



Historic District Commission MEETING AGENDA

Monday, June 22, 2026 - 6:00 PM
Council Chambers, Easton Town Office
14 S Harrison Street

Call to Order

Old Business

- 1) Application Number:** 2023 - 0905 / HD 23 - 42
Applicant: Dover Station LLC
Location: 500 Dover Road - Dover Station Project
Tax Map 0104, Grid 00EA, Parcel 1055
CB
Zoning District:
Request: Amendment to previously approved exterior alterations for the addition of a 30" x 30" hanging sign to be located on the front facade of Building 1.

New Business

- 1) Application Number:** 2026 - 1748 / HD 26 - 63
Applicant: Michael and Meghan Stuart
Location: 27 N. Hanson Street
Tax Map 0103, Grid 00EA, Parcel 1151
Zoning District: R-7A
Historic Status: Contributing
Request: Replacement and repair to the third floor large picture frame window and two (2) lower triangle windows.

Discussion Item

Approval of Minutes

- 1)** Approval of the Draft Decision Summary from the June 8, 2026 Meeting.

Administrative Approval

Emergency Approval

- 1) **Application Number:** 2026 - 1762 / HD 26 - 67
Applicant: Bay Hundred Community Volunteers, Inc.
on behalf Johnny and Diane Emory
Location: 121 N. Locust Lane
Tax Map 0103, Grid 00EA, Parcel 0720
Zoning District: R-7A
Historic Status: Contributing
Request: Emergency approval for the temporary installation of a modular aluminum wheelchair ramp and platform (As per the Historic District Commission Chairperson).

Adjournment



TOWN OF EASTON
PLANNING & ZONING
14 S Harrison Street, Easton MD 21601

Historic District Commission Staff Report

Meeting Date: 6/22/2026

Staff Contact: Nicholas Johnson, AICP - Town Planner, njohnson@eastonmd.gov

Property Address: 500 Dover Road

Applicant: Sevan Topjian on behalf of Dover Station LLC

Application Number: 2023-095

Code Enforcement Case: Yes No

Project Description:

The applicant is proposing to install a projecting sign on the Dover Street facing façade of the building. The sign will be constructed of either carved wood or a synthetic material and the bracket will be either wrought iron or black painted steel. The sign face will be a size not exceeding 30" x 30" and will be mounted to the brick column closest to rails-to trails.

Historic District Guidelines:

Guideline 25. General Guidelines for Signage

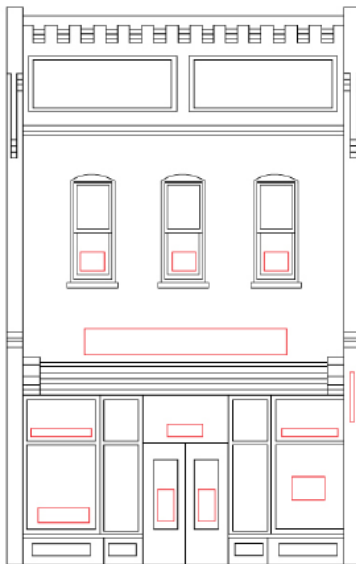


Figure 1

- a. Avoid covering or obscuring architectural features.
- b. Mount signs in a way that does not damage historic fabric. For example, **connections for wall-mounted signs should be through a mortar joint rather than a masonry unit.**
- c. Integrate signs to the overall building composition. Locate signs in a way that emphasizes architectural features of the building. Use the shapes and sizes of signs to reinforce the directional expression or visual façade divisions.
- d. Limit the overall number of signs to avoid a cluttered appearance that competes with the building's historic character.
- e. Signs should be placed in locations on building that are traditionally used for signs.

Guideline 31. Hanging and Bracket Signs



TOWN OF EASTON
PLANNING & ZONING
14 S Harrison Street, Easton MD 21601

- a. Utilize existing sign brackets where possible.
- b. Mount hanging and projecting signs to a masonry building with connections through the mortar joints rather than through brick or stone units to the greatest extent possible.**
- c. The bracket itself should contribute to the overall design of the hanging sign and may be decorative in character. Avoid overly ornate styles that are not in keeping with the historic features of the building.
- d. Hanging signs should be mounted perpendicular to the façade and should have a minimum clearance of 8'-0" above the sidewalk and be recessed a minimum of 1'-0" behind the plane of the curb.**
- e. Hanging signs should have a maximum area of 8 square feet per face.
- f. Avoid nationally or regionally distributed signs, or vacuum formed signs that are not in keeping with the character of the building.
- g. Avoid internally lighted signs, or those that use flashing or moving illumination
- h. Illumination of hanging signs should be external and be shielded to protect pedestrians and motorists from glare

Staff Analysis:

Staff supports an **approval** of this application with conditions. The mounting location and style of the proposed signage appears consistent with Guideline 25 and 31. Per Guideline 25b and 31b, the bracket for the sign should be mounted to the wall through a mortar joint instead of the face of the brick. Also, the sign will need to be mounted as to maintain a minimum of 8' of clearance from the surface of the sidewalk.

Recommended Conditions:

1. The bracket for the sign shall be connected to the wall through the mortar joints rather than through brick.
2. A minimum of 8-feet of clearance shall be maintained between the bottom of the sign and the surface of the sidewalk.

Draft Motions:

1. I move that the Historic District Commission **approve** the application with staff's recommended conditions.

OR

2. I move that the Historic District Commission **deny** the application based on the following findings..



TOWN OF EASTON
PLANNING & ZONING
 14 S Harrison Street, Easton MD 21601

OR

3. I move an alternate motion.

Appendix A: Historic District Survey Sheet

EASTON HISTORIC DISTRICT SURVEY

PROPERTY #:

Picture:



TAX ID		ADDRESS		OWNER NAME			
2101006894		500 DOVER ROAD		BEACON SALES ACQUISITION INC			
YEAR BUILT		PHYSICAL CONDITION					
1915		GOOD					
ARCHITECTURAL STYLE				ADDITION(S)			
2 PART COMMERCIAL BLOCK				LEFT WING LATER			
NHL DISTRICT	NR DISTRICT	NR LISTED	MEETS NR CRITERIA	1980 NR RATING	MD INVENTORY	CONTRIBUTING	NC CODE
				A		Y	
NOTES							
TYPICAL E-20TH C COMMERCIAL STRUCTURE. EMBELLISHMENTS TO OTHERWISE UTILITARIAN STRUCTURE INCLUDE ENGAGED CORBELLED PILASTERS + CORBELLED CORNICE. WINDOWS ARE REPLACED BUT DOOR APPEARS EARLY. LEFT WING ALSO APPEARS EARLY. ENVIRONMENTAL SETTINGS							
BADLY COMPROMISED BY NEW CONSTRUCTION + ROAD WIDENING							

RECEIVED

HD 23 - 42

JUN 09 2026



TOWN OF EASTON PLANNING AND ZONING TOWN OF EASTON 14 SOUTH HARRISON STREET, EASTON, MD 21601

Table with application details: Application #: 2023 - 0905, Date Received: 06/09/2026, Fee Paid: -, HDC Meeting Date: 06/22/2026, Date Property Posted: 06/17/2026

HISTORIC DISTRICT COMMISSION HEARING APPLICATION

APPLICATION TYPE (PLEASE CIRCLE)

ROOFING DEMOLITION SIGNAGE FENCING OTHER NEW CONSTRUCTION/ADDITION EXTERIOR ALTERATIONS FOR TREE REMOVAL(S) - PLEASE USE THE TREE REMOVAL APPLICATION

PROPERTY INFORMATION

ADDRESS 500 Dover Road Contributing Non-Contributing YEAR BUILT: 1912 NATIONAL REGISTAR #

PROPERTY INFORMATION

OWNER NAME Dover Station LLC TELEPHONE NO. EMAIL

Applicant or Agent (If other than property owner, written authorization from owner is required.)

NAME TELEPHONE NO. EMAIL

Description of Proposal (include additional sheets, as necessary)

See attached

Specific Requirements

- The payment of fees is due at the time of application submittal. As of July 1, 2025, the fees are as follows: Commercial - \$200 Residential - \$75 Signs - \$75 Staff Approval \$25 Provide 2 hard copies plus 1 digital copy of the application and all supplemental information. Disclose any easements or deed restrictions pertaining to the property and any improvements including the details of said easements or restrictions. Disclose any tax credits and or grants being considered for the project.

The Historic District Commission (HDC) reserves the right to request reasonable additional information or design drawings that further clarify proposals. In cases where professional design services are warranted, the HDC may require the applicant to retain a licensed design consultant. If the applicant or their designee is not present for the scheduled meeting the Commission may elect to refrain from discussing and voting on the scheduled agenda item. Any modifications during review shall warrant an updated application.

I hereby certify that I have reviewed the Easton Historic District Guidelines as published

Signature of Applicant or Agent Date Printed Name of Applicant or Agent Dover Station LLC

Revised 4.4.2022



To: Town of Easton Historic District Commission
Submittal Date: May 8, 2026
Property: 500 Dover Road Easton MD 21601
Subject: Proposed Sign

Summary: Pursuant to the discussion at Historic Commission meeting on June 8, 2026, Dover Station LLC is proposing to add a sign for the café to the exterior front façade of Building 1 at 500 Dover Road in Easton, MD. The proposed design shall serve to enhance the continuity of character on the previously approved signage facing Dover Road. The sign is proposed as a hanging/blade style, mounted perpendicular to the building. It will be located to the right of the historic entry door, centered on brick column with sign arm approximately 9ft from ground level. Color scheme shall be black/white to match the existing building. Mounting brackets and sign material shall be either wrought iron, black painted steel, or carved wood/synthetic panel. Sign size shall not exceed 30" x 30" and must be unlit, with existing gooseneck lighting remaining in place.

Building 1 Existing View



Building 1 Proposed Café Sign





TOWN OF EASTON
PLANNING & ZONING
14 S Harrison Street, Easton MD 21601

Historic District Commission Staff Report

Meeting Date: 6/22/2026

Staff Contact: Nicholas Johnson AICP, Town Planner, njohnson@eastonmd.gov

Property Address: 27 N Hanson Street

Applicant: Michael and Meghan Stuart

Application Number: 2026-1748

Code Enforcement Case: Yes No

Project Description:

Window Replacement

The applicant is proposing to replace one wood picture window located on the third floor. This window is located on the north façade of the home and has a 9-pane design. The replacement unit will be a **Pella® aluminum-clad wood window** with the appearance of true divided light. To better match the existing 2/2 windows on this home, the new window will have 4-panes. Lastly, the two triangular windows flanking the picture window will be repaired. If any trim replacement is necessary, it will be replaced in-kind.

Historic District Guidelines:

Guideline 89. Maintain Historic Windows

- a. Maintain the historic shape, size, alignment, pattern, and details of existing historic windows. Where altered, consider restoring to its historic appearance based on physical or documentary evidence.
- d. Repair damaged or deteriorated windows. This may include replacing broken panes, sanding and repainting, or oiling operable components such as locks and chains.
- e. Replace missing window elements, such as hardware or trim, in-kind. .

Guideline 90. Make Sensitive Replacements

- a. Replace windows that cannot be repaired in-kind. Replacement windows must match the original windows in size, proportion, design, and style. The number of windowpanes and the muntin and mullion profiles should match the historic window.



TOWN OF EASTON
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14 S Harrison Street, Easton MD 21601

- b. Replacement units for historic divided light (multi-pane) windows must have the appearance of a true divided light. Simulated divided light windows with three dimensional muntins are usually appropriate. “Snap-in” or “between-the-glass” vinyl muntins do not simulate a historic appearance and will not be approved for windows within the historic district.
- c. Maintain the window type. For example, replacing a double-hung window with a casement window is not preferred.
- d. Maintain the historic window opening size and surrounding trim. Altering the window opening to accommodate larger or smaller windows is not preferred.
- e. Where inappropriate replacements were previously installed, and the original window appearance is unknown, neighboring buildings may provide clues to appropriate configurations. In general, a style of window that is in keeping with the architectural style of the building is most appropriate. Where the style of window cannot be determined, a one-over-one window configuration is usually most appropriate.
- f. Windows constructed of hollow core or extruded vinyl components should not be used. Other alternative materials, including fiberglass composite or aluminum-clad, may be appropriate in some circumstances. See Appendix B for additional information on substitute materials.
- g. Certain rare or unique windows should not be replaced or altered. This determination will be made by the HDC.

Aluminum-Clad

Aluminum clad windows may be approved for replacement of historic wood windows in cases where the historic windows are deteriorated beyond repair and where the replacements match the original in size, proportion, and configuration. Aluminum clad windows typically have an anodized or baked enamel finished and are not paintable, which can be a drawback when building paint schemes are changed.

Staff Analysis:

Staff supports an **approval** of this application as submitted **if the Commission finds** that:

1. The existing picture window has deteriorated beyond repair, and
2. A 4-pane design is appropriate given the architectural style of the building.



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Given that the existing window has 9-panes of glass, Guidelines 90a and 90e would suggest that the replacement window should also have 9-panes of glass unless the Commission feels that a 4-pane window is more appropriate given the building's architecture. Also, if the Commission feels that this window has not deteriorated beyond repair, its replacement with an aluminum-clad window would not be appropriate. The proposal to repair the two triangular windows is consistent with Guideline 89.

Draft Motions:

1. I move that the Historic District Commission **approve** the application as submitted.

OR

2. I move that the Historic District Commission **deny** the application based on the following findings...

OR

3. I move an alternate motion...



TOWN OF EASTON
PLANNING & ZONING
 14 S Harrison Street, Easton MD 21601

Appendix A: 2012 Easton Historic District Survey Sheet

EASTON HISTORIC DISTRICT SURVEY

PROPERTY #:

Picture:



TAX ID		ADDRESS		OWNER NAME			
2101021109		27 N HANSON ST		FRANK, JEFFREY E & INGA B			
YEAR BUILT		PHYSICAL CONDITION					
1890		EXCELLENT					
ARCHITECTURAL STYLE				ADDITION(S)			
QUEEN ANNE				REAR ELL APPEARS ORIGINAL			
NHL DISTRICT	NR DISTRICT	NR LISTED	MEETS NR CRITERIA	1980 NR RATING	MD INVENTORY	CONTRIBUTING	NC CODE
				B		Y	
NOTES							
NICELY RESTORED EXAMPLE OF FOLK VICTORIAN GERMAN SIDING 2/2 WINDOWS; DECORATIVE SHINGLES IN GABLES. PORCH APPEARS TO BE MODERN REPLACEMENT.							



TOWN OF EASTON
PLANNING AND ZONING
14 SOUTH HARRISON STREET, EASTON, MD 21601

Application #: 2026 - 1748
Date Received: 06/02/2026
Fee Paid: \$75.00
HDC Meeting Date: 06/22/2026
Date Property Posted: 06/17/2026

HISTORIC DISTRICT COMMISSION HEARING APPLICATION

APPLICATION TYPE
(PLEASE CIRCLE)

ROOFING DEMOLITION SIGNAGE FENCING OTHER

NEW CONSTRUCTION/ADDITION EXTERIOR ALTERATIONS

FOR TREE REMOVAL(S) - PLEASE USE THE TREE REMOVAL APPLICATION

PROPERTY INFORMATION

ADDRESS 27 N HANSON STREET

Contributing Non-Contributing YEAR BUILT: 1890 NATIONAL REGISTAR # _____

PROPERTY INFORMATION

OWNER NAME MICHAEL AND MEGHAN STUART

TELEPHONE NO. _____ EMAIL _____

Applicant or Agent (If other than property owner, written authorization from owner is required.)

NAME _____

TELEPHONE NO. _____ EMAIL _____

Description of Proposal (include additional sheets, as necessary)

Large picture window on third floor has surpasssd its life and needs to be replaced.
Triangle side windows damaged from hail storm to be repaired.
See narrative provided. Replacement window will be custom built by Pella
(Pella Traditional Reserve), wood window with aluminum clad wood exterior,
true divided light with wood muntins custom made to match existing size and profile
window wood trim repaired/replaced in-kind as may be needed

Specific Requirements

- The payment of fees is due at the time of application submittal.
As of July 1, 2025, the fees are as follows:
Commercial - \$200 Residential - \$75 Signs - \$75 Staff Approval \$25
- Provide 2 hard copies plus 1 digital copy of the application and all supplemental information.
- Disclose any easements or deed restrictions pertaining to the property and any improvements including the details of said easements or restrictions.
- Disclose any tax credits and or grants being considered for the project.

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If the applicant or their designee is not present for the scheduled meeting the Commission may elect to refrain from discussing and voting on the scheduled agenda item.
Any modifications during review shall warrant an updated application.

I hereby certify that I have reviewed the Easton Historic District Guidelines as published

Signature of Applicant or Agent /s/ Michael Stuart | April 2, 2026

Date 6/2/2026

Printed Name of Applicant or Agent MICHAEL STUART

Property Address: 27 N Hanson Street

Summary Description: 3RD floor window replacement and repairs



Focus area for (1) window replacement and (2) repairs. If necessary, window wood trim to be repaired or replaced as needed in-kind and will match existing size and profile.



Replace large picture frame window (existing wood window, 9-pane design) to be replaced with custom-built Pella Reserve Traditional window (new aluminum-clad wood window, 4-pane design with true divided light to better match 2-over-2 windows throughout rest of house). New window muntins match size and profile of existing window providing authentic historical appearance and strength.



Repair lower right triangle window (replace storm-damaged windowpane and repair window glazing)



Repair lower left triangle window (repair window glazing)



PELLA® RESERVE™ TRADITIONAL



ALUMINUM- CLAD WOOD WINDOWS & PATIO DOORS

EXQUISITELY
DESIGNED
WINDOWS AND
DOORS WITH
UNPARALLELED
HISTORICAL
DETAILING.

NOW YOU SEE IT, NOW YOU DON'T
Self-storing Integrated Rolscreen® retractable
screens let in light, fresh air and nothing else.
Close the window and they roll out of sight.



WHY YOU CAN TRUST PELLA

At Pella, we don't just create windows and doors. We innovate with purpose, design with passion, build with integrity and deliver with pride.

RATED #1 BY HOMEOWNERS FOR HIGHEST CRAFTSMANSHIP¹

We are continually striving to improve what we do and how we do it. That drive has earned us 284 patents and counting for amazing innovations. In 1925 we opened our doors with the patented Rolscreen® retractable screen, a time-tested innovation that is still a popular feature today.

RATED #1 BY HOMEOWNERS FOR HIGHEST QUALITY¹

We make products specifically for you with meticulous care and attention. On average, we perform over 9.5 million quality checks every year. Our product designs are tested beyond industry standards, so you can trust them to perform. Door designs are tested to 100,000 open and close cycles, and double-hung and casement window designs are tested at least 6,000 times.

THE BEST LIMITED LIFETIME WARRANTY FOR WOOD WINDOWS AND PATIO DOORS²

You can feel confident in your investment. We pride ourselves on providing exceptional quality, exceeding expectations and going beyond requirements. That's why we stand behind all of our wood windows and patio doors with a limited lifetime warranty.³

¹ Study of homeowner perceptions of leading national brands. Study commissioned by Pella, 2023.

² Based on comparing written limited warranties of leading national wood window and wood patio door brands. See written limited warranties for complete details, including exceptions and limitations, at pella.com/warranty, or contact Pella Customer Service.

³ See written limited warranties for complete details, including exceptions and limitations, at pella.com/warranty, or contact Pella Customer Service.



**PELLA'S DEDICATED
TEAM IS READY TO
PROVIDE THE SOLUTIONS
THAT WILL MAKE YOUR
PROJECTS STAND OUT."**

— JARON VOS,
PELLA ARCHITECTURAL
SOLUTIONS

WHY CHOOSE WOOD?

Get the beauty and warmth of natural wood, our most customizable designs and exceptional energy efficiency. All Pella wood products are made with high-quality wood, metal and manufacturing processes, regardless of product line.

EXCLUSIVE WOOD PROTECTION

Pella's exclusive EnduraGuard® wood protection is applied after the pieces have been cut and milled, but prior to final assembly, providing advanced protection against the elements.

DESIGNED FOR LONG-LASTING DURABILITY

Intentional jamb-on-sill design helps seal the end grain of the wood and elevates it off the rough opening, reducing the potential to absorb moisture. For added strength and durability, our three-way corner joints are made up of mortise-and-tenon, metal fasteners and commercial adhesive.

QUALITY EXTERIOR AND INTERIOR FINISHES

Extruded aluminum-clad exteriors feature through-stile construction for exceptional durability and EnduraClad® finishes that resist fading and chalking. Interiors can be factory pre-finished to save time. Our prefinish is applied prior to final assembly and kiln-cured for a quality aesthetic.



THE BEST LIMITED LIFETIME WARRANTY FOR WOOD WINDOWS AND PATIO DOORS*

You can be confident in your investment. At Pella, we are committed to designing and building wood products with exceptional quality and durability. This is supported by:

ENDURAGUARD® WOOD PROTECTION

Advanced protection for wood against the effects of moisture, decay, stains from mold and mildew — as well as termite damage.

EXTERIOR ALUMINUM CLADDING

Exceptionally durable aluminum cladding with EnduraClad® exterior finish helps protect windows and patio doors for years.

INSULATING GLASS SEAL

A long-lasting insulating glass seal provides a clear view and exceptional energy efficiency.

* Based on comparing written limited warranties of leading national wood window and wood patio door brands. See written limited warranty for details, including exceptions and limitations, at pella.com/warranty or contact Pella Customer Service.



EVERY DETAIL MATTERS

Created for those who refuse to settle for anything less than extraordinary, Pella Reserve – Traditional products provide unparalleled historical detailing. From authentic hardware and a disappearing screen to sash lugs that allow tilting, we've thought of every detail.



WHY CHOOSE PELLA® RESERVE™ – TRADITIONAL?

Revel in the authenticity and bring your design vision to life. Exuding the tenets of traditional designs, Pella Reserve – Traditional products provide historical elements with uncompromised attention to detail.

HISTORIC PUTTY PROFILE

Further your aesthetic with the putty profile, recreated with historically accurate angles – providing meaningful depth and a realistic shadow. Pella Reserve products offer the industry's deepest sash dimensions for a richer and more dramatic aesthetic for your project.

THROUGH-STILE CONSTRUCTION

Essential to the tradition of window making, butt joinery and through-stile construction create authentic proportions and emulate historic window design.

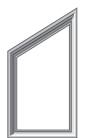
INTEGRAL LIGHT TECHNOLOGY®

Pella's Integral Light Technology helps capture the look of true-divided-light without sacrificing energy efficiency.

AUTHENTIC HARDWARE

Complement your project with historically authentic spoon-lock window hardware. Our Antiek casement window hardware is inspired by period furniture to deliver authentic, traditional style. Add charm to patio doors with premium hardware created in collaboration with Baldwin®.

AVAILABLE IN THESE WINDOW AND PATIO DOOR STYLES:



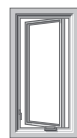
Angle-Top Window



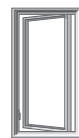
Awning Window



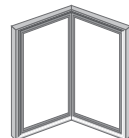
Bay or Bow Window



Casement Window



Push-Out Casement Window



Corner Window



Curve-Top Window



Fixed Window



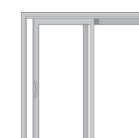
Double-Hung Window



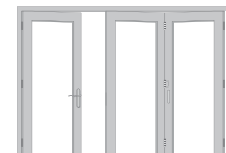
Single-Hung Window



Hinged Patio Door



Sliding Patio Door



Bifold Patio Door



Multi-Slide Patio Door

Special shapes also available.

ACHIEVE YOUR VISION WITHOUT CONCESSIONS

TAILOR-MADE SOLUTIONS

Partner with Pella. From preliminary drawings to installation, Pella's expert team of architects, engineers, drafters and consultants can work to deliver custom window and door solutions for your project.

AUTHENTIC LOOK OF TRUE DIVIDED LIGHT

Our Integral Light Technology® grilles help capture the look of true-divided-light without sacrificing energy performance, giving you a more authentic look.

INTEGRATED ROLSCREEN®

The Integrated Rolscreen retractable screen provides a cleaner, more polished look. The Integrated Rolscreen is a double- and single-hung screen that appears when you open the window, and rolls away, out of sight, when you close it.

PUTTY GLAZE PROFILE

Our putty profile with historically accurate angles provides a realistic shadow. Pella® Reserve™ products offer the industry's deepest sash dimension for a richer, deeper and more dramatic aesthetic for your project.

THROUGH-STILE CONSTRUCTION

Essential to the authenticity of traditional window making, historical accuracy is achieved with butt joinery and through-stile construction on the exterior cladding.



EXTRUDED ALUMINUM EXTERIORS

Pella Reserve products are available with extruded aluminum-clad exteriors for exceptional durability. Create a custom exterior color to meet your design needs or choose from our wide variety of color options.

“
**SUCCESS IS IN THE DETAILS.
PELLA OBSESSES OVER THE
NUANCES THAT MAKE YOUR
HISTORIC RENOVATION
PROJECTS SEAMLESS.”**

— JARON VOS,
PELLA ARCHITECTURAL
SOLUTIONS

THE BEST OF BOTH WORLDS

The Integrated Roloscreen® is there when you need it and hidden when you don't. Stored safely inside the window when it's closed the retractable screen gives a cleaner, more polished look and eliminates maintenance of seasonal screen removal and storage.

COLORS & FINISHES

Wood Types

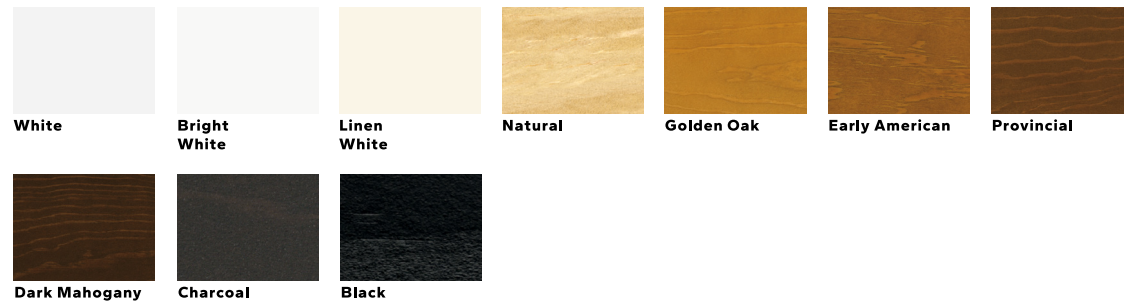
Choose the wood species that best complements your project's interior.

Custom solutions:



Prefinished Pine Interior Colors

When you select pine, we can prefinish in a variety of colors. Unfinished or primed and ready-to-paint are also available.



Extruded Aluminum-Clad Exterior Colors

Our low-maintenance EnduraClad® exterior finish resists chalking and fading. Take durability further with EnduraClad Plus protective finish, which meets the industry's highest exterior coating standard to defend against chalking and fading.*



Custom colors are also available.

* EnduraClad Plus protective finish is not available with all colors. See your local Pella sales representative for availability.

WINDOW HARDWARE

Classic Collection

Get a timeless look with authentic styles in classic finishes.



Finishes:



Essential Collection

Select from popular designs and finishes to suit every style.



Finishes:



PATIO DOOR HARDWARE

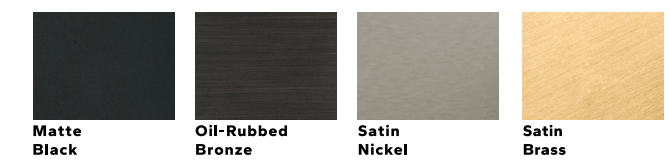
Classic Collection

Choose timeless pieces, created in collaboration with Baldwin® Hardware, for a look that will never go out of style.

BALDWIN



Finishes:

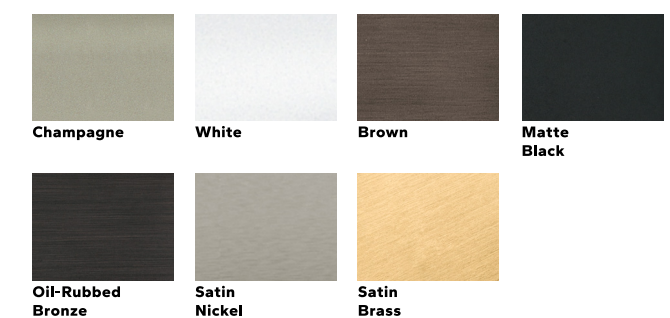


Essential Collection

Elevate your style and transform your home with elegant selections.



Finishes:



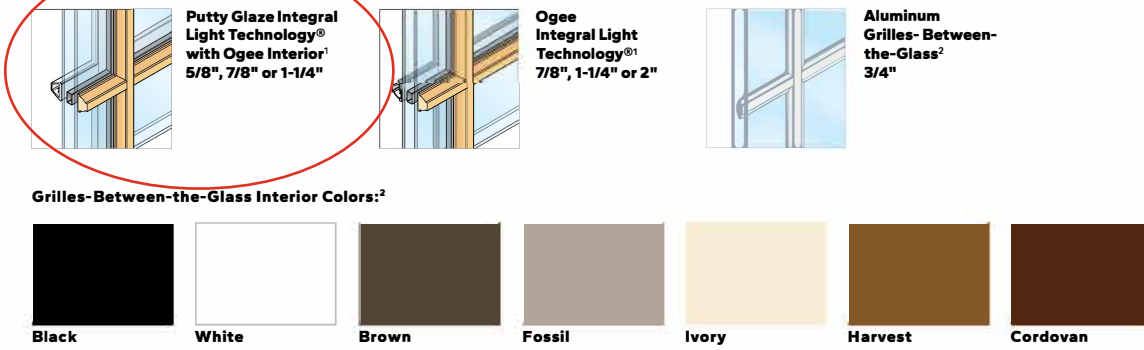
Additional hardware collections available. See your local Pella sales rep for more options.

¹ Flush multi-slide handle is a Pella exclusive design.
² Flush multi-slide handle is not available in Champagne.

GRILLES

Grille Types

Choose the look of true divided light, or make cleaning easier by selecting grilles-between-the-glass.



GLASS

InsulShield® Low-E Glass³



Advanced Low-E insulating dual- or triple-pane glass with argon⁴



AdvancedComfort Low-E insulating dual-pane glass with argon



NaturalSun Low-E insulating dual- or triple-pane glass with argon¹



NaturalSun+ Low-E insulating dual-pane glass with argon¹



SunDefense™ Low-E insulating dual- or triple-pane glass with argon¹

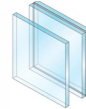


SunDefense+ Low-E insulating dual-pane glass with argon¹

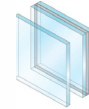
Additional Glass Options



Laminated (non-impact-resistant)^{5,6} tinted^{3,5} or obscure^{3,5} glass also available on select products



STC (Sound Transmission Class)-improved dual-pane sound control glass^{4,7}



Impact-Resistant glass^{4,5}

SCREENS⁸

Rolscreen®

Rolscreen soft-closing retractable screens roll out of sight when not in use. Available on casement windows.

Integrated Rolscreen®

A concealed retractable screen that moves seamlessly with the sash of a single- or double-hung window—appearing when you open the window and rolling out of sight when you close it.

TuffScreen® by Phifer

The TuffScreen® is 2.5x stronger than a standard screen.⁹ It is tear, puncture and damage resistant, standing up to pets, children and harsh weather. Available on sliding patio doors.

Flat

InView™ screens are clearer than conventional screens and come standard.

¹ Color-matched to your product's interior and exterior color.

² Appearance of exterior grille color may vary depending on the Low-E insulating glass selection.

³ Optional high-altitude InsulShield Low-E glass is available with or without argon on select products.

⁴ Available on select products only. See your local Pella sales representative for availability.

⁵ Available with Low-E insulating glass with argon on select products.

⁶ For best performance, the laminated glass may be in the interior or exterior pane of the insulating glass, depending on the product.

⁷ Sound control glass consists of dissimilar glass thickness (5mm/3mm).

⁸ Warning: Screen will not stop child or pet from falling out of window or door. Keep child or pet away from open window or door.

⁹ Based on the composite results of a 5-panel strength analysis comparing TuffScreen and standard screening. All trademarks are property of their respective owners.



REVEL IN THE AUTHENTICITY
Pella's Integral Light Technology®
grilles help capture the look
of true-divided-light without
sacrificing energy performance.

Pella® Reserve™

Traditional Wood & Clad/Wood



Exquisitely designed windows and doors with unparalleled historical detailing.

Double-Hung Interior



Double-Hung Exterior



- Easy-to-learn Pella Steady Set™ interior installation system**
 Pella Steady Set Interior Installation System is a revolutionary, award-winning and safer way to install new construction windows.¹ The simple system is the fastest, most labor efficient wood window installation system with uncompromising quality.² Available on select windows.
- Historical Details**
 Our most historically authentic line of wood windows and patio doors. Featuring through-stile construction, deliberate proportions and intricate profiles. Pella Reserve – Traditional products are the ideal choice for historical renovations and traditional building projects.
- Authentic hardware**
 Complement your project with historically authentic spoon-lock window hardware. Our Antiek casement window hardware is inspired by period furniture to deliver authentic traditional style.
- Architectural interest**
 Pella's Integral Light Technology® grille helps capture the look of true-divided-light without sacrificing energy performance. Further your aesthetic with the putty profile, recreated with historically accurate angles to provide meaningful depth and a realistic shadow. Pella Reserve products offer the industry's deepest sash dimension.
- Virtually unlimited customization**
 If you can dream it, we can build it with our most customizable product line. From extra tall to extra wide, Pella can craft unique windows that complement your aesthetic. Custom sizes, grille patterns and designs, finishes, wood types and glass options are available.
- Tailor-made solutions**
 From preliminary drawings to installation, Pella's expert team of architects, engineers, drafters and consultants can work to deliver custom window and door solutions for your project. Partner with Pella to achieve your unique vision without concessions.
- Intentional innovation**
 The award-winning Integrated Rolscreen® retractable screen preserves aesthetics and the view. It is a double- and single-hung screen that appears when you open the window and rolls away, out of sight, when you close it.
- Durable interiors and extruded aluminum exteriors**
 To help you save time on the jobsite, interior finish options are available in a variety of colors, or primed and ready-to-paint. To complement your exterior aesthetic, choose from our carefully curated color palette or define your own custom color for your project.
- ENERGY STAR® certified³**
 Pella wood products offer energy-efficient options that will meet or exceed ENERGY STAR guidelines in all 50 states.
- Testing beyond requirements**
 All wood products and testing are not created equal. Pella raises the bar on industry standard testing and beyond to deliver long-lasting products and reduced callbacks. Every Pella wood window and door passes 5, on average, quality checks before it arrives on the jobsite.
- Best limited lifetime warranty⁴**
 Pella Reserve products are covered by the best limited lifetime warranty in the business for wood windows and patio doors.⁴

Available in these window and patio door styles:



Special shape windows also available.

^{1,2,3,4} See back cover for disclosures.

Product Specifications

Window & Patio Door Styles	Min. Width	Min. Height	Max. Width	Max. Height	Performance Class & Grade	Performance Values			Frame / Install
						U-Factor	SHGC	STC	
Awning	13-3/4"	13-3/4"	59"	59"	LC30 - CW50	0.25-0.29	0.18-0.47	27-35	Pella Steady Set [®] ; Fold-out Fin, Block Frame, EnduraClad Exterior Trim / Brickmould
Casement	13-3/4"	13-3/4"	47"	108"	R35-CW50	0.25-0.29	0.18-0.47	27-34	
Fixed Casement	10"	10"	144"	144"	R35-CW50	0.25-0.29	0.18-0.47	27-35	
Double-Hung	14"	24-3/8"	48"	96"	CW30-CW50	0.25-0.30	0.19-0.53	28-35	Pocket Replacement
Precision Fit Double-Hung	13-1/2"	23-3/4"	48"	84"	CW40-CW50	0.25-0.31	0.19-0.53	26-30	
Monumental Hung	13-3/4"	24"	72"	144"	LC25-CW50	0.25-0.30	0.17-0.47	29-34	Fold-out Fin, Block Frame, EnduraClad Exterior Trim / Brickmould
In-Swing Hinged Patio Door (Single)	18"	36"	48"	119-1/2"	LC40-LC55	0.25-0.29	0.14-0.40	31-35	
In-Swing Hinged Patio Door (Double)	36"	36"	96"	119-1/2"	LC40-LC55	0.25-0.29	0.14-0.40	31-35	
Out-Swing Hinged Patio Door (Single)	18"	36"	48"	119-1/2"	R50-LC70	0.25-0.30	0.14-0.39	30-36	
Out-Swing Hinged Patio Door (Double)	36"	36"	96"	119-1/2"	R50-LC70	0.25-0.30	0.14-0.39	30-36	
Sliding Patio Door (OX, XO)	60"	74"	120"	120"	R20-LC50	0.26-0.31	0.20-0.51	0.28-0.33	
Sliding Patio Door (OXO)	90"	74"	180"	120"	R20-LC35	0.26-0.31	0.20-0.51	—	
Sliding Patio Door (OXXO)	117"	74"	237"	120"	R20-LC35	0.26-0.31	0.20-0.51	—	
Multi-Slide Patio Door	40-1/4"	50-1/2"	701-5/8"	119-1/2"	R15-LC25 ³	0.30-0.36	0.15-0.46	31	For more info visit PellaADM.com
Bifold Patio Door	31-3/4"	55-1/2"	312"	119-1/2"	R15-LC25 ³	0.26-0.44	0.13-0.45	—	

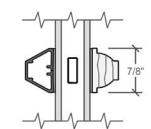
Window sizes available in 1/8" increments

Special sizes available. For more information regarding performance, visit pella.com/performance. For more information regarding frame and installation types, visit PellaADM.com.

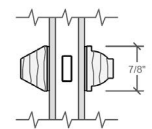
Grilles

Integral Light Technology[®]

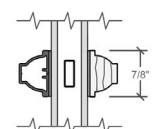
Choose the look of true divided light without sacrificing energy performance.



Putty Glaze Exterior with Ogee Interior⁴
7/8", 1-1/4" or 2"



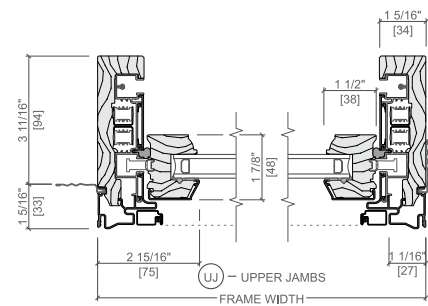
Putty Glaze Exterior with Ogee Interior⁴
7/8", 1-1/4" or 2"



Ogee Exterior with Ogee Interior⁴
7/8", 1-1/4" or 2"

Cross Sections

Cross Sections



Optional Fold-out Installation Fin

The double-hung cross sections provide visual reference to the historic putty exterior profile and traditional, beveled Ogee interior that add architectural interest to your project.

^{3, 4} See back cover for disclosures.

Window Hardware

Classic Collection

Get a timeless look with authentic styles in classic finishes.

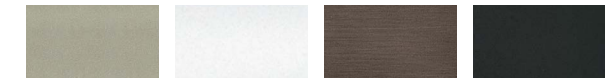


Fold-away Crank
Antiek



Spoon-Style Lock

Finishes:



Champagne White Brown Matte Black



Oil-Rubbed Bronze Satin Nickel Satin Brass

Rustic Collection

Create a distinct and charming look with distressed finishes.



Fold-away Crank
Antiek



Spoon-Style Lock

Finishes:



Distressed Bronze Distressed Nickel

Essential Collection

Select from popular designs and finishes to suit every style.

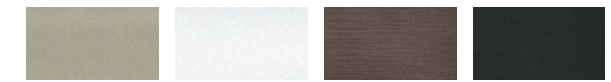


Fold-away Crank



Cam-Action Lock

Finishes:



Champagne White Brown Matte Black



Oil-Rubbed Bronze Satin Nickel Satin Brass

Patio Door Hardware

Classic Collection

Choose timeless pieces, created in collaboration with Baldwin[®] Hardware, for a look that will never go out of style.

BALDWIN



Hinged & Bifold Patio Door Handle
Virago



Sliding & Multi-Slide Patio Door Handle
Ambrose



Multi-Slide Patio Door Handle^{5, 6}

Finishes:



Matte Black Oil-Rubbed Bronze Satin Nickel Satin Brass

Essential Collection

Elevate your style and transform a home with elegant selections.



Hinged & Bifold Patio Door Handle
Standard

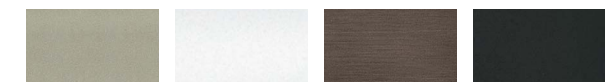


Sliding & Multi-Slide Patio Door Handle
Standard



Multi-Slide Patio Door Handle^{5, 6}

Finishes:



Champagne White Brown Matte Black



Oil-Rubbed Bronze Satin Nickel Satin Brass

Additional hardware collections available. Visit PellaADM.com for more information.

^{5, 6} See back cover for disclosures.



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

Monday, June 8, 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:

- | | |
|---------------------------------------|--|
| 15 <u>Commission Members:</u> | 20 Joshua Startt AIA |
| 16 Ernie Demby, Chairperson | 21 |
| 17 Maria Brophy CFM, Vice Chairperson | 22 <u>Staff:</u> |
| 18 Kevin Bateman | 23 Miguel Salinas, Planning and Zoning Director |
| 19 Kurt Gant | 24 Nicholas Johnson AICP, Town Planner (Current) |
| | 25 Samantha Smith, Administrative Specialist |

Absent:

- Commission Members:
Jim Carr

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 June 8, 2026 Agenda Summary.
Commissioner Bateman seconded the motion.**

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

3. Old Business —

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

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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.

Background: This application was tabled by the Commission at their May 11, 2026 meeting pending additional history regarding the existing vinyl siding and the salvaged vinyl railing, and further detail on the requested replacement materials.

- 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:
Frances Forster

Public Comment — None
Public Comment Written — None

Commissioner Startt moved to approve the application as submitted. Commissioner Bateman seconded the motion. In the event that any of the original materials cannot be salvaged, the Applicant shall provide a cutsheet for the proposed replacement material for the Commission and staff’s review.

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

- b. File No.:** 2023 - 0905 / HD 23 - 42
- Applicant:** Dover Station LLC
- Location:** 500 Dover Road, Easton, MD 21601
Tax Map 0104, Grid 00EA, Parcel 1055
- Zoning:** CB

Request: The Applicant is requesting an amendment to previously approved alterations to Building 1, a contributing structure to the Historic District. The Applicant is proposing to add three (3) painted signs to the Dover Road facing façade of the building. The signage will be painted directly onto the painted masonry, and will be painted in a style, font, and color that will match the existing painted signage that was approved by the Commission on October 28, 2024 (2024-1307).

Background: On April 25, 2023 the Commission determined that the buildings labeled 2, 4, and 5 on the subject property to be non contributing structures, while the buildings labeled 1 and 3 were found as contributing structures. On October 28, 2024, the Commission granted approval for signage for portions of the non-contributing buildings 4 and 5, and contributing building 3 (2024-1307). This approval included a 120-square-foot PVC sign for the northern façade, a 75-square-foot sign painted directly onto the masonry, and a 24-square-foot sign for the eastern façade facing the courtyard.

Historic District Guideline references:

- i. *Guideline 23. Murals*
- ii. *Guideline 25. General Guidelines for Signage*

Staff Presentation:

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

Applicant Presentation:

Sevan Topjin, Dover Station LLC

Public Comment — None

Public Comment Written — None

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

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

- c. **File No.:** 2024 - 1300 / HD 24 - 112
- Applicant:** Channel Marker Inc.
- Location:** 20 N. Hanson Street, Easton, MD 21601
Tax Map 0103, Grid 00EA, Parcel 1152
- Zoning:** CB

144 **Request:** The Applicant is requesting to replace the existing cedar shingle
145 siding of the primary structure with machine cut cedar shingles. The new shingles
146 will have a 6” exposure. The Applicant is also requesting to install new half-round
147 style gutters and downspouts around the entire perimeter of the structure. If
148 necessary, rotted wood facia will be replaced in-kind. This is a contributing
149 structure to the Historic District.

150
151 **Background:** This project was first seen by the Commission on October 15, 2024
152 with a request to replace the existing cedar shingle siding on the primary structure
153 and garage with fiber cement lap siding, the installation of new K-style gutters,
154 and to remove the existing wooden garage doors and replacement with a new
155 overhead garage door. The application was tabled pending a field visit to evaluate
156 the condition of the underlying lap siding.

157
158 Historic District Guideline references:

- 159 i. *Guideline 73. Replace Historic Gutters and Downspouts In-Kind*
- 160 ii. *Guideline 76. Preserve Historic Wood Siding*
- 161 iii. *Guideline 77. Make Sensitive Replacements (Siding)*

162
163 **Staff Presentation:**

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

166
167 **Applicant Presentation:**

168 Michael Rhodes, Channel Marker Inc.

169
170 **Public Comment** — None

171 **Public Comment Written** — None

172
173 **Vice Chairperson Brophy moved to approve the application as submitted.**
174 **Commissioner Startt seconded the motion.**

175
176 Vote 5 - 0 - 0 - 1
177 FOR: 5 - Demby, Brophy, Bateman, Gant, Startt
178 AGAINST: 0
179 ABSTAIN: 0
180 ABSENT: 1 - Carr

181
182 **d. File No.:** 2025 - 1442 / HD 25 - 32

183 **Applicant:** Rauch Inc.
184 on behalf of For All Seasons

185 **Location:** 300 Talbot Street, Easton, MD 21601
186 Tax Map 0104, Grid 00EA, Parcel 1874

187 **Zoning:** CG
188

189 **Request:** The Applicant is requesting the complete demolition and
190 reconstruction of the existing accessibility ramp, stairs, landing, and awning at the
191 rear entrance of the property in order to accommodate ADA access. The existing
192 ramp and stairs will be removed, and will be reconstructed as a new structurally
193 compliant concrete ramp and stair system. To meet ADA standards, the
194 installation will include black powder-coated aluminum handrails and guardrails.
195 Additionally, the canvas entrance awning footprint will be expanded to fit the
196 updated layout of the ramp and stairs, and will consist of high-performance
197 Tempotest acrylic fabric. This is a non contributing structure to the Historic
198 District.

199
200 Historic District Guideline references:

- 201 *i. Guideline 37. ADA Ramps*
- 202 *ii. Guideline 38 Awnings for Commercial Buildings*

203
204 **Staff Presentation:**

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

207
208 **Applicant Presentation:**

209 Benjamin VanNest, Rauch Inc.
210 Virginia Richardson, Rauch Inc.

211
212 **Public Comment** — None

213 **Public Comment Written** — None

214
215 **Commissioner Bateman moved to approve the application as submitted.**

216 **Commissioner Startt seconded the motion.**

217
218 Vote 5 - 0 - 0 - 1
219 FOR: 5 - Demby, Brophy, Bateman, Gant, Startt
220 AGAINST: 0
221 ABSTAIN: 0
222 ABSENT: 1 - Carr

- 223
224 e. **File No.:** 2026 - 1676 / HD 26 - 29
225 **Applicant:** Brendan S. Mullaney, Esq.
226 on behalf of Shoregate of Cannery Commercial LLC
227 **Location:** 108 East Avenue, Easton, MD 21601
228 Tax Map 0103, Grid 00EA, Parcel 0753
229 **Zoning:** BC

230
231 **Request:** The Applicant is requesting a modification of the Historic District
232 Commission's condition of approval from their April 13, 2026 Historic District
233 Commission meeting (Condition No.1) for the demolition of the existing structure
234 known as the Easton Ice Company building located at 108 East Avenue, and the

235 construction of a 3,200 square foot amenity building. Condition No.1 required the
236 Applicant to file an MIHP Addendum to document the Easton Ice Company (T-
237 410-1) with the Maryland Historic Trust (MHT). The Applicant has stated in their
238 narrative that the completion of the project is time sensitive, and complying with
239 this requirement would lead to a significant financial hardship.
240

241 **Background:** On April 13, 2026, the Commission determined in accordance with
242 Section 2.9 of the Historic District Demolition Review Procedures that the
243 structure located at 108 East Avenue was non contributing based on the following
244 findings:
245

- 246 1. The structure does not have character, interest or value which contributes
247 to Easton’s heritage.
248
- 249 2. The structure does not represent one or more periods or styles of
250 architecture, landscape interest or value as part of the development,
251 heritage or culture of the town architecture, building or construction
252 technique with significant character, of Easton.
253
- 254 3. The structure does not reflect an outstanding attention to architectural
255 design, detail, materials or craftsmanship.
256
- 257 4. The structure does not demonstrate characteristics that make a
258 recognizable entity with logical geographic boundaries and its
259 preservation essential to the integrity of the Historic District.
260
- 261 5. The structure does not represent an established and familiar feature of the
262 Historic District due to its unique location or singular physical
263 characteristics.
264
- 265 6. The structure does not provide certain historic or scenic value significant
266 to the area.
267

268 The demolition of the non contributing structure and subsequent replacement plan
269 was approved by the Commission (4-0-1-2) subject to the following conditions:
270

- 271 1. The Applicant shall file an MIHP Addendum to document the Easton Ice
272 Company (T-410-1) with the Maryland Historic Trust (MHT).
273
- 274 2. The Applicant shall provide an historic exhibit or wall plaque on the West
275 facing facade detailing the history of the Easton Ice Company building
276 using information gathered during the MIHP Addendum process. The
277 contents, size, and placement of this exhibit will be reviewed and
278 approved by staff after consultation with the Chairperson and Vice-
279 Chairperson of the Commission.
280

281 **Staff Presentation:**
282 Miguel Salinas, Planning and Zoning Director
283 Nicholas Johnson AICP, Town Planner - Current
284

285 **Applicant Presentation:**
286 Brendan S. Mullaney, Esq. on behalf of Shoregate of Cannery Commercial LLC
287

288 **Public Comment** — None
289 **Public Comment Written** — None
290

291 **Chairperson Demby moved to approve the demolition of the non contributing**
292 **structure and replacement plan subject to the following condition:**
293

- 294 **1. The Applicant shall conduct historic research and gather data on the historic**
295 **Easton Ice Company building.**
- 296
- 297 **2. The Applicant shall provide an historic exhibit or wall plaque on the West**
298 **facing facade detailing the history of the Easton Ice Company building using**
299 **information gathered during the research process. The contents, size, and**
300 **placement of this exhibit will be reviewed and approved by staff after**
301 **consultation with the Chairperson and Vice-Chairperson of the Commission.**
302

303 **Commissioner Bateman seconded the motion.**
304

305	<u>Vote</u>	4 - 0 - 1 - 1
306	FOR:	4 - Demby, Bateman, Gant, Startt
307	AGAINST:	0
308	ABSTAIN:	1 - Brophy
309	ABSENT:	1 - Carr

310
311
312 **4. New Business —**
313

- 314 **a. File No.:** 2026 - 1730 / HD 26 - 54
315 **Applicant:** Maggio Home Services, LLC
316 **on behalf of Helen Houseman**
317 **Location:** 118 Goldsborough Street, Easton, MD 21601
318 Tax Map 0103, Grid 00EA, Parcel 1140
319 **Zoning:** R-7A
320

321 **Request:** The Applicant is requesting to replace seven (7) windows with
322 Anderson 400 Series Woodwright double-hung wood windows featuring SDL
323 grills with the appearance of true divided light, and one (1) picture window with
324 Andersen 400 Series Woodwright. The Applicant is also proposing to install new
325 2x4 wood framing, and white painted trim to match the other windows on the
326 house. This is a contributing structure to the Historic District.

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Historic District Guideline references:
i. Guideline 90. Make Sensitive Replacements

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

Applicant Presentation:
John Maggio, Maggio Home Services, LLC

Public Comment:
Michael Stuart, 204 S. Aurora Street

Public Comment Written — None

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

Vote 5 - 0 - 0 - 1
FOR: 5 - Demby, Brophy, Bateman, Gant, Startt
AGAINST: 0
ABSTAIN: 0
ABSENT: 1 - Carr

b. File No.: 2026 - 1727 / HD 26 - 53
Applicant: Theodore Alford and Dena Cameron
Location: 9 South Street, Easton, MD 21601
 Tax Map 0104, Grid 00EA, Parcel 1514
Zoning: R-7A

Request: The Applicant is requesting to install a slate patio with a brick border within the rear yard of the property. The proposed patio will not be visible from any public right of way. The primary structure to which the patio will be installed is a contributing structure to the Historic District.

Historic District Guideline references:
i. Guideline 67. New Rear Decks and Patios

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

Applicant Presentation:
Theodore Alford

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Public Comment — None
Public Comment Written — None

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

Vote 5 - 0 - 0 - 1
FOR: 5 - Demby, Brophy, Bateman, Gant, Startt
AGAINST: 0
ABSTAIN: 0
ABSENT: 1 - Carr

- c. File No.:** **2026 - 1721 / HD 26 - 49**
- Applicant:** **Hallmark Dixon Construction LLC**
 on behalf of Larchmont Manor Holdings LLC
- Location:** 202 S. Aurora Street, Easton, MD 21601
 Tax Map 0105, Grid 00EA, Parcel 2186
- Zoning:** R-7A

Request: The Applicant is requesting multiple exterior alterations including the replacement of the roofing with Tamko “Titan-xt” premium architectural shingles, and new 5” K-style gutters and 3x4” aluminum downspouts. The Applicant is also requesting to replace the existing asbestos covering of the historic wood siding. The Applicant is proposing either a “Woodsmen Select” premium vinyl siding with a .042” panel thickness, or a Hardi-Plank cement composite lap siding with a 6.5” exposure. The proposed scope of work also includes the reframing of the front porch with decorative 5” posts, a matching 2x8 skirt board, the removal and replacement of the trim of the porch beam with a new 2x8 beam, and the replacement of the existing composite porch flooring with the installation of AZEK TimberTech cellular PVC decking. The existing 6’ rear and side yard fencing will be replaced with wood. This is a contributing structure to the Historic District.

- Historic District Guideline references:
- i. Guideline 3. Make Sensitive Replacements*
 - ii. Guideline 4. Restore Significant Historic Features*
 - iii. Guideline 14. Perimeter Walls and Fences*
 - iv. Guideline 64. Preserve Historic Porches*
 - v. Guideline 65. Make Sensitive Replacements*
 - vi. Guideline 68. Maintain Historic Roof Shape*
 - vii. Guideline 70. Roof Material*
 - viii. Guideline 73. Replace Historic Gutters and Downspouts In-Kind*
 - ix. Guideline 76. Preserve Historic Wood Siding*
 - x. Guideline 77. Make Sensitive Replacements*
 - xi. Guideline 78. Substitute Materials for Siding*
 - xii. Guideline 79. Fiber Cement Siding*

- 419 *xiii. Appendix B.2. Common Substitute Materials (Composite Decking)*
- 420 *xiv. Appendix B.2. Common Substitute Materials (Vinyl)*
- 421 *xv. Appendix B.2. Common Substitute Materials (Fiber Cement Board)*

Staff Presentation:

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

Applicant Presentation:

Patrick Belzner, Hallmark Dixon Construction LLC

Public Comment:

Michael Stuart, 204 S. Aurora Street

Public Comment Written — None

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

- 437 **1. The siding shall be fiber cement siding with a smooth finish and 6” reveal.**
- 438 **Corner boards shall be a composite material.**
- 439
- 440
- 441 **2. The gutters and downspouts will be 5” or 6” Half-round or K-style.**
- 442
- 443 **3. The porch columns are to be replaced with 5” posts to match the existing**
- 444 **profile.**
- 445

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

449	<u>Vote</u>	<u>5 - 0 - 0 - 1</u>
450	FOR:	5 - Demby, Brophy, Bateman, Gant, Startt
451	AGAINST:	0
452	ABSTAIN:	0
453	ABSENT:	1 - Carr

d. File No.: 2026 - 1773 / HD 26 - 55

Applicant: Jose Sanchez
on behalf of Anish Hinduja

Location: 115 South Street, Easton, MD 21601
Tax Map 0104, Grid 00EA, Parcel 1543

Zoning: R-7A

Request: The Applicant is requesting multiple exterior alterations. The proposed scope of work includes repair and maintenance of floor boards that are damaged using new tongue-and-groove or square-edge wood boards to match the

465 existing profile. The front step will be repaired or replaced in-kind, and any
466 damaged railing components will be repaired to match the existing dimensions
467 and designs. The Applicant is also requesting to remove the rear and side exterior
468 wood staircase, and to rebuild in the same configuration with Trex Enhance
469 Basics composite decking. The scope of work also includes the installation of new
470 5” K-style aluminum gutters, and aluminum downspouts on the entirety of the
471 structure. This is a contributing structure to the Historic District.

472
473 **Historic District Guideline references:**

- 474 *i. Guideline 2. Repair Rather Than Replace*
- 475 *ii. Guideline 3. Make Sensitive Replacements*
- 476 *iii. Guideline 61. Maintain Painted Surfaces*
- 477 *iv. Guideline 64. Preserve Historic Porches*
- 478 *v. Guideline 65. Make Sensitive Replacements (Porches)*
- 479 *vi. Guideline 73. Replace Historic Gutters and Downspouts In-Kind*

480
481 **Staff Presentation:**

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

484
485 **Applicant Presentation:**

486 Anish Hinduja

487
488 **Public Comment — None**

489 **Public Comment Written — None**

490
491 **Commissioner Bateman moved to approve the application as submitted. Vice**
492 **Chairperson Brophy seconded the motion.**

493
494 Vote 5 - 0 - 0 - 1
495 FOR: 5 - Demby, Brophy, Bateman, Gant, Startt
496 AGAINST: 0
497 ABSTAIN: 0
498 ABSENT: 1 - Carr

- 499
500 **e. File No.:** **2026 - 1743 / HD 26 - 60**
501 **Applicant:** **Urban Country Designs**
502 **Location:** 13 N. Harrison Street, Easton, MD 21601
503 Tax Map 0103, Grid 00EA, Parcel 1198
504 **Zoning:** CB

505
506 **Request:** The Applicant is requesting to install a 68” wide by 38” high wall
507 mounted sign above the storefront window. The signage will be illuminated with
508 two (2) gooseneck lamps mounted on each side of the signage. The Applicant is
509 also requesting an after-the-fact approval for the painting of the un-painted brick
510 bulkhead of the storefront. This is a non contributing structure to the Historic

511 District.

512
513 **Background:** On May 7, 2026 an Order to Restore Notice was issued by the
514 Code Enforcement Department after it was discovered that the historically
515 unpainted brick bulkhead was painted without a Certificate of Appropriateness
516 (COA) (Case #26-0397). As per Section 28-601.G of the Town of Easton Code,
517 an Order to Restore requires property owners to reverse unauthorized alterations
518 and return the structure to its original condition. Following consultation with the
519 Chairperson and Vice Chairperson of the Historic District Commission, staff
520 permitted the Applicant to request an after-the-fact approval from the
521 Commission.

522
523 Historic District Guideline references:

- 524 i. *Guideline 25. General Guidelines for Signage*
- 525 ii. *Guideline 30. Lighting for Signs*
- 526 iii. *Guideline 35. Wall Signs*
- 527 iv. *Guideline 55. Maintain Historic Masonry*
- 528 v. *Guideline 60. Painting Masonry*
- 529 vi. *Guideline 103. Materials*

530
531 **Staff Presentation:**
532 Miguel Salinas, Planning and Zoning Director
533 Nicholas Johnson AICP, Town Planner - Current

534
535 **Applicant Presentation:**
536 Sascha Roth, Urban Country Designs

537
538 **Public Comment:**
539 Patrick Mowery, 208 Talbot Street

540
541 **Public Comment Written** — None

542
543 **Chairperson Demby moved to approve the application for the signage and the**
544 **painting of the brick bulkhead as submitted. Commissioner Bateman seconded the**
545 **motion.**

546
547 **In accordance with Guideline 60 of the Historic District Guidelines, the Commission**
548 **found that the painting of the brick masonry is appropriate in this circumstance**
549 **based on the following findings:**

- 550
- 551 **1. The subject structure and storefront are non contributing to the Historic**
- 552 **District.**
- 553
- 554 **2. The painted masonry is limited to the lower portion of the building.**
- 555

556 **3. This structure is surrounded by other examples of buildings with painted**
557 **masonry.**

558
559 Vote 4 - 1 - 0 - 1
560 FOR: 4 - Demby, Bateman, Gant, Startt
561 AGAINST: 1 - Brophy
562 ABSTAIN: 0
563 ABSENT: 1 - Carr

564
565 **f. File No.:** 2026 - 1745 / HD 26 - 62
566 **Applicant:** EAW Properties LLC
567 **Location:** 208 Talbot Street, Easton, MD 21601
568 Tax Map 0104, Grid 00EA, Parcel 1894
569 **Zoning:** R-7A

570
571 **Request:** The Applicant is requesting to replace all 19 windows with
572 Andersen 400 Series double-hung Fibrex® clad wood windows The new window
573 trim will replicate the existing. This is a contributing structure to the Historic
574 District.

575
576 Historic District Guideline references:
577 *i. Guideline 89. Maintain Historic Windows*
578 *ii. Guideline 90. Make Sensitive Replacements*

579
580 **Staff Presentation:**
581 Miguel Salinas, Planning and Zoning Director
582 Nicholas Johnson AICP, Town Planner - Current

583
584 **Applicant Presentation:**
585 Patrick Mowery, EAW Properties, LLC

586
587 **Public Comment** — None
588 **Public Comment Written** — None

589
590 **Commissioner Bateman moved to approve the application as submitted.**
591 **Commissioner Startt seconded the motion.**

592
593 Vote 5 - 0 - 0 - 1
594 FOR: 5 - Demby, Brophy, Bateman, Gant, Startt
595 AGAINST: 0
596 ABSTAIN: 0
597 ABSENT: 1 - Carr

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600 **5. Discussion Item** — None
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6. Decision Summary Review —

Vice Chairperson Brophy moved to approve the May 11, 2026 Draft Decision Summary. Commissioner Bateman seconded the motion.

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

7. Administrative Approval —

- a. File No.:** 2026 - 1742 / HD 26 - 59
- Applicant:** C. Albert Matthews, Inc.,
on behalf of Anish Hinduja
- Location:** 115 South Street, Easton, MD 21601
Tax Map 0104, Grid 00EA, Parcel 1543
- Zoning:** R-7A

Request: The Applicant is requesting administrative approval for the installation of a ductless HVAC system along the East and West façades 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 conditions:

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. 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 or siding 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.

648 Historic District Guideline references:
649 *i. Guideline 2.5 Staff Approvals*
650 *ii. Guideline 48. HVAC*

- 651
652 **b. File No.:** 2026 - 1752 / HD 26 - 64
653 **Applicant:** Marasun LLC
654 **on behalf of 221 Harrison St. LLC**
655 **Location:** 221 S. Harrison Street, Easton, MD 21601
656 Tax Map 0105, Grid 00EA, Parcel 2105
657 **Zoning:** R-10A

658
659 **Request:** The Applicant is requesting administrative approval for the in-kind
660 replacement of the asphalt shingle roof with new architectural asphalt shingles.
661 No trim, fascia, soffit or gutters will be replaced. Given that the request complies
662 with §28-601.E.4.d of the Town of Easton Zoning Ordinance and the Easton
663 Historic District Design Guidelines, the application may be administratively
664 approved as submitted. This is a contributing structure to the Historic District.
665

666 Historic District Guideline references:
667 *i. Guideline 2.5 Staff Approvals*
668 *ii. Guideline 68. Maintain Historic Roof Shape*
669 *iii. Guideline 70. Roof Material*

- 670
671 **c. File No.:** 2026 - 1753 / HD 26 - 65
672 **Applicant:** Talbot County Women’s Club, Inc.
673 **Location:** 18 Talbot Lane, Easton, MD 21601
674 Tax Map 0104, Grid 00EA, Parcel 1539
675 **Zoning:** R-7A

676
677 **Request:** The Applicant is requesting administrative approval for the in-kind
678 replacement of the asphalt shingle roof with new architectural asphalt shingles.
679 No trim, fascia, soffit or gutters will be replaced. Given that the request complies
680 with §28-601.E.4.d of the Town of Easton Zoning Ordinance and the Easton
681 Historic District Design Guidelines, the application may be administratively
682 approved as submitted. This is a contributing structure to the Historic District, and
683 is listed on the Maryland Inventory of Historic Places (T-11).
684

685 Historic District Guideline references:
686 *i. Guideline 2.5 Staff Approvals*
687 *ii. Guideline 68. Maintain Historic Roof Shape*
688 *iii. Guideline 70. Roof Material*

689
690
691 **8. Emergency Approval —**

- 692
693 **a. File No.:** 2026 - 1736 / HD 26 - 56

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Applicant: Marasun LLC
on behalf of Rauch Inc.
Location: 112 N. Harrison Street, Easton, MD 21601
Tax Map 0103, Grid 00EA, Parcel 0647, Lot 27

Request: Emergency approval for a total roof replacement including an in-kind asphalt shingle roof replacement, and an in-kind TPO membrane roof replacement as per the Historic District Commission Chairperson. This is a non contributing structure to the Historic District.

b. File No.: 2026 - 1738 / HD 26 - 57
Applicant: Gary Schwartz and Terri Walker-Spoonhour
Location: 132 S. Harrison Street, Easton, MD 21601
Tax Map 0104, Grid 00EA, Parcel 1925
Zoning: R-10A

Request: Emergency approval for the in-kind repair of the front porch as per the Historic District Commission Chairperson. This is a contributing structure to the Historic District, and is listed on the Maryland Inventory of Historic Places (T-34).

c. File No.: 2026 - 1741 / HD 26 - 58
Applicant: Chris Jordan Exteriors
on behalf of Allegany Realty LLC
Location: 123 N. Washington Street, Easton, MD 21601
Tax Map 0104, Grid 00EA, Parcel 0626
Zoning: CB

Request: Emergency approval for the in-kind replacement of the TPO membrane roof as per the Historic District Commission Chairperson. This is non contributing structure to the Historic District.

d. File No.: 2026 - 1745 / HD 26 - 61
Applicant: EAW Properties LLC
Location: 208 Talbot Street, Easton, MD 21601
Tax Map 0104, Grid 00EA, Parcel 1894
Zoning: R-7A

Request: Emergency approval for an in-kind asphalt shingle roof replacement as per the Historic District Commission Chairperson. This is a contributing structure to the Historic District.

9. Adjournment — Vice Chairperson Brophy moved to adjourn. Commissioner Startt seconded the motion. The meeting was adjourned at 7:47 p.m.

RECEIVED

JUN 17 2026

HD 26 - 67

TOWN OF EASTON



TOWN OF EASTON
PLANNING AND ZONING
14 SOUTH HARRISON STREET, EASTON, MD 21601

Application #:	2026 - 1762
Date Received:	06/17/2026
Fee Paid:	\$75.00
HDC Meeting Date:	06/22/2026
Date Property Posted:	-

HISTORIC DISTRICT COMMISSION HEARING APPLICATION

APPLICATION TYPE
(PLEASE CIRCLE)

ROOFING DEMOLITION SIGNAGE FENCING OTHER

NEW CONSTRUCTION/ADDITION EXTERIOR ALTERATIONS

FOR TREE REMOVAL(S) - PLEASE USE THE TREE REMOVAL APPLICATION

PROPERTY INFORMATION

ADDRESS 21 NORTH LOCUST ST

Contributing Non-Contributing YEAR BUILT: _____ NATIONAL REGISTAR # _____

PROPERTY INFORMATION

OWNER NAME JOHNNY EMORY

TELEPHONE NO. [REDACTED] EMAIL [REDACTED]

Applicant or Agent (If other than property owner, written authorization from owner is required.)

NAME BOY HUNDRED COMMUNITY VOLUNTEERS, INC

TELEPHONE NO. [REDACTED] EMAIL [REDACTED]

Description of Proposal (include additional sheets, as necessary)

MRS EMORY HAD A STROKE AND IS EXPECTED TO RETURN HOME IN A WHEELCHAIR ON JUNE 19, 2026. THE BOY HUNDREDS PROPOSES TO INSTALL A MODULAR ALUMINUM WHEELCHAIR RAMP WITH A 4'X5' PLATFORM TO PROVIDE ACCESS TO THE HOUSE. THE RAMP WILL BE PROVIDED AT NO CHARGE FOR AS LONG AS NEEDED

Specific Requirements

- The payment of fees is due at the time of application submittal. As of July 1, 2025, the fees are as follows:
Commercial - \$200 Residential - \$75 Signs - \$75 Staff Approval \$25
- Provide 2 hard copies plus 1 digital copy of the application and all supplemental information.
- Disclose any easements or deed restrictions pertaining to the property and any improvements including the details of said easements or restrictions.
- Disclose any tax credits and or grants being considered for the project.

The Historic District Commission (HDC) reserves the right to request reasonable additional information or design drawings that further clarify proposals. In cases where professional design services are warranted, the HDC may require the applicant to retain a licensed design consultant. If the applicant or their designee is not present for the scheduled meeting the Commission may elect to refrain from discussing and voting on the scheduled agenda item. Any modifications during review shall warrant an updated application.

I hereby certify that I have reviewed the Easton Historic District Guidelines as published

Signature of Applicant or Agent

Date

Printed Name of Applicant or Agent

William H. Strickles
6/17/2026
WILLIAM H. STRICKLES



JOHNNY EMORY
121 N LOCUST STREET
EASTON MD 21601

