



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

Monday, December 8, 2025 at 6:30 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
\(eastonmd.gov\)](http://eastonmd.gov)

Attendance:

Commission Members:

Ernie Demby, Chairperson
Maria Brophy CFM, Vice Chairperson
Kevin Bateman
Jim Carr
Joshua Startt AIA

Staff:

Miguel Salinas, Planning and Zoning Director
Nicholas Johnson AICP, Town Planner (Current)
Samantha Smith, Administrative Specialist

Absent:

Commission Members:

Emily Carey
Michael Stuart

- 1. Call to Order** — Chairperson Demby called the meeting to order at 6:30 pm.
- 2. Agenda Summary Review** —

Vice Chairperson Brophy moved to approve the December 8, 2025 Agenda Summary. Commissioner Carr seconded the motion.

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

- 3. Old Business** — None

4. New Business —

- a. **File No.:** 2025 - 1616 / HD 25 - 121
- Applicant:** C&C Architecture
on behalf of Walbridge Real Estate Investments LLC
- Location:** 210 E. Dover Street, Easton, MD 21601
Tax Map 0104, Grid 00EA, Parcel 1182
- Zoning:** CB

Request: The Applicant is requesting approval for the demolition of an existing outbuilding, and the construction of a new 15.5' x 20.5' trash enclosure. The materials for the new enclosure will consist of knotty cedar walls, and an architectural asphalt shingle roof. According to the Easton Historic District Survey, the outbuilding and the principal structure on this property are contributing structures to the Historic District.

Background: The Commission has thoroughly discussed the property maintenance of this outbuilding. A 2006 inspection letter issued to the previous owner of the outbuilding documented severe structural damage, and classified the structure as a hazard to the surrounding area. The letter mandated restorative action, but the former owner neglected to comply. At their June 23, 2025 meeting, the Commission made a determination to pursue enforcement action on this structure under the Property Maintenance Code, as the current owner had indicated no intention of undertaking preventative measures at that time. On July 2, 2025 the Building Inspection Division condemned the outbuilding to be “unsafe”, and the current owner was formally requested to make an application before the Commission for its restoration.

On August 11, 2025, the Applicant presented a preliminary plan for the demolition of the existing structure; indicating a financial hardship for the complete restoration of the outbuilding. The Commission expressed their concern for setting a precedent where property maintenance issues are addressed through Demolition by Neglect rather than a restorative action, and requested a replacement plan for the structure. On September 9, 2025 the Applicant presented a conceptual design for a new trash enclosure to be constructed following the demolition of the existing outbuilding. The Commission provided favorable feedback; recommending that the setback of the new construction be aligned with the façade of the main structure.

Historic District Guideline references:

- i. *Guideline 10. Preserve Historic Outbuildings*
- ii. *Guideline 11. Erect New Outbuildings Sensitively*
- iii. *Guideline 128. Avoid Demolition*

Staff Presentation:

Nicholas Johnson AICP, Town Planner - Current

Applicant Presentation:

Christian Chute AIA, C&C Architecture
Randall Walbridge, Walbridge Real Estate Investments LLC

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

- b. File No.:** 2025 - 1617 / HD 25 - 112
- Applicant:** For All Seasons, Inc.
- Location:** 111 E. Dover Street, Easton, MD 21601
Tax Map 0104, Grid 00EA, Parcel 1193
- Zoning:** CB

Request: The Applicant is proposing to install a total of four (4) new aluminum signs, including three (3) building mounted signs, and one (1) post mounted sign in the front yard. A hanging sign measuring 49” by 25.5” will be mounted beneath the front porch. A small plaque measuring 9” by 4” will be mounted onto the front door, and a sign measuring 42” by 16” will be mounted onto the parking lot façade of the rear addition. A new sign measuring 38.5” by 19” sign will be hung from the existing post located in the front yard. The structure to which the signs will be placed 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:

Patti Cannon, For All Seasons, Inc.

Public Comment — None

Public Comment Written — None

The Applicant amended the application to substitute the material of the hanging sign with a composite plastic.

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

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

- c. **File No.:** 2025 - 1618 / HD 25 - 123
- Applicant:** Hector Argandona
on behalf of Silvia Gonzalez-Diaz
- Location:** 308 S. Harrison Street, Easton, MD 21601
Tax Map 0105, Grid 00EA, Parcel 2266
- Zoning:** R-10A

Request: The Applicant is requesting to remove the existing composite decking of the rear porch with Timber Tech composite porch decking. The porch's footprint will remain unchanged, and only minor structural modifications will be made. This is a contributing structure to the Historic District.

Historic District Guideline references:

- i. *Guideline 65. Make Sensitive Replacements (Porches)*
- ii. *Appendix B.2. Common Substitute Materials*

Staff Presentation:

Nicholas Johnson AICP, Town Planner - Current

Applicant Presentation:

Hector Argandona
Robert Wenneson

Public Comment — None

Public Comment Written — None

Commissioner Carr moved to approve the application as submitted. Vice Chairperson Brophy seconded the motion. In accordance with Guideline 65c, the Commission determined that the proposed composite decking is an appropriate replacement material based on the findings that the existing porch material is composite, and that the porch is located in the rear of the property and not visible from the public right of way.

Vote 5 - 0 - 0 - 2

FOR: 5 - Demby, Brophy, Bateman, Carr, Startt
AGAINST: 0
ABSTAIN: 0
ABSENT: 2 - Carey, Stuart

5. Discussion Item — None

6. Decision Summary Review —

Commissioner Bateman moved to approve the November 24, 2025 Decision Summary. Commissioner Startt seconded the motion.

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

7. Administrative Approval

- a. File No.:** 2025 - 1620 / HD 25 - 124
- Applicant:** Marasun LLC
on behalf of For All Seasons, Inc.
- Location:** 111 E. Dover Street, Easton, MD 21601
Tax Map 0104, Grid 00EA, Parcel 1193
- Zoning:** CB

Request: The Applicant is requesting administrative approval for an in-kind asphalt shingle roof replacement, and a flat roof membrane 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 — Vice Chairperson Brophy moved to adjourn. Commissioner Bateman seconded the motion. The meeting was adjourned at 6:49 p.m.