

MINUTES

Easton Historic District Commission Easton, Maryland

December 11, 2017

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

Members Absent: Kevin Bateman.

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 December 11, 2017 meeting was approved. The Commission voted unanimously to approve the November 27th minutes as written.

NEW BUSINESS:

78-2017 127 S. Harrison Street Kurt Herrmann, Applicant.

Mr. Herrmann recused himself as Chairman to be the applicant for 127 S. Harrison Street. Mr. Herrmann explained that the owners would like to remove the existing non-original

windows in kitchen and replace with new patio doors. They are also requesting to construct new brick stairs and install railings as shown drawings provided by the applicant. Mr. Herrmann provided the Commission with cut sheets on the windows. Mr. Herrmann stated that the applicant would like to install steel doors on the rear of the property. After discussion, Mr. Herrmann asked to put the review of steel doors on hold at this time.

Upon motion of Mr. Arnouts, seconded by Mr. Gibson the Commission voted 6-0 to approve the application as submitted including the windows, doors, decking and trim.

The next item was a staff item regarding Bethel AME Church. The Commission received a letter from Michael Dowling requesting an extension of the Certificate of Approval issued on July 10, 2017. The letter explained that construction is temporarily on hold with construction scheduled to begin in the spring of 2018.

The Commission voted unanimously to approve a 6-month extension (June 1, 2018) for Bethel AME Church.

Discussion Only 25 S. Hanson Street Mike Andrews, Applicant.

Mike Andrews, potential purchaser for the above-mentioned project was before the Commission to discuss the existing property and possible renovations. The Commission suggested that all renovations be done to match the original house as closely as possible. The Commission discussed alternatives to siding and roofing materials. The Commission stated that the chimney would have to remain. Mr. Andrews stated that some of the windows have been replaced and are vinyl. The Commission stated that all new windows should be replaced in wood. The Commission asked the applicant to try and save as much of the original fabric as possible. The Commission provided Mr. Andrews with guidance on proposed renovations and the best way to move forward.

There being no further business, the meeting was adjourned at 6:40 p.m. by motion of Mrs. Pezor seconded by Mr. Wieland.

Respectfully submitted,



Stacie S. Rice
Planning Secretary