



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

Monday, April 13, 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
\(eastonmd.gov\)](http://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** —

**Commissioner Bateman moved to approve the April 13, 2026 Agenda Summary.
Vice Chairperson Brophy seconded the motion.**

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

3. **Old Business** — None

4. New Business —

- a. File No.:** 2026 - 1674 / HD 26 - 28
- Applicant:** Harold E. DeBona and Susan P. Mortimer
- Location:** 11 South Street, Easton, MD 21601
Tax Map 0104, Grid 00EA, Parcel 1515
- Zoning:** R-7A

Request: The Applicant is requesting to replace 18 linear feet of the existing wooden privacy fence and gate with a new six (6) foot tall fence. The proposed fence consists of five (5) feet of solid vertical boards with an additional one (1) foot of wooden lattice. The Applicant is also requesting the removal of a small portion of chain link fence enclosing a utility infrastructure. 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-455).

Background: On April 26, 2021, the Commission granted a Certificate of Appropriateness for the construction of the existing privacy fence (2021-0449).

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:

Harold E. DeBona

Public Comment — None

Public Comment Written — None

Commissioner Stuart 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, Startt, Stuart
AGAINST:	0
ABSTAIN:	0
ABSENT:	2 - Carey, Carr

- b. File No.:** 2026 - 1695 / HD 26 - 35
- Applicant:** Glen and Barbara Biddle
- Location:** 206 August Street, Easton, MD 21601
Tax Map 0104, Grid 00EA, Parcel 1163, Lot 1
- Zoning:** CB

Request: The Applicant is proposing to demolish the existing concrete front porch steps located on the right side of the duplex. The replacement steps will be constructed with wood, and will incorporate tongue-and-groove treads, 2” x 2” balusters, and 4” x 4” posts. 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 (Porches)*
- iii. *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:

Barbara Biddle

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, Startt, Stuart
AGAINST:	0
ABSTAIN:	0
ABSENT:	2 - Carey, Carr

- c. **File No.:** 2026 - 1678 / HD 26 - 30
- Applicant:** Mid-Shore Exteriors LLC
on behalf of Dan O’Brien
- Location:** 6 Brookletts Avenue, Easton, MD 21601
Tax Map 0105, Grid 00EA, Parcel 2094
- Zoning:** R-10A

Request: The Applicant is requesting the replacement of a flat membrane roof located on a one story rear addition. The existing railing will be reinstalled once the roof replacement is complete. This is a contributing structure to the Historic District.

Historic District Guideline references:

- i. *Guideline 68. Maintain Historic Roof Shape*
- ii. *Guideline 70. Roof Material*

Staff Presentation:

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

Applicant Presentation:

Dan O'Brien

Public Comment — None

Public Comment Written — None

Commissioner Startt moved to approve the application as submitted. 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

d. File No.: 2026 - 1680 / HD 26 - 32

Applicant: Marasun LLC
on behalf of Elizabeth North

Location: 119 S. Harrison Street, Easton, MD 21601
Tax Map 0104, Grid 00EA, Parcel 1964

Zoning: R-7A

Request: The Applicant is proposing the replacement of the existing roof using architectural asphalt shingles and a product called DeckSeal on the lower pitched sections. The existing K-style gutters will also be replaced with K-style gutters of a slightly larger dimension. This is a contributing structure to the Historic District.

Historic District Guideline references:

- i. Guideline 68. Maintain Historic Roof Shape*
- ii. Guideline 70. Roof Material*
- iii. Guideline 71. Roof Appurtenances*
- iv. Guideline 73. Replace Historic Gutters and Downspouts In-Kind*

Staff Presentation:

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

Applicant Presentation:

Michael Brock, Marasun 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

- e. **File No.:** **2026 - 1681 / HD 26 - 33**
- Applicant:** **Fello Community Development**
- Location:** 521 August Street, Easton, MD 21601
 Tax Map 0103, Grid 00EA, Parcel 1028, Lot 2
- Zoning:** CB

Request: The Applicant is requesting an after the fact approval for the installation of two (2) wall mounted signs. The first sign is located on the August Street facing façade and is 5.5 square feet in area, the second sign is located within the stairwell fronting Park street and is 2 square feet in area.

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:
Zachary A. Smith Esq. on behalf of Fello Community Development

Public Comment — None
Public Comment Written — None

Commissioner Bateman moved to approve the application as submitted based on the finding that the sign placement and sizing is consistent with Guidelines 25c, 25e, and 35c. Vice Chairperson Brophy seconded the motion.

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

f. File No.: 2026 - 1696 / HD 26 - 36
Applicant: Charles Paul Gobel, Architect LTD
on behalf of American Legion Blake-Blackston Post 77
Location: 102 W. Glenwood Avenue, Easton, MD 21601
Tax Map 0104, Grid 00EA, Parcel 1436
Zoning: CB

Request: The Applicant is seeking approval for the demolition of an existing side addition, and the subsequent reconstruction of the addition in an expanded footprint. The reconstruction plan involves several material changes including a flat membrane roof, fiber cement siding, and fiberglass-clad awning window. Additionally, a door and steps on the side of the structure will be removed and replaced with two (2) new fiberglass-clad windows. The principal structure on this property is a contributing structure to the Historic District.

Background: According to Town records, the structure has undergone several permitted additions and renovations since 1987. On March 20, 1987 a building permit was issued for the construction of a 40' x 64' addition to the historic structure (Permit No. 6766). On August 7, 2014, a building permit was issued for alterations to the front façade of the structure including the replacement of the front door, the construction of a new front porch, and an increase of the roof pitch on the side addition (2014-10580). On January 11, 2021 the Historic District Commission granted approval for the construction of a large rear addition to accommodate a new kitchen and ADA compliant bathrooms (2020-0121).

Historic District Guideline references:

- i. *Section 2.9 Demolition Review Procedures*
- ii. *Guideline 128. Avoid Demolitions*
- iii. *Guideline 129. Partial Demolition*
- iv. *Guideline 94. Style*
- v. *Guideline 96. Orientation, Alignment, and Setback*
- vi. *Guideline 97. Form, Massing, Height, and Scale*
- vii. *Guideline 101. Lateral Additions*
- viii. *Guideline 103. Materials*
- ix. *Guideline 105. Exterior Color*
- x. *Guideline 106. Details and Ornamentation*
- xi. *Guideline 112. Proportion*
- xii. *Guideline 115. Roof Form*
- xiii. *Guideline 116. Roof Material*
- xiv. *Guideline 126. Arrangement*
- xv. *Guideline 127. Window Type*

Staff Presentation:

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

Applicant Presentation:

Charles Paul Gobel AIA on behalf of Blake-Blackston Post 77

Public Comment — None

Public Comment Written — None

Commissioner Bateman moved to determine that the addition is a non contributing structure to the Historic District, and to approve the demolition of the addition and replacement plan as submitted. Commissioner Startt seconded the motion.

In accordance with Section 2.9 of the Demolition Review Procedures, the Commission determined the addition to be a non contributing structure to the Historic District based on the following findings:

- 1. The addition does not have character, interest or value which contributes to Easton’s heritage.**
- 2. The addition does not represent one or more periods or styles of architecture, landscape interest or value as part of the development, heritage or culture of the town architecture, building or construction technique with significant character, of Easton.**
- 3. The addition does not reflect an outstanding attention to architectural design, detail, materials or craftsmanship.**
- 4. The addition does not demonstrate characteristics that make a recognizable entity with logical geographic boundaries and its preservation essential to the integrity of the Historic District.**
- 5. The addition does not represent an established and familiar feature of the Historic District due to its unique location or singular physical characteristics.**
- 6. The addition does not provide certain historic or scenic value significant to the area.**

Vote 5 - 0 - 0 - 2

FOR: 5 - Demby, Brophy, Bateman, Startt, Stuart

AGAINST: 0

ABSTAIN: 0

ABSENT: 2 - Carey, Carr

- g. File No.: 2026 - 1676 / HD 26 - 29**
Applicant: Brendan S. Mullaney Esq.
on behalf of Shoregate of Cannery Commercial LLC

Location: 108 East Avenue, Easton, MD 21601
Tax Map 0103, Grid 00EA, Parcel 0753
Zoning: BC

Request: The Applicant is requesting approval for the demolition of the existing structure known as the Easton Ice Company building located at 108 East Avenue in order to accommodate the construction of a 3,200 square foot amenity building. The proposed new construction includes fiber-cement lap siding with sections of brick veneer. The roofing materials consist of architectural asphalt shingles on the primary roof, and standing seam metal on accent roof elements. Proposed windows are vinyl, and exterior doors are primarily aluminum with full-light glazing. This is a contributing structure to the Historic District, and is listed on the Maryland Inventory of Historic Places (T-410-1).

Background: This project first came before the Commission in 2023. At the time, the structure was found to be a contributing structure, and as per demolition review procedures was reviewed on August 23, 2023 and October 9, 2023 (application 2023-0996). The Commission granted a Certificate of Appropriateness (COA) for the this scope of work via a 6-0 vote subject to the following conditions:

1. The demolition permit shall not be granted until the Applicant receives sketch site plan approval for the associated apartments.
2. The Easton Ice sign shall be placed on either the South or West façade subject to compliance with the Zoning Ordinance's signage regulations.
3. The exterior siding shall be Smooth Side Hardi.

The project received Sketch Site Plan approval from the Planning Commission on December 21, 2023, and architectural approval on February 15, 2024. Development site plan approval was obtained on December 9, 2025. The COA subsequently lapsed on April 24, 2024 as no demolition permit was issued within six (6) months from the date of issuance.

Historic District Guideline references:

- i. Section 2.9 Demolition Review Procedures*
- ii. Guideline 128. Avoid Demolition*
- iii. Guideline 129. Partial Demolition*
- iv. Guideline 130. Demolition by Neglect*

Staff Presentation:

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

Applicant Presentation:

Brendan S. Mullaney Esq. on behalf of Shoregate of Cannery Commercial LLC

Public Comment — None

Public Comment Written — None

Commissioner Bateman moved to determine that the structure is a non contributing structure to the Historic District. Chairperson Demby seconded the motion.

In accordance with Section 2.9 of the Demolition Review Procedures, the Commission determined the structure to be a non contributing structure to the Historic District based on the following findings:

- 1. The structure does not have character, interest or value which contributes to Easton’s heritage.**
- 2. The structure does not represent one or more periods or styles of architecture, landscape interest or value as part of the development, heritage or culture of the town architecture, building or construction technique with significant character, of Easton.**
- 3. The structure does not reflect an outstanding attention to architectural design, detail, materials or craftsmanship.**
- 4. The structure does not demonstrate characteristics that make a recognizable entity with logical geographic boundaries and its preservation essential to the integrity of the Historic District.**
- 5. The structure does not represent an established and familiar feature of the Historic District due to its unique location or singular physical characteristics.**
- 6. The structure does not provide certain historic or scenic value significant to the area.**

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

Chairperson Demby moved to approve the demolition of the non contributing structure and replacement plan subject to the following conditions:

- 1. The Applicant shall file an MIHP Addendum to document the Easton Ice Company (T-410-1) with the Maryland Historic Trust (MHT).**

2. **The Applicant shall provide an historic exhibit or wall plaque on the West facing facade detailing the history of the Easton Ice Company building using information gathered during the MIHP Addendum process. The contents, size, and placement of this exhibit will be reviewed and approved by staff after consultation with the Chairperson and Vice-Chairperson of the Commission.**

Commissioner Stuart seconded the motion.

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

5. Discussion Item —

- a. **Scheduling of the Monday, May 25, 2026 Historic District Commission Meeting (Meeting 1) —** The Monday, May 25, 2026 (Meeting 1) Historic District Commission meeting has been canceled in observance of the federal holiday.

6. Decision Summary Review —

Chairperson Demby moved to approve the March 23, 2026 Decision Summary. Commissioner Bateman seconded the motion.

<u>Vote</u>	<u>4 - 0 - 0 - 3</u>
FOR:	4 - Demby, Bateman, Startt, Stuart
AGAINST:	0
ABSTAIN:	0
ABSENT:	3 - Brophy, Carey, Carr

7. Administrative Approval —

- a. **File No.:** 2026 - 1682 / HD 26 - 34
Applicant: ARS/Rescue Rooter
on behalf of Norman Cheesman
Location: 509 Goldsborough Street, Easton, MD 21601
Tax Map 0103, Grid 00EA, Parcel 0759
Zoning: R-7A

Request: The Applicant is requesting administrative approval for the installation of new HVAC units located on the side façade 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 condition:

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. Note: 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 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*

b. File No.: 2026 - 1703 / HD 26 - 39
Applicant: Harriett Page
Location: 8 Brookletts Avenue, Easton, MD 21601
Tax Map 0105, Grid 00EA, Parcel 2095
Zoning: R-10A

Request: The Applicant is requesting administrative approval for the in-kind replacement of an asphalt shingle roof of a contributing shed. 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.

Historic District Guideline references:

- i. *Guideline 2.5 Staff Approvals*
- ii. *Guideline 68. Maintain Historic Roof Shape*

iii. Guideline 70. Roof Material

- c. File No.:** 2026 - 1702 / HD 26 - 38
Applicant: American Custom Contractors
on behalf of Paul Scuderi
Location: 207 E. Earle Avenue, Easton, MD 21601
Tax Map 0105, Grid 00EA, Parcel 2130
Zoning: R-10A

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

8. Emergency Approval —

- a. File No.:** 2026 - 1679 / HD 26 - 31
Applicant: Kevin Bateman
Location: 519 Goldsborough Street, Easton, MD 21601
Tax Map 0103, Grid 00EA, Parcel 0763
Zoning: R-7A

Request: Emergency approval for the installation of an iron railing on the rear porch as per the Historic District Commission Chairperson. This is a contributing structure to the Historic District.

9. Adjournment — Commissioner Startt moved to adjourn. Commissioner Stuart seconded the motion. The meeting was adjourned at 7:13 p.m.