



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

Monday, August 25, 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
James “Jim” Carr
Joshua Startt AIA
Michael Stuart

Staff:

Miguel Salinas, Planning and Zoning Director
Samantha Smith, Administrative Specialist

Absent:

Commission Members:

Emily Carey

Staff:

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

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 25, 2025 Agenda Summary.
Commissioner Bateman seconded the motion.**

<u>Vote</u>	<u>6 - 0 - 0 - 1</u>
FOR:	6 - Demby, Brophy, Bateman, Carr, Startt, Stuart
AGAINST:	0
ABSTAIN:	0
ABSENT:	1 - Carey

3. Old Business —

- a. **File No.:** 2024 - 1273 / HD 24 - 93
Applicant: Laurence and Kelly Pezor
Location: 407 Goldsborough Street, Easton, MD 21601
Tax Map 0103, Grid 00EA, Parcel 0747
Zoning: R-7A

Request: The Applicant is seeking an amendment to a previously approved six (6) foot wooden shadowbox fence for the after-the-fact installation of three (3) trellis structures. The addition of the proposed trellises will raise the overall height of the fence to eight and half (8.5) feet. The primary structure on this property is considered a contributing structure to the Historic District, and is listed on the Maryland Inventory of Historic Places.

Background: On August 26, 2024, the Commission granted a Certificate of Appropriateness for multiple exterior modifications including the replacement of the rear steps and railing with new brick steps and iron railing, the installation of environmental pavers around the newly constructed carriage garage for a 216 square foot patio, and the installation of a six (6) foot tall privacy fence in the rear yard.

Historic District Guideline references:

- i. *Guideline 14. Perimeter Walls and Fences*

Staff Presentation:

Nicholas Johnson AICP, Town Planner - Current

Applicant Presentation:

Kelly Pezor

Public Comment — None

Public Comment Written — None

Commissioner Bateman moved to approve the application as submitted.

Commissioner Stuart seconded the motion.

<u>Vote</u>	<u>6 - 0 - 0 - 1</u>
FOR:	6 - Demby, Brophy, Bateman, Carr, Startt, Stuart
AGAINST:	0
ABSTAIN:	0
ABSENT:	1 - Carey

b. File No.: 2024 - 1365 / HD 24 - 144
Applicant: Pamela Gardner AIA, LLC
on behalf of Framptom Funeral Home
Location: 30 N. Harrison Street, Easton, MD 21601
Tax Map 0103, Grid 00EA, Parcel 1145
Zoning: CB

Request: The Applicant is seeking an amendment to the previously approved scope of work for the installation of an additional 28.5 linear feet of black aluminum fencing. The proposed fence is six (6) feet in height, and is positioned to screen the loading ramp from view. This is a non contributing structure to the Historic District.

Background: On January 13, 2025, the Commission granted a Certificate of Appropriateness for the installation of two (2) 57.6 square foot wall signs and a freestanding monument sign, a four (4) foot tall decorative aluminum and brick fence along the rear northern and southern property lines, and the installation of HVAC equipment. On February 24, 2025, this scope of work was amended to include the removal and replacement of the existing concrete steps, landing, and a portion of sidewalk located on the East side of the structure, and the installation of a new handrail adjacent to the new concrete steps.

Historic District Guideline references:

i. Guideline 14. Perimeter Walls and Fences

Staff Presentation:

Nicholas Johnson AICP, Town Planner - Current

Applicant Presentation:

Pamela Gardner AIA

Public Comment — None

Public Comment Written — None

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

<u>Vote</u>	<u>6 - 0 - 0 - 1</u>
FOR:	6 - Demby, Brophy, Bateman, Carr, Startt, Stuart
AGAINST:	0
ABSTAIN:	0
ABSENT:	1 - Carey

c. File No.: 2025 - 1498 / HD 25 - 57
Applicant: Callahan Signs
Location: 23 S. Harrison Street, Easton, MD 21601

Zoning: Tax Map 0104, Grid 00EA, Parcel 1523
CB

Request: The Applicant is proposing to install a 31.75” by 9” (2 square foot) wall-mounted sign. The sign will consist of individual acrylic letters and a logo, and will be mounted above the front entryway beneath the front porch roof overhang. This is a contributing structure to the Historic District.

Background: This application was first seen by the Commission on July 28, 2025 for the installation of a 96” by 26” sign to be mounted to the front facing gable. The Commission unanimously voted to table the request, indicating a preference for the sign's placement in a more traditional location.

Historic District Guideline references:

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

Staff Presentation:

Nicholas Johnson AICP, Town Planner - Current

Applicant Presentation:

John Callahan, Callahan Signs

Public Comment — None

Public Comment Written — None

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

<u>Vote</u>	<u>6 - 0 - 0 - 1</u>
FOR:	6 - Demby, Brophy, Bateman, Carr, Startt, Stuart
AGAINST:	0
ABSTAIN:	0
ABSENT:	1 - Carey

4. New Business —

- a. **File No.:** 2025 - 1524 / HD 25 - 70
- Applicant:** James E. Knox & Son Inc.
on behalf of Benson & Mangold
- Location:** 29 Goldsborough Street, Easton, MD 21601
Tax Map 0103, Grid 00EA, Parcel 0638
- Zoning:** CB

Request: The Applicant is requesting the installation of a new wall-mounted mini-split HVAC unit on the side elevation facing the parking lot. This façade currently features two (2) mini-split units, which the Town authorized in 2019 as replacements for existing building-mounted HVAC units. This is a non contributing structure to the Historic District.

Historic District Guideline references:

- i. *Guideline 48. HVAC*

Staff Presentation:

Nicholas Johnson AICP, Town Planner - Current

Applicant Presentation:

Chad Knox, James E. Knox & Son Inc.

Public Comment — None

Public Comment Written — None

Commissioner Bateman moved to approve the application subject to the condition that all exterior line sets shall be painted to match the surface to which they are attached. Vice Chairperson Brophy seconded the motion.

<u>Vote</u>	<u>6 - 0 - 0 - 1</u>
FOR:	6 - Demby, Brophy, Bateman, Carr, Startt, Stuart
AGAINST:	0
ABSTAIN:	0
ABSENT:	1 - Carey

- b. File No.:** 2025 - 1541 / HD 25 - 80
Applicant: 11 North LLC
Location: 11 N. Harrison Street, Easton, MD 21601
Tax Map 0103, Grid 00EA, Parcel 1198
Zoning: CB

Request: The Applicant is requesting to mount a 24” by 32” wooden hanging sign to the overhang of the storefront roof. This is a non 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:

Nicholas Johnson AICP, Town Planner - Current

Applicant Presentation:

Richard Marks, 11 North LLC

Public Comment — None

Public Comment Written — None

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

<u>Vote</u>	<u>6 - 0 - 0 - 1</u>
FOR:	6 - Demby, Brophy, Bateman, Carr, Startt, Stuart
AGAINST:	0
ABSTAIN:	0
ABSENT:	1 - Carey

- c. **File No.:** 2025 - 1535 / HD 25 - 78
Applicant: Bluepoint Hospitality Group
Location: 28 S. Harrison Street, Easton, MD 21601
Tax Map 0104, Grid 00EA, Parcel 1532
Zoning: CB

Request: The Applicant is requesting the in-kind replacement and repair of the existing two-story front porch in order to support the upper roof and deck. The scope of work involves removing an existing brick pier on the front corner of the porch and rebuilding it in kind with salvaged bricks. This is a contributing structure to the Historic District, and is listed on the Maryland Inventory of Historic Places (T-14).

Historic District Guideline references:

- i. *Guideline 55. Maintain Historic Masonry*
- ii. *Guideline 58. Replacing Masonry Units*

Staff Presentation:

Nicholas Johnson AICP, Town Planner - Current

Applicant Presentation:

Brad Hutchison

Public Comment — None

Public Comment Written — None

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

<u>Vote</u>	<u>6 - 0 - 0 - 1</u>
FOR:	6 - Demby, Brophy, Bateman, Carr, Startt, Stuart
AGAINST:	0

ABSTAIN: 0
ABSENT: 1 - Carey

- d. **File No.:** 2025 - 1537 / HD 25 - 79
Applicant: Zachary A. Smith, Esq.
on behalf of Edward Simonoff
Location: 110 Talbot Street, Easton, MD 21601
Tax Map 0104, Grid 00EA, Parcel 1930
Zoning: R-7A

Request: The Applicant is seeking approval for the relocation of the existing garage door of a detached accessory structure from the north façade (facing Talbot Street) to the south façade (facing the rear alley). To allow alley access, the lean-to on the south side of the garage will be removed, and the existing steel roll-up garage door will be relocated from the north to the new south façade opening. Trees between the alley and the garage's south façade will be trimmed or removed, and the gravel parking area expanded. The vacated north façade opening will be infilled with matching block or bricked-in with parging. A new 36", six-panel solid wood entry door matching the principal dwelling's front door will be installed in the center of the infilled north façade. This is a contributing structure to the Historic District.

Background: While the exact year of the construction of the accessory structure is undetermined, the Historic District Survey notes that this property contains a historic concrete block outbuilding.

Historic District Guideline references:

- i. *Secretary of the Interior's Standards for the Rehabilitation of Historic Properties*
- ii. *Guideline 1. Preserve Significant Historic Features*
- iii. *Guideline 10. Preserve Historic Outbuildings*
- iv. *Guideline 44. Adding New Doors*
- v. *Guideline 45. Screen, Storm, and Garage Doors*
- vi. *Guideline 55. Maintain Historic Masonry*

Staff Presentation:

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

Applicant Presentation:

Zachary A. Smith, Esq.
Edward Simonoff

Public Comment — None

Public Comment Written — None

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

1. The existing block that is removed for the creation of the new garage door opening shall be salvaged and re-used (to the extent practical) for closing in the existing garage door opening on the north façade.
2. Any new block shall match the original in size, color, and texture to the extent practical.

Commissioner Stuart seconded the motion.

Vote	<u>6 - 0 - 0 - 1</u>
FOR:	6 - Demby, Brophy, Bateman, Carr, Startt, Stuart
AGAINST:	0
ABSTAIN:	0
ABSENT:	1 - Carey

- e. **File No.:** 2025 - 1528 / HD 25 - 72 , 2025 - 1529 / HD 25 - 73
2025 - 1530 / HD 25 - 74 , 2025 - 1531/ HD 25 - 75
2025 - 1532 / HD 25 - 76 , 2025 - 1533 / HD 25 - 77

Applicant: Renewal By Andersen
% Nichole Hickman

Location: 117 E. Dover Street Units 101, 201, 206, 207, 301 & 304, Easton, MD 21601
Tax Map 0104, Grid 00EA, Parcel 1188

Zoning: CB

Request: The Applicant is requesting to replace a total of forty (40) windows across multiple units on the first, second, and third floors of the structure. The new windows will be made of composite materials, and feature grilles between the glass in an eight-over-eight pattern. Thirty nine (39) of these windows are double hung, and one (1) is an awning window. This is a non contributing structure to the Historic District.

Background: A request to replace three (3) existing second floor windows with composite material was most recently approved by the Commission on November 12, 2024 (application 2024 - 1327). Fibrex® replacement windows have been previously approved by the Commission for this structure in 2018, 2019, and in April and May of 2024.

Historic District Guideline references:

- i. *Guideline 90. Make Sensitive Replacements*
- ii. *Appendix B.2 Common Substitute Materials*

Staff Presentation:

Nicholas Johnson AICP, Town Planner - Current

Applicant Presentation:

Donna Parker, Shireton Apartments Manager

Howard “HB” Crothers, Shireton Apartments HOA Board Member

Public Comment — None

Public Comment Written — None

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

<u>Vote</u>	<u>6 - 0 - 0 - 1</u>
FOR:	6 - Demby, Brophy, Bateman, Carr, Startt, Stuart
AGAINST:	0
ABSTAIN:	0
ABSENT:	1 - Carey

5. Discussion Item — None

6. Decision Summary Review —

Vice Chairperson Brophy moved to approve the August 11, 2025 Decision Summary. Commissioner Stuart seconded the motion.

<u>Vote</u>	<u>6 - 0 - 0 - 1</u>
FOR:	6 - Demby, Brophy, Bateman, Carr, Startt, Stuart
AGAINST:	0
ABSTAIN:	0
ABSENT:	1 - Carey

7. Administrative Approval

- a. File No.:** 2025 - 1544 / HD 25 - 81
Applicant: Marasun LLC
Location: 307 S. Harrison Street, Easton, MD 21601
Tax Map 0105, Grid 00EA, Parcel 2268
Zoning: R-10A

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** — Vice Chairperson Brophy moved to adjourn. Commissioner Bateman seconded the motion. The meeting was adjourned at 6:26 p.m.