



Historic District Commission MEETING AGENDA

Monday, July 27, 2026 - 6:00 PM
Council Chambers, Easton Town Office
14 S Harrison Street

Call to Order

- 1) Approval of the Agenda for July 27, 2026.

Old Business

- 1) **Application Number:** 2026 - 1767 / HD 26 - 69
Applicant: Maggio Home Services, LLC
on behalf of Enid McKitrick
Location: 116 Goldsborough Street
Tax Map 0103, Grid 00EA, Parcel 1141
Zoning District: R-7A
Historic Status: Contributing
Request: Replacement of the cedar siding, and the installation of a new window and door.

New Business

- 1) **Application Number:** 2026 - 1776 / HD 26 - 72
Applicant: Callahan Signs
on behalf of Port Street Laundry
Location: 126 Port Street
Tax Map 0104, Grid 00EA, Parcel 1501
Zoning District: CB
Historic Status: Non contributing
Request: Installation of black acrylic lettering with a total linear length of 57.5 inches.
- 2) **Application Number:** 2026 - 1787 / HD 26 - 74
Applicant: Booth, Cropper & Marriner, PC.
Location: 130 N. Washington Street
Tax Map 0103, Grid 00EA, Parcel 0617
Zoning District: CB
Historic Status: Contributing (T-41)

	Request:	Demolition of the historic rear accessory structure/shed.
3)	Application Number:	2026 - 1786 / HD 26 - 73
	Applicant:	Christine M. Dayton Architect on behalf of 17 East LLC
	Location:	17 E. Dover Street Tax Map 0103, Grid 00EA, Parcel 1219
	Zoning District:	CB
	Historic Status:	Non contributing
	Request:	Redevelopment of the existing two-story building with the expansion of a 3rd floor, and various exterior renovations including the replacement of the roof, windows, doors, and siding.

Discussion Item

Approval of Minutes

- 1) Approval of the Draft Decision Summary from the July 13, 2026 Meeting.

Administrative Approval

Emergency Approval

Adjournment



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

Historic District Commission Staff Report

Meeting Date: 7/27/2026

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

Property Address: 116 Goldsborough Street

Applicant: Jonathan Maggio on behalf of Enid McKittrick

Application Number: 2026-1767

Code Enforcement Case: Yes ☐ No ☒

Project Description:

The applicant is proposing alterations to the rear facing façade of this structure as part of a larger interior remodel. The existing screened porch at the rear of the structure is proposed to be removed in its entirety. The porch framing will be replaced with framing for a new interior and exterior wall. A new window assembly is proposed on the rear wall, consisting of a mulled combination unit featuring two double-hung flanking windows and a central picture window, each with a 12-inch transom above. The proposed windows are **Andersen 400 Series Woodwright** units. The applicant has indicated that the new trim for this window will match the existing. A new wood exterior door will be installed directly to the right of the proposed window. New siding is proposed on the entire rear wall and the left side wall (where the screened porch was removed) to match the existing siding on the structure. The proposed material is **TruExterior Craftsman Collection (Boral)** siding and trim. This will replace the existing wood lap siding.

Historic District Guidelines:

Guideline 44. Adding New Doors

- a. Avoid adding a new door to a front façade.
- b. Install additional doors, when needed, at the side or rear of the property. Avoid converting historic windows to door openings, especially where visible from the public-right-of-way.

Guideline 64. Preserve Historic Porches



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

a. Maintain and repair original porches, including steps, flooring, ceiling, columns, roof, details and ornamentation.

b. Avoid enclosing a porch located on the front façade or visible from a primary public right-of-way. If the porch is not visible from a primary public right-of-way, it may be enclosed if done in a manner that does not significantly alter the original character of the porch. Note: screening-in is not considered enclosing the porch.

Guideline 77. Make Sensitive Replacements (Siding)

a. If the deterioration is severe, replace only the affected areas with wood siding that matches the existing in size, shape, profile, and texture.

b. Avoid replacing original wood siding with a different type of wood siding; for example, replacing 4-inch horizontal wood board siding with wood shingles.

Guideline 78. Substitute Materials for Siding

a. Contributing buildings with original wood siding are to continue with wood siding.

Composite/Fiberglass and Fiberglass-Clad (Windows)

Composite windows are made of a mix of materials, typically fiberglass and wood fibers. Fiberglass windows have a matte finish as compared to vinyl windows and are available with details (including proportions and profiles) that mimic those of historic windows. Many composite windows are paintable and are a good, lower-cost option for residences in historic districts. Fiberglass-Clad windows are typically wood windows clad in a fiberglass or fiberglass facing and are generally appropriate wherever composite/fiberglass windows are appropriate.

Siding

Maintaining and preserving existing historic wood siding, where present, is the general recommendation for buildings in the Historic District. In many cases when wood siding is in poor condition, spot replacements using in-kind materials to replace boards that are deteriorated beyond repair is the best approach. **Mixing siding materials, either within a wall or on different walls of a building is never appropriate. The use of a substitute material should only be considered when the entirety of the siding on a building needs to be replaced.**

Replacement with a substitute material may be appropriate if the siding to be replaced is not original, the original replacement material is no longer available, or if the original siding



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

material failed and is likely to fail again if replaced in-kind. It may also be appropriate to utilize substitute materials on an addition or outbuilding, particularly if not significantly visible from rights-of-way within the historic district.

The HDC will determine the appropriateness of substitute siding materials a case-by-case basis. In all cases, the replacement siding should match the historic siding in terms of width, texture, profile, and overall appearance.

Staff Analysis:

Staff supports **approval of this application subject to an amendment** where the proposed siding is to be wood, matching the existing in terms of size, shape, profile, and texture. As read together, Guideline 78a and Appendix B.2 do not support the use of a modern substitute material — such as the proposed TruExterior fiber composite — in lieu of wood siding on an individual, historic façade. The appropriate course of action is the installation of new wood siding to match the existing where the screened porch is being removed, with in-kind replacement of any additional existing siding limited strictly to areas that are deteriorated beyond repair.

The proposed window assembly and the infill of the rear screened porch are consistent with Guidelines 64b and Appendix B.2, and staff supports those elements of the application as submitted.

The installation of a new wood door on this rear facing façade is also consistent with Guideline 44.

Draft Motions:

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

OR

2. I move that the Historic District Commission **table** the application pending a revised submittal.

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			
2101011197		116 GOLDSBOROUGH ST		RASMUSSEN, PATRICIA AND			
YEAR BUILT		PHYSICAL CONDITION					
1900		EXCELLENT					
ARCHITECTURAL STYLE				ADDITION(S)			
NEO CLASSICAL							
NHL DISTRICT	NR DISTRICT	NR LISTED	MEETS NR CRITERIA	1980 NR RATING	MD INVENTORY	CONTRIBUTING	NC CODE
				B		Y	
NOTES							
THE FRONT PORCH HAS BEEN ENCLOSED BUT THIS REMAINS A STRIKING AND NICELY DETAILED HOUSE + VERY GOOD EXAMPLE OF NEOCLASSICAL ARCHITECTURE. NO OUTBUILDINGS.							



RECEIVED

JUN 11 2026

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

TOWN OF EASTON

HID 26-69
Application #: 2026-1767
Date Received: 06/21/26
Fee Paid: \$75.00
HDC Meeting Date: 07/13/26
Date Property Posted: 07/08/26

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 116 Goldsborough Street
☐ Contributing ☐ Non-Contributing YEAR BUILT: _____ NATIONAL REGISTAR # _____

PROPERTY INFORMATION

OWNER NAME ENID McKibrick
TELEPHONE NO. _____ EMAIL _____

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

NAME Jonathan Maggio
TELEPHONE NO. _____ EMAIL _____

Description of Proposal (include additional sheets, as necessary)

Removal of screened porch, removal of rear facing siding, installation of a new window 4' tall by 6' by 4' - window trim to match existing, install new BORAL siding on entire rear of home to match existing. This is the exterior portion of a larger project to renovate the Kitchen. Add Exterior Wood door

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

Jonathan Maggio
June 11, 2026
Jonathan Maggio

Revised 4.4.2022

Maggio Home Services



938 Kimberly Way

June 11, 2026

STEVENSVILLE, MD. 21666

MHIC#127463

443-871-2669

WORK PROPOSAL SUBMITTED TO:

The Historic District Commission

WORK TO BE PERFORMED AT:

116 Goldsboro Street

Easton, MD

Maggio Home Services hereby proposes to provide labor and materials to: Remodel a kitchen

We will remove the screened porch and install framing for interior and exterior finishes. We will remove walls inside and install beams to open the rooms. We will install all necessary footings for structural work. We will install a new kitchen, sectioning off a bedroom and a laundry room. We will install a six foot wide by four feet tall window that has a combination of double hung windows sandwiching a larger picture window. Each of these three windows will have a twelve inch transom above. We will trim one large window opening with wood trim to match the existing We will run new exterior wood siding to match the existing on the entire rear wall and the left side where the screened porch was removed.

Add Exterior Wood door
Jonathan Maggio







SOLD BY:

Builders FirstSource - Easton Easton
6031 Connection Dr Ste 400
Irving, TX 75039-2605
Fax: (214) 231-8270

SOLD TO:

CREATED DATE

6/8/2026

LATEST UPDATE

6/8/2026

OWNER

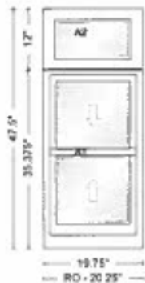
JON PALMER

Abbreviated Quote Report - Customer Pricing

QUOTE NAME	PROJECT NAME	QUOTE NUMBER	CUSTOMER PO#	TRADE ID
MAGGIO	MAGGIO	9362070		

ORDER NOTES:

DELIVERY NOTES:



<u>Item</u>	<u>Qty</u>	<u>Operation</u>	<u>Location</u>	<u>Unit Price</u>	<u>Ext. Price</u>
100	1	Fixed / AA	None Assigned	\$1,447.88	\$1,447.88

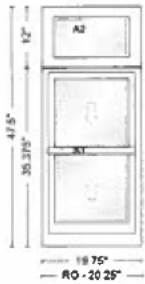
RO Size = 20 1/4" x 47 1/2"

Unit Size = 19 3/4" x 47 1/2"

Mull: Factory Mull, Andersen Vertical Priority Stack Mull, 1/8 Non Reinforced Horizontal Mull Material
WTR 1' 7 3/4"X1' / WDH 1' 7 3/4"X2' 11 3/8", Unit, Unit 1: 400 Series Woodwright Double-Hung, Unit 2: 400 Series Woodwright Transom, Equal Sash, White Exterior Frame, White Exterior Sash/Panel, Pine w/White - Painted Interior Frame, Pine w/White - Painted Interior Sash/Panel, Unit 1: AA, Unit 2: Fixed, Dual Pane Low-E4 Standard Argon Fill Stainless Glass / Grille Spacer, Traditional, 1 Sash Locks White, White/WhiteJamb Liner, White, Full Screen, Aluminum

Insect Screen 1: 400 Series Woodwright Double-Hung, WDH 19.75 x 35.375 Full Screen Aluminum White

Unit #	U-Factor	SHGC	ENERGY STAR	Clear Opening/Unit #	Width	Height	Area (Sq. Ft)
A1	0.29	0.31	NO	A1	16.0160	13.3730	1.48740
A2	0.27	0.33					



Sides

<u>Item</u>	<u>Qty</u>	<u>Operation</u>	<u>Location</u>	<u>Unit Price</u>	<u>Ext. Price</u>
200	1	Fixed / AA	None Assigned	\$1,447.88	\$1,447.88

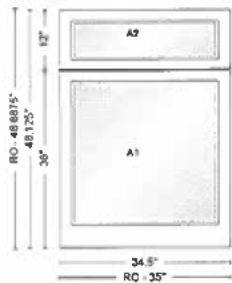
RO Size = 20 1/4" x 47 1/2"

Unit Size = 19 3/4" x 47 1/2"

Mull: Factory Mull, Andersen Vertical Priority Stack Mull, 1/8 Non Reinforced Horizontal Mull Material
WTR 1' 7 3/4"X1' / WDH 1' 7 3/4"X2' 11 3/8", Unit, Unit 1: 400 Series Woodwright Double-Hung, Unit 2: 400 Series Woodwright Transom, Equal Sash, White Exterior Frame, White Exterior Sash/Panel, Pine w/White - Painted Interior Frame, Pine w/White - Painted Interior Sash/Panel, Unit 1: AA, Unit 2: Fixed, Dual Pane Low-E4 Standard Argon Fill Stainless Glass / Grille Spacer, Traditional, 1 Sash Locks White, White/WhiteJamb Liner, White, Full Screen, Aluminum

Insect Screen 1: 400 Series Woodwright Double-Hung, WDH 19.75 x 35.375 Full Screen Aluminum White

Unit #	U-Factor	SHGC	ENERGY STAR	Clear Opening/Unit #	Width	Height	Area (Sq. Ft)
A1	0.29	0.31	NO	A1	16.0160	13.3730	1.48740
A2	0.27	0.33					



Center

<u>Item</u>	<u>Qty</u>	<u>Operation</u>	<u>Location</u>	<u>Unit Price</u>	<u>Ext. Price</u>
300	1	Fixed / Fixed	None Assigned	\$1,733.23	\$1,733.23

RO Size = 35" x 48 11/16"

Unit Size = 34 1/2" x 48 1/8"

Mull: Factory Mull, Andersen Stack Mull, 1/8 Non Reinforced Horizontal Mull Material
WTR 2' 10 1/2"X1' / WPW 2' 10 1/2"X3', Unit, Unit 1: 400 Series Woodwright Picture Window, Unit 2: 400 Series Woodwright Transom, White Exterior Frame, Pine w/White - Painted Interior Frame, Pine w/White - Painted Interior Sash/Panel, Fixed, Dual Pane Low-E4 Standard Argon Fill Stainless Glass / Grille Spacer

Unit #	U-Factor	SHGC	ENERGY STAR
A1	0.27	0.32	NO
A2	0.27	0.33	

SUB-TOTAL:	\$4,628.99
FREIGHT:	\$0.00
LABOR:	\$0.00
TAX:	\$277.74
TOTAL:	\$4,906.73

CUSTOMER SIGNATURE _____ DATE _____

* All graphics as viewed from the exterior. ** Rough opening dimensions are minimums and may need to be increased to allow for use of building wraps or flashings or sill panning or brackets or fasteners or other items.

Thank you for choosing Andersen Windows & Doors

CRAFTSMAN COLLECTION™ SIDING PRODUCT DATA SHEET

1. Certificates and Listings

- a. IBC/IRC Codes: ICC-ES ACE89, CCRR 0300
- b. Texas Department of Insurance (TDI): EC-92
- c. Florida Building Codes (FBC): 2020, FL17285
- d. California Building Code (CBC): 2019
- e. Wildlife Urban Interface (WUI): CA SFM 12-7A-1, 8140-2134:0105
- f. Pre-consumer Recycled Content: SCS Global Certification, Minimum 70%

2. Properties

- a. Density: ASTM C 1185, 40-50 lb./ft³
- b. Flexural Strength: ASTM C 1185, > 1600 psi
- c. Coefficient of Linear Expansion: ASTM D 6341, < 0.000014 in. / (in.**F)
- d. Impact Resistance: ASTM D 6110, > 50 in.

3. Performance

- a. Fungi Rot: AWWA E10, Brown Rot–Negligible Loss, White Rot–Negligible Loss
- b. Termite Resistance: AWWA E1, > 9.0
- c. Water Absorption: ASTM D 570, < 1.5%
- d. Flame Spread Index: ASTM E 84, < 200

4. Manufacturing Tolerances

- a. Width: ± 1/16 in.
- b. Thickness: ± 1/16 in.
- c. Length: +2.0 / -0.0 in.

TRIM PRODUCT DATA SHEET

1. Certificates and Listings

- a. Cal Fire (WUI): CA SFM 12-7A-1 Listing No. 8140-2134:0101
- b. Pre-consumer Recycled Content: SCS Global Certification—Minimum 70%

2. Properties

- a. Density: ASTM C 1185, 40-50 lb./ft³
- b. Flexural Strength: ASTM C 1185, > 1600 psi
- c. Coefficient of Linear Expansion: ASTM D 6341, < 0.000014 in / (in*oF)
- d. Impact Resistance: ASTM D 6110, > 50 in.

3. Performance

- a. Fungi Rot: AWPA E10, Brown Rot—Negligible Loss, White Rot—Negligible Loss
- b. Termite Resistance: AWPA E1, > 9.0
- c. Water Absorption: ASTM D 570, < 1.5%
- d. Flame Spread: ASTM E 84, < 200

4. Manufacturing Tolerances

- a. Width: $\pm 1/16$ in.
- b. Thickness: $\pm 1/16$ in.
- c. Length: +2.0 / -0.0 in.

From: Enid McKitrick [REDACTED]
Subject: Authorization
Date: Jun 10, 2026 at 8:57:57 PM
To: JONATHAN MAGGIO [REDACTED]

Enid McKitrick

116 Goldsborough St.
Easton, MD. 21601
[REDACTED]

June 10, 2026

To Whom It May Concern:

I, Enid McKitrick, give authorization to Maggio Home Services, to present an application to remodel the kitchen in my home.

Sincerely yours,

Enid McKitrick



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

Historic District Commission Staff Report

Meeting Date: 7/27/2026

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

Property Address: 126 Port Street

Applicant: Callahan Signs on behalf of R & D Taylor Properties LLC

Application Number: 2026-1776

Code Enforcement Case: Yes ☐ No ☒

Project Description:

The applicant is proposing to install a 7" tall by 57.5" long wall mounted sign consisting of individual acrylic letters. The sign will be mounted to the fascia directly in front of the entrance to the business.

Historic District Guidelines:

Guideline 25. General Guidelines for Signage

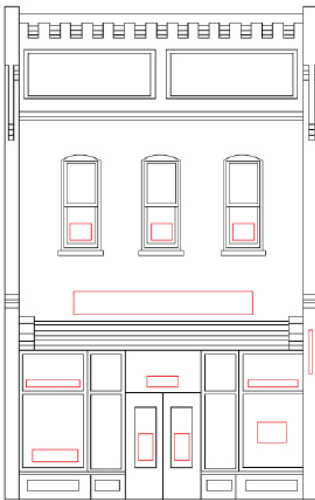


Figure 1

- 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 35. Wall Signs



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

- a. Wall signs mounted above a storefront cornice or signboard area should not cover upper floor windows, window surrounds or decorative features of the front façade. On one-story buildings, signs should not cover the cornice or project above it.
- b. Wall signs should generally be mounted above the storefront, within a sign band or on the façade between the storefront cornice and the second story windowsills.
- c. Wall signs should be an appropriate scale for the wall to which they are attached.

Staff Analysis:

Staff supports an **approval** of this application as submitted. The proposed sign is nearly identical to a wall sign that once existed for this unit and matches another sign recently approved by the HDC for the Neighborhood Service Center. As a non-contributing building, no historic material will be damaged or obscured by the sign's installation.

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: Historic District Survey Sheet

EASTON HISTORIC DISTRICT SURVEY

PROPERTY #:

Picture:



TAX ID		ADDRESS		OWNER NAME			
2101077082		126 PORT ST		NEIGHBORHOOD SERVICE CENTER, INC.			
YEAR BUILT		PHYSICAL CONDITION					
1980*		VERY GOOD					
ARCHITECTURAL STYLE				ADDITION(S)			
COLONIAL REVIVAL INFLUENCE				NONE			
NHL DISTRICT	NR DISTRICT	NR LISTED	MEETS NR CRITERIA	1980 NR RATING	MD INVENTORY	CONTRIBUTING	NC CODE
				B		N	AGE
NOTES							
MODERN COMMERCIAL STRIP CENTER							



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

RECEIVED

JUL 07 2026

HD 26 - 72

Application #:	2026 - 1776
Date Received:	07/07/2026
Fee Paid:	\$75.00
HDC Meeting Date:	07/27/2026
Date Property Posted:	07/22/2026

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: 126 Port st
☐ Contributing ☒ Non-Contributing YEAR BUILT: NATIONAL REGISTAR #

PROPERTY INFORMATION

OWNER NAME: R & D Taylor Properties LLC
TELEPHONE NO.: EMAIL:

Applicant or Agent

NAME: John Callahan/ Callahan Signs
TELEPHONE NO.: EMAIL:

Description of Proposal (include additional sheets, as necessary)

Black Acrylic letters (3/16" thick) approx 7" tall to read LAUNDROMAT in Helvetica font
Total length is approx 57.5"

Specific Requirements

- The payment of fees is due at the time of application submittal.
As of December 27, 2022, 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

6/30/26
John Callahan

Revised 4.4.2022



LAUNDROMAT

7" Tall letters

57.5"



Samantha Smith <ssmith@eastonmd.gov>

Owner Authorization for Permitting- 126 Port Street for Town of Easton Historic District Commission

Donna Taylor

Wed, Jul 8, 2026 at 10:45 AM

To: Callahan Signs

Cc: Samantha Smith <ssmith@eastonmd.gov>

Please allow this email to serve as authorization for Callahan Signs to apply for the sign permit on behalf of my business, Port Street Laundry. If you need anything else, please let me know. Thanks

Robin Taylor

Sent from my iPhone

On Jul 8, 2026, at 10:23 AM, Callahan Signs wrote:

[Quoted text hidden]

<2026-1776 TOE HDC Receipt_126 Port Street.pdf>



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

Historic District Commission Staff Report

Meeting Date: 7/13/2026

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

Property Address: 130 N Washington Street

Applicant: Lyndsey J. Ryan Esq. on behalf of North Washington St., LLC

Application Number: 2026-1787

Code Enforcement Case: Yes ☒ No ☐

Project Description:

The applicant is proposing to demolish a historic outbuilding located to the rear of the primary structure. There were no replacement plans provided by the applicant. The structure is obscured from view by existing vegetation and is not visible from either N Washington Street or N Harrison Street. The MIHP architectural survey states that this “board and batten, gable roof outbuilding at the rear was constructed after 1877.”

Demolition Review Procedures:

Structural Analysis

The Commission will require a structural report from a licensed structural engineer (at the applicant’s expense). The Commission reserves the right to approve the selected engineer. The engineer must have proven expertise in working with historic buildings and may have to provide recent documentation to this effect. The Maryland Historical Trust maintains a list of experienced consultants on their website, however, please note their disclaimer.

Replacement Plans

The Commission will only hear applications for demolition that contain plans and elevations for the replacement structure, a site plan, a detailed landscape plan (with plant materials and quantities listed) or other tangible plan for the property after demolition of the existing structure. The Commission will render its decision on each portion of the application; however, the demolition will only be approved after all plans have received final approval. An application for demolition without replacement plans for the property will be deemed incomplete.



Historic Research

Before the first hearing the Commission will review the application with regard to its contribution to the overall historic district. The Commission will use existing documentation including the 1980 Easton National Register Historic District Map, which lists all structures in the Historic District. The applicant is expected to submit conducted historical research on the building proposed for demolition. Without this information, the application may be deemed incomplete. The Commission may also require the services of a historic preservation consultant (at the applicant's expense but of the Commission's selection).

In addition to these resources and the National Register Criteria for Evaluation, the Commission will use the **following guidelines** as a benchmark in determining contributing structures:

- having character, interest or value and contributes to Easton's heritage;
- represents 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;
- reflects an outstanding attention to architectural design, detail, materials or craftsmanship;
- demonstrates characteristics that make a recognizable entity with logical geographic boundaries and its preservation essential to the integrity of the Historic District;
- represents an established and familiar feature of the Historic District due to its unique location or singular physical characteristics;
- provides certain historic or scenic value significant to the area.

If the structure in question meets one or more of these above characteristics, the Commission will consider the structure to be contributing to the district.



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

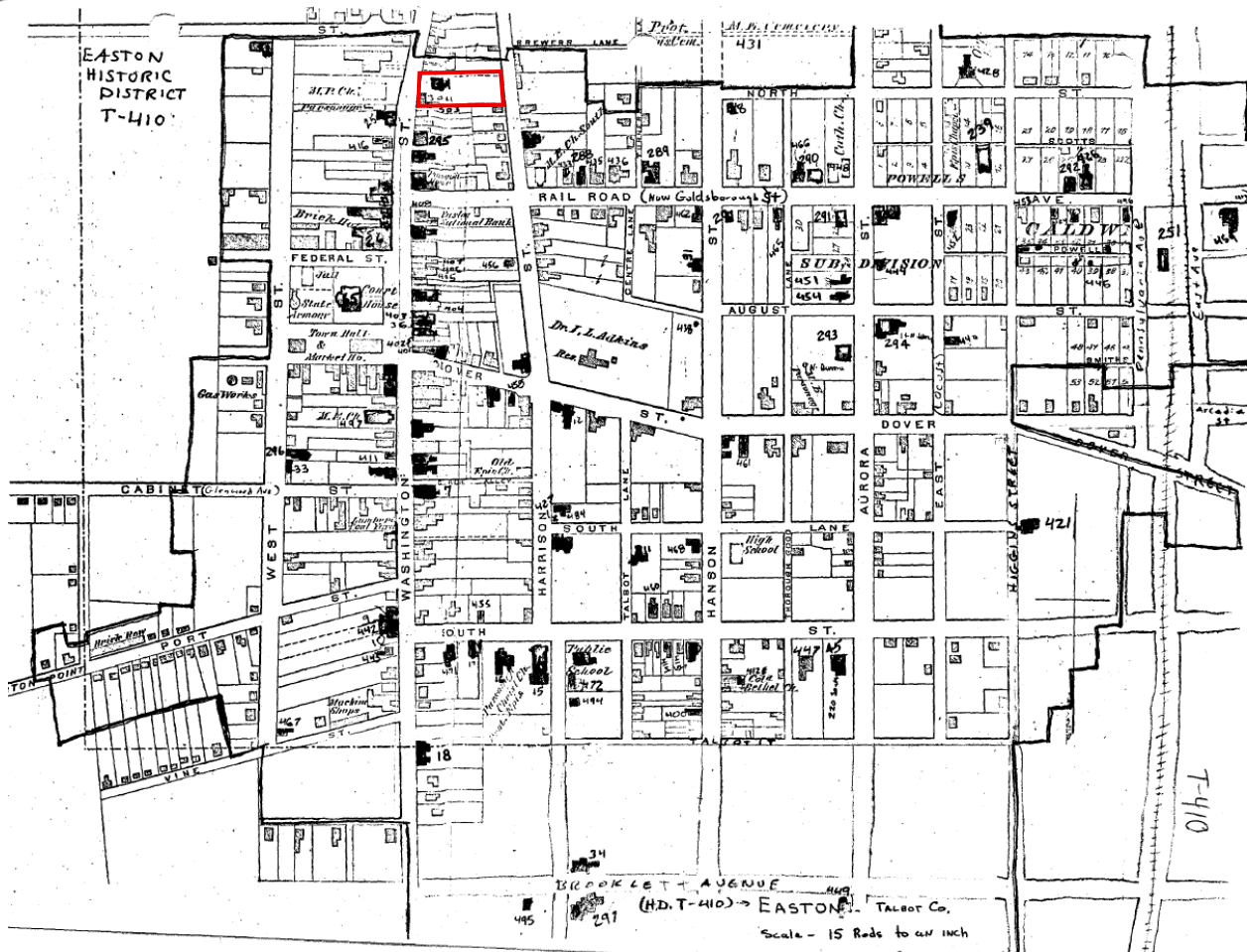


Figure 1 1980 National Register Map



First Hearing



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

If the Commission has found the structure to be a **non-contributing**, the Commission may act in one hearing to approve or deny a demolition. The Commission can approve both the demolition and replacement plans in one hearing.

If the Commission has found the structure to be **contributing**, the Commission will take at least two hearings to review and evaluate the application and any public comment. The Commission will review all relevant information and consider relevant criteria in rendering its decision.

This might include:

- whether or not denial of the application is a deterrent to a major public/civic improvement program that would benefit the town in general,
- whether the denial or approval of the application would not be in the best interest of the majority of the community,
- and whether the result of the decision would place undue financial hardship on the owner.

Subsequent Hearings

The Commission may render its decision at any subsequent hearing of the application. For all contributing structures that receive approval for demolition, the applicant must submit to the Commission the following documentary materials (for the structure being demolished) prior to the applicant receiving a demolition permit:

- a site plan drawn to an appropriate scale showing all structures, paving, landscape features and other defining physical features for the property in question. In addition, the site plan must show any neighboring structures within 50 feet of the property lines.
- 8"x10" photograph(s) of the existing conditions as viewed from all public right(s) of ways. One photograph will document the front or main façade as viewed from the right of way. Neighboring structures will also be photographed in such a way that shows the relationship of these structures to the structure in question.
- 8" x 10" photographs of all elevations of the structure to be demolished.

The Commission must receive these items before granting release of the demolition permit. Also, the Commission may grant approval for the replacement plans for the property at any subsequent hearing of the application. These plans will be judged against the Guidelines for New



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

Construction. If the Commission finds the plans or application incomplete, it will table the entire application until the applicant distributes the necessary information the Commission requires.

Once, and only when the replacement plans are approved and the Commission has received the required documentary information, will the application be finally and fully approved.

The Commission may approve a site being returned to open space under the requirement that the Applicant must return to the Commission pursuant to any plan to improve the property in the future.

A Town-issued condemnation order may suffice in-lieu of the required engineering report, if approved by the Commission.

Additional Information

The Commission may require additional information before approving any demolitions or replacement plans. In the case of replacement structures, the Commission may require conditions, including but not limited to, the following:

- a letter of credit from a lending institution for the project
- a letter of commitment from a lending institution
- other form of surety for the project
- any other information the Commission may find to be required to insure completion of the replacement project.

Historic District Guidelines:

Guideline 1. Preserve Significant Historic Features

- d. Historic outbuildings, including sheds and garages, should be maintained and preserved. Avoid removing or drastically altering historic outbuildings.

Guideline 10. Preserve Historic Outbuildings

- a. Original auxiliary buildings should be maintained and preserved in accordance with the appropriate sections of these guidelines (roofs, walls, masonry, etc.).

Guideline 128. Avoid Demolition

- a. Avoid demolition of sound, contributing buildings, structures, and objects.
- b. Explore the possibility of selling historic buildings.
- c. Explore the possibility of adapting historic buildings to a new purpose. Consider constructing an addition to increase interior space.



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

- d. Consider relocation of significant historic buildings to a new location.
- e. Demolition may be appropriate if the building poses an immediate hazard to public safety.
- f. In cases of fire or other catastrophic disaster where at least 50% of the building remains standing, it is recommended that the structurally sound portion be rehabilitated, and the other portions rebuilt.

Guideline 130. Demolition by Neglect

- a. The willful neglect of maintenance of a historic property in order to hasten its deterioration to the point where demolition is required is known as “demolition by neglect.”
- b. Property owners are expected to keep their buildings in sound repair in compliance with local health and safety codes.
- c. Willful neglect of a property in order to necessitate demolition of a property whose demolition would not otherwise be approved is a violation of the historic preservation ordinance.

Staff Analysis:

As submitted, the application lacks several critical components required under the Guidelines’ Demolition Review Procedures. Specifically, the following information has not been provided:

- 1. A structural analysis
- 2. Replacement plans, and;
- 3. Historic research

Because this information is missing, the Commission has two potential paths forward during this meeting:

Option 1: Table for Incompleteness

The Commission may deem the application incomplete and table the matter until the applicant provides the necessary information.

Option 2: Waive Requirements Based on Context

If the Commission determines these items are unnecessary given the structure's obvious structural degradation and limited public visibility, the Commission must first formally



TOWN OF EASTON
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14 S Harrison Street, Easton MD 21601

determine whether the building is a contributing or non-contributing structure to the historic district.

- If found to be contributing: The Commission should table the application to the next scheduled meeting per the demolition review procedures.
- If found to be non-contributing: The Commission may take action during this meeting.

Draft Motions:

1. I move that the Historic District Commission **table** the application pending the submittal of a structural analysis, historic research, and a replacement plan

OR

2. I move that the Historic District Commission find that this is **contributing** structure based on the following findings... and **table** the application to the August 10th meeting.

OR

3. I move that the Historic District Commission find that this is a **non-contributing** structure based on the following findings... and **approve** the application based on the following findings...

OR

4. I move that the Historic District Commission find that this is a **non-contributing** structure based on the following findings... and **deny** the application based on the following findings...

OR

5. 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			
2101013114		130 N WASHINGTON ST		NORTH WASHINGTON STREET LLC			
YEAR BUILT		PHYSICAL CONDITION					
1800*		VERY GOOD					
ARCHITECTURAL STYLE				ADDITION(S)			
ITALIANATE				1 BRICK + 2 FRAME REAR SECTION			
NHL DISTRICT	NR DISTRICT	NR LISTED	MEETS NR CRITERIA	1980 NR RATING	MD INVENTORY	CONTRIBUTING	NC CODE
				B	T-41	Y	
NOTES							
MHT DATA + THE PRESENCE OF FLEMISH BOND INDICATE THE 1ST TWO STORIES OF THIS BUILDING DATE TO L. 18TH OR E. 19TH C. BUILDING WAS CLEARLY RAISED TO 3 STORIES AT WHICH TIME IT ACHIEVED THE L. 19TH C. ITALIANATE CHARACTER IT NOW DISPLAYS							

RECEIVED

HD 26 - 74

JUL 13 2026



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

Application #:	2026 - 1787
Date Received:	07/13/2026
Fee Paid:	\$200.00
HDC Meeting Date:	07/27/2026
Date Property Posted:	07/22/2026

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: 130 N. Washington St.
☐ Contributing ☐ Non-Contributing YEAR BUILT: pre-1885 NATIONAL REGISTAR # _____

PROPERTY INFORMATION

OWNER NAME: ngton St., LLC
 TELEPHONE NO. [REDACTED] EMAIL [REDACTED]

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

NAME: [REDACTED] an
 TELEPHONE NO. [REDACTED] EMAIL [REDACTED]

Description of Proposal (include additional sheets, as necessary)

Demolition of dilapidated accessory structure shed
which is hidden from public view. The structure
is unsound and beyond repair.

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

Lyndsey Ryan
6/23/26
Lyndsey J. Ryan

Revised 4.4.2022

North Washington St.



Approx 150 ft
from Wash. St.

Brick Building
130 N. Wash

12 ft

18 ft

Approx
25-30
ft from
parking

Municipal Parking

7 ft
3 ft
Wooden
shed

Red
wooden
shed

Drive Way

Good Will Buildings

15 ft 21 ft

Aluminum
shed

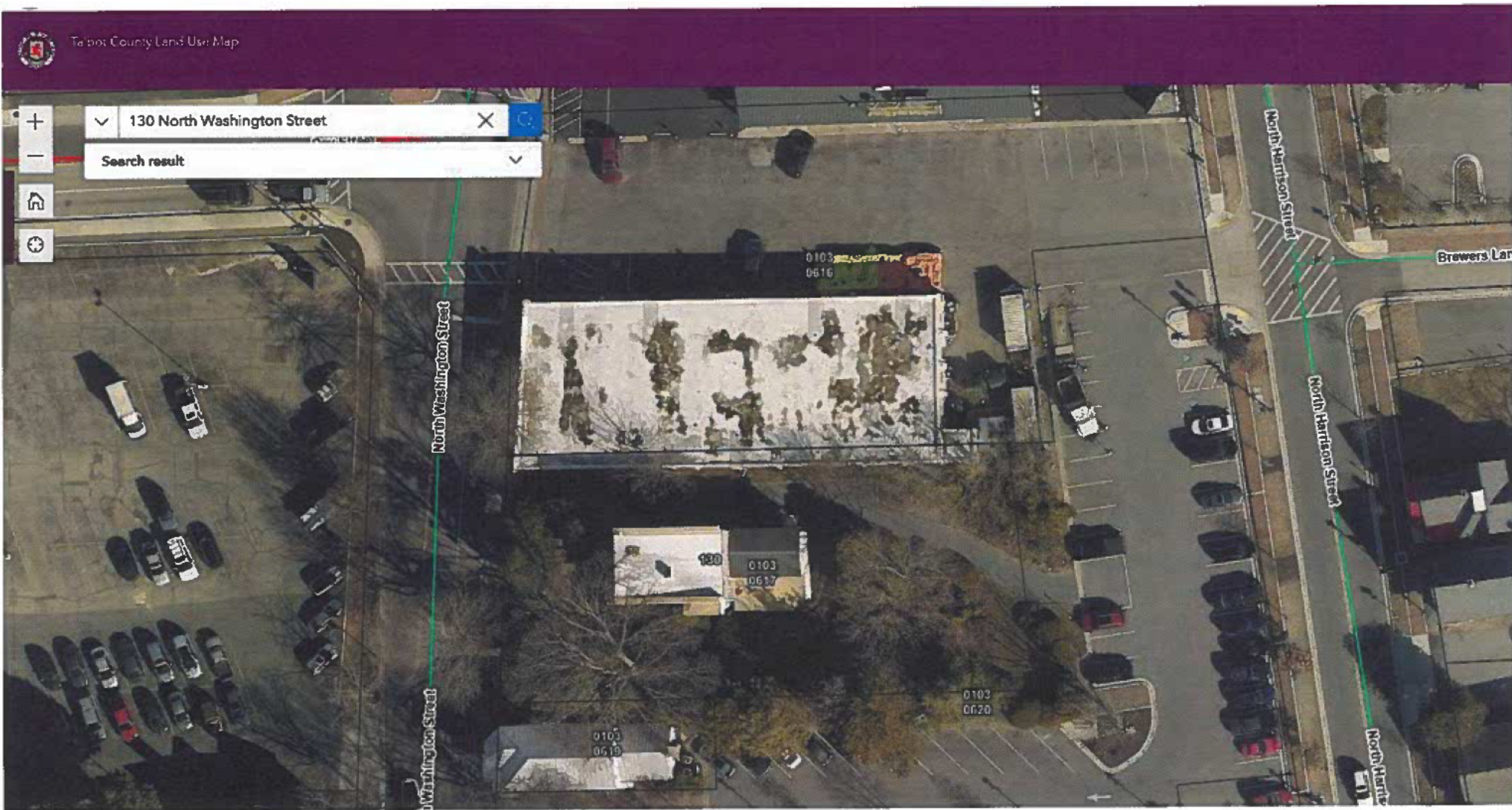
18 ft

Municipal Parking

Approx
150 ft from
parking lot

Harrison St.





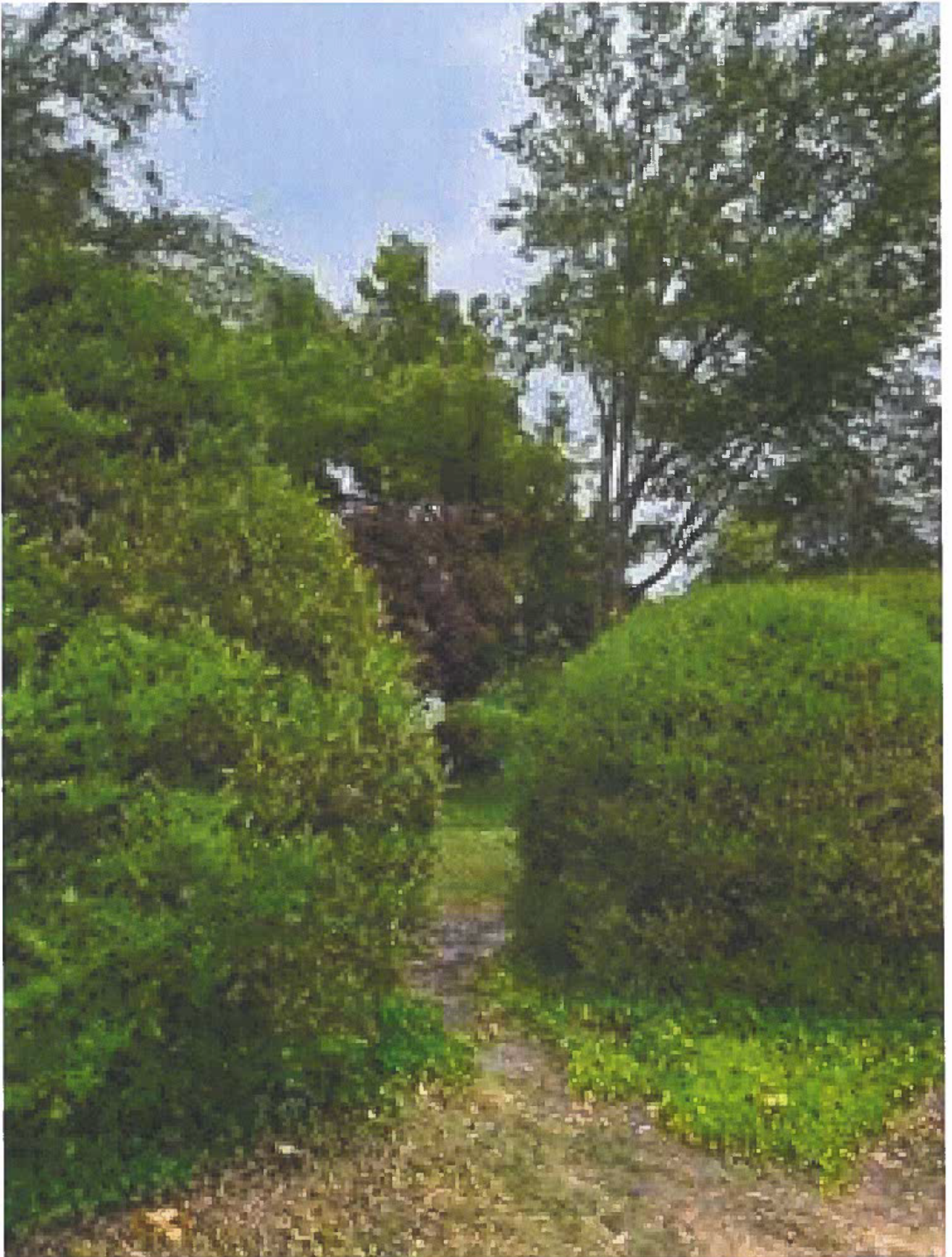
Aerial image of property.



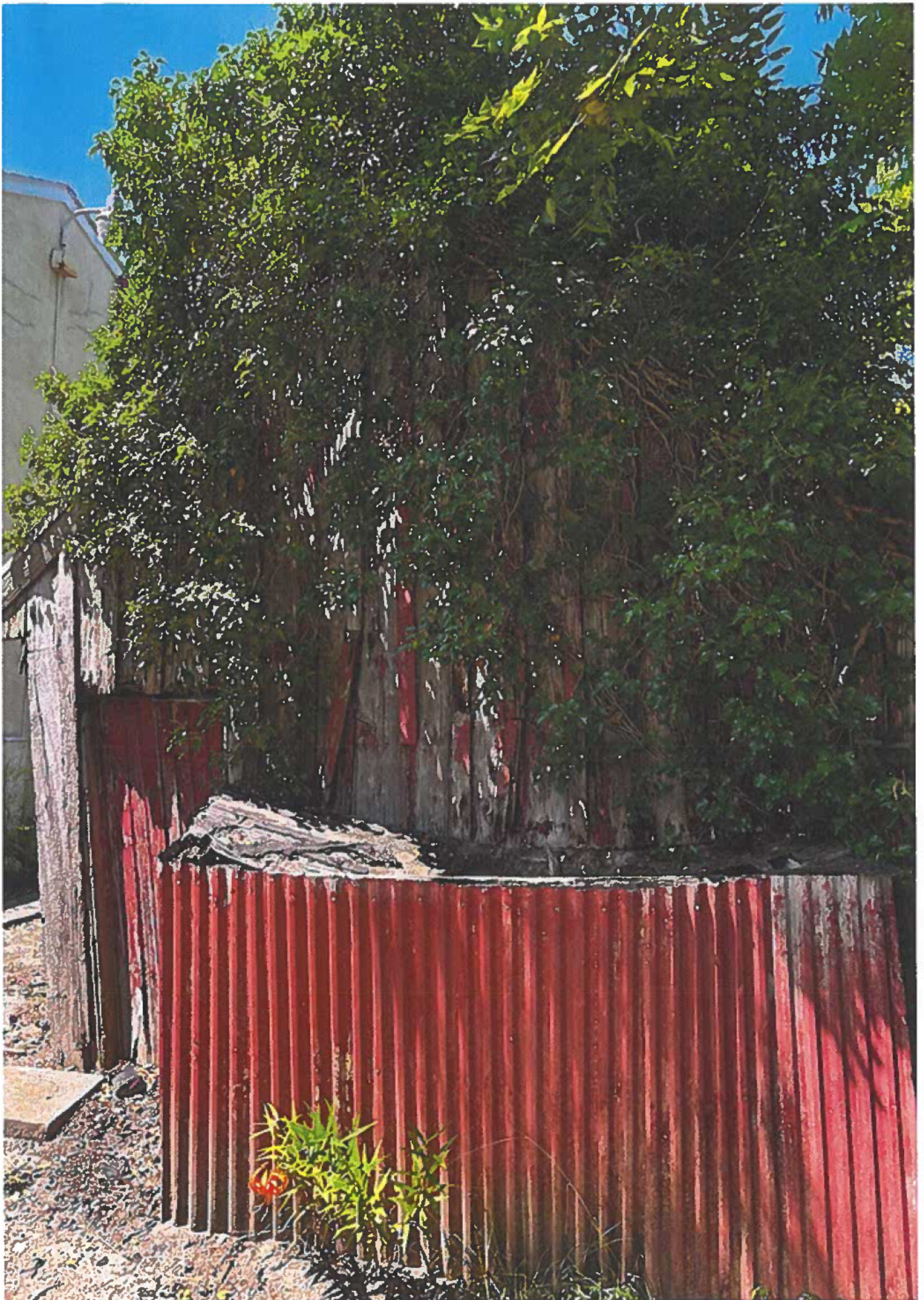
Aerial image depicting location of shed on property.



View from municipal parking / side of building



view from Parking lot / Harrison street





NORTH WASHINGTON STREET, LLC
130 N. Washington St.
Easton, MD 21601

July 13, 2026

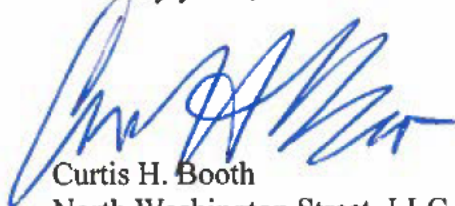
Town of Easton
Planning and Zoning
14 S. Harrison St.
Easton, Maryland 21601

Re: HDC Hearing Application

Dear Sir/Madam:

As the managing member of North Washington Street, LLC, owner of 130 N. Washington St., Easton, Maryland, I have reviewed the attached Application for a Historic District Commission Hearing in its entirety and certify, under the penalty of perjury, that the matters and facts set forth in the foregoing Application are true to the best of my knowledge and belief. I further authorize Lyndsey Ryan, and Booth, Cropper & Marriner, PC, to act as our Agent to authorize and sign the attached Application.

Sincerely yours,



Curtis H. Booth
North Washington Street, LLC
Managing Member

Encs.



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

Historic District Commission Staff Report

Meeting Date: 7/27/2026

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

Property Address: 17 E Dover Street

Applicant: Christine Dayton Architecture on behalf of 17 East LLC.

Application Number: 2026-1786

Code Enforcement Case: Yes ☐ No ☒

Project Description:

The applicant is proposing the renovation and the construction of a third-floor addition to the existing two-story commercial building at 17 E. Dover Street. The existing structure is considered non-contributing and currently features storefronts along the first-floor East and South elevations, a brick veneer with a brick soldier course, a concrete panel at the wall base, and an existing parapet. As part of the demolition scope, the existing awnings are to be removed, and portions of the storefront facing the vacant lot will be modified to accommodate a new entry doors, matching the existing adjacent storefronts.

The proposed third-floor addition introduces three new apartments set back from the primary façade and stepped to relate to the existing building form, each featuring a bedroom, kitchenette, and a private balcony with glass railings, separated from adjoining balconies by louvered metal privacy dividers. The third-floor addition and the alterations to the first floor will utilize the following materials:

- Thin brick veneer, to match existing brick coursing and coloration
- Cementitious lap siding, smooth finish (Hardie Plank or similar)
- Non-combustible trim (Boral or similar)
- Andersen A-Series windows (Composite-clad wood) and sliding glass doors (typical, third floor)
- Concrete parapet cap, matching existing profile
- Fabricated metal canopies (first-floor entries and private balconies)
- Composite guardrails at private balconies, 42" tall
- Composite decking at private balconies (Timbertech composite or similar)



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

- Metal support posts (balcony/canopy structure)
- TPO roofing membrane (flat roof, third-floor addition)

Historic District Guidelines:

Guideline 94. Style

- a. Avoid imitating earlier or historic architectural styles.
- b. Create a new design that compliments the existing historic surroundings through compatible scale, form, massing, height, color, and character.
- c. Architectural details of new infill buildings should relate to and be compatible with the architectural detailing of adjacent buildings. For example, matching cornice heights and referencing the façade rhythm of surrounding buildings.

Guideline 97. Form, Massing, Height, and Scale

- a. Respect the form and massing of adjacent and surrounding historic properties. New buildings should be compatible with surrounding property and generally should occupy the same visual volume.
- b. The massing of a façade of an addition should be compatible to the façade of the building to which it is attached.
- d. Construct new buildings to a height compatible with adjacent buildings. New buildings should have the same number of stories as surrounding buildings.
- e. Match cornice and window heights to neighboring buildings to achieve streetscape unity.
- f. The height of the front façade of an addition in the commercial areas should be compatible to the front façade of the building to which it is attached. Taller additions should be located so they are not visible when viewing the principal façades.
- g. The height of a new building should be within ten percent of the height of surrounding buildings.

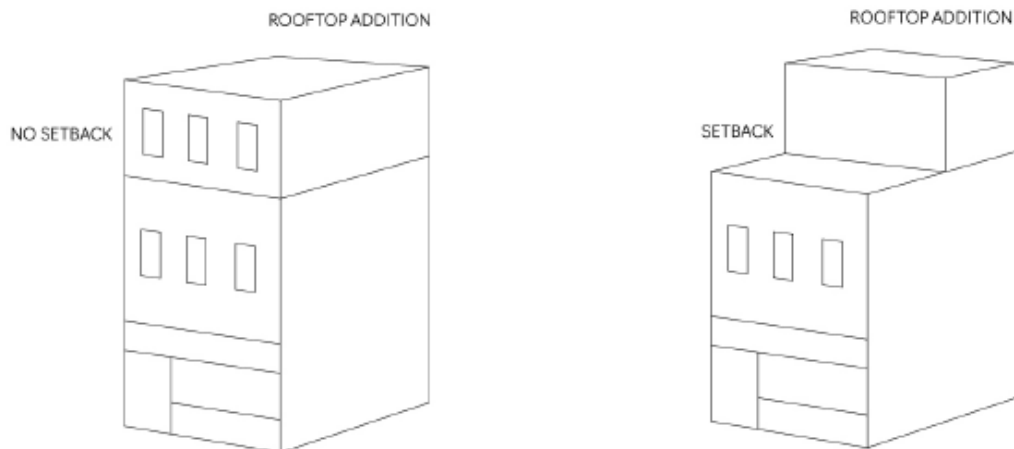
Guideline 98. Street Rhythm

- a. The overall size, massing, and form of a new building should respect the existing street rhythm.
- b. Avoid designs that interrupt or otherwise disrupt the street rhythm.



Guideline 102. Rooftop Additions

- a. Although it is possible to add additional stories to historic buildings, it is frequently difficult to avoid adversely impacting the building's historic character. Where possible, rear additions are usually preferable.
- b. Rooftop additions should be set back from the front façade to limit their visibility from the street and allow the historic mass to read as intended by its design.
- c. Rooftop additions should use similar roof forms to the original building.
- d. Rooftop additions should be placed to avoid removal or alteration of character-defining features, such as parapets and other roof-top features.



Guideline 103. Materials

- a. Exterior materials of a new buildings or addition should be compatible with surrounding buildings or the building to which it is attached.



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

- b. Board siding, including wood and cementitious/fiber cement board, may be appropriate.
- c. Unpainted brick masonry is generally an appropriate material for exterior walls throughout the district.
- d. Stucco surfaces are generally most appropriate for rear or side elevations.
- e. Stone or pressed concrete block may be appropriate in some settings, or for some parts of façades.

Guideline 105. Exterior Color

- a. Exterior wall and detail color of new construction should harmonize with the colors of surrounding historic properties.
- b. Avoid flashy colors or patterns that overshadow architectural details and detract from the surrounding buildings.
- c. Consider whether the building is usually in shadow or bright light when choosing paint color. Darker colors are more appropriate on well-lit facades, and lighter colors on shadowed facades.
- d. Avoid using more than three exterior colors for a new building or addition.

Guideline 106. Details and Ornamentation

- b. The details and ornamentation of an addition should be compatible with those of the building to which it is attached.
- c. Avoid introducing dramatically different details and ornamentation on a new building or addition.
- d. Avoid exactly copying details and ornamentation from existing buildings for a new building or addition.
- e. Simple and understated elements are preferred for new construction within the historic district.
- f. Minimize the amount or type of decoration on the façade. Instead, allow the building's lines and fenestration to dominate.

Guideline 109. Energy and Sustainability

- a. Employ the use of shutters and awnings.
- b. Wherever possible, use durable, repairable, and recyclable building materials.



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

- c. Utilize energy efficient windows with low emissivity (“low-e”) glass.
- d. Place energy efficient HVAC equipment on non-visible rooftop locations, in the rear of buildings, or in other locations that are not visible from the street.
- i. Employ features that provide natural light to the building interior, such as glass doors and transom, clearstories, and roof monitors.
- j. As part of a larger architectural project, the HDC will entertain new building concepts that may not be immediately recognizable in the Town of Easton Historic District, such as “net zero” properties.

Guideline 110. Exterior Lighting

- a. Exterior light fixtures should match the character of the building.
- b. Place building-mounted lighting to illuminate functional building elements, like entrances and signs.
- c. Utilize accent lighting to highlight architectural elements. Accent light fixtures should be placed in inconspicuous locations and should generally not be visible from street-level.
- d. Exterior lighting design should be subordinate to the overall façade design.

Guideline 112. Proportion

- a. The proportions of a façade of a new building should be compatible with the façades of its neighbors.
- b. Avoid dramatically different proportions on new buildings and additions.

Guideline 113. Façade Rhythm

The spacing and repetition of building façade elements, such as storefronts, windows, doors, belt courses, and the like, give an elevation its rhythm. The rhythm of a façade of a new building should be compatible with the façades of its neighbors.

- a. Avoid façade rhythms drastically different from those in the surrounding area.
- b. The rhythm of a façade of an addition should be compatible to the façade of the building to which it is attached.



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



INAPPROPRIATE FACADE ARRANGEMENT
INTERRUPTS STREET RHYTHM



APPROPRIATE FACADE ARRANGEMENT
CONSISTENT WITH STREET RHYTHM

Guideline 115. Roof Form

The roof shape of a new building should respect that of its neighbors. For example, in a street of buildings where gable end roofs predominate, introducing a different roof shape, such as a flat roof with an elaborate cornice would probably not be in keeping with the existing character of the street. The roof shape of an addition should complement the shape of the roof of the building to which it is attached.

- a. Roof forms should be consistent with and similar to adjacent buildings.
- b. Avoid constructing new buildings with roofs that vary significantly in shape or pitch.
- c. In general, the heights of cornices and parapets on new buildings should match those of adjacent buildings.

Guideline 116 Roof Material

- a. Roof material should generally be consistent with that of surrounding buildings.
- b. Roof colors, where visible, should be compatible with the color scheme of the new building and the surrounding area.



Guideline 121. General Guidelines for Utilities for New Construction

- a. Locate electric, telephone, and cable services underground whenever possible.
- b. Where underground placement is not possible, utilize the rear or other non-visible façade.
- c. Locate exterior conduit and housing in an inconspicuous area and paint housing to match the exterior surface to which it is applied.

Guideline 122. Trash and Refuse Containers

- a. Locate dumpsters and other trash receptacles in the rear or on a non-visible side elevation.
- b. Employ opaque fencing or screening to limit the view from public rights-of-way.

Guideline 123. Mechanical Equipment

- a. Rooftop mechanical systems should be positioned so as not to be visible from the street.
- b. Where rooftop location is not possible, mechanical systems should be located at a side or rear elevation and screened with fences or plantings.

Guideline 126. Arrangement

- a. Windows should be present on all elevations that are visible from the street.
- b. Window heights and sizes on new buildings should generally be consistent with that of the surrounding buildings.
- c. The relationship of voids to solids should be similar to that of neighboring buildings.
- d. Window orientation should be consistent with the directional expression of surrounding buildings.

Guideline 127. Window Type

- a. Windows should match the character of the new building's façade. Traditionally styled buildings should have traditional windows, while contemporary or modern style buildings should have modern windows.
- b. Vinyl windows are generally not manufactured in historic proportions and are not appropriate for use in the historic district.
- c. Wood, aluminum, aluminum clad wood, and fiberglass may be appropriate materials.

Staff Analysis:



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

Staff supports **approval of this application with conditions**. The proposed addition is being constructed on a non-contributing, modern structure which was built in 1989. Therefore, no historic material is being impacted by the construction of a rooftop addition. The addition is “stepped back” from the front façade by approximately 10-feet which is consistent with Guideline 102. The proposed materials for the addition are modern but are consistent with the existing materials found on the structure. With a total height of approximately 40-feet, this structure will be similar in height to the adjacent three-story historic structure (4 N Washington Street). The design is more modern in style but is respectful of the surrounding historic context and the modern building to which it is attached.

Recommended Conditions:

1. All HVAC equipment shall be located on a nonvisible rooftop location or in the rear of the building so as not to be visible from E Dover Street.
2. Any dumpster or trash receptacles shall be located to the rear of the building.

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 table the application pending the following revisions...

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			
2101011200		17 E DOVER ST		TALBOT BANK OF EASTON, MD., THE			
YEAR BUILT		PHYSICAL CONDITION					
1989		EXCELLENT					
ARCHITECTURAL STYLE				ADDITION(S)			
MODERN TRADITIONAL COMMERCIAL							
NHL DISTRICT	NR DISTRICT	NR LISTED	MEETS NR CRITERIA	1980 NR RATING	MD INVENTORY	CONTRIBUTING	NC CODE
						N	AGE
NOTES							
MODERN INFILL							



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

HD 26 - 73

Application #:	2026 - 1786
Date Received:	07/13/2026
Fee Paid:	\$200.00
HDC Meeting Date:	07/27/2026
Date Property Posted:	07/22/2026

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

17 E DOVER ST., EASTON, MD 21601

☐ Contributing

☒ Non-Contributing

YEAR BUILT:

1989

NATIONAL REGISTAR #

PROPERTY INFORMATION

OWNER NAME

17 EAST LLC

TELEPHONE NO.

EMAIL

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

NAME

JOSHUA STARTT, CHRISTINE M. DAYTON ARCHITECT

TELEPHONE NO.

EMAIL

Description of Proposal (include additional sheets, as necessary)

PROPOSED 3RD FLOOR ADDITION TO EXISTING TWO STORY BUILDING. EXTERIOR FINISHES WILL BE THIN BRICK TO MATCH EXISTING. CEMENTITIOUS SIDING, TPO FLAT ROOFING, AND ANDERSEN A SERIES WINDOWS/DOORS.

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.

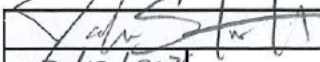
The Historic District Commission (HDC) reserves the right to request reasonable additional information or design drawings that further clarify proposals. In cases where professional design services are warranted, the HDC may require the applicant to retain a licensed design consultant. If the applicant 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


07/13/2026
JOSHUA STARTT

Revised 4.4.2022



Historic District Commission Application Checklist

Revised April 2022

Please complete the section that applies to your application. If a checklist item is not included or is non-applicable, please provide information supporting its omission for the Commission's consideration.

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.

The application submitted shall include 2 paper copies plus 1 digital.

All Applications to Include:

- ☒ A narrative fully explaining the request
- ☒ Photographs of all existing conditions and that will be affected by the proposed project
- ☒ Description of all existing materials and a listing of all materials to be used for proposed project.
- ☒ Manufacturer cut-sheets and material specifications related to all proposed work.
- ☒ Any available and applicable historical photographs, sketches or other documentary evidence illustrating previous conditions and configurations of the building(s)
- ☒ Written authorization from the property owner authorizing the applicant to apply on their behalf.

New Construction / Addition

- ☒ Dimensioned elevations drawn to an appropriate scale illustrating all sides of the proposed structure. Drawings shall include notations outlining roof pitches, trim details and the type of windows and doors to be used for the project
- ☒ Site plan drawn to an appropriate scale and including setbacks and neighboring structures. Site Plan should illustrate the footprint(s) of all proposed EXISTING AND PROPOSED construction.
- ☐ Construction schedule *TBD*
- ☒ For new construction only, the Commission will require a three-dimensional rendering, superimposed photo, silhouette or model of the proposed structure, other structure(s) located on the subject property and neighboring structures when necessary to understand the visual impact of the new construction and its compliance with the Guidelines.

Renovations

- ☒ Elevations or photographs of the existing conditions
- ☒ Elevation of the proposed changes
- ☒ Cut sheet for all proposed materials – Be sure to include all of the following that apply and any other additional materials:
 - Windows
 - Doors
 - Trim, fascia, soffit, etc
 - Decking/ porch flooring materials
 - Roofing Materials, gutters

Windows

Restoration of existing windows is the Commissions first choice. However, the Commission recognizes it may not always be practical to replace windows. For contributing buildings the front façade and any other façade facing a primary right of way are required to be wood windows. Aluminum, or fiberglass clad wood windows may be approved by the Commission on side or rear façades of contributing buildings. For non-contributing buildings clad wood windows will be considered on all elevations. Note: National Register Buildings are held to the highest of standards.

- ☐ Photograph or scaled elevation of all elevations of the building with each window that is to be replaced clearly labeled.
- ☐ Manufacturers cut sheet for each window to be replaced. Clearly labeled where it will be installed on the building.
- ☐ Materials for the windows must be clearly identified on the cut sheet
- ☐ Please note if existing trim/shutters are to remain or if new are to be installed, please include list of all new materials and cut sheets.

Roofing

Note: National Register Buildings are held to the highest of standards.

- ☐ Photographs or scaled elevations showing the existing roofing material to be replaced.
- ☐ Manufacturers cut sheet for each type of roofing to be replaced. Clearly labeled where it will be installed on the building.
- ☐ Please note if existing trim, fascia, soffit, or gutters are to remain or if new are to be installed, please include list of all new materials and cut sheets.

Signs

- ☐ Dimensioned scale drawings of the sign. Identify all materials to be used, color(s), lettering (including size and font style) and wording
- ☐ Photograph depicting the proposed location for the signage
- ☐ Lighting detail
- ☐ Construction and or mounting details

Landscaping & Trees

- ☐ Landscape plan where existing and proposed landscape features to be installed/planted, removed and/or relocated are identified including the location and species of existing and new trees

Fence

- ☐ Application must Include:
 - A Site plan :
 - Drawn to scale
 - Show and label the location of new and any existing fence. (this can be completed on two separate site plans for clarity)
 - Include location of neighboring structures
 - Identify height of proposed fence, location of gates and other openings
 - If the height or style of fence changes based on location, this must be clearly identified.
 - Proposed fence style and material
 - Include photograph, manufacturer cut-sheet of the fence, or detailed sketch of proposed fence.
 - other relevant construction and or material detail

Demolition

The Historic District Commission (HDC) reserves the right to request a professional inspection of the structure(s). Said request may include evaluation by a historic preservation specialist.

- ☐ Elevations and photographic documentation of all elevations of the structure(s) to be demolished including footprint dimensions, height dimensions and a site plan illustrating location of the structure(s) to be demolished
- ☐ Structural Analysis by Structural Engineer or Licensed Architect
- ☐ For Economic Hardship please provide documentation. Reference Guideline 13.9
- ☐ Attach replacement plan

Other

- ☐ Attach all documentation supporting request

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 HDC meeting, the Commission may elect to refrain from discussing and voting on the scheduled agenda item.

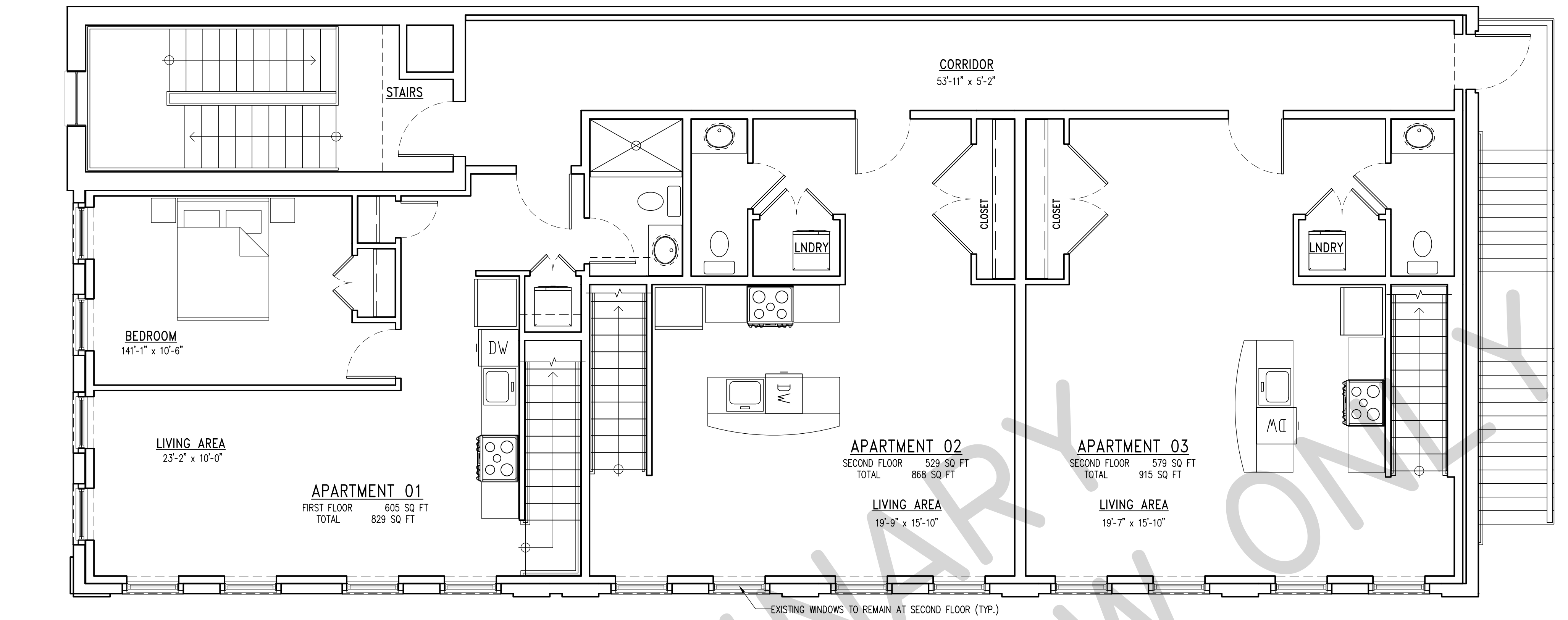
This checklist shall be submitted along with the completed Historic District Commission Application and all additional supporting information.



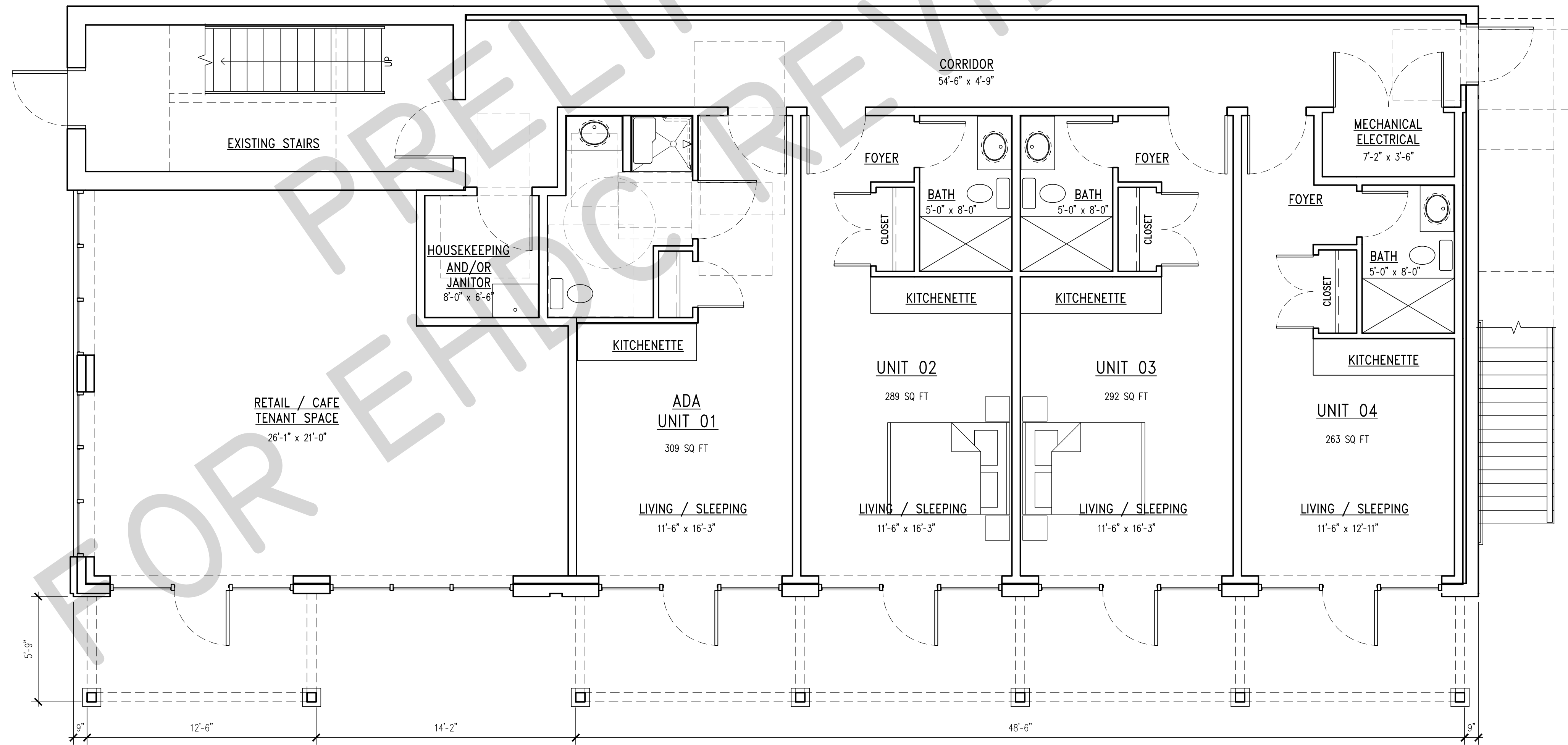
2 EXISTING SOUTH ELEVATION
1/4"=1'-0"



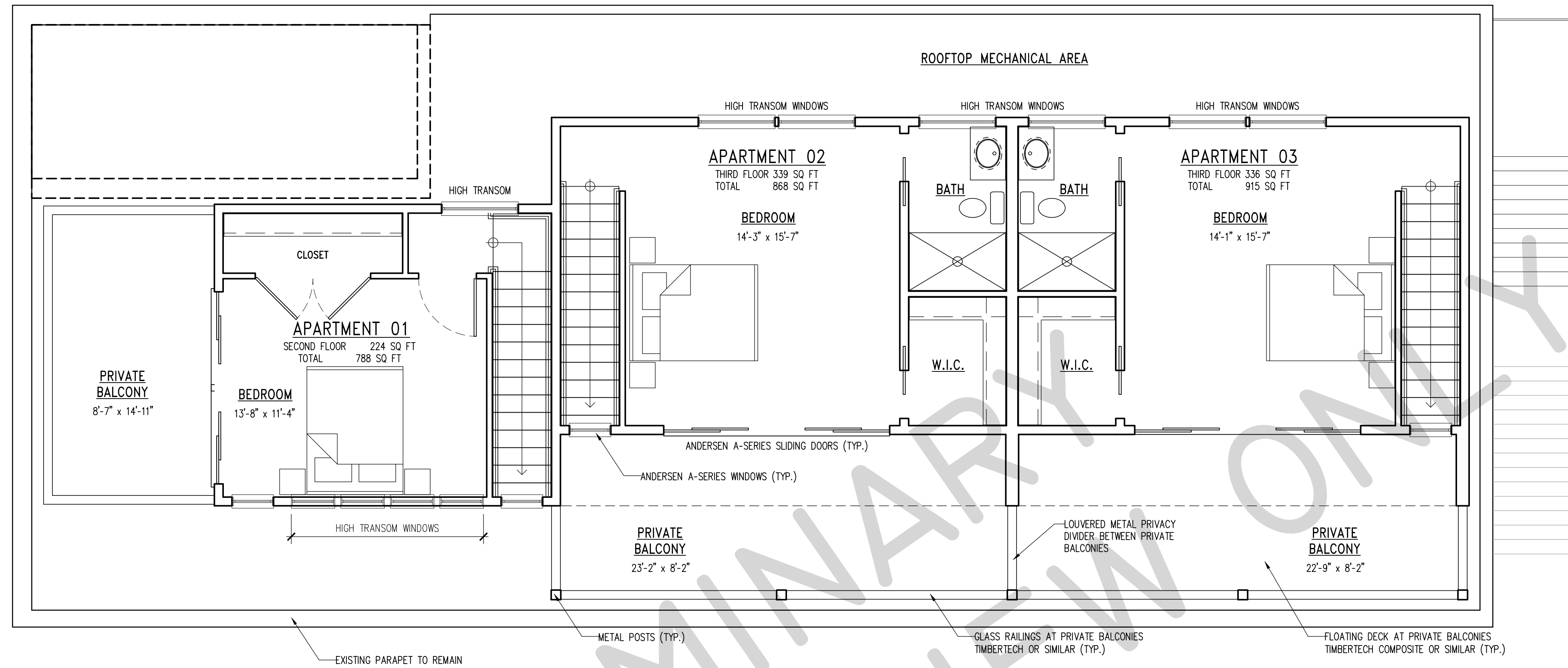
1 EXISTING EAST ELEVATION
1/4"=1'-0"



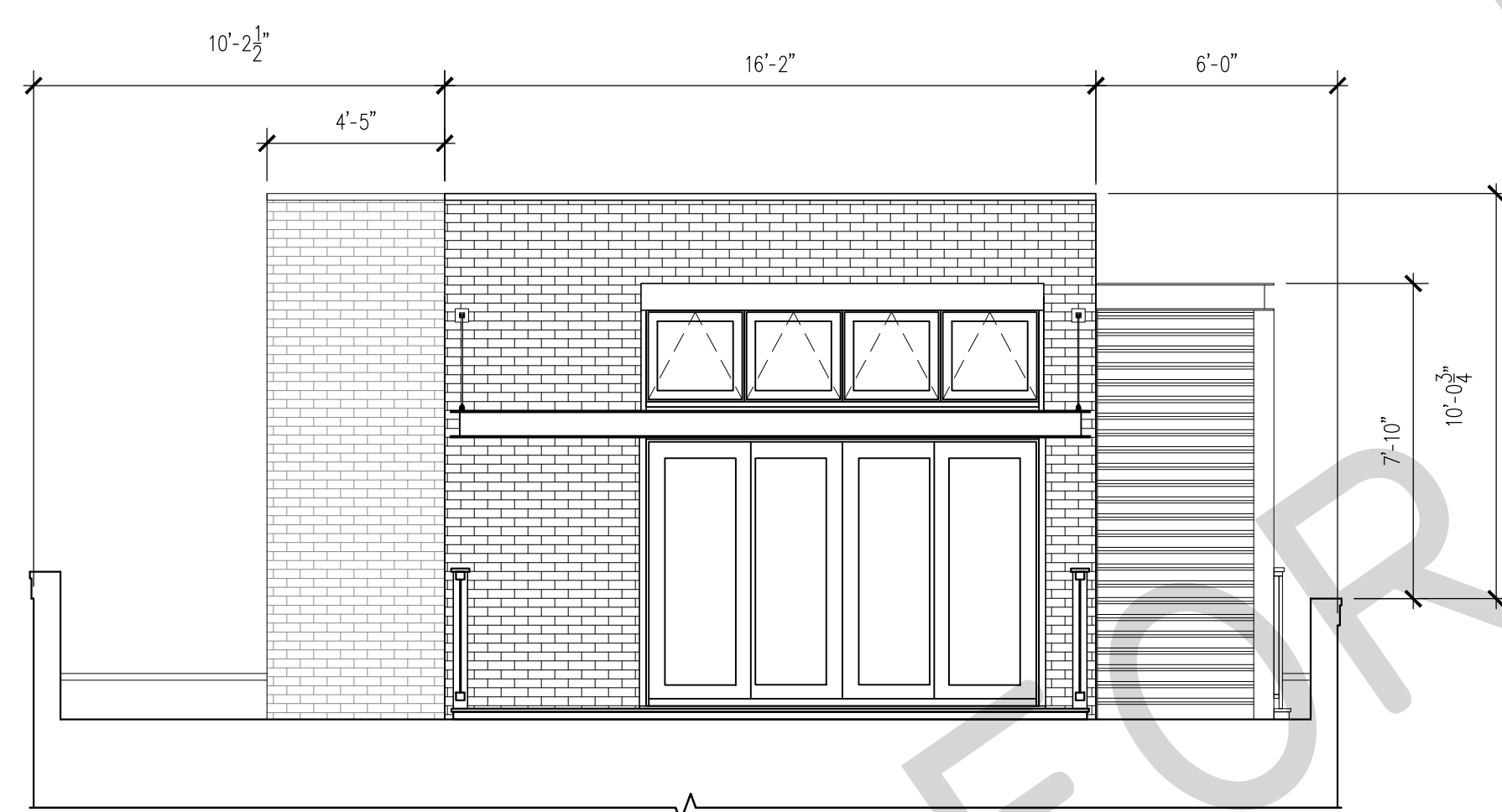
1 SECOND FLOOR PLAN
1/4"=1'-0"



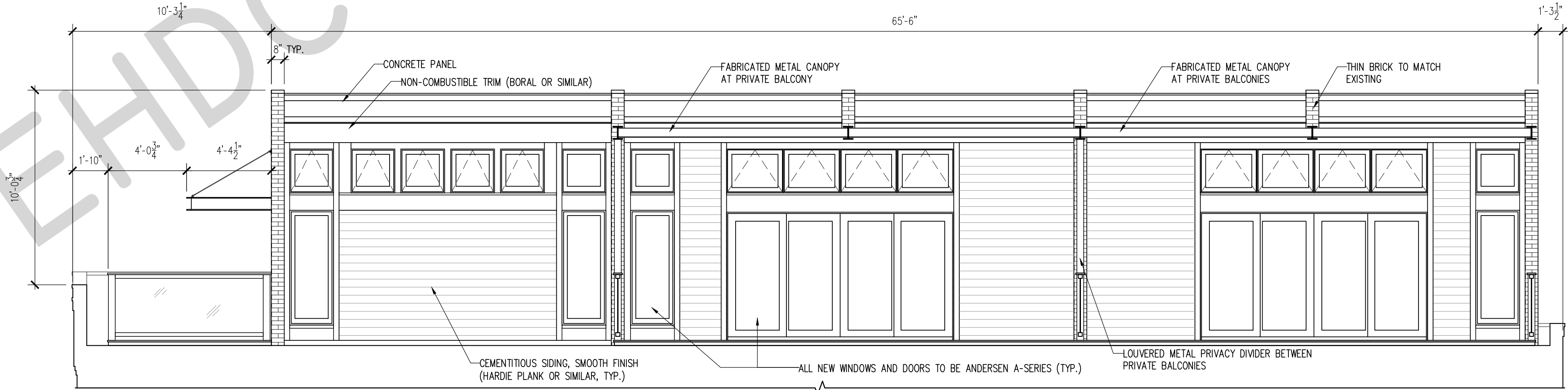
1 FIRST FLOOR PLAN
1/4"=1'-0"



2 THIRD FLOOR ADDITION PLAN- 3 APARTMENTS
1/4"=1'-0"



4 THIRD FLOOR SOUTH ELEVATION
1/4"=1'-0"



3 THIRD FLOOR EAST ELEVATION- 3 APARTMENTS
1/4"=1'-0"

RENOVATION & 3RD FLOOR ADDITION
17 E DOVER ST., EASTON, MD
PROPOSED FLOOR PLANS AND ELEVATIONS

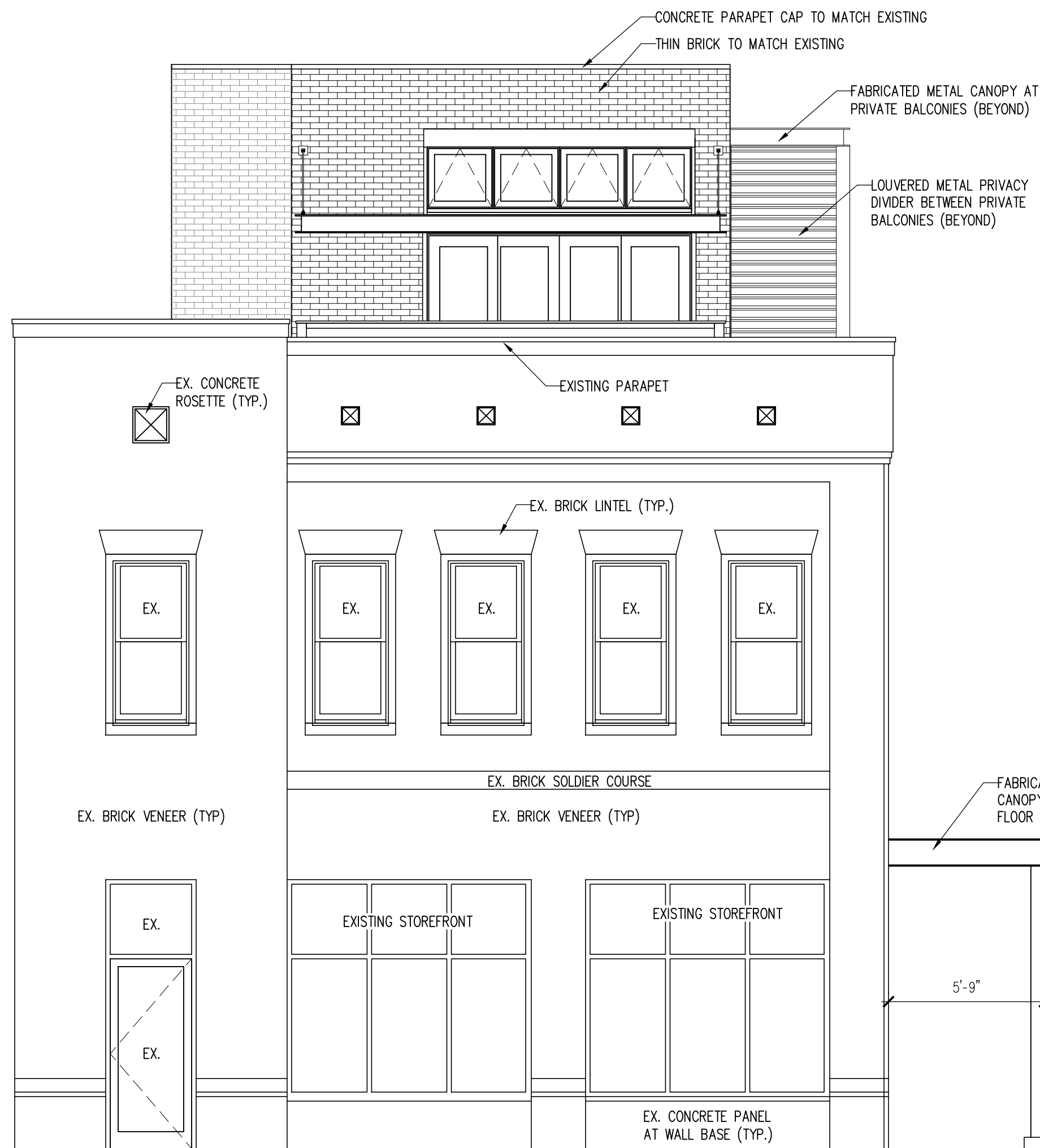
SCALE:
1/4"=1'-0"
DATE:
13 JULY 2026
SHEET 2 OF 4

EHDC REVIEW DOCUMENTS

P2

I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE #19032 EXPIRATION DATE 06/05/27

CHRISTINE M. DAYTON
ARCHITECT
PA
P.O. BOX 1659, EASTON MD. 21601 · 410-822-3130

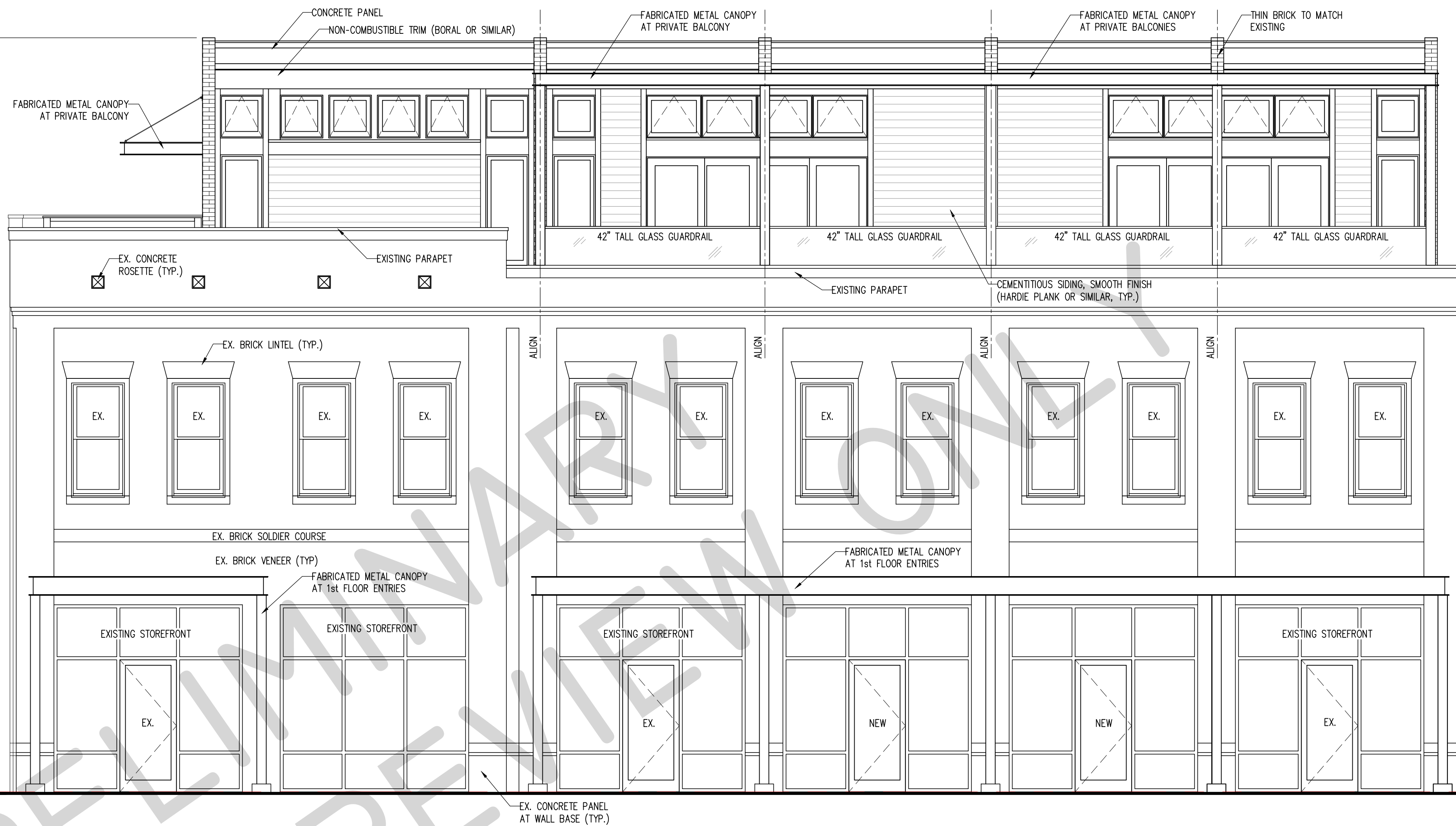


2

OVERALL SOUTH ELEVATION

1/4"=1'-0"

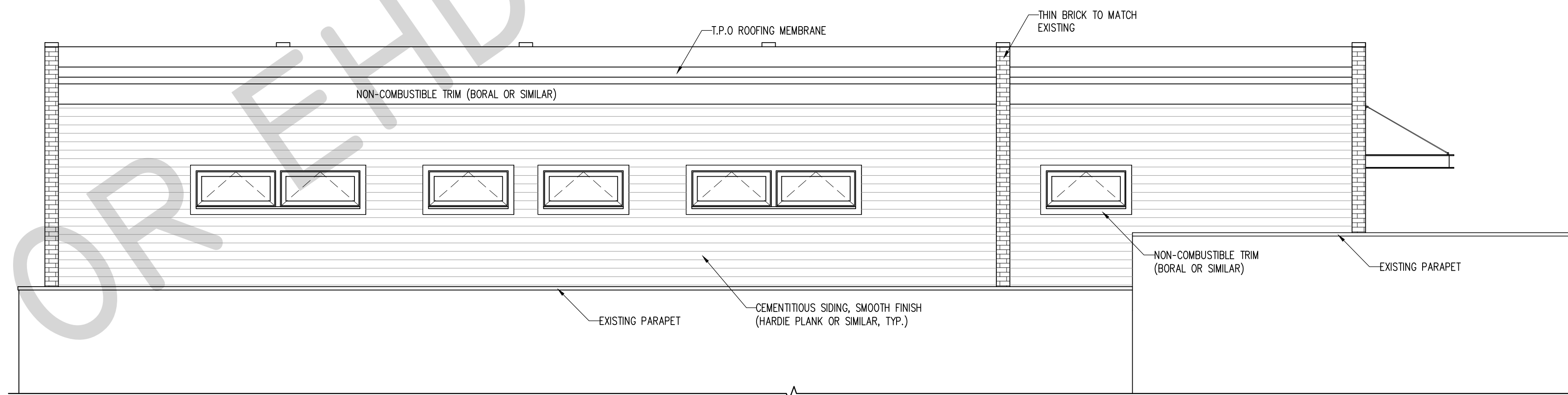
40'-0 3/4" APPROXIMATE OVERALL NEW HEIGHT



1

OVERALL EAST ELEVATION

1/4"=1'-0"



3

3RD FLOOR WEST ELEVATION

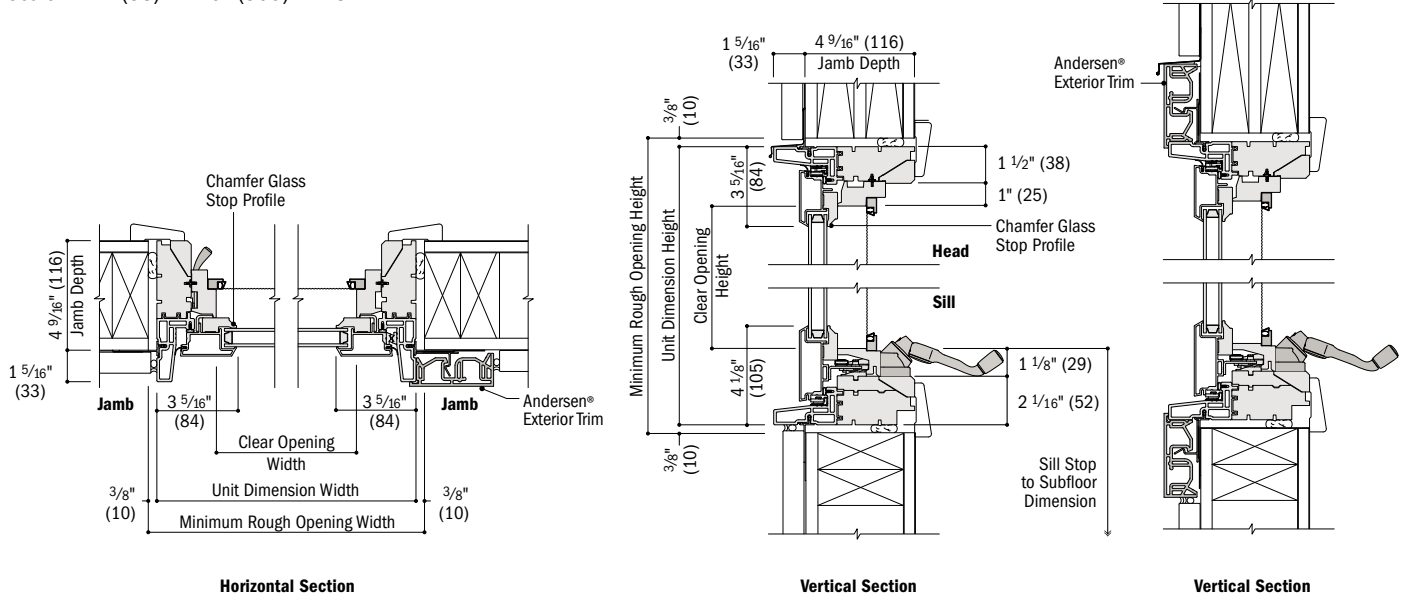
1/4"=1'-0"



A-SERIES CASEMENT WINDOWS

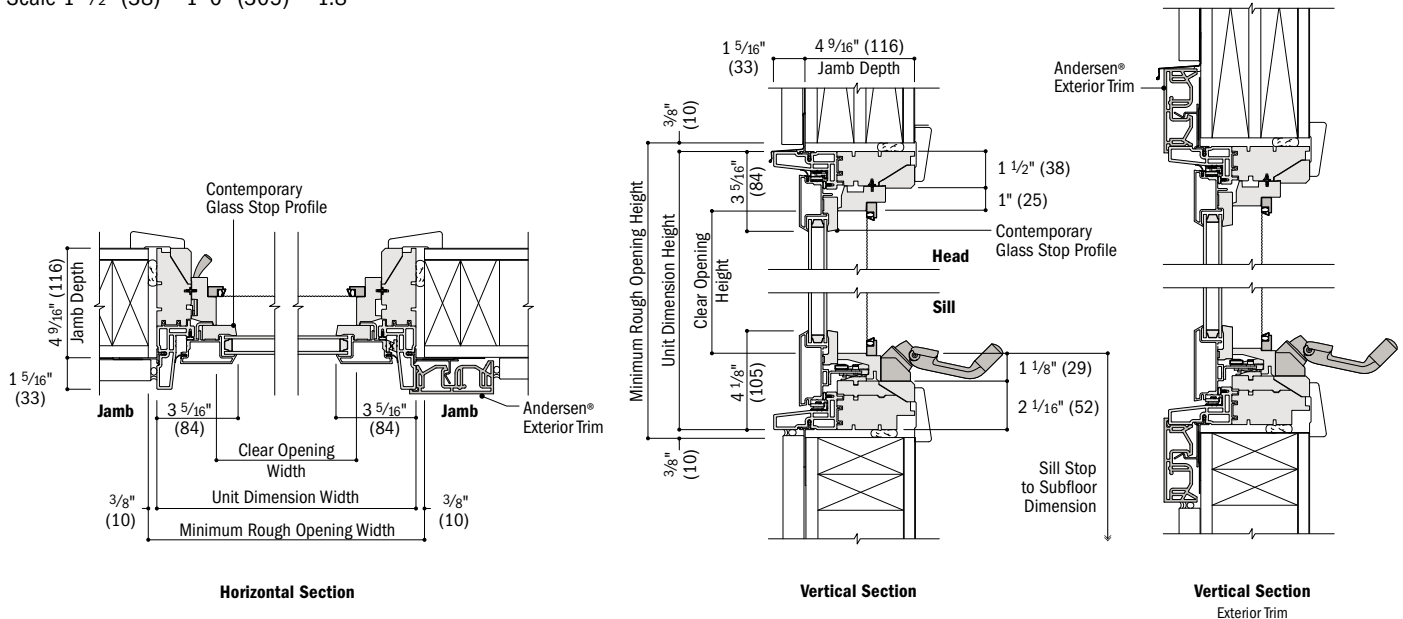
Casement Window Details – Chamfer Glass Stop Profile

Scale 1 1/2" (38) = 1'-0" (305) – 1:8



Casement Window Details – Contemporary Glass Stop Profile

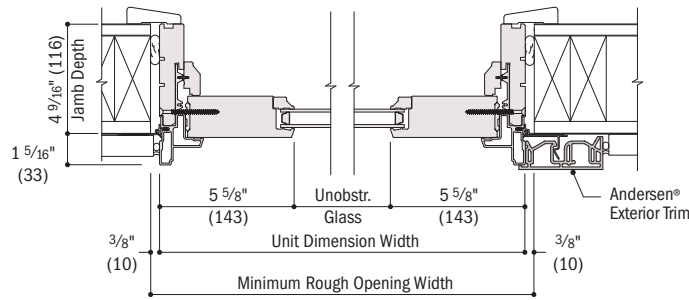
Scale 1 1/2" (38) = 1'-0" (305) – 1:8



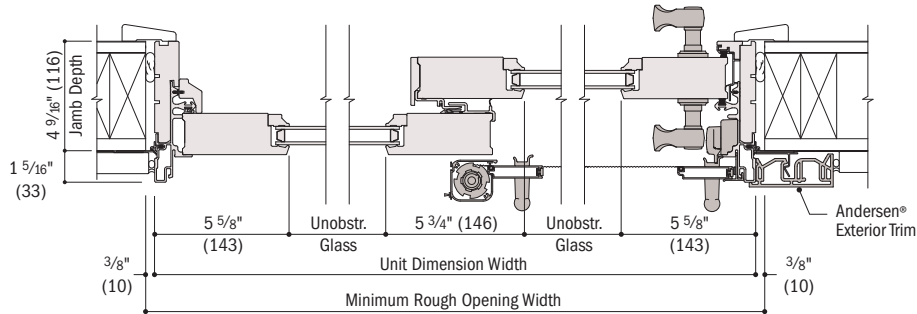
- 4 9/16" (116) base jamb depth measurement is from back side of installation flange.
- Light-colored areas are parts included with window. Dark-colored areas are additional Andersen® parts required to complete window assembly as shown.
- Dimensions in parentheses are in millimeters.
- **Minimum rough openings may need to be increased to allow for use of building wraps, flashing, sill panning, brackets, fasteners or other items.**
- Details are for illustration only and are not intended to represent product installation methods or materials. Refer to product installation instructions at andersenwindows.com.

Gliding Patio Door Details – Traditional Panels

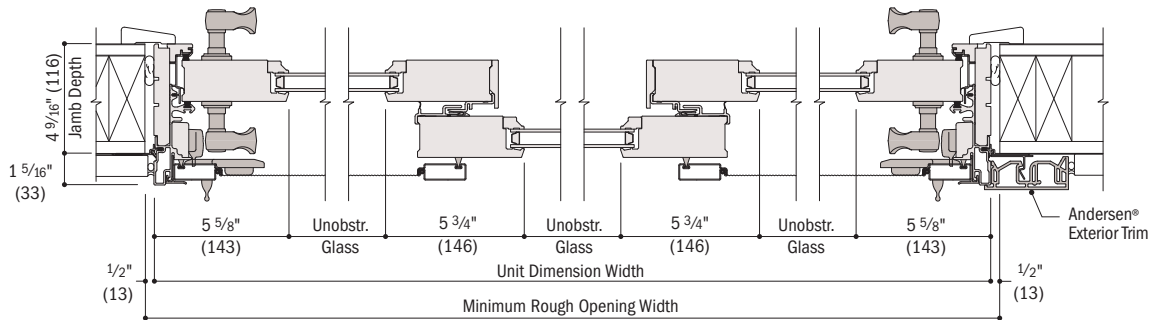
Scale 1 1/2" (38) = 1'-0" (305) – 1:8



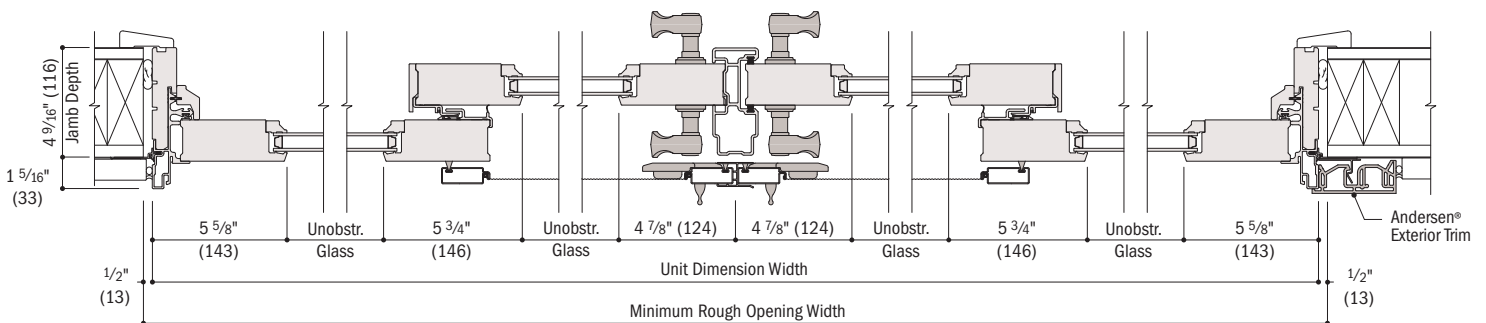
Horizontal Section
Stationary, Traditional Panel



Horizontal Section
Two-Panel, Traditional Panels, Retractable Insect Screen



Horizontal Section
Three-Panel, Traditional Panels, Top-Hung Gliding or Gliding Insect Screen



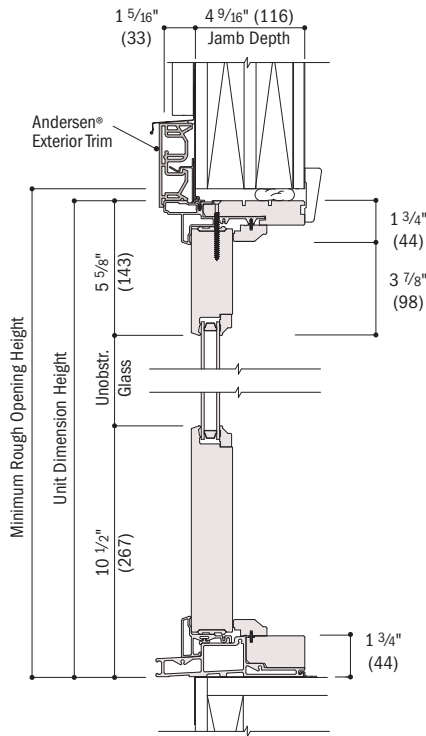
Horizontal Section
Four-Panel, Traditional Panels, Top-Hung Gliding or Gliding Insect Screen

continued on next page

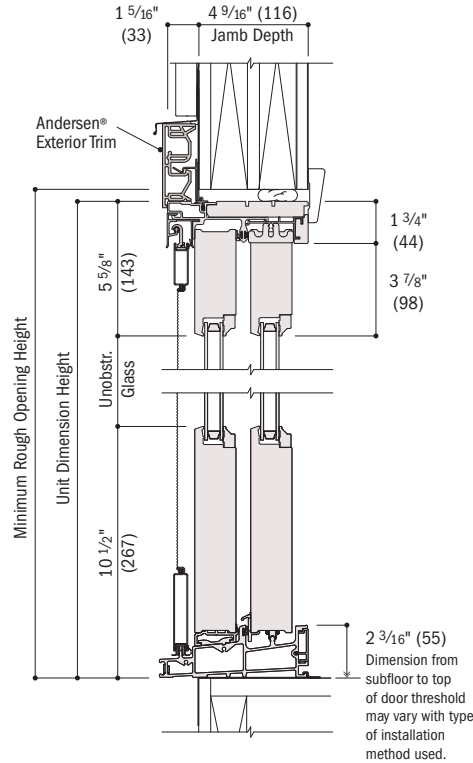
- 4 9/16" (116) base jamb depth measurement is from back side of installation flange.
- Light-colored areas are parts included with door. Dark-colored areas are additional Andersen® parts required to complete door assembly as shown.
- **Minimum rough openings may need to be increased to allow for use of building wraps, flashing, sill panning, brackets, fasteners or other items.**
- Details are for illustration only and are not intended to represent product installation methods or materials. Refer to product installation instructions at andersenwindows.com.
- Dimensions in parentheses are in millimeters.
- Additional hardware options are available, including flush mount hardware.

Gliding Patio Door Details – Traditional Panels *(continued)*

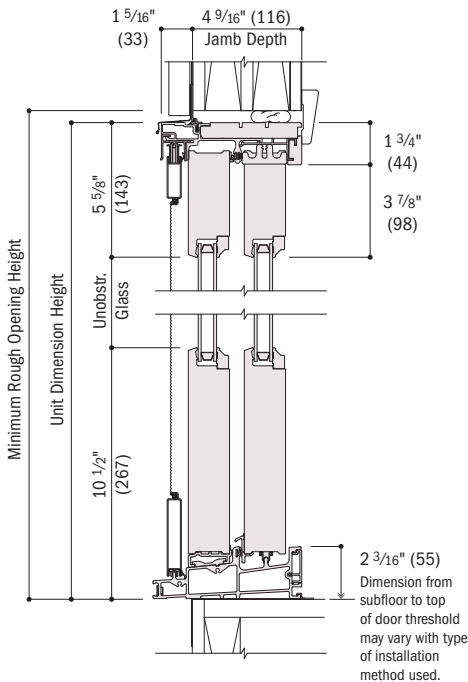
Scale 1 1/2" (38) = 1'-0" (305) – 1:8



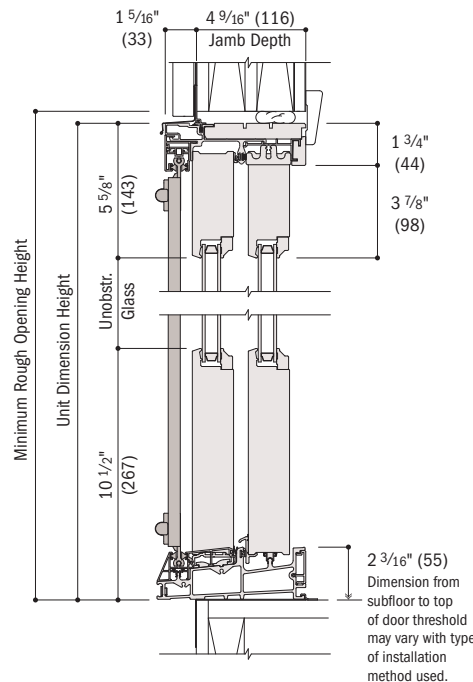
Vertical Section
Stationary, Traditional Panel



Vertical Section
Operating, Traditional Panels, Top-Hung Gliding Insect Screen



Vertical Section
Operating, Traditional Panels, Gliding Insect Screen



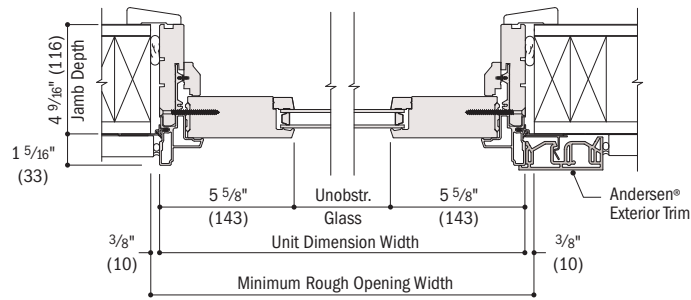
Vertical Section
Operating, Traditional Panels, Retractable Insect Screen

For optional remodeler sill bracket and drop-nose channel details, see page 5.

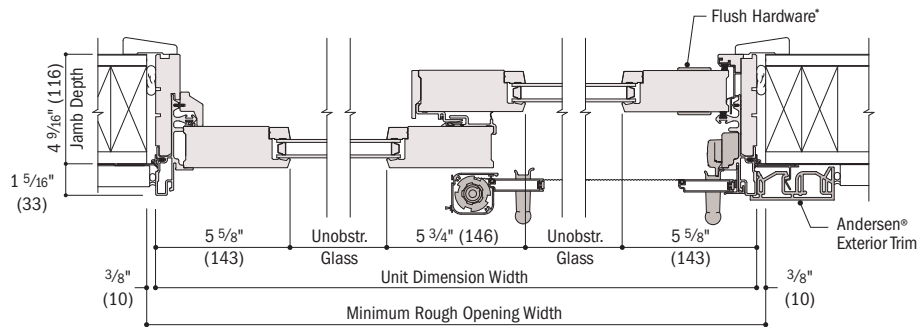
- 4 9/16" (116) base jamb depth measurement is from back side of installation flange.
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- Dimensions in parentheses are in millimeters.

Gliding Patio Door Details – Contemporary Panels

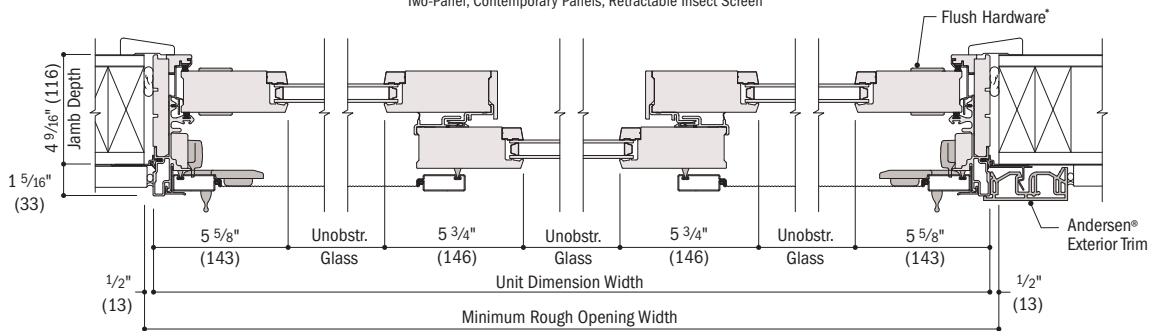
Scale 1 1/2" (38) = 1'-0" (305) – 1:8



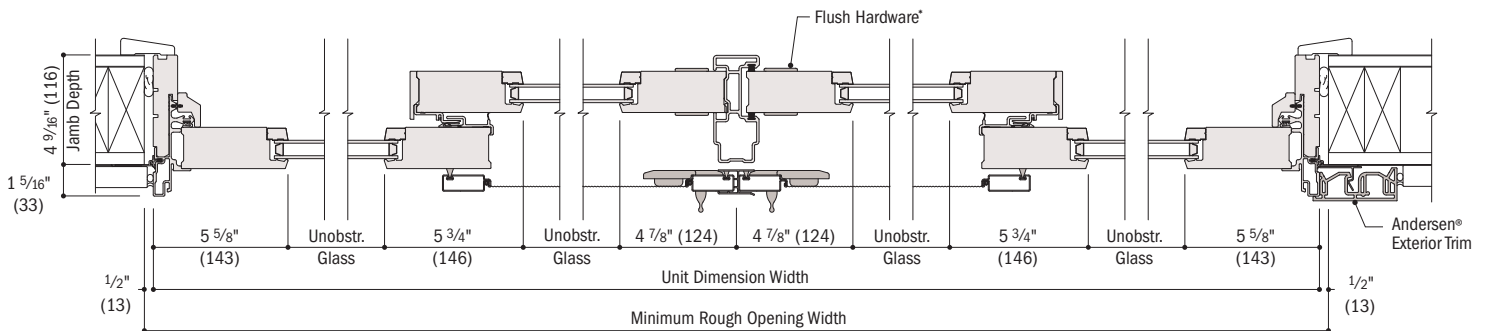
Horizontal Section
Stationary, Contemporary Panel



Horizontal Section
Two-Panel, Contemporary Panels, Retractable Insect Screen



Horizontal Section
Three-Panel, Contemporary Panels, Top-Hung Gliding or Gliding Insect Screen



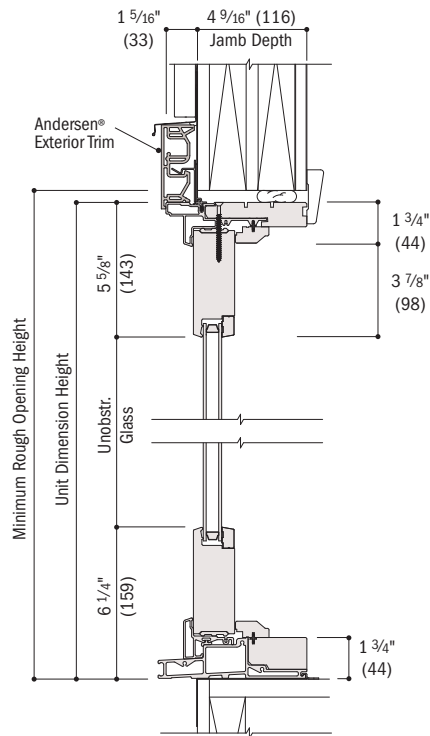
Horizontal Section
Four-Panel, Contemporary Panels, Top-Hung Gliding or Gliding Insect Screen

continued on next page

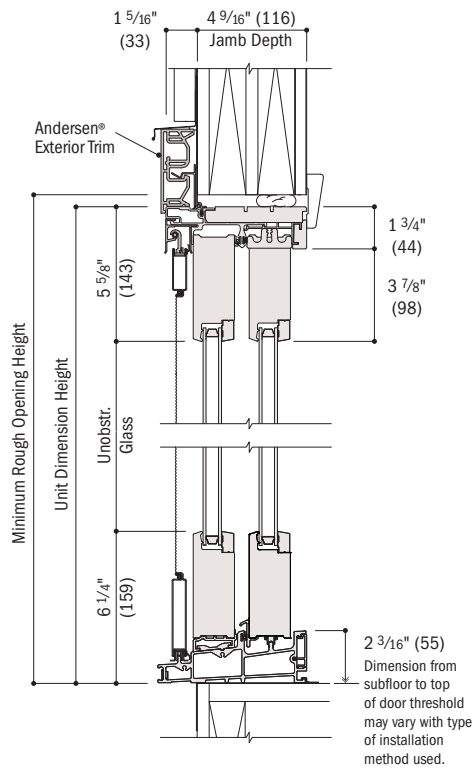
- 4 9/16" (116) base jamb depth measurement is from back side of installation flange.
- Light-colored areas are parts included with door. Dark-colored areas are additional Andersen® parts required to complete door assembly as shown.
- **Minimum rough openings may need to be increased to allow for use of building wraps, flashing, sill panning, brackets, fasteners or other items.**
- Details are for illustration only and are not intended to represent product installation methods or materials. Refer to product installation instructions at andersenwindows.com.
- Dimensions in parentheses are in millimeters.
- *Flush hardware shown. Additional hardware options are available.

Gliding Patio Door Details – Contemporary Panels *(continued)*

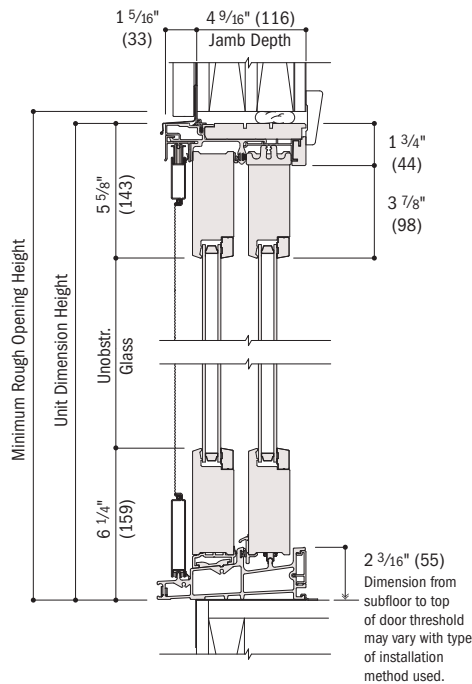
Scale 1 1/2" (38) = 1'-0" (305) – 1:8



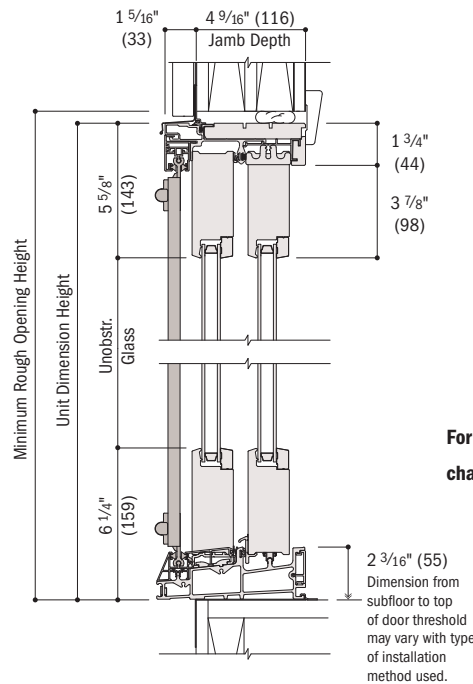
Vertical Section
Stationary, Contemporary Panel



Vertical Section
Operating, Contemporary Panels, Top-Hung Gliding Insect Screen



Vertical Section
Operating, Contemporary Panels, Gliding Insect Screen



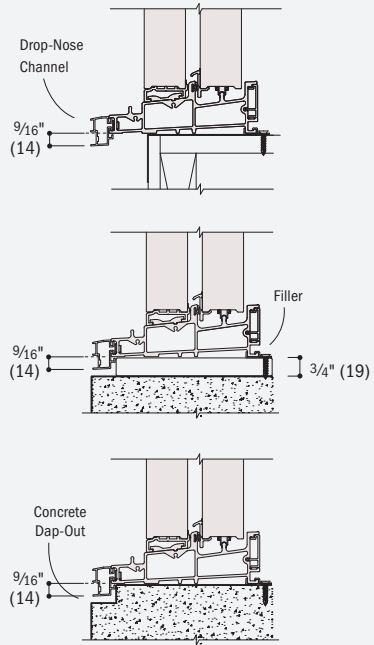
Vertical Section
Operating, Contemporary Panels, Retractable Insect Screen

For optional remodeler sill bracket and drop-nose channel details, see page 5.

- 4 9/16" (116) base jamb depth measurement is from back side of installation flange.
- Light-colored areas are parts included with door. Dark-colored areas are additional Andersen® parts required to complete door assembly as shown.
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- Dimensions in parentheses are in millimeters.

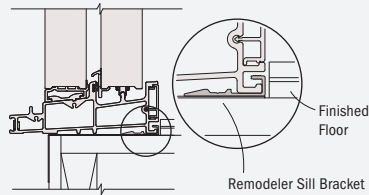
Drop-Nose Channel

Optional drop-nose channel is available when higher product performance is required. Wood and concrete installations shown.



Remodeler Sill Bracket

Optional remodeler sill bracket is available for installation with an existing finished interior floor.



FEATURES

CASEMENT & AWNING

FRAME

A The frame is constructed with wood and Fibrex® composite material exterior. This construction produces a rigid frame and a low-maintenance, durable exterior.

B Wood members are treated with a water-repellent preservative for long-lasting* protection and performance.

C The weatherstrip system combines an exterior watershed design and a foam weatherstrip seal between the sash and frame, providing a long-lasting, energy-efficient barrier against wind, water and dust.

D A factory-applied rigid vinyl installation flange helps seal the unit to the structure. Available in a standard design or with an exterior trim installation flange (shown). The exterior trim installation flange allows for Andersen® exterior trim surrounds to be applied in seconds after window installation.

SASH

E Fiberglass construction provides durable, strong and long-lasting** performance. The Fiberglass is finished with a Flexacron® paint system. This stabilized polyester paint is electrostatically applied for maximum protection and a lustrous, low-maintenance finish.

Traditional architectural style:

- Classic chamfer detailing
- The look of mortise-and-tenon joinery
- A tall bottom rail on casement and awning windows aligns with double-hung and picture windows for common sight lines

F Natural wood interiors are treated with a water-repellent preservative for long-lasting* protection and performance. Interior stops are fastened using a compression fit system so there are no nail holes to fill.



G GLASS

See Common Features on page 23 for details.

HARDWARE

Smooth Control Hardware System

Smooth operation is provided by a worm gear drive design that makes opening and closing almost effortless, regardless of the unit size. Hinges allow for a wash mode or widest clear opening depending on the window size. Hardware is sold separately. Hardware option and finish must be specified.

Single-Action Casement Lock



A single-action lock easily releases all locking points on the casement sash, while the reach-out action eliminates binding when closing. The lock is offered in finishes that coordinate with your specified hardware option.

Awning Sash Locks

Awning windows feature dual sash locks. Hardware style and finish options are compatible with casement windows to ensure consistency in appearance when used in combination designs.

PERFORMANCE OPTIONS

See Common Features on page 23 for details.

DOUBLE-HUNG

FRAME

A The frame is constructed with wood and Fibrex composite material exterior. This construction produces a rigid frame and a low-maintenance, durable exterior.

B Wood members are treated with a water-repellent preservative for long-lasting* protection and performance.

C The dual weatherstrip system utilizes a double foam-filled design that creates a pressure equalization chamber, knocking down driving rain and delivering a long-lasting, energy-efficient barrier against wind, water and dust.

D Traditional sloped sill design.

E For units with a white exterior, the exterior jamb liner is white. For all other exterior colors, the exterior jamb liner is Sandtone. All double-hung windows include lower jamb liner cover/inserts that match the product's exterior color.

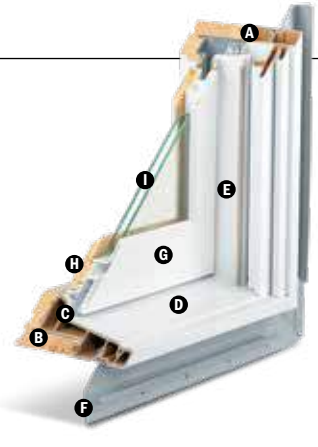
F A factory-applied rigid vinyl installation flange helps seal the unit to the structure. Available in a standard design or with an exterior trim installation flange (shown). The exterior trim installation flange allows for Andersen exterior trim surrounds to be applied in seconds after window installation.

SASH

G Fiberglass construction provides durable, strong and long-lasting** performance. The Fiberglass is finished with a Flexacron paint system. This stabilized polyester paint is electrostatically applied for maximum protection and a lustrous, low-maintenance finish.

Traditional architectural style:

- Classic chamfer detailing
- The look of mortise-and-tenon joinery
- A tall bottom rail on double-hung windows aligns with casement, awning and picture windows for common sight lines



H Natural wood interiors are treated with a water-repellent preservative for long-lasting* protection and performance. Interior stops are fastened from behind so there are no nail holes to fill.

I GLASS

See Common Features on page 23 for details.

HARDWARE

Sash Lock



Traditional spoon lock design has an integrated tilt-to-clean feature, so both sash can be cleaned from the inside.

PERFORMANCE OPTIONS

See Common Features on page 23 for details.

SASH OPTIONS**



Cottage Style

Reverse Cottage Style

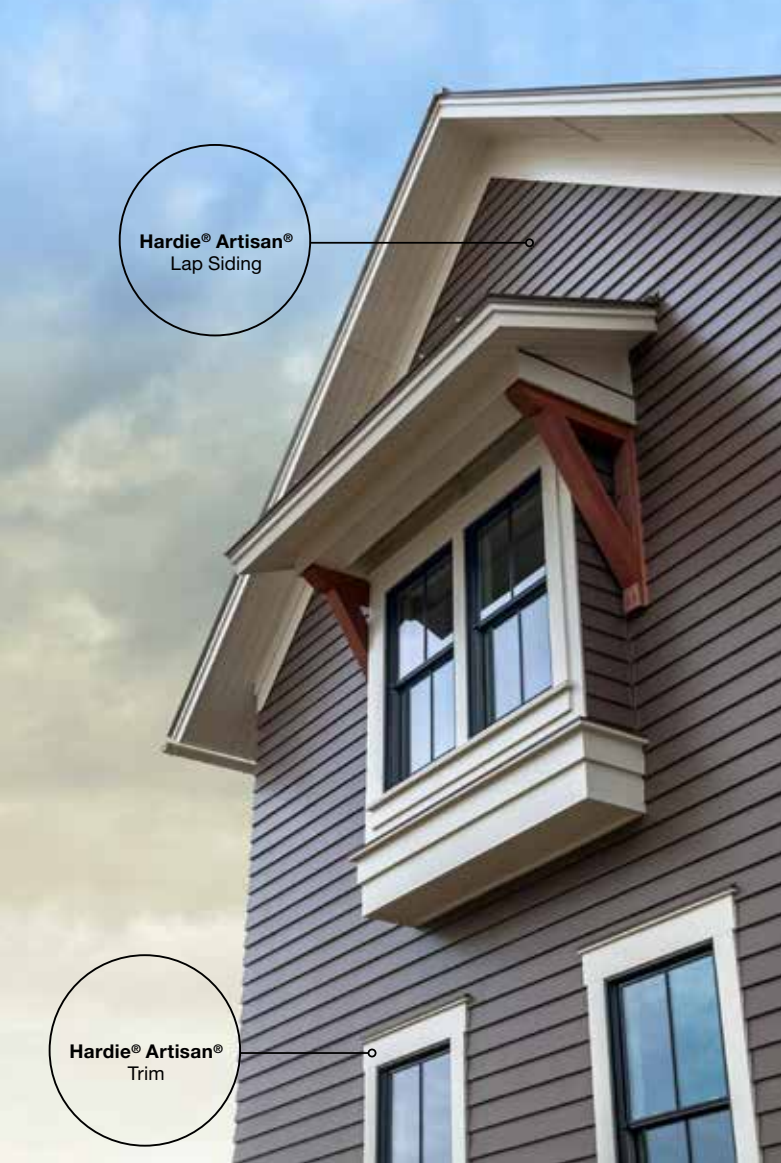
*Visit andersenwindows.com/warranty for details.

**Shown on 400 Series tilt-wash double-hung full-frame windows.

*Flexacron® is a registered trademark of PPG Industries, Inc.

Hardie® Artisan® Siding & Trim

Offering gorgeous, deep shadow lines and extra thick boards, Hardie® Artisan® Siding and Trim will set your home apart. The 5/8-inch thickness and unique features of Hardie® Artisan® siding provide precise fit and finish as well as the freedom to miter corners for attractive, streamlined styling.



MITERED CORNERS
Add sophistication to your design with mitered corners that can be crafted on-site with any Hardie® Artisan® Siding profile.



LOCK JOINT SYSTEM
Hardie® Artisan® Siding flat wall profiles have a lock joint system that helps enable faster, cleaner installation.



DESIGN FLEXIBILITY
Hardie® Artisan® Siding flat wall profiles can be oriented vertically, horizontally or used as soffit.

Flat wall profiles



Lap Siding



Trim



Shiplap



Square Channel



V-Groove

All Hardie® Artisan® products come with a primed finish and a smooth texture.



Hardie® Architectural Panel

Going from beyond wood-look designs, the clean lines of Hardie® Architectural Panel can help achieve a range of styles from traditional to more modern looks. Infuse your exterior with nature-inspired textures and stucco inspired designs. Mix and match with other Hardie® products to create a unique and beautiful exterior for your home.



Sea Grass
Gentle, linear pattern with a dynamic finish



Fine Sand
Even texture with a consistent finish

All Hardie® Architectural Panel products come with a primed finish.

Hardie™ Architectural Metal Trim

Transition Trim		
	Low Profile Inside Corner Transition	Use for transition from panel siding to lap siding on an inside corner.
	2-piece J Trim	Use at openings, edges of panels & at metal trim transitions.
	Low Profile Outside Corner Transition	Use for transition from panel siding to lap siding on an outside corner.
	J Trim	Use as a trim at abutments (e.g. soffit, masonry, windows, etc.).
	Vertical Siding H-Mold Transition	Cover vertical joints where you transition from panel siding to lap siding.

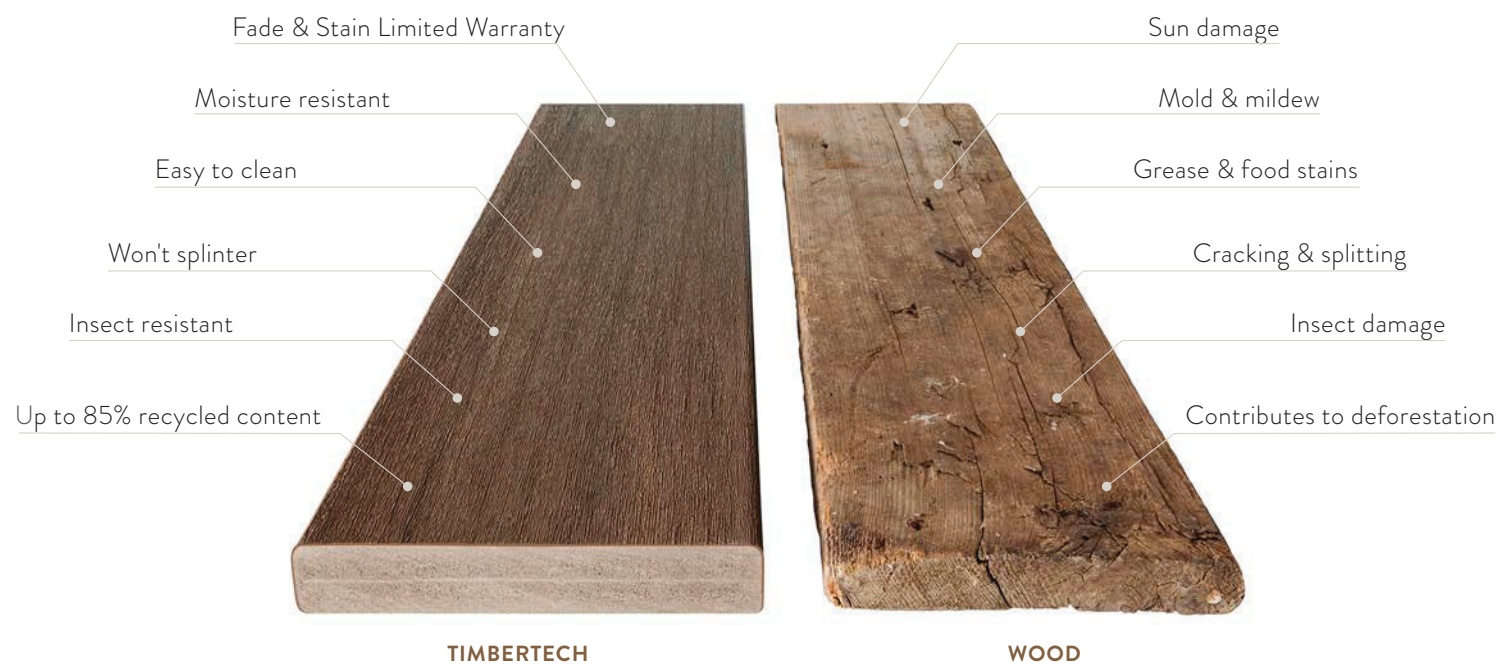
Joint & End Trim		
	Vertical Y Trim	Use along vertical butt joints.
	Vertical H Trim	
	Vertical T Trim	
	Low Profile Horizontal Z Trim	Use along horizontal control joints.
	Horizontal Z Flashing Trim	
	Horizontal Angled T Flashing Trim	

Corner Trim		
	Low Profile Inside Corner Trim	Use for corners.
	Inside Corner Trim	
	Low Profile Outside Corner Trim	
	Low Profile 45° Inside Corner Trim	Use for bay windows.
	Low Profile 45° Outside Corner Trim	

Base Trim		
	Raised Reveal Base Trim	Reveal & ledge to rest panels.
	L Base Trim	Low profile starter strip.

The beauty of wood without the upkeep

Enjoy your favorite wood looks without the worry of splinters, fading, and rotting. TimberTech Decking is made sustainably in the USA and features unbeatable performance backed by industry-leading warranties — for peace of mind and a worry-free deck.



I always say if people are gluttons for punishment, wood is a great option.

Pace B. | Petaluma, CA
Owner, General Contractor of Diamond Home Restoration

ANATOMY OF A DECK

Before you design your dream deck, get familiar with every element.





Our most realistic wood looks
with unparalleled performance



BEST CHOICE FOR FIRE ZONES

Unlike many wood and composite decking options, our Advanced PVC boards feature an Ignition Resistant designation, Class A Flame Spread Rating, and/or WUI Compliance.

SUSTAINABLE: THE GREENEST PVC DECKING ON THE MARKET

Made in the USA from up to 60% recycled material, including post-construction scrap like vinyl siding and trim, our Advanced PVC Decking is the greenest PVC option on the market. Plus, it's fully recyclable at the end of its useful life through our FULL-CIRCLE Recycling® Program.

SUPER DURABLE

Made of high-performance and recycled polymers (and no wood fibers), it's highly resistant to moisture damage like mold and mildew, and it won't splinter, crack, peel, or rot.

LOW MAINTENANCE

Forget sanding, staining, or sealing your deck. An occasional scrub and rinse are all that's needed.

FADE & STAIN RESISTANT

Enjoy a richly hued deck for decades with protective capping that resists UV rays and staining.*

COOL TOUCH TECHNOLOGY

Boards stay up to 30° cooler than the competition.**

FRIENDLIER TO BARE FEET

Better for bare feet and paws, it's splinter free and features up to 40% better traction than competitive products.

INDUSTRY-LEADING WARRANTIES

Your investment is protected by a 50-Year Fade & Stain Limited Warranty and Limited Lifetime Product Warranty.

DESIGN VERSATILITY

With Multiwidth Decking and heat-bending capabilities delivering curved boards, our Advanced PVC Decking allows you to create a truly unique design.



We looked at the TimberTech
and I was like ... wow, this is real wood!

Mark & Jennifer | Palos Verdes, CA
TimberTech Homeowners



Vintage Collection® in Weathered Teak®
Impression Rail Express® in Black with Modern Top Rail

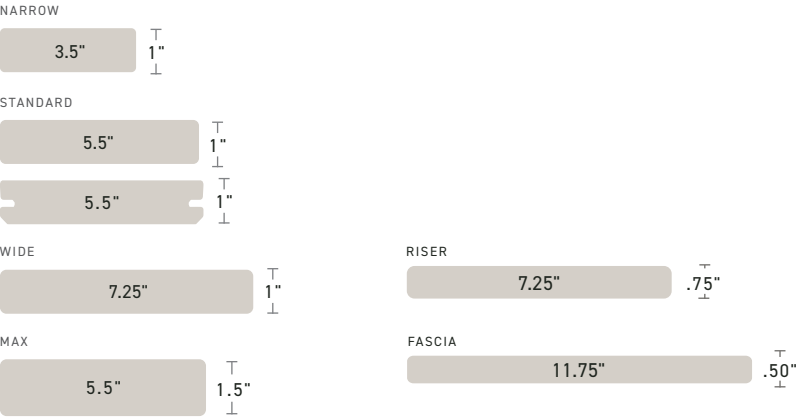
ADVANCED PVC

VINTAGE COLLECTION®

Exotic Hardwoods

This collection captures the look of sought-after premium hardwoods — with a refined wire-brushed finish and multitone color blending featuring highlights and lowlights.

- Complex, multitone colors to reflect the natural variations in exotic woods
- With an Ignition Resistant designation, Class A Flame Spread Rating, and WUI Compliance, it's the best choice for fire zones
- Design flexibility with Multiwidth Decking in narrow, standard, and wide widths for all colors



HIGH-PERFORMANCE COMPOSITE RAILING

Made from a mix of high-performance polymers and recycled wood fibers for impressive durability, these collections offer the most customization and style options.

CLASSIC COMPOSITE SERIES



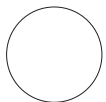
Vintage Collection® in Coastline®, Classic Composite Series in Matte Espresso with RadianceRail®

Looking to design a unique, custom railing for your space? With several top rail profiles and a universal bottom rail, the Classic Composite Series offers the most customization options, making mixing and matching components a breeze.

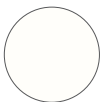


OUR PREMIUM MATTE COLORS ARE PROTECTED BY A 25-YEAR FADE & STAIN LIMITED WARRANTY.

COLOR OPTIONS



GLOSS WHITE



MATTE WHITE



MATTE BLACK

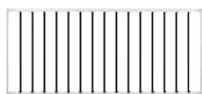


MATTE ESPRESSO

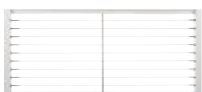
INFILL OPTIONS



SOLID COMPOSITE BALUSTERS



ALUMINUM BALUSTERS
SQUARE AND ROUND



CABLE RAIL



GLASS CHANNEL KIT
Glass not included

TOP RAIL OPTIONS



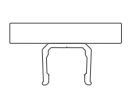
PREMIER RAIL



TRADEMARK RAIL™



RADIANCE RAIL®



DRINK RAIL

POST CAP OPTIONS



4"x 4"
CAP



4"x 4" & 5.5" x 5.5"
ISLAND CAP



5"x 5"
CAP



5.5"x 5.5"
PYRAMID CAP



Samantha Smith <ssmith@eastonmd.gov>

Authorization

Richard Marks

Tue, Jul 14, 2026 at 11:04 AM

To: Samantha Smith <ssmith@eastonmd.gov>

Cc: Josh Startt

To Whom This May Concern:

I hereby authorize CMD Architects to represent 17 East LLC at the EDC Hearing on July 27th.

Respectfully,

Richard Marks, Partner
17 East LLC



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

Monday, July 13, 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](https://www.eastonmd.gov/Town%20of%20Easton%20Agenda%20and%20Minutes)
[eastonmd.gov](https://www.eastonmd.gov)

Attendance:

Commission Members:

Ernie Demby, Chairperson

Maria Brophy CFM, Vice Chairperson

Kevin Bateman

Jim Carr

Kurt Gant

Joshua Startt AIA

Staff:

Miguel Salinas, Planning and Zoning Director

Nicholas Johnson AICP, Planner

Samantha Smith, Administrative Specialist

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 July 13, 2026 Agenda Summary.
Commissioner Bateman seconded the motion.**

Vote 6 - 0

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

AGAINST: 0

ABSTAIN: 0

ABSENT: 0

3. Old Business — None

4. New Business —

a. File No.: 2026 - 1760 / HD 26 - 66

Applicant: Pamela P. Gardner, AIA LLC

on behalf of Critchlow Adkins Children's Center

Location: 15 S. Hanson Street, Easton, MD 21601

Tax Map 0104, Grid 00EA, Parcel 1549
Zoning: R-7A

Request: The Applicant is requesting approval for the demolition of the existing portions of the structure that sustained structural damage from a fallen tree, and the subsequent reconstruction of those damaged portions to replicate the existing footprint and massing. In addition to the storm repair, minor modifications will be made to the roof line and the façade. The proposed scope of work includes the full replacement of the roof with new ribbed/corrugated metal roofing, the replacement of the trim with PVC skirt boards, PVC rake boards and PVC crown molding, the replacement of all windows with aluminum-clad wood windows with simulated divided lite (SDL), and the replacement of the siding with fiber-cement with a 5" exposure. The Applicant is also proposing the addition of a faux chimney structure on the rear roofline using cut bricks, and the installation of a new 48" composite (PVC) picket fence to screen HVAC units. This is a contributing structure to the Historic District, and is listed on the Maryland Inventory of Historic Places (T-468).

Background: On March 16, 2026, the subject structure sustained significant structural damage to both floors due to a fallen tree during a severe windstorm. Following an inspection of the damage, the Town of Easton Building Inspection Department issued a formal "Do Not Occupy" notice.

The Maryland Inventory of Historic Places' architectural survey file describes the subject property's historical significance as an example of a stylized, U-shaped cast-iron fence dating from the mid-to-late nineteenth century (T-468). The rear portion of the structure is not depicted on the 1980 Easton National Register Historic District Map or the 1891 Sanborn map, which suggests that it could be a more modern addition. However, the Easton Historic District Survey notes that the rear ell consists of multiple sections that all appear to be historic.

Historic District Guideline references:

- i. *Demolition Review Procedures (Partial Demolitions)*
- ii. *Guideline 1. Preserve Significant Historic Features*
- iii. *Guideline 4. Restore Significant Historic Features*
- iv. *Guideline 14. Perimeter Walls and Fences*
- v. *Guideline 68. Maintain Historic Roof Shape*
- vi. *Guideline 70. Roof Material*
- vii. *Guideline 76. Preserve Historic Wood Siding*
- viii. *Guideline 77. Make Sensitive Replacements (Siding)*
- ix. *Guideline 79. Fiber Cement Siding*
- x. *Guideline 89. Maintain Historic Windows*
- xi. *Guideline 90. Make Sensitive Replacements (Windows)*
- xii. *Appendix B.2. Common Substitute Materials (Siding)*
- xiii. *Appendix B.2. Common Substitute Materials (Windows)*

Staff Presentation:

Miguel Salinas, Planning and Zoning Director
Nicholas Johnson AICP, Planner

Applicant Presentation:

Pamela P. Gardner AIA, Pamela P. Gardner LLC
John Duffy, J. Duffy Construction LLC

Public Comment — None

Public Comment Written — None

Commissioner Bateman moved to approve the demolition of the damaged portions of the structure and replacement plan subject to the following conditions:

- 1. The corner boards shall be fiber-cement to match the approved siding.**
- 2. The picket fence shall be wood.**

Commissioner Carr seconded the motion.

The Commission determined that the proposed work was most appropriately classified as restoration necessitated by an act of nature, and therefore was not subject to review pursuant to Section 2.9 of the Demolition Review Procedures.

<u>Vote</u>	6 - 0
FOR:	6 - Demby, Brophy, Bateman, Carr, Gant, Startt
AGAINST:	0
ABSTAIN:	0
ABSENT:	0

- b. File No.: 2026 - 1767 / HD 26 - 69**
Applicant: Maggio Home Services, LLC
Location: 116 Goldsborough Street, Easton, MD 21601
Tax Map 0103, Grid 00EA, Parcel 1141
Zoning: R-7A

Request: The Applicant is proposing multiple exterior alterations to the rear façade of the structure in order to accommodate a larger interior renovation. The existing screened porch will be removed, and the porch framing will be replaced with framing for a new interior and exterior wall. A new Anderson 400 Series Woodwright window unit will be installed on the new rear exterior wall. This unit consists of a mulled combination unit with a central picture window flanked by two (2) double-hung windows and a 12” transom located above each. The new trim for this window will match the existing trim. The existing wood lap siding and trim on the rear and left facing walls will also be replaced with TruExterior

Craftsman Collection (Boarl). This is a contributing structure to the Historic District.

Historic District Guideline references:

- i. *Guideline 64. Preserve Historic Porches*
- ii. *Guideline 77. Make Sensitive Replacements (Siding)*
- iii. *Guideline 78. Substitute Materials for Siding*

Staff Presentation:

Miguel Salinas, Planning and Zoning Director
Nicholas Johnson AICP, Planner

Applicant Presentation:

None

Public Comment — None

Public Comment Written — None

Vice Chairperson Brophy moved to table the application pending further detail on the proposed scope of work and the proposed replacement material for the siding. Commissioner Gant seconded the motion.

<u>Vote</u>	<u>6 - 0</u>
FOR:	6 - Demby, Brophy, Bateman, Carr, Gant, Startt
AGAINST:	0
ABSTAIN:	0
ABSENT:	0

- c. **File No.:** 2026 - 1770 / HD 26 - 70
Applicant: Michael and Constance Pullen
Location: 36 S. Washington Street, Easton, MD 21601
Tax Map 0104, Grid 00EA, Parcel 1460
Zoning: CB

Request: The Applicant is requesting to install a 40” by 18” hanging sign on the S. Washington Street façade of the building. The sign will be suspended above the front porch, and will consist of two (2) individual 40” by 18” PVC panels. This is a contributing structure to the Historic District.

Historic District Guideline references:

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

Staff Presentation:

Miguel Salinas, Planning and Zoning Director
Nicholas Johnson AICP, Planner

Applicant Presentation:

Michael Pullen

Public Comment — None

Public Comment Written — None

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

Vote	6 - 0
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FOR:	6 - Demby, Brophy, Bateman, Carr, Gant, Startt
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AGAINST:	0
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ABSTAIN:	0
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ABSENT:	0
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5. Discussion Item —

Corrective Action Notice for 601 Goldsborough Street — The Commission reviewed and discussed the corrective action notice issued for the property at 601 Goldsborough Street. An inspection of the property conducted by the Town of Easton Code Enforcement Department on March 30, 2026 uncovered several property maintenance and building code violations (Case #26-0177). The porch support column and porch guardrail was found to be structurally unstable, requiring repair or replacement. Additionally, the exterior siding has deteriorated and must also be repaired or replaced. The corrective notice mandated that the replacement of structural components of the porch beyond routine maintenance would require a building permit and a Certificate of Appropriateness (COA) in accordance with Section 6-3.5 of the Building Code and Section 28-601.E of the Zoning Code. A final notice was issued on June 5, 2026, following a re-inspection of the property which showed that the outstanding maintenance violations had not been addressed. On June 22, 2026 it was discovered that work had been done to remove the entirety of the front porch railing and decking without a building permit or COA.

Ms. Susan Griep, owner of 601 Goldsborough Street addressed the Commission regarding the previously completed work. Ms. Griep detailed the safety concerns affecting the property noting the severe water damage to the porch, and clarified that the work was done on a temporary basis to secure the structure. Additionally, she cited a hardship, explaining that these structural issues were inherited from the previous owner, and stated she was unaware of the permit requirements when purchasing the property. The original porch material was identified as tongue and groove, and the Commission indicated their preference for an in-kind replacement in accordance with their guidelines. Ms. Griep was instructed by the Commission to submit a formal application detailing the proposed scope of work along with all

required materials. The Commission welcomed further discussion to determine which materials and what scope of work would be considered appropriate under the Historic District Guidelines.

6. Decision Summary Review —

Vice Chairperson Brophy moved to approve the June 22, 2026 Decision Summary. Commissioner Startt seconded the motion.

Vote	6 - 0
FOR:	6 - Demby, Brophy, Bateman, Carr, Gant, Startt
AGAINST:	0
ABSTAIN:	0
ABSENT:	0

7. Administrative Approval — None

8. Emergency Approval — None

9. Adjournment — Vice Chairperson Brophy moved to adjourn. Commissioner Bateman seconded the motion. The meeting was adjourned at 6:50 p.m.