



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

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

Attendance:

Commission Members:

Ernie Demby, Chairperson
Maria Brophy CFM, Vice Chairperson
Kevin Bateman
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:

Emily Carey
Jim Carr

- 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 22, 2025 Agenda Summary. Commissioner Stuart seconded the motion.

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

- 3. Old Business** — None

4. New Business —

- a. **File No.:** 2025 - 1560 / HD 25 - 90
Applicant: The Nature Conservancy MD/DC
Location: 114 S. Washington Street, Easton, MD 21601
Tax Map 0104, Grid 00EA, Parcel 1979
Zoning: CB

Request: The installation of three (3) 6” x 6” posts with EV car charging hardware has been withdrawn from the September 22, 2025 Historic District Commission agenda.

- b. **File No.:** 2025 - 1555 / HD 25 - 85
Applicant: Deborah H. Schaefer
Location: 312 Needwood Avenue, Easton, MD 21601
Tax Map 0105, Grid 00EA, Parcel 2223
Zoning: R-7A

Request: The Applicant is seeking an after-the-fact approval for the installation of a 6 foot wooden privacy fence in the rear and side yards of the subject property. This is a contributing structure to the Historic District.

Background: A property maintenance inspection conducted on July 30, 2025 discovered that fencing had been installed on the subject property without the required building permit or Certificate of Appropriateness (Case #25-0867).

Historic District Guideline references:

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

Staff Presentation:

Nicholas Johnson AICP, Town Planner - Current

Applicant Presentation:

Deborah H. Schaefer

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

ABSENT: 2 - Carey, Carr

- c. **File No.:** 2025 - 1561 / HD 25 - 91
Applicant: Mary Ann Schindler
Location: 206 S. Harrison Street, Easton, MD 21601
Tax Map 0105, Grid 0000, Parcel 2112
Zoning: R-10A

Request: The Applicant is proposing the in-kind replacement of 108 linear feet of wooden fencing along the side yard. The proposed fence is six (6) feet in height; maintaining the original footprint of the wooden privacy fence. This is a 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:

None

Public Comment — None

Public Comment Written — None

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

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

- d. **File No.:** 2025 - 1559 / HD 25 - 89
Applicant: Christine M. Dayton Architect, P.A.
on behalf of Cultivated Wellness LLC
Location: 29-31 E. Dover Street, Easton, MD 21601
Tax Map 0103, Grid 00EA, Parcel 1222
Zoning: CB

Request: The Applicant is seeking an after-the-fact approval for the replacement of a front entry door on a commercial building. The replacement door is composed of 1 ¾" thick solid mahogany, with simulated divided lights and an insulated glass pane and a low-profile sill for ADA compliance. This is a contributing structure to the Historic District.

Background: On August 29, 2025 it was discovered that the existing wooden door on the subject property had been removed and replaced without the required building permit or Certificate of Appropriateness. Code Enforcement subsequently contacted the architect for this unit’s commercial building permit, and a Historic District application was submitted thereafter.

Historic District Guideline references:

- i. *Guideline 41. Maintain Original and Historic Doors*
- ii. *Guideline 42. Make Sensitive Replacements*
- iii. *Guideline 43. Restore Missing or Inappropriately Altered Doors*
- iv. *Appendix B - Substitute Materials*

Staff Presentation:

Nicholas Johnson AICP, Town Planner - Current

Applicant Presentation:

Joshua Startt AIA, Christine M. Dayton Architect, P.A.

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>4 - 0 - 1 - 2</u>
FOR:	4 - Demby, Brophy, Bateman, Stuart
AGAINST:	0
ABSTAIN:	1 - Startt
ABSENT:	2 - Carey, Carr

- e. **File No.:** 2025 - 1546 / HD 25 - 82
- Applicant:** Christine M. Dayton Architect, P.A.
on behalf of Kelly Uphoff
- Location:** 407 S. Harrison Street, Easton, MD 21601
Tax Map 0105, Grid 00EA, Parcel 2307
- Zoning:** R-10A

Request: The Applicant is seeking approval for several alterations to the front patio. These alterations include the construction of a shed roof over the existing front patio to align with the existing porch gable roof, the addition of board and batten style siding to the area under the proposed roof to match the existing siding, and the addition of base and capital elements to the front porch columns. The Applicant is also requesting to install a 6’ by 8’ pre-fabricated shed. This is a contributing structure to the Historic District.

Background: This application was initially brought before the Historic District Commission on August 11, 2025 for a preliminary discussion. The Commission evaluated the contributing status of the structure and its recent renovations, offering their general feedback on the proposed materials and architectural style.

Despite its status as a contributing structure, the 2012 Town of Easton Historic District Survey characterized this building as "heavily modernized" due to the presence of vinyl siding and contemporary replacement windows. In April of 2021, the Commission granted a Certificate of Appropriateness via a 5 - 2 vote for the construction of a rear addition and other extensive alterations including the installation of a front brick patio, a wooden pergola, and wooden front porch posts (application 2021 - 0017). At the time, the Commission expressed concern that the alterations significantly modified the structure's historic character, and introduced modern architectural features that are uncharacteristic to the Historic District.

Historic District Guideline references:

- i. *Guideline 11. Erect New Outbuildings Sensitive*
- ii. *Guideline 64. Preserve Historic Porches*
- iii. *Guideline 65. Make Sensitive Replacements (Porches)*
- iv. *Guideline 66. Adding New Porches*
- v. *Guideline 78. Substitute Materials for Siding*

Staff Presentation:

Nicholas Johnson AICP, Town Planner - Current

Applicant Presentation:

Dominic Capella AIA, Christine M. Dayton Architect, P.A.
Kelly Uphoff

Public Comment — None

Public Comment Written — None

Vice Chairperson Brophy moved to approve the application subject to the condition that the shed shall be located within the rear yard, and shall be setback at least eight (8) feet from the side property line. Commissioner Bateman seconded the motion.

<u>Vote</u>	<u>4 - 0 - 1 - 2</u>
FOR:	4 - Demby, Brophy, Bateman, Stuart
AGAINST:	0
ABSTAIN:	1 - Startt
ABSENT:	2 - Carey, Carr

5. Discussion Item —

- a. **Historic District Guidelines: Outreach and Education to Property Owners, Contractors, Prospective Homebuyers and Realtors** — The Commission recently received an anonymous complaint concerning the replacement of a contributing structure's siding material on Goldsborough Street. The complaint alleges that the siding was replaced with an inappropriate material, and without a Certificate of Appropriateness from the Commission. Further investigation revealed that the new homeowner, potentially unaware of the property's location within the Historic District, replaced the siding without prior knowledge of the applicable guidelines.

To address this gap, the Commission explored methods to better educate contractors, realtors, and homeowners about the Historic District boundary and guidelines. The Commission emphasized their desire to be viewed as a valuable resource for prospective applicants. The Commission requested the creation of an informational pamphlet to be shared with the Mid-Shore Board of Realtors and made accessible to the public on the Town of Easton's website and social media pages. Staff will collaborate with the Town's Public Relations/Communications Specialist to develop this informational flyer for distribution.

- b. **Redevelopment at 521 August Street: Sidewalk Material** — 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 continued the ongoing discussion regarding the discrepancy between the Town Engineering Department's approval of concrete, and the Historic District application's specification of brick pavers for the public sidewalk. In their discussion on July 14, 2025, the Commission examined the Town Engineer's authority to approve materials for public right-of-way sidewalks, and directed Staff to contact the developer to request a reversion to the original sidewalk material. The developer has since declined Staff's courtesy request to modify the proposal.

Despite its location in the public right-of-way, members of the Commission were of the opinion that the decision to change the sidewalk material was arbitrary, and should have been addressed as an amendment to the prior application. The Commission also expressed their frustration regarding the lack of input on acceptable sidewalk materials within the Historic District. The Commission has requested for the Town Engineer to attend a future meeting in order to resolve this ongoing discussion, and to subsequently develop a Historic District sidewalk plan. This plan will establish areas within the Historic District where brick sidewalks are desired, and establish incentives for the preservation of existing brick

sidewalks.

- c. Rescheduling of the Monday, October 13, 2025 Historic District Commission Meeting (Meeting 1) — The Monday, October 13, 2025 (Meeting 1) Historic District Commission meeting has been canceled, and has been rescheduled for Tuesday, October 14, 2025 at 6:00 pm at the Easton Town Office 14. S Harrison Street (2nd floor). This meeting will be live streamed, and all agenda and application items will be available one week prior to the October 14th meeting date via the Town's website.

6. Decision Summary Review —

Vice Chairperson Brophy moved to approve the September 8, 2025 Decision Summary. Commissioner Startt seconded the motion.

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

7. Administrative Approval — None

8. Consent Docket — None

- 9. Adjournment —** Vice Chairperson Brophy moved to adjourn. Commissioner Stuart seconded the motion. The meeting was adjourned at 6:57 p.m.