



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

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.**

<u>Vote</u>	<u>6 - 0</u>
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>	<u>6 - 0</u>
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.

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

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.

<u>Vote</u>	<u>6 - 0</u>
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.