



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

Monday, October 27, 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
Jim Carr
Joshua Startt AIA
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
Samantha Smith, Administrative Specialist

Absent:

Commission Members:

Emily Carey

- 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 October 27, 2025 Agenda 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

- 3. Discussion Item** —

- a. **Town of Easton Engineering Department: Draft Complete Streets Study** — Mr. Rick Van Emburgh of the Town Engineering Department and Mr. Lawrence Marcus of Wallace, Montgomery & Associates was present before the Commission to introduce the draft Complete Streets study. Complete Streets is a transportation policy that focuses on designing, building, operating, and maintaining streets to accommodate all users regardless of their age, ability, or chosen mode of transportation. Pursuant to the ongoing discussion regarding appropriate sidewalk material and the preservation of existing historic sidewalks, Mr. Van Emburgh and Mr. Marcus sought the Commission’s feedback on the recommendations of the draft Complete Streets manual. The draft manual focuses on the key objectives of the Transportation section of the Town of Easton Comprehensive Plan; prioritizing enhanced safety, and improving accessibility that is more “street friendly” for pedestrians and cyclists.

The Commission suggested the development of a map that illustrates the Historic District's street classifications, showing their transitions from the downtown Historic District to historic residential areas. It was also recommended that this map be cross-referenced with the Sanborn Map to identify the core of the historic district from the district as a whole. The Commission favored integrating additional bicycle racks that compliment the unique design of the existing bicycle racks throughout the Historic District. While acknowledging their function, the Commission was not in favor of implementing bicycle lanes in the downtown Historic District due to concerns regarding traffic congestion, street space, and street parking. The Commission suggested that bicycle lanes may be more appropriate for historic residential streets, and street corridors leading to the Rails-to-Trails. The Commission also expressed their opposition to creating additional one-way streets within the Historic District, citing additional concerns for traffic, space, and parking.

The ongoing dispute regarding the approved sidewalk material for the 521 August Street redevelopment site was thoroughly discussed. The East End Area Association along with other community members will coordinate with the developer to find a mutually agreeable solution for the proposed sidewalk material.

Public Comment:

Ian Williams, 517 August Street

Linda Redmond, President of the East-End Neighborhood Association

Public Comment Written:

Ian Williams, 517 August Street

- b. **Rescheduling of the Monday, December 8, 2025 Historic District Commission Meeting (Meeting 1)** — The Monday, December 8, 2025 Historic District Commission meeting (Meeting 1) has been rescheduled for Monday, December 8, 2025 at 6:30 p.m. at the Easton Town Office 14 S. Harrison Street (2nd floor).

The meeting will be live streamed, and all agenda and application items will be available one week prior to the December 8th meeting date via the Town's website.

4. Old Business —

- a. **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 to the main structure and rear addition. Alterations to the first floor include the removal of a window on the front porch's side and the installation of a new fiberglass 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 salvaged wood siding. The existing shutters will be restored and re-installed.

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,, and the replacement of existing vinyl siding with wood siding. This is a contributing structure to the Historic District.

Background: This application was initially reviewed by the Commission at their October 14, 2025 meeting, where it was subsequently tabled. The Commission requested the Applicant's presence to elaborate on the proposed scope of work. Previously, 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. *Guideline 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:

Patrick Belzner, Hallmark Dixon Construction LLC
Kenneth Dedrick

Public Comment — None

Public Comment Written — None

Commissioner Carr 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

5. New Business —

- a. **File No.:** 2025 - 1580 / HD 25 - 103
- Applicant:** Bluepoint Hospitality Group
- Location:** 113 N. Washington Street, Easton, MD 21601
Tax Map 0104, Grid 00EA, Parcel 0628, Lot 1
- Zoning:** CB

Request: The Applicant is requesting the in-kind replacement of six (6) double hung, six-over-six wooden windows on the second and third floors of the front facing façade. The Applicant is also requesting a minor revision to the placement of a second-floor window on a non-visible side façade. This is a contributing structure to the Historic District, and is listed on the Maryland

Inventory of Historic Places (T-23).

Background: On May 22, 2023 the Commission granted a Certificate of Appropriateness for multiple exterior alterations including the removal of an existing front elevation door to reopen the historic alley, the installation of new Marvin Ultimate double hung windows on the side and rear facades, and the construction of a new rear addition for egress stairs (application 2023 - 0941). The existing building permit is actively undergoing a revision to incorporate both internal modifications and the proposed exterior alterations.

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 89. Maintain Historic Windows*
- v. *Guideline 90. Make Sensitive Replacements (Windows)*

Staff Presentation:

Nicholas Johnson AICP, Town Planner - Current

Applicant Presentation:

Brad Hutchison on behalf of Bluepoint Hospitality Group

Public Comment — None

Public Comment Written — None

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

<u>Vote</u>	<u>5 - 0 - 1 - 1</u>
FOR:	5 - Demby, Brophy, Bateman, Carr, Stuart
AGAINST:	0
ABSTAIN:	1 - Startt
ABSENT:	1 - Carey

- b. File No.:** 2025 - 1581 / HD 25 - 104
Applicant: Bluepoint Hospitality Group
Location: 17 S. Washington Street, Easton, MD 21601
Tax Map 0104, Grid 00EA, Parcel 1453, Lot 1
Zoning: CB

Request: The Applicant is proposing to demolish and rebuild the concrete steps at the rear entrance of the Ebenezer Theater. The new design will feature brick steps, wrought iron handrails, and a brick landing surface, replacing the existing concrete. An additional wrought iron railing will also be installed within

the brick archway opening. This is a contributing structure to the Historic District, and is listed on the Maryland Inventory of Historic Properties (T-4).

Historic District Guideline references:

- i. *Guideline 1. Preserve Significant Historic Features*
- ii. *Guideline 3. Make Sensitive Replacements*
- iii. *Guideline 65. Make Sensitive Replacements (Porches)*

Staff Presentation:

Nicholas Johnson AICP, Town Planner - Current

Applicant Presentation:

Joshua Startt, AIA

Brad Hutchison on behalf of Bluepoint Hospitality Group

Public Comment — None

Public Comment Written — None

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

Vote	<u>5 - 0 - 1 - 1</u>
FOR:	5 - Demby, Brophy, Bateman, Carr, Stuart
AGAINST:	0
ABSTAIN:	1 - Startt
ABSENT:	1 - Carey

- c. **File No.:** 2025 - 1582 / HD 25 - 105
Applicant: Peter J. Spencer
Location: 213 Davis Avenue, Easton, MD 21601
Tax Map 0105, Grid 00EA, Parcel 2200
Zoning: R-7A

Request: The Applicant is requesting to install approximately 83 linear feet of new 4-foot tall wooden fencing. The fence will extend along the rear property line, and a portion of the eastern side property line. 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:

Peter J. Spencer

Public Comment — None
Public Comment Written — None

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

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

- d. File No.:** 2025 - 1574 / HD 25 - 98
Applicant: Talbot County
Location: 11 N. Washington Street, Easton, MD 21601
Tax Map 0104, Grid 00EA, Parcel 1232
Zoning: GI

Request: The Applicant is seeking approval to replace the existing slate roof on the main portion of the Talbot County Courthouse with EcoStar Polymeric Slate Tile Roof System, a synthetic slate material. This is a contributing structure to the Historic District, and is listed on the Maryland Inventory of Historic Properties (T-65).

Background: In April and November of 2023, the Commission approved the replacement of the southern and northern wings of the Talbot County Courthouse with synthetic slate material (application 2023-0881).

Historic District Guideline references:

- i. *Guideline 1. Preserve Significant Historic Features*
- ii. *Guideline 68. Maintain Historic Roof Shape*
- iii. *Guideline 70. Roof Material*
- iv. *Guideline 73 Replace Historic Gutters and Downspouts In-Kind*

Staff Presentation:

Nicholas Johnson AICP, Town Planner - Current

Applicant Presentation:

Brian A. Moore, Talbot County Facilities Maintenance

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

- e. **File No.:** 2025 - 1575 / HD 25 - 99
Applicant: Talbot County
Location: 20 N. West Street, Easton, MD 21601
Tax Map 0104, Grid 00EA, Parcel 1232
Zoning: GI

Request: The Applicant is seeking approval to replace the existing slate roof on the main portion of the State's Attorney's office with EcoStar Polymeric Slate Tile Roof System, a synthetic slate material. This is a contributing structure to the Historic District, and is listed on the Maryland Inventory of Historic Properties (T-65).

Historic District Guideline references:

- i. *Guideline 1. Preserve Significant Historic Features*
- ii. *Guideline 68. Maintain Historic Roof Shape*
- iii. *Guideline 70. Roof Material*
- iv. *Guideline 73. Replace Historic Gutters and Downspouts In-Kind*

Staff Presentation:

Nicholas Johnson AICP, Town Planner - Current

Applicant Presentation:

Brian A. Moore, Talbot County Facilities Maintenance

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

- f. **File No.:** 2025 - 1590 / HD 25 - 110
Applicant: Academy Art Museum
Location: 106 South Street, Easton, MD 21601

Zoning: Tax Map 0104, Grid 00EA, Parcel 1960
CB

Request: The Applicant is requesting to install a 70 square foot wall mounted sign on the north facing side façade of the Academy Art Museum. The proposed sign will be a vinyl banner, and mounted to the wood siding using eye hooks. The building to which the sign will be mounted is a contributing structure to the Historic District, and is listed on the Maryland Inventory of Historic Properties (T-19).

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:

Charlotte Kasic, Academy Art Museum Director

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

g. File No.: 2025 - 1584 / HD 25 - 106
Applicant: Bayrock Remodeling
Location: 313 Cherry Street, Easton, MD 21601
Tax Map 0103, Grid 00EA, Parcel 0717
Zoning: R-7A

Request: The Applicant is requesting the in-kind replacement of the existing three-tab asphalt shingle roof. The existing K-style gutters, downspouts, and fascia will also be replaced as needed.

Background: This structure sits on the site of the historic Children's Home of the Eastern Shore (Orphan's Home) and is listed on the Maryland Inventory of Historic Properties (T-428). However, this structure is not mentioned in the

Maryland Historic Trust's inventory form, and is not shown on the 1912 Sandborn Map. The exact date of its construction and its contributing status are unknown.

Historic District Guideline references:

- i. *Guideline 70. Roof Material*
- ii. *Guideline 73. Replace Historic Gutters and Downspouts In-Kind*
- iii. *Appendix B.2. Common Substitute Materials (Shingles)*

Staff Presentation:

Nicholas Johnson AICP, Town Planner - Current

Applicant Presentation:

David Ski

Dabanjan Bandyopadhyay

Public Comment — None

Public Comment Written — None

Commissioner Stuart moved to approve the application as submitted. Vice Chairperson Brophy seconded the motion. In accordance with Guideline 70c, the Commission determined that 3-tab style shingles were an appropriate replacement material in this circumstance considering the structure's undetermined historic status, and the minimal impact on the surrounding area.

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

h. File No.: 2025 - 1591 / HD 25 - 111

Applicant: David Parkerson

Location: 11 N. Aurora Street, Easton, MD 21601
Tax Map 0104, Grid 00EA, Parcel 1156

Zoning: R-7A

Request: The Applicant is seeking an after-the-fact approval for the replacement of the landing and staircase on the structure's rear façade. The new decking, steps, and handrails will be constructed from pressure-treated lumber. This is a contributing structure to the Historic District.

Background: A stop work order was issued by the Building Inspection Department on October 14, 2025 after it was discovered that the construction of the new deck, footings and steps was being done without the required building permit or Certificate of Appropriateness.

Historic District Guideline references:

- i. *Guideline 65. Make Sensitive Replacements (Porches)*
- ii. *Guideline 67. New Rear Decks and Patios*

Staff Presentation:

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

Applicant Presentation:

David Parkerson
Marybeth Parkerson

Public Comment — None

Public Comment Written — None

**Commissioner Carr moved to approve the wooden decking material as submitted.
Commissioner Startt seconded the motion.**

<u>Vote</u>	<u>5 - 0 - 1 - 1</u>
FOR:	5 - Demby, Brophy, Carr, Startt, Stuart
AGAINST:	0
ABSTAIN:	1 - Bateman
ABSENT:	1 - Carey

6. Decision Summary Review —

Vice Chairperson Brophy moved to approve the October 14, 2025 Decision 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

7. Administrative Approval

- a. **File No.:** 2025 - 1592 / HD 25 - 112
- Applicant:** American Custom Contractors
- Location:** 301 S. Aurora Street, Easton, MD 21601
Tax Map 0105, Grid 00EA, Parcel 2244
- 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 2.5 Staff Approvals*
- ii. *Guideline 68. Maintain Historic Roof Shape*
- iii. *Guideline 70. Roof Material*

8. Consent Docket — None

- 9. Adjournment —** Commissioner Bateman moved to adjourn. Commissioner Stuart seconded the motion. The meeting was adjourned at 8:00 p.m.