



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

Monday, February 9, 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
Michael Stuart

Staff:

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

Absent:

Commission Members:

Emily Carey
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** —

Vice Chairperson Brophy moved to approve the February 9, 2026 Agenda Summary. Commissioner Stuart seconded the motion.

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

3. **Old Business** —

- a. **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 amendment to a previously approved Certificate of Appropriateness (COA) for the replacement of all windows with a two over two window design has been withdrawn from the February 9, 2026 Historic District Commission agenda.

4. New Business —

- a. **File No.:** 2025 - 1625 / HD 26 - 04
Applicant: Crosby & Associates, LLC
Location: 52 S. Washington Street, Easton, MD 21601
Tax Map 0104, Grid 00EA, Parcel 1463, Lot 2
Zoning: CB

Request: The Applicant is requesting approval for the construction of a new two-story, 5400 square foot structure on the vacant lot located on the corner of S. Washington Street and South Street. Proposed site improvements include the construction of an off-street parking area with seven (7) spaces, additional landscaping, and the addition of a small stormwater management feature. The materials proposed for this structure include Andrew 400 Series windows, fiberglass doors, a combination of brick and fiber cement siding, composite trim, PVC shutters, iron railings, standing seam metal roofing, and asphalt shingle roofing.

Background: On October 28, 2024, the Commission granted a Certificate of Appropriateness for this scope of work (application 2024-1318) subject to the following conditions:

1. A minimum landscape buffer of three (3) feet shall be installed between the edge of the parking lot and S. Washington Street. Planting shall be of a native species, and at least 42" in height.
2. All HVAC equipment shall be located on a non-visible rooftop location or within a side yard location that is not visible from a public right of way.
3. Trash receptacles shall be screened from view using opaque fencing.

4. Half-round gutters and downspouts shall be utilized.
5. Minor revisions to the proposed site and structure that are consistent with the Historic District Guidelines may be administratively approved by staff after consultation with the Chair and/or Vice-Chair of the Commission.

The Certificate of Appropriateness for application 2024-1318 lapsed as no building permit was obtained within six (6) months from the date of issuance. This project received a new approval from the Commission on June 23rd, 2025 (application 2025-1485) subject to the same five (5) conditions. However, the COA for application 2025-1485 also lapsed as no building permit was obtained within six (6) months of issuance.

On June 24, 2025, the project received sketch site plan approval from Planning Commission (application 2025-1454), and was granted a variance from the minimum parking and maneuvering space setback by the Board of Zoning Appeals on July 15, 2025 (V-1490 / V 25-04).

Historic District Guideline references:

- i. *Guideline 12. Universal Guidance for Parking Lots*
- ii. *Guideline 13. New Parking Lots*
- iii. *Guideline 19. Trees and Street Plantings*
- iv. *Guideline 23. Vacant Lots*
- v. *Guideline 94. Style*
- vi. *Guideline 95. Siting*
- vii. *Guideline 96. Orientation, Alignment, and Setback*
- viii. *Guideline 97. Form, Massing, Height, and Scale*
- ix. *Guideline 98. Street Rhythm*
- x. *Guideline 99. ADA Ramps for New Construction and Additions*
- xi. *Guideline 103. Materials*
- xii. *Guideline 105. Exterior Color*
- xiii. *Guideline 106. Details and Ornamentation*
- xiv. *Guideline 107. Placement*
- xv. *Guideline 108. Design*
- xvi. *Guideline 109. Energy and Sustainability*
- xvii. *Guideline 110. Exterior Lighting*
- xviii. *Guideline 112. Proportion*
- xix. *Guideline 113. Façade Rhythm*
- xx. *Guideline 114. Landscape Features*
- xxi. *Guideline 115. Roof Form*
- xxii. *Guideline 116. Roof Material*
- xxiii. *Guideline 117. Gutters and Downspouts*
- xxiv. *Guideline 121. General Guidelines for Utilities for New Construction*
- xxv. *Guideline 122. Trash and Refuse Containers*
- xxvi. *Guideline 123. Mechanical Equipment*
- xxvii. *Guideline 126. Arrangement*

xxviii. *Guideline 127. Window Type*

Staff Presentation:

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

Applicant Presentation:

Alan Brock AIA, Crosby & Associates, LLC
Kesha Haithe, Foundation of Hope Inc.

Public Comment — None

Public Comment Written — None

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

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

- b. File No.:** 2026 - 1629 / HD 26 - 06
Applicant: Brummell Does LLC: Landscaping & Lawn Care
on behalf of Midshore Community Foundation Inc.
Location: 100 E. Dover Street, Easton, MD 21601
Tax Map 0104, Grid 00EA, Parcel 1194
Zoning: CB

Request: The Applicant is proposing the in-kind replacement of the existing four (4) foot tall wooden picket style fencing along the front property line of Harrison Street, and portions of the other property lines. The principal structure on this property is a contributing structure to the Historic District, and is listed on the Maryland Inventory of Historic Places (T-12).

Background: This fence has been replaced on multiple occasions dating back to 1989, with the most recent replacement having received approval in July of 2006. A stop work order was issued by the Building Inspection Division after it was discovered that the picket fence was being replaced without a building permit or a Certificate of Appropriateness.

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:

Joe Brummell, Brummell Does LLC

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

- c. File No.:** 2026 - 1631 / HD 26 - 07
- Applicant:** Callahan Signs
on behalf of Maury Donnelly & Parr, Inc.
- Location:** 16 N. Washington Street, Easton, MD 21601
Tax Map 0103, Grid 00EA, Parcel 1212
- Zoning:** CB

Request: The Applicant is requesting to install a 25” by 27” (4.7 square foot) hanging sign on the front facade of the structure. The sign will be constructed of PVC and mounted to the building by an existing metal bracket. The structure to which the sign will be mounted is a contributing structure to the Historic District.

Background: This project is scheduled to appear on the February 19, 2026 Planning Commission agenda for signage approval where two (2) or more businesses occupy one (1) building with a common entrance.

Historic District Guideline references:

- i. Guideline 25. General Guidelines for Signage*
- ii. Guideline 31. Hanging and Bracket Signs*

Staff Presentation:

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

Applicant Presentation:

None

Public Comment — None
Public Comment Written — None

Vice Chairperson Brophy moved to table the application subject to the Planning Commission's approval regarding the sign's placement, size, and minimum clearance height. Commissioner Bateman seconded the motion.

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

- d. File No.:** **2026 - 1632 / HD 26 - 08**
- Applicant:** **Callahan Signs**
 on behalf of Neighborhood Service Center Inc.
- Location:** 126 Port Street, Easton, MD 21601
 Tax Map 0104, Grid 00EA, Parcel 1501
- Zoning:** CB

Request: The Applicant is requesting to install a 7” by 60” (2.92 square foot) wall sign consisting of individual acrylic letters. The structure to which the sign will be mounted is a non contributing structure to the Historic District.

- Historic District Guideline references:
- i. Guideline 25. General Guidelines for Signage*
 - ii. Guideline 35. Wall Signs*

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

Applicant Presentation:
None

Public Comment — None
Public Comment Written — None

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

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

ABSENT: 2 - Carey, Startt

- e. **File No.:** 2026 - 1633 / HD 26 - 09
- Applicant:** Robert Wenneson
- Location:** 304 S. Harrison Street, Easton, MD 21601
Tax Map 0105, Grid 00EA, Parcel 2269
- Zoning:** R-10A

Request: The Applicant is proposing the replacement of the existing wooden picket style fencing along the south property line. The fence will consist of a combination of six (6) foot tall and four (4) foot tall wooden picket fencing. The principal structure on this property is a contributing structure to the Historic District.

Background: On February 12, 2024, the Commission granted a Certificate of Appropriateness for the replacement of the damaged sections of the wooden picket style fencing facing Harrison Street and the rear alley (application 2024-1111).

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:
None

Public Comment — None
Public Comment Written — None

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

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

- f. **File No.:** 2026 - 1634 / HD 26 - 10
- Applicant:** Thomas Lane
- Location:** 115 S. Harrison Street, Easton, MD 21601
Tax Map 0104, Grid 00EA, Parcel 1962
- Zoning:** R-7A

Request: The Applicant is requesting approval for the installation of an iron handrail on the front porch steps. The proposed handrail is intended to match the existing iron railing located on the north side of the steps. This is a contributing structure to the Historic District.

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:

Thomas Lane

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

5. Discussion Item — None

6. Election of Officers — The annual election for Chairperson and Vice Chairperson was tabled to the February 23, 2026 Historic District Commission meeting.

7. Decision Summary Review — The approval of the draft decision summary from the January 12, 2026 Historic District Commission meeting was tabled to the February 23, 2026 meeting.

8. Administrative Approval —

- a. **File No.:** 2026 - 1637 / HD 26 - 11

Applicant: Permit Flow
on behalf of Jake Marden
Location: 212 Davis Avenue, Easton, MD 21601
Tax Map 0105, Grid 00EA, Parcel 2199
Zoning: R-7A

Request: The Applicant is requesting administrative approval for the in-kind replacement of the asphalt shingle roof with new architectural asphalt shingles. 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. The 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*

b. File No.: 2026 - 1638 / HD 26 - 12
Applicant: C&C Architecture
on behalf of Walbridge Real Estate Investments LLC
Location: 201 E. Dover Street, Easton, MD 21601
Tax Map 0104, Grid 00EA, Parcel 1167
Zoning: CB

Request: The Applicant is requesting administrative approval for the installation of new HVAC units along the east side of the structure. 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 conditions:

1. Any exterior line sets shall be painted to match the color of the surface to which they are attached.
2. The unit(s) must be fully screened from public view from the right of way. Specifications for any screening material must be submitted to staff for review prior to installation.
3. Line sets shall enter the building through existing openings or non-historic material (such as modern foundation infill) wherever possible. If penetration through historic masonry or siding is required, it must be done through mortar joints rather than through the face of the brick or stone.

4. Mechanical equipment shall be floor-mounted on a level pad rather than bracketed to the historic exterior walls to prevent structural damage or vibration-related degradation of the masonry.

This is a contributing structure to the Historic District.

Historic District Guideline references:

- i. *Guideline 2.5 Staff Approvals*
- ii. *Guideline 48. HVAC*

- c. File No.:** 2026 - 1639 / HD 26 - 13
Applicant: Foundation of Hope Inc.
Location: 52 S. Washington Street, Easton, MD 21601
Tax Map 0104, Grid 00EA, Parcel 1463, Lot 2
Zoning: CB

Request: The Applicant is requesting administrative approval for the temporary placement of a 16 square foot sign. The sign will be displayed for a duration of approximately 60-90 days. 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.

Historic District Guideline references:

- i. *Guideline 2.5 Staff Approvals*
- ii. *Guideline 25. General Guidelines for Signage*
- iii. *Guideline 28. Free-standing Signs*

- d. File No.:** 2026 - 1645 / HD 26 - 16
Applicant: The FA Taylor Company LLC
on behalf of James Middleton
Location: 210 Goldsborough Street, Easton, MD 21601
Tax Map 0103, Grid 00EA, Parcel 1134
Zoning: R-7A

Request: The Applicant is requesting administrative approval for the in-kind replacement of the asphalt shingle roof with new architectural asphalt shingles. No trim, fascia, soffit or gutters will be replaced. 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 68. Maintain Historic Roof Shape*
- iii. *Guideline 70. Roof Material*

9. Consent Docket — None

10. Adjournment — Commissioner Bateman moved to adjourn. Vice Chairperson Brophy seconded the motion. The meeting was adjourned at 6:18 p.m.