



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

Monday, October 28, 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

Dudley Greer

Michael Stuart

Absent:

Commission Members:

Maria Brophy, Vice Chairperson

Emily Carey

Staff:

Nicholas Johnson, Town Planner - Current

Samantha Smith, Administrative Specialist

Tom Diem, Building Code Official

Staff:

Staff:

Miguel Salinas, Planning and Zoning Director

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

2. Agenda Summary Review —

**Commissioner Stuart moved to approve the October 28, 2024 Agenda Summary.
Commissioner Greer seconded the motion.**

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

3. Old Business —

a. 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 proposing the installation of three (3) wall signs to be located on the north and east facades. The first 120 square foot PVC sign will be placed on the northern façade, while the second sign will be painted onto the painted masonry in a 75 square foot area. The third sign will be located on the eastern courtyard facing façade and will be 24 square feet in area.

Historic District Guideline references:

- i. *Guideline 23. Murals*
- ii. *Guideline 25. General Guidelines for Signage*
- iii. *Guideline 35. Wall Signs*

Staff Presentation:

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 as submitted.
Commissioner Stuart seconded the motion.

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

b. File No.: 2023 - 1032 / HD 23 - 109

Applicant: Paquin Design - Build

% Erin Aguilar

Location: 123 S. Washington Street, Easton, MD 21601

Tax Map 0104, Grid 0000, Parcel 1987

Zoning: CB

Request: The applicant is proposing to demolish an existing single-story, non contributing commercial structure. Following demolition, a three-story mixed-use structure consisting of first floor retail, and apartment units on the second and third floors will be constructed.

Background: At their September 25, 2023 meeting, the Historic District Commission granted a Certificate of Appropriateness (Application 2023 - 1032)

for the demolition and new construction with the condition that the siding shall be smooth Hardie Plank. On November 16, 2023, the Town of Easton Planning Commission granted Sketch Site Plan approval (Application 2023 - 1032) to construct a 11,400 square foot Live/Work building with first floor commercial use, and six (6) residential units on the second and third floors subject to the condition that additional landscaping was planted on the West Street frontage. On October 7, 2024 the Town Council passed Resolution No. 6198, a Right of Way License Agreement to allow the awnings, light fixtures, and balcony to encroach into the Washington Street right of way. A building permit was not issued in the duration of this time, and the Historic District Certificate of Appropriateness lapsed after six (6) months from the September 25, 2023 meeting.

Historic District Guideline references:

Demolition Guidelines

- i) *Guideline 128. Avoid Demolition*

New Construction

- ii) *Guideline 94. Style*
- iii) *Guideline 95. Siting*
- iv) *Guideline 96. Orientation, Alignment, and Setback*
- v) *Guideline 97. Form, Massing, Height and Scale*
- vi) *Guideline 103. Materials*
- vii) *Guideline 105. Exterior Color*
- viii) *Guideline 106. Details and Ornamentation*
- ix) *Guideline 107. Placement (Doors)*
- x) *Guideline 108. Design (Doors)*
- xi) *Guideline 109. Energy and Sustainability*
- xii) *Guideline 110. Exterior Lighting*
- xiii) *Guideline 112. Proportion*
- xiv) *Guideline 113. Façade Rhythm*
- xv) *Guideline 115. Roof Form*
- xvi) *Guideline 116. Roof Material*
- xvii) *Guideline 117. Gutters and Downspouts*
- xviii) *Guideline 118. Layout*
- xix) *Guideline 119. Glazing Systems*
- xx) *Guideline 120. Entryways*
- xxi) *Guideline 126. Arrangement (Windows)*
- xxii) *Guideline 127. Window Type*

Staff Presentation:

Nicholas Johnson, Town Planner - Current

Tom Diem, Building Code Official

Applicant Presentation:

Brendan S. Mullaney, Esq., McAllister, DeTar, Showalter & Walker LLC

Public Comment — None
Public Comment Written — None

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

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

- c. **File No.:** 2024 - 1172 / HD 24 - 41
- Applicant:** John Hutchison Architecture and GRT Architects
- Location:** 106, 108 and 110 Talbot Lane, Easton, MD 21601
Tax Map 0104, Grid 00EA, Parcels 1948, 1949 & 1951
- Zoning:** R-7A

Request: The applicant is proposing an amendment to a Certificate of Appropriateness (Application 2024 - 1172) that was granted on April 8, 2024 for the restoration of the contributing structure located at 106 Talbot Lane, and the construction of a 3,640 square foot addition. Amendments to the original application include minor changes to the proposed materials such as the substitution of corrugated metal siding from the previously approved concrete cladding on the rear elevation; the removal of a door from the rear elevation, the addition of a door to the southern façade, and the addition of a ramp and pathway connecting to the rear of the building to Talbot Lane.

Background: On November 15, 2022, the Town of Easton’s Board of Zoning Appeals granted a Special Exception (SE - 836 / SE 22 - 16) for the use of a museum within the existing property subject to the condition that all adequate screening requirements are met. On September 24, 2024, the Town of Easton Planning Commission granted Sketch Site Plan and architectural approval (Application 2024 - 1264) for the renovation and expansion of the structure. A building permit was not issued in the duration of this time, and the Historic District Certificate of Appropriateness lapsed after six (6) months from the April 8, 2024 meeting.

- Historic District Guideline references:
- i. Guideline 15. Preserve Historic Sidewalk and Curb Materials
 - ii. Guideline 103. Materials
 - iii. Guideline 107. Placement (Doors)
 - iv. Guideline 108. Design (Doors)
 - v. Guideline 127. Window Type

Staff Presentation:

Nicholas Johnson, Town Planner - Current
Tom Diem, Building Code Official

Applicant Presentation:
John Hutchison, John Hutchison Architecture

Public Comment — None
Public Comment Written — None

Commissioner Bateman moved to approve the application with the condition that the Applicant shall submit a cutsheet for the corrugated metal siding to staff for the Chairperson’s review. Commissioner Stuart seconded the motion.

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

4. New Business —

a. File No.: 2024 - 1318 / HD 24 - 122
Applicant: Crosby & Associates, AIA, LLC
% Timothy F. Crosby
Location: 52 S. Washington Street, Easton, MD 21601
Tax Map 0104, Grid 0000, Parcel 1463, Lot 2
Zoning: CB

Request: The applicant is requesting approval for the construction of a new two-story, 5400 square foot structure on the vacant lot located on the corner of S. Washington Street and South Street. Proposed site improvements include the construction of an off-street parking area with seven (7) spaces, additional landscaping, and the addition of a small stormwater management feature. The materials proposed for this structure include vinyl-clad wood windows, fiberglass doors, a combination of brick and fiber cement siding, composite trim, PVC shutters, iron railings, standing seam metal roofing, and asphalt shingle roofing. This is a contributing/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*
- iii. *Guideline 19. Trees and Street Plantings*
- iv. *Guideline 23. Vacant Lots*
- v. *Guideline 94. Style*
- vi. *Guideline 95. Siting*

- vii. *Guideline 96. Orientation, Alignment, and Setback*
- viii. *Guideline 97. Form, Massing, Height, and Scale*
- ix. *Guideline 98. Street Rhythm*
- x. *Guideline 99. ADA Ramps for New Construction and Additions*
- xi. *Guideline 103. Materials*
- xii. *Guideline 105. Exterior Color*
- xiii. *Guideline 106. Details and Ornamentation*
- xiv. *Guideline 107. Placement*
- xv. *Guideline 108. Design*
- xvi. *Guideline 109. Energy and Sustainability*
- xvii. *Guideline 110. Exterior Lighting*
- xviii. *Guideline 112. Proportion*
- xix. *Guideline 113. Façade Rhythm*
- xx. *Guideline 114. Landscape Features*
- xxi. *Guideline 115. Roof Form*
- xxii. *Guideline 116. Roof Material*
- xxiii. *Guideline 117. Gutters and Downspouts*
- xxiv. *Guideline 121. General Guidelines for Utilities for New Construction*
- xxv. *Guideline 122. Trash and Refuse Containers*
- xxvi. *Guideline 123. Mechanical Equipment*
- xxvii. *Guideline 126. Arrangement*
- xxviii. *Guideline 127. Window Type*

Staff Presentation:

Nicholas Johnson, Town Planner - Current
Tom Diem, Building Code Official

Applicant Presentation:

Timothy F. Crosby, Crosby & Associates, AIA, LLC
Kesha Haithe, Foundation of HOPE, Inc.

Public Comment — None

Public Comment Written — None

The Applicant amended their application to reflect the use of half-round gutters and downspouts.

Commissioner Stuart moved to approve the amended application subject to the following conditions: 1) A minimum landscape buffer of three (3) feet shall be installed between the edge of the parking lot and S. Washington Street. Planting shall be of a native species, and at least 42” in height; 2) all HVAC equipment shall be located on a non-visible rooftop location or within a side yard location that is not visible from a public right of way; 3) Trash receptacles shall be screened from view using opaque fencing; 4) Half-round gutters and downspouts shall be utilized; and 6) minor revisions to the proposed site and structure that are consistent with the Historic District Guidelines may be administratively approved by staff after

consultation with the Chairperson and/or Vice Chairperson of the Commission.
Commissioner Bateman seconded the motion.

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

b. File No.: 2024 - 1318 / HD 24 - 122
Applicant: Kyle Edward Fine Jewelry
Location: 27 S. Harrison Street, Easton, MD 21601
Tax Map 0104, Grid 00EA, Parcel 1522
Zoning: CB

Request: The applicant is seeking to install an 8.9 square foot wall sign to be located on the front façade, above the bay window. This is a contributing structure to the Historic District.

Background: The existing hanging sign was approved by the Commission at their September 26, 2022 meeting as part of Certificate of Appropriateness for the renovation of this structure.

Historic District Guideline references:

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

Staff Presentation:

Nicholas Johnson, Town Planner - Current
Tom Diem, Building Code Official

Applicant Presentation:

None

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

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333 **5. Discussion Item —**
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- 335 a. The Monday, November 11, 2024 (Meeting 1) Historic District Commission
336 meeting has been canceled, and has been rescheduled for Tuesday, November 12,
337 2024 at 6:00 pm at the Easton Town Office 14. S Harrison Street (2nd floor). This
338 meeting will be live streamed, and all agenda and application items will be
339 available one week prior to the November 12th meeting date via the Town's
340 website.
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342 b. Mr. Nicholas Johnson provided an update on the ongoing efforts to revitalize the
343 East End Small Area Plan. The East End Small Area Project is an effort to update
344 the existing East End Housing and Neighborhood Revitalization Plan approved by
345 the Town of Easton in September 1997. A 5-day design Charrette is being held at
346 the Easton Church of God - Family Life Center at 1009 N. Washington Street
347 from October 24th through October 28th in a collaborative effort to generate
348 ideas, solve problems, and develop creative solutions and improvements to be
349 included in the East End Small Area Plan.
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351 **6. Decision Summary Review —**
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353 **Commissioner Bateman moved to approve the October 15, 2024 Decision Summary.**
354 **Commissioner Greer seconded the motion.**
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Vote	<u>4 - 0 - 2</u>
FOR:	4 - Demby, Bateman, Greer, Stuart
AGAINST:	0
ABSTAIN:	0
ABSENT:	2 - Brophy, Carey

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363 **7. Administrative Approval — None**
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366 **8. Consent Docket**
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- 368 a. **File No.:** **2024 - 1322 / HD 24 - 124**
369 **Applicant:** **Marasun LLC**
370 **Location:** 212 Brookletts Avenue, Easton, MD 21601
371 Tax Map 0105, Grid 00EA, Parcel 2142
372 **Zoning:** R-7A
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374 **Request:** Approval for an emergency in-kind roof replacement as per the
375 Historic District Commission Chairperson. This is a contributing structure to the
376 Historic District.

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9. **Adjournment** — Commissioner Greer moved to adjourn. Commissioner Stuart seconded the motion. The meeting was adjourned at 7:02 p.m.