



Historic District Commission MEETING AGENDA

Monday, October 27, 2025 - 6:00 PM
Council Chambers, Easton Town Office
14 S Harrison Street

Call to Order

- 1) Approval of the Agenda for October 27, 2025.

Discussion (6:00 PM - 6:30 PM)

- 1) Draft Complete Streets Study: Discussion with the Town Engineering Department to review the draft "Complete Streets" study and its proposed recommendations.
- 2) Rescheduling of the Monday, December 8, 2025 Historic District Meeting (Meeting 1).

Old Business

- 1) **Application Number:** 2025 - 1576 / HD 25 - 100
Applicant: Hallmark Dixon Construction LLC
on behalf of Kenneth S. Dederick and
Rosa E. Sanchez
Location: 303 Goldsborough Street
Tax Map 0103, Grid 00EA, Parcel 0741
Zoning District: R-7A
Historic Status: Contributing
Request: Various exterior alterations including the renovation of the existing outdoor structure to a single car garage, the addition of a side entrance, the addition of a wooden trellis to the side porch, and the removal of the existing vinyl siding and replacement with wooden siding.

New Business

- 1) **Application Number:** 2025 - 1580 / HD 25 - 103
Applicant: Bluepoint Hospitality Group

Location: 113 N. Washington Street
Tax Map 0104, Grid 00EA, Parcel 0628,
Lot 1
Zoning District: CB
Historic Status: Contributing
Request: Replacement of six (6) windows on the
front facade with Marvin Ultimate double
hung windows.

2) **Application Number:** 2025 - 1581 / HD 25 - 104
Applicant: Bluepoint Hospitality Group
Location: 17 S. Washington Street (Ebenezer
Theater)
Tax Map 0104, Grid 00EA, Parcel 1453,
Lot 1
Zoning District: CB
Historic Status: Contributing
Request: Replacement of the rear entrance steps.

3) **Application Number:** 2025 - 1582 / HD 25 - 105
Applicant: Peter J. Spencer
Location: 213 Davis Avenue
Tax Map 0105, Grid 00EA, Parcel 2200
Zoning District: R-7A
Historic Status: Contributing
Request: Installation of a 4' pine shadow box
fence.

4) **Application Number:** 2025 - 1574 / HD 25 - 98
Applicant: Brian A. Moore on behalf of Talbot
County
Location: 11 N. Washington Street (Talbot County
Courthouse)
Tax Map 0104, Grid 00EA, Parcel 1232
Zoning District: GI
Historic Status: Contributing
Request: Replacement of the existing slate roof
on the main portion of the courthouse
with synthetic slate.

In April of 2023, the Commission
granted approval for the replacement of
synthetic slate to the southern wing, and
in November of 2023 the Commission
granted approval for the replacement of

synthetic slate to the northern wing
(2023 - 0881).

- 5) **Application Number:** 2025 - 1575 / HD 25 - 99
 Applicant: Brian A. Moore on behalf of Talbot
 County
 Location: 20 N. West Street (Talbot County
 State's Attorney's Office)
 Tax Map 0104, Grid 00EA, Parcel 1232
 Zoning District: GI
 Historic Status: Contributing
 Request: Replacement of the existing slate roof
 with synthetic slate.
- 6) **Application Number:** 2025 - 1590 / HD 25 - 110
 Applicant: Academy Art Museum
 Location: 106 South Street (Academy Art
 Museum)
 Tax Map 0104, Grid 00EA, Parcel 1960
 Zoning District: CB
 Historic Status: Contributing
 Request: Short term installation of a 70 square
 foot polymer vinyl banner to the exterior
 wall.
- 7) **Application Number:** 2025 - 1584 / HD 25 - 106
 Applicant: Bayrock Remodeling
 Location: 313 Cherry Street
 Tax Map 0103, Grid 00EA, Parcel 0717
 Zoning District: R-7A
 Historic Status: Non contributing
 Request: In-kind 3-tab asphalt shingle
 replacement and the replacement of the
 gutters and downspouts.
- 8) **Application Number:** 2025 - 1591 / HD 25 - 111
 Applicant: David Parkerson
 Location: 11 N. Aurora Street
 Tax Map 0104, Grid 00EA, Parcel 1156
 Zoning District: R-7A
 Historic Status: Contributing
 Request: Replacement of the stair landing and
 hand railing.

Approval of Minutes

- 1) Approval of the Draft Decision Summary from the October 14, 2025 meeting.

Administrative Approval

- 1)

Application Number:	2025 - 1592 / HD 25 - 112
Applicant:	American Custom Contractors
Location:	301 S. Aurora Street Tax Map 0105, Grid 00EA, Parcel 2244
Zoning District:	R-10A
Historic Status:	Contributing
Request:	In-kind asphalt shingle roof replacement of the main structure and detached garage, and the replacement of two (2) skylight windows.

Consent Docket

Adjournment