



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

Monday, June 22, 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:

Nicholas Johnson AICP, Town Planner (Current)
Samantha Smith, Administrative Specialist

Absent:

Commission Members:

Jim Carr

Staff:

Miguel Salinas, Planning and Zoning Director

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 22, 2026 Agenda Summary.
Commissioner Startt 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.: 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 install a 30" x 30" projecting sign constructed of either carved wood or a synthetic material on the Dover Street facing façade of the structure. The bracket will either be wrought iron or black painted steel, and the sign will be mounted to the brick column closest to rails-to-trails.

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. On June 8, 2026 the Commission granted approval for the addition of three (3) painted signs to the Dover Road facing façade in a style, font, and color that will match the existing painted signage approved by the Commission on October 28, 2024.

Historic District Guideline references:

- i. *Guideline 25. General Guidelines for Signage*
- ii. *Guideline 31. Hanging and Bracket Signs*

Staff Presentation:

Nicholas Johnson AICP, Town Planner - Current

Applicant Presentation:

Matthew Parker on behalf of Dover Station LLC

Public Comment — None

Public Comment Written — None

Vice Chairperson Brophy moved to approve the application subject to the following conditions:

1. **The bracket for the sign shall be connected to the wall through the mortar joints.**

2. A minimum clearance height of eight (8) feet shall be maintained between the bottom of the sign and the surface of the sidewalk.

Commissioner Startt 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

4. New Business —

- a. **File No.:** 2026 - 1748 / HD 26 - 63
Applicant: Michael and Meghan Stuart
Location: 27 N. Hanson Street, Easton, MD 21601
Tax Map 0103, Grid 00EA, Parcel 1151
Zoning: R-7A

Request: The Applicant is requesting to replace one (1) wooden picture window with a 9-pane design located on the third floor on the North façade. The replacement unit will be a Pella® aluminum-clad wood window and has a 4-pane design with the appearance of true divided light. The Applicant is also requesting to repair the two (2) triangular windows flanking the picture window. Replacement of any necessary trim will be completed in-kind. 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:

Nicholas Johnson AICP, Town Planner - Current

Applicant Presentation:

Michael and Meghan Stuart

Public Comment — None

Public Comment Written — None

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

The Commission determined in this circumstance that a 4-pane design is consistent

with the structure's architectural style, and that it is not feasible to preserve the existing material.

<u>Vote</u>	<u>5 - 0 - 0 - 1</u>
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 June 6, 2026 Draft Decision 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

7. Administrative Approval — None

8. Emergency Approval —

- a. File No.:** 2026 - 1762 / HD 26 - 67
Applicant: Bay Hundred Community Volunteers, Inc.
on behalf of Johnny and Diane Emory
Location: 121 N. Locust Lane, Easton, MD 21601
Tax Map 0103, Grid 00EA, Parcel 0720
Zoning: R-7A

Request: Emergency approval for the temporary installation of a modular aluminum wheelchair ramp and platform 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 Bateman seconded the motion. The meeting was adjourned at 6:09 p.m.