



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

Monday, January 12, 2026 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)
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 January 12, 2026 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 - 1442 / HD 25 - 32
Applicant: Rauch Inc.
on behalf of For All Seasons
Location: 300 Talbot Street, Easton, MD 21601
Tax Map 0104, Grid 00EA, Parcel 1874
Zoning: CG

Request: The Applicant is requesting an amendment to the previously approved scope of work for the replacement of approximately 130 linear feet of wooden privacy fencing located along the south of the principle structure. The new fence will be a six (6) foot tall shadowbox style wooden fence. Additionally, the Applicant is requesting to install approximately 215 linear feet of fencing along Towers Lane. This fence will be six (6) feet in height, but will decrease to four (4) feet in height once it is within 25 feet of the property line. The principal structure on this property is a non contributing structure to the Historic District.

Background: On May 12, 2025, the Commission granted a Certificate of Appropriateness for the replacement of all exterior doors in kind, the replacement of two (2) rooftop HVAC units, and the addition of nine (9) flat skylights.

Historic District Guideline references:

i. *Guideline 14. Perimeter Walls and Fences*

Staff Presentation:

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

Applicant Presentation:

Benjamin VanNest, Rauch Inc.

Public Comment — None

Public Comment Written — None

**Commissioner Bateman moved to approve the amended 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

4. New Business —

a. File No.: 2025 - 1624 / HD 26 - 03
Applicant: Latrish Oseko
Location: 123 S. Locust Lane, Easton, MD 21601
Tax Map 0104, Grid 00EA, Parcel 1857
Zoning: R-7A

Request: The Applicant is requesting to install approximately 108 linear feet of wooden privacy fencing located along the rear yard, and portions of the north and south side property lines. The new fence will be a six (6) foot tall pressure treated wooden fence. The principal structure on this property is a contributing structure to the Historic District.

Historic District Guideline references:

i. Guideline 14. Perimeter Walls and Fences

Staff Presentation:

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

Applicant Presentation:

Latrish Oseko

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

b. File No.: 2025 - 1622 / HD 26 - 01
Applicant: Ronald Newnam on behalf of TG LLC
Location: 224 N. Aurora Street, Easton, MD 21601
Tax Map 0103, Grid 00EA, Parcel 0685, Lot 1B
Zoning: R-7A

Request: The Applicant is seeking an after-the-fact approval for the replacement of the existing wooden steps situated on the north side of the front porch. The newly installed steps are constructed of pressure-treated lumber, and will be painted grey to match the color of the existing front porch. This is a contributing structure to the Historic District.

Background: An unpermitted work notice was issued after it was discovered that the existing steps were replaced without a building permit or a Certificate of Appropriateness.

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:

Ronald Newnam

Public Comment — None

Public Comment Written — None

**Vice Chairperson Brophy 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

- c. File No.:** 2025 - 1623 / HD 26 - 02
- Applicant:** Gordon Architects
- Location:** 204 S. Harrison Street, Easton, MD 21601
Tax Map 0105, Grid 00EA, Parcel 2113
- Zoning:** R-10A

Request: The Applicant is requesting the removal of approximately 24 linear feet of wooden privacy fencing located along the side yard to be replaced with a new picket style fence in the same footprint. The new fence will be five and one-quarter (5.25) feet in height, and will incorporate a decorative gate. The principal structure on this property is a contributing structure to the Historic District.

Historic District Guideline references:

- i. *Guideline 14. Perimeter Walls and Fences*

Staff Presentation:

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

Applicant Presentation:

George Gordon, Gordon Architects

Public Comment — None

Public Comment Written — None

Commissioner Stuart 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 - 1625 / HD 26 - 04

**Applicant: Crosby & Associates, LLC
on behalf of Foundation of Hope Inc.**

**Location: 52 S. Washington Street, Easton, MD 21601
Tax Map 0104, Grid 00EA, Parcel 1463**

Zoning: CB

Request: The construction of a new two-story commercial training facility has been withdrawn from the January 12, 2026 Historic District Commission agenda.

e. File No.: 2025 - 1626 / HD 26 - 05

**Applicant: Rosin Creek Collaborative
on behalf of Bethel A.M.E. Church**

**Location: 110 S. Hanson Street, Easton, MD 21601
Tax Map 0104, Grid 00EA, Parcel 1915**

Zoning: R-7A

Request: The Applicant is requesting to replace twelve (12) non-historic first floor windows on the north, south, and east elevations of the structure with new single-pane TDL wood windows and new exterior storm windows. This is a contributing structure to the Historic District, and is subject to a preservation easement through the Maryland Historic Trust (MHT).

Background: On September 22, 2025 the Maryland Historic Trust issued an approval letter for the proposed scope of work, with the determination that it is consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties. This approval remains valid for a period of six (6) months from the date of the aforementioned letter.

Historic District Guideline references:

- i. *Guideline 6. Secretary of the Interior's Standards for the Rehabilitation of Historic Properties*
- ii. *Guideline 9. Secretary of the Interior's Standards for the Rehabilitation of Historic Properties*
- iii. *Guideline 1. Preserve Significant Historic Features*
- iv. *Guideline 3. Make Sensitive Replacements*
- v. *Guideline 90. Make Sensitive Replacements (Windows)*
- vi. *Guideline 92. Storm Windows*

Staff Presentation:

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

Applicant Presentation:

Andrew Yerkes, Rosin Creek Collaborative

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

5. Discussion Item — None

6. Decision Summary Review —

Vice Chairperson Brophy moved to approve the December 22, 2025 Decision Summary. 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

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 6:20 p.m.