

# **MINUTES**

## **Easton Historic District Commission**

### **Easton, Maryland**

**May 9, 2016**

**Members Present:** Kurt Herrmann, Chairman, Robert Arnouts, Bill Wieland and Kelly Pezor, 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 meeting was approved. The Commission voted unanimously to approve the April 25<sup>th</sup> minutes as written.

## **OLD BUSINESS:**

### **14-2016      124 N. Harrison Street.      Chuck Callahan, West & Callahan.**

Mr. Callahan is back before the Commission with a request to demolish the existing house. He stated that the house was destroyed by a fire in January. He stated that due to the substantial fire damage the house cannot be repaired. The house is considered Contributing in the District. Mr. Callahan stated that at this time they do not intend to re-build. They would like to demolish the building and seed/stabilize the site. Mr. Callahan provided the Commission with a letter from the insurer (The Cincinnati Insurance Agency) stating that re-building is not economically feasible. The Commission explained that a structural engineer's report is required as part of the demolition request.

Upon motion of Mr. Wieland seconded by Mr. Koste the Commission voted 6-0 to Table the application as a Structural Engineer's Report is required to move forward.

### **20-2016      12 N. Washington Street      Chirp Shannahan, Owner.**

Mr. Shannahan is back before the Commission with a request to replace 12 windows. Mr. Shannahan provided the Commission with specifications/dimensions on the windows. All windows will be replaced with vinyl windows. The Commission felt vinyl windows would not be appropriate. There was confusion of how the windows would fit into the existing brick opening. The Commission asked for cross sections, detailing all dimensions of the windows. The Commission scheduled a site visit for Friday, May 13<sup>th</sup> at 8:30 a.m.

Upon motion of Mr. Wieland seconded by Mr. Koste the Commission voted 6-0 to Table the application.

## **NEW BUSINESS:**

### **35-2016      301 S. Harrison Street      Linda Haschen**

Mrs. Haschen was before the Commission with a request to install a 3 rib awning on the back door area of the house. Mrs. Haschen stated that the awning would be solid light gray (manufactured by Sunesta).

Upon motion of Mr. Gibson seconded by Mr. Koste the Commission voted 6-0 to approve the application as submitted.

### **36-2016      35 N. Harrison Street      Suzanne Kline on behalf of Sailor.**

Ms. Kline was before the Commission with a request to install a new sign on the front of the building. Proposed sign would be 34.5" x 114.5" constructed of marine plywood, painted navy blue. The Commission asked that the sign be inset into existing sign frame.

Upon motion of Mr. Wieland seconded by Mrs. Pezor the Commission voted 6-0 to approve the application as modified.

**37-2016      502 Goldsborough Street.      Joe & Eliza Connor.**

Mr. Connor is before the Commission with a request to install a brick patio off the rear of the house. Proposed patio would be 8' x 16'. Proposed brick would be "Old Easton". Mr. Connor stated that the steps to the patio would be brick. They are also requesting to install a set of French doors where a window currently exists. Proposed door would be 38". The Commission asked that the trim match existing.

Upon motion of Mr. Koste seconded by Mr. Gibson the Commission voted 6-0 to approve the application as submitted.

**38-2016      201 Port Street.      Habitat for Humanity Choptank.**

Mr. Weldon and Mr. Suggs were before the Commission with a request to construct two, two-story single family homes. Mr. Weldon explained that the proposed houses will fit into the existing neighborhood. He stated they are in the process of subdividing the lots. Mr. Suggs stated that the foundation will be parged. Steps are to be masonry.

Upon motion of Mr. Arnouts seconded by Mrs. Pezor the Commission voted 6-0 to approve the application as submitted.

There being no further business the Commission voted unanimously to adjourn the meeting at 7:25 p.m.

Respectfully submitted,

Stacie S. Rice  
Planning Secretary