



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

Monday, January 9, 2023 at 6:00 p.m.
Town Hall Chamber 2
14 S. Harrison Street, Easton

Archived video of the meeting is available at:

[Town of Easton Agenda and Minutes](https://www.eastonmd.gov/Agenda/Minutes)
[\(eastonmd.gov\)](https://www.eastonmd.gov/Agenda/Minutes)

Attendance:

Commission Members:

Kelly Pezor, Chairperson
Ernie Demby, Vice Chairperson
Kevin Bateman
Maria Brophy
Bruce Harrington
Jim Sebastian

Staff:

Miguel Salinas, Planning and Zoning Director
Nicholas Johnson, Planner

1. **Call to Order**—Commissioner Pezor called the meeting to order at 6:03 pm.
2. **Agenda Summary Review**—
January 9, 2023- The Commission amended the agenda to add 20 N. Aurora Street, the Primrose House, as a discussion item.

Commissioner Sebastian moved to approve the January 9, 2023 Agenda Summary with the proposed amendment. Commissioner Brophy seconded the motion.

<u>Vote</u>	<u>6-0</u>
FOR:	6- Pezor, Demby, Bateman, Brophy, Harrington, Sebastian
AGAINST:	0
ABSTAIN:	0
ABSENT:	0

3. **Decision Summary Review**—
November 28, 2022-

Commissioner Brophy moved to approve the November 28, 2022 Decision Summary. Commissioner Sebastian seconded the motion.

<u>Vote</u>	<u>6-0</u>
FOR:	6- Pezor, Demby, Bateman, Brophy, Harrington, Sebastian
AGAINST:	0
ABSTAIN:	0
ABSENT:	0

December 12, 2022-

Vice Chairman Demby moved to approve the December 12, 2022 Decision Summary. Commissioner Bateman seconded the motion.

<u>Vote</u>	<u>6-0</u>
FOR:	6- Pezor, Demby, Bateman, Brophy, Harrington, Sebastian
AGAINST:	0
ABSTAIN:	0
ABSENT:	0

4. Old Business –

- a. Applicant:** James Sebastian
File No.: 2022-00018
Agent: James Sebastian, Alchemyworks Inc.
Location: 220 S. Harrison Street, Easton, MD 21601
Tax Map 105, Grid 0EA, Parcel 2107
Zoning: R-10A

Request: The applicant is revising their original application that was approved by the Historic District Commission on February 28, 2022. Changes include: 1) the removal of a proposed dormer; 2) a change in footprint to the proposed sunroom; 3) changes to the window and door layout on the rear addition; 4) the removal of a rear window; and 5) changes to the approved materials for windows, roof, and doors.

Historic District Guideline references:

- i. Guideline 42*
- ii. Guideline 70*

Staff Presentation:

Nicholas Johnson; Planner
Miguel Salinas; Director of Planning and Zoning

Applicant Presentation:

James Sebastian; Alchemyworks Inc.

Public Comment— None

Vice Chairman Demby moved to approve the revised application. Commissioner Bateman seconded the motion.

<u>Vote</u>	<u>5-0-1-0</u>
FOR:	5- Pezor, Demby, Bateman, Brophy, Harrington,
AGAINST:	0
ABSTAIN:	1- Sebastian
ABSENT:	0

5. New Business –

a. Applicant: **Brandon Barrow**
File No.: **2022-828**
Agent: Brandon Barrow
Location: 331 E. Dover Street, Easton, MD 21601
Tax Map 104, Grid 000, Parcel 1102
Zoning: CB

Request: The applicant is proposing to do an “in-kind” vinyl window replacement and install a new commercial vent.

Historic District Guideline references:

- i. Guideline 85*
- ii. Guideline 90*
- iii. Appendix B Vinyl Windows*
- iv. Appendix B Vinyl-Clad Windows*

Staff Presentation:

Nicholas Johnson; Planner
Miguel Salinas; Director of Planning and Zoning

Applicant Presentation:

Brandon Barrow

Public Comment— None

Commissioner Sebastian moved to approve the request for the installation of a new commercial vent, and an “in-kind” replacement of vinyl insert windows with the condition that manufacturer SDL is applied to the window exterior. Commissioner Bateman seconded the motion.

The Commission specified that vinyl windows are acceptable in this circumstance because of: 1) the condition of the existing building; 2) the windows are not easily visible from a public right-of-way; and 3) it is a modern addition to a contributing building within the Historic District.

<u>Vote</u>	<u>6-0</u>
FOR:	6- Pezor, Demby, Bateman, Brophy, Harrington, Sebastian
AGAINST:	0
ABSTAIN:	0
ABSENT:	0

6. Discussion Items —

20 N. Aurora Street- the Primrose House

- a. Representatives of Chesapeake Neighbors introduced a proposed project at 20 N. Aurora Street to the Commission and the public. The Commission discussed the general scope of the proposed project and provided the representatives with feedback and comments to the site plan design.

7. Administrative Approval —

- a. **Applicant:** All Exteriors LLC
File No.: 2023-001
Location: 16 N. Aurora Street, Easton, MD 21601
Tax Map 103, Grid 0EA, Parcel 1128
Zoning: R-7A

Request: The applicant is requesting approval for residential improvements at 16 N. Aurora Street. The request is to remove one existing metal roof panel and replace in-kind with a Horizon-Loc metal roof panel. The replacement roof shall have 1-inch rib heights and hidden fasteners and shall be installed according to the submitted material. 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 is approved as submitted.

Historic District Guideline references:

- i. *Guideline 68*
- ii. *Guideline 70*

- b. **Applicant:** Chris Jordan Exteriors LLC
File No.: 2023-002
Location: 310 S. Harrison Street, Easton, MD 21601
Tax Map 105, Grid 0EA, Parcel 2253
Zoning: R-10A

Request: The applicant is requesting approval for residential improvements at 310 S Hanson Street. The request is to replace the existing asphalt shingle roof in-kind with GAF Timberline HDZ shingles. The existing gutters will also be removed and replaced in-kind. No trim, fascia, or soffit shall be altered during construction. 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 is approved as submitted.

Historic District Guideline references:

- i. *Guideline 68*
- ii. *Guideline 70*
- iii. *Guideline 73*

- c. **Applicant:** Charles R. Martin
File No.: 2022-836
Location: 101 E. Dover Street, Easton, MD 21601
Tax Map 104, Grid 0EA, Parcel 1195
Zoning: CB

Request: The applicant is requesting approval for commercial improvements at 101 E Dover Street. The request is to install new 72” tall HVAC units on top of the roof, located near the existing units. These new HVAC units shall not be visible from street level. 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 is approved as submitted.

Historic District Guideline reference:

- i. *Guideline 48*

- d. **Applicant:** Trevor Robins % Mike Malpeeze
File No.: 2021-00619
Location: 507 Goldsborough Street, Easton, MD 21601
Tax Map 103, Grid 0EA, Parcel 0758
Zoning: R-7A

Request: The applicant is requesting approval for residential improvements at 507 Goldsborough Street. The request is to extend the Commission's previous approval to demolish a non-contributing outbuilding and construct a new garage with a carport. There shall be no changes from the previous plan approved by the Historic District Commission. 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 is approved as submitted.

Historic District Guideline references:

- i. *Guideline 10*

ii. *Guideline 11*

- e. **Applicant:** Michael Stuart
File No.: 2022-0675
Location: 120 Goldsborough Street, Easton, MD 21601
Tax Map 103, Grid 0EA, Parcel 1139
Zoning: R-7A

Request: The applicant is requesting approval for residential improvements at 122 Goldsborough Street. The request is to add an additional gate to the previously approved fence. The new gate shall be installed as shown in the site plan submitted. 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 is approved as submitted.

Historic District Guideline reference:

i. *Guideline 14*

8. **Adjournment**– Chairperson Pezor adjourned the meeting at 7:33 pm.