



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

Tuesday, October 15, 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

Susan Filbird, Code Enforcement Officer

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 October 15, 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 - 1306 / HD 24 - 117
Applicant: Wilson Outdoor Company LLC
Location: 24 N. Harrison Street, Easton, MD 21601
Tax Map 0103, Grid 00EA, Parcel 1146
Zoning: CB

Request: The Applicant is requesting to install a new four (4) square foot wooden hanging sign, and a 6.7 square foot wooden building sign to be mounted above the storefront window. This is 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*
- iii. *Guideline 35. Wall Signs*

Staff Presentation:

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

Applicant Presentation:

William White, Wilson Outdoor Company LLC

Public Comment — None

Public Comment Written — None

Commissioner Bateman 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 - 1292 / HD 24 - 106
Applicant: Callahan Signs LLC
Location: 29 E. Dover Street, Easton, MD 21601
Tax Map 0103, Grid 00EA, Parcel 1222
Zoning: CB

Request: The Applicant is proposing to reface an existing 11.7 square foot hanging sign to be constructed with translucent vinyl and to be internally illuminated. This is a contributing structure to the Historic District.

Historic District Guideline references:

- i. *Guideline 25. General Guidelines for Signage*
ii. *Guideline 30. Lighting for Signs*
iii. *Guideline 31. Hanging and Bracket Signs*

Staff Presentation:

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

Applicant Presentation:

John Callahan, Callahan Signs LLC

Public Comment — None

Public Comment Written — None

The Applicant amended their application to state that the sign will not be internally illuminated.

Commissioner Stuart moved to approve the amended application with the condition that any proposed external illumination may be approved by staff after consultation with the Chair. Commissioner Bateman seconded the motion.

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

- c. **File No.:** 2024 - 1293 / HD 24 - 107
Applicant: Callahan Signs LLC
Location: 6 S. West Street, Easton, MD 21601
Tax Map 0104, Grid 00EA, Parcel 1312
Zoning: CB

Request: The Applicant is proposing to install a new six (6) square foot wall sign to be constructed of an aluminum composite material (ACM) and vinyl print. This is a non contributing structure to the Historic District.

Historic District Guideline references:

- i. *Guideline 25. General Guidelines for Signage*
ii. *Guideline 35. Wall Signs*

Staff Presentation:

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

Applicant Presentation:

John Callahan, Callahan Signs LLC

Public Comment — None

Public Comment Written — None

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

Vote 4 - 0 - 2

FOR: 4 - Brophy, Bateman, Carey, Stuart

AGAINST: 0

ABSTAIN: 0

ABSENT: 2 - Demby, Greer

d. File No.: 2024 - 1291 / HD 24 - 105

Applicant: Hanson Street Holdings, LLC

% Skyler Hopkins

Location: 411 North Street, Easton, MD 21601

Tax Map 0103, Grid 0000, Parcel 0726

Zoning: R-7A

Request: The Applicant is proposing to install a six (6) foot tall privacy style fence along the western property line, and a three (3) foot tall picket style fence to enclose the remainder of the rear and side yards. This is a contributing structure to the Historic District.

Background: On September 12, 2024 a notice letter for Code Enforcement case # 24-1548 was sent to the property owner regarding fencing being installed without a building permit or a Historic District Certificate of Appropriateness.

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:

Lori Yates

Public Comment — None

Public Comment Written — None

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

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

- e. **File No.:** 2024 - 1297 / HD 24 - 109
Applicant: Third Haven Friends Meeting House
Location: 405 S. Washington Street, Easton, MD 21601
Tax Map 0106, Grid 0000, Parcel 2288
Zoning: R-10A

Request: The Applicant is proposing various exterior improvements including the removal of a brick chimney, exterior lighting, additional gutters and the restoration of a transom on the south façade, and the replacement of an exterior wooden staircase and door on the western façade. An existing wooden ramp will also be reconstructed in order to provide an ADA compliant brick ramp and landing. The Applicant is also requesting the removal of a healthy crepe myrtle tree located within the Critical Area Boundary. The proposed mitigation tree (chinquapin oak) is proposed to be replanted to the north of the building within the Critical Area Boundary. This is a contributing structure to the Historic District.

Historic District Guideline references:

- i. *Guideline 4. Restore Significant Historic Features*
- ii. *Guideline 6. Comply with Health and Safety Codes*
- iii. *Guideline 37. ADA Ramps*
- iv. *Guideline 42. Make Sensitive Replacements (Doors)*
- v. *Guideline 43. Restore Missing or Inappropriately Altered Doors*
- vi. *Guideline 52. Choose Appropriate New or Replacement Fixtures*
- vii. *Guideline 54. Fire Escapes and Exterior Stairs*
- viii. *Guideline 73. Replace Historic Gutters and Downspouts In-Kind*

Staff Presentation:

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

Applicant Presentation:

Priscilla B. Sener
Steve Meixner

Public Comment — None

Public Comment Written — None

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

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

f. File No.: 2024 - 1299 / HD 24 - 111
Applicant: TLL LLC
Location: 122 N. Harrison Street, Easton, MD 21601
Tax Map 0103, Grid 00EA, Parcel 0645
Zoning: CB

Request: The Applicant is proposing to reconstruct the existing front porch. The new porch will consist of a standing seam metal roof with wooden porch posts. The Applicant is also proposing to replace the existing asphalt shingle roof in-kind. This is a contributing structure to the Historic District.

Historic District Guideline references:

- i. *Guideline 3. Make Sensitive Replacements*
- ii. *Guideline 65. Make Sensitive Replacements (Porches)*
- iii. *Guideline 68. Maintain Historic Roof Shape*
- iv. *Guideline 70. Roof Material*

Staff Presentation:

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

Applicant Presentation:

Larney Claggett, TLL LLC

Public Comment — None

Public Comment Written — None

Commissioner Bateman moved to approve the application with the condition that the applicant provide a revised cut sheet for the standing seam metal roof to staff for review. Commissioner Stuart seconded the motion.

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

g. File No.: 2024 - 1308 / HD 24 - 119
Applicant: Beowulf Electricity & Data

Location: 20 N. Washington Street, Easton, MD 21601
Tax Map 0103, Grid 00EA, Parcel 1210
Zoning: CB

Request: The Applicant is proposing to install an 8’ by 17’ walk-in freezer located to the rear of the structure. This addition will subsequently require the creation of a new opening in the rear block wall to provide access from the kitchen; and the relocation of the existing utility infrastructure and downspouts on the rear façade. This is a contributing structure to the Historic District.

Historic District Guideline references:
i. Guideline 11. Erect New Outbuildings Sensitively

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

Applicant Presentation:
Matthew Mason, Bluepoint Hospitality

Public Comment — None
Public Comment Written — None

Commissioner Bateman moved to approve the application as submitted.
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

h. File No.: 2024 - 1300 / HD 24 - 112
Applicant: Forever Young Renovations LLC
Location: 20 N. Hanson Street, Easton, MD 21601
Tax Map 0103, Grid 0000, Parcel 1152
Zoning: CB

Request: The Applicant is proposing to remove the existing cedar shingle siding, and to install new fiber cement lap siding on the primary structure and garage. The Applicant is also requesting to install new K-style gutters, and to remove the existing wooden garage doors to be installed with a new overhead garage door. The Easton Historic District Survey notes that both the primary structure and the garage are considered contributing structures 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 10. Preserve Historic Outbuildings*
 - v. *Guideline 45. Screen, Storm, and Garage Doors*
 - vi. *Guideline 73. Replace Historic Gutters and Downspouts In-Kind*
 - 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*

Staff Presentation:

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

Applicant Presentation:

Forever Young Renovations LLC

Public Comment — None

Public Comment Written — None

Commissioner Stuart moved to table the application pending a site visit to evaluate the condition of the existing lap siding. 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

- i. **File No.:** 2024 - 1304 / HD 24 - 115
- Applicant:** Walter E. Chase Sr.
- Location:** 17 S. Locust Lane, Easton, MD 21601
Tax Map 0104, Grid 00EA, Parcel 1580
- Zoning:** R-7A

Request: The Applicant is seeking approval to demolish a structure that was heavily damaged by a fire originating from the neighboring property at 15 S. Locust Lane. This is a contributing structure to the Historic District.

Background: On February 3, 2024, a fire originating from 15 S. Locust Street occurred causing significant damage to both 15 and 17 S. Locust Lane. On February 5, 2024 a Condemnation Order (*Case # 24-0195*) was issued by the Code Enforcement Department which states that the property was found to be

unfit for human occupancy, and directs the property owner to obtain building permits for repairs, or to receive approval for the demolition of the structure.

Historic District Guideline references:

- i. *Demolition Review Procedures*
- ii. *Guideline 128. Avoid Demolition*

Staff Presentation:

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

Applicant Presentation:

Walter E. Chase Sr.

Public Comment:

Ida Webb, 16 S. Locust Lane

Public Comment Written — None

Commissioner Bateman moved to approve the demolition based on the following determinations: 1) evidence presented in the Building Inspection Department’s Inspection report that the property is a total loss; and 2) evidence and testimony presented from the Code Enforcement that the property was found to be unfit for human occupancy. The approval was conditioned upon the applicant seeding and returning the vacant lot to green space until new construction is proposed. Commissioner Stuart seconded the motion.

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

- j. File No.:** 2024 - 1307 / HD 24 -118
Applicant: Dover Station LLC
Location: 500 Dover Road, Easton, MD 21601
Tax Map 0104, Grid 00EA, Parcel 1055
Zoning: CB

Request: The Applicant is seeking approval for the renovation of building areas 3, 4, and 5. The Commission has previously determined buildings 4 and 5 to be considered non-contributing, and building area 3 to be contributing.

The proposed scope of work for building area 3 includes the reopening of two existing arched windows, and the installation of a new glass door opening on the

Rails-to-Trails façade. The existing paint will also be removed, cleaned and repointed as necessary from the existing brick masonry. The Applicant is also proposing to construct a new ADA compliant ramp; and an 11' by 94' one-story addition to be constructed along the southern façade of building area 3.

The proposed work to building 4 includes the construction of a new mezzanine to house mechanical equipment to be screened by metal fencing. The proposed work to building area 5 includes additional window openings along the Dover Street façade and the western façade of the building with the addition of a green wall system covering the existing concrete block façade; a new metal awning, two new windows, and a glass door.

Historic District Guideline references:

- i. *Guideline 1. Preserve Significant Historic Features*
 - ii. *Guideline 2. Repair Rather than Replace*
 - iii. *Guideline 4. Restore Significant Historic Features*
 - iv. *Guideline 5. Adaptive Reuse*
 - v. *Guideline 6. Comply with Health and Safety Codes*
 - vi. *Guideline 23. Murals*
 - vii. *Guideline 37. ADA Ramps*
 - viii. *Guideline 38. Awnings for Commercial Buildings*
 - ix. *Guideline 41. Maintain Original and Historic Doors*
 - x. *Guideline 44. Adding New Doors*
 - xi. *Guideline 45. Screen, Storm, and Garage Doors*
 - xii. *Guideline 48. HVAC*
 - xiii. *Guideline 50. Maximize Daylight*
 - xiv. *Guideline 53. Façade Illumination*
 - xv. *Guideline 55. Maintain Historic Masonry*
 - xvi. *Guideline 56. Cleaning Historic Masonry*
 - xvii. *Guideline 57. Repointing Masonry*
 - xviii. *Guideline 71. Roof Appurtenances*
 - xix. *Guideline 74. Maintain Historic Parapets*
 - xx. *Guideline 82. General Guidelines for Utilities*
 - xxi. *Guideline 83. Trash and Refuse Containers*
 - xxii. *Guideline 84. Mechanical Equipment*
 - xxiii. *Guideline 85. Vents and Hoods*
 - xxiv. *Guideline 89. Maintain Historic Windows*
- Guidelines for New Construction:
- xxv. *Guideline 94. Style (New Construction)*
 - xxvi. *Guideline 96. Orientation, Alignment, and Setback*
 - xxvii. *Guideline 101. Lateral Additions*
 - xxviii. *Guideline 103. Materials*

Staff Presentation:

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

Applicant Presentation:
Sevan Topjian, Dover Station LLC

Public Comment — None
Public Comment Written — None

Commissioner Bateman moved to approve the application subject to the following conditions: 1) all signage (including the mural) shall be reviewed by the Commission at a later time as a separate application; 2) the repointing and removal of paint from the historic masonry shall be done in accordance with Guidelines 56 and 57; 3) trash receptacle shall be screened from view using opaque fencing or screening; and 4) the Applicant shall return for the review of all lighting, utilities, and screening. 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

5. Discussion Item — None

6. Decision Summary Review —

Commissioner Bateman moved to approve the September 23, 2024 Decision Summary. 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

7. Administrative Approval

a. File No.: 2024 - 1301 / HD 24 - 113
Applicant: Dr. Ruth Wittersgreen
Location: 5 E. Dover Street, Easton, MD 21601
Tax Map 0103, Grid 00EA, Parcel 1217
Zoning: CB

Request: The Applicant is requesting approval for the placement of a 7.8 square foot sandwich board sign at 5 E. Dover Street. The application is approved subject to the following condition:

1. The sign must be located so not as to impede pedestrian traffic and must be removed during the business's closed hours.

Historic District Guideline references:

- i. *Guideline 28. Free-standing Signs*

- b. File No.:** 2024 - 1302 / HD 24 - 114
Applicant: Forever Young Renovations LLC
Location: 413 August Street, Easton, MD 21601
Tax Map 0103, Parcel 1080
Zoning: R-7A

Request: The Applicant is requesting to remove and 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*

- c. File No.:** 2024 - 1305 / HD 24 - 116
Applicant: 5 Star Roofing and Restoration LLC
Location: 620 Goldsborough Street, Easton, MD 21601
Tax Map 0103, Parcel 0954
Zoning: R-7A

Request: The Applicant is requesting to remove and 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 - 1317 / HD 21 - 121
Applicant: Talbot 3 LLC
Location: 9 S. Harrison Street, Easton, MD 21601
Tax Map 0104, Parcel 1527, Lot 9
Zoning: CB

Request: The Applicant is requesting the replacement of five (5) exterior lighting fixtures. This is a contributing structure to the Historic District.

Historic District Guideline references:

- i. *Guideline 52. Choose Appropriate New or Replacement Fixtures*
- ii. *Guideline 53. Façade Illumination*

8. Consent Docket — None

9. Adjournment — Commissioner Stuart moved to adjourn. Commissioner Carey seconded the motion. The meeting was adjourned at 8:00 p.m.