

# MINUTES

## **Easton Historic District Commission Easton, Maryland**

**June 12, 2017**

**Members Present:** Kurt Herrmann, Chairman, Kelly Pezor, Vice Chairman, Bill Wieland, Kevin Gibson and Kevin Bateman.

**Members Absent:** Robert Arnouts and George Koste.

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 June 12, 2017 meeting was approved. The Commission voted unanimously to approve the May 22<sup>nd</sup> minutes as written.

### **OLD BUSINESS:**

**22-2017**                      **7 Federal Street**                      **Suzanne Kline.**

Ms. Kline explained she is back before the Commission with a request to install one metal awning over the existing entrance to 7 Federal Street. The proposed awning would be black.

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

**28-2017                      404 S. Harrison Street                      Molly Keegan, Owner.**

Ms. Keegan was present at the meeting. Ms. Keegan explained she was before the Commission at the May 22<sup>nd</sup> meeting with a request to construct a front and rear ramp for wheelchair access, as well as permission to construct an addition in the rear of her existing residence to accommodate an elevator, a laundry room and a caregiver living space. Ms. Keegan is also proposing to expand the master suite bathroom for ADA compliance. Ms. Keegan is proposing a shed style roof for the addition. The Commission had concerns with the shed style roof and the massing of the proposed addition as it relates to the current structure and position on the lot. Ms. Keegan provided the Commission with a letter that detailed the signatures and support of her application from all the contiguous neighbors of her lot. Ms. Keegan stated she has revised the drawings to modify the trim and façade materials and include the addition of a window. The Commission was pleased with the revised drawings as shown on drawings titled "Keegan Home" (Floor Plans/Exterior Elevations) last revision date of 5/25/17 and received by the Town of Easton on 5/31/17.

Upon motion of Mr. Gibson seconded by Mr. Bateman the Commission voted 5-0 to approve the modified application due to the extenuating personal circumstances and feasibility issues, the fact that the addition will not be readily visible from a public right-of-way and the written endorsement of neighbors on either side of the Keegan Residence.

**NEW BUSINESS:**

**31-2017                      9 E. Dover Street                      Ryan Chandler.**

The applicants were not present at the meeting but the Commission felt they had enough information to review the application. The applicant is requesting to install an awning over both storefront windows (total width 16'). Proposed awning is manufactured by Sunesta and will be retractable. The applicant is proposing a gray and black striped awning.

Upon motion of Mrs. Pezor seconded by Mr. Gibson the Commission voted 5-0 to approve the application as submitted.

**32-2017                      21 N. Harrison Street                      Beth Haschen Ingham.**

Ms. Ingham was before the Commission with a request to install two new signs. The wall sign would be 24"x 48" and would be installed above the store-front window. The hanging sign would be approximately 28" x 14" and would hang from a metal bracket.

Upon motion of Mr. Wieland seconded by Mr. Bateman the Commission voted 5-0 to approve the application with the understanding that the sign be a minimum of 8' above ground.

**33-2017                      402 S. Harrison Street                      Julia and Blair Alley.**

Mr. and Mrs. Alley were before the Commission with a request to resurface the existing concrete patio with 1776 bricks. The steps from the front patio/porch will be re-surfaced with brick. Mr. Alley stated that the bricks will be laid out in a running bond pattern. The application is compatible with the HDC Guidelines.

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

**34-2017**                      **318 E. Dover Street**                      **Laurence Claggett.**

Mr. and Mrs. Claggett were present at the meeting. Mr. Claggett explained they are before the Commission with a request to replace the existing front roof, replace the existing windows and siding. Mr. Claggett stated the existing roof on the right side of the building is leaking and is in disrepair. Mr. Claggett stated that when he replaces the roof he will need to replace and possibly shorten the 2nd floor windows. Mr. Claggett did not provide the Commission with any cut sheets or drawings showing how the building would be modified. He stated that the left side of the building will remain as is. The Commission stated that due to the building being in disrepair and the amount of work that is needed on the building, the Commission suggested that Mr. Claggett prepare an overall plan for the proposed renovations. Mr. Claggett stated he would like to move forward on replacing the front roof only at this time to fix the leak and will come back to the Commission for the remainder of the modifications to the building.

Upon motion of Mr. Bateman seconded by Mrs. Pezor the Commission voted 5-0 to approve a metal standing seam roof 12"-16" spacing, minimum 1" stand. Brick columns will be reduced in height to accommodate the new roof. Parapets will be removed to accommodate the new roof and replaced with a new 1x6 (minimum) fascia board.

There being no further business, the meeting was adjourned at 7:50 p.m. by motion of Mrs. Pezor seconded by Mr. Bateman.

Respectfully submitted,



Stacie S. Rice  
Planning Secretary