



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

Monday, November 10, 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:

Nicholas Johnson AICP, Town Planner (Current)  
Samantha Smith, Administrative Specialist

**Absent:**

Commission Members:

Emily Carey

Staff:

Miguel Salinas, Planning and Zoning Director

**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 November 10, 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. Old Business —

- a. **File No.:** 2025 - 1502 / HD 25 - 60  
**Applicant:** Gant & Associates  
on behalf of Hank Warner  
**Location:** 318 Goldsborough Street, Easton, MD 21601  
Tax Map 0103, Grid 00EA, Parcel 1093  
**Zoning:** R-7A

**Request:** The Applicant is seeking an amendment to the previously approved scope of work for the construction of a two-story garage. The new garage will have a footprint of 27' x 24', and a height of 22'. The proposed materials for the garage will consist of Hardie Plank vertical board and batten style siding, architectural asphalt shingles on the main roof, standing seam metal roofing on the dormers and canopy, two-over-two wooden windows with simulated divided light, a door that is consistent with the primary structure's rear door, and gutters of an unspecified material. This is a contributing structure to the Historic District.

**Background:** On July 28, 2025 the Commission granted a Certificate of Appropriateness for the construction of a 28' x 24' x 22' two-story garage with a second floor accessory dwelling unit (ADU). This site plan has since been revised to address staff concerns regarding the visibility triangle and the proposed parking area dimensions, which did not meet the minimum requirements for residential driveways. As a result, the garage was reduced by one foot, and repositioned closer to N. Higgins Street. The second-floor ADU has also been withdrawn from the revised proposal.

The revised site plan appeared on the October 21, 2025 Board of Zoning Appeals agenda pursuant to a Variance from Section 28-1001.2.K of the Town of Easton Zoning Ordinance, the required three (3) foot setback for any parking or maneuvering space to any street line, sidewalk or property line for a residential use. The Variance request was approved as submitted via a 3-0 vote.

**Outstanding Issues:** The Commission's approval of application 2025 - 1502 was conditioned upon the subsequent approval of the garage door and lighting fixtures. At this time, the Commission has not received additional information on the proposed garage doors and lighting materials.

Historic District Guideline references:

- i. *Guideline 9. New Driveways*
- ii. *Guideline 11. Erect New Outbuildings Sensitively*
- iii. *Guideline 94. Style*
- iv. *Guideline 96. Orientation, Alignment, and Setback*
- v. *Guideline 97. Form, Massing, Height, and Scale*
- vi. *Guideline 70. Roof Material*

- vii. *Guideline 103. Materials*
- viii. *Guideline 105. Exterior Color*
- ix. *Guideline 106. Details and Ornamentation*
- x. *Guideline 109. Energy and Sustainability*
- xi. *Guideline 110. Exterior Lighting*
- xii. *Guideline 115. Roof Form*
- xiii. *Guideline 116. Roof Material*
- xiv. *Guideline 117. Gutters and Downspouts*
- xv. *Guideline 126. Arrangement (Windows)*
- xvi. *Guideline 127. Window Type*

**Staff Presentation:**

Nicholas Johnson AICP, Town Planner - Current

**Applicant Presentation:**

Kurt Gant, Gant & Associates

**Public Comment** — None

**Public Comment Written** — None

**Vice Chairperson Brophy moved to approve the amended application subject to the following condition:**

1. **The placement of the HVAC unit, along with the specification sheets for the garage doors and lighting fixtures may be administratively approved by staff. This approval is contingent upon the items' consistency with the Historic District Guidelines, and requires prior consultation with either the Chair or Vice Chair of the Commission.**

**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

**4. New Business —**

- a. **File No.:** 2025 - 1594 / HD 25 - 114
- Applicant:** Mid-Shore Exteriors  
on behalf of Joyce Banks
- Location:** 32 S. Higgins Street, Easton, MD 21601  
Tax Map 0104, Grid 00EA, Parcel 1622
- Zoning:** R-7A

**Request:** The Applicant is requesting approval to remove the existing vinyl siding, and the installation of new beaded vinyl siding and vinyl corners. This product is described as having a thickness of .044” and a brushed, low gloss finish. This is a non contributing structure to the Historic District.

Historic District Guideline references:

- i. *Guideline 104. Vinyl Siding*
- ii. *Appendix B.2 Common Substitute Materials*

**Staff Presentation:**

Nicholas Johnson AICP, Town Planner - Current

**Applicant Presentation:**

Joyce Banks

**Public Comment** — None

**Public Comment Written** — None

**Commissioner Bateman moved to approve the application as submitted. Commissioner Stuart seconded the motion. In accordance with Appendix B.2 for Common Substitute Materials, the Commission determined that vinyl siding was an appropriate replacement material in this circumstance considering the existing vinyl siding and the structure’s non contributing status.**

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

- b. File No.:** 2025 - 1593 / HD 25 - 113
- Applicant:** VF Builders  
on behalf of Victoria Walk Condominiums
- Location:** 408A Goldsborough Street, Easton, MD 21601  
Tax Map 0103, Grid 00EA, Parcel 1091
- Zoning:** R-7A

**Request:** The request to replace the existing wooden decking of the front porch has been withdrawn from the November 10, 2025 Historic District Commission agenda.

- c. File No.:** 2025 - 1597 / HD 25 - 115
- Applicant:** Helen Herman  
on behalf of Face to Faith Ministries
- Location:** 33 S. West Street, Easton, MD 21601

Tax Map 0104, Grid 00EA, Parcel 1439

**Zoning:** CB

**Request:** The Applicant is requesting to construct a fourteen (14) foot rear addition to the existing non contributing structure. The proposed exterior modifications and materials include modular brick masonry (Glen-Gery: Roseneath Modular 7-5/8" or Belden: Commodore Full Range Modular 7-5/8" and 8"), a pitched roof with Horizon-Loc standing seam metal (16" panel width, 1" rib height), and K-Style gutters, the installation of new signage, the addition of a new entryway on the front façade, the infill of existing window and door openings with Anderson 100 Series (Composite) and Anderson 400 Series (Vinyl-Clad Wood) Windows, and aluminum frame doors with glass.

**Background:** On December 23, 2024 the Commission granted a Certificate of Appropriateness (application 2024 - 1357) for a similar scope of work via a 4-0 vote subject to the following conditions:

1. All signage shall be mounted through a mortar joint. The Applicant shall send the dimensions and design of the second proposed sign to staff for administrative review and approval.
2. Should the Applicant choose to install gutters, a spec sheet shall be submitted to staff for administrative review and approval. The Commission made a recommendation for K-style gutters.
3. The standing seam metal roof shall be 1.5" (inches) or less for the rib seam height, the maximum panel width shall be 16" (inches) or less, the panels shall be flat and the rib ends shall be closed.
4. The windows shall be fiberglass-clad or metal.

The Certificate of Appropriateness lapsed on July 14, 2025 as no building permit was issued.

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 4. Restore Significant Historic Features*
- v. *Guideline 5. Adaptive Reuse*
- vi. *Guideline 6. Comply with Health and Safety Codes*
- vii. *Guideline 15. Preserve Historic Sidewalk and Curb Materials*
- viii. *Guideline 37. ADA Ramps*
- ix. *Guideline 41. Maintain Original and Historic Doors*
- x. *Guideline 44. Adding New Doors*
- xi. *Guideline 52. Choose Appropriate New or Replacement Fixtures*

- xii. *Guideline 55. Maintain Historic Masonry*
- xiii. *Guideline 68. Maintain Historic Roof Shape*
- xiv. *Guideline 70. Roof Material*
- xv. *Guideline 71. Roof Appurtenances*
- xvi. *Guideline 80. Preserve Historic Storefronts*
- xvii. *Guideline 82. General Guidelines for Utilities*
- xviii. *Guideline 83. Trash and Refuse Containers*
- xix. *Guideline 84. Mechanical Equipment*
- xx. *Guideline 89. Maintain Historic Windows*
- xxi. *Guideline 90. Make Sensitive Replacements*
- xxii. *Guideline 100. Rear Additions*
- xxiii. *Guideline 103. Materials*

**Staff Presentation:**

Nicholas Johnson AICP, Town Planner - Current

**Applicant Presentation:**

Helen Herman on behalf of Face to Faith Ministries

**Public Comment** — None

**Public Comment Written** — None

**Vice Chairperson Brophy moved to approve the application subject to the following conditions:**

1. **All mechanical equipment including but not limited to HVAC units and utilities shall be located on the rear or a non-visible side façade.**
2. **The Applicant shall install one (1) additional light fixture on the right side of the front façade to achieve symmetry with the two (2) lights proposed for the left side; totaling a number of four (4) light fixtures on the front façade.**
3. **The Applicant may use Andersen 100 and 400 Series Windows and/or Marvin Essential windows.**

**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

- d. **File No.:** 2025 - 1598 / HD 25 - 116
- Applicant:** Chesapeake Green Building & Design  
on behalf of Kathleen Knezevich

**Location:** 117 South Street, Easton, MD 21601  
Tax Map 0104, Grid 00EA, Parcel 1544  
**Zoning:** R-7A

**Request:** The Applicant is proposing to construct a 16' x 8' two-story rear addition. Additionally, the existing windows of the structure will be replaced with Anderson 400 Series (vinyl-clad wood) double hung windows to match the proposed windows of the rear addition. This is a non contributing structure to the Historic District.

Historic District Guideline references:

- i. *Guideline 90. Make Sensitive Replacements (Windows)*
- ii. *Appendix B.2. Common Substitute Materials (Vinyl-Clad)*
- iii. *Guideline 100. Rear Additions*
- iv. *Guideline 103. Materials*

**Staff Presentation:**

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

**Applicant Presentation:**

Lee Welcon, Chesapeake Green Building & Design  
Kathleen Knezevich

**Public Comment** — None

**Public Comment Written** — None

**Commissioner Stuart 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

**5. Discussion Item:**

- a. The Commission held a brief dialogue regarding a newly discovered discrepancy in the historic designation of a demolished structure within the Historic District. Noting that the survey was compiled in 2008, the Commission questioned its current accuracy, and proposed further investigation, suggesting future cross-reference with the Sanborn maps.

**6. Decision Summary Review —**

**Vice Chairperson Brophy moved to approve the October 27, 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 — None**

**8. Consent Docket — None**

**9. Adjournment —** Vice Chairperson Brophy moved to adjourn. Commissioner Bateman seconded the motion. The meeting was adjourned at 6:37 p.m.