



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

Monday, June 9, 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
Joshua Startt

Staff:

Lynn B. Thomas AICP, Town Planner (Long
Range)
Tom Diem, Building Code Official
Samantha Smith, Administrative Specialist

Absent:

Commission Members:

Michael Stuart

Staff:

Miguel Salinas, Planning and Zoning Director
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 June 9, 2025 Agenda Summary.
Commissioner Carey seconded the motion.**

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

3. Old Business —

- a. **File No.:** 2023 - 0905 / HD 23 - 42
Applicant: Dover Station LLC
Location: 500 Dover Road, Easton, MD 21601
Tax Map 0104, Grid 00EA, Parcel 1055
Zoning: CB

Request: The Applicant is requesting an amendment to previously approved alterations to Building 2, a non-contributing structure. The Applicant is proposing to remove an existing garage door located on the parking lot façade of building 2, and to install a new commercial entry door. Additionally, the existing sidewalk will be extended to facilitate access to the new entry way.

Background: On April 25, 2023 the Commission determined that the buildings labeled 2, 4, and 5 on the subject property to be non contributing structures, while the buildings labeled 1 and 3 were found as contributing structures. The Commission also granted the partial demolition of building 2, and the installation of a corrugated metal roof on buildings 3, 4, and 5. At their June 26, 2023 meeting, the Commission approved additional alterations to building 4 including the replacement of two (2) garage doors, the installation of two (2) steel doors, and the replacement of metal siding. On March 11, 2024, the Commission granted approval for exterior alterations to both the contributing and noncontributing portions of the structure including the installation of new windows, the installation of board and batten siding on the second floor portion of the structure, the replacement of a door on the Dover Road facade, and the construction of new awnings. On May 13, 2024 the Commission approved the in-kind replacement of the flat roof on buildings 1 and 2, the removal of the courtyard facing gable roof, and the expansion of the brick steps facing Dover Road.

Historic District Guideline references:

- i. *Guideline 5. Adaptive Reuse*
- ii. *Guideline 6. Comply with Health and Safety Codes*
- iii. *Guideline 15. Preserve Historic Sidewalk and Curb Materials*
- iv. *Guideline 44. Adding New Doors*

Staff Presentation:

Lynn B. Thomas AICP, Town Planner (Long Range)
Tom Diem, Building Code Official

Applicant Presentation:

Sevan Topjin, Dover Station LLC

Public Comment — None

Public Comment Written — None

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

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

4. New Business —

- a. File No.:** 2025 - 1469 / HD 25 - 40
Applicant: Callahan Signs
Location: 16 N. Washington Street, Easton, MD 21601
Tax Map 0103, Grid 00EA, Parcel 1213, Lot 8
Zoning: CB

Request: The Applicant is proposing to install a 26” by 28” hanging PVC sign on the front facade of the structure. The sign will be mounted using an existing metal bracket. 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*

Staff Presentation:

Lynn B. Thomas AICP, Town Planner (Long Range)
Tom Diem, Building Code Official

Applicant Presentation:

John Callahan, Callahan Signs

Public Comment — None

Public Comment Written — None

Commissioner Carey moved to approve the application subject to the following conditions:

- 1. The hanging sign shall be mounted with connection through a mortar joint.**
- 2. Trimwork shall be added to the hanging sign that is consistent with the character of the building's surrounding signage.**

Commissioner Bateman seconded the motion.

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

- b. File No.:** **2025 - 1476 / HD 25 - 44**
Applicant: **Aaron and Casey DeLashmutt**
Location: 300 S. Aurora Street, Easton, MD 21601
 Tax Map 0105, Grid 00EA, Parcel 2243
Zoning: R-7A

Request: The Applicant is requesting to install a wooden fence along the front and side yards facing Needwood Avenue. The proposed fence will be four (4) feet in height, with the section along the interior lot line reaching six (6) feet. This is a contributing structure to the Historic District.

Historic District Guideline references:

- i. Guideline 14. Perimeter Walls and Fences*

Staff Presentation:

Lynn B. Thomas AICP, Town Planner (Long Range)
Tom Diem, Building Code Official

Applicant Presentation:

Aaron and Casey DeLashmutt

Public Comment — None

Public Comment Written — None

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

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

- c. File No.:** **2025 - 1475 / HD 25 -43**
Applicant: **Marasun LLC on behalf of**
 Aaron and Casey DeLashmutt
Location: 300 S. Aurora Street, Easton, MD 21601
 Tax Map 0105, Grid 00EA, Parcel 2243
Zoning: R-7A

Request: The Applicant is proposing to remove the existing cedar shake siding, and to install new composite (LP Smart Side) shake style siding and composite trim. This is a contributing structure to the Historic District.

Historic District Guideline references:

- i. *Guideline 3. Make Sensitive Replacements*
- ii. *Guideline 76. Preserve Historic Wood Siding*
- iii. *Guideline 77. Make Sensitive Replacements (Siding)*
- iv. *Guideline 78. Substitute Materials for Siding*

Staff Presentation:

Lynn B. Thomas AICP, Town Planner (Long Range)
Tom Diem, Building Code Official

Applicant Presentation:

John Marrah, Marasun LLC
Mike Brock, Marasun LLC
Aaron and Casey DeLashmutt

Public Comment — None

Public Comment Written — None

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

The Commission found that the proposed composite siding and trim adequately match the historic feature’s size, shape, profile, texture and color.

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

- d. File No.:** 2025 - 1465 / HD 25 - 39
Applicant: Beaverdam Builders
Location: 331 E. Dover Street, Easton, MD 21601
Tax Map 0104, Grid 0000, Parcel 1102
Zoning: CB

Request: The Applicant is requesting to demolish the existing exterior metal stairs with concrete treads. The Applicant has proposed alternative materials for the replacement of the existing staircase including primed steel, aluminum, or galvanized stairs. The stairs are located between a contributing structure located at 331 E. Dover Street, and a non contributing structure at 333 E. Dover Street.

Historic District Guideline references:

- i. Guideline 54. Fire Escapes and Exterior Stairs*

Staff Presentation:

Lynn B. Thomas AICP, Town Planner (Long Range)
Tom Diem, Building Code Official

Applicant Presentation:

Brandon Barrow, Beaverdam Builders

Public Comment — None

Public Comment Written — None

Commissioner Startt moved to approve the application subject to the condition that the stairs are black-painted, galvanized steel. Vice Chairperson Brophy seconded the motion.

Vote 5 - 0 - 1

FOR: 5 - Demby, Brophy, Bateman, Carey, Startt

AGAINST: 0

ABSTAIN: 0

ABSENT: 1 - Stuart

e. File No.: **2025 - 1474 / HD 25 -42**

Applicant: **W&L Rentals LLC**

Location: 129 N. West Street, Easton, MD 21601
Tax Map 0104, Grid 0000, Parcel 1271

Zoning: CB

Request: The Applicant is requesting the in-kind replacement of the existing 5” vinyl lap style siding. This is a non contributing structure to the Historic District.

Background: The Easton Historic District Survey notes that this is a modern building, and was built in 1995.

Historic District Guideline references:

- i. Guideline 104. Vinyl Siding*

Staff Presentation:

Lynn B. Thomas AICP, Town Planner (Long Range)
Tom Diem, Building Code Official

Applicant Presentation:

Linda Schuman, W&L Rentals LLC

Public Comment — None
Public Comment Written — None

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

1. The vinyl siding shall be smooth, and shall not have a faux wood grain.
2. All siding joints and seams shall be lapped towards the rear of the building.
3. Joints are not permitted in areas with a span of less than 12 feet in length.
4. Any new trim shall be solid PVC or composite lumber. A cutsheet for such trim shall be submitted to staff for review prior to installation.

Commissioner Bateman seconded the motion.

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

- f. **File No.:** 2025 - 1470 / HD 25 - 41
Applicant: Wiedemann Architects, LLC
Location: 127 S. Harrison Street, Easton, MD 21601
Tax Map 0104, Grid 00EA, Parcel 1968
Zoning: R-7A

Request: The Applicant is requesting the demolition of a small portion of the existing structure to construct a new two-story rear addition with a wrap-around porch. The Applicant is also proposing the construction of a 5' by 21' addition on the northern façade. The proposed scope of work also includes the construction of two (2) rear yard outbuildings to function as a two-car garage, and an outdoor kitchen. The proposed garage will also incorporate cedar shingle roofs, decorative cedar shingle gables, and wood siding to match the existing historic structure. Restoration to the existing structure will include the replacement of the asbestos siding with wood siding, a new cedar shake roof to be installed on the main portion of the roof, and a standing seam metal roof to be installed over the porches. This is a contributing structure to the Historic District.

Background: On November 11, 2024, the Commission granted a Certificate of Appropriateness for a similar scope of work (application 2024 - 1329) including the restoration of the contributing structure, the demolition of a modern addition, the construction of a new two-story addition, and the construction of three (3) outbuildings to function as a two-car garage, a pool house, and an outdoor

kitchen. This proposal was approved as submitted with the Commission indicating a preference for the elevations labeled “Option B”.

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 4. Restore Significant Historic Features*
- v. *Guideline 9. New Driveways*
- vi. *Guideline 11. Erect New Outbuildings Sensitively*
- vii. *Guideline 14. Perimeter Walls and Fences*
- viii. *Guideline 19. Trees and Street Plantings*
- ix. *Guideline 40. Details and Ornamentation*
- x. *Guideline 41. Maintain Original and Historic Doors*
- xi. *Guideline 42. Make Sensitive Replacements (Doors)*
- xii. *Guideline 45. Screen, Storm, and Garage Doors*
- xiii. *Guideline 48. HVAC*
- xiv. *Guideline 64. Preserve Historic Porches*
- xv. *Guideline 65. Make Sensitive Replacements (Porches)*
- xvi. *Guideline 67. New Rear Decks and Patios*
- xvii. *Guideline 68. Maintain Historic Roof Shape*
- xviii. *Guideline 70. Roof Material*
- xix. *Guideline 73. Replace Historic Gutters and Downspouts In-Kind*
- xx. *Guideline 76. Preserve Historic Wood Siding*
- xxi. *Guideline 77. Make Sensitive Replacements (Siding)*
- xxii. *Guideline 89. Maintain Historic Windows*
- xxiii. *Guideline 90. Make Sensitive Replacements (Windows)*
- xxiv. *Guideline 91. Shutters*
- xxv. *Guideline 100. Rear Additions*
- xxvi. *Guideline 101. Lateral Additions*
- xxvii. *Guideline 103. Materials*

Staff Presentation:

Lynn B. Thomas AICP, Town Planner (Long Range)

Tom Diem, Building Code Official

Applicant Presentation:

Greg Wiedemann, Wiedemann Architects LLC

Public Comment — None

Public Comment Written — None

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

Vote 4 - 1 - 1

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

5. Discussion Item — None

6. Decision Summary Review —

Vice Chairperson Brophy moved to approve the May 12, 2025 Decision Summary. Commissioner Startt seconded the motion.

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

7. Administrative Approval

- a. File No.:** 2025 - 1461 / HD 25 - 38
Applicant: Third Haven Friends Meeting House
Location: 405 S. Washington Street, Easton, MD 21601
Tax Map 0106, Grid 0000, Parcel 2288
Zoning: R-10A

Request: The Applicant is requesting to install two (2) outdoor HVAC units. Given that the request complies with Section 28-601.E.4.d of the Town of Easton Zoning Ordinance and the Easton Historic District Design Guidelines, the application may be administratively approved subject to the following conditions:

1. Any exterior line sets shall be painted to match the surface to which they are attached.
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

- b. File No.:** 2025 - 1480 / HD 25 - 45

Applicant: Dean G. Webb Sr.
Location: 16 S. Locust Lane, Easton, MD 21601
Tax Map 0104, Grid 00EA, Parcel 1599
Zoning: R-7A

Request: The Applicant is requesting to remove and replace the existing architectural asphalt shingle roof in-kind. The existing soffit and fascia 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*

c. File No.: 2025 - 1482 / HD 25 - 47
Applicant: C. Albert Matthews Inc.
Location: 40 S. Harrison Street, Easton, MD 21601
Tax Map 0104, Grid 00EA, Parcel 1535
Zoning: CB

Request: The Applicant is requesting to install a ductless HVAC system on the second floor of the structure. Given that the request complies with Section 28-601.E.4.d of the Town of Easton Zoning Ordinance and the Easton Historic District Design Guidelines, the application may be administratively approved subject to the following conditions:

1. The Applicant shall receive written approval from the Maryland Historic Trust (MHT) for the placement of the system on any preservation easement.
2. Any exterior line sets shall be painted to match the surface to which they are attached.
3. The units shall be screened from view using plantings, fencing, or other lattice material.
4. 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

a. **File No.:** 2025 - 1481 / HD 25 - 46

Applicant: Peter Maloney

Location: 301 S. Aurora Street, Easton, MD 21601
Tax Map 0105, Grid 00EA, Parcel 2244

Zoning: R-10A

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

9. **Adjournment** — Vice Chairperson Brophy moved to adjourn. Commissioner Carey seconded the motion. The meeting was adjourned at 6:53 p.m.