



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

Monday, May 11, 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
Kurt Gant

Staff:

Miguel Salinas, Planning and Zoning Director
Nicholas Johnson AICP, Town Planner (Current)
Samantha Smith, Administrative Specialist

Absent:

Commission Members:

Emily Carey
Joshua Startt AIA
Michael Stuart

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 May 11, 2026 Agenda Summary.
Commissioner Carr seconded the motion.**

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

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, Parcel 1948
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 the addition of a four (4) foot wide by six (6) foot tall display window located in the courtyard on the concrete panel wall, and a 3.5 foot awning will also be installed above a new entrance on the south elevation.

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). On March 23, 2026, the Commission approved an amendment including minor modifications to the site layout and changes in material.

Historic District Guideline references:

- i. *Guideline 94. Style*
- ii. *Guideline 103. Materials*
- iii. *Guideline 109. Energy and Sustainability*

Staff Presentation:

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

Applicant Presentation:

John C. Hutchison AIA, John Hutchison Architecture, LLC

Public Comment — None

Public Comment Written — None

The Applicant amended the application to remove the installation of the 3.5 foot awning from the scope of work.

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

Vote 4 - 0 - 0 - 3

FOR: 4 - Demby, Brophy, Bateman, Carr
AGAINST: 0
ABSTAIN: 0
ABSENT: 3 - Carey, Startt, Stuart

4. New Business —

- a. File No.:** 2026 - 1712 / HD 26 - 44
- Applicant:** Chris Jordan Exteriors
on behalf of Tri Gas Roll Off Services LLC
- Location:** 118 Talbot Lane, Easton, MD 21601
Tax Map 0104, Grid 00EA, Parcel 1954
- Zoning:** R-7A

Request: The Applicant is requesting to replace the existing asphalt shingle roof with architectural shingles, and the in-kind replacement of damaged portions of the cedar shingle siding. The existing trim, soffit, and gutters will remain. This is a contributing structure to the Historic District.

Historic District Guideline references:

- i. Guideline 62. Choose Appropriate Color Schemes*
- ii. Guideline 70. Roof Material*
- iii. Guideline 77. Make Sensitive Replacements (Siding)*

Staff Presentation:

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

Applicant Presentation:

Chris Jordan, Chris Jordan Exteriors
Julie Thomas, Tri Gas Roll Off Services LLC

Public Comment — None

Public Comment Written — None

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

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

b. File No.: 2026 - 1713 / HD 26 - 45
Applicant: Chris Jordan Exteriors
on behalf of Tri Gas Roll Off Services LLC
Location: 120 Talbot Lane, Easton, MD 21601
Tax Map 0104, Grid 00EA, Parcel 1954
Zoning: R-7A

Request: The Applicant is requesting to replace the existing asphalt shingle roof with architectural shingles, and the in-kind replacement of damaged portions of the cedar shingle siding. The existing trim, soffit, and gutters will remain. This is a contributing structure to the Historic District.

Historic District Guideline references:

- i. Guideline 62. Choose Appropriate Color Schemes*
- ii. Guideline 70. Roof Material*
- iii. Guideline 77. Make Sensitive Replacements (Siding)*

Staff Presentation:

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

Applicant Presentation:

Chris Jordan, Chris Jordan Exteriors
Julie Thomas, Tri Gas Roll Off Services LLC

Public Comment — None

Public Comment Written — None

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

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

c. File No.: 2026 - 1714 / HD 26 - 46
Applicant: Jeffrey S. Mallory and M. Rachel Miller
Location: 523 Goldsborough Street, Easton, MD 21601
Tax Map 0103, Grid 00EA, Parcel 0764
Zoning: R-7A

Request: The Applicant is requesting to replace the existing metal roof of a small outbuilding with architectural asphalt shingles to match the roof of the primary structure and larger outbuilding. The Historic District Survey notes a

historic outbuilding, but does not specify which. The primary structure is a contributing structure to the Historic District.

Historic District Guideline references:

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

Staff Presentation:

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

Applicant Presentation:

Jeffrey S. Mallory

Public Comment — None
Public Comment Written — None

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

The Commission indicated a preference for a metal roof replacement; however, the Commission determined in this circumstance that architectural asphalt shingles are consistent with the structure’s architectural style, and that it is not feasible to maintain the existing material.

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

- d. File No.:** 2026 - 1724 / HD 26 - 52
- Applicant:** Bluepoint Hospitality
- Location:** 113 N. Washington Street, Easton, MD 21601
Tax Map 0104, Grid 00EA, Parcel 0628, Lot 1
- Zoning:** CB

Request: The Applicant is requesting to install a 24” by 18” hanging sign from a new metal bracket mounted above the entry, and a 158” by 17” wall mounted sign to be located above the storefront and fastened to the existing trim. This is a contributing structure to the Historic District, and is listed on the Maryland Inventory of Historic Places (T-23).

Historic District Guideline references:

- i. *Guideline 25. General Guidelines for Signage*

- ii. *Guideline 31. Hanging and Bracket Signs*
- iii. *Guideline 35. Wall Signs*

Staff Presentation:

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

Applicant Presentation:

Alison Gramble, Bluepoint Hospitality Group

Public Comment — None

Public Comment Written — None

Commissioner Carr moved to approve the application subject to the condition that the decorative corbels of the storefront remain as is. Vice Chairperson Brophy seconded the motion.

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

- e. **File No.:** 2026 - 1720 / HD 26 - 48
- Applicant:** Frances Forester and David Danner
- Location:** 204 S. Hanson Street, Easton, MD 21601
Tax Map 0105, Grid 00EA, Parcel 2136
- Zoning:** R-10A

Request: The Applicant is requesting to construct a new screened in porch around the existing side deck located on the southern elevation. The proposed porch will incorporate new PVC wrapped columns with a cap and base, a salvaged vinyl railing, an EPDM roof with a 12/2 pitch, aluminum fascia, vinyl soffit, and vinyl siding to match the existing structure. 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*
- iii. *Appendix B.2 Common Substitute Materials*

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 pending additional history of the existing vinyl siding and the salvaged vinyl railing, and further detail on the requested replacement materials. Commissioner Bateman seconded the motion.

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

- f. File No.:** 2026 - 1718 / HD 26 - 47
Applicant: Town and Country Roofing & Siding
on behalf of TG2 LLC
Location: 514 Goldsborough Street, Easton, MD 21601
Tax Map 0103, Grid 00EA, Parcel 1032
Zoning: R-7A

Request: The Applicant is requesting to replace the existing asphalt shingle roof, and the metal roof of the front porch. The front porch's metal roof will be replaced with a new standing seam metal roof (Horizon-Loc™), and the remainder of the roof will be replaced with architectural asphalt shingles. This is a contributing structure to the Historic District.

Historic District Guideline references:

- i. Guideline 70. Roof Material*

Staff Presentation:

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

Applicant Presentation:

Frank Salisbury, Town and County Roofing & Siding

Public Comment — None

Public Comment Written — None

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

- 1. All existing trim, fascia, soffit, and gutters shall remain.**

2. Zee closures shall be used to close the rib ends.
3. The hip and ridge caps shall not be wider than 6”.
4. The maximum panel width shall be 16” (inches) or less.

Vice Chairperson Brophy seconded the motion.

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

- g. File No.:** 2026 - 1722 / HD 26 - 50
Applicant: Pamela P. Gardner, AIA LLC
on behalf of Talbot Interfaith Shelter, Inc.
Location: 107 Goldsborough Street, Easton, MD 21601
Tax Map 0103, Grid 00EA, Parcel 0650
Zoning: CB

Request: The Applicant is requesting multiple site improvements in order to accommodate ADA access to the property. The existing private brick walkway on the west side of the property will be removed and replaced with a concrete walkway leading to the rear of the structure. Additionally, a new concrete patio will be constructed to support the installation of a wheelchair lift, providing access to the existing rear deck. This is a contributing structure to the Historic District, and is listed on the Maryland Inventory of Historic Places (T-288).

Historic District Guideline references:

- i. *Guideline 6. Comply with Health and Safety Codes*
- ii. *Guideline 15. Preserve Historic Sidewalk and Curb Materials*

Staff Presentation:

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

Applicant Presentation:

Pam Gardner, Pam Gardner, AIA
Brian Orjuela, Rauch Inc.
Julie Lowe, Talbot Interfaith Shelter, Inc.

Public Comment — None

Public Comment Written — None

Commissioner Bateman moved to approve the application as submitted.

Commissioner Carr seconded the motion.

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

- h. File No.:** 2026 - 1723 / HD 26 - 51
- Applicant:** Pamela P. Gardner, AIA LLC
on behalf of Talbot Interfaith Shelter, Inc.
- Location:** 109 Goldsborough Street, Easton, MD 21601
Tax Map 0103, Grid 00EA, Parcel 0651
- Zoning:** CB

Request: The Applicant is requesting to install a new ADA-compliant ramp on the front and east sides of the property. The ramp will include a concrete landing with a brick base along Goldsborough Street, which transitions into an open ramp featuring lattice screening on the east elevation. Railings, decking, and skirting are proposed to be constructed from composite materials. Additionally, a first-floor window on the east facade will be replaced with a new door to provide access to the ADA entrance. This is a contributing structure to the Historic District, and is listed on the Maryland Inventory of Historic Places (T-435).

Historic District Guideline references:

- i. Guideline 6. Comply with Health and Safety Codes*
- ii. Guideline 37. ADA Ramps*
- iii. Guideline 44. Adding New Doors*

Staff Presentation:

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

Applicant Presentation:

Pam Gardner, Pam Gardner, AIA
Brian Orjuela, Rauch Inc.
Julie Lowe, Talbot Interfaith Shelter, Inc

Public Comment — None

Public Comment Written — None

Commissioner Bateman moved to approve the application subject to the submission of a landscape plan. Commissioner Carr seconded the motion.

Vote 4 - 0 - 0 - 3
FOR: 4 - Demby, Brophy, Bateman, Carr

AGAINST: 0
ABSTAIN: 0
ABSENT: 3 - Carey, Startt, Stuart

5. Discussion Item — None

6. Decision Summary Review —

Vice Chairperson Brophy moved to approve the April 27, 2026 Decision Summary. Chairperson Demby seconded the motion.

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

7. Administrative Approval — None

8. Emergency Approval — None

9. Adjournment — Vice Chairperson Brophy moved to adjourn. Commissioner Bateman seconded the motion. The meeting was adjourned at 7:15 p.m.