



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

Monday, August 11, 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 CFM, Vice Chairperson
Kevin Bateman
Emily Carey
James “Jim” Carr
Joshua Startt AIA
Michael Stuart

Staff:

Miguel Salinas, Planning and Zoning Director
Nicholas Johnson AICP, Town Planner (Current)
Tom Diem, Building Code Official
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 August 11, 2025 Agenda Summary.
Commissioner Stuart seconded the motion.**

<u>Vote</u>	<u>7 - 0</u>
FOR:	7 - Demby, Brophy, Bateman, Carey, Carr, Startt, Stuart
AGAINST:	0
ABSTAIN:	0
ABSENT:	0

3. Old Business —

a. File No.: 2025 - 1404 / HD 25 - 15
Applicant: C&C Architecture
Location: 107 & 109 S. Washington Street, Easton, MD 21601
Tax Map 0104, Parcels 1985 & 1986, Lot 2B

Zoning: CB

Request: The Applicant is requesting an amendment to the previously approved scope of work for the siding. The Applicant is now proposing to change the fiber cement siding on the rear wall to a brick veneer wall, and adding a new first-floor window to the rear façade. This is a contributing structure to the Historic District.

Background: A request to demolish the rear addition of 109 S Washington Street and construct a new addition first appeared before the Commission on April 8, 2024 (application 2024 - 1173). At the conclusion of the meeting, the Commission found the rear addition to be a contributing structure, and requested for the Maryland Historic Trust (MHT) to review and comment on the application. The Maryland Historic Trust provided a review letter on May 20, 2024 which evaluated the historic significance of the rear addition, and the effect demolishing the addition would have on the building's contributing status. The application was subsequently approved by the Historic District Commission on June 10, 2024 via a 5 - 0 vote subject to the condition that the Applicant shall return with a plan showing the location of all mechanical equipment, and a landscape plan. The Certificate of Appropriateness for this application expired on December 10, 2024 as no building permit was issued.

On March 10, 2025, the Commission granted a Certificate of Appropriateness for a smaller scope of work from the previously approved project (application 2025 - 1404). The new scope of work included the partial demolition of the 180 square foot contributing rear addition to 109 S Washington Street (The Plate House), and the subsequent construction of a 600 square foot, two-story rear addition. Renovations to the building included the installation of new windows on the southern and western facades, two (2) new wood doors on the western façade, the replacement of a failing brick wall on the western façade with smooth Hardi lap siding, and the installation of a new standing seam metal roof and architectural asphalt shingle roof.

Historic District Guideline references:

- i. *Chapter 5. Secretary of the Interior's Standards for the Rehabilitation of Historic Properties*
- ii. *Guideline 1. Preserve Significant Historic Features*
- iii. *Guideline 2. Repair Rather than Replace*
- iv. *Guideline 4. Restore Significant Historic Features*
- v. *Guideline 14. Perimeter Walls and Fences*
- vi. *Guideline 41. Maintain Original and Historic Doors*
- vii. *Guideline 42. Make Sensitive Replacements (Doors)*
- viii. *Guideline 44. Adding New Doors*
- ix. *Guideline 46. Maintain Historic Windows for Energy Efficiency*
- x. *Guideline 47. Weatherization and Insulation*
- xi. *Guideline 48. HVAC*

- xii. *Guideline 49. Site Features*
- xiii. *Guideline 50. Maximize Daylight*
- xiv. *Guideline 55. Maintain Historic Masonry*
- xv. *Guideline 58. Replacing Masonry Units*
- xvi. *Guideline 67. New Rear Decks and Patios*
- xvii. *Guideline 68. Maintain Historic Roof Shape*
- xviii. *Guideline 70. Roof Material*
- xix. *Guideline 79. Fiber Cement Siding*
- xx. *Guideline 82. General Guidelines for Utilities*
- xxi. *Guideline 83. Trash and Refuse Containers*
- xxii. *Guideline 84. Mechanical Equipment*
- xxiii. *Guideline 89. Maintain Historic Windows*
- xxiv. *Guideline 90. Make Sensitive Replacements (Windows)*
- xxv. *Guideline 128 Avoid Demolition*
- xxvi. *Guideline 129. Partial Demolition*

Staff Presentation:

Nicholas Johnson AICP, Town Planner - Current

Applicant Presentation:

Christian Chute AIA

Public Comment — None

Public Comment Written — None

Commissioner Carey moved to approve the application subject to the condition that vertical brick lentils are added over the rear windows. Commissioner Startt seconded the motion.

<u>Vote</u>	<u>7 - 0</u>
FOR:	7 - Demby, Brophy, Bateman, Carey, Carr, Startt, Stuart
AGAINST:	0
ABSTAIN:	0
ABSENT:	0

4. New Business —

- a. **File No.:** 2025 - 1515 / HD 25 - 66
- Applicant:** April Adams
- Location:** 119 S. Locust Lane, Easton, MD 21601
Tax Map 0104, Grid 00EA, Parcel 1860
- Zoning:** R-7A

Request: The Applicant is requesting to install approximately 91 linear feet of a new 6 foot tall wooden fence in the rear yard. This is a non contributing structure to the Historic District.

Historic District Guideline references:
i. Guideline 14. Perimeter Walls and Fences

Staff Presentation:
Nicholas Johnson AICP, Town Planner - Current

Applicant Presentation:
April Adams

Public Comment — None
Public Comment Written — None

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

<u>Vote</u>	<u>7 - 0</u>
FOR:	7 - Demby, Brophy, Bateman, Carey, Carr, Startt, Stuart
AGAINST:	0
ABSTAIN:	0
ABSENT:	0

- b. File No.:** 2025 - 1514 / HD 25 - 65
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 new powder-coated steel safety railings on the sides of the roof. This request is to comply with Code requirements for roof-mounted mechanical equipment. This is a contributing structure to the Historic District, and is listed on the Maryland Inventory of Historic Properties (T-407).

Historic District Guideline references:
i. Guideline 6. Comply with Health and Safety Codes
ii. Guideline 71. Roof Appurtenances

Staff Presentation:
Nicholas Johnson AICP, Town Planner - Current

Applicant Presentation:
Brad Hutchison

Public Comment — None

Public Comment Written — None

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

Vote 6 - 0 - 1 - 0

FOR: 6 - Demby, Brophy, Bateman, Carey, Carr, Stuart

AGAINST: 0

ABSTAIN: 1 - Startt

ABSENT: 0

c. File No.: 2025 - 1518 / HD 25 - 67

Applicant: Bruce Harrington Construction Co., Inc.

**Location: 219 S. Harrison Street, Easton, MD 21601
Tax Map 0105, Grid 00EA, Parcel 2104**

Zoning: R-10A

Request: The Applicant is seeking approval for the construction of a new 24" x 24" chimney to extend above the existing roof's ridge line. The proposed chimney will be constructed of brick, with gray mortar joints. The chimney's placement will be either directly over the roof's ridge or slightly behind it, depending on structural considerations. This is a contributing structure to the Historic District.

Historic District Guideline references:

i. Guideline 71. Roof Appurtenances

Staff Presentation:

Nicholas Johnson AICP, Town Planner - Current

Applicant Presentation:

Bruce Harrington, Bruce Harrington Construction Co., Inc.

Public Comment — None

Public Comment Written — None

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

Vote 7 - 0

FOR: 7 - Demby, Brophy, Bateman, Carey, Carr, Startt, Stuart

AGAINST: 0

ABSTAIN: 0

ABSENT: 0

d. File No.: 2025 - 1519 / HD 25 - 68
Applicant: Zachary A. Smith, Esq. on behalf of
This is Water LLC
Location: 216 E. Dover Street, Easton, MD 21601
Tax Map 0104, Grid 00EA, Parcel 1177
Zoning: CB

Request: The Applicant is proposing the replacement of a total of six (6) existing vinyl windows on the second floor façade with new black Fibrex® frame windows, and the replacement of a small gable end window facing Aurora Street. Two (2) 34” wide x 64” high double hung windows will be replaced on each façade, and the two (2) larger corner windows will be replaced with picture-style windows composed of eight (8) 46” wide x 46” high units. This is a non contributing structure to the Historic District.

Background: On May 22, 2023, the Commission granted a Certificate of Appropriateness (application 2023 - 0945) for the replacement of four (4) vinyl windows on the first floor with a combination of new “fold up” style aluminum clad windows and aluminum windows.

Historic District Guideline references:

- i. *Guideline 90. Make Sensitive Replacements (Windows)*
- ii. *Appendix B - Windows*

Staff Presentation:

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

Applicant Presentation:

Zachary A. Smith, Esq. on behalf of This is Water LLC

Public Comment:

Deborah Patterson, 45 Pennsylvania Avenue

Public Comment Written — None

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

Vote	<u>5 - 2</u>
FOR:	5 - Demby, Bateman, Carr, Startt, Stuart
AGAINST:	2 - Brophy, Carey
ABSTAIN:	0

ABSENT: 0

- e. **File No.:** 2025 - 1520 / HD 25 - 69
Applicant: Rauch Inc. on behalf of
Trinity Episcopal Church
Location: 315 Goldsborough Street, Easton, MD 21601
Tax Map 0103, Grid 00EA, Parcel 0744
Zoning: R-7A

Request: The Applicant is proposing multiple site improvements including the partial demolition of the existing brick sidewalk, granite entry steps, curb, and the current access ramp. The project also involves reconfiguration to expand the parking area, and the construction of a new accessible side entrance with a 5-foot-wide sidewalk and an ADA-compliant access ramp. The proposed ramp will be 10-12" in height and the top 4" will be concrete with a 1" overhang. This is a contributing structure to the Historic District, and is listed on the Maryland Inventory of Historic Properties (T-239).

Historic District Guideline references:

- i. *Guideline 1. Preserve Significant Historic Features*
- ii. *Guideline 6. Comply with Health and Safety Codes*
- iii. *Guideline 12. Universal Guidance for Parking Lots*
- iv. *Guideline 13. New Parking Lots*
- v. *Guideline 15. Preserve Historic Sidewalk and Curb Materials*
- vi. *Guideline 37. ADA Ramps*

Staff Presentation:

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

Applicant Presentation:

Brian Fitzgerald, Rauch Inc.
Paul Rodgers, Rauch Inc.

Public Comment:

Deborah Patterson, 45 Pennsylvania Avenue

Public Comment Written — None

Commissioner Carey moved to approve the application as submitted. Commissioner Bateman seconded the motion. The Commission determined that the removal of the granite steps and the construction of a new ramp is consistent with Guidelines 1, 6, and 37. The Concept Plan for parking was also deemed as acceptable.

Vote 7 - 0

FOR: 7 - Demby, Brophy, Bateman, Carey, Carr, Startt, Stuart

AGAINST: 0
ABSTAIN: 0
ABSENT: 0

- f. **File No.:** 2025 - 1525 / HD 25 - 71
Applicant: Town of Easton
Location: 46 Pennsylvania Avenue, Easton, MD 21601
Tax Map 0103, Grid 00EA, Parcel 1086
Zoning: CB

Request: The Town of Easton formally requests the in-kind replacement of the existing cedar shake roof of the historic P.B.&W Railroad Station. This replacement will also include the installation of new copper flashing and new fire-retardant treated red cedar shakes. This is a contributing structure to the Historic District, and is listed on the Maryland Inventory of Historic Properties (T-251).

Background: In 1994, the Maryland Historic Trust (MHT) placed a preservation easement on this structure. This easement mandates that all exterior alterations undergo MHT review and approval.

Historic District Guideline references:

- i. *Guideline 3. Make Sensitive Replacements*
- ii. *Guideline 68. Maintain Historic Roof Shape*
- iii. *Guideline 70. Roof Material*

Staff Presentation:

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

Public Comment:

Charles Freeman, 45 Pennsylvania Avenue

Public Comment Written — None

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

<u>Vote</u>	<u>7 - 0</u>
FOR:	7 - Demby, Brophy, Bateman, Carey, Carr, Startt, Stuart
AGAINST:	0
ABSTAIN:	0
ABSENT:	0

5. Discussion Item —

- a. Preliminary discussion for a porch expansion at 407 S. Harrison Street — *Commissioner Startt abstained from the discussion.* Mr. Dominic “Nick” Cappella P.A. of Christine M. Dayton Architect was present to request the Commission’s feedback for the proposed addition of a shed roof over an existing masonry patio located at 407 S. Harrison Street. Considering recent and substantial renovations, Mr. Cappella suggested that the structure's contributing status warranted reconsideration. Additionally, he asserted that the proposed shed roof would facilitate a more harmonious integration of the existing porch gable into the overall massing of the structure. The materials depicted in the exhibits include Fiberglass composition shingles, white vinyl siding with 4” panel exposure, board and batten siding to be placed under the proposed roof, aluminum K-style gutters, and stained posts and beams to match the existing. The Commission provided their general feedback on the style and proposed materials of the structure, indicating a preference to keep wooden shutters on the front porch.
- b. Property Maintenance Enforcement Action for the Historic Outbuilding at 210 E. Dover Street — At their June 23, 2025 meeting, the Commission made a determination to pursue enforcement action on an accessory structure located at 210 E. Dover Street. Following a site visit on July 2, 2025, the Town of Easton Building Inspection Division condemned the outbuilding to be “unsafe”. The owner was formally requested to make an application before the Historic District Commission to discuss the restoration, repair and renovation of the structure.

Mr. Christian Chute AIA was present on behalf of Randall Walbridge LLC to discuss the demolition of the accessory structure at 210 E. Dover Street. Mr. Chute addressed the existing conditions of the structure, noting significant decay and deterioration to the exterior envelope and other supporting elements of the structure. Mr. Chute also indicated a financial hardship for the complete restoration of the accessory structure. The Commission held an in depth discussion regarding Demolition by Neglect procedures, expressing their concern for setting a precedent where property maintenance issues are addressed through Demolition by Neglect rather than a restorative action. The Commission offered suggestions for preserving the structure and repairing it with similar materials, indicating a willingness to consider substitute materials. The Commission requested a replacement plan which proposes an alternative use to the accessory structure that contributes to the historic character of the surrounding area.

6. Decision Summary Review —

**Commissioner Stuart moved to approve the July 28, 2025 Decision Summary.
Commissioner Bateman seconded the motion.**

Vote 5 - 0 - 2

FOR: 5 - Demby, Bateman, Carey, Startt, Stuart
AGAINST: 0
ABSTAIN: 2 - Brophy, Carr
ABSENT: 0

7. Administrative Approval — None

8. Consent Docket — None

9. Adjournment — Commissioner Carr moved to adjourn. Commissioner Bateman seconded the motion. The meeting was adjourned at 7:32 p.m.