



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

Tuesday, November 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/Town%20of%20Easton%20Agenda%20and%20Minutes)
[eastonmd.gov](https://www.eastonmd.gov)

Attendance:

Commission Members:

Ernest Demby, Chairperson
Maria Brophy, Vice Chairperson
Dudley Greer
Michael Stuart

Absent:

Commission Members:

Kevin Bateman
Emily Carey

Staff:

Nicholas Johnson, Town Planner - Current
Samantha Smith, Administrative Specialist

Staff:

Miguel Salinas, Planning and Zoning Director
Tom Diem, Building Code Official

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 November 12, 2024 Agenda Summary with the proposed amendment. Commissioner Greer seconded the motion.

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

3. Old Business —

a. File No.: 2024 - 1300 / HD 24 - 112
Applicant: Forever Young Renovations LLC
Location: 20 N. Hanson Street, Easton, MD 21601

Tax Map 0103, Parcel 1152
Zoning: CB

Request: The request for exterior alterations has been withdrawn from the November 12, 2024 Historic District Commission agenda.

4. New Business —

a. File No.: 2024 - 1334 / HD 24 - 130
Applicant: Harold E. DeBona and Susan P. Mortimer
Location: 11 South Street, Easton, MD 21601
Tax Map 0104, Parcel 1515
Zoning: R-7A

Request: The Applicant is proposing to remove and replace the existing front yard fence (23.7 linear feet long) in-kind. This is a contributing structure to the Historic District.

Historic District Guideline references:

i. Guideline 14. Perimeter Walls and Fences

Staff Presentation:

Nicholas Johnson, Town Planner - Current

Applicant Presentation:

Susan P. Mortimer

Public Comment — None

Public Comment Written — None

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

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

b. File No.: 2024 - 1327 / HD 24 - 128
Applicant: Go Permits LLC
% Scott Doughman
Location: 117 E. Dover Street, Unit 203, Easton, MD 21601
Tax Map 0104, Parcel 1188
Zoning: CB

Request: The Applicant is proposing to replace three (3) of the existing second floor windows with new Fibrex® windows. This is a non contributing structure to the Historic District.

Background: Fibrex® replacement windows have previously been approved by the Commission for this structure in 2018, 2019, April of 2024, and May of 2024.

Historic District Guideline references:

- i. *Guideline 90. Make Sensitive Replacements (Windows)*
- ii. *Appendix B: Common Substitute Materials (Composite/Fiberglass and Fiberglass-Clad)*

Staff Presentation:

Nicholas Johnson, Town Planner - Current

Applicant Presentation:

None

Public Comment — None

Public Comment Written — None

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

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

- c. **File No.:** 2024 - 1324 / HD 24 - 126
- Applicant:** Kevan Full
- Location:** 212 Talbot Street, Easton, MD 21601
Tax Map 0104, Grid 00EA, Parcel 1895
- Zoning:** R-7A

Request: The Applicant is proposing to install twenty (20) feet of new wooden fencing in the rear yard and along the western property line. This is a contributing structure to the Historic District.

Historic District Guideline references:

- i. *Guideline 14 Perimeter Walls and Fences*

Staff Presentation:

Nicholas Johnson, Town Planner - Current

Applicant Presentation:

Kevan Full

Public Comment — None

Public Comment Written — None

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

Vote 4 - 0 - 2

FOR: 4 - Demby, Brophy, Greer, Stuart

AGAINST: 0

ABSTAIN: 0

ABSENT: 2 - Bateman, Carey

d. File No.: 2024 - 1323 / HD 24 - 125

Applicant: Kevin Pearl and Kelly Brasseau

Location: 216 S. Aurora Street, Easton, MD 21601

Tax Map 0105, Grid 00EA, Parcel 2180

Zoning: R-7A

Request: The Applicant is proposing to remove the existing vinyl picket style fence to be replaced with a new wooden picket fence. The fence will be located along the southern property line, and will run between the front corner of the house, and the rear property corner. The Applicant is also requesting to replace two (2) light fixtures inside the existing screened porch. This is a contributing structure to the Historic District.

Historic District Guideline references:

i. *Guideline 14 Perimeter Walls and Fences*

ii. *Guideline 51. Maintain Historic Fixtures*

iii. *Guideline 52. Choose Appropriate New or Replacement Fixtures*

Staff Presentation:

Nicholas Johnson, Town Planner - Current

Applicant Presentation:

Kevin Pearl and Kelly Brasseau

Public Comment — None

Public Comment Written — None

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

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

- e. **File No.:** 2024 - 1329 / HD 24 - 129
Applicant: Wiedemann Architects, LLC
Location: 127 S. Harrison Street, Easton, MD 21601
Tax Map 0104, Grid 00EA, Parcel 1968
Zoning: R-7A

Request: The Applicant is requesting the demolition of a small portion of the existing structure to construct a new two-story rear addition with a wrap-around porch. The scope of work also includes the construction of three (3) new rear yard outbuildings to function as a two-car garage, a pool house, and an outdoor kitchen. The new additions will incorporate cedar shingle roofs, decorative cedar shingle gables (*Elevation Options A and B*), wood siding, and wooden windows to match the existing structure. Restoration to the existing structure will include the replacement of the asbestos siding with wood siding, a new cedar shake roof to be installed on the main portion of the roof, and a standing seam metal roof to be installed over the porches. This is a contributing structure to the Historic District.

Background: The Easton Historic District Survey notes no apparent additions to the structure (*See Appendix A*).

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 9. New Driveways*
- vi. *Guideline 11. Erect New Outbuildings Sensitively*
- vii. *Guideline 14. Perimeter Walls and Fences*
- viii. *Guideline 19. Trees and Street Plantings*
- ix. *Guideline 40. Details and Ornamentation*
- x. *Guideline 41. Maintain Original and Historic Doors*
- xi. *Guideline 42. Make Sensitive Replacements (Doors)*
- xii. *Guideline 45. Screen, Storm, and Garage Doors*
- xiii. *Guideline 48. HVAC*
- xiv. *Guideline 64. Preserve Historic Porches*
- xv. *Guideline 65. Make Sensitive Replacements (Porches)*
- xvi. *Guideline 67. New Rear Decks and Patios*
- xvii. *Guideline 68. Maintain Historic Roof Shape*
- xviii. *Guideline 70. Roof Material*

- xix. *Guideline 73. Replace Historic Gutters and Downspouts In-Kind*
xx. *Guideline 76. Preserve Historic Wood Siding*
xxi. *Guideline 77. Make Sensitive Replacements (Siding)*
xxii. *Guideline 89. Maintain Historic Windows*
xxiii. *Guideline 90. Make Sensitive Replacements (Windows)*
xxiv. *Guideline 91. Shutters*
xxv. *Guideline 100. Rear Additions*
xxvi. *Guideline 103. Materials*

Staff Presentation:

Nicholas Johnson, Town Planner - Current

Applicant Presentation:

Greg Wiedemann, Wiedemann Architects, LLC

Public Comment — None

Public Comment Written — None

Commissioner Greer moved to approve the application as submitted. The Commission indicated their preference for Elevation Option B (with decorative shingles). Vice Chairperson Brophy seconded the motion.

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

5. Discussion Item — None

6. Decision Summary Review — In the absence of a quorum, the approval of the October 28, 2024 Draft Decision Summary was tabled to the November 25, 2024 meeting.

7. Administrative Approval

- a. **File No.:** 2024 - 1337 / HD 24 - 131
Applicant: Marasun LLC
Location: 224 S. Aurora Street, Easton, MD 21601
Tax Map 0105, Grid 00EA, Parcel 2156
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*

8. Consent Docket — None

9. Adjournment — Vice Chairperson Brophy moved to adjourn. Commissioner Greer seconded the motion. The meeting was adjourned at 6:37 p.m.