

MINUTES

Easton Historic District Commission Easton, Maryland

November 14, 2016

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

Members Absent:

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 November 12, 2016 meeting was approved as amended.

OLD BUSINESS

5-2016 421 August Street Trevor Newcomb, Owner.

Trevor Newcomb was before the Commission with a request to install a fence at rear of house. Mr. Newcomb is proposing a 4' wooden picket fence. He is proposing one gate.

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

3-2016 517 August Street Trevor Newcomb, Owner.

Trevor Newcomb was before the Commission with a request to install a fence at the southern property line from west to east and along eastern property line northward to north east corner then westerly for approximately 20'. Proposed fence to be 4' wooden split rail. The Commission did not want to see a split rail fence and asked Mr. Newcomb to return to the Commission with a different fence plan.

Mr. Newcomb is also proposing to replace damaged siding with vinyl siding (dutch lap). Existing siding was determined to be inappropriate. Existing aluminum siding on front façade to be to be painted. He plans to replace siding of shed to match house. The Commission asked that new siding to match the underlying original siding. Corner boards to be installed (6" Boral or PVC). New siding shall be either vinyl or hardie. The front porch will be matched to house.

Upon motion of Mr. Gibson seconded by Mr. Bateman the Commission voted 6-0 to Table the fence request and approve the siding as stated above.

82-2016 210 S. Hanson Street Mr. Cooper, Contractor.

Mr. Cooper was before the Commission at the October 24th meeting where the Commission reviewed the application to construct a two-story addition. At that time the Commission tabled the application. Mr. Cooper has returned with a window schedule and cut sheets on the windows and doors.

Upon motion of Mr. Gibson seconded by Mrs. Pezor the Commission voted 6-0 to approve the application as submitted and as shown on J.A. Cooper Builders Inc., drawings Titled Boyd Residence dated 9/8/16 (12 pages) and as shown on Sheet A-2 referencing proposed window schedule.

20-2016 516 August Street Parmelee Lippincott, Property Manager.

Ms. Lippincott is back before the Commission with a request to replace windows due to egress issues. She is proposing to replace two windows on the left side of the building. Ms. Lippincott stated that the interior units have been reconfigured.

Upon motion of Mr. Bateman seconded by Mr. Koste the Commission voted 6-0 to approve the replacement windows to meet egress.

NEW BUSINESS:

**86-2016 9 Brookletts Avenue John Cozzi/Leilani Burda,
Owners.**

The Cozzi's are before the Commission with a request to construct a second floor addition (21' x 10') to accommodate a master bath suite. The addition will not increase the footprint of the existing house. The addition is to be built "on top" of the existing first floor room in the rear left quarter of the house. Proposed exterior to match the existing house in design, color, finish and texture, compatible in size and scale. Proposed roof will be flat membrane with required slant. Siding to be Hardy Plank matching the existing (painted the same). Scalloped siding matching front elevation house peak is being considered.

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

87-2016 7 South Street Greg & Suzi Schmigel, Owners.

The Schmigel's are before the Commission with a request to replace the cedar shake siding on the entire house. They stated that the existing cedar shakes are brittle and worn. They are proposing to replace the cedar with light gray cedar impressions including the scallop shaped section above toward the top of the house. Existing yellow trim to be painted white. Mr. Herrmann stated that vinyl is not recommended in the Historic District. The Commission stated that the applicant may remove the cedar shingles and replace in-kind or repair and paint original siding.

Upon motion of Mr. Koste seconded by Mr. Bateman the Commission voted 6-0 to approve the application as stated above.

88-2016 19 Federal Street Suzanne Kline.

Suzanne Kline on behalf of Bas Rouge was before the Commission with a request to install an awning on the front of the above-mentioned property. Proposed awning to be black with gold pin stripes manufactured by Sunbrella. Ms. Kline stated there will be no logo on the awning

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

Discussion Only 112 S. West Street Bill Stagg, Agent.

Bill Stagg with Lane Engineering on behalf of Mike Burlbaugh, Elm Street Development was present at the meeting. Mr. Stagg explained that Mr. Burlbaugh has owned the property since 2007 and is part of the off-site Affordable Housing requirement for Easton Village. Mr. Stagg explained that the existing house is in an irreparable condition. The Town of Easton has advised Mr. Burlbaugh that the structure needs to be removed. They would like to demolish the dilapidated structure and make way for re-development currently being planned by Habitat for Humanity, Elm Street and the Housing Commission. Don Richardson, Town Manager was present at the meeting and stated that the Town of Easton has condemned the structure.

There being no further business, the meeting was adjourned at 7:45 p.m. by motion of Mr. Gibson and seconded by Mr. Bateman.

Respectfully submitted,

Stacie S. Rice
Planning Secretary