

MINUTES

Easton Historic District Commission Easton, Maryland

April 14, 2014

Members Present: Kurt Herrmann, Chairman, Adam Theeke, Robert Arnouts, George Koste and Mark Beck.

Members Absent: Kevin Gibson.

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 April 14, 2014 meeting was approved.

OLD BUSINESS:

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

Mr. Bowser was not present at the meeting.

NEW BUSINESS:

13-2014 122 Goldsborough Street Jason Rottman, Owner.

Mr. Rottman is before the Commission with a request to replace two storm doors one on the rear of the house and one on the side. Proposed doors would be wood (Douglass Fir) with a beaded exterior frame. Size and dimension of the new doors will be the same as the old door including the spacing and configuration of the mullions. New doors will have removable glass and screen panels.

He is also proposing to add/replace storm windows in 19 locations. He stated that the house already has storm windows in the remaining windows. He is proposing Quanta Panel. The applicant and Commission agreed that the windows facing Goldsborough Street on first floor (two windows) would be the Quanta Panel. The 17 remaining windows will be replaced with Lowes two-track storms clear glass.

Upon motion of Mr. Theeke, seconded by Mr. Beck the Commission voted 5-0 to approve the application as stated above.

15-2014 24 N. Harrison Street Suzanne Sullivan, Mid Shore River Keepers Foundation and Alex Valentino, Owner.

Ms. Sullivan is before the Commission with a request for construction of two rain gardens and a gravel path. Ms. Sullivan explained that the existing courtyard is unsightly and is experiencing drainage issues. The first rain garden will be constructed in the courtyard in order to store, filter, and slowly release rainwater. The second rain garden would be located at the front of the courtyard. The gravel path will be 65' x 3' and will replace the existing stone walkway that extends from the back parking lot to the sidewalk on N. Harrison Street.

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

16-2014 113 S. Hanson Street Nancy Kelly, Owner.

Ms. Kelly is before the Commission with a request to re-roof the existing cedar shake roof with asphalt shingles. She is proposing to re-side the dormers with the shakes and install architectural shingles on the roof. Ms. Kelly stated she is in the process of looking into grants/funding to replace the roof with cedar shakes. The Commission suggested she put shakes on the front of the house and 3 tab shingles on the rear, although it approved the application for architectural shingles.

Upon motion of Mr. Arnouts seconded by Mr. Beck the Commission voted 5-0 to approve the application as stated above.

17-2014 124 S. Hanson Street Liz Clarke, Owner.

Ms. Clarke is before the Commission with a request to repair the existing steps and install a new fence and retaining wall. Ms. Clarke stated that the proposed fence would be 4' or less (wood, painted white), she is also proposing a new block retaining wall (29' long approximately 18" high) that would tie into the steps which she plans to rebuild. Same materials will be used for the steps.

Upon motion of Mr. Koste seconded by Mr. Beck the Commission voted 5-0 to approve the new fence, retaining wall and steps as noted and stated above. The application meets the Guidelines.

19-2014 124 S. Aurora Street Michael Navarro, Owner.

Mr. Navarro is before the Commission with a request to install three new light fixtures that would be installed on the front of the building that would shine onto the sign "Victory Garden Café". Light fixtures will be painted black. The conduit is to run on top of the brick courses from center lamp to two sides.

Upon motion of Mr. Beck, seconded by Mr. Arnouts the Commission voted 5-0 to approve the application as stated above. The application meets the Guidelines.

14-2014 124 S. Hanson Street Robert Arnouts, Architect.

Mr. Arnouts recused himself to be applicant. He stated he is proposing re-construction of a formerly enclosed porch and bathroom addition to include a new second floor addition directly above it. All new windows will match the previously installed replacement windows. Exterior finishes will match the existing. New construction will not alter the building's footprint on the site. Mr. Arnouts is also proposing to demolish existing deteriorated garage/shed and add a 6' stockade fence around the rear yard.

Upon motion of Mr. Beck seconded by Mr. the Commission voted 4-0 to approve the application as submitted and as shown on *Robert A. Arnouts Architect drawings dated 3/12/14*. The application meets the Guidelines.

18-2014 142 N. Harrison Street Ryan Showalter, Miles & Stockbridge on behalf of CCS Austin, LLC contract purchaser.

Mr. Showalter is before the Commission with a request to demolish the existing brick building. Mr. Showalter stated the property is located on the northern edge of the Historic District adjacent to Talbottown Shopping Center. Abutting parcels to its east and south are vacant lots.

The contract purchaser would like to redevelop the site (no specific plans have been submitted) and understands that any new development on the site would have to be reviewed and approved by the Commission. The Commission stated that if the demolition was approved the site would need to be seeded and stabilized. Mr. Showalter stated that the paved areas would remain at this time as the parking is used for the farmers market. The Commission suggested the applicant plant some trees. The Commission asked Mr. Showalter for a site plan/landscaping plan as well as stabilization details and a description of any possible plans for the site.

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

20-2014 515 August Street Mary Spicher, Owner.

Mrs. Spicher is before the Commission with a request to enclose a 118 square foot front porch and replacement windows (downstairs only). The Commission was not favorable to enclosing the front porch and stated it was not consistent with the Guidelines. The Commission suggested the possibility of a small rear addition. In regard to the windows the Commission prefers wood replacement especially on the front façade with external grids.

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

The meeting was adjourned at 7:10 p.m. by motion of Mr. Herrmann and seconded by Mr. Theeke.

Respectfully submitted,

Stacie S. Rice
Planning Secretary