



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

Monday, January 23, 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)
[eastonmd.gov](https://www.eastonmd.gov)

Attendance:

Commission Members:

Kelly Pezor, Chairperson
Ernest 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 23, 2023- The Commission made an amendment to hold the annual election for Chair and Vice Chair at the end of the agenda.

Commissioner Bateman moved to approve the January 23, 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. Old Business –

a. Applicant: Jonathan and Laura Ryan
File No.: 2022-714
Location: 24 N. Aurora Street, Easton, MD 21601
Tax Map 103, Grid 0EA, Parcel 1131

Zoning: R-7A

Request: The applicant is proposing to replace the existing cedar shake roof with a new synthetic slate roof. This is a contributing building to the Historic District.

Historic District Guideline references:

- i. *Guideline 70: Roof Material*
- ii. *Appendix B: Common Substitute Materials (Roof)*
- iii. *Appendix B: Shingles*

Staff Presentation:

Nicholas Johnson; Planner

Miguel Salinas; Director of Planning and Zoning

Applicant Presentation:

Jonathan Ryan

Public Comment— None

Commissioner Bateman moved to approve the application as submitted. Vice Chairman Demby 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. New Business –

a. Applicant: Coastal Design and Build LLC

File No.: 2023-838

Location: 101 N. West Street, Easton, MD 21601

Tax Map 104, Grid 0EA, Parcel 1259

Zoning: CB

Request: The applicant is proposing to replace the existing wooden one-over-one windows with a combination of new wooden windows and fiberglass clad windows. This is a contributing building to the Historic District.

Historic District Guideline references:

- i. *Guideline 90. Make Sensitive Replacements (Windows)*
- ii. *Guideline 91. Shutters*
- iii. *Guideline 93. Sills, Lentils, and Frames*

Staff Presentation:

Nicholas Johnson; Planner

Miguel Salinas; Director of Planning and Zoning

Applicant Presentation:

Eric Abell, Coastal Design

Public Comment— None

Commissioner Sebastian moved to approve the window replacement request with the proposed one-over-one window insert option. Vice Chairman Demby seconded the motion.

Vote 6-0

FOR: 6- Pezor, Demby, Bateman, Brophy, Harrington, Sebastian

AGAINST: 0

ABSTAIN: 0

ABSENT: 0

b. Applicant: Richard Arnold

File No.: 2023-839

Location: 405 Goldsborough Street, Easton, MD 21601

Tax Map 103, Grid 000, Parcel 0754

Zoning: R-7A

Request: The applicant is proposing to remove and replace the existing storm windows, and to install two new HVAC units on the Southwestern corner of the cottage. The applicant also requests to install a new electric breaker on the front facade of the house underneath the electric meter. This is a contributing building to the Historic District.

Historic District Guideline references:

- i. *Guideline 92. Storm Windows*
- ii. *Guideline 82. General Guidelines for Utilities*
- iii. *Guideline 48. HVAC*

Staff Presentation:

Nicholas Johnson; Planner

Miguel Salinas; Director of Planning and Zoning

Applicant Presentation:

Richard Arnold

Public Comment— None

**Commissioner Bateman moved to approve the application as submitted.
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

5. Discussion Item –

- a. Miguel Salinas opened discussion with the Commission and the public by recognizing the potential for public art within the Arts & Entertainment district, and for future opportunities to apply for upcoming planning and project grants with the State of Maryland. Mr. Salinas sought ideas and feedback from the Commission; specifically regarding how the Comprehensive Plan can be enhanced with the implementation of community art.

6. Annual Election for Chair and Vice-Chair –

Commissioner Bateman nominated Ernest Demby for Chairperson. Commissioner Brophy seconded the nomination. Ernest Demby accepted the nomination.

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

Commissioner Pezor nominated Maria Brophy for Chairperson. Commissioner Bateman seconded the nomination. Maria Brophy accepted the nomination.

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

**7. Decision Summary Review –
January 9, 2023**

Commissioner Bateman moved to approve the January 9, 2023 Agenda Summary with an amendment to the decision of application 2022-828 to reflect the special circumstances considered to approve an “in-kind” replacement of vinyl insert windows. 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

8. Administrative Approval — None

9. Adjournment– Commissioner Harrington adjourned the meeting at 7:08 pm.