

MINUTES

Easton Historic District Commission Easton, Maryland

August 11, 2014

Members Present: Kurt Herrmann, Chairman, Mark Beck and Robert Arnouts, Kevin Gibson and George Koste.

Members Absent: Adam Theeke.

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 August 11, 2014 meeting was approved.

The Commission voted unanimously to approve the July 28th minutes as prepared.

OLD BUSINESS:

42-2014 108 Brookletts Avenue Liz and Howard Frelander.

Mr. Frelander and his contractor, Dan Arnold were present at the meeting. Mr. Frelander explained that due to cost they have decided to not build a screened porch but rather a deck (12' x 13') with steps (30" wide) constructed of azek (5/4" x 6"). The Commission at their last meeting asked Mr. Frelander for additional information on the deck. Mr. Frelander and Mr. Arnold have provided the Commission with an elevation drawing, photo of the rear of the property, rail detail(s), skirting detail(s).

Upon motion of Mr. Beck, seconded by Mr. Gibson the Commission voted 5-0 to approve the application as submitted and as modified.

NEW BUSINESS:

55-2014 13 Goldsborough Street Dwelling & Design.

Mr. Wooters on behalf of Dwelling and Design was present at the meeting. Mr. Wooters explained he would like to remove the existing glass block window on the second story and replace with a double hung insulated window (32" w x 48" h). A second duplicate window will be added on the rear of the building. Proposed windows would be Marvin, the exterior of the window will be fiberglass in white.

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

51-2014 203 S. Harrison Street Keith Neil, Nuttle Builders, Inc.

Mr. Neil is before the Commission with a request to construct a new two and one half (2 1/2) story elevator and stairway addition with a footprint measuring 8' 6" x 9' 6". The elevator will have stops at the first and second floors, plus a third stop for access to storage, located in the existing unfinished attic. The added basement area will house the new access stairs to the existing mechanical basement and the operating systems for the elevator. The stair access to the storage attic is to be relocated within the new addition starting at the second floor hallway. Any new siding will match existing.

Upon motion of Mr. Koste, seconded by Mr. Arnouts the Commission voted 5-0 to approve the application as submitted and as shown on *Site Plan prepared by Andrews Land Surveyors, Titled 203 S. Harrison Street, dated 7/22/14 and Elevation Drawing prepared by Nuttle Builders, Inc., Titled Mike & Jean McHale, dated 7/17/14.*

53-2014 201 Goldsborough Street Charles Goebel.

Mr. Goebel was before the Commission with a request to remove non-original front entry porch facing Goldsborough Street. Replace with larger, more functional (for weather protection and space for furniture) porch extending around East side of residence. Porch to have metal roofing to match main roof and simple square posts with base and cap trim. Expand living space into recessed East-facing screened porch and enclose with 1-over-1 double hung windows and 1-lite French door. New siding to match existing. Install 2 North-facing windows (to match 3 existing West-facing windows) at enclosed side (West-facing N. Hanson Street) porch;
Elevate free-standing 1-car garage to level of adjacent N. Hanson Street and place on new slab foundation.

The Commission asked the applicant to follow-up with cut-sheets on the windows/doors.

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

The meeting was adjourned at 7:40 p.m. by motion of Mr. Herrmann and seconded by Mr. Gibson.

Respectfully submitted,

Stacie S. Rice
Planning Secretary