



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

Monday, July 28, 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](http://eastonmd.gov)
 [\(eastonmd.gov\)](http://eastonmd.gov)

Attendance:

Commission Members:

Ernest Demby, 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

Absent:

Commission Members:

Maria Brophy CFM, Vice Chairperson

1. Call to Order — Chairperson Demby called the meeting to order at 6:00 pm.

2. Agenda Summary Review —

**Commissioner Stuart moved to approve the July 28, 2025 Agenda Summary.
Commissioner Carey seconded the motion.**

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

3. Old Business —

a. File No.: 2024 - 1342 / HD 24 - 133
Applicant: Michael Allen

Location: 605 Goldsborough Street, Easton, MD 21601
Tax Map 0103, Grid 00EA, Parcel 0767
Zoning: R-7A

Request: The Applicant is requesting an amendment to the previously approved scope of work to the front porch. The revised scope of work includes the reconstruction of the front porch steps using tongue-and-groove decking, and pouring of new concrete footers for the porch. This is a contributing structure to the Historic District.

Background: On November 25, 2024, the Historic District Commission granted a Certificate of Appropriateness (COA) for the in-kind replacement of the existing front porch decking, and the installation of new wood skirting. A Building Department inspection conducted on January 27, 2025 concluded that the scope of work had exceeded the authorized scope of the COA. Staff observed that the original brick piers supporting the porch had been removed, and a significant portion of the decorative gingerbread trim on the front porch had been removed during construction. The property owner was instructed to submit a revised building permit application and to obtain a revised approval from the Commission.

Historic District Guideline references:

- i. *Guideline 1. Preserve Significant Historic Features*
- ii. *Guideline 55. Maintain Historic Masonry*
- iii. *Guideline 64. Preserve Historic Porches*
- iv. *Guideline 65. Make Sensitive Replacements (Porches)*

Staff Presentation:

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

Applicant Presentation:

Michael Allen

Public Comment — None

Public Comment Written — None

Commissioner Bateman moved to approve the application subject to the condition that lattice shall be installed to screen the new concrete piers. Commissioner Carey seconded the motion.

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

ABSENT: 1- Brophy

4. New Business —

- a. File No.:** 2025 - 1498 / HD 25 - 57
Applicant: Callahan Signs
Location: 23 S. Harrison Street, Easton, MD 21601
Tax Map 0104, Grid 00EA, Parcel 1523
Zoning: CB

Request: The Applicant is proposing to install a 96” x 26” wall mounted sign. The sign is composed of individual acrylic letters and a logo, and will be mounted on the front facing gable above the second floor windows. The structure 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*
- ii. *Guideline 35. Wall Signs*

Staff Presentation:

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

Applicant Presentation:

John Callahan, Callahan Signs

Public Comment — None

Public Comment Written — None

Commissioner Stuart moved to table the application. The Commission has requested for the Applicant to consider alternative options for the placement of the signage. Commissioner Bateman seconded the motion.

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

- b. File No.:** 2025 - 1501 / HD 25 - 59
Applicant: Builders National Cooperative
% Mike Muren
Location: 418 North Street, Easton, MD 21601
Tax Map 0103, Grid 00EA, Parcel 0732, Lot 16

Zoning: CB

Request: The Applicant is seeking to construct a new 2,100 square foot single family home and a 20' x 20' detached garage on the vacant lot located at 418 North Street. The principal structure is proposed to be constructed with an architectural asphalt shingle roof, fiber cement siding, Anderson 100 Series composite windows, a wooden front door with a half-light and transom, and a fiberglass rear door with full light. The detached garage will feature an architectural asphalt shingle roof, fiber cement siding, a steel overhead garage door, and LED outdoor wall sconces. The property upon which the structure is to be constructed is a contributing property to the Historic District.

Background: On May 28, 2024, the Commission granted a Certificate of Appropriateness (application 2024 - 1219) for the construction of a new single family dwelling unit under a significantly larger footprint, and in a Greek Revival architectural style. This approval was conditioned upon the installation of a brick front walkway, and the submittal of a landscape plan to screen mechanical elements.

Historic District Guideline references:

- i. *Guideline 9. New Driveways*
- ii. *Guideline 15. Preserve Historic Sidewalk and Curb Materials*
- iii. *Guideline 23. Vacant Lots*
- iv. *Guideline 94. Style*
- v. *Guideline 95. Siting*
- vi. *Guideline 96. Orientation, Alignment, and Setback*
- vii. *Guideline 97. Form, Massing, Height, and Scale*
- viii. *Guideline 98. Street Rhythm*
- ix. *Guideline 103. Materials*
- x. *Guideline 105. Exterior Color*
- xi. *Guideline 106. Details and Ornamentation*
- xii. *Guideline 107. Placement*
- xiii. *Guideline 108. Design*
- xiv. *Guideline 109. Energy and Sustainability*
- xv. *Guideline 110. Exterior Lighting*
- xvi. *Guideline 112. Proportion*
- xvii. *Guideline 113. Façade Rhythm*
- xviii. *Guideline 114. Landscape Features*
- xix. *Guideline 115. Roof Form*
- xx. *Guideline 116. Roof Material*
- xxi. *Guideline 117. Gutters and Downspouts*
- xxii. *Guideline 121. General Guidelines for Utilities for New Construction*
- xxiii. *Guideline 122. Trash and Refuse Containers*
- xxiv. *Guideline 123. Mechanical Equipment*
- xxv. *Guideline 126. Arrangement*
- xxvi. *Guideline 127. Window Type*

Staff Presentation:

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

Applicant Presentation:

Mike Muren, Builders National Cooperative

Public Comment — None

Public Comment Written — None

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

- 1. An unpainted brick masonry veneer shall be used for the foundation facing North Street.**
- 2. The rear driveway shall be constructed of concrete or asphalt.**
- 3. Any gutters to be installed may be K-style.**

Commissioner Bateman seconded the motion.

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

- c. File No.:** 2025 - 1504 / HD 25 - 61
Applicant: Yuner Sanchez
Location: 108 N. Park Street, Easton, MD 21601
Tax Map 0103, Grid 00EA, Parcel 0800
Zoning: R-10A

Request: The Applicant is proposing to replace the existing sliding patio door with a new composite sliding door, and to replace the existing vinyl siding with new 4" vinyl siding. This is a non contributing structure to the Historic District.

Background: On September 9, 2024, the Commission granted a Certificate of Appropriateness (application 2024 - 1281) for various exterior alterations including the replacement of the existing wood trim, fascia, and soffit with metal, the replacement of the existing wooden deck board with new composite decking, the replacement of the existing wood privacy fence, the replacement of a small section of gutter, and the installation of a new porch screen. On March 10, 2025,

the Commission approved the replacement of four existing vinyl windows with new vinyl-clad casement style windows that emulate the appearance of a double-hung window (application 2025-1406).

Historic District Guideline references:

- i. *Guideline 42. Make Sensitive Replacements (Doors)*
- ii. *Guideline 45. Screen, Storm, and Garage Doors*
- iii. *Guideline 78. Substitute Materials for Siding*
- iv. *Guideline 104. Vinyl Siding*

Staff Presentation:

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

Applicant Presentation:

Yuner Sanchez

Public Comment:

Kurt Gant, 27040 Bunny Lane

Public Comment Written — None

Commissioner Startt moved to approve the application subject to the submission of a cutsheet for a vinyl siding product that is consistent with the Historic District Guidelines. The material may be administratively approved by staff after consultation with the Chair of the Commission. Commissioner Carey seconded the motion.

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

- d. File No.:** 2025 - 1502 / HD 25 - 60
Applicant: Gant & Associates
Location: 318 Goldsborough Street, Easton, MD 21601
Tax Map 0103, Grid 00EA, Parcel 1093
Zoning: R-7A

Request: The Applicant is proposing to construct a 28’ x 24’ x 22’ two-story garage with a second floor accessory dwelling unit (ADU). The proposed materials for the garage will consist of Hardie Plank vertical board and batten style siding, architectural asphalt shingles on the main roof, standing seam metal roofing on the dormers and canopy, two-over-two wooden windows with simulated divided light, a door that is consistent with the primary structure's rear

door, and gutters of an unspecified material. This is a contributing structure to the Historic District.

Background: On July 12, 2021 the Commission granted a Certificate of Appropriateness (application 2024 - 0515) for the replacement of windows, exterior doors, and roofing including the reconstruction of a portion of the roof above the sunroom. The approval also included the construction of a wrap-around front porch, which the Applicant ultimately did not pursue. In 2023, the Commission issued a certificate (application 2023 - 0844) for additional exterior alterations including the construction of a privacy fence and a rear deck made of composite wood.

This project is scheduled to appear on the August 19, 2025 Board of Zoning Appeals agenda (SE - 1506 / SE 25 - 09) pursuant to a Special Exception for the use of an Accessory Dwelling Unit* in the R-7A zoning district.

Historic District Guideline references:

- i. *Guideline 9. New Driveways*
- ii. *Guideline 11. Erect New Outbuildings Sensitive*
- iii. *Guideline 94. Style*
- iv. *Guideline 96. Orientation, Alignment, and Setback*

Staff Presentation:

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

Applicant Presentation:

Kurt Gant, Gant & Associates

Public Comment — None

Public Comment Written — None

Commissioner Bateman moved to approve the application as submitted. The Applicant shall return to the Commission for approval of the garage doors and lighting material. Commissioner Stuart seconded the motion.

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

5. Discussion Item — None

6. Decision Summary Review —

**Commissioner Stuart moved to approve the July 14, 2025 Decision Summary.
Commissioner Startt seconded the motion.**

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

7. Administrative Approval

a. File No.: 2025 - 1509 / HD 25 - 63
Applicant: Town and Country Roofing
Location: 113 N. Washington Street, Easton, MD 21601
Tax Map 0104, Grid 00EA, Parcel 0628, Lot 1
Zoning: CB

Request: The Applicant is requesting administrative 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 - 1505 / HD 25 - 62
Applicant: The FA Taylor Company
Location: 310 S. Aurora Street, Easton, MD 21601
Tax Map 0105, Grid 00EA, Parcel 2239
Zoning: R-7A

Request: The Applicant is requesting administrative 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*

8. Consent Docket — None

- 9. Adjournment** — Commissioner Carey moved to adjourn. Commissioner Bateman seconded the motion. The meeting was adjourned at 7:16 p.m.