

MINUTES

Easton Historic District Commission Easton, Maryland

March 9, 2015

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

Members Absent: Kevin Gibson & Bill Wieland.

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 March 9, 2015 meeting was approved.

The Commission voted 5-0 to approve the February 23rd minutes as prepared.

OLD BUSINESS:

10-2015 5 Federal Street Bluepoint Construction.

Suzanne Kline and Steve Cahall were present at the meeting. They provided the Commission with a packet of information regarding the replacement of the windows. Mr. Herrmann stated that the Commission had a Site Visit today (3/9/15) at 9:30 a.m. to see the condition of the windows. They are proposing Marvin true divided light, double pane wood windows. New windows to match existing. Clad would only be on the back (rear) of the structure. They stated that nothing will change on the first floor. Mr. Cahall stated that many renovations have been made to the structure. They would like to put in the arch top windows which were present on the building in the 1920's. Mr. Beck explained that something that was discussed at the site visit regarding adding thermal pane. The applicant is going to provide the Commission with a drawing that shows the exact windows to be replaced and location. Upon motion of Mr. Theeke, seconded by Mr. Beck the Commission voted 5-0 to TABLE the application. The Commission scheduled a site visit for Wednesday, March 18th at 8:30 a.m.

Discussion Item:

Mr. Hoppy Stafford and Chuck Callahan were present at the meeting to discuss 110 South Street. Mr. Stafford explained he is the owner of 110 South Street. He is planning to move to this property and make it his primary residence. To accommodate this move from his current house he would like to expand the residence. He explained that the expansion will be added to the approved addition in the back of the property which the historic commission approved in 1990, and in his opinion has no historic value. Mr. Stafford stated in researching historic records of houses built in 1910 era he found only front porches existed. He feels that the current side porch was added in 1950 and also has no historic value to the original structure and proposes to enclose that area, matching the same approved siding and windows. Mr. Stafford provided the Commission with plans and elevations as well as historic proof by pictures that side porches did not exist on houses on South Street as well as other houses built in Easton during that period. The Commission felt as though the overall plans as presented by Mr. Stafford were acceptable.

The next item was a discussion with Lane Durant regarding Boral Trim Products. Mr. Durant showed the Commission a power point presentation on the Boral products.

The meeting was adjourned at 8:10 p.m. by motion of Mr. Herrmann and seconded by Mr. Theeke.

Respectfully submitted,

Stacie S. Rice
Planning Secretary