



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

Monday, January 27, 2025 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
Michael Stuart

Staff:

Miguel Salinas, Planning and Zoning Director
Nicholas Johnson AICP, Town Planner (Current)
Susan Filbird, Code Enforcement Officer

Absent:

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 January 27, 2025 Agenda Summary. Commissioner Stuart seconded the motion.

Vote	6 - 0
FOR:	6 - Demby, Brophy, Bateman, Carey, Greer, Stuart
AGAINST:	0
ABSTAIN:	0
ABSENT:	0

3. Old Business — None

4. New Business —

a. **File No.:** 2025 - 1374 / HD 25 - 01
Applicant: Quinnworks Inc.
Location: 516 & 518 August Street, Easton, MD 21601
Tax Map 0104, Grid 0000, Parcel 1045
Zoning: CB

Request: The Applicant is requesting to demolish the existing steps and landings on the rear façade of the structure. The new stairs, lattice, and landings will be reconstructed with pressure treated lumber, and will be required to meet current building codes. This is a contributing structure to the Historic District.

Historic District Guideline references:

- i. *Guideline 6. Comply with Health and Safety Codes*
- ii. *Guideline 54. Fire Escapes and Exterior Stairs*

Staff Presentation:

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

Applicant Presentation:

Charles J. Quinn, Quinnworks Inc.

Public Comment — None

Public Comment Written — None

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

<u>Vote</u>	<u>6 - 0</u>
FOR:	6 - Demby, Brophy, Bateman, Carey, Greer, Stuart
AGAINST:	0
ABSTAIN:	0
ABSENT:	0

5. Discussion Item —

- a. Chairperson Demby took a moment to share appreciation and gratitude to Michael “Dudley” Greer for his dedicated service to the Historic District Commission. Since joining the Commission in April 2023, Commissioner Greer has played a strong role in the preservation of Easton’s historic character. The Commission thanked Mr. Greer, and wished him well on his future endeavors.

6. Decision Summary Review —

Vice Chairperson Brophy moved to approve the January 13, 2025 Decision Summary. Commissioner Bateman seconded the motion.

Vote	6 - 0
FOR:	6 - Demby, Brophy, Bateman, Greer, Pezor, Stuart
AGAINST:	0
ABSTAIN:	0
ABSENT:	0

7. Administrative Approval

a. File No.: 2025 - 1380 / HD 25 - 04

Applicant: Marasun LLC

Location: 317 August Street, Easton, MD 21601
Tax Map 0103, Grid 00EA, Parcel 1076

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*

b. File No.: 2025 - 1384 / HD 25 - 06

Applicant: Town of Easton

Location: 46 Pennsylvania Avenue, Easton, MD 21601
Tax Map 0103, Grid 00EA, Parcel 1086

Zoning: CB

Request: The Applicant is requesting to install a new ductless HVAC system. The application may be administratively approved subject to the following conditions:

- 1. Exterior line sets shall be painted to match the structure.
- 2. The units shall be screened from view using plantings, fencing, or other lattice material.
- 3. The units shall be mounted in a way that does not damage the historic material.

This is a contributing structure to the Historic District.

Historic District Guideline references:

- i. *Guideline 48. HVAC*

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145 **8. Consent Docket**
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147 **a. File No.:** **2025 - 1375 / HD 25 - 02**

148 **Applicant:** **Ronald Newnam**

149 **Location:** 134 N. Washington Street, Easton, MD 21601

150 Tax Map 0103, Grid 00EA, Parcel 0616

151 **Zoning:** CB
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153 **Request:** Approval for an emergency flat membrane roof replacement and
154 HVAC unit replacement as per the Historic District Commission Chairperson.
155 This is a contributing structure to the Historic District.
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158 **9. Adjournment** — Commissioner Greer moved to adjourn. Vice Chairperson Brophy
159 seconded the motion. The meeting was adjourned at 6:10 p.m.