



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

Monday, March 24, 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-and-Minutes)
[\(eastonmd.gov\)](https://www.eastonmd.gov/)

Attendance:

Commission Members:

Ernest Demby, Chairperson
Maria Brophy, Vice Chairperson
Kevin Bateman
Emily Carey
Joshua Startt
Michael Stuart

Staff:

Nicholas Johnson AICP, Town Planner (Current)
Samantha Smith, Administrative Specialist
Tom Diem, Building Code Official

Absent:

Staff:

Miguel Salinas, Planning and Zoning Director

- 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 March 24, 2025 Agenda Summary.
Commissioner Stuart seconded the motion.**

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

- 3. Old Business** — None

4. New Business —

- a. **File No.:** 2025 - 1412 / HD 25 - 17
Applicant: Easton Advanced Aesthetics
% Caroline Miller
Location: 120 N. West Street, Easton, MD 21601
Tax Map 0104, Grid 00EA, Parcel 1268
Zoning: CB

Request: The Applicant is proposing to install a five (5) foot tall, 30” x 15” post mounted sign. The sign is composed of a wooden post, a metal bracket, and a wooden face. The structure adjacent to which the sign will be mounted is a contributing structure to the Historic District.

Historic District Guideline references:

- i. *Guideline 25. General Guidelines for Signage*

Zoning Ordinance requirements:

- i. *Section 28-1101.7.C.1 Post Mounted Signs within the CB Zoning District*

Staff Presentation:

Nicholas Johnson AICP, Town Planner - Current

Applicant Presentation:

Caroline Miller, Easton Advanced Aesthetics

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, Startt, Stuart
AGAINST:	0
ABSTAIN:	0
ABSENT:	0

- b. **File No.:** 2025 - 1417 / HD 25 - 21
Applicant: Bluepoint Hospitality Group LLC
Location: 20 N. Washington Street, Easton, MD 21601
Tax Map 0103, Grid 00EA, Parcel 1210
Zoning: CB

Request: The Applicant is proposing to install three (3) wall mounted signs. A 27.5 square foot hand painted PVC mural will be mounted to the building

façade, and two 3.36 square foot v-carved signs will be mounted above each of the two (2) front windows with z-clips. The proposed signage will be externally illuminated by gooseneck lamps. The structure to which the signs will be mounted is a contributing structure to the Historic District.

Outstanding Issues: Section 28-1101.7.A.1 of the Zoning Ordinance permits a maximum wall signage area of 1 square foot per linear foot of street frontage. Given the building plans indicate 24 linear feet of frontage, the maximum allowable area permitted for the wall sign area is 24 square feet.

Historic District Guideline references:

- i. *Guideline 25. General Guidelines for Signage*
- ii. *Guideline 30. Lighting for Signs*
- iii. *Guideline 35. Wall Signs*

Staff Presentation:

Nicholas Johnson AICP, Town Planner - Current

Applicant Presentation:

Allison Gamble, Bluepoint Hospitality

Public Comment — None

Public Comment Written — None

Vice Chairperson Brophy moved to approve the application subject to the following conditions:

- 1. The Applicant shall conform to the maximum permitted area of 24 square feet, or shall receive a Variance from Section 28-1101.7.A.1 of the Zoning Ordinance from the Town of Easton Board of Zoning Appeals.**
- 2. The signs shall be mounted through a mortar joint.**

Commissioner Bateman seconded the motion. Should the Applicant pursue a Variance, the Commission extended a favorable recommendation to the Board of Zoning Appeals for the granting of a Variance from the maximum permitted area.

<u>Vote</u>	<u>5 - 0 - 1</u>
FOR:	5 - Demby, Brophy, Bateman, Carey, Stuart
AGAINST:	0
ABSTAIN:	1 - Startt
ABSENT:	0

- c. File No.: 2025 - 1413 / HD 25 - 18**
Applicant: Philip Bernot
Location: 303 S. Aurora Street, Easton, MD 21601

Zoning: Tax Map 0105, Grid 0000, Parcel 2245
R-10A

Request: The Applicant is requesting to demolish the existing 15' x 16' rear deck, and to construct a new 16' x 16' deck using treated lumber and vinyl railings. This is a contributing structure to the Historic District.

Historic District Guideline references:

i. Guideline 67. New Rear Decks and Patios

Staff Presentation:

Nicholas Johnson AICP, Town Planner - Current
Tom Diem, Building Code Official

Applicant Presentation:

Philip and Darcy Bernot

Public Comment — None

Public Comment Written — None

Commissioner Startt moved to approve the application as submitted. Commissioner Stuart seconded the motion.

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

d. File No.: 2025 - 1416 / HD 25 - 20

Applicant: Shore Projects LLC

Location: 38 S. Aurora Street, Easton, MD 21601
Tax Map 0104, Grid 00EA, Parcel 1566

Zoning: R-7A

Request: The Applicant is proposing exterior alterations to the historic commercial storefront of a residential structure. The existing window panes on the storefront (excluding the angled windows flanking the door) will be removed and replaced with new insulated tempered glass. The two (2) angled glass windows will be removed and infilled with wood panels. The storefront window on the South Street facade will be replaced with a wooden double hung window. The transom windows located above the storefront windows will remain. This is a contributing structure to the Historic District.

Background: The Easton Historic District Survey notes that the commercial storefront is not original, but is considered historic.

Historic District Guideline references:

- i. Guideline 1. Preserve Significant Historic Features*
- ii. Guideline 3. Make Sensitive Replacements*
- iii. Guideline 80. Preserve Historic Storefronts*
- iv. Guideline 90. Make Sensitive Replacements*

Staff Presentation:

Nicholas Johnson AICP, Town Planner - Current
Tom Diem, Building Code Official

Applicant Presentation:

Addie Ruhl, Shore Projects LLC
Willis McGill, BayShore Realty 114 LLC

Public Comment — None

Public Comment Written — None

The Applicant amended their application to propose the replacement of the existing storefront window on the South Street façade with 5/8” thick insulated tempered glass.

Commissioner Stuart moved to approve the amended application subject to the following conditions:

- 1. The four (4) front storefront windows shall be replaced with 5/8” thick insulated tempered glass.**
- 2. The two (2) angled glass windows on the storefront shall be filled by a raised panel (or a similar) wooden infill material.**
- 3. The window on the South Street façade shall be replaced with 5/8” thick insulated tempered glass.**

Vice Chairperson Brophy seconded the motion.

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

5. Discussion Item —

- a. In the ongoing effort to revise the Historic District guidelines, the Commission held an open dialogue regarding alternate materials for porch and deck replacements. The Commission examined composite product materials from TimberTech, noting that the composite material simulates the appearance of wood, but is more durable. The Commission acknowledged that financial hardship was an important factor in considering other appropriate alternate materials.

6. Decision Summary Review —

Commissioner Stuart moved to approve the March 10, 2025 Decision Summary. Commissioner Startt seconded the motion.

Vote	<u>5 - 0 - 1</u>
FOR:	5 - Demby, Bateman, Carey, Startt, Stuart
AGAINST:	0
ABSTAIN:	1 - Brophy
ABSENT:	0

7. Administrative Approval

- a. **File No.:** 2025 - 1420 / HD 25 - 23
Applicant: Marasun LLC
Location: 14 Brookletts Avenue, Easton, MD 21601
Tax Map 0105, Grid 00EA, Parcel 2098
Zoning: R-10A

Request: The Applicant is requesting to remove and replace the existing architectural 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*

8. Consent Docket

- a. **File No.:** 2025 - 1424 / HD 25 - 25
Applicant: Town and Country Roofing
Location: 322 South Lane Easton, MD 21601
Tax Map 0104, Grid 0000, Parcel 1603
Zoning: R-7A

Request: Approval for an emergency flat roof membrane replacement, and the replacement of a portion of the roof slope as per the Historic District Commission Chairperson. This is a non-contributing structure to the Historic District.

9. **Adjournment** — Vice Chairperson Brophy moved to adjourn. Commissioner Carey seconded the motion. The meeting was adjourned at 6:44 p.m.