



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

Monday, September 8, 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:

Ernie Demby, Chairperson
Maria Brophy CFM, Vice Chairperson
Emily Carey
Joshua Startt AIA

Staff:

Miguel Salinas, Planning and Zoning Director
Nicholas Johnson AICP, Town Planner (Current)
Samantha Smith, Administrative Specialist

Absent:

Commission Members:

Kevin Bateman
Jim Carr
Michael Stuart

- 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 September 8, 2025 Agenda Summary. Commissioner Startt seconded the motion.

<u>Vote</u>	<u>4 - 0 - 3</u>
FOR:	4 - Demby, Brophy, Carey, Startt
AGAINST:	0
ABSTAIN:	0
ABSENT:	3 - Bateman, Carr, Stuart

- 3. Old Business** — None

4. New Business —

a. File No.: 2025 - 1548 / HD 25 - 83
Applicant: Angela Lynn Adams
Location: 206 Davis Avenue, Easton, MD 21601
Tax Map 0105, Grid 00EA, Parcel 2193
Zoning: R-7A

Request: The Applicant is requesting approval for the demolition of an existing non contributing shed, and the installation of a new 12' x 28' fabricated shed in the rear yard.

Background: While the Historic District survey notes a historic outbuilding on this property, Town records indicate that a building permit for the demolition of a one car garage and the installation of what is presumably the existing shed was issued in June of 1996 (#96-11813).

Historic District Guideline references:

- i. *Guideline 1. Preserve Significant Historic Features*
- ii. *Guideline 10. Preserve Historic Outbuildings*
- iii. *Guideline 11. Erect New Outbuildings Sensitively*

Staff Presentation:

Nicholas Johnson AICP, Town Planner - Current

Applicant Presentation:

Angela Lynn Adams

Public Comment — None

Public Comment Written — None

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

1. **The shed shall be the model labeled “Classic Series Vinyl”.**
2. **Siding shall be LP Smart Side.**
3. **All other materials shall be composite or wood.**
4. **The replacement shed shall be re-installed in the same location as the existing shed.**

Vice Chairperson Brophy seconded the motion.

<u>Vote</u>	<u>4 - 0 - 3</u>
FOR:	4 - Demby, Brophy, Carey, Startt
AGAINST:	0
ABSTAIN:	0

ABSENT: 3 - Bateman, Carr, Stuart

- b. File No.:** 2025 - 1549 / HD 25 - 84
Applicant: Bluepoint Hospitality Group
Location: 103 N. Washington Street, Easton, MD 21601
Tax Map 0104, Grid 00EA, Parcel 1261
Zoning: CB

Request: The request for the installation of new signage has been withdrawn from the September 8, 2025 Historic District Commission agenda.

5. Discussion Item —

- a. Property Maintenance Enforcement Action for the Historic Outbuilding at 210 E. Dover Street** — On June 23, 2025, 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 deemed 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. At their August 11, 2025 meeting, the Commission requested a replacement plan for the accessory structure that contributes to the historic character of the surrounding area.

Mr. Christian Chute AIA was present on behalf of Randall Walbridge LLC to discuss the demolition of the existing accessory structure at 210 E. Dover Street, and a proposed replacement plan to add additional parking, and a 16’ x 8’ enclosure with a concrete slab to house two (2) dumpsters. Mr. Chute described the existing site conditions, highlighting the significant clutter and unsanitary conditions of the garbage receptacles that collect both prior to and following trash collection. He suggested that the proposed enclosure would visibly improve the site and enhance its cleanliness. The replacement exhibit features architectural shingles, a corrugated metal roof, and an extended concrete slab connecting to the asphalt for refuse rollout. The proposed structure will be built with cedar stained wood. The Commission discussed the placement and setbacks of the structure to the road, with the recommendation that the new structure aligns with the façade of the main structure. Additionally, staff advised the Applicant to contact Easton Utilities to confirm any existing utility easements.

This is the first of two required meetings for the demolition of a contributing structure in accordance with Section 2.9 of the Historic District Guidelines' Demolition Review Procedures. A formal application will be submitted by the Applicant for the Commission's consideration at a subsequent meeting.

6. Decision Summary Review —

Vice Chairperson Brophy moved to approve the August 25, 2025 Decision Summary. Commissioner Startt seconded the motion.

<u>Vote</u>	4 - 0 - 3
FOR:	4 - Demby, Brophy, Carey, Startt
AGAINST:	0
ABSTAIN:	0
ABSENT:	3 - Bateman, Carr, Stuart

7. Administrative Approval

a. File No.: 2025 - 1556 / HD 25 - 86
Applicant: Town and Country Roofing & Siding Inc.
Location: 107 E. Earle Avenue, Easton, MD 21601
Tax Map 0105, Grid 00EA, Parcel 2126
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*

b. File No.: 2025 - 1557 / HD 25 - 87
Applicant: Town and Country Roofing & Siding Inc.
Location: 225 S. Aurora Street, Easton, MD 21601
Tax Map 0105, Grid 00EA, Parcel 2149
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*

c. File No.: 2025 - 1558 / HD 25 - 88
Applicant: Town and Country Roofing & Siding Inc.
Location: 309 S. Aurora Street, Easton, MD 21601
Tax Map 0105, Grid 00EA, Parcel 2248
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 Carey seconded the motion. The meeting was adjourned at 6:42 p.m.