



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

Monday, February 27, 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-and-Minutes)
[\(eastonmd.gov\)](https://www.eastonmd.gov/)

Attendance:

Commission Members:

Ernest Demby, Chairperson
Maria Brophy, Vice Chairperson
Kevin Bateman
Kelly Pezor
Jim Sebastian

Staff:

Miguel Salinas, Planning and Zoning Director
Nicholas Johnson, Planner

Absent:

Commission Members:

Bruce Harrington

1. Call to Order— Chairperson Demby called the meeting to order at 6:00 pm.

2. Agenda Summary Review—

Commissioner Sebastian moved to approve the February 27, 2023 Agenda Summary. Vice Chairperson Brophy seconded the motion.

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

3. Old 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: At the February 13, 2023 Historic District meeting, the HDC tabled a similar proposal due to concerns of adding solar panels to a contributing structure's roof. The applicant is proposing to shift some of the solar panels from the front of the western slope to the rear of the eastern slope. The applicant has also provided an example of solar panels on a historic roof as the Commission last requested. 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 approve the updated design plan. Commissioner Sebastian seconded the motion.

The Commission specified that solar panels are acceptable in this circumstance because the property is of commercial use.

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

4. New Business –

- a. Applicant:** Donald M. Bailey Sr.
File No.: 2023-869
Location: 641 Goldsborough Street, Easton, MD 21601
Tax Map 103, Grid 0EA, Parcel 780
Zoning: R-7A

Request: The applicant is seeking approval to remove the entirety of the existing asbestos siding to expose the wood siding. This is a contributing building to the Historic District.

Historic District Guideline references:

i. Guideline 78. Substitute Materials for Siding

Staff Presentation:

Nicholas Johnson; Planner

Applicant Presentation:

Donald M. Bailey Sr.

Public Comment— None

The applicant amended their application to reflect a request to remove the asbestos siding. The applicant will return to the March 13, 2023 meeting with photos of the condition of the removed siding and other application items.

Commissioner Pezor moved to approve the amended application. Commissioner Bateman seconded the motion.

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

b. Applicant: Ronnie Newnam
File No.: 2023-862
Location: 514 Goldsborough Street, Easton, MD 21601
Tax Map 103, Grid 0EA, Parcel 1032
Zoning: R-7A

Request: On February 6, 2023 the Building Inspection Department received an anonymous tip about work being done on site without a building permit or Historic District approval. The applicant had installed two wooden railings on the front porch steps that connected to the existing front porch railings. The applicant is now proposing to square spindles to the new handrail and paint it white to match the existing porch. This is a contributing building to the Historic District.

Historic District Guideline references:

i. Guideline 65. Make Sensitive Replacements

Staff Presentation:

Nicholas Johnson; Planner

Applicant Presentation:

Ronnie Newnam

Public Comment:

Peter Johnston

Commissioner Pezor moved to table the application pending the submission of a revised application that reflects proposed material specs to be used, and construction plans for a handrail to match the existing railing. Vice Chairperson Brophy seconded the motion.

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

- c. Applicant:** Johnston Development Enterprises, LLC
File No.: 2023-867
Location: 416 Goldsborough Street, Easton, MD 21601
Tax Map 103, Grid 0EA, Parcel 1087
Zoning: CB

Request: On February 14, 2023 Code Enforcement issued a stop work order for siding to be removed and replaced without a certificate of appropriateness from the Historic District Commission. The applicant has now filed a formal application to replace the existing wooden siding in-kind and replace the existing soffit and fascia. This is a contributing building to the Historic District, and is listed on the Maryland Register of Historic Places.

Historic District Guideline references:

- i. Guideline 77. Make Sensitive Replacements*
- ii. Appendix B. Substitute Materials*

Staff Presentation:

Nicholas Johnson; Planner

Applicant Presentation:

Peter Johnston, Johnston Development Enterprises, LLC

Public Comment— None

Commissioner Sebastian moved to approve the application with the condition that: 1) the siding will be cedar with 5.25 reveal; 2) the exterior trim will be replaced in-kind. Commissioner Pezor seconded the motion.

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

d. Applicant: **Andrew and Pamela Smith**
File No.: **2023-863**
Location: 203 S. Hanson Street, Easton, MD 21601
 Tax Map 105, Grid 0EA, Parcel 2118
Zoning: R-10A

Request: The applicant is proposing to construct a new lateral addition, and to reconstruct an original front porch design from an older plat. This is a contributing building to the Historic District.

Historic District Guideline references:
 i. Guideline 66. Adding New Porches
 ii. Guideline 101. Lateral Additions
 iii. Guideline 103. Materials

Staff Presentation:
Nicholas Johnson; Planner

Applicant Presentation:
Andrew Smith
Pam Luby

Public Comment— None

Vice Chairperson Brophy moved to approve the application with condition that: 1) first floor front side window will be wood; 2) the front porch decking will be wood; 3) the porch ceiling will be PVC tongue and groove boards; 4) the shutters will be wood or a heavy composite material to match; 5) the trim of the addition will match the existing structure; 6) the addition shall have Anderson doors; 7) the addition shall have window grills; and 8) the addition shall have a brick facade to match the existing structure. Commissioner Bateman seconded the motion.

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

e. **Applicant:** Chesapeake Neighbors LLC
File No.: 2023-865
Location: 20 N. Aurora Street, Easton, MD 21601
Tax Map 103, Grid 000, Parcel 1130
Zoning: R-7A

Request: The applicant is requesting to demolish two outbuildings and a rear addition to the contributing main home. This will be the first of possibly two required meetings if the outbuildings are determined to be contributing to the Historic District.

Historic District Demolition Guideline references:

- i. *Historic Research*
- ii. *First Hearing*
- iii. *Subsequent Hearings*

Staff Presentation:
Nicholas Johnson; Planner

Applicant Presentation:
Virginia Richardson, Rauch Inc
Lyndsy Ryan

Public Comment:
Jonathan Ryan
Ross Benincasa, Rivers & Roads Consulting

Commissioner Pezor moved to table the application. Vice Chairperson Brophy seconded the motion.

The Commission determined that the two outbuildings are non-contributing. The Commission requested the proposed height of the new construction and the height of surrounding structures.

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

5. Discussion Item – None

6. Decision Summary Review –

Commissioner Bateman moved to approve the February 13, 2023 Draft Decision Summary. Vice Chairperson Brophy seconded the motion.

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

7. Administrative Approval

- a. Applicant:** Wayne Suggs
File No.: 2023-866
Location: 201 Port Street, Easton, MD 21601
Tax Map 104, Grid 015, Parcel 1424, Lot 1B
Zoning: R-7A

Request: The applicant is requesting approval to install a 4 foot high wooden picket fence from the north property line to the south-east corner of the house.

Historic District Guideline references:

- i. Guideline 14. Perimeter Walls and Fences*

- 8. Adjournment**– Commissioner Bateman motioned to adjourn the meeting. Vice Chairperson Brophy seconded the motion. The meeting was adjourned at 7:53 p.m.