

MINUTES

Easton Historic District Commission Easton, Maryland June 13, 2016

Members Present: Kurt Herrmann, Chairman, Robert Arnouts, Bill Wieland, Kelly Pezor, George Koste.

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 meeting was approved as amended. The Commission voted unanimously to approve the May 23rd minutes as written.

NEW BUSINESS:

48-2016 15 South Street Paradise Energy Solutions.

Kent Yoder with Paradise Energy Solutions was before the Commission with a request to install solar panels on the side roof of the residence. Mr. Yoder provided the Commission with pictures showing the exact location of the solar panels as well as a letter from Engel Architects stating that the existing roof will structurally support the solar panels.

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

49-2016 115 A South Street Frank Mason, Owner.

Mr. Mason was before the Commission with a request to replace 2 non-working doors on the 1st floor with windows to match existing 1st floor windows. Mr. Mason stated that one door is part of an addition to the rear of the building that was added in the 1950's and is blocked by an interior stairway. The second door was added to the building sometime in the 1920's, but has not been used since the 1940's when the exterior steps and sidewalk were removed. Mr. Mason proposes to replace the windows with double-hung wood windows. Mr. Mason is also proposing to replace approximately 10' of foundation which has eroded over time and has caused the building to rot and sag. He stated that a new concrete block footer will be dug and the original bricks will be used to brick the exterior face of the foundation to match the existing foundation.

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

50-2016 11 S. Aurora Street. Christian Chute, Atelier 11, Architects.

Mr. Chute was before the Commission with a request to add an entry door to the North elevation; add a small canopy/pergola over the new door; add new pavers and fence to entry path; add an exterior enclosed stair on West elevation to allow access between 2nd and 3rd floor and add a pergola and privacy panel over the existing main entrance near Aurora Street. All new trim will be Boral matching existing design. Pergola will be pressure treated; siding to have 6" reveal wood; new hip roof will use matching shingles to existing; new door (6' 8") will match existing in style and design. The Commission recommended the use of cedar for privacy fencing. Columns for pergola support structure can be synthetic materials.

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

51-2016 101 E. Dover Street. The Tidewater Inn.

John Wilson with the Tidewater Inn was present at the meeting. Mr. Wilson explained he was before the Commission with a request to install a wooden picket fence (painted white). The Commission stated that the fence can be located on the property line. There is a 42" maximum height limit, but the Commission prefers a 36" tall fence.

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

52-2016 411 Goldsborough Street. Sally Heckman, Owner.

Ms. Heckman was before the Commission with a request to...

- Replace wooden stair rail on steps at back of the house with black metal rail
- New fence between 411 & 407 Goldsborough Street, 6' wooden fence, approximately 80' in length
- Install new PVC lattice around the perimeter of house to fill in large gaps and remove all old/rotten lattice.
- Remove one tree at rear of house
- Install new outside lights on either side of front door
- Two new matching mailboxes

Upon motion of Mr. Arnouts, seconded by Mr. Koste the Commission voted 4-0 to approve the application as submitted.

53-2016 407 Goldsborough Street. Kelly Pezor, Owner.

Ms. Pezor recused herself from the meeting to be applicant. Ms. Pezor stated she is before the Commission with a request to....

- Landscaping and drainage plans for front and sides of house
- Change rebuilt upstairs windows in front to new windows (Marvin Aluminum Clad)
- Change 3 wood windows on sides to aluminum clad (*removed from application*)
- Option of Boral siding in addition to already approved Hardie
- Wolf composite material on back porch and steps; replacing already approved masonry
- Change front door with sidelights to double door (Tombstone Style). *Commission needs a cut sheet on door.*

Upon motion of Mr. Koste seconded by Mr. Arnouts the Commission voted 4-0 to approve the application as stated above.

There being no further business the Commission voted unanimously to adjourn the meeting at 7:30 p.m.

Respectfully submitted,

Stacie S. Rice
Planning Secretary