



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

Monday, July 27, 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
Kevin Bateman
Jim Carr
Kurt Gant
Joshua Startt AIA

Staff:

Nicholas Johnson AICP, Planner
Samantha Smith, Planning Technician

Absent:

Commission Members:

Maria Brophy CFM, Vice Chairperson

Staff:

Miguel Salinas, Director of Planning and Zoning

1. Call to Order — Chairperson Demby called the meeting to order at 6:00 pm.

2. Agenda Summary Review —

**Commissioner Startt moved to approve the July 27, 2026 Agenda Summary.
Commissioner Carr seconded the motion.**

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

3. Old Business —

- a. **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 and framed for a new interior and exterior wall. A new Anderson 400 Series Woodwright window unit will be installed on the new rear exterior wall, and a new fir wooden door will be installed directly to the right of the proposed window unit. The window 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 wood siding with a 5” exposure and wood trim. The existing brick staircase will be salvaged and subsequently replaced to match the home’s current foundation. This is a contributing structure to the Historic District.

Background: This application was tabled by the Commission at their July 13, 2026 meeting pending further detail on the proposed scope of work, and the proposed replacement material for the siding.

Historic District Guideline references:

- i. *Guideline 44. Adding New Doors*
- ii. *Guideline 64. Preserve Historic Porches*
- iii. *Guideline 77. Make Sensitive Replacements (Siding)*
- iv. *Guideline 78. Substitute Materials for Siding*

Staff Presentation:

Nicholas Johnson AICP, Planner

Applicant Presentation:

John Maggio, Maggio Home Services, LLC

Public Comment — None

Public Comment Written — None

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

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

ABSENT: 1 - Brophy

4. New Business —

- a. File No.:** 2026 - 1776 / HD 26 - 72
Applicant: Callahan Signs
on behalf of Port Street Laundry
Location: 126 Port Street, Easton, MD 21601
Tax Map 0104, Grid 00EA, Parcel 1501
Zoning: CB

Request: The Applicant is requesting 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 of the front business entrance. This is a non contributing structure to the Historic District.

Historic District Guideline references:

- i. *Guideline 25. General Guidelines for Signage*
- ii. *Guideline 35. Wall Signs*

Staff Presentation:
Nicholas Johnson AICP, Planner

Applicant Presentation:
John Callahan, Callahan Signs

Public Comment — None
Public Comment Written — None

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

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

- b. File No.:** 2026 - 1787 / HD 26 - 74
Applicant: Booth, Cropper & Marriner, PC.
Location: 130 N. Washington Street, Easton, MD 21601
Tax Map 0103, Grid 00EA, Parcel 0617
Zoning: CB

Request: The Applicant is requesting to demolish a historic outbuilding located to the rear of the primary structure. The dilapidated structure is hidden by existing vegetation, and its present location is obscured from view from the public rights-of-way along N. Harrison Street and N. Washington Street. A replacement plan for the outbuilding has not been proposed at this time. The primary structure to which the outbuilding is located is a contributing structure to the Historic District, and is listed on the Maryland Inventory of Historic Places (T-41).

Background: The MIHP architectural survey indicates that a board and batten gable roof outbuilding at the rear was constructed after 1877. The Sanborn Maps also provide inconsistent details regarding the location of the historic outbuilding.

Historic District Guideline references:

- i. *Demolition Review Procedures*
- ii. *Guideline 1. Preserve Significant Historic Features*
- iii. *Guideline 10. Preserve Historic Outbuildings*
- iv. *Guideline 128. Avoid Demolition*
- v. *Guideline 130. Demolition by Neglect*

Staff Presentation:

Nicholas Johnson AICP, Planner

Applicant Presentation:

Lyndsey Ryan Esq. on behalf of Booth, Cropper & Marriner, PC.

Public Comment — None

Public Comment Written — None

Commissioner Startt moved to approve the demolition of the outbuilding as submitted based on the following findings:

- 1. The outbuilding is likely non-historic.**
- 2. The poor condition of the outbuilding poses an immediate safety concern.**
- 3. The outbuilding is not visible from any public right-of-way.**

Commissioner Bateman seconded the motion.

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

- c. **File No.:** 2026 - 1786 / HD 26 - 73
Applicant: Christine M. Dayton Architect
on behalf of 17 East LLC
Location: 17 E. Dover Street, Easton, MD 21601
Tax Map 0103, Grid 00EA, Parcel 1219
Zoning: CB

Request: The Applicant is proposing the renovation of the non contributing structure at 17 E. Dover Street, and the construction of a third floor addition to the existing commercial building to accommodate three (3) new apartment units. The demolition scope includes the removal of the existing awnings, and the modification of the existing storefront to accommodate a new entry door. The alterations to the first floor and the third floor addition will utilize materials such as a smooth-finished cementitious lap siding, a thick brick veneer designed to match the existing brick course, and a non-combustible trim (boral or a similar product). The project will also incorporate composite decking (Timbertech or a similar product) for private balconies, TPO roofing membranes for the flat roof and third-floor addition, composite-clad wood windows and sliding glass doors (Andersen A-Series), and a concrete parapet cap to mirror the existing parapet profile.

Background: This project was first presented before the Commission on March 23, 2026 as a preliminary discussion regarding the conceptual design for the renovation and expansion of the third floor.

Historic District Guideline references:

- i. *Guideline 94. Style*
- ii. *Guideline 97. Form, Massing, Height, and Scale*
- iii. *Guideline 98. Street Rhythm*
- iv. *Guideline 102. Rooftop Additions*
- v. *Guideline 103. Materials*
- vi. *Guideline 105. Exterior Color*
- vii. *Guideline 106. Details and Ornamentation*
- viii. *Guideline 109. Energy and Sustainability*
- ix. *Guideline 110. Exterior Lighting*
- x. *Guideline 112. Proportion*
- xi. *Guideline 113. Façade Rhythm*
- xii. *Guideline 115. Roof Form*
- xiii. *Guideline 116. Roof Material*
- xiv. *Guideline 121. General Guidelines for Utilities for New Construction*
- xv. *Guideline 122. Trash and Refuse Containers*
- xvi. *Guideline 123. Mechanical Equipment*
- xvii. *Guideline 126. Arrangement*
- xviii. *Guideline 127. Window Type*

Staff Presentation:

Nicholas Johnson AICP, Planner

Applicant Presentation:

Joshua Startt AIA

Christine M. Dayton

Public Comment — None

Public Comment Written — None

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

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

5. Discussion Item — None

6. Decision Summary Review —

Commissioner Bateman moved to approve the July 13, 2026 Draft Decision Summary. Commissioner Startt seconded the motion.

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

7. Administrative Approval — None

8. Emergency Approval — None

9. Adjournment — Commissioner Startt moved to adjourn. Commissioner Carr seconded the motion. The meeting was adjourned at 6:29 p.m.