



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

Monday, August 10, 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)
[\(eastonmd.gov\)](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, 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 August 10, 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 —

a. File No.:	2024 - 1251 / HD 24 - 86
Applicant:	John Peeling
Location:	208 Goldsborough Street, Easton, MD 21601 Tax Map 0103, Grid 00EA, Parcel 1135
Zoning:	R-7A

Request: The Applicant is seeking an amendment to the previously approved scope of work to construct the porch deck and steps using cement rather than wood. Additionally, a metal railing will be installed if required by building code. This is a contributing structure to the Historic District, and is listed on the Maryland Inventory of Historic Places (T-465).

Background: This application first appeared before the Commission on January 8, 2024 for the construction of a two (2) story rear addition. The proposed exterior alterations included the replacement of some existing windows with wood and clad-wood, the repair and replacement of the siding, the installation of a new fiberglass shingle roof and a new standing seam metal roof, and the replacement of the wooden trim. The application was amended by the applicant during the meeting to reflect the second story window on the Thoroughgood Street frontage as aluminum clad windows. That approval was conditioned upon the standing seam metal roof material meeting the specifications of Guideline 70e. The Certificate of Appropriateness (COA) lapsed on July 8, 2024 as no building permit was issued within six (6) months of approval.

The application once again appeared before the Commission on August 12, 2024. The request was unanimously approved subject to the condition that the Applicant submit a cutsheet for the proposed standing seam metal roof. On September 23, 2024, the Commission approved a revised application that included the addition of a window on the second floor of the east façade, the addition of a transom window above the door on the west façade, the removal of the shutters on the second floor of the southern façade, the addition of a standing seam overhang on the southern façade, and an increase in the footprint of the garage addition.

Historic District Guideline references:

- i. *Guideline 64. Preserve Historic Porches*
- ii. *Guideline 65. Make Sensitive Replacements*
- iii. *Appendix B.2. Common Substitute Materials (Porch and Deck)*

Staff Presentation:

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

Applicant Presentation:

John Peeling

Public Comment — None

Public Comment Written — None

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

Vote 6 - 0

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

4. New Business —

a. **File No.:** 2026 - 1790 / HD 26 - 75
Applicant: Carolyn Button
Location: 229 S. Aurora Street, Easton, MD 21601
Tax Map 0105, Grid 00EA, Parcel 2151
Zoning: R-10A

Request: The Applicant is requesting to install 103 linear feet of six (6) foot tall wooden picket fencing. The proposed fence will extend from the home's southwest corner into the side yard to join the existing fence line, and will continue to the southwest corner of the property connecting to the rear outbuilding. A Victorian style decorative iron fence and gate will be removed to accommodate the new fence. This is a contributing structure to the Historic District.

Historic District Guideline references:

i. *Guideline 14 Perimeter Walls and Fences*

Staff Presentation:

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

Applicant Presentation:

Carolyn Button

Public Comment — None

Public Comment Written — None

Commissioner Carr moved to approve the application based on the finding that the Victorian style fence and gate are not historic. Commissioner Bateman seconded the motion.

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

b. File No.: 2026 - 1794 / HD 26 - 77
Applicant: Alchemyworks, Inc.
on behalf of Catherine Joyce
Location: 220 S. Harrison Street, Easton, MD 21601
Tax Map 0105, Grid 00EA, Parcel 2107
Zoning: R-10A

Request: The Applicant is requesting to install a six (6) foot tall cedar privacy fence along the northern property line. The fence will be constructed of horizontal cedar planks mounted between vertical posts, and a top rail/cap (header) may also be installed to provide additional structural support for the gate. A portion of the fence will be constructed on top of an existing brick wall. This is a contributing structure to the Historic District.

Historic District Guideline references:

i. Guideline 14. Perimeter Walls and Fences

Staff Presentation:

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

Applicant Presentation:

Jim Sebastian, Alchemyworks, Inc.

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

c. File No.: 2026 - 1772 / HD 26 - 71
Applicant: Town of Easton
Location: 11 S. Harrison Street, Easton, MD 21601
Tax Map 0104, Grid 00EA, Parcel 1526
Zoning: CB

Request: The Applicant is requesting approval for the installation of two (2) new 24" x 30" projecting signs to the Easton Visitor Center. One sign has been mounted into the masonry of the South façade facing the public parking lot, and the second has replaced an existing sign on the Harrison Street frontage. This is a

contributing structure to the Historic District.

Background: The Harrison Street facing sign was approved by the Commission on November 10, 2003 (application 2023-55).

Outstanding Issues: While there is not an active Code Enforcement case, these signs were installed without a Certificate of Appropriateness or a signage permit. As per the sign regulations in Section 28-1101.7.C of the Zoning Ordinance, no more than one (1) projecting sign may be permitted in the CB zoning district (in addition to the permitted wall or building signage). The request will require signage plan approval from the Town of Easton Planning Commission to allow two (2) or more business wall signs to occupy a building with a common entrance. An application for this projecting sign has not been submitted to the Planning Commission at this time.

Historic District Guideline references:

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

Staff Presentation:

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

Applicant Presentation:

Holly DeKarske, Executive Director of the Easton Visitor Center

Public Comment — None

Public Comment Written — None

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

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

- d. **File No.:** 2026 - 1795 / HD 26 - 78
Applicant: Kevin and Debbie Bateman
Location: 519 Goldsborough Street, Easton, MD 21601
Tax Map 0103, Grid 00EA, Parcel 0763
Zoning: R-7A

Request: The Applicant is requesting to remove and replace the existing wooden porch decking with a composite material (Timbertech Porch

Collection®). The existing porch railing and posts will remain. To conceal unfinished edges, the decking may be installed within a picture-frame border. This is a contributing structure to the Historic District.

Background: On April 27, 2026, the Commission voted 5–1 to approve replacing the front porch wood decking on a contributing structure at a nearby property on Goldsborough Street (Application 2025-1593). The Commission approved the use of TimberTech Porch Collection® composite decking, which features a tongue-and-groove profile designed to replicate historic porch decking. The decking was also installed within a “1" x 6" picture-frame border”.

Historic District Guideline references:

- i. *Guideline 1. Preserve Significant Historic Features*
- ii. *Guideline 2. Repair Rather than Replace*
- iii. *Guideline 3. Make Sensitive Replacements*
- iv. *Guideline 64. Preserve Historic Porches*
- v. *Guideline 65. Make Sensitive Replacements (Porches)*
- vi. *Appendix B.2. Common Substitute Materials (Porch and Deck)*

Staff Presentation:

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

Applicant Presentation:

Kevin Bateman

Public Comment — None

Public Comment Written — None

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

Vote	3 - 2 - 1 - 0
FOR:	3 - Demby, Carr, Startt
AGAINST:	2 - Brophy, Gant
ABSTAIN:	1 - Bateman
ABSENT:	0

5. Discussion Item — None

6. Decision Summary Review —

Vice Chairperson Brophy moved to approve the July 27, 2026 Draft 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 —

- a. File No.:** 2026 - 1797 / HD 26 - 79
Applicant: Chris Jordan Exteriors, LLC
on behalf of Jim McMartin
Location: 125 S. Hanson Street, Easton, MD 21601
Tax Map 0104, Grid 00EA, Parcel 1921
Zoning: R-7A

Request: The Applicant is requesting administrative approval for the in-kind replacement of the asphalt shingle roof with new architectural asphalt shingles. The existing trim, fascia, soffit and gutters shall remain. Given that the request complies with §28-601.E.4.d of the Town of Easton Zoning Ordinance and the Easton Historic District Design Guidelines, the application may be administratively approved as submitted. This is a contributing structure to the Historic District.

Historic District Guideline references:

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

8. Emergency Approval —

- a. File No.:** 2026 - 1793 / HD 26 - 76
Applicant: Bay Area Exteriors LLC
on behalf of Bayshore Realty 45 LLC
Location: 43 S. Washington Street, Easton, MD 21601
Tax Map 0104, Grid 00EA, Parcel 1448B
Zoning: CB

Request: Emergency approval for the removal of the existing asphalt shingle and cedar shake shingles, the the replacement with asphalt architectural shingles as per the Historic District Commission Chairperson. This is a non contributing structure to the Historic District.

9. **Adjournment** — Vice Chairperson Brophy moved to adjourn. Commissioner Startt seconded the motion. The meeting was adjourned at 6:52 p.m.