Historic District Commission
MEETING AGENDA

Monday, December 9, 2024 - 6:00 PM
Council Chambers, Easton Town Office
14 S Harrison Street

Call to Order

1) Approval of the Agenda for December 9, 2024.

Old Business

1)

Application Number:	2024 - 007 / HD 24 - 05
Applicant:	Chesapeake Community Development LLC
Location:	521 August Street Tax Map 0103, Grid 00EA, Parcel 1039
Zoning District:	CB
Request:	New Construction and Tree Removal (Healthy).

New Business

1)

Application Number:	2024 - 1347 / HD 24 - 135
Applicant:	Callahan Signs
Location:	35 E. Dover Street Tax Map 0103, Grid 00EA, Parcel 1196
Zoning District:	CB
Request:	Installation of panels to existing hanging sign.

2)

Application Number:	2024 - 1348 / HD 24 - 136
Applicant:	Sandra C. Flores
Location:	15 S. Locust Lane Tax Map 0104, Grid 00EA, Parcel 1579
Zoning District:	R-7A
Request:	Demolition.

3) Zoning Code Amendment - Recommendation to the Town Council for the extension of Certificate of Appropriateness (COA) approvals from six (6) months to three (3) years.

Discussion Item

Approval of Minutes

1) Approval of the Draft Decision Summary from the November 25, 2024 meeting.

Administrative Approval

1)

Application Number:	2024 - 1354 / HD 24 - 139
Applicant:	Forever Young Roofing LLC
Location:	406 August Street Tax Map 0104, Parcel 1068, Lot 1
Zoning District:	R-7A
Request:	In-kind asphalt shingle roof replacement.

Consent Docket

Adjournment

Town of Easton
Planning and Zoning
14 S. Harrison Street Easton, MD 21601 410-822-1943
HISTORIC DISTRICT COMMISSION
CERTIFICATE OF APPROPRIATENESS

Meeting Date:	**1/22/2024**
Application Number:	**2024-007**
Location:	**521 August Street**
Applicant:	**Chesapeake Community Development LLC**

Request: The applicant is proposing to construct a two-story mansion apartment on the corner of Park Street, August Street, and Powells Alley. The proposed structure is approximately 3,330 square feet, with a height of 26 feet. The applicant is also requesting approval for the removal of healthy trees within the Historic District.

Commissioner Greer moved to approve the application with the condition that:

1) all trash and recycling receptacles shall be screened on three sides; and

2) 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 Chair of the Commission.

Commissioner Bateman seconded the motion.
FOR: 5 - Demby, Brophy, Bateman, Greer, Pezor

If the scope of work changes and or the materials and methods used are contrary to that understood by the application and any supplemental information provided, the work shall not continue until such time that the Commission is notified and said differences are considered and approved by the Commission.

"A Certificate of Appropriateness shall lapse upon the expiration of the corresponding Building Permit. For applications that require a building permit but for which none is issued, this Certificate of Appropriateness shall lapse six (6) months after issuance. In the event a building permit is not required, the Certificate of Appropriateness shall lapse six (6) months from its issuance if substantial work is not underway. For good cause shown, this period may be extended by the Commission".

Prior to start of work please contact the Building Inspection Department at 410 822 2525 to ensure all required building permits have been obtained. Also, please reach out to the Building Inspection department to ensure your project complies with the Town of Easton's building codes.

Nicholas Johnson _____ 2/14/2024

Representative, Historic District Commission Date

TOWN OF EASTON
PLANNING & ZONING
14 S Harrison Street, Easton MD 21601

Historic District Commission Staff Report

Meeting Date: 12/6/2024

Staff Contact: Nicholas Johnson, Town Planner, njohnson@eastonmd.gov

Property Address: 521 August Street

Applicant: Virginia Richardson on behalf of Chesapeake Community Development LLC

Application Number: 2024-007

Code Enforcement Case: Yes ☐ No ☒

Project Description:

The applicant is requesting an extension to a certificate of appropriateness for new construction issued on January 22, 2024. This certificate of appropriateness lapsed on July 22, 2024 as no building permit was obtained within six months of issuance. This certificate of appropriateness was conditioned upon:

1) all trash and recycling receptacles shall be screened on three sides; and

2) 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 Chair of the Commission.

Historic District Guidelines:

Guideline 94. Style

New infill buildings should be compatible with the overall historic and architectural character of the area, yet they should also be recognizable as products of their own time. For example, windows of contemporary design might be appropriate if their size and proportions were similar to those of surrounding properties.

a. Avoid imitating earlier or historic architectural styles.

b. Create a new design that compliments the existing historic surroundings through compatible scale, form, massing, height, color, and character.

c. Architectural details of new infill buildings should relate to and be compatible with the architectural detailing of adjacent buildings. For example, matching cornice heights and referencing the façade rhythm of surrounding buildings.

Guideline 95. Siting

a. Site new construction on existing vacant lots whenever possible.

b. New buildings should be oriented to face the street.

c. Landscaping, such as front yards, should be in keeping with those of neighboring properties.

Guideline 96. Orientation, Alignment, and Setback

a. Orient new construction toward the major street. See Chapter 4.5 Design Principles for additional information.

b. Align new buildings with the setback of surrounding buildings on the street. Avoid constructing new buildings which have setbacks that are significantly deeper or shallower than surrounding buildings.

c. Additions to free standing buildings should be setback behind the front façade if possible.

d. In most cases, the front façade of a side addition to zero lot line, party wall buildings should align

Guideline 97. Form, Massing, Height, and Scale

a. Respect the form and massing of adjacent and surrounding historic properties. New buildings should be compatible with surrounding property and generally should occupy the same visual volume.

b. The massing of a façade of an addition should be compatible to the façade of the building to which it is attached.

c. The width and proportion of infill buildings should be similar to or compatible with surrounding buildings. Where new buildings are significantly wider than surrounding buildings, their facades should be visually divided to maintain street rhythm.

d. Construct new buildings to a height compatible with adjacent buildings. New buildings should have the same number of stories as surrounding buildings.

e. Match cornice and window heights to neighboring buildings to achieve streetscape unity.

f. The height of the front façade of an addition in the commercial areas should be compatible to the front façade of the building to which it is attached. Taller additions should be located so they are not visible when viewing the principal façades.

g. The height of a new building should be within ten percent of the height of surrounding buildings.

Guideline 103. Materials

a. Exterior materials of a new buildings or addition should be compatible with surrounding buildings or the building to which it is attached.

b. Board siding, including wood and cementitious/fiber cement board, may be appropriate.

c. Unpainted brick masonry is generally an appropriate material for exterior walls throughout the district.

d. Stucco surfaces are generally most appropriate for rear or side elevations.

e. Stone or pressed concrete block may be appropriate in some settings, or for some parts of façades.

Guideline 105. Exterior Color

a. Exterior wall and detail color of new construction should harmonize with the colors of surrounding historic properties.

b. Avoid flashy colors or patterns that overshadow architectural details and detract from the surrounding buildings.

c. Consider whether the building is usually in shadow or bright light when choosing paint color. Darker colors are more appropriate on well-lit facades, and lighter colors on shadowed facades.

d. Avoid using more than three exterior colors for a new building or addition.

Guideline 106. Details and Ornamentation

a. The details and ornamentation of a new building should be compatible with those of neighboring buildings.

b. The details and ornamentation of an addition should be compatible with those of the building to which it is attached.

c. Avoid introducing dramatically different details and ornamentation on a new building or addition.

d. Avoid exactly copying details and ornamentation from existing buildings for a new building or addition.

e. Simple and understated elements are preferred for new construction within the historic district.

f. Minimize the amount or type of decoration on the façade. Instead, allow the building's lines and fenestration to dominate.

Guideline 107. Placement

a. On streets where storefronts are dominant, recessed entries are preferred.

b. Doors may be centered or aligned to either side of the façade.

Guideline 109. Energy and Sustainability

a. Employ the use of shutters and awnings.

b. Wherever possible, use durable, repairable, and recyclable building materials.

c. Utilize energy efficient windows with low emissivity ("low-e") glass.

d. Place energy efficient HVAC equipment on non-visible rooftop locations, in the rear of buildings, or in other locations that are not visible from the street.

e. Add natural sustainable features to the site, such as shade trees, where possible. Locate shade trees where they will not grow to damage historic buildings.

f. Avoid paving up to the building foundation, which can create a heat island effect. Use permeable materials or landscaping with native plants to help control stormwater and reduce heat transmission to the building interior.

g. Avoid removing existing shade trees or vegetation.

h. Use permeable paving where appropriate to manage stormwater.

i. Employ features that provide natural light to the building interior, such as glass doors and transom, clearstories, and roof monitors.

j. As part of a larger architectural project, the HDC will entertain new building concepts that may not be immediately recognizable in the Town of Easton Historic District, such as "net zero" properties.

Guideline 110. Exterior Lighting

a. Exterior light fixtures should match the character of the building.

b. Place building-mounted lighting to illuminate functional building elements, like entrances and signs.

c. Utilize accent lighting to highlight architectural elements. Accent light fixtures should be placed in inconspicuous locations and should generally not be visible from street-level.

d. Exterior lighting design should be subordinate to the overall façade design.

Guideline 112. Proportion

a. The proportions of a façade of a new building should be compatible with the façades of its neighbors.

b. Avoid dramatically different proportions on new buildings and additions.

Guideline 115. Roof Form

The roof shape of a new building should respect that of its neighbors. For example, in a street of buildings where gable end roofs predominate, introducing a different roof shape, such as a flat roof with an elaborate cornice would probably not be in keeping with the existing character of the street. The roof shape of an addition should complement the shape of the roof of the building to which it is attached.

a. Roof forms should be consistent with and similar to adjacent buildings.

b. Avoid constructing new buildings with roofs that vary significantly in shape or pitch.

c. In general, the heights of cornices and parapets on new buildings should match those of adjacent buildings.

Guideline 116 Roof Material

a. Roof material should generally be consistent with that of surrounding buildings.

b. Roof colors, where visible, should be compatible with the color scheme of the new building and the surrounding area.

Guideline 117. Gutters and Downspouts

Gutters and downspouts are generally not character-defining features and most buildings within the historic district have gutters that are not visible from the main facades.

a. Where possible, locate gutters so that they are obscured by parapets.

b. Locate downspouts in inconspicuous locations on the façade.

c. Half-round gutters and round downspouts are generally more appropriate than corrugated or “K-Style” gutters.

Guideline 121. General Guidelines for Utilities for New Construction

a. Locate electric, telephone, and cable services underground whenever possible.

b. Where underground placement is not possible, utilize the rear or other non-visible façade.

c. Locate exterior conduit and housing in an inconspicuous area and paint housing to match the exterior surface to which it is applied.

Guideline 122. Trash and Refuse Containers

a. Locate dumpsters and other trash receptacles in the rear or on a non-visible side elevation.

b. Employ opaque fencing or screening to limit the view from public rights-of-way.

Guideline 123. Mechanical Equipment

a. Rooftop mechanical systems should be positions so as not to be visible from the street.

b. Where rooftop location is not possible, mechanical systems should be located at a side or rear elevation and screened with fences or plantings.

Guideline 126. Arrangement

a. Windows should be present on all elevations that are visible from the street.

b. Window heights and sizes on new buildings should generally be consistent with that of the surrounding buildings.

c. The relationship of voids to solids should be similar to that of neighboring buildings.

d. Window orientation should be consistent with the directional expression of surrounding buildings.

Guideline 127. Window Type

a. Windows should match the character of the new building's façade. Traditionally styled buildings should have traditional windows, while contemporary or modern style buildings should have modern windows.

b. Vinyl windows are generally not manufactured in historic proportions and are not appropriate for use in the historic district.

c. Wood, aluminum, aluminum clad wood, and fiberglass may be appropriate materials.

Staff Recommendations:

Staff supports a Commission approval of the six-month extension request as submitted.

Draft Motions:

1. I move that the Historic District Commission **approve the application as submitted**

OR

2. I move that the Historic District Commission deny the application based on the following findings…

OR

3. I move an alternate motion.

RECEIVED
NOV 13 2024
TOWN OF EASTON

HD 24 - 05

TOWN OF EASTON
PLANNING AND ZONING
14 SOUTH HARRISON STREET, EASTON, MD 21601

Application #:	2024 - 007
Date Received:	11/13/2024
Fee Paid:	-
HDC Meeting Date:	11/25/2024
Date Property Posted:	11/18/2024

HISTORIC DISTRICT COMMISSION HEARING APPLICATION

APPLICATION TYPE
(PLEASE CIRCLE)

ROOFING DEMOLITION SIGNAGE FENCING (OTHER)

NEW CONSTRUCTION/ADDITION EXTERIOR ALTERATIONS

FOR TREE REMOVAL(S) - PLEASE USE THE TREE REMOVAL APPLICATION

PROPERTY INFORMATION

ADDRESS: 521 August Street

☑ Contributing ☐ Non-Contributing YEAR BUILT: _____ NATIONAL REGISTAR # n/a

PROPERTY INFORMATION

OWNER NAME: Chesapeake Community Development LLC
TELEPHONE NO.: 410-269-1883 EMAIL: Jolinger@chesapeakeneighbors.org

Applicant or Agent

NAME: Virginia Richardson
TELEPHONE NO.: 410-714-2405 EMAIL: Virginia@raucheng.com

Description of Proposal (include additional sheets, as necessary)

This application is for the request to have an extension on our existing approval, since our COA will be lapsing before we can obtain a building permit.

Specific Requirements

- The payment of fees is due at the time of application submittal.
  As of December 27, 2022, the fees are as follows:
  Commercial - $200 Residential - $75 Signs - $75 Staff Approval $25
- Provide 3 hard copies plus 1 digital copy of the application and all supplemental information.
- Disclose any easements or deed restrictions pertaining to the property and any improvements including the details of said easements or restrictions.
- Disclose any tax credits and or grants being considered for the project.

The Historic District Commission (HDC) reserves the right to request reasonable additional information or design drawings that further clarify proposals. In cases where professional design services are warranted, the HDC may require the applicant to retain a licensed design consultant.
If the applicant or their designee is not present for the scheduled meeting the Commission may elect to refrain from discussing and voting on the scheduled agenda item.
Any modifications during review shall warrant an updated application.

I hereby certify that I have reviewed the Easton Historic District Guidelines as published

Signature of Applicant or Agent
Date 11-12-2024
Printed Name of Applicant or Agent Virginia Richardson

Revised 4.4.2022

received 01/03/2024

TOWN OF EASTON
PLANNING AND ZONING
14 SOUTH HARRISON STREET, EASTON, MD 21601

Application #:	НЛНПЛЛТ I 5 нплр
Date Received:	ЛМКЛОКНЛНП
Fee Paid:	ÞНЛЛ◊ЛЛ
HDC Meeting Date:	ЛМКННКНЛНП
Date Property Posted:	ЛМКМРКНЛНП

HISTORIC DISTRICT COMMISSION HEARING APPLICATION

APPLICATION TYPE
(PLEASE CIRCLE)

ROOFING DEMOLITION SIGNAGE FENCING OTHER

(NEW CONSTRUCTION/ADDITION) EXTERIOR ALTERATIONS

(FOR TREE REMOVAL(S) - PLEASE USE THE TREE REMOVAL APPLICATION)

PROPERTY INFORMATION

ADDRESS: 521 August Street

☑ Contributing ☐ Non-Contributing YEAR BUILT: _____ NATIONAL REGISTAR # n/a

PROPERTY INFORMATION

OWNER NAME: Chesapeake Community Development LLC

TELEPHONE NO.: 410-269-1883 EMAIL: Jolinger@chesapeakeneighbors.org

Applicant or Agent

NAME: Virginia Richardson

TELEPHONE NO.: 410-714-2405 EMAIL: Virginia@raucheng.com

Description of Proposal (include additional sheets, as necessary)

See attached.

Specific Requirements

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I hereby certify that I have reviewed the Easton Historic District Guidelines as published

Signature of Applicant or Agent _____

Date 01-03-2024

Printed Name of Applicant or Agent Virginia Richardson

Revised 4.4.2022

Chesapeake Neighbors – Laura House
521 August Street
Easton, MD

Proposed Redevelopment Plan (7 Units)

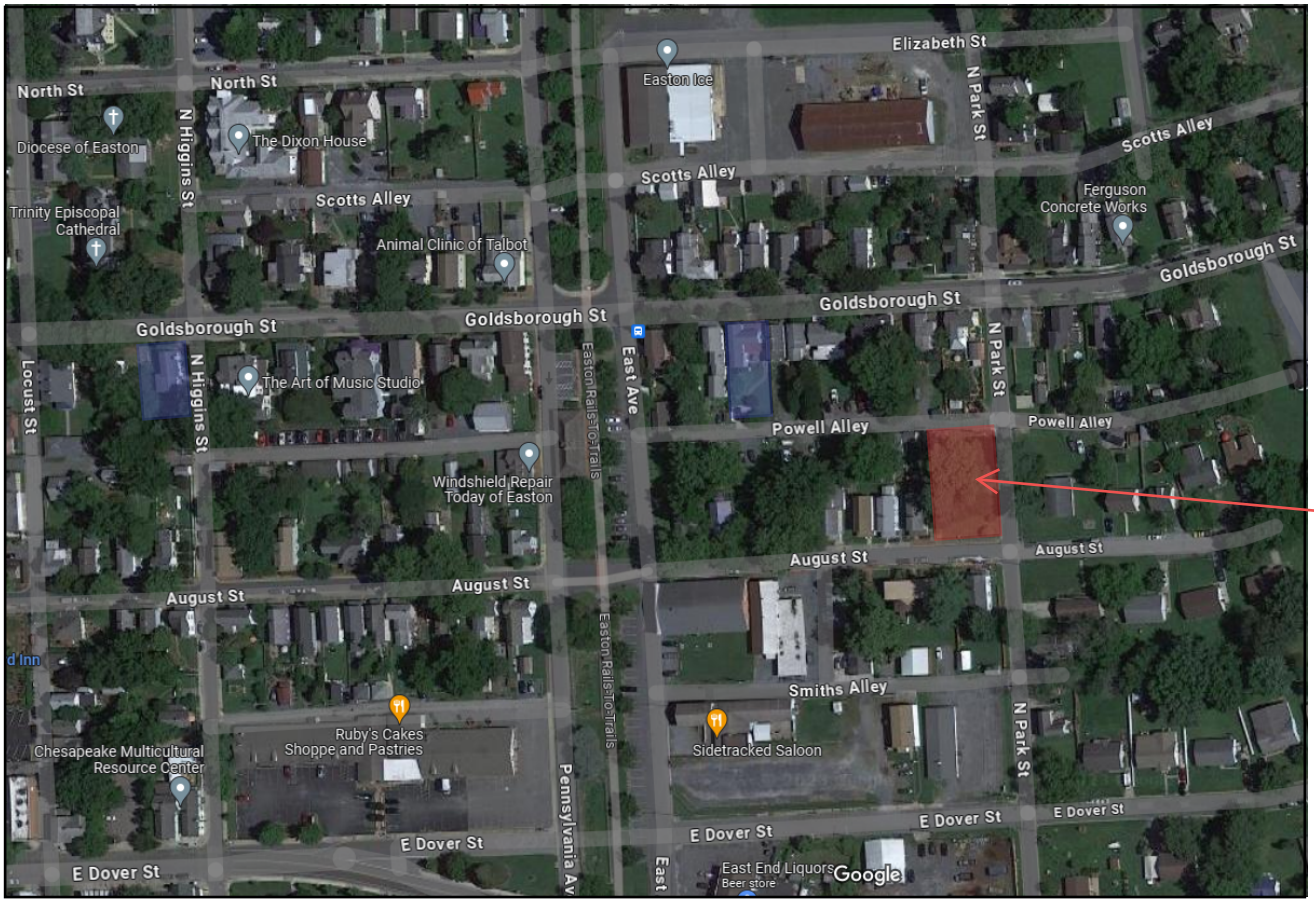
12-28-2023

Project Description:

Chesapeake Neighbors (the “Owner”), the owner of 521 August St, Easton,MD (the “Property”), is seeking approval from the Historic District Commission to combine 2 parcels and develop a new
ment that will consist of 7 units. The site will provide one parking space for every unit in the building.

It is the Owner’s intent to improve the quality of life for the residents by enhancing the quality of the built environment and maximizing the space within each rental unit. The goal of the project is to provide quality affordable housing near downtown, a goal consistent with the Comprehensive Plan.

NEIGHBORHOOD CONTEXT



All trees on site to be removed



House between Goldsborough Street and Powell Alley



House at the corner of Higgins Street



August St.View

LAURA HOUSE . August Street . Easton, Maryland

Schematic Design
January 03, 2024

RAUCH inc.
Engineering | Survey | Architecture | Environmental

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August St.View

LAURA HOUSE . August Street . Easton, Maryland

Schematic Design
January 03, 2024

RAUCH inc.
Engineering | Survey | Architecture | Environmental

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N. Park St.View

LAURA HOUSE . August Street . Easton, Maryland

Schematic Design
January 03, 2024

RAUCH inc.
Engineering | Survey | Architecture | Environmental

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Powell Alley View

LAURA HOUSE . August Street . Easton, Maryland

Schematic Design
January 03, 2024

RAUCH inc.
Engineering | Survey | Architecture | Environmental

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Material Specification

Roofing: CertainTeed - Presidential Shake TL Shingles
Charcoal Black



Siding: James Hardie - Horizontal Lap Siding
Arctic White


HardiePlank®

HardiePlank® Lap Siding Product Description

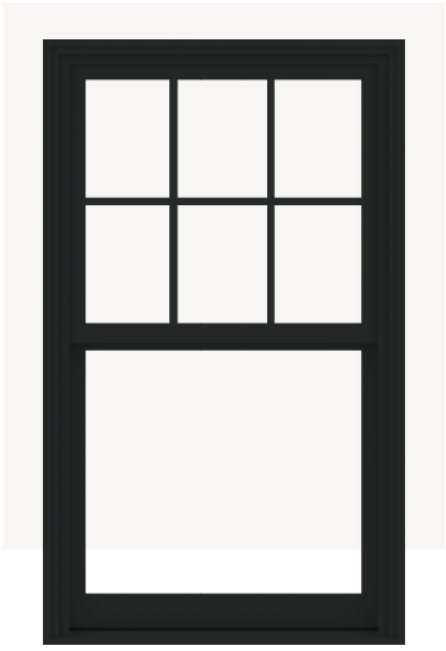
HardiePlank lap siding is factory-primed fiber-cement lap siding available in a variety of styles and textures. Please see your local James Hardie® product dealer for product availability. HardiePlank® lap siding comes in 12 ft. lengths. Nominal widths from 5¼ in. to 12 in. create a range of exposures from 4 in. to 10¾ in.

HardiePlank lap siding is also available with ColorPlus® Technology as one of James Hardie's prefinished products. ColorPlus Technology is a factory applied, oven-baked finish available on a variety of James Hardie siding and trim products. See your local dealer for details and availability of products, colors and accessories.

Select Cedarmill® | Smooth | Beaded Cedarmill®

Beaded Smooth | Custom Colonial Roughsawn® | Custom Colonial Smooth®

Windows: Andersen Series 200 - Black



Gutter/Down Spout: K-Style
Black



Strength with Style

PRESIDENTIAL SHAKE® TL

- Triple-layer protection
- Distinctive sculpted, rustic look
- Industry-best lifetime limited warranty

PRESIDENTIAL SHAKE®

- Dual-layer, high performance
- Distinctive sculpted, rustic look
- Industry-best lifetime limited warranty



PRESIDENTIAL SHAKE TL

SPECIFICATIONS

- Three-piece laminated fiberglass-based construction for durability
- Distinctive sculpted, rustic look

CertainTeed products are tested to ensure the highest quality and comply with the following industry standards:

Fire Resistance:

- UL Class A
- UL certified to meet ASTM D3018 Type 1

Wind Resistance:

- UL certified to meet ASTM D3018 Type 1
- ASTM D3161 Class F

Tear Resistance:

- UL certified to meet ASTM D3462
- CSA standard A123.5

Wind Driven Rain Resistance:

- Miami-Dade Product Control Acceptance: Please reference www.certainteed.com to determine approved products by manufacturing location.

Quality Standards:

- ICC-ES-ESR-1389 & ESR-3537

WARRANTY

- Lifetime limited transferable warranty against manufacturing defects on residential applications
- 50-year limited transferable warranty against manufacturing defects on group-owned or commercial applications
- **Streak***Fighter*® 15-year algae-resistance warranty
- 10-year SureStart™ protection
- 15-year 110 MPH wind-resistance warranty
- Wind warranty upgrade to 130 MPH available. CertainTeed starter and CertainTeed hip & ridge required

See actual warranty for specific details and limitations.

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The best value for a wood product

Andersen® 200 Series double-hung windows have low-maintenance Perma-Shield® exteriors, clear pine interiors or a white interior finish. They come in our most popular sizes and our most requested options for easy selection.

★★★★· 4.3 (37) | $ $ $ $

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PRODUCT VIEW

INTERIOR | EXTERIOR

MOST POPULAR EXTERIOR OPTIONS

Sandtone White

View all options →

IS IT RIGHT FOR YOU?

Material

Wood protected by vinyl exterior. A vinyl exterior protects the window from weather while the interior is natural wood. This way you get the look you want without the worry of added maintenance.

Colors

2 exterior and 2 internal deep, rich colors that won't rot, fade, flake, blister or peel and are virtually maintenance-free

Sizes

Sizes can be up to 3'4-feet wide and 6-feet high so you can fill almost any space with fresh air and natural light. Check out The Essentials under the Tech Specs tab for sizing document links.

Accessories

Hardware styles with up to 7 finish options and standard grille patterns let you personalize the final look to match the character of your home. Andersen offers a variety of options and accessories.

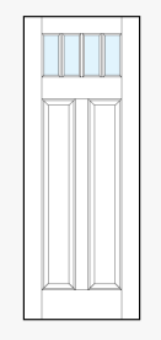
RAUCH inc.
Engineering | Survey | Architecture | Environmental

Date: 1-17-2024

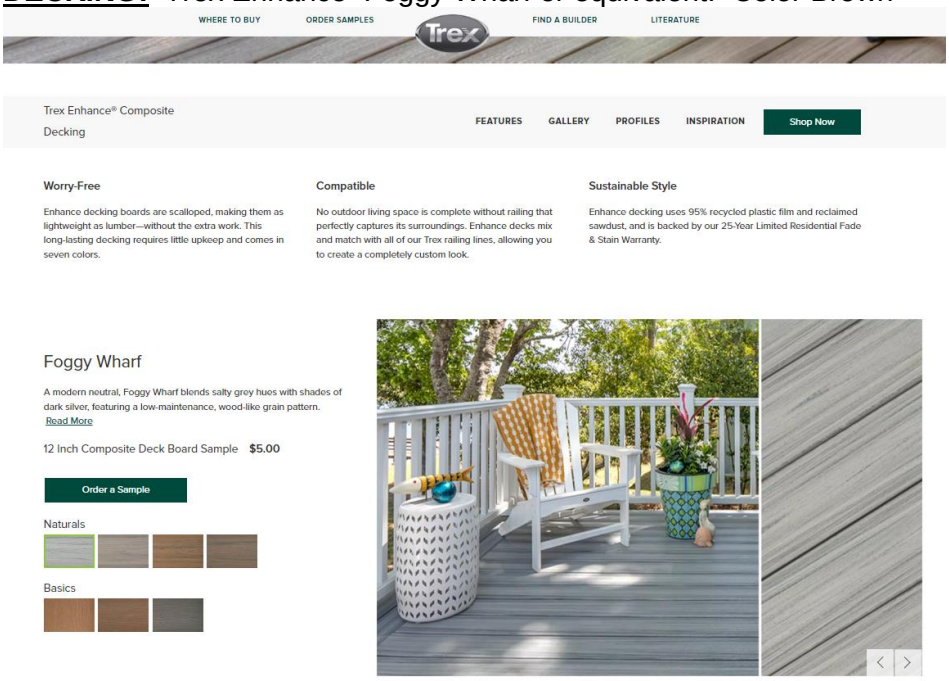
Project: Chesapeake Neighbors
The Laura House
521 August Street
Easton MD

Re: Historic District Commission
Material Specifications Exterior Finishes - Supplemental Information

DOOR: Trustile Panel Lite Series Wood – PL243 or equivalent. Color Black



DECKING: Trex Enhance Foggy Wharf or equivalent. Color Brown



MD office | 106 N. Harrison St – Easton, MD 21601
email: design@raucheng.com | web: www.raucheng.com
phone: 410.770.9081 | fax: 410.770.3667



RAILING: Trex or equivalent – Color White



MD office | 106 N. Harrison St – Easton, MD 21601
email: design@raucheng.com | web: www.raucheng.com
phone: 410.770.9081 | fax: 410.770.3667

Town of Easton
Engineering, Planning and Zoning
14 South Harrison Street, Easton, MD 21601

received 01/03/2024

Tree Removal Request

Application Type

Removal of Healthy Trees ☑ Removal of Dead / Dying Trees ☐

Owner

Name	Chesapeake Community Development LLC.		
Mailing Address	999 Corporate Blvd Suite 300, Linthicum, MD 21090		
Telephone No.	410-269-1883	Email	jolinger@chesapeakeneighbors.org

Contractor Information

Name		License No.		Expiration Date	
Mailing Address					
Telephone No.		Email			

Property Location

Address	521 - 523 August Street, Easton, MD 21601						
Tax Map	103	Grid	EA	Parcel	1028	Lot	2/3

Details of Request

Number of trees to be removed	5 Trees 2 Shrubs
Species of tree(s) to be removed	Silver Maple, Japanese or Red Maple, Eastern White Pine, Holly
Number of trees to be replanted	8
Species of tree(s) to be replanted	Red Maple, Oak, Dogwood

Is the property located in a subdivision? Y ☐ N ☑ Name

Is the property located in the Historic District? Y ☑ N ☐

Is/Are the tree(s) located within the Critical Area? Y ☐ N ☑

Is/Are the tree(s) located within a Forest Conservation Area? Y ☐ N ☑

Is/Are the tree(s) located within any right-of-way? Y ☐ N ☑

Is/Are the tree(s) located within a landscape buffer? Y ☐ N ☑

Is/Are the tree(s) a Maryland State Champion Tree? Y ☐ N ☑

Is/Are the tree(s) fronting a public road ("street trees")? Y ☑ N ☐

Specific Requirements

- ☐ A site plan or accurate drawing shall be included with the application indicating the location of all trees to be removed. The plan shall depict site features such as the location of the 100' Critical Area Buffer, all tidal and non-tidal wetlands, streams, steep slopes, shoreline and any other features relative to the request. The plan shall also identify the locations chosen for replanting.
- ☐ A narrative shall be included with the application describing the existing conditions and the proposed work to be accomplished.
- ☐ Photographs of trees are to be provided.
- ☐ Please provide any landscape architect or arborist evaluation reports.

Any modifications during review shall warrant an updated application.

During review of this application, additional information and action may be required of the applicant and all reviews and approvals shall be obtained prior to the commencement of any work.

I do hereby solemnly declare and affirm that the information provided by this application and the documents attached hereto accurately represent the conditions of the request and that submission of an incomplete application will be returned for correction prior to processing.

Signature of Applicant or Agent 

Date 01/03/2024

Printed Name of Applicant or Agent Virginia Richardson

For Office Use Only

Application Date	01/03/2024	Application No.	2024-007	**T 24-01**
HDC Approval Date		Fee Paid	$75.00	
P & Z Approval Date				

Created 02-2019

Chesapeake Neighbors – Laura House
521 August Street
Easton, MD

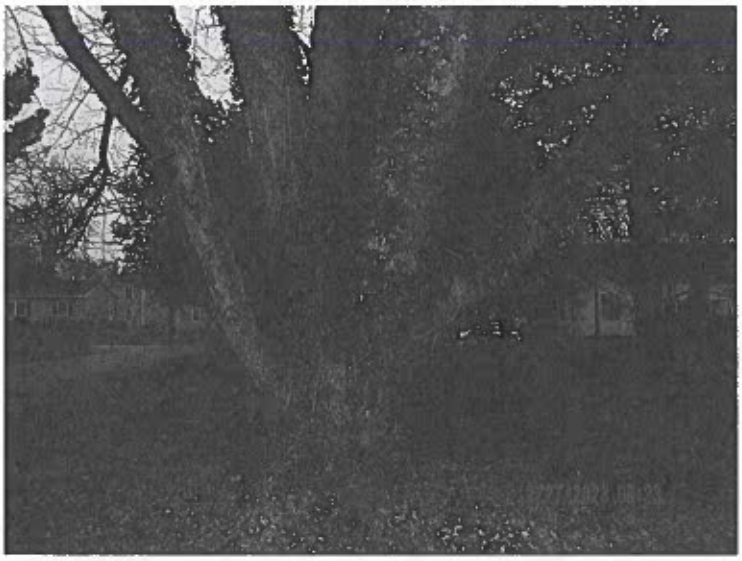
Tree Removal Request

01-03-2024

Narrative:

Chesapeake Neighbors (the "Owner"), the owner of parcel 1028 lots 2 and 3 on 521 August St, Easton,MD (the"Property"), are two undeveloped adjacent lots and are planning to construct a single apartment structure. The owner is seeking approval to dispose of the 5 existing trees and 2 shrubs on the property. There is also an existing tree stump between the Silver Maple and Holly trees that will be removed. The site will provide one parking space for every unit in the building, landscaping around the building and streets. Refer to the site plans below for exact locations and species of the tress.

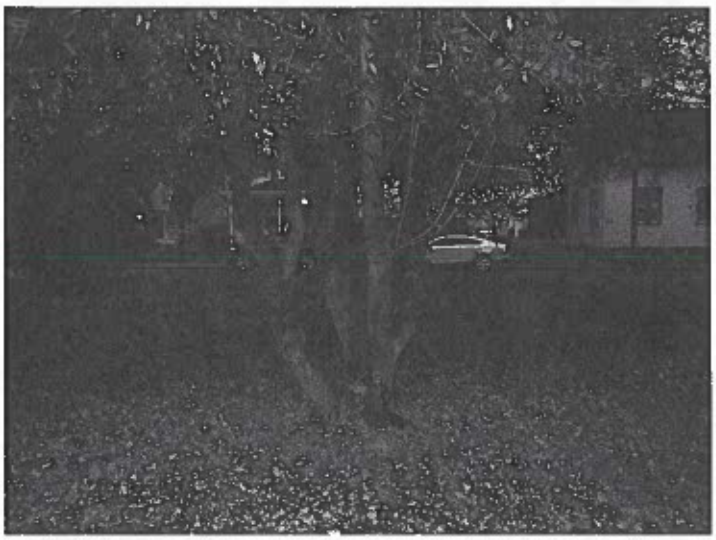
Existing Trees on Property



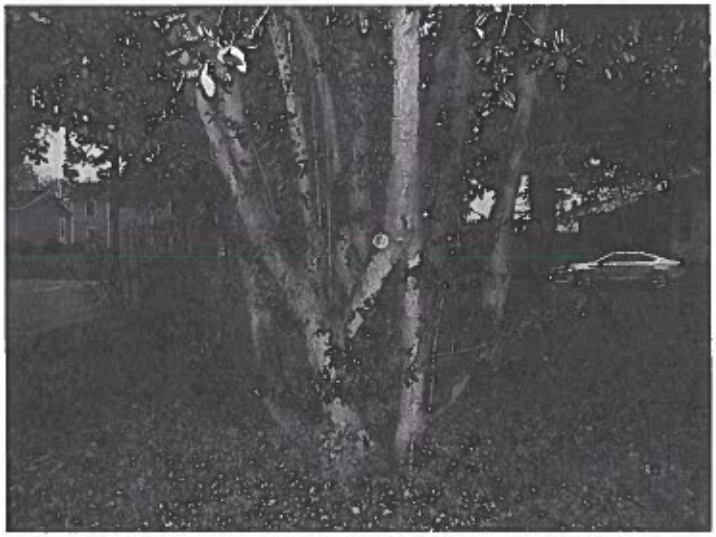
Silver Maple



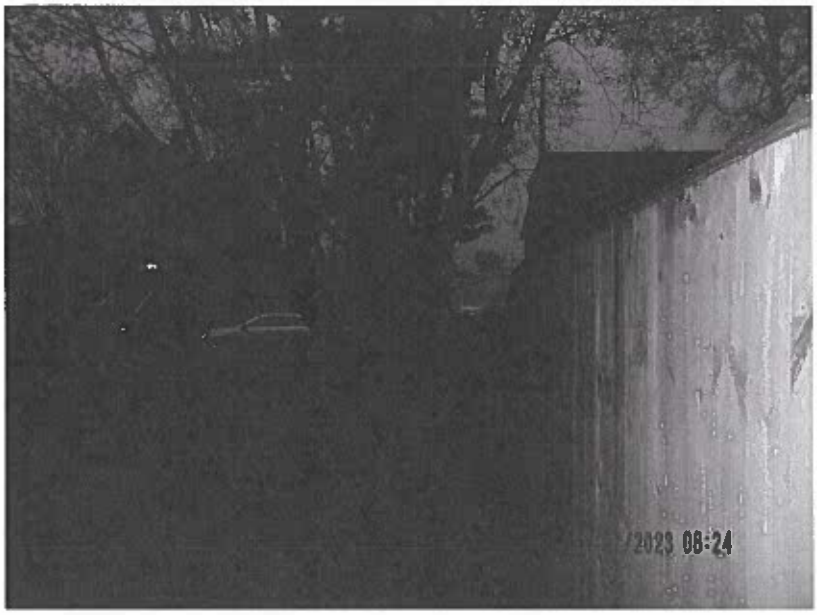
Eastern White Pine



Holly



Holly

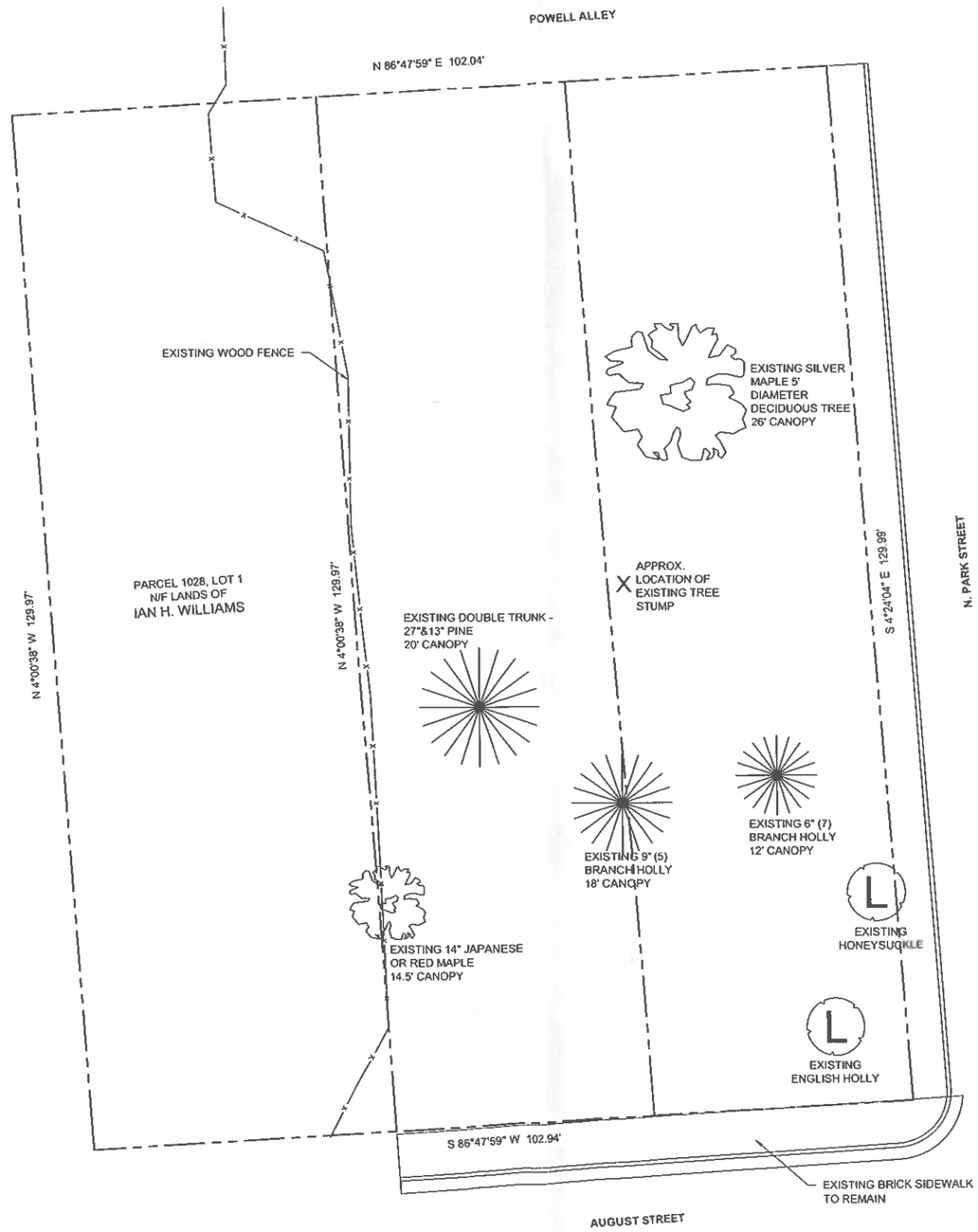


Japanese or Red Maple



English Holly

Honey Suckle



1 EXISTING SITE PLAN

SCALE 1/8"=1'

SITE PLAN

CHESAPEAKE NEIGHBORS
521 AUGUST STREET

EASTON , MARYLAND

PREPARED FOR CHESAPEAKE NEIGHBORS

RAUCH INC
Engineering | Survey | Architecture | Environmental
office 410.770.8061 | fax 410.770.3667
email@rauchinc.com | www.rauchinc.com
Maryland Office: 106 N. Harrison St - Easton, MD 21601

PROFESSIONAL CERTIFICATION:
I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL UNDER THE LAWS OF THE STATE OF MARYLAND.
LICENSE NUMBER: 22221
EXPIRATION DATE: 07/07/2024

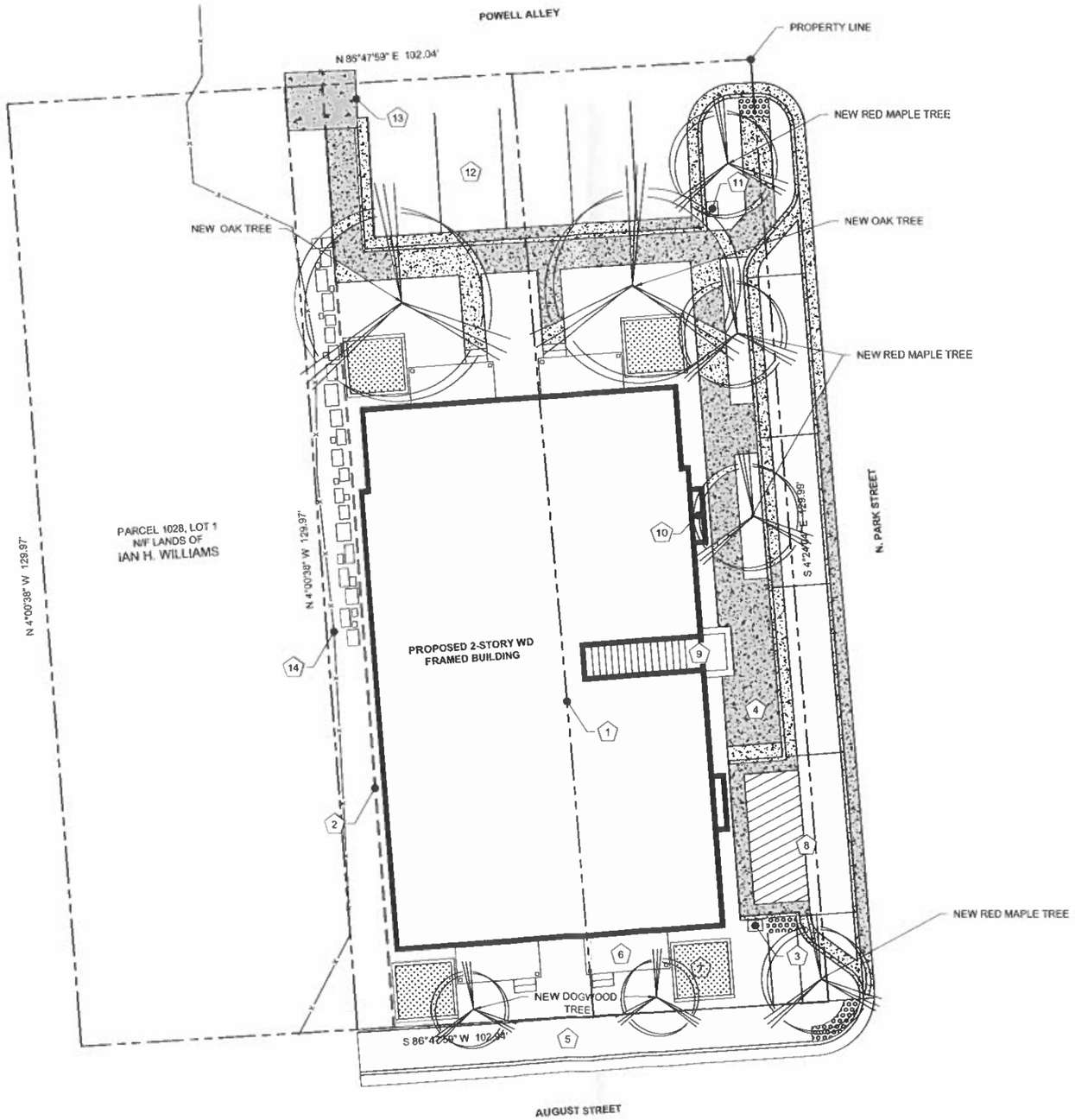
REVISIONS

REV. #	DATE	DESCRIPTION

DATE: SD REVIEW 10-12-23
SCALE: AS SHOWN
DRAWN BY: MF
DESIGNED BY: VR
APPROVED BY:

SHEET NO.:
AS-100

Z:\Chesapeake Neighbors\August St\Architecture\Drawings\CAD Drawings



1 SITE PLAN

SCALE 1/8"=1'

NOTES:

1. EXISTING PROPERTY LINE TO BE ABANDONED
2. 5' UTILITY EASEMENT
3. PROPOSED MAIL BOX
4. NEW CONC. SIDEWALK
5. EXISTING BRICK SIDEWALK TO REMAIN
6. TYP. ENTRY PORCH
7. TYP. SWN PLANTER BOX SIZE TO BE DETERMINED
8. ADA PARKING SPACE
9. ENTRY TO 2ND FLR STAIR
10. TYP. BAY WINDOW
11. EV CHARGING STATION
12. TYP. PARKING SPACES (8 & 1 ADA)
13. FENCE / DUMPSTER PAD
14. EXST. WOOD FENCE

SITE PLAN

CHESAPEAKE NEIGHBORS
521 AUGUST STREET

EASTON, MARYLAND

PREPARED FOR CHESAPEAKE NEIGHBORS

RAUCH inc
Engineering | Survey | Architecture | Environmental
office: 410.770.9081 | fax: 410.770.3657
email: design@rauchinc.com | www.rauchinc.com
easton office: 108 N. Harrison St. - Easton, MD 21601

PROFESSIONAL CERTIFICATION:
I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.
LICENSE NUMBER: 20221
EXPIRATION DATE: 01/19/2024

REVISIONS

REV. #	DATE	DESCRIPTION

DATE: SO REVIEW 10-12-23
SCALE: AS SHOWN
DRAWN BY: MF
DESIGNED BY: VR
APPROVED BY:
SHEET NO.:
AS-101

Z:\Chesapeake Neighbors\August St\Architecture\Drawings\CAD Drawings

TOWN OF EASTON
PLANNING & ZONING
14 S Harrison Street, Easton MD 21601

Historic District Commission Staff Report

Meeting Date: 12/9/2024

Staff Contact: Nicholas Johnson, AICP Candidate - Town Planner, njohnson@eastonmd.gov

Property Address: 35 E Dover Street

Applicant: Callahan Signs on behalf of J B Sales CO Inc.

Application Number: 2024-1347

Code Enforcement Case: Yes ☐ No ☒

Project Description:

The applicant is proposing to re-face and remove a small portion of an existing hanging sign. A small portion at the bottom of the existing sign will be removed and the remaining area will be re-faced with a 60" by 48" composite panel.

Historic District Guidelines:

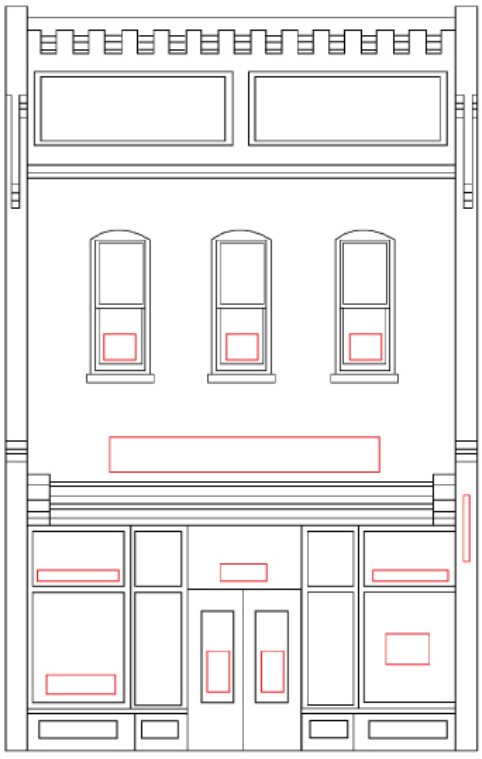


Figure 1

Guideline 25. General Guidelines for Signage

a. Avoid covering or obscuring architectural features.

b. Mount signs in a way that does not damage historic fabric. For example, connections for wall-mounted signs should be through a mortar joint rather than a masonry unit.

c. Integrate signs to the overall building composition. Locate signs in a way that emphasizes architectural features of the building. Use the shapes and sizes of signs to reinforce the directional expression or visual façade divisions.

d. Limit the overall number of signs to avoid a cluttered appearance that competes with the building's historic character.

e. Signs should be placed in locations on building that are traditionally used for signs.

Guideline 31. Hanging and Bracket Signs

a. Utilize existing sign brackets where possible.

b. Mount hanging and projecting signs to a masonry building with connections through the mortar joints rather than through brick or stone units to the greatest extent possible.

c. The bracket itself should contribute to the overall design of the hanging sign and may be decorative in character. Avoid overly ornate styles that are not in keeping with the historic features of the building.

d. Hanging signs should be mounted perpendicular to the façade and should have a minimum clearance of 8'-0" above the sidewalk and be recessed a minimum of 1'-0" behind the plane of the curb.

e. Hanging signs should have a maximum area of 8 square feet per face.

f. Avoid nationally or regionally distributed signs, or vacuum formed signs that are not in keeping with the character of the building.

g. Avoid internally lighted signs, or those that use flashing or moving illumination

h. Illumination of hanging signs should be external and be shielded to protect pedestrians and motorists from glare

Staff Recommendation:

Staff supports a Commission **approval** of this application with a condition prohibiting internal illumination. While the proposed sign does not meet the Guideline's dimensional standards found in Guideline 31e, this is a simple re-facing of an existing non-conforming sign and brings the sign closer to compliance with the removal of the bottom portion.

Recommended Condition

1. The signage may not be internally illuminated.

Draft Motions:

1. I move that the Historic District Commission **approve the application with staff's recommended condition.**

OR

2. I move that the Historic District Commission deny the application based on the following findings…

OR

3. I move an alternate motion.

Appendix A: 2012 Easton Historic District Survey Sheet

EASTON HISTORIC DISTRICT SURVEY

PROPERTY #: _____

Picture:



TAX ID	ADDRESS	OWNER NAME
2101012991	29 E DOVER ST	29 EAST DOVER STREET LLC

YEAR BUILT	PHYSICAL CONDITION
1900	FAIR

ARCHITECTURAL STYLE	ADDITION(S)
QUEEN ANNE INFLUENCE	FAR REAR SECTION LATER

NHL DISTRICT	NR DISTRICT	NR LISTED	MEETS NR CRITERIA	1980 NR RATING	MD INVENTORY	CONTRIBUTING	NC CODE
				B		Y	

NOTES

5 BAY, 2 PART COMMERCIAL BLOCK. DECORATIVE PRESSED BRICK FAÇADE WITH TERRA COTTA INSETS BRICK HAS BEEN SAND BLASTED. BRICK BADLY NEEDS REPOINTING ON SIDE. 1ST FLOOR STORE FRONT LATER ADDITION LARGER VERSION OF 33 E. DOVER ST.

RECEIVED
NOV 20 2024
TOWN OF EASTON

HD 24 - 135

Application #:	2024 - 1347
Date Received:	11/20/2024
Fee Paid:	$75.00
HDC Meeting Date:	12/09/2024
Date Property Posted:	12/02/2024

TOWN OF EASTON
PLANNING AND ZONING
14 SOUTH HARRISON STREET, EASTON, MD 21601

HISTORIC DISTRICT COMMISSION HEARING APPLICATION

APPLICATION TYPE
(PLEASE CIRCLE)

ROOFING DEMOLITION (SIGNAGE) FENCING OTHER
NEW CONSTRUCTION/ADDITION EXTERIOR ALTERATIONS
FOR TREE REMOVAL(S) - PLEASE USE THE TREE REMOVAL APPLICATION

PROPERTY INFORMATION

ADDRESS: 35 E. Dover St

☐ Contributing ☑ Non-Contributing YEAR BUILT: 1900 NATIONAL REGISTAR #

PROPERTY INFORMATION

OWNER NAME: J B Sales Co Inc
TELEPHONE NO.: EMAIL:

Applicant or Agent

NAME: Callahan Signs
TELEPHONE NO.: 410-200-2044 EMAIL: jcallahansigns@gmail.com

Description of Proposal (include additional sheets, as necessary)

New Panels in existing hanging sign - bottom portion of sign will be removed and just top section will remain with new panels on each side. Panels will be 1/4" ACM - Panels will be 60" tall x 48" wide

Specific Requirements

- The payment of fees is due at the time of application submittal.
  As of December 27, 2022, the fees are as follows:
  Commercial - $200 Residential - $75 Signs - $75 Staff Approval $25
- Provide 2 hard copies plus 1 digital copy of the application and all supplemental information.
- Disclose any easements or deed restrictions pertaining to the property and any improvements including the details of said easements or restrictions.
- Disclose any tax credits and or grants being considered for the project.

The Historic District Commission (HDC) reserves the right to request reasonable additional information or design drawings that further clarify proposals. In cases where professional design services are warranted, HDC may require the applicant to retain a licensed design consultant.
If the applicant or their designee is not present for the scheduled meeting the Commission may elect to refrain from discussing and voting on the scheduled agenda item.
Any modifications during review shall warrant an updated application.

I hereby certify that I have reviewed the Easton Historic District Guidelines as published

Signature of Applicant or Agent
Date 11/14/24
Printed Name of Applicant or Agent John Callahan

Revised 4.4.2022

Current sign frame



Proposed Signage




spiralis
GALLERY
60"
48"

TOWN OF EASTON
PLANNING & ZONING
14 S Harrison Street, Easton MD 21601

Historic District Commission Staff Report

Meeting Date: 12/9/2024

Staff Contact: Nicholas Johnson, AICP Candidate, Town Planner, njohnson@eastonmd.gov

Property Address: 15 S Locust Lane

Applicant: Sandra C. Flores

Application Number: 2023-1348

Code Enforcement Case: Yes ☒ No ☐

Project Description:

The applicant is seeking approval to demolish a structure that was heavily damaged by a fire on February 3, 2024.

Background Information:

On February 3, 2024 a fire originating from 15 S Locust Lane occurred, causing significant damage to both 15 and 17 S Locust Lane. The Inspection report from the Building Inspection Department notes that this was a total loss for both houses and both are now uninhabitable.

Code Enforcement subsequentially issued a condemnation order (Case# 24-0196) on February 5, 2024. This order states that the property was found to be unfit for human occupancy and directs the property owner to either obtain building permits for repairs or receive approval to demolish the structure. Subsequent notices were sent to the property owner on March 5th, September 5th, and October 23th.

On October 15th, the Building Inspection Department conducted a site visit to evaluate this structure as well as the structure at 17 S Locust Lane. The Inspection Report notes that the foundation and floor system has collapsed. This report also notes that "**collapse is possible"** and the structure is leaning towards a currently occupied structure at 13 S Locust Lane.

Demolition Review Procedures:

Section 2.9 of the Easton Historic District Design Guidelines outlines the review procedures for all demolition requests. This section of the Guidelines mandates a minimum of two public hearings for requests to demolish contributing structures. In order for the Commission

to determine whether a structure is considered contributing, "the applicant is expected to submit conducted historical research on the building proposed for demolition." If the Commission feels additional historic research is necessary, the Commission may require the services of a historic preservation consultant. This section of the Guidelines outlines the following benchmarks the Commission may use to determine if a structure is contributing:

- having character, interest or value and contributes to Easton's heritage;
- represents one or more periods or styles of architecture, landscape interest or value as part of the development, heritage or culture of the town architecture, building or construction technique with significant character, of Easton;
- reflects an outstanding attention to architectural design, detail, materials or craftsmanship;
- demonstrates characteristics that make a recognizable entity with logical geographic boundaries and its preservation essential to the integrity of the Historic District;
- represents an established and familiar feature of the Historic District due to its unique location or singular physical characteristics;
- provides certain historic or scenic value significant to the area.

All demolition requests are required to be accompanied by a structural analysis conducted by a licensed engineer. However, in cases where the structure has been condemned by the Town, the Commission may waive this requirement. Staff notes that a condemnation order has been issued by the Town for this property.

Historic District Guidelines:

Guideline 128. Avoid Demolition

a. Avoid demolition of sound, contributing buildings, structures, and objects.

b. Explore the possibility of selling historic buildings.

c. Explore the possibility of adapting historic buildings to a new purpose. Consider constructing an addition to increase interior space.

d. Consider relocation of significant historic buildings to a new location.

e. Demolition may be appropriate if the building poses an immediate hazard to public safety.

f. In cases of fire or other catastrophic disaster where at least 50% of the building remains standing, it is recommended that the structurally sound portion be rehabilitated, and the other portions rebuilt.

Staff Recommendation:

Staff supports a Commission **approval** of this application as submitted**.** Due to the possibility of collapse and the building's proximity to an occupied residence, this building poses an immediate threat to public safety and needs to be demolished as soon as possible.

Draft Motions:

1. I move that the Historic District Commission **approve the application as submitted due to the immediate safety hazard posed by this structure.**

OR

2. I move that the Historic District Commission deny the application based on the following findings…

OR

3. I move an alternate motion.

TOWN OF EASTON
PLANNING & ZONING
14 S Harrison Street, Easton MD 21601

Appendix A: 2012 Easton Historic District Survey Sheet

EASTON HISTORIC DISTRICT SURVEY

PROPERTY #: _____

Picture:



TAX ID	ADDRESS	OWNER NAME
2101013130	15 S LOCUST LANE	FLORES, SANDRA C

YEAR BUILT	PHYSICAL CONDITION
1900	FAIR

ARCHITECTURAL STYLE	ADDITION(S)
NATIONAL FOLK	NONE APPARENT

NHL DISTRICT	NR DISTRICT	NR LISTED	MEETS NR CRITERIA	1980 NR RATING	MD INVENTORY	CONTRIBUTING	NC CODE
				B		Y	

NOTES

GLAZED AND PANEL FRONT DOOR + WINDOW SURROUNDS ARE HISTORIC. CHIMNEY IS NEAR POINT OF COLLAPSE AND THERE IS A DISTRICT LEAN TO FAÇADE THAT INDICATE STRUCTURAL PROBLEMS. 1 OF A ROW OF 3 SIMILAR DWELLINGS.

HD 24 - 136

TOWN OF EASTON
PLANNING AND ZONING
14 SOUTH HARRISON STREET, EASTON, MD 21601

Application #:	**2024 - 1348**
Date Received:	**11/25/2025**
Fee Paid:	$75.00
HDC Meeting Date:	**12/09/2024 M1**
Date Property Posted:	**11/25/2024**

HISTORIC DISTRICT COMMISSION HEARING APPLICATION

APPLICATION TYPE
(PLEASE CIRCLE)

ROOFING DEMOLITION SIGNAGE FENCING OTHER

NEW CONSTRUCTION/ADDITION EXTERIOR ALTERATIONS

FOR TREE REMOVAL(S) - PLEASE USE THE TREE REMOVAL APPLICATION

PROPERTY INFORMATION

ADDRESS: 15 S. LOCUST LANE EASTON MD 21601

☐ Contributing ☐ Non-Contributing YEAR BUILT: _____ NATIONAL REGISTAR # _____

PROPERTY INFORMATION

OWNER NAME	SANDRA C. FLORES		
TELEPHONE NO.	410-725-0592	EMAIL	MEXNES@YAHOO.COM

Applicant or Agent

NAME	SANDRA C. FLORES		
TELEPHONE NO.	410-725-0592	EMAIL	MEXNES@YAHOO.COM

Description of Proposal (include additional sheets, as necessary)

I want to apply to the Historic District Commission for authorization to demolish 15 S. Locust Lane, which caught on fire in February 2024 and is being condemned by the town of Easton. I am planning to turn it green

Specific Requirements

- The payment of fees is due at the time of application submittal.
  As of December 27, 2022, the fees are as follows:
  Commercial - $200 Residential - $75 Signs - $75 Staff Approval $25
- Provide 2 hard copies plus 1 digital copy of the application and all supplemental information.
- Disclose any easements or deed restrictions pertaining to the property and any improvements including the details of said easements or restrictions.
- Disclose any tax credits and or grants being considered for the project.

The Historic District Commission (HDC) reserves the right to request reasonable additional information or design drawings that further clarify proposals. In cases where professional design services are warranted, the HDC may require the applicant to retain a licensed design consultant.
If the applicant or their designee is not present for the scheduled meeting the Commission may elect to refrain from discussing and voting on the scheduled agenda item.
Any modifications during review shall warrant an updated application.

I hereby certify that I have reviewed the Easton Historic District Guidelines as published

Signature of Applicant or Agent	Sandra C. Flores
Date	11/22/2024
Printed Name of Applicant or Agent	Sandra C. Flores

Revised 4.4.2022

Historic District Commission Application Checklist

Revised December 2022

Please complete the section that applies to your application. If a checklist item is not included or is non-applicable, please provide information supporting its omission for the Commission's consideration.

Requirements:

The payment of fees is due at the time of application submittal. As of December, 2022, the fees are as follows: ***Commercial - $200, Residential - $75, Signs - $75, Staff Approval - $25.***

The application submitted shall include 2 copies plus 1 digital.

All Applications to Include:

☒ A narrative fully explaining the request

☐ Photographs of all existing conditions and that will be affected by the proposed project

☐ Description of all existing materials and a listing of all materials to be used for proposed project.

☐ Manufacturer cut-sheets and material specifications related to all proposed work.

☐ Any available and applicable historical photographs, sketches or other documentary evidence illustrating previous conditions and configurations of the building(s)

New Construction / Addition

☐ Dimensioned elevations drawn to an appropriate scale illustrating all sides of the proposed structure. Drawings shall include notations outlining roof pitches, trim details and the type of windows and doors to be used for the project

☐ Site plan drawn to an appropriate scale and including setbacks and neighboring structures. Site Plan should illustrate the footprint(s) of all proposed EXISTING AND PROPOSED construction.

☐ Construction schedule

☐ For new construction only, the Commission will require a three-dimensional rendering, superimposed photo, silhouette or model of the proposed structure, other structure(s) located on the subject property and neighboring structures when necessary to understand the visual impact of the new construction and its compliance with the Guidelines.

Renovations

- ☐ Elevations or photographs of the existing conditions
- ☐ Elevation of the proposed changes
- ☐ Cut sheet for all proposed materials – Be sure to include all of the following that apply and any other additional materials:
    - Windows
    - Doors
    - Trim, fascia, soffit, etc
    - Decking/ porch flooring materials
    - Roofing Materials, gutters

Windows

Restoration of existing windows is the Commissions first choice. However, the Commission recognizes it may not always be practical to replace windows. For contributing buildings the front façade and any other façade facing a primary right of way are required to be wood windows. Aluminum, or fiberglass clad wood windows <u>may</u> be approved by the Commission on side or rear façades of contributing buildings. For non-contributing buildings clad wood windows will be considered on all elevations. Note: National Register Buildings are held to the highest of standards.

- ☐ Photograph or scaled elevation of all elevations of the building with each window that is to be replaced clearly labeled.
- ☐ Manufacturers cut sheet for each window to be replaced. Clearly labeled where it will be installed on the building.
- ☐ Materials for the windows must be clearly identified on the cut sheet
- ☐ Please note if existing trim/shutters are to remain or if new are to be installed, please include list of all new materials and cut sheets.

Roofing

Note: National Register Buildings are held to the highest of standards.

- ☐ Photographs or scaled elevations showing the existing roofing material to be replaced.
- ☐ Manufacturers cut sheet for each type of roofing to be replaced. Clearly labeled where it will be installed on the building.
- ☐ Please note if existing trim, fascia, soffit, or gutters are to remain or if new are to be installed, please include list of all new materials and cut sheets.

Signs

- ☐ Dimensioned scale drawings of the sign. Identify all materials to be used, color(s), lettering (including size and font style) and wording
- ☐ Photograph depicting the proposed location for the signage
- ☐ Lighting detail
- ☐ Construction and or mounting details

Landscaping & Trees

☐ Landscape plan where existing and proposed landscape features to be installed/planted, removed and/or relocated are identified including the location and species of existing and new trees

Fence

☐ Application must Include:

- A Site plan :
  - Drawn to scale
  - Show and label the location of new and any existing fence. (this can be completed on two separate site plans for clarity)
  - Include location of neighboring structures
  - Identify height of proposed fence, location of gates and other openings
  - If the height or style of fence changes based on location, this must be clearly identified.

- Proposed fence style and material
- Include photograph, manufacturer cut-sheet of the fence, or detailed sketch of proposed fence.
- other relevant construction and or material detail

Demolition

The Historic District Commission (HDC) reserves the right to request a professional inspection of the structure(s). Said request may include evaluation by a historic preservation specialist.

☐ Elevations and photographic documentation of all elevations of the structure(s) to be demolished including footprint dimensions, height dimensions and a site plan illustrating location of the structure(s) to be demolished

☐ Structural Analysis by Structural Engineer or Licensed Architect

☐ For Economic Hardship please provide documentation. Reference Guideline 13.9

☐ Attach replacement plan

Other

☐ Attach all documentation supporting request

The Historic District Commission (HDC) reserves the right to request reasonable additional information or design drawings that further clarify proposals. In cases where professional design services are warranted, the HDC may require the applicant to retain a licensed design consultant.

If the applicant or their designee is not present for the scheduled HDC meeting, the Commission may elect to refrain from discussing and voting on the scheduled agenda item.

This checklist shall be submitted along with the completed Historic District Commission Application and all additional supporting information.

TOWN OF EASTON

Office of Building Inspection
14 S. Harrison Street
Easton, Maryland 21601
(410) 822-2526

ACCREDITED

Case No. _____

INSPECTION NOTICE

Permit No. _____

Location of Building	Number and Street: 15 S. LOCUST ST / 17 S. LOCUST	Zone	Date: 2/3/24	Time: 4:30
	Subdivision	Map	Parcel	Lot
Property or Permit Holder	Name	Tel. No.		
	Address	Email		

Remarks:

* 2024-00007642

HOUSE FIRE 15 & 17 S. LOCUST STREET TRAPPE PRESENT
ST. MICHAELS, OXFORD, EASTON, CORDOVA, WILSBORO
TOTAL LOSS BOTH HOUSES UNINHABITABLE
FIRE ORIGINATE AT 17 S. LOCUST (FOUND HUMAN
REMAINS UNDER FLOOR BOARD 15 S. LOCUST ST. UNRELATED
TO FIRE POSSIBLE CRIME SCENE)
FIRE DEPT. TAPED OF ACCESS (FIRE DEPT DO NOT CROSS)
FIRE MARSHAL ON SITE FOR INVESTIGATION
FIRE DEPT EVACUATED 5:35
POWER CUT TO BOTH BUILDINGS
13 S. LOCUST ST. TO BE OCCUPIED & POST

☐ APPROVED ☐ APPROVED W/ EXCEPTION ☐ DISAPPROVED ☐ DISAPPROVED W/ PENALTY

☐ WAIVED ☐ CANCELLED ☐ PARTIAL _____

When applicable, please call for inspection when corrections have been completed. Acceptance and approval by an inspector of this office is required and must be corrected before _____.

(WILL HEAD TO BOARD UP)

Signature _____

Printed Name _____

I hereby acknowledge receipt of this notice by my signature, which does not imply agreement or disagreement with its contents

By: _____ ANDY COCKEMAN
Inspector

TOWN OF EASTON

PO Box 520
Easton, Maryland 21601

October 23, 2024

Sandra C Flores
13221 Crisa Drive
West Palm Beach FL 33410-0000

Re: **CONDEMNATION ORDER** for 15 S. Locust Lane: Case# 24-0196

Final Notice (2nd request)

Dear Property Owner:

An inspection of the above-mentioned property was performed on **February 5, 2024**. The property was found to be unfit for human occupancy; therefore the dwelling has been hereby condemned pursuant to 2012 International Property Maintenance Code (IPMC) 108.1.3.

108.1.3 Structure unfit for human occupancy. An structure is unfit for human occupancy whenever the code official finds that such structure is unsafe, unlawful or because of the degree to which the structure is in disrepair or lacks maintenance, is insanitary, vermin or rat infested, contains filth and contamination, or lacks ventilation, illumination, sanitary or heating facilities or other essential equipment required by this code, or because the location of the structure constitutes a hazard to the occupants of the structure or to the public.

Any repairs to the structure will require a **building permit** and inspections from the Town of Easton Building Department. Should you choose to demolish the structure you will need a demolition permit and approval from the Historic District Commission (HDC). You must obtain your permits by **November 6, 2024.**

Failure to correct the above stated code violations,(108.1.3), obtain your permits, or call for inspections, will result in fines under Section 1-8 (B) of the Town of Easton Charter and Code. In addition under the IPMC 2012 section 109 Emergency Measures, the Town of Easton may take the necessary steps to secure or remove the structure. The cost of which will represent a lien against the real property.

You may contact the Code Enforcement Office at 410-822-2526, if you have any questions. Reach out to the Building Department at 410-822-2526 for the Demolition Application and Planning and Zoning Department at 410-822-1943 for the Historic District Application.

Sincerely,
TOWN OF EASTON

Susan Filbird
Code Enforcement Officer


2024.10.15 10:38


DANGER
2024.10.15 10:39


2024.10.15 10:39


2024.10.15 10:41


RP
2024.10.15 10:41

2024.10.15 10:47


2024.10.15 10:48


2024.10.15 10:48


2024 :10:15 10 : 48


2024.10.15 10:48

TOWN OF EASTON

14 South Harrison Street
Easton, Maryland 21601

December 2, 2024

Dear Resident,

The Easton Historic District Commission will hold a public meeting on **Monday, December 9, 2024 at 6:00 p.m**. in the Easton Town Council Chambers located on the second floor of 14 South Harrison Street. At the direction of the Chair of the Commission, notice of a pending application has been sent to owners of property located within 400 feet of this parcel. If you are a tenant in or an owner of a multi-unit building, please distribute or post this notice in a visible location for all other tenants or owners to view. If you are a tenant of a rental property, please notify the property owner that this notice letter has been distributed to their property. A sign will be posted at the subject property, and the hearing agenda and application items have been posted on the Town of Easton website: http://eastonmd.gov/.

This letter is sent to inform you that application *2024 - 1348* has been filed on behalf of Sandra C. Flores (Applicant). The Applicant is seeking approval for the demolition of a structure located at 15 S. Locust Lane, also known as Tax Map 0104, Grid 00EA, Parcel 1579. On February 3, 2024, this structure was heavily damaged by a fire. A condemnation order (*Case #24-0196*) was subsequently issued by the Town of Easton Code Enforcement Department on February 5, 2024. The Applicant has proposed to return the area to green space. This is the first of two (2) required meetings for the demolition of contributing structures within the Historic District.

Copies of the proposed application are on file and available for public review in the Town's Planning Office at 14 South Harrison Street between the hours of 8:30 a.m. and 4:00 p.m. Monday through Friday. **In addition, digital copies will be available for review one week prior to the scheduled meeting via the Town's website at** https://www.eastonmd.gov/129/Agendas-Minutes. If you have any questions regarding this application, please contact the Planning Office at (410) 822-1943 or via e-mail at ssmith@eastonMD.gov.

Samantha N. Smith

Samantha N. Smith, Administrative Specialist
Planning & Zoning Department
410-822-1943 ssmith@eastonMD.gov



DEMOLITION NOTICE:

Guideline 2.9 Demolition Review Procedures

Sign posted on November 25, 2024

Town of Easton Historic District Commission
Draft Decision Summary
Monday, November 25, 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 (eastonmd.gov)

Attendance:

Commission Members:
Ernest Demby, Chairperson
Maria Brophy, Vice Chairperson
Kevin Bateman
Emily Carey
Dudley Greer

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

Absent:

Commission Members:
Michael Stuart

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 November 25, 2024 Agenda Summary. Commissioner Greer seconded the motion.

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

3. **Old Business —** None

4. **New Business —**

a. File No.: **2024 - 1326 / HD 24 - 127**
Applicant: **Thomas F. Kicklighter**
Location: 221 S. Hanson Street, Easton, MD 21601
Tax Map 0105, Grid 0000, Parcel 2124
Zoning: R-10A

Request: The applicant is proposing to install 45 linear feet of new four (4) foot tall wooden picket fencing in the rear yard. This is a contributing structure to the Historic District.

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:
Thomas F. Kicklighter

Public Comment — None
Public Comment Written — None

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

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

b. File No.: **2024 - 1338 / HD 24 - 132**
Applicant: **Hector Argandona**
Location: 306 North Street, Easton, MD 21601
Tax Map , Grid , Parcel
Zoning: R-7A

Request: The applicant is requesting to remove and replace the existing wood siding from the West façade, and from two (2) gables on the South façade in-kind. Zip sheathing will then be added as the existing siding is attached directly to the framing of the house. The new wood siding will match the dimensions of the existing siding. This is a contributing structure to the Historic District.

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 76. Preserve Historic Wood Siding*
v. *Guideline 77. Make Sensitive Replacements (Siding)*

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

Applicant Presentation:
Hector Argandona

Public Comment — None
Public Comment Written — None

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

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

c. File No.: 2024 - 1342 / HD 24 - 133
Applicant: Michael Allen
Location: 605 Goldsborough Street, Easton, MD 21601
Tax Map 0103, Grid 00EA, Parcel 0767
Zoning: R-7A

Request: The applicant is proposing to replace the existing front porch decking in-kind with new tongue-and-groove wood. This is a contributing structure to the Historic District.

Historic District Guideline references:
i. *Guideline 3. Make Sensitive Replacements*
ii. *Guideline 64. Preserve Historic Porches*
iii. *Guideline 65. Make Sensitive Replacements*

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

Applicant Presentation:
Michael Allen

Public Comment — None
Public Comment Written — None

Vice Chairperson Brophy moved to approve the application subject to the condition that the deck skirting shall be replaced with wood. Commissioner Greer seconded the motion.

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

5. **Discussion Item —** None

6. **Decision Summary Review —**

   a. Approval of the Draft Decision Summary from the October 28, 2024 meeting **—**

   Commissioner Bateman moved to approve the October 28, 2024 Decision Summary. Commissioner Greer seconded the motion.

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

   b. Approval of the Draft Decision Summary from the November 15, 2024 meeting**—**

   Vice Chairperson Brophy moved to approve the November 15, 2024 Decision Summary. Commissioner Greer seconded the motion.

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

7. **Administrative Approval**

   a. File No.: 2024 - 1344 / HD 24 - 134

Applicant: **Marasun LLC**
Location: 633 Goldsborough Street, Easton, MD 21601
Tax Map 0103, Grid 00EA, Parcel 0777
Zoning: R-7A

Request: The Applicant is requesting to remove and replace the existing asphalt shingle roof in-kind. The existing trim, facia, 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 Bateman seconded the motion. The meeting was adjourned at 6:20 p.m.

RECEIVED

DEC 04 2024

HD 24 - 139

TOWN OF EASTON

PLANNING AND ZONING

14 SOUTH HARRISON STREET, EASTON, MD 21601

TOWN OF EASTON

Application #:	2024 - 1354
Date Received:	12/4/2024
Fee Paid:	$25
HDC Meeting Date:	12/9/2024
Date Property Posted:	-

HISTORIC DISTRICT COMMISSION HEARING APPLICATION

APPLICATION TYPE
(PLEASE CIRCLE)

ROOFING DEMOLITION SIGNAGE FENCING OTHER

NEW CONSTRUCTION/ADDITION EXTERIOR ALTERATIONS

FOR TREE REMOVAL(S) - PLEASE USE THE TREE REMOVAL APPLICATION

PROPERTY INFORMATION

ADDRESS: 406 AUGUST ST

☐ Contributing ☐ Non-Contributing YEAR BUILT: 1910 NATIONAL REGISTAR #: _____

PROPERTY INFORMATION

OWNER NAME: CHRIS GILLEN

TELEPHONE NO.: 240 481 8743 EMAIL: CRGILLEN@AOL.COM

Applicant or Agent

NAME: JESSICA YOUNG

TELEPHONE NO.: 667 481 6822 EMAIL: info@foreveryoungroofing.com

Description of Proposal (include additional sheets, as necessary)

Replace existing 3-tab asphalt shingles with Architectural asphalt shingles - manufacturer to be Tamko Titan. No fascia, soffit, trim, gutter work is needed.

Specific Requirements

- The payment of fees is due at the time of application submittal.
  As of December 27, 2022, the fees are as follows:
  Commercial - $200 Residential - $75 Signs - $75 Staff Approval $25
- Provide 2 hard copies plus 1 digital copy of the application and all supplemental information.
- Disclose any easements or deed restrictions pertaining to the property and any improvements including the details of said easements or restrictions.
- Disclose any tax credits and or grants being considered for the project.

The Historic District Commission (HDC) reserves the right to request reasonable additional information or design drawings that further clarify proposals. In cases where professional design services are warranted, HDC may require the applicant to retain a licensed design consultant.
If the applicant or their designee is not present for the scheduled meeting the Commission may elect to refrain from discussing and voting on the scheduled agenda item.
Any modifications during review shall warrant an updated application.

I hereby certify that I have reviewed the Easton Historic District Guidelines as published

Signature of Applicant or Agent Jessica M Young

Date 12/4/2024

Printed Name of Applicant or Agent Jessica Young

Revised 4.4.2022

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CLASS 3 IMPACT RATED

160 MPH

The most INNOVATIVE SHINGLE on the market is now **CLASS 3 IMPACT RATED**† FEATURING an INDUSTRY-FIRST **WINDGUARD™ WARRANTY** with coverage up to **160 MPH**†



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Consumer Survey of Product Innovation
2024

Voted 2024 Product of the Year
in the Home Protection Category.
Survey of 40,000 consumers by Kantar
tamko.com/poy

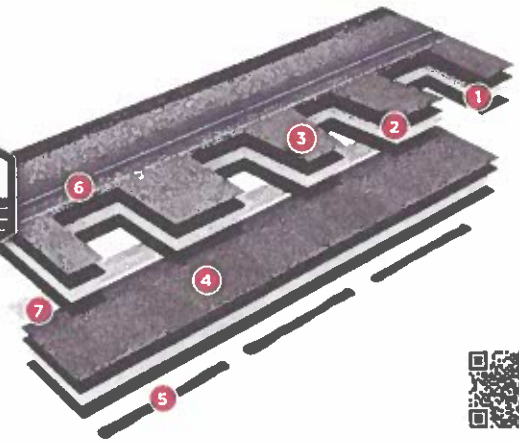
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160 MPH

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1. POWER CORE*
2. ULTRAMAX WEATHERING™ LAYER
3. PROTECTIVE GRANULES
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5. ADVANCED FUSION™ SEALANTS
6. RAPID FIRE ZONE* NAIL ZONE
7. ANCHORLOCK™ LAYER

Find out more about Titan XT innovative technologies.

*PLEASE CONSULT TAMKO'S LIMITED WARRANTY AND APPLICATION INSTRUCTIONS FOR ANY REQUIREMENTS OR LIMITATIONS. †TITAN XT† SHINGLES ARE CLASSIFIED BY UL FOR COMPLIANCE WITH UL 2218 CLASS 3 IMPACT RESISTANCE.

TITAN XT

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TAMKO BUILDING PRODUCTS LLC

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tamko.com

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Titan XT shingles feature some of the most advanced innovative technology in the industry. With powerful engineering, Titan XT shingles are designed to offer an advantage for both homeowners and contractors, combining in-demand product features into one ***Extreme Technology*** shingle designed to help weather extreme conditions.

TITAN XT PREMIUM COLOR OPTIONS



Prior to making your final color selection, TAMKO recommends viewing an actual roof installation. See **tamko.com/colorselection** for complete details.

Certain colors and products may not be available in your area. Information included in this item was current at the time of printing. To obtain a copy of the most current version of this item, visit us online at tamko.com or call us at 1-800-641-4691.

Titan XT shingles meet the following classifications

UL Listed for:
Class A Fire Resistance

UL Classified:
Wind Resistance
Impact Resistance
ASTM D3462 and ICC-ES Acceptance Criteria AC438

Tested in Compliance with:
UL 790/ASTM E 108, Class A
ASTM D3161, Class F
ASTM D7158, Class H
UL 2218 Class 3 Impact Resistance*
ASTM D3462
ICC-ES Acceptance Criteria AC433

UL Evaluation Reports:
UL Evaluation Report ER2919-01
UL Evaluation Report ER2919-02

Florida Building Code Product Approval
FL 18355
FL 35321

Miami-Dade County Product Control Approved

Desert Sand and Olde English Pewter are listed by the Cool Roof Rating Council® (CRRC).
*Titan XT shingles are classified by UL for compliance with UL 2218 Class 3 impact resistance.

TAMKO provides a limited warranty for many products that includes a binding arbitration clause. See **tamko.com/limitedwarranties** for complete details.

FREDERICK 41001607 0624

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