 0</u>
FOR:	6 - Demby, Brophy, Bateman, Carey, Greer, Stuart
AGAINST:	0
ABSTAIN:	0
ABSENT:	0

3. Old Business —

a. File No.: 2023 - 1087
Applicant: Deborah Patterson and Charles Freeman

Location: 45 Pennsylvania Avenue, Easton, MD 21601
Tax Map 0103, Grid 00EA, Parcel 1085
Zoning: CB

Request: The applicant is proposing to remove portions of the decorative wood trim from the structure. The applicant also indicated that they are seeking to replace the old cedar shake siding on the northern and southern façades with unpainted cedar shake, and to install K-Style gutters. This is a contributing structure to the Historic District, and is noted as having “a charming complex jigsaw cornice”.

Background: At their December 11, 2023 meeting, the Commission granted a Certificate of Appropriateness for the replacement of two existing doors on the eastern façade of the structure, and to replace the second story window with a double hung window; on the southern façade, approval was granted for the in-kind replacement of the cedar shake siding, and to remove the existing first and second story windows, and to move and replace an existing door. At their January 22, 2024 meeting, the Commission granted an approval for the replacement of eleven (11) windows with a combination of wood and fiberglass-clad wood two-over-two windows.

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 40. Details and Ornamentation*

Staff Presentation:

Nicholas Johnson, Town Planner - Current

Applicant Presentation:

Deborah Patterson
Charles Freeman

Public Comment — None

Public Comment Written — None

The applicant amended their application to include half-round gutters instead of K-Style; and to include a request to install a brick steps and sconce light fixtures to the front entrance.

Commissioner Greer moved to approve the amended application with the condition that: 1) the applicant shall submit a cutsheet of the sconce light fixtures and the half-round gutters for the Chairperson’s review; 2) the decorative trim shall be preserved on the large front facing dormer and the north alley facing façade; and 3)

half round gutters and downspouts shall be used. Commissioner Carey seconded the motion.

<u>Vote</u>	<u>5 - 0 - 1</u>
FOR:	5 - Demby, Bateman, Carey, Greer, Stuart
AGAINST:	1 - Brophy
ABSTAIN:	0
ABSENT:	0

4. New Business —

- a. File No.: 2024 - 1251**
Applicant: John Peeling
Location: 208 Goldsborough Street, Easton, MD 21601
Tax Map 0103, Grid 00EA, Parcel 1135
Zoning: R-7A

Request: The applicant is proposing to construct a two story rear addition and a three car garage. The applicant is also proposing to install a standing seam metal roof, alterations to the windows with wood and clad-wood on the western façade, replacement of the siding and wooden trim, and the addition of a door to the western façade. This is a contributing structure to the Historic District, and is listed on the Maryland Register of Historic Places.

Background Information: At their January 8, 2024 meeting, the Commission granted a Certificate of Appropriateness for an identical application to the proposed. At the time of the meeting, the applicant amended their application to reflect the second story window on the Thoroughgood street frontage as aluminum clad windows. The approval was conditioned upon the metal roof meeting all compliance requirements with Guideline 70e. for Roof Material. No subsequent building permits were obtained within six months of the COA's issuance; expiring on July 8, 2024.

Historic District Guideline references:

- i. *Guideline 10. Preserve Historic Outbuildings*
- ii. *Guideline 44. Adding New Doors*
- iii. *Guideline 45. Screen, Storm, and Garage Doors*
- iv. *Guideline 67. New Rear Decks and Patios*
- v. *Guideline 68. Maintain Historic Roof Shape*
- vi. *Guideline 70. Roof Material*
- vii. *Guideline 73. Replace Historic Gutters and Downspouts In-Kind*
- viii. *Guideline 76. Preserve Historic Wood Siding*
- ix. *Guideline 77. Make Sensitive Replacements*
- x. *Guideline 89. Maintain Historic Windows*
- xi. *Guideline 90. Make Sensitive Replacements (Windows)*

- xii. *Guideline 91. Shutters*
- xiii. *Guideline 100. Rear Additions (New Construction)*
- xiv. *Guideline 103. Materials (New Construction)*
- xv. *Guideline 106. Details and Ornamentation (New Construction)*

Staff Presentation:

Nicholas Johnson, Town Planner - Current

Applicant Presentation:

None

Public Comment — None

Public Comment Written — None

Commissioner Stuart moved to approve the application with the condition that the applicant shall submit a cut sheet for the proposed standing metal roof to staff that meets the specifications of Guideline 70e. for Roof Material. Vice Chairperson Brophy seconded the motion.

<u>Vote</u>	<u>5 - 0 - 1</u>
FOR:	5 - Demby, Brophy, Bateman, Greer, Stuart
AGAINST:	0
ABSTAIN:	1 - Carey
ABSENT:	0

b. File No.: 2024 - 1254
Applicant: TLLI, LLC
Location: 120 S. Hanson Street, Easton, MD 21601
Tax Map 0104, Grid 00EA, Parcel 1918
Zoning: R-7A

Request: The applicant is proposing to replace two (2) second story windows on the south facing façade of the structure with sliding egress windows made of Fibrex®. The applicant stated that the SDLs on the new windows will match the grid pattern on the existing windows and the color of the windows will be dark. This is a non contributing structure to the Historic District.

Background: This application first came before the Commission on June 28, 2021 with a request to replace the two (2) second story windows with Anderson 100 Series casement windows, and to fill the remaining space with vinyl siding. The request was unanimously tabled by the Commission pending the submission of a new window design that would fill the entire existing window opening, and with a request to use a wooden clad window instead of a vinyl product. The applicant returned to the Commission at their July 24, 2023 meeting with a nearly identical request to install two (2) casement style Anderson 100 Series windows. The application was also unanimously tabled.

At their November 27, 2023 meeting, the Commission granted a Certificate of Appropriateness to install a casement style window conditioned upon that the casement window shall be divided into three-panes with simulated divided light, with the remainder of the window opening to be filled with a single pane of glass and a window air conditioning unit.

Historic District Guideline references:

- i. *Guideline 3. Make Sensitive Replacements*
- ii. *Guideline 89. Maintain Historic Windows*
- iii. *Guideline 90. Make Sensitive Replacements*
- iv. *Appendix B.2. Common Substitute Materials (Windows)*

Staff Presentation:

Nicholas Johnson, Town Planner - Current

Applicant Presentation:

Laurence Claggett

Public Comment — None

Public Comment Written — None

Commissioner Stuart moved to approve the application as submitted with a request that the windows shall be simulated divided light. Commissioner Bateman seconded the motion.

<u>Vote</u>	<u>6 - 0</u>
FOR:	6 - Demby, Brophy, Bateman, Carey, Greer, Stuart
AGAINST:	0
ABSTAIN:	0
ABSENT:	0

- c. **File No.:** 2024 - 1255
- Applicant:** Town of Easton
- Location:** 305 South Street, Easton, MD 21601
Tax Map 0104, Grid 0000, Parcel 1589
- Zoning:** R-7A

Request: The applicant is proposing various renovations to the existing structure including the construction of a new foundation, new smooth fiber cement siding, wood windows, doors, and a new cedar shake roof on the original portion of the structure. The applicant is also proposing a new 22.5' x 16' one-story addition to the rear of the structure. This is a contributing structure to the Historic District.

Background: The rehabilitation of this property is part of the ongoing efforts of the Housing on the Hill Initiative to revitalize properties located within a historic four block area known as “the Hill”. At their January 24, 2022 meeting, the Commission granted approval for a similar application with the condition that: 1) the front porch may be cedar or standing seam with 1 ½” height and 16” between seams; 2) the existing house shall have a cedar roof; and 3) the proposed addition shall have a standing seam of 1 ½” height with 16” between seams.

Historic District Guideline references:

- i. *Guideline 1. Preserve Significant Historic Features*
- ii. *Guideline 2. Repair Rather than Replace*
- iii. *Guideline 3. Make Sensitive Replacements*
- iv. *Guideline 4. Restore Significant Historic Features*
- v. *Guideline 42. Make Sensitive Replacements (Doors)*
- vi. *Guideline 68. Maintain Historic Roof Shape*
- vii. *Guideline 70. Roof Material*
- viii. *Guideline 73. Replace Historic Gutters and Downspouts In-Kind*
- ix. *Guideline 77. Make Sensitive Replacements (Siding)*
- x. *Guideline 78. Substitute Materials for Siding*
- xi. *Guideline 79. Fiber Cement Siding*
- xii. *Guideline 82. General Guidelines for Utilities*
- xiii. *Guideline 90. Make Sensitive Replacements*
- xiv. *Guideline 100. Rear Additions*

Staff Presentation:

Nicholas Johnson, Town Planner - Current

Applicant Presentation:

Trevor Newcomb

Public Comment — None

Public Comment Written — None

Vice Chairperson Brophy moved to approve the application with the condition that: 1) the metal roof shall comply with Guidelines 68 and 70 of the Historic District Guidelines; 2) the front porch shall be brick; and 3) half-round gutters and round downspouts shall be used. Commissioner Bateman seconded the motion.

<u>Vote</u>	<u>6 - 0</u>
FOR:	6 - Demby, Brophy, Bateman, Carey, Greer, Stuart
AGAINST:	0
ABSTAIN:	0
ABSENT:	0

5. Discussion Item —

- a. The Commission held an in depth discussion regarding an administrative approval on the July 8, 2024 agenda for the temporary placement of a 4' x 8' panel sign at 521 August Street (*Application 2024-1245*). Given that the request complies with §28-601.E.4.d of the Town of Easton Zoning Ordinance, and the Easton Historic District Design Guidelines (*Chapter 2.5 Staff Approvals and Guideline 25. General Guidelines for Signage*), staff administratively approved the application as submitted.

Considering the caliber of the signage, and the differing definition of a “temporary” sign placement and its consistency to the guidelines of a historic property, it was of the Commission’s opinion that the application should have been formally heard before them. The Commission also noted an inconsistency in its formal appearance on the July 8th agenda. The Commission continued in an open dialogue on potential revisions to the language of the general guidelines for signage in the Historic District Guidelines and the additional ongoing effort to revise the current guidelines. Staff clarified the definition of temporary signage as per the Town Code, and assured the Commission that they would improve measures in their internal process to avoid lapses in the review and approval of administrative reviews.

6. Decision Summary Review —

- a. **Approval of the Draft Decision Summary from the July 8, 2024 meeting -**

Vice Chairperson Brophy moved to approve the July 8, 2024 Decision Summary. Commissioner Bateman seconded the motion.

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

- b. **Approval of the Draft Decision Summary from the July 22, 2024 meeting -**

Vice Chairperson Brophy moved to approve the July 22, 2024 Decision Summary. Commissioner Stuart seconded the motion.

<u>Vote</u>	<u>6 - 0</u>
FOR:	6 - Demby, Brophy, Bateman, Carey, Greer, Stuart
AGAINST:	0
ABSTAIN:	0
ABSENT:	0

7. Administrative Approval

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

Request: The applicant is requesting to install a 8” concrete pad next to the front door in order to meet and comply with ADA requirements. This is a non contributing structure to the Historic District.

Historic District Guideline references:

- i. *Guideline 15. Preserve Historic Sidewalk and Curb Materials*

- b. **File No.:** 2024 - 1256
Applicant: Town and Country Roofing
Location: 116 Talbot Lane, Easton, MD 21601
Tax Map 0104, Grid 00EA, Parcel 1953
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*

8. Consent Docket — None

9. **Adjournment** — Commissioner Bateman moved to adjourn. Vice Chairperson Brophy seconded the motion. The meeting was adjourned at 7:44 p.m.