



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

Monday, December 23, 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/Agenda/minutes)
[\(eastonmd.gov\)](https://www.eastonmd.gov/)

Attendance:

Commission Members:

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

Absent:

Commission Members:

Dudley Greer
Michael Stuart

Staff:

Miguel Salinas, Planning and Zoning Director
Samantha Smith, Administrative Specialist

Staff:

Nicholas Johnson AICP, Town Planner
(Current)
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 December 23, 2024 Agenda Summary. Commissioner Carey seconded the motion.

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

3. Old Business — None

4. New Business —

a. **File No.:** 2024 - 1356 / HD 24 - 140

Applicant: Bernard H. Warner

Location: 31 S. Aurora Street, Easton, MD 21601
Tax Map 0104, Grid 00EA, Parcel 1562

Zoning: R-7A

Request: The applicant is requesting to install 38 linear feet for new six (6) foot tall wooden privacy 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:

None

Public Comment — None

Public Comment Written — None

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

Vote 4 - 0 - 2

FOR: 4 - Demby, Brophy, Bateman, Carey

AGAINST: 0

ABSTAIN: 0

ABSENT: 2 - Greer, Stuart

b. **File No.:** 2024 - 1357 / HD 24 - 141

Applicant: Helen Herman

Location: 33 S. West Street, Easton, MD 21601
Tax Map 0104, Grid 00EA, Parcel 1439

Zoning: CB

Request: The applicant is proposing to construct a fourteen (14) foot rear addition with additional exterior alterations including the construction of a pitched roof, the installation of new signage, the addition of a new entryway on the front façade, and the infill of existing window and door openings. This is a non contributing structure to the Historic District.

Background: This project first appeared before the Commission at their February 26, 2024 meeting as a preliminary discussion for the proposed

renovation and design of the Face to Faith Ministries church. In January of 2012, the Commission granted approval for the demolition of a non-contributing concrete block shed at the rear of the building; and in October 2013, the Commission granted approval for the demolition of an existing 1-story dwelling on the property.

Historic District Guideline references:

- i. *Guideline 1. Preserve Significant Historic Features*
- ii. *Guideline 2. Repair Rather than Replace*
- iii. *Guideline 4. Restore Significant Historic Features*
- iv. *Guideline 25. General Guidelines for Signage*
- v. *Guideline 35. Wall Signs*
- vi. *Guideline 41. Maintain Original and Historic Doors*
- vii. *Guideline 42. Make Sensitive Replacements*
- viii. *Guideline 44. Adding New Doors*
- ix. *Guideline 50. Maximize Daylight*
- x. *Guideline 55. Maintain Historic Masonry*
- xi. *Guideline 57. Repointing Masonry*
- xii. *Guideline 58. Replacing Masonry Units*
- xiii. *Guideline 59. Stucco*
- xiv. *Guideline 68. Maintain Historic Roof Shape*
- xv. *Guideline 70. Roof Material*
- xvi. *Guideline 80. Preserve Historic Storefronts*
- xvii. *Guideline 89. Maintain Historic Windows*
- xviii. *Guideline 100. Rear Additions*

Staff Presentation:

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

Applicant Presentation:

Helen Herman
Pastor Madonna P. Johnson, Face to Faith Ministries
Vestinia Bridges, Face to Faith Ministries

Public Comment — None

Public Comment Written — None

Vice Chairperson Brophy moved to approve the application subject to the following conditions: 1) All signage shall be mounted through a mortar joint. The Applicant shall send the dimensions and design of the second proposed sign to staff for administrative review and approval; 2) Should the Applicant choose to install gutters, a spec sheet shall be submitted to staff for administrative review and approval. The Commission made a recommendation for K-style gutters; 3) the standing seam metal roof shall be 1.5" (inches) or less for the rib seam height, the maximum panel width shall be 16" (inches) or less, the panels shall be flat and the

rib ends shall be closed; and 4) the windows shall be fiberglass-clad or metal.
Commissioner Bateman seconded the motion.

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

5. Discussion Item —

- a. The Commission held an open dialogue on the role of a historic district, and its establishment to ensure the preservation of Easton’s historic character. The Commission and staff spoke in depth on the enforcement of property maintenance within the historic district, and an approach to strengthening the language of the historic district guidelines through zoning legislation.

6. Decision Summary Review —

Commissioner Bateman moved to approve the December 9, 2024 Decision Summary. Commissioner Carey seconded the motion.

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

7. Administrative Approval — None

8. Consent Docket

- a. **File No.:** 2024 - 1360 / HD 24 - 143
Applicant: Marasun LLC
Location: 308 Needwood Avenue, Easton, MD 21601
Tax Map 0105, Grid 00EA, Parcel 2221
Zoning: R-7A

Request: Approval for an emergency asphalt shingle roof replacement as per the Historic District Commission Chairperson. This is a contributing structure to the Historic District.

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- 9. Adjournment** — Commissioner Bateman moved to adjourn. Vice Chairperson Brophy seconded the motion. The meeting was adjourned at 6:54 p.m.