

MINUTES

Easton Historic District Commission Easton, Maryland

November 12, 2013

Members Present: Kurt Herrmann, Chairman, Adam Theeke, Robert Arnouts, Kevin Gibson, and Mark Beck.

Members Absent: Lena Gill and George Koste.

Mr. Herrmann called the meeting to order at 6:00 p.m.

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 and 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.

The agenda for the November 12, 2013 meeting was approved as amended. The Commission voted to approve the minutes from the October 28th meeting as presented.

OLD BUSINESS:

84-2013 28 S. Washington Street Steve Mangasarian, Owner.

The HDC held a site visit on November 1st to look at the windows. Mr. Mangasarian provided the Commission with additional information requested from the site visit and stated the windows are in major disrepair. The Commission discussed at length the windows and the history of the site.

Upon motion of Mr. Theeke, seconded by Mr. Gibson the Commission voted 5-0 to approve the application with the understanding that the sills are to be saved and left in place and casings and head trim to remain. The application meets the Guidelines.

85-2013 201 Goldsborough Street Jake Laureska, Architect & Amy Haines, Owner.

The applicant, prior to the meeting withdrew their request. The applicant will contact the Planning Office when they are ready to return to the Commission.

NEW BUSINESS:

87-2013 109 N. Hanson Street Larry Willis, Contractor.

Mr. Willis is before the Commission with a request to renovate the existing house by adding 270 square feet. He is proposing Anderson Double hung windows in white clad, bricks will match the existing siding will be vinyl in white, roof will architectural series. Fascia will be aluminum and soffit will be vinyl. The new gutters would be "K" style in white. The Commission found an error in the proposed drawings. The Commission asked the applicant to revise the drawings and provide them with a cut sheet on the windows.

Upon motion of Mr. Theeke seconded by Mr. Gibson the Commission voted 5-0 to Table the application.

88-2013 112 S. Locust Street Kirk Bowser, Owner.

The applicant did not post the property therefore the application was tabled until the November 25th meeting.

89-2013 24 Port Street Don Bibb, Applicant.

Mr. Bibb is before the Commission with a request to demolish the existing block building to ready the site for future construction. He stated the existing building has a failed flat roof and would require substantial rehabilitation which is very costly. Mr. Bibb stated the building is in major disrepair and non contributing. He provided the Commission with a concept plan and future plans for the site which would enhance the site and would provide affordable rental units.

Upon motion of Mr. Theeke seconded by Mr. the Commission voted 5-0 to approve the application as submitted.

The meeting was adjourned at 7:20 p.m. by motion of Mr. Herrmann and seconded by Mr. Theeke.

Respectfully submitted,

Stacie S. Rice