



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

Monday, March 23, 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
Jim Carr
Joshua Startt AIA
Michael Stuart

Staff:

Miguel Salinas, Planning and Zoning Director
Tom Diem, Building Code Official

Absent:

Commission Members:

Emily Carey

Staff:

Nicholas Johnson AICP, Town Planner (Current)
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 March 23, 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.:** 2024 - 1172 / HD 24 - 41
Applicant: John Hutchison Architecture & GRT Architects
on behalf of Academy Art Museum
Location: 106, 108 & 110 Talbot Lane, Easton, MD 21601
Tax Map 0104, Grid 00EA, Parcels 1948, 1949 & 1950
Zoning: R-7A

Request: The Applicant is seeking an amendment to the previously approved scope of work for the restoration of the contributing structure located at 106 Talbot Lane, and the construction of a 3,640 square foot addition. The revised scope includes minor modifications to the approved site layout, which are intended to better support the rehabilitation of the existing contributing structure. The Applicant is proposing to remove the previously approved art pedestal from the courtyard, and to install additional brick pavers within the loading bay area. Material changes to the scope of work include the use of wood siding with a 5-inch exposure to match the existing historic siding, and architectural asphalt shingles will now be installed on the main structure and porch roofs in place of the previously approved cedar shakes. The front-facing ADA ramp and porch are now proposed to be revised from wood construction to masonry.

Background: The Commission initially reviewed this project and granted a Certificate of Appropriateness on April 8, 2024. On October 28, 2024, the Commission approved an amendment to incorporate minor revisions concerning the elevation and the proposed materials. On September 24, 2024 the project received sketch site plan approval from the Town of Easton Planning Commission (2024 - 1264), and the development site plans were approved on July 24, 2025. A building permit for this project was issued on October 29, 2025 (BP 25-00020178).

Historic District Guideline references:

- i. *Guideline 19. Trees and Street Plantings*
- ii. *Guideline 37. ADA Ramps*
- iii. *Guideline 52. Choose Appropriate New or Replacement Fixtures*
- iv. *Guideline 65. Make Sensitive Replacements (Porches)*
- v. *Guideline 68. Maintain Historic Roof Shape*
- vi. *Guideline 70. Roof Material*
- vii. *Guideline 76. Preserve Historic Wood Siding*
- viii. *Guideline 77. Make Sensitive Replacements (Siding)*

Staff Presentation:

Miguel Salinas, Planning and Zoning Director

Nicholas Johnson AICP, Town Planner - Current
Tom Diem, Building Code Official

Applicant Presentation:

John C. Hutchison AIA, John Hutchison Architecture, LLC

Public Comment — None

Public Comment Written — None

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

<u>Vote</u>	<u>5 - 0 - 1 - 1</u>
FOR:	5 - Demby, Bateman, Carr, Startt, Stuart
AGAINST:	0
ABSTAIN:	1 - Brophy
ABSENT:	1 - Carey

- b. File No.:** 2025 - 1580 / HD 25 - 103
- Applicant:** Bluepoint Hospitality Group
- Location:** 113 N. Washington Street, Easton, MD 21601
Tax Map 0104, Grid 00EA, Parcel 0628, Lot 1
- Zoning:** CB

Request: The Applicant is requesting an after the fact approval for work completed on the front façade of the structure. On July 28, 2025, the Commission granted an administrative Certificate of Appropriateness (COA) for an in-kind asphalt shingle roof replacement subject to the condition that any existing trim, fascia, soffit, and gutters shall remain (HD 2025-1509 and BP #25-000200887). Upon the removal of the roof, rot and deterioration was discovered within the dormers, necessitating their reconstruction and the replacement of sections of the soffit and fascia. The existing K-style gutters have since been removed, and are now proposed to be reinstalled with new copper half-round gutters.

On October 27, 2025, the Commission granted a COA for the in-kind replacement of six (6) double hung, six-over-six wooden windows on the second and third floors of the front facing façade (HD 25-1580 and BP #23-000018880). Once work commenced, it was discovered that the masonry surrounding the second-floor window openings was in poor condition, and the window openings were out of level. To address these issues, the damaged masonry, the existing stone lintels and wood sills were removed and reinstalled or replaced in-kind. This is a contributing structure to the Historic District.

Background: On May 22, 2023, the Commission granted a COA for exterior alterations to the structure including the removal of an existing door on the front elevation, the replacement of windows on the side and rear facades with Marvin

Ultimate double hung windows, and the construction of a new rear addition with cementitious siding (HD 2023-0941).

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 55. Maintain Historic Masonry*
- v. *Guideline 58. Replacing Masonry Units*
- vi. *Guideline 9. Sills, Lintels, and Frames*

Staff Presentation:

Miguel Salinas, Planning and Zoning Director
Nicholas Johnson AICP, Town Planner - Current
Tom Diem, Building Code Official

Applicant Presentation:

Joshua Startt AIA on behalf of Bluepoint Hospitality Group
Brad Hutchison AIA on behalf of Bluepoint Hospitality Group

Public Comment — None

Public Comment Written — None

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

<u>Vote</u>	<u>5 - 0 - 1 - 1</u>
FOR:	5 - Demby, Brophy, Bateman, Carr, Stuart
AGAINST:	0
ABSTAIN:	1 - Startt
ABSENT:	1 - Carey

4. New Business —

- a. File No.:** 2026 - 1661 / HD 26 - 22
- Applicant:** 112 Park Street LLC
- Location:** 112 N. Park Street, Easton, MD 21601
Tax Map 0103, Grid 00EA, Parcel 0801
- Zoning:** R-10A

Request: The Applicant is requesting an after the fact approval for the installation of a vinyl handrail on the front porch steps. This is a non contributing structure to the Historic District.

Background: This request stems from a Code Enforcement case opened on

February 27, 2026 for the installation of the vinyl handrail without the required Certificate of Appropriateness (Case #26-0096).

Historic District Guideline references:

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

Staff Presentation:

Miguel Salinas, Planning and Zoning Director
Nicholas Johnson AICP, Town Planner - Current
Tom Diem, Building Code Official

Applicant Presentation:

Brandon Berman, 112 Park Street LLC

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 Appendix B.2. Common Substitute Materials (Porch and Deck) the Commission determined that a vinyl handrail is an acceptable replacement material in this circumstance based on the findings that the structure is non contributing, its existing modern alterations, and the prior use of vinyl products for the structure's windows and siding.

<u>Vote</u>	<u>5 - 0 - 1 - 1</u>
FOR:	5 - Demby, Brophy, Carr, Startt, Stuart
AGAINST:	0
ABSTAIN:	1 - Bateman
ABSENT:	1 - Carey

- b. File No.:** 2026 - 1665 / HD 26 - 24
- Applicant:** Christopher Gillen
- Location:** 406 August Street, Easton, MD 21601
Tax Map 0104, Grid 00EA, Parcel 1068, Lot 1
- Zoning:** R-7A

Request: The Applicant is requesting the demolition of the existing rear deck, and the construction of a 12’ wide by 14’ deep one- story addition. The proposed addition will incorporate three (3) double-hung windows on the rear elevation, three (3) awning windows on the left elevation, and French doors leading to a deck on the right elevation, all specified as Anderson 400 Series. Additional materials for the project include Certain Teed “Cedar Impression” composite siding to mimic cedar shakes, a composite material for the decking, architectural asphalt shingles for the roof, PVC (Azek) for the trim, fascia, and

soffit, and aluminum K-style gutters. This is a contributing structure to the Historic District.

Historic District Guideline references:

- i. *Guideline 100. Rear Additions*
- ii. *Guideline 103. Materials*
- iii. *Guideline 104. Vinyl Siding*
- iv. *Guideline 115. Roof Form*
- v. *Guideline 116. Roof Material*
- vi. *Guideline 117. Gutters and Downspouts*
- vii. *Guideline 127. Window Type*
- viii. *Appendix B.2. Common Substitute Materials (Windows)*

Staff Presentation:

Miguel Salinas, Planning and Zoning Director
Nicholas Johnson AICP, Town Planner - Current
Tom Diem, Building Code Official

Applicant Presentation:

Christopher Gillen

Public Comment — None

Public Comment Written — None

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

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

- c. File No.:** 2026 - 1666 / HD 26 - 25
- Applicant:** Town and Country Roofing & Siding
on behalf of Carol Feeney
- Location:** 112 Talbot Street, Easton, MD 21601
Tax Map 0104, Grid 00EA, Parcel 1931
- Zoning:** R-7A

Request: The Applicant is seeking approval for the replacement of the roof on two outbuildings and the front porch. The Applicant is proposing to replace the existing corrugated metal roofs of the outbuildings in-kind with a new metal roof (Panel-Loc Plus TM), and the existing standing seam metal roof of the front porch will be replaced in-kind with a new standing seam metal roof (Horizon-Loc TM).

This is a contributing structure to the Historic District. The Easton Historic District Survey notes that one (1) of outbuildings is historic.

Background: On February 23, 2026 the Commission granted an administrative Certificate of Appropriateness for the in kind replacement of the asphalt shingle roof of the main structure (HD 2026-1651).

Historic District Guideline references:

- i. Metal Roofs*
- ii. Guideline 70. Roof Material*

Staff Presentation:

Miguel Salinas, Planning and Zoning Director
Nicholas Johnson AICP, Town Planner - Current
Tom Diem, Building Code Official

Applicant Presentation:

Frank Salusbury, Town and Country Roofing & Siding

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

- d. File No.:** 2026 - 1667 / HD 26 - 26
- Applicant:** Laurie Cheamitru
- Location:** 502 Goldsborough Street, Easton, MD 21601
Tax Map 0103, Grid 00EA, Parcel 1037, Lot 1
- Zoning:** R-7A

Request: The Applicant is seeking to replace the existing wooden front door. The proposal includes several options for the replacement: an in-kind wooden door featuring recessed panels and a six-light glass panel, or an alternative option utilizing fiberglass with raised panels and a six-light glass panel. This is a contributing structure to the Historic District.

Background: Photo documentation indicates that the original historic door was likely replaced around 2004. This non-original door was then replaced again around 2007 with what is now likely the existing door. There is no Town record of

a building permit or Certificate of Appropriateness having been issued for any of the door replacements.

Historic District Guideline references:

- i. *Guideline 42. Make Sensitive Replacements (Doors)*
- ii. *Guideline 43. Restore Missing or Inappropriately Altered Doors*

Staff Presentation:

Miguel Salinas, Planning and Zoning Director
Nicholas Johnson AICP, Town Planner - Current
Tom Diem, Building Code Official

Applicant Presentation:

None

Public Comment — None

Public Comment Written — None

Vice Chairperson Brophy moved to approve the application for the replacement of the door with wood featuring recessed panels and a six-light glass panel. Commissioner Carr 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. Preliminary discussion for the proposed renovation of 17 E. Dover Street — *Commissioner Startt abstained from the discussion.* Mr. Joshua Startt AIA of Christine Datyon Architect and Ms. Amy Haines (Owner) was present on behalf of 17 East LLC to obtain the Commission’s feedback on the conceptual design for the renovation of the non contributing structure 17 E. Dover Street, and the expansion of the third floor to accommodate eight (8) new apartment units.

Mr. Startt detailed the mass and form of the conceptual design, highlighting that the design incorporates a slight setback and a lower profile along the outer edges in order to avoid the structure appearing "heavy" from streetview. The Commission emphasized the importance of maintaining the current open space greenery. While the final choice of building materials for the new structure is undecided, materials such as board and batten are being explored to achieve the desired aesthetic, and to harmonize with the existing concrete structure. The Commission indicated a preference for Concept Design #1. A concern was raised

regarding the more contemporary aesthetic, particularly the utilization of black trim on the windows. However, the Commission considered the structure's non contributing status, its commercial function, as well as its compatibility with the more modern buildings in the surrounding area. An improved conceptual design reflecting the Commission's feedback will be formally prepared and submitted for review at a future meeting.

6. Annual Election for Chairperson and Vice Chairperson

a. Chairperson:

- i. Jim Carr nominated Ernie Demby for Chairperson. Mr. Demby accepted the nomination.
- ii. Maria Brophy nominated Kevin Bateman for Chairperson. Mr. Bateman accepted the nomination.

The Commission proceeded to an election by anonymous ballot. Upon receiving a majority of the votes cast, Ernie Demby was duly elected as Chairperson.

b. Vice Chairperson:

- i. Ernie Demby nominated Maria Brophy for Vice Chairperson. Ms. Brophy accepted the nomination.
- ii. Michael Stuart nominated Joshua Startt for Vice Chairperson. Mr. Startt accepted the nomination.

The Commission proceeded to an election by anonymous ballot. Upon receiving a majority of the votes cast, Maria Brophy was duly elected as Vice Chairperson.

7. Decision Summary Review —

Commissioner Bateman moved to approve the March 9, 2026 Decision Summary. 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

8. Administrative Approval — None

9. Emergency Approval —

- a. **File No.:** 2026 - 1670 / HD 26 - 27
Applicant: Ruff Roofers
Location: 31 E. Dover Street, Easton, MD 21601
Tax Map 0103, Grid 00EA, Parcel 1222
Zoning: CB

Request: Emergency approval for the total replacement of the upper and lower roofs, and repair to damaged portions of the wood decking and TPO membrane as per the Historic District Commission Chairperson. This is a contributing structure to the Historic District.

10. Adjournment — Vice Chairperson Brophy moved to adjourn. Commissioner Bateman seconded the motion. The meeting was adjourned at 7:36 p.m.