



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

Monday, March 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

Attendance:

Commission Members:

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

1. **Call to Order** — Chairperson Demby called the meeting to order at 6:00 pm.

2. **Agenda Summary Review** — March 9, 2026 - The Commission made an amendment to the agenda to postpone the annual Election of Officers to a subsequent meeting.

Vice Chairperson Brophy moved to approve the March 9, 2026 Agenda Summary with the proposed amendment. Commissioner Stuart seconded the motion.

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

3. **Old Business** —

- a. **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 application was tabled by the Commission on February 9, 2026 subject to the Planning Commission’s approval regarding the sign’s placement, size, and minimum clearance height. On February 19, 2026 the Town of Easton Planning Commission granted signage approval where two (2) or more businesses occupy one (1) building with a common entrance (16 N. Washington Street) subject to the condition that the Applicant shall align all three (3) scroll brackets, and provide the required eight (8) feet of clearance between the sidewalk and the bottom of the proposed and existing signs.

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:

John Callahan, Callahan Signs

Public Comment — None

Public Comment Written — None

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

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

b. 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 Applicant is requesting an amendment to the previously approved scope of work for the replacement of the current one over one windows with two over two simulated divided light (SDL) wood windows. This is a contributing structure to the Historic District.

Background: On October 14, 2025 the Commission granted a Certificate of Appropriateness for multiple exterior alterations to the structure including the installation of new private walkways, a reconfigured parking area, and the addition of a swimming pool and a pre-fabricated shed. Other approved alterations included new wood privacy fencing (the application was amended to state that the fence will not exceed four (4) feet in height between the front of the house and Brookletts Avenue), the repair or replacement of all existing shutters, and the replacement of existing one over one windows in-kind. The basement windows will be replaced with new aluminum-clad windows, and an exterior basement access will be removed. A new front door with sidelites will be installed, and the existing asphalt shingle roof will be replaced with slate. Additionally, a rear deck and sunroom will be demolished to construct a new one-story addition.

This application was tabled by the Commission on December 22, 2025 pending additional information regarding the condition of the existing windows.

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)*
- vi. Guideline 91. Shutters*
- vii. Guideline 93. Sills, Lintels, and Frames*

Staff Presentation:

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

Applicant Presentation:

Caroline Dalton

Public Comment — None
Public Comment Written — None

Commissioner Bateman moved to approve the application subject to the following conditions:

1. The Applicant shall provide a cutsheet for two-over-two simulated divided light (SDL) wood windows that is consistent to the Historic District Guidelines. This material is subject to administrative approval by staff, following consultation with the Chairperson and Vice Chairperson.

Commissioner Stuart seconded the motion. The Commission determined that a two-over-two configuration was appropriate in this circumstance given the surrounding context, and that a two-over-two configuration is appropriate for this architectural style.

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| <u>Vote</u> | <u>4 - 1 - 0 - 2</u> |
| FOR: | 4 - Demby, Bateman, Startt, Stuart |
| AGAINST: | 1 - Brophy |
| ABSTAIN: | 0 |
| ABSENT: | 2 - Carey, Carr |

- c. **File No.:** 2025 - 1404 / HD 25 - 15
Applicant: Christian Chute AIA
on behalf of Carstairs Row LLC
Location: 107 & 109 S. Washington Street, Easton, MD 21601
Tax Map 0104, Parcels 1985 & 1986, Lot 2B
Zoning: CB

Request: The Applicant is requesting an amendment to the materials previously approved for the replacement of the windows. The approved aluminum clad wood windows on the rear and side elevations will now be fiberglass clad wood windows. Additionally, the existing wood windows on the second floor of the front façade will also be replaced with new fiberglass clad wood windows. All replacement windows will feature a 9-over-6 configuration with simulated divided lights. This is a contributing structure to the Historic District, and is listed on the Maryland Inventory of Historic Places (T-10).

Background: A request to demolish the rear addition of 109 S. Washington Street and construct a new addition first appeared before the Commission on April 8, 2024 (application 2024 - 1173). At the conclusion of the meeting, the Commission found the rear addition to be a contributing structure, and requested for the Maryland Historic Trust (MHT) to review and comment on the application. The Maryland Historic Trust provided a review letter on May 20, 2024 which evaluated the historic significance of the rear addition, and the effect demolishing the addition would have on the building's contributing status. This

application was approved by the Historic District Commission on June 10, 2024 via a 5 - 0 vote subject to the condition that the Applicant shall return with a plan showing the location of all mechanical equipment and a landscape plan. The Certificate of Appropriateness for this application expired on December 10, 2024 as no building permit was issued.

On March 10, 2025, the Commission granted a Certificate of Appropriateness for a smaller scope of work from the previously approved project (application 2025 - 1404). The new scope of work included the partial demolition of the 180 square foot contributing rear addition to 109 S Washington Street (The Plate House), and the subsequent construction of a 600 square foot, two-story rear addition. Renovations to the building included the installation of new windows on the southern and western facades, two (2) new wood doors on the western façade, the replacement of a failing brick wall on the western façade with smooth Hardi lap siding, and the installation of a new standing seam metal roof and architectural asphalt shingle roof. On August 11, 2025, the Commission granted approval for a modification of the siding on the rear wall to a brick veneer, and the addition of a new first-floor window to the rear façade subject to the condition that vertical brick lentils are added over the rear windows.

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)*
- vi. *Guideline 91. Shutters*
- vii. *Appendix B.2. Common Substitute Materials (Composite/Fiberglass and Fiberglass-Clad)*

Staff Presentation:

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

Applicant Presentation:

Christian Chute AIA
Richard Marks, Carstairs Row LLC

Public Comment — None
Public Comment Written — None

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

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

ABSTAIN: 0
ABSENT: 2 - Carey, Carr

4. New Business —

- a. **File No.:** 2026 - 1642 / HD 26 - 14
Applicant: MJH Construction, LLC
on behalf of Moon River Investments, LLC
Location: 33 S. Harrison Street, Easton, MD 21601
Tax Map 0104, Grid 00EA, Parcel 1519
Zoning: CB

Request: The Applicant is seeking approval for several exterior modifications to the structure including the replacement of the existing aluminum siding and cedar shakes with fiber-cement shingle siding, the replacement of the wood trim, and the installation of new windows and doors. Windows will be replaced with vinyl-clad wood sash units featuring simulated divided lights and a black exterior finish. The existing asphalt shingle roof will be replaced with a new architectural asphalt shingle roof. The rear portion of the structure will be reframed to increase wall height and to accommodate a standard height door, and a new shed roof will be constructed to match the existing exterior trim details. Gutters and downspouts will be replaced and a second exterior light will be added at the front entry. This is a contributing structure to the Historic District.

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 40. Details and Ornamentation*
- vi. *Guideline 41. Maintain Original and Historic Doors*
- vii. *Guideline 42. Make Sensitive Replacements*
- viii. *Guideline 43. Restore Missing or Inappropriately Altered Doors*
- ix. *Guideline 46. Maintain Historic Windows for Energy Efficiency*
- x. *Guideline 62. Choose Appropriate Color Schemes*
- xi. *Guideline 68. Maintain Historic Roof Shape*
- xii. *Guideline 70. Roof Material*
- xiii. *Guideline 76. Preserve Historic Wood Siding*
- xiv. *Guideline 77. Make Sensitive Replacements*
- xv. *Guideline 78. Substitute Materials for Siding*
- xvi. *Guideline 79. Fiber Cement Siding*
- xvii. *Guideline 89. Maintain Historic Windows*
- xviii. *Guideline 90. Make Sensitive Replacements*
- xix. *Appendix B.2. Common Substitute Materials (Doors)*
- xx. *Appendix B.2. Common Substitute Materials (Siding)*

xxi. Appendix B2. Common Substitute Materials (Windows)

Staff Presentation:

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

Applicant Presentation:

Michael Harkowa, MJH Construction LLC

Public Comment — None

Public Comment Written — None

The Applicant amended the application to propose that all front facing windows on the ground floor will be wood.

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

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

- b. File No.:** 2026 - 1664 / HD 26 - 15
Applicant: Huntington Construction LLC
on behalf of Peter and Janet Doyle
Location: 207 S. Aurora Street, Easton, MD 21601
Tax Map 0105, Grid 00EA, Parcel 2143
Zoning: R-10A

Request: The Applicant is seeking approval for the construction of a new side porch measuring 14 feet wide by 12 feet deep. The proposed porch materials include Timbertech PVC decking, vinyl railing, and a composite trim. To accommodate the porch construction, an existing window will be removed and converted into an entryway featuring French doors of an unspecified material. The section of roof being replaced will utilize architectural asphalt shingles to match the existing shingles on the house, with the fascia and soffit proposed in vinyl. The material for the gable end is unspecified. This is a contributing structure to the Historic District.

Historic District Guideline references:

- i. Guideline 44. Adding New Doors*
- ii. Guideline 66. Adding New Porches*
- iii. Guideline 67. New Rear Decks and Patios*
- iv. Appendix B.2. Common Substitute Materials (Porch and Deck)*

Staff Presentation:

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

Applicant Presentation:

Thomas Huntington, Huntington Construction LLC
Peter and Janet Doyle

Public Comment — None

Public Comment Written — None

The Applicant amended the application to propose the following changes in scope of work and materials:

1. **The soffit, trim, and fascia will consist of a composite material.**
2. **The railing will consist of a wood or composite material.**
3. **The new porch will consist of round columns (not of a vinyl material).**
4. **Landscape plantings will be used to screen the porch’s foundation from view.**

Commissioner Stuart moved to approve the amended application subject to the following condition:

1. **The Applicant shall provide a cutsheet for the amended materials for the soffit, trim and fascia, the railing, and the French double doors that is consistent with the Historic District Guidelines. This material is subject to administrative approval by staff, following consultation with the Chairperson and Vice Chairperson.**

Commissioner Startt seconded the motion.

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

- c. **File No.:** 2026 - 1654 / HD 26 - 18
- Applicant:** Shore Projects 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 seeking approval for multiple exterior alterations to the structure. The proposed scope of work includes the replacement of the existing windows on portions of the front and side facades with new wood windows, the removal of the existing wooden ramp and stairs for reframing with a composite material, the in-kind replacement of the wood siding, the removal of porcelain tile from the side porch, the repointing of mortar joints, and the installation of a new entrance connecting the neighboring YMCA building and the main structure. This is a contributing structure to the Historic District.

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 6. Comply with Health and Safety Codes*
- v. *Guideline 37. ADA Ramps*
- vi. *Guideline 44. Adding New Doors*
- vii. *Guideline 52. Choose Appropriate New or Replacement Fixtures*
- viii. *Guideline 54. Fire Escapes and Exterior Stairs*
- ix. *Guideline 57. Repointing Masonry*
- x. *Guideline 63. Match Colors When Patching or Piercing Materials*
- xi. *Guideline 65. Make Sensitive Replacements (Porches)*
- xii. *Guideline 77. Make Sensitive Replacements (Siding)*
- xiii. *Guideline 90. Make Sensitive Replacements (Windows)*
- xiv. *Guideline 93. Sills, Lintels, and Frames*
- xv. *Appendix B.2. Common Substitute Materials (Porch and Deck)*

Staff Presentation:

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

Applicant Presentation:

Joshua McCall, Shore Projects LLC

Public Comment — None

Public Comment Written — None

The Applicant amended the application to propose a composite material for the side railing.

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

Vote 4 - 1 - 0 - 2
 FOR: 4 - Demby, Bateman, Startt, Stuart
 AGAINST: 1 - Brophy

ABSTAIN: 0
ABSENT: 2 - Carey, Carr

5. Discussion Item — None

6. Decision Summary Review —

- a. Commissioner Bateman moved to approve the January 12, 2026 Decision Summary. Commissioner Stuart seconded the motion.**

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

- b. Commissioner Bateman moved to approve the February 9, 2026 Decision Summary. Commissioner Stuart seconded the motion.**

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

7. Administrative Approval —

- a. File No.:** 2026 - 1662 / HD 26 - 23
Applicant: Precision Exteriors
Location: 218 N. Aurora Street, Easton, MD 21601
Tax Map 0103, Grid 00EA, Parcel 0683
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*
- iv. Guideline 73. Replace Historic Gutters and Downspouts In-Kind*

8. Consent Docket —

a. File No.: 2026 - 1656 / HD 26 - 19

**Applicant: Marasun LLC
on behalf of Peter Spencer**

Location: 213 Davis Avenue, Easton, MD 21601
Tax Map 0105, Grid 00EA, Parcel 2200

Zoning: R-7A

Request: Approval for an in-kind asphalt shingle roof replacement, and emergency approval for the in-kind replacement of the gutters as per the Historic District Commission Chairperson. This is a contributing structure to the Historic District.

b. File No.: 2026 - 1658 / HD 26 - 20

Applicant: Kaufmann Enterprises LLC

Location: 106 N. Washington Street, Easton, MD 21601
Tax Map 0103, Grid 00EA, Parcel 0624

Zoning: CB

Request: Approval for an emergency in-kind replacement of the TPO roof as per the Historic District Commission Chairperson. This is a non contributing structure to the Historic District.

9. Adjournment — Commissioner Bateman moved to adjourn. Vice Chairperson Brophy seconded the motion. The meeting was adjourned at 7:10 p.m.