



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

Tuesday, October 14, 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
Michael Stuart

Staff:

Miguel Salinas, Planning and Zoning Director
Nicholas Johnson AICP, Town Planner (Current)
Rick Van Emburgh P.E., Town Engineer
Sierra Clem, Engineering Technician

Absent:

Commission Members:

Emily Carey
Jim Carr
Joshua Startt AIA

Staff:

Samantha Smith, Administrative Specialist

1. Call to Order — Chairperson Demby called the meeting to order at 6:00 pm.

2. Agenda Summary Review —

October 14, 2025: The Commission made an amendment to the agenda to reorder the discussion as item number 3.

Vice Chairperson Brophy moved to approve the October 14 , 2025 Agenda Summary with the proposed amendment. Commissioner Stuart seconded the motion.

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

3. Discussion Item —

- a. Sidewalk Material Selection and the Preservation of Historic Sidewalks — Mr. Rick Van Emburgh and Mrs. Sierra Clem was present on behalf of the Engineering Department to address the ongoing discrepancy regarding the approved sidewalk material at the 521 August Street redevelopment site. On January 22, 2024 the Commission issued a Certificate of Appropriateness for the construction of a two-story mansion apartment at 521 August Street (application 2024 - 007). The preliminary site plan that was approved by the Commission detailed that the brick pavers would remain. While in the development site plan review process, the Engineering Department raised a concern to the applicant regarding road frontage and other safety concerns. Considering that the current guidelines do not specifically require brick pavers, the applicant proposed concrete sidewalk in order to address the Engineering Department's comment and was subsequently approved. Staff clarified that the Town Engineer is authorized to approve materials for sidewalks within the public right-of-way. The Commission further discussed extending input regarding the approval of appropriate sidewalk materials within the Historic District.

Mr. Van Emburgh provided the Commission with an update on the Engineering Department's progress in finalizing a draft Complete Streets study. Complete Streets is a transportation policy and design approach that prioritizes safe, convenient, and comfortable travel for all users regardless of age, ability, or mode of transportation. The Town Engineering Department will hold a presentation of the draft study and its proposed recommendations for the Commission at a subsequent meeting.

4. Old Business — None

5. New Business —

- a. **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 Applicant is proposing to install a 12 square foot carved wooden sign on the Federal Street facing façade of the structure (the Wardroom). The sign will be mounted through a mortar joint. The building to which the sign will be mounted is a contributing structure to the Historic District.

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:

Allison Gamble, Bluepoint Hospitality Group

Public Comment — None

Public Comment Written — None

Commissioner Bateman moved to approve the application subject to the condition that the sign shall be mounted through a mortar joint. Commissioner Stuart seconded the motion.

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

- b. File No.:** 2025 - 1578 / HD 25 - 102
Applicant: 4 Sisters Kabob and Curry
Location: 37 S. West Street, Easton, MD 21601
Tax Map 0104, Grid 00EA, Parcel 1428, Lot 14
Zoning: CB

Request: The Applicant is proposing to install a new 24 square foot wall sign with a vinyl face on the West Street facing façade of the structure. The building to which the sign will be mounted is a non contributing structure to the Historic District.

Background: On July 8, 2024 the Commission granted the approval for the installation of the existing 24 square foot PVC wall sign and gooseneck lighting (application 2024-1238).

Historic District Guideline references:

- i. Guideline 25. General Guidelines for Signage*
- ii. Guideline 30. Lighting for Signs*
- iii. Guideline 35. Wall Signs*

Staff Presentation:

Nicholas Johnson AICP, Town Planner - Current

Applicant Presentation:

Andleeb Ihrurshid, 4 Sisters Kabob and Curry

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

- c. File No.: 2025 - 1562 / HD 25 - 92**
Applicant: Natural Concepts Landscaping & Fencing LLC
on behalf of Kathryn Schrader
Location: 130 S. Aurora Street, Easton, MD 21601
Tax Map 0104, Grid 00EA, Parcel 1879
Zoning: R-7A

Request: The Applicant is proposing to install approximately 89 linear feet of new four (4) foot tall scalloped wood fencing along the front and side yards. 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:

Kathryn Schrader

Public Comment — None

Public Comment Written — None

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

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

d. File No.: 2025 - 1569 / HD 25 - 95
Applicant: Brinsfield Fence Co.
on behalf of Kim Schatzel and Trevor Iles
Location: 10 Brookletts Avenue, Easton, MD 21601
Tax Map 0105, Grid 00EA, Parcel 2096
Zoning: R-10A

Request: The Applicant is proposing to install approximately 20 linear feet of new six (6) foot tall pine treated wooden fencing with an additional one (1) foot of non-solid lattice within the side yard. 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

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

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

e. File No.: 2025 - 1567 / HD 25 - 94
Applicant: Joyce DeLaurentis
Location: 215 Talbot Street, Easton, MD 21601
Tax Map 0104, Grid 00EA, Parcel 1904
Zoning: R-7A

Request: The Applicant is proposing to install 18 storm windows on a rear addition to the original structure constructed in 1990. The existing wood trim will be removed and replaced with smooth PVC trim and sills. This is a contributing structure to the Historic District.

Historic District Guideline references:

i. Guideline 89. Maintain Historic Windows

- ii. *Guideline 92. Storm Windows*
- iii. *Guideline 93. Sills, Lintels, and Frames*

Staff Presentation:

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

Applicant Presentation:

Joyce DeLaurentis

Public Comment — None

Public Comment Written — None

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

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

- f. File No.:** 2025 - 1565 / HD 25 - 93
Applicant: Richard Marks
on behalf of Carstairs Row LLC
Location: 107 & 109 S. Washington Street, Easton, MD 21601
Tax Map 0104, Grid 00EA, Parcel 1985 & 1986
Zoning: CB

Request: The Applicant is seeking an after the fact approval for the removal of the existing front concrete steps, and their replacement with new steps constructed of salvaged bricks from the recently demolished rear addition. This is a contributing structure to the Historic District, and is listed on the Maryland Inventory of Historic Places.

Background: The existing front steps are not original to the historic structure and were installed sometime in 2019 as a replacement for a singular concrete step. On June 10, 2024, the Commission granted their approval for the partial demolition of a historic 180 square foot rear addition from which the bricks were salvaged (2024-1173).

Historic District Guideline references:

- i. *Guideline 64. Preserve Historic Porches*
- ii. *Guideline 65. Make Sensitive Replacements*

Staff Presentation:

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

Applicant Presentation:
Richard Marks

Public Comment — None

Public Comment Written:
Charles Adler, 105 S. Washington Street

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

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

- g. File No.:** 2025 - 1570 / HD 25 - 96
Applicant: Robert and Sarah Wheedleton
Location: 410A Goldsborough Street, Easton, MD 21601
Tax Map 0103, Grid 00EA, Parcel 1090
Zoning: R-7A

Request: The Applicant is proposing the removal of the existing tongue and groove wood porch decking to be replaced with 1” by 3” composite tongue and groove decking on a side facing porch. This is a contributing structure to the Historic District, and is listed on the Maryland Inventory of Historic Places.

- Historic District Guideline references:
- i. *Guideline 3. Make Sensitive Replacements*
 - ii. *Guideline 64. Preserve Historic Porches*
 - iii. *Guideline 65. Make Sensitive Preplacements (Porches)*
 - iv. *Appendix B.2. Common Substitute Materials*

Staff Presentation:
Nicholas Johnson AICP, Town Planner - Current

Applicant Presentation:
Sarah Wheedleton

Public Comment — None
Public Comment Written — None

Commissioner Bateman moved to approve the application as submitted. Pursuant to Guideline 3.d, the Commission determined that a composite material was appropriate in this circumstance, as the porch floor has limited visibility from the public right-of-way. Commissioner Stuart seconded the motion.

<u>Vote</u>	<u>3 - 1 - 0 - 3</u>
FOR:	3 - Demby, Bateman, Stuart
AGAINST:	1 - Brophy
ABSTAIN:	0
ABSENT:	3 - Carey, Carr, Startt

h. File No.: 2025 - 1576 / HD 25 - 100
Applicant: Hallmark Dixon Construction LLC
on behalf of Kenneth S. Dederick and Rosa E. Sanchez
Location: 303 Goldsborough Street, Easton, MD 21601
Tax Map 0103, Grid 00EA, Parcel 0741
Zoning: R-7A

Request: The Applicant is seeking approval for various exterior alterations. Alterations to the first floor include the removal of a window on the front porch's side and installing a new door. Additionally, a section of the side porch will be enclosed to create a mudroom. The new walls will feature wood siding, and a new door will be installed at the rear of the property. Alterations to the second floor include the removal of a side window and its enclosure with wood siding.

Modifications to the existing rear addition include the conversion of the rear addition into a one-car garage, and the installation of a new 10-foot wide garage door on the rear façade. The Applicant also proposes the construction of a new pergola over the garage door, new lights flanking the new garage door, the construction of a new trellis along the rear addition, leading to the side porch, and the replacement of existing vinyl siding with wood siding. This is a contributing structure to the Historic District.

Background: The Commission granted a Certificate of Appropriateness (COA) on March 22, 2021 for the construction of a 27' by 16' one-story rear addition (2021-0021). Although a building permit was subsequently granted, the work was never finished, and the permit was closed on October 12, 2024.

Outstanding Issues: The wood siding specified in the 2021 building permit for the addition was not installed prior to the permit's expiration. In 2025 it was brought to staff's attention that vinyl siding was inappropriately installed without a COA. Many of the shutters that once appeared on the historic portion of this structure also appear to have been removed without a COA.

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 4. Restore Significant Historic Features*
- iv. *Guideline 41. Maintain Original and Historic Doors*
- v. *Guideline 42. Make Sensitive Replacements (Doors)*
- vi. *Guideline 44. Adding New Doors*
- vii. *Guideline 45. Screen, Storm, and Garage Doors*
- viii. *Guideline 64. Preserve Historic Porches*
- ix. *Guideline 76. Preserve Historic Wood Siding*
- x. *Guideline 89. Maintain Historic Windows*
- xi. *Guideline 91. Shutters*

Staff Presentation:

Nicholas Johnson AICP, Town Planner - Current

Applicant Presentation:

None

Commissioner Stuart moved to table the application. Commissioner Bateman seconded the motion.

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

- i. **File No.:** 2025 - 1577 / HD 25 - 101
- Applicant:** Anne Decker Architects
on behalf of Caroline Dalton
- Location:** 7 Brookletts Avenue, Easton, MD 21601
Tax Map 0104, Grid 00EA, Parcel 1972
- Zoning:** R-10A

Request: The Applicant is seeking approval for various exterior alterations. The proposed site improvements include the installation of new private walkways, a reconfigured parking area, and the addition of a swimming pool and a pre-fabricated shed. Other exterior alterations include new wood privacy fencing, the repair or replacement of all existing shutters, and the replacement of existing double-hung windows in-kind. The basement windows will be replaced with new aluminum-clad windows, and an exterior basement access will be removed. A new front door with sidelites will be installed, and the existing asphalt shingle roof will be replaced with slate. Additionally, a rear deck and sunroom will be demolished to construct a new one-story addition. A railing will be installed for a

widow's walk on the flat roof, and the masonry will be repointed. This is a contributing structure to the Historic District.

Historic District Guideline references:

- i. *Guideline 1. Preserve Significant Historic Features*
- ii. *Guideline 2. Repair Rather than Replace*
- iii. *Guideline 3. Make Sensitive Replacements*
- iv. *Guideline 9. New Driveways*
- v. *Guideline 11. Erect New Outbuildings Sensitively*
- vi. *Guideline 14. Perimeter Walls and Fences*
- vii. *Guideline 41. Maintain Original and Historic Doors*
- viii. *Guideline 42. Make Sensitive Replacements (Doors)*
- ix. *Guideline 43. Restore Missing or Inappropriately Altered Doors*
- x. *Guideline 44. Adding New Doors*
- xi. *Guideline 57. Repointing Masonry*
- xii. *Guideline 64. Preserve Historic Porches*
- xiii. *Guideline 66. Adding New Porches*
- xiv. *Guideline 67. New Rear Decks and Patios*
- xv. *Guideline 68. Maintain Historic Roof Shape*
- xvi. *Guideline 70. Roof Material*
- xvii. *Guideline 72. Maintain Historic Gutters and Downspouts*
- xviii. *Guideline 73. Repair Historic Gutters and Downspouts In-Kind*
- xix. *Guideline 89. Maintain Historic Windows*
- xx. *Guideline 90. Make Sensitive Replacements (Windows).*
- xxi. *Guideline 91. Shutters*
- xxii. *Guideline 93. Sills, Lintels, and Frames*
- xxiii. *Guideline 100. Rear Additions*

Staff Presentation:

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

Applicant Presentation:

Jordan Loch Crabtree PLA ASLA, Anne Decker Architects
Caroline Dalton, Anne Decker Architects

Public Comment:

Jason Straczewski, 146 S. Washington Street

Public Comment Written — None

The Applicant amended the application to state that the fence and shrubs will not exceed four (4) feet in height between the front facade of the house (not the porch as originally proposed) and Brookletts Avenue.

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

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

6. Decision Summary Review —

Vice Chairperson Brophy moved to approve the September 22, 2025 Decision Summary. Commissioner Bateman seconded the motion.

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

7. Administrative Approval

- a. File No.:** 2025 - 1571 / HD 25 - 97
Applicant: Jonathan Ryan
Location: 24 N. Aurora Street, Easton, MD 21601
Tax Map 0103, Grid 00EA, Parcel 1131
Zoning: R-7A

Request: The Applicant is requesting administrative approval for the in-kind replacement of half-round style gutters. 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 as submitted. This is a contributing structure to the Historic District.

Historic District Guideline references:

- i. Guideline 2.5 Staff Approvals*
- ii. Guideline 73. Replace Historic Gutters and Downspouts In-Kind*

- b. File No.:** 2025 - 1585 / HD 25 - 107
Applicant: Town and Country Roofing & Siding Inc.
Location: 129 N. West Street, Easton, MD 21601
Tax Map 0104, Grid 00EA, Parcel 1271
Zoning: CB

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 non contributing structure to the Historic District.

Historic District Guideline references:

- i. *Guideline 2.5 Staff Approvals*
- ii. *Guideline 68. Maintain Historic Roof Shape*
- iii. *Guideline 70. Roof Material*

- c. File No.:** 2025 - 1586 / HD 25 - 108
Applicant: Town and Country Roofing & Siding Inc.
Location: 111 N. West Street, Easton, MD 21601
Tax Map 0104, Grid 00EA, Parcel 1263, Lot 6
Zoning: CB

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 non contributing structure to the Historic District.

Historic District Guideline references:

- i. *Guideline 2.5 Staff Approvals*
- ii. *Guideline 68. Maintain Historic Roof Shape*
- iii. *Guideline 70. Roof Material*

- d. File No.:** 2025 - 1587 / HD 25 - 109
Applicant: Town and Country Roofing & Siding Inc.
Location: 127 N. West Street, Easton, MD 21601
Tax Map 0104, Grid 00EA, Parcel 1270
Zoning: CB

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 non contributing structure to the Historic District.

Historic District Guideline references:

- i. Guideline 2.5 Staff Approvals*
- ii. Guideline 68. Maintain Historic Roof Shape*
- iii. Guideline 70. Roof Material*

8. Consent Docket — None

9. Adjournment — Vice Chairperson Brophy moved to adjourn. Commissioner Stuart seconded the motion. The meeting was adjourned at 7:45 p.m.