



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

Monday, July 14, 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/Agenda%20and%20Minutes)
[\(eastonmd.gov\)](https://www.eastonmd.gov/)

Attendance:

Commission Members:

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

Staff:

Miguel Salinas, Planning and Zoning Director
Nicholas Johnson AICP, Town Planner (Current)
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 July 14, 2025 Agenda Summary.
Commissioner Stuart seconded the motion.**

Vote	6 - 0
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 - 1496 / HD 25 - 55
Applicant: Marasun LLC

Location: 211 Davis Avenue, Easton, MD 21601
Tax Map 0105, Grid 00EA, Parcel 2198
Zoning: R-7A

Request: The Applicant is requesting to install new K-style gutters on the northern and southern sides of the house and front porch. In lieu of a traditional downspout, a rain chain will be installed on the front corner of the porch. This is a contributing structure to the Historic District.

Historic District Guideline references:
i. *Guideline 73. Replace Historic Gutters and Downspouts In-Kind*
ii. *Guideline 117. Gutters and Downspouts*

Staff Presentation:
Nicholas Johnson AICP, Town Planner - Current

Applicant Presentation:
John Marrah, Marasun LLC

Public Comment — None
Public Comment Written — None

Commissioner Batman moved to approve the application as submitted.
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

5. Discussion Item

- a. Redevelopment at 521 August Street — On January 22, 2024, the Commission issued a Certificate of Appropriateness for the construction of a two-story mansion apartment on a vacant lot at the corner of Park Street, August Street, and Powells Alley (application 2024 - 007). This approval was granted subject to the condition that minor revisions to the proposed site and structure that are consistent with the Historic District Guidelines may be administratively approved by Staff after consultation with the Chair of the Commission.

The Commission addressed the approved sidewalk material for the project, noting a discrepancy between the Town Engineering Department’s recent approval of concrete, and the Historic District application's specification of brick pavers. Members of the Commission found the concrete material to be inconsistent with

the neighborhood character and the Historic District Guidelines, and suggested that an amendment to the application was necessary. However, Staff clarified that the Town Engineer is authorized to approve sidewalk materials within the Town right-of-way. Staff will communicate with the developer to request a reversion of the material to the originally proposed specification.

6. Decision Summary Review —

Vice Chairperson Brophy moved to approve the June 23, 2025 Decision Summary. Commissioner Bateman seconded the motion.

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

7. Administrative Approval

- a. File No.:** 2025 - 1494 / HD 25 - 51
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 approval for an in-kind asphalt shingle roof replacement. Given that the request complies with §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 condition:

1. Any 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 - 1499 / HD 25 - 58
Applicant: Bay-Care Heating & Air
Location: 229 S. Aurora Street, Easton, MD 21601
Tax Map 0105, Grid 00EA, Parcel 2151
Zoning: R-10A

Request: The Applicant is requesting to install a ductless HVAC system on the side façade 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. 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*

8. Consent Docket

- a. File No.:** 2025 - 1497 / HD 25 - 56
Applicant: Marasun LLC
Location: 6 W. Glenwood Avenue, Easton, MD 21601
Tax Map 0104, Grid 00EA, Parcel 1449
Zoning: CB

Request: Approval for an in-kind asphalt shingle roof replacement, and emergency approval for the in-kind replacement of the gutters as per the Historic District Commission Chairperson. This is a non contributing structure to the Historic District.

- 9. Adjournment** — Chairperson Demby moved to adjourn. Commissioner Carey seconded the motion. The meeting was adjourned at 6:20 p.m.