



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

Monday, February 13, 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/)

Attendance:

Commission Members:

Ernest Demby, Chairperson
Maria Brophy, Vice Chairperson
Kevin Bateman
Bruce Harrington
Kelly Pezor

Staff:

Miguel Salinas, Planning and Zoning Director
Nicholas Johnson, Planner

Absent:

Commission Members:

Jim Sebastian

1. Call to Order—Chairperson Demby called the meeting to order at 5:59 p.m.

2. Agenda Summary Review—

Vice Chairperson Brophy moved to approve the February 13, 2023 Agenda Summary. Commissioner Pezor seconded the motion.

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

3. Old Business – None

4. New Business –

- a. Applicant:** Derick Daly
File No.: 2023-848
Location: 209 Port Street, Easton, MD 21601
Tax Map 104, Grid 000, Parcel 1483
Zoning: R-7A

Request: The applicant is proposing to add rooftop solar panels to the eastern and western slopes of the roof. The ground mounted equipment will be placed either on the western side of the building, or inside. This is a contributing building to the Historic District.

Historic District Guideline references:

- i. Guideline 49. Site Features*
- ii. Guideline 88. Solar Panels*

Staff Presentation:
Nicholas Johnson; Planner

Applicant Presentation:
Derrick Daly
Seth Blankensop, Solar Energy Services

Public Comment— None

Commissioner Bateman moved to table the application pending the submission of a revised design which minimizes the visibility of the solar panels on the western slope of the roof, and the submission of examples of other historic buildings with roof mounted solar panels. Vice Chair Brophy seconded the motion.

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

- b. Applicant:** Marasun LLC
File No.: 2023-846
Location: 11 South Street, Easton, MD 21601
Tax Map 104, Grid 000, Parcel 1515
Zoning: R-7A

Request: The applicant is proposing an in-kind replacement on the main portion of the existing metal roof. The addition to the primary structure has a cedar shake roof in the front, and an asphalt shingle roof on the deck. The existing trim, facia,

soffit, and gutters will remain. This is a contributing building to the Historic District.

Historic District Guideline references:

- i. Guideline 70. Roof Material*

Staff Presentation:

Nicholas Johnson; Planner

Applicant Presentation:

John Mara, Marasun LLC

Public Comment— None

Commissioner Pezor moved to approve the application as submitted with 16” panel width, and 1” rib height. Commissioner Bateman seconded the motion.

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

- c. Applicant:** Lee Weldon, Chesapeake Green Design, Inc.
File No.: 2023-844
Location: 318 Goldsborough Street, Easton, MD 21601
Tax Map 103, Grid 000, Parcel 1093
Zoning: R-7A

Request: The applicant is proposing to install a perimeter fence composed of three different fencing types around the back yard. The north and south sides of the fence will be a 4-foot-tall scalloped picket fence. The Higgins Street side will be a solid 4-foot-tall fence with an additional 2-foot lattice. The western side will have a 6-foot-tall solid fence. The applicant is also proposing a rear deck made of a composite wooden material. This is a contributing building to the Historic District.

Historic District Guideline references:

- i. Guideline 14. Perimeter Walls and Fences*
- ii. Guideline 66. Adding New Porches*

Staff Presentation:

Nicholas Johnson; Planner

Applicant Presentation:

Lee Weldon

Brainard H. Warner, Property Owner

Public Comment— None

Commissioner Bateman moved to approve the application as submitted. Vice Chair Brophy seconded the motion.

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

d. Applicant: Marasun LLC
File No.: 2023-853
Location: 305 Brooklets Avenue, Easton, MD 21601
Tax Map 104, Grid 000, Parcel 1880
Zoning: R-7A

Request: The applicant is proposing to replace the existing asphalt shingle roof and asbestos siding with a combination of stone veneer and Hardy plank siding. New K-style gutters will also be installed. This is a contributing building to the Historic District.

Historic District Guideline references:

- i. *Guideline 70. Roof Material*
- ii. *Guideline 73. Replace Historic Gutters and Downspouts In-Kind*
- iii. *Guideline 78. Substitute Materials for Siding*
- iv. *Guideline 79. Fiber Cement Siding*

Staff Presentation:
Nicholas Johnson; Planner

Applicant Presentation:
John Mara, Marasun LLC

Public Comment— None

The applicant amended their application to replace the proposed stone veneer with a PVC skirt board. Commissioner Bateman moved to approve the application as amended to include a PVC skirting board, and a smooth synthetic cedar shake style siding. Vice Chair Brophy seconded the motion.

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

- e. **Applicant:** **Moshie Holtzberg**
 File No.: **2023-854**
 Location: 313 North Street, Easton, MD 21601
 Tax Map 103, Grid 0EA, Parcel 0717
 Zoning: R-7A

Request: The applicant is proposing to install 9 HVAC ductless units along the northern face of the building. This structure is listed on the Maryland List of Historic Properties. On January 27th, 2023 the Building Department was alerted that HVAC units were being installed without a building permit or Historic District COA. A stop work issue was immediately ordered and the property owner was instructed to obtain approval from the HDC. This is a contributing building to the Historic District.

Historic District Guideline references:

- i. *Guideline 48. HVAC*

Staff Presentation:

Nicholas Johnson; Planner

Miguel Salinas; Director of Planning and Zoning

Applicant Presentation:

Mike Jones, Jones HVAC

Bruce Jones, Jones HVAC

Public Comment— None

Commissioner Bateman moved to table the application pending the submission of a revised line set plan and landscape plans. Commissioner Pezor seconded the motion.

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

5. Discussion Item – None

6. Decision Summary Review –

Commissioner Bateman moved to approve the January 23, 2023 Draft Decision Summary. Commissioner Brophy seconded the motion.

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

7. Administrative Approval —

- a. Applicant:** Julie Howden, Mid-Shore Exteriors
File No.: 2023-845
Location: 120 North West Street, Easton, MD 21601
Tax Map 104, Grid 0EA, Parcel 1268
Zoning: CB

Request: The applicant is requesting approval to remove the existing asphalt shingles and replace in-kind with Heritage Architectural Asphalt shingles. The existing standing seam metal roof, soffit, fascia, and gutters shall remain.

Historic District Guideline references:

- i. *Guideline 68. Maintain Historic Roof Shape*
- ii. *Guideline 70. Roof Material*

- b. Applicant:** Katherine and Kyle Bounds
File No.: 2022-760
Location: 27 S. Harrison Street, Easton, MD 21601
Tax Map 104, Grid 0EA, Parcel 1522
Zoning: CB

Request: The applicant is requesting approval to install a plywood layer to create a flat surface for installing previously approved siding.

Historic District Guideline references:

- i. *Guideline 78. Substitute Materials for Siding*
- ii. *Guideline 79. Fiber Cement Siding*

- c. Applicant:** Donald M. Bailey Sr.
File No.: 2023-849
Location: 641 Goldsborough Street, Easton, MD 21601
Tax Map 103, Grid 0EA, Parcel 0780
Zoning: R-7A

Request: The applicant is requesting approval to remove the existing asphalt shingles and replace in-kind with Timberline HDZ Weathered Wood shingles. The existing soffit, fascia, and gutters shall remain. Any rotted wood that is removed shall be replaced in-kind.

Historic District Guideline references:

- i. Guideline 68. Maintain Historic Roof Shape*
- ii. Guideline 70. Roof Material*

- d. Applicant:** Mike Hand, Wilder Trees Lawn and Landscapes
MD LTE No. 1701
File No.: **2023-847**
Location: 229 South Aurora Street, Easton, MD 21601
Tax Map 105, Grid 0EA, Parcel 2151
Zoning: R-10A

Request: The applicant is requesting approval to remove one tree at 229 S. Aurora Street. Upon review, the specified tree can be removed. A letter from a Maryland Licensed tree expert was provided recommending that the tree be removed due to poor health of the tree, and the safety hazard it creates.

- e. Applicant:** Chales Sedgwick, Tree Experts of Maryland
MD LTE No. 1860; Certified Arborist MA-4691A
File No.: **2023-850**
Location: 18 West Glenwood Avenue, Easton, MD 21601
Tax Map 104, Grid 0EA, Parcel 1446
Zoning: CB

Request: The applicant is requesting approval to remove one tree at 18 W. Glenwood Avenue. Upon review, the specified tree can be removed. A letter from a Maryland Licensed tree expert was provided recommending that the tree be removed due to heavy lean on one side of the tree posing a safety hazard to neighboring properties.

- f. Applicant:** Zachary A. Smith
File No.: **2022-773**
Location: 124 S. Aurora Street, Easton, MD 21601
Tax Map 104, Grid 0EA, Parcel 1875
Zoning: CG

Request: The applicant is requesting approval to change the layout of the previously approved windows, and to install an additional window on the south facade.

Historic District Guideline references:

- i. *Guideline 126. Arrangement*
- ii. *Guideline 127. Window Type*

8. Adjournment– Commissioner Bateman adjourned the meeting at 7:35 p.m.