



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

Monday, February 10, 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/Agenda/Minutes)
[\(eastonmd.gov\)](https://www.eastonmd.gov/)

Attendance:

Commission Members:

Ernest Demby, Chairperson
Maria Brophy, Vice Chairperson
Emily Carey
Michael Stuart

Staff:

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

Absent:

Commission Members:

Kevin Bateman

Staff:

Nicholas Johnson AICP, Town Planner (Current)

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 February 10, 2025 Agenda Summary. Commissioner Carey seconded the motion.

<u>Vote</u>	<u>4 - 0 - 1</u>
FOR:	4 - Demby, Brophy, Carey, Stuart
AGAINST:	0
ABSTAIN:	0
ABSENT:	1 - Bateman

3. Old Business — None

4. New Business —

a. **File No.:** 2025 - 1385 / HD 25 - 07
Applicant: Eat Sprout
% Ryan Groll
Location: 22 N. Harrison Street, Easton, MD 21601
Tax Map 0103, Grid 00EA, Parcel 1146
Zoning: CB

Request: The Applicant is requesting to install a 2' by 3' hanging sign on the front façade of the structure. The sign will be made of a composite material, and will be mounted above the front porch via metal bracket. The Applicant is also requesting to replace the existing front door with a new wooden door. This is a contributing structure to the Historic District.

Historic District Guideline references:

- i. *Guideline 25. General Guidelines for Signage*
- ii. *Guideline 31. Hanging and Bracket Signs*
- iii. *Guideline 40. Details and Ornamentation (Doors and Entrances)*
- iv. *Guideline 41. Maintain Original and Historic Doors*
- v. *Guideline 42. Make Sensitive Replacements*
- vi. *Guideline 43. Restore Missing or Inappropriately Altered Doors*

Staff Presentation:

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

Applicant Presentation:

Ryan Groll, Eat Sprout

Public Comment — None

Public Comment Written — None

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

Vote	4 - 0 - 1
FOR:	4 - Demby, Brophy, Carey, Stuart
AGAINST:	0
ABSTAIN:	0
ABSENT:	1 - Bateman

b. **File No.:** 2025 - 1386 / HD 25 - 08
Applicant: Town of Easton

Location: 14 S. Harrison Street, Easton, MD 21601
Tax Map 0104, Grid 0000, Parcel 1528
Zoning: CB

Request: In order to provide added security for the Town Office, the Applicant is proposing to replace four (4) existing exterior doors on the side and rear facades of the structure with new steel doors. The door on the northern façade identified as “Door Four” in the application appears to be historic. This is a contributing structure to the Historic District.

- Historic District Guideline references:
- i. *Guideline 1. Preserve Significant Historic Features*
 - ii. *Guideline 3. Make Sensitive Replacements*
 - iii. *Guideline 41. Maintain Original and Historic Doors*
 - iv. *Guideline 42. Make Sensitive Replacements (Doors)*
 - v. *Appendix B.2 Common Substitute Materials*

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

Applicant Presentation:
Trevor Newcomb, Town of Easton

Public Comment — None
Public Comment Written — None

Vice Chairperson Brophy moved to table the application. The Commission has requested additional detail for designs that include paneling. Commissioner Carey seconded the motion.

Vote	4 - 0 - 1
FOR:	4 - Demby, Brophy, Carey, Stuart
AGAINST:	0
ABSTAIN:	0
ABSENT:	1 - Bateman

5. Discussion Item — None

6. Decision Summary Review —

Vice Chairperson Brophy moved to approve the January 27, 2025 Decision Summary. Commissioner Carey seconded the motion.

Vote 4 - 0 - 1
FOR: 4 - Demby, Brophy, Carey, Stuart
AGAINST: 0
ABSTAIN: 0
ABSENT: 1 - Bateman

7. Administrative Approval

- a. **File No.:** 2025 - 1393 / HD 25 - 09
Applicant: Flow Heating and Cooling
Location: 205 Talbot Street, Easton, MD 21601
Tax Map 0104, Grid 00EA, Parcel 1905
Zoning: R-7A

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*

8. Consent Docket — None

9. Adjournment — Vice Chairperson Brophy moved to adjourn. Commissioner Carey seconded the motion. The meeting was adjourned at 6:35 p.m.