



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

Monday, April 27, 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
Samantha Smith, Administrative Specialist

Absent:

Commission Members:

Emily Carey

Staff:

Nicholas Johnson AICP, Town Planner (Current)

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

2. Agenda Summary Review —

**Commissioner Carr moved to approve the April 27, 2026 Agenda Summary.
Commissioner Bateman 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.:** 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 requesting an amendment to the previously approved scope of work and materials for the construction of a new side porch measuring 14 feet wide by 12 feet deep. The Applicant is now proposing square columns constructed of a fiberglass material. Additional 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. This is a contributing structure to the Historic District.

Background: A Certificate of Appropriateness for the specified scope of work and materials was granted by the Commission on March 9, 2026. The approved porch design included round columns (not of a vinyl material) to match the columns of the existing historic front porch. This approval was granted contingent upon the submission of further details to staff regarding the materials intended for the soffit, fascia, trim, railing, and doors.

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

Public Comment — None

Public Comment Written — None

Commissioner Carr 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

- b. File No.:** 2025 - 1593 / HD 25 - 113
Applicant: VF Builders
on behalf of Victoria Walk Condominiums
Location: 408A Goldsborough Street, Easton, MD 21601
Tax Map 0103, Grid 00EA, Parcel 1091
Zoning: R-7A

Request: The Applicant is requesting approval for alterations to the front porch. The existing tongue and groove wood porch decking will be replaced with 3-1/8” tongue-and-groove composite decking. The existing wood skirting and two (2) risers will be removed and replaced with composite materials. Approximately 35 linear feet of railing and two (2) front porch columns will be removed and replaced in-kind. This is a contributing structure to the Historic District, and is listed on the Maryland Inventory of Historic Places (T-424).

Background: This application was first seen by the Commission at their November 24, 2025 meeting. The original scope of work and proposed materials included the replacement of the decking with a 1” composite decking with a grooved edge, and the in-kind replacement of the two (2) round columns on the front porch. The application was tabled pending additional research regarding alternate deck materials, and additional information regarding the proposed method of installation.

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 64. Preserve Historic Porches*
- v. *Guideline 65. Make Sensitive Replacements (Porches)*
- vi. *Appendix B.2. Common Substitute Materials*

Staff Presentation:

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

Applicant Presentation:

Charles and Sydney Mills
Camryn Schooley, VN Management, Inc.

Public Comment:

Kelly Pezor, 407 Goldsborough Street
Lawrence Pezor, 407 Goldsborough Street

Public Comment Written — None

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

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

4. New Business —

- a. File No.:** 2026 - 1660 / HD 26 - 21
- Applicant:** Hallmark Dixon Construction LLC
on behalf of Kenneth Dederick
- Location:** 303 Goldsborough Street, Easton, MD 21601
Tax Map 0103, Grid 00EA, Parcel 0741
- Zoning:** R-7A

Request: The Applicant is seeking approval for the installation of roof-mounted solar panels on the flat roof and the side-facing slopes of the primary structure and garage addition. The solar panels will incorporate a trim system designed to conceal the underlying support structure. The Applicant is also requesting approval for the installation of a low fence constructed of either iron or wood pickets along the front property line, and the replacement of a portion of fence along the rear property line (Scotts Alley) with white vinyl fencing. This is a contributing structure to the Historic District.

Historic District Guideline references:

- i. Guideline 14. Perimeter Walls and Fences*
- ii. Guideline 88. Solar Panels*

Staff Presentation:

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

Applicant Presentation:

Patrick Belzner, Hallmark Dixon Construction
Kenneth Dederick & Rosa E. Sanchez

Public Comment — None
Public Comment Written — None

The Applicant amended the application to request the in-kind replacement of the architectural shingles on the primary structure.

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

1. The portion of fence to be replaced along the rear property line (Scotts Alley) shall be wood picket.
2. The Applicant shall submit a cutsheet for the architectural shingles 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 Stuart seconded the motion.

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

- b. **File No.:** 2026 - 1704 / HD 26 - 40
Applicant: Brummell Does LLC
on behalf of Charles and Lisa Hartge
Location: 112 Brookletts Avenue, Easton, MD 21601
Tax Map 0105, Grid 00EA, Parcel 2117
Zoning: R-10A

Request: The Applicant is requesting to install nine (9) linear feet of four (4) foot tall wooden picket fencing along the Brookletts Avenue property line. The fence will be situated along the Brookletts Avenue property line, running between the home's side façade and the property line. The fence will be set back from the front plane of the house. This 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:

None

Public Comment — None

Public Comment Written — None

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

Vote 6 - 0 - 0 - 1

FOR: 6 - Demby, Brophy, Bateman, Carr, Startt, Stuart

AGAINST: 0

ABSTAIN: 0

ABSENT: 1 - Carey

c. File No.: 2026 - 1700 / HD 26 - 37

Applicant: Wood Ingenuity LLC

Location: 123 S. Washington Street, Easton, MD 21601

Tax Map 0104, Grid 00EA, Parcel 1987

Zoning: CB

Request: The Applicant is requesting approval for the installation of two (2) wall-mounted PVC signs. Each sign will cover an area of approximately 35 square feet, and will feature individually mounted letters and symbols. The signs will be mounted above the storefront on the Vine Street and S. Washington Street facing facades. The building to which the signs 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:

Corey Hall, Wood Ingenuity LLC

Public Comment — None

Public Comment Written — None

Commissioner Stuart moved to approve the application as submitted. Commissioner Startt 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.:** 2026 - 1711 / HD 26 - 43
Applicant: Nathan Tocus and Truvella Thomas
Location: 214 S. Washington Street, Easton, MD 21601
Tax Map 0105, Grid 00EA, Parcel 2091
Zoning: R-10A

Request: The Applicant is seeking approval to remove the existing copper half-round and aluminum k-style gutters, and their replacement with 6” half-round aluminum gutters and 4” round downspouts. This is a contributing structure to the Historic District.

Historic District Guideline references:

- i. Guideline 3. Make Sensitive Replacements*
- ii. Guideline 72. Maintain Historic Gutters and Downspouts*
- iii. 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:

Nathan Tocus and Truvella Thomas

Public Comment — None

Public Comment Written — None

Commissioner Carr 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

- e. File No.:** 2026 - 1708 / HD 26 - 41
Applicant: Economy Restoration, LLC
on behalf of Waterfowl Festival Inc.
Location: 40 S. Harrison Street, Easton, MD 21601
Tax Map 0104, Grid 00EA, Parcel 1535
Zoning: CB

Request: The Applicant is proposing the replacement of the current flat and arched roof systems, including both upper and lower sections. The flat roof areas will be surfaced with a black EPDM membrane, and the arched roof sections will be replaced with a white TPO membrane on the upper segment, and architectural asphalt shingles on the lower segments. This is a contributing structure to the Historic District, and is listed on the Maryland Inventory of Historic Places (T-484).

Background: This structure is also subject to a preservation easement through the Maryland Historic Trust (MHT).

Historic District Guideline references:

- i. *Guideline 68. Maintain Historic Roof Shape*
- ii. *Guideline 69. Perform Regular Roof Maintenance*
- iii. *Guideline 70. Roof Material*
- iv. *Guideline 72. Maintain Historic Gutters and Downspouts*
- v. *Guideline 74. Maintain Historic Parapets*

Staff Presentation:

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

Applicant Presentation:

Patrick Rearden, Economy Restoration, LLC

Public Comment — None

Public Comment Written — None

Vice Chairperson Brophy moved to approve the application subject to the receipt of an approval from the Maryland Historic Trust (MHT) for the proposed scope of work. A copy of the approval letter shall be provided to staff prior to the issuance of a building permit. Commissioner Stuart seconded the motion.

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

- f. **File No.:** 2026 - 1710 / HD 26 - 42
- Applicant:** Pamela P. Gardner, AIA LLC
on behalf of Marshall and Mindy Mintz
- Location:** 205 S. Hanson Street, Easton, MD 21601
Tax Map 0105, Grid 00EA, Parcel 2119
- Zoning:** R-10A

Request: The Applicant is requesting the replacement of 25 double-hung windows on the front and side facades with new double-hung vinyl-clad wood windows featuring a one-over-one configuration. The proposed scope of work also includes the removal and in-kind replacement of the existing wood trim on the front façade, and the replacement with Azek on the side and rear facades. Four (4) window openings on the south facade will be infilled with vinyl siding to match. A bay window on the west elevation will be removed and replaced with a vinyl-clad bay window to match the existing, and the existing rear patio doors will be removed and replaced with new vinyl-clad French Doors. A new wrap-around rear landing consisting of wood decking and PVC railings, will be constructed on the south-west corner of the building. The existing wood front door will be replaced with a new Douglas Fir front door. This is a contributing structure to the Historic District.

Historic District Guideline references:

- i. *Guideline 40. Details and Ornamentation*
- ii. *Guideline 41. Maintain Original and Historic Doors*
- iii. *Guideline 42. Make Sensitive Replacements (Doors)*
- iv. *Guideline 43. Restore Missing or Inappropriately Altered Doors*
- v. *Guideline 66. Adding New Porches*
- vi. *Guideline 67. New Rear Decks and Patios*
- vii. *Guideline 89. Maintain Historic Windows*
- viii. *Guideline 90. Make Sensitive Replacements*
- ix. *Guideline 93. Sills, Lintels, and Frames*
- x. *Appendix B.2. Common Substitute Materials (Windows)*

Staff Presentation:

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

Applicant Presentation:

Tom Benson, Pamela P. Gardner, AIA LLC
Marshall Mintz

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 four (4) first floor front facade windows will be Marvin wood windows.**
- 2. All windows will feature a two-over-two configuration.**

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

- 1. The Applicant shall provide a cutsheet for the window trim 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 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

5. Discussion Item — None

6. Decision Summary Review —

Vice Chairperson Brophy moved to approve the April 13, 2026 Decision Summary. Commissioner Bateman 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. Emergency Approval — None

9. Adjournment — Vice Chairperson Brophy moved to adjourn. Commissioner Stuart seconded the motion. The meeting was adjourned at 7:05 p.m.