



**Town of Easton Historic District Commission
Final 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)
 [\(eastonmd.gov\)](http://eastonmd.gov)

Attendance:

Commission Members:

Ernie Demby, Chairperson
Maria Brophy CFM, Vice Chairperson
Kevin Bateman
Kurt Gant
Joshua Startt AIA

Staff:

Miguel Salinas, Planning and Zoning Director
Nicholas Johnson AICP, Town Planner (Current)
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.**

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| <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

Zoning: Tax Map 0105, Grid 00EA, Parcel 2136
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.

Vote 5 - 0 - 0 - 1
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.**

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| <u>Vote</u> | <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

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

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

Historic District Guideline references:

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

Staff Presentation:

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

Applicant Presentation:

Michael Rhodes, Channel Marker Inc.

Public Comment — None

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

- d. File No.:** **2025 - 1442 / HD 25 - 32**
- Applicant:** **Rauch Inc.**
 on behalf of For All Seasons
- Location:** 300 Talbot Street, Easton, MD 21601
 Tax Map 0104, Grid 00EA, Parcel 1874
- Zoning:** CG

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

Historic District Guideline references:

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

Staff Presentation:

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

Applicant Presentation:

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

Public Comment — None
Public Comment Written — None

**Commissioner Bateman 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

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

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

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

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

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

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

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

Staff Presentation:

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

Applicant Presentation:

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

Public Comment — None

Public Comment Written — None

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

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

Commissioner Bateman seconded the motion.

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

4. New Business —

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

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

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.**

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| <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.:** 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

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 “Woodman 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*

- xiii. Appendix B.2. Common Substitute Materials (Composite Decking)*
- xiv. Appendix B.2. Common Substitute Materials (Vinyl)*
- 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:

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

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

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

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

Historic District Guideline references:

- i. *Guideline 2. Repair Rather Than Replace*
- ii. *Guideline 3. Make Sensitive Replacements*
- iii. *Guideline 61. Maintain Painted Surfaces*
- iv. *Guideline 64. Preserve Historic Porches*
- v. *Guideline 65. Make Sensitive Replacements (Porches)*
- vi. *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:

Anish Hinduja

Public Comment — None

Public Comment Written — None

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

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

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

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

District.

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

Historic District Guideline references:

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

Staff Presentation:

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

Applicant Presentation:

Sascha Roth, Urban Country Designs

Public Comment:

Patrick Mowery, 208 Talbot Street

Public Comment Written — None

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

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

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

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

Vote 4 - 1 - 0 - 1
FOR: 4 - Demby, Bateman, Gant, Startt
AGAINST: 1 - Brophy
ABSTAIN: 0
ABSENT: 1 - Carr

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

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

Historic District Guideline references:

- i. Guideline 89. Maintain Historic Windows*
- ii. Guideline 90. Make Sensitive Replacements*

Staff Presentation:

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

Applicant Presentation:

Patrick Mowery, EAW Properties, LLC

Public Comment — None

Public Comment Written — None

**Commissioner Bateman 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

5. Discussion Item — None

6. Decision Summary Review —

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

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| <u>Vote</u> | <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.

Historic District Guideline references:

- i. *Guideline 2.5 Staff Approvals*
- ii. *Guideline 48. HVAC*

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

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

Historic District Guideline references:

- i. *Guideline 2.5 Staff Approvals*
- ii. *Guideline 68. Maintain Historic Roof Shape*
- iii. *Guideline 70. Roof Material*

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

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

Historic District Guideline references:

- i. *Guideline 2.5 Staff Approvals*
- ii. *Guideline 68. Maintain Historic Roof Shape*
- iii. *Guideline 70. Roof Material*

8. Emergency Approval —

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

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.