



Historic District Commission MEETING MINUTES

Monday, January 10, 2022 - 6:00 PM
Council Chambers, Easton Town Office
14 S Harrison Street

Call to Order

Opening statement given by the Chairman.

The Commission operates under the authority granted to it by section 701 of the Town of Easton Zoning Ordinance. And, I hereby open the record of the public hearing on cases heard this evening and, in accordance with our legal responsibilities, I enter into the record the following items: notice of the public hearing, adopted design guidelines, resumes of commission members and any consultants used by the Commission, records of any previous meetings, and any letters to the Commission on a case.

The decisions of the HDC may be appealed within 30 days of approval.

General Order of the hearing of Applications

- Introduction of the application by the presiding officer
- Presentation by the applicant or his agent
- Questions by members of the Commission
- Public Comment
- Petitioner Rebuttal
- Discussion/Consideration by the Commission
- Decision motion and statement of Basis for Decision

The applicant may withdraw the application at any time up to when the vote is taken. A Certificate of Appropriateness shall lapse upon the expiration of the corresponding Building Permit. For applications that require a building permit but for which none is issued, this Certificate of Appropriateness shall lapse six (6) months after its issuance. In the event a building permit is not required, the Certificate of Appropriateness shall lapse six (6) months from its issuance if substantial work is not underway. For good cause shown, this period may be extended by the Commission.

I will now entertain a motion to accept the agenda for this evening.

At 06:02 PM, Chair Pezor called the meeting to order.

Commission Members Present:

Chair Kelly Pezor
Mr. Kevin Bateman
Mr. Ernie Demby
Mr. Bruce Harrington
Mr. Kevin Gibson
Mr. James Sebastian

Staff Present:

Casey Ortiz

Approval of Agenda

Upon motion by Mr. Gibson seconded by Mr. Sebastian and carried 6-0, **agenda of the January 10, 2022 meeting were approved as written.**

Old Business

None

New Business

Application Number:
Location:

2021-00602
304 Winton Avenue

Applicant: Maurice and Karen Schlesinger
Request: Alteration, Addition, and New Construction
Maurice Schlesinger was present on behalf of the Alteration, Addition & New Construction for 304 Winton Avenue, a **contributing** building in the Historic District.

Upon motion by Mr. Gibson second by Mr. Demby and carried 6-0, **2021-00602 was approved with modifications**

- **Garage Trim- Azek.**
- **Porch Board- will be a composite material and should be submitted for compliance with HDC guidelines.**

Historic District Guideline References:
House

- Windows- PG 51, R2
- Door- PG 48, R2

Garage

- Auxiliary Structures PG 34, R2, R4
- Materials PG 90, R1

Application Number: 2021-00525
Location: 18 S Higgins Street
Applicant: Ward Bucher on behalf of Trust Asbury M.E. Church
Request: Renovation (Windows)
Ernest Demby on behalf of Trust Asbury M.E. Church was present on behalf of the Renovations (Windows) for 18 S Higgins Street, a **contributing** building in the Historic District.

Upon motion by Mr. Bateman second by Mr. Gibson and carried 5-0 with Mr Demby recusing himself, **2021-00525 was approved as submitted.**

Historic District Guideline References:
Windows: PG 51, R1; R2
Maryland Historical Trust letter was attached.

Application Number: 2021-00610
Location: 221 S Hanson Street
Applicant: John Marrah on behalf of Thomas & Cheryl Kicklighter
Request: Renovation & Alteration (In-Kind Membrane Roof Replacement & changing rear porch roof from asphalt shingles to standing seam)

John Marrah on behalf of Thomas & Cheryl Kicklighter was present on behalf of the Renovation & Alteration (In-Kind Membrane Roof Replacement & changing rear porch roof from asphalt shingles to standing seam) for 211 S Hanson Street, a **contributing** building in the Historic District.

Upon motion by Mr. Gibson second by Mr. Sebastian and carried 6-0, **2021-00610 was approved as submitted.**

- **Standing seam will have 1 1/2" Rib Height**
- **Standing seam will have 16" Width between Seams**

Historic District Guideline References:
Roofs- PG 55, R1 (In-Kind Replcement of TPO Porch Roof)
Roofs PG 55, R3 (Standing Seam- Not visible from Right-of-Way)

Application Number: 2021-00612
Location: 6 South Street
Applicant: Jerry Barrow on behalf of NSC

Request: Renovation (Side wood door changing to fiberglass and removing storm door)

Jerry Barrow on behalf of NSC was present on behalf of the Renovation (Side wood door changing to fiberglass and removing storm door) for 6 South Street, a **contributing** building in the Historic District.

Upon motion by Mr. Gibson second by Mr. Sebastian and carried 6-0, **2021-00612 was approved as submitted.**

- **Fiberglass Door's are acceptable when there is no cover and is not visible from Right-of-Way**

Historic District Guideline References:

Door- PG 48, R2 "Not visible from ROW should be compatible with the overall character"

Application Number: 2021-00613

Location: 30 E & 18 E Dover Street

Applicant: Jo Anne Baker on behalf of Shore United Bank

Request: Renovation, Alteration, & New Construction

Jo Anne Baker on behalf of Shore United Bank was present on behalf of the Renovation, Alteration, & New Construction for 30 E & 18 E Dover Street, a **contributing** building in the Historic District.

Upon motion by Mr. Gibson second by Mr. Bateman and carried 6-0, **2021-00613 was approved as submitted.**

Historic District Guideline References:

Front Facade- PG 42, R1

Side Facade- PG 45, R1

Roofs- PG 55, R1

Windows- PG 51, R1; R2

Skylight- PG 56, R3; PG 55, R1

Drive-Thru- PG 90, R1; PG 84, R2; PG 91, R1

Application Number: 2021-00616

Location: 316 E Dover Street

Applicant: Nancy Andrew on behalf of Talbot County Democratic Central Committee

Request: Signage (Hanging Wall Sign)

Nancy Andrew on behalf of Talbot County Democratic Central Committee was present on behalf of the Signage (Hanging Wall Sign) for 316 E Dover Street, a **contributing** building in the Historic District.

Upon motion by Mr. Gibson second by Mr. Sebastian and carried 6-0, **2021-00616 was approved as submitted.**

Historic District Guideline References:

Wall Signs- PG 67 R1; R2

Consent Docket

Application Number: 2021-00608

Location: 300 Talbot Street

Applicant: Patti Cannon on behalf of For All Seasons

Request: Renovation (Membrane Roofing)

Patti Cannon on behalf of For All Seasons was present on behalf of the Renovation (Membrane Roofing) for 300 Talbot Street, a **non-contributing** building in the Historic District.

Upon motion by Mr. Gibson second by Mr. Bateman and carried 6-0, **2021-00608 was approved as submitted.**

Historic District Guideline References:

Roofs- PG 55, R1 (In-Kind TPO Replacement)

Administrative Approval

Application Number:	2021-00606
Location:	29 S Washington Street
Applicant:	Larris Willis on behalf of Talbot Historical Society
Request:	In-Kind Asphalt Shingles Replacement

Items by Town Staff

New Historic District Application & New Historic District Checklist

Discussion Item

None.

Approval of Minutes.

12/13/2021

Upon motion by Mr. Sebastian seconded by Mr. Gibson and carried 5-0 with Mr. Harrington abstaining, **minutes of the December 13, 2021 meeting were approved as written.**

Adjournment.

At 7:23 PM, upon motion by Mr. Gibson seconded by Mr. Sebastian and carried 6-0, **Chair Pezor adjourned the regularly scheduled meeting.**