



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

Monday, August 26, 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
Kevin Bateman
Emily Carey
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

Absent:

Commission Members:

Maria Brophy, Vice Chairperson

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

2. Agenda Summary Review —

**Commissioner Greer moved to approve the August 26, 2024 Agenda Summary.
Commissioner Stuart seconded the motion.**

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

3. Old Business — None

4. New Business —

a. **File No.:** 2024 - 1273 / HD 24 - 93
Applicant: Laurence and Kelly Pezor
Location: 407 Goldsborough Street, Easton, MD 21601
Tax Map 0103, Grid 00EA, Parcel 0747
Zoning: R-7A

Request: The applicant is proposing to replace the existing rear steps and railing with new brick steps and iron railing; to install environmental pavers around the newly constructed carriage garage for a 216 square foot patio; and to install a 6' privacy fence in the rear yard. The primary structure on this property is considered a contributing structure to the Historic District, and is listed on the Maryland Inventory of Historic Places.

Background: At their June 27, 2022 meeting, the Commission granted approval for the construction of a new garage. In January 2024, the Commission approved an amended application which proposed changes to the material and scale of the garage.

Historic District Guideline references:

- i. *Guideline 9. New Driveways*
- ii. *Guideline 14. Perimeter Walls and Fences*
- iii. *Guideline 65. Make Sensitive Replacements (Porches)*

Staff Presentation:

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

Applicant Presentation:

Kelly Pezor

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

b. **File No.:** 2024 - 1265 / HD 24 - 91
Applicant: Barrow & Sons, LLC
Location: 222 S. Washington Street, Easton, MD 21601
Tax Map 0105, Grid 00EA, Parcel 2088

Zoning: R-10A

Request: The applicant is proposing to remove the existing colonial revival treated trim surrounding the front entryway door to expose the hidden transom above, with fluted Azek trim to be added to both sides of the door. This is a non contributing structure to the Historic District.

Historic District Guideline references:

- i. *Guideline 41. Maintain Original and Historic Doors*
- ii. *Guideline 42. Make Sensitive Replacements*
- iii. *Guideline 43. Restore Missing or Inappropriately Altered Doors*

Staff Presentation:

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

Applicant Presentation:

Megan Murray

Public Comment — None

Public Comment Written — None

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

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

c. File No.: 2024 - 1276 / HD 24 - 96

Applicant: Enid McKittrick

Location: 116 Goldsborough Street, Easton, MD 21601

Tax Map 0103, Grid 00EA, Parcel 1141

Zoning: R-7A

Request: The applicant is proposing to remove a secondary door from the front porch. The space will be filled in with siding that matches the existing siding of the house. This is a contributing structure to the Historic District.

Background: The Easton Historic District Survey notes that the front porch of this structure was previously enclosed; indicating that the proposed door to be removed is likely non-original.

Historic District Guideline references:

- i. *Guideline 4. Restore Significant Historic Features*
ii. *Guideline 77. Make Sensitive Replacements (Siding)*

Staff Presentation:

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

Applicant Presentation:

Enid McKittrick

Public Comment — None

Public Comment Written — None

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

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

d. File No.: 2024 - 1270 / HD 24 - 92
Applicant: Willow Construction
Location: 106 South Street, Easton, MD 21601
Tax Map 0104, Grid 00EA, Parcel 1960
Zoning: R-7A

Request: The applicant is proposing to remove the existing rear loading dock door and frame, and to widen the existing opening with the addition of new hollow metal doors. This is a contributing structure to the Historic District, and is listed on the Maryland Inventory of Historic Properties.

Outstanding Issues: On January 3, 1990 a Maryland Historic Trust preservation easement was recorded on this property that requires exterior alterations to receive written approval from the Maryland Historic Trust.

Historic District Guideline references:

- i. *Guideline 41. Maintain Original and Historic Doors*
ii. *Guideline 42. Make Sensitive Replacements*
iii. *Guideline 43. Restore Missing or Inappropriately Altered Doors*

Staff Presentation:

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

Applicant Presentation:

Shaquille Turner, Willow Construction

Jennifer Chrzanowski, Interim Director of the Academy Art Museum

Public Comment — None

Public Comment Written — None

Commissioner Bateman moved to approve the application subject to approval from the Maryland Historic Trust. Commissioner Stuart seconded the motion.

Vote 5 - 0 - 1

FOR: 5 - Demby, Bateman, Carey, Greer, Stuart

AGAINST: 0

ABSTAIN: 0

ABSENT: 1 - Brophy

e. File No.: 2024 - 1274 / HD 24 - 94

Applicant: Anchor Church

Location: 620 Goldsborough Street, Easton, MD 21601

Tax Map 0103, Grid 00EA, Parcel 0956

Zoning: R-7A

Request: The applicant is proposing to resurface the existing gravel parking lot with asphalt. The proposed level of disturbance is approximately 53,378 square feet. This is a non contributing structure to the Historic District.

Historic District Guideline references:

i. *Guideline 12. Universal Guidance for Parking Lots*

ii. *Guideline 13. New Parking Lots*

Staff Presentation:

Miguel Salinas, Planning and Zoning Director

Nicholas Johnson, Town Planner - Current

Tom Diem, Building Code Official

Applicant Presentation:

Pastor Paul Carroll

Public Comment — None

Public Comment Written — None

Commissioner Greer moved to table the application pending the submission of a landscaping plan that incorporates a 3' wide landscape buffer along the Goldsborough Street frontage (*Guideline 13.c*). The Commission also suggested that

the applicant reach out to the Town’s Engineering Department for comment on the proposal. Commissioner Bateman seconded the motion.

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

5. Discussion Item —

- a. Proposed addition of a new outdoor pavilion at 22 S. Harrison Street - Legal Assets Craft Food & Spirits — Ms. Pamela Gardner and Bo Orstain were present on behalf of Legal Assets Craft Food & Spirits to discuss the preliminary design set of a proposed outdoor pavilion at 22 S. Harrison Street. The proposal includes a satellite kitchen area, additional bar space, and ADA compliant restrooms. The Commission provided their feedback on the project; noting general massing concerns to the surrounding properties, and loud noise levels in consideration of the recent passing of a Commercial Noise Ordinance (*Ordinance No. 823*). The Commission made recommendations for materials to be used including half round gutters, and advised the applicant to return upon submission with their preference in column material.
- b. The Commission continued their discussion from the August 12, 2024 meeting regarding the administrative approval process of Historic District applications, and the additional ongoing effort to revise the current Historic District Guidelines.

6. Decision Summary Review —

Commissioner Bateman moved to approve the August 12, 2024 Decision Summary. Commissioner Greer seconded the motion.

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

7. Administrative Approval

- a. **File No.:** 2024 - 1275 / HD 24 - 95
Applicant: Dock Street Foundation
Location: 41 E. Dover Street, Easton, MD 21601
Tax Map 0103, Grid 00EA, Parcel 1196

Zoning: CB

Request: The applicant is requesting approval for a temporary 46” tall sandwich board sign. The application may be administratively approved subject to the condition that the sign shall be located so as not to impede pedestrian traffic, and must be removed during the business’ closing hours. This is a contributing structure to the Historic District.

Historic District Guideline references:

i. *Guideline 28. Free-standing Signs*

b. File No.: 2024 - 1277 / HD 24 - 97

Applicant: Griffith Energy Services, Inc.

Location: 214 Goldsborough Street, Easton, MD 21601

Tax Map 0103, Grid 00EA, Parcel 1133

Zoning: R-7A

Request: The applicant is requesting to replace the existing roof mounted 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 unit shall be mounted in a manner 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 - 1279 / HD 24 - 98

Applicant: Jessica Young

Location: 407 August Street, Easton, MD 21601

Tax Map 0103, Grid 00EA, Parcel 1079

Zoning: R-7A

Request: The applicant is requesting to remove and replace the existing architectural asphalt shingle roof in-kind. The existing soffit and fascia 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*

326 **8. Consent Docket** — None

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329 **9. Adjournment** — Commissioner Greer moved to adjourn. Commissioner Carey
330 seconded the motion. The meeting was adjourned at 7:35 p.m.