



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

Monday, September 9, 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/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:

Miguel Salinas, Planning and Zoning Director
Nicholas Johnson, Town Planner - Current
Susan Filbird, Code Enforcement Officer

Absent:

Staff:

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 September 9, 2024 Agenda Summary. Commissioner Stuart seconded the motion.

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

3. Old Business —

a. File No.: 2024 - 1214 / HD 24 - 64
Applicant: Linda Redmond

Location: 410 August Street, Easton, MD 21601
Tax Map 0104, Grid 00EA, Parcel 1067
Zoning: R-7A

Request: The applicant is proposing to install a total of six (6) new fiberglass-clad wood windows. Four (4) of these windows will be new, one (1) will be replacing an existing vinyl window, and one (1) will replace an existing door. An existing vinyl window will also be installed in the rear with a vinyl-clad French style door. The applicant is also requesting to replace the siding with new smooth fiber cement lap style siding, and to install two (2) HVAC units on the West side of the house, to be screened from view using plantings. This is a contributing structure to the Historic District.

Outstanding Issues: There is an outstanding Code Enforcement case (Case #24-0353) regarding a violation of the Town’s maintenance code (IPMC 304.2 Protective Treatment). Notice was sent to the property owner on March 1, 2024 directing the property owner to “scrape and paint all the peeling paint surfaces on the exterior of the single-family dwelling.”

Historic District Guideline references:

- i. *Secretary of the Interior's Standards for Rehabilitation*
- ii. *Guideline 1. Preserve Significant Historic Features*
- iii. *Guideline 2. Repair Rather than Replace*
- iv. *Guideline 3. Make Sensitive Replacements*
- v. *Guideline 44. Adding New Doors*
- vi. *Guideline 48. HVAC*
- vii. *Guideline 76. Preserve Historic Wood Siding*
- viii. *Guideline 77. Make Sensitive Replacements (Siding)*
- ix. *Guideline 78. Substitute Materials for Siding*
- x. *Guideline 79. Fiber Cement Siding*
- xi. *Guideline 90. Make Sensitive Replacements (Windows)*
- xii. *Appendix B.2. Common Substitute Materials (Siding)*
- xiii. *Appendix B.2. Common Substitute Materials (Windows)*

Staff Presentation:

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

Applicant Presentation:

Linda Redmond

Public Comment — None

Public Comment Written — None

Commissioner Bateman moved to table the application subject to the conduction of a site visit to determine the condition of the existing siding. Commissioner Greer seconded the motion.

Vote 6 - 0

FOR: 6 - Demby, Brophy, Bateman, Carey, Greer, Stuart

AGAINST: 0

ABSTAIN: 0

ABSENT: 0

b. File No.: 2023 - 1087 / HD 23 - 139

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 the existing siding on the front and rear facades, and to install new cedar shake siding to match the new siding on the side facades. The applicant is also proposing a change in style to a previously approved fiberglass door. This is a contributing structure to the Historic District.

Background: At their December 11, 2023 meeting, the Commission granted the approval for a request for window and door replacements on the front and south facades, and siding replacement on the South façade. At their January 22, 2024 meeting, the Commission also granted approval for the replacement of all remaining windows. On August 12, 2024 the Commission granted their conditional approval for the removal of decorative trim, the installation of new gutters, and cedar shake siding on the side facades.

Historic District Guideline references:

- i. *Guideline 41. Maintain Original and Historic Doors*
- ii. *Guideline 42. Make Sensitive Replacements*
- iii. *Appendix B.2. Common Substitute Materials (Doors)*
- iv. *Guideline 76. Preserve Historic Wood Siding*
- v. *Guideline 77. Make Sensitive Replacement (Siding)*

Staff Presentation:

Miguel Salinas, Planning and Zoning Director

Nicholas Johnson, Town Planner - Current

Applicant Presentation:

Deborah Patterson

Charles Freeman

Public Comment — None
Public Comment Written — None

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

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

4. New Business —

- a. **File No.:** 2024 - 1281 / HD 24 - 99
Applicant: Yuner Sanchez
Location: 108 N. Park Street, Easton, MD 21601
Tax Map 0103, Grid 00EA, Parcel 0800
Zoning: R-10A

Request: The applicant is proposing to replace the existing wood trim, facia, and soffit with metal, and to replace the existing wood deck board with new composite decking. The applicant is also proposing to replace the existing wood privacy fence, the replacement of a small section of gutter, the installation of a new screen on the porch, and the repair or replacement of the shed door. This is a non-contributing structure to the Easton Historic District due to past alterations and a change in the environment surrounding the property.

Historic District Guideline references:

- i. *Guideline 14. Perimeter Walls and Fences*
- ii. *Guideline 45. Screen, Storm, and Garage Doors*
- iii. *Guideline 64. Preserve Historic Porches*
- iv. *Guideline 65. Make Sensitive Replacements (Porches)*
- v. *Guideline 73. Replace Historic Gutters and Downspouts In-kind*
- vi. *Guideline 76. Preserve Historic Wood Siding*
- vii. *Guideline 78. Substitute Materials for Siding*

Staff Presentation:

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

Applicant Presentation:

Yuner Sanchez

Public Comment — None
Public Comment Written — None

The applicant amended their application to withdraw the request to replace the shed doors.

Vice Chairperson Brophy moved to approve the amended application as submitted. Commissioner Greer seconded the motion.

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

5. Discussion Item —

- a. Preliminary discussion for new construction at 220 South Street — Bridget and John Horner were present to discuss the preliminary reconstruction at 220 South Street. This preliminary proposal includes the addition of a new two car garage (including the removal of three cedar trees), the reconstruction of the existing porches along the Northeast corner in-kind with a main entrance access, and the refurbishing of the exterior carriage and cottage house in the rear. The Commission generally favored the proposal as presented, with a strong recommendation for the applicant to also contact the Maryland Historic Trust since there is a preservation easement along the property.
- b. Preliminary discussion for the proposed replacement of the second floor exterior staircase and first floor accessibility ramp at 405 S. Washington Street — Members of Third Haven Friends Meeting were present to discuss the replacement of the second floor exterior staircase and accessibility ramp at 405 S. Washington Street. The Commission provided their general feedback with comments regarding ADA safety compliance, potential easements, and other applicable preservation guidelines.
- c. Fencing surrounding utility easements on Town-owned parking lot #11 (Corner of Talbot Lane and South Lane) — Kody Cario was present on behalf of the Town of Easton Engineering Department to seek the Commission's feedback on a proposed wooden privacy fence with a cap board. Easton Utilities is proposing to build a gas regulator station in the utility easement along the Town-owned parking lot at 23 Talbot Lane. The station will be surrounded by an 8' tall wooden fence with an access gate. This project will be administratively approved by the Town Engineer as per Section 28-601.E.2.c of the Town Code.

231 **6. Decision Summary Review —**

232
233 **Commissioner Bateman moved to approve the August 26, 2024 Decision Summary.**
234 **Commissioner Stuart seconded the motion.**

235
236

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

241
242
243 **7. Administrative Approval**

244
245 **a. File No.: 2024 - 1283 / HD 24 - 100**
246 **Applicant: Chris Jordan Exteriors**
247 **Location:** 312 South Street, Easton, MD 21601
248 Tax Map 0104, Grid 0000, Parcel 1848
249 **Zoning:** R-7A

250
251 **Request:** The applicant is requesting to remove and replace the existing
252 architectural asphalt shingle roof in-kind. The existing soffit and fascia shall
253 remain. This is a contributing structure to the Historic District.

254
255 Historic District Guideline references:

- 256 *i. Guideline 68. Maintain Historic Roof Shape*
257 *ii. Guideline 70. Roof Material*
258

259
260 **8. Consent Docket — None**

261
262
263 **9. Adjournment —** Commissioner Greer moved to adjourn. Vice Chairperson Brophy
264 seconded the motion. The meeting was adjourned at 7:33 p.m.