



**Town of Easton Historic District Commission
Final 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](https://www.eastonmd.gov)
 [\(eastonmd.gov\)](https://www.eastonmd.gov)

Attendance:

Commission Members:

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

Absent:

Commission Members:

Michael Stuart

Staff:

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

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.

<u>Vote</u>	<u>5 - 0</u>
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.

<u>Vote</u>	<u>5 - 0</u>
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.

<u>Vote</u>	<u>5 - 0</u>
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.

<u>Vote</u>	<u>5 - 0</u>
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

195 **Applicant:** **Marasun LLC**
196 **Location:** 633 Goldsborough Street, Easton, MD 21601
197 Tax Map 0103, Grid 00EA, Parcel 0777
198 **Zoning:** R-7A
199
200 **Request:** The Applicant is requesting to remove and replace the existing
201 asphalt shingle roof in-kind. The existing trim, fascia, soffit and gutters shall
202 remain. This is a contributing structure to the Historic District.
203

204 Historic District Guideline references:
205 *i. Guideline 68. Maintain Historic Roof Shape*
206 *ii. Guideline 70. Roof Material*
207
208

- 209 **8. Consent Docket** — None
210
211
212 **9. Adjournment** — Vice Chairperson Brophy moved to adjourn. Commissioner Bateman
213 seconded the motion. The meeting was adjourned at 6:20 p.m.