

MINUTES

Easton Historic District Commission Easton, Maryland

May 8, 2017

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

Members Absent: Kurt Herrmann and Kevin Gibson.

Mrs. Pezor 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 May 8, 2017 meeting was approved. The Commission voted unanimously to approve the April 24th minutes as written.

NEW BUSINESS:

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

Ms. Kline was before the Commission with a request to install four (4) awnings and a sign. Ms. Kline explained they are proposing to install two (2) retractable fabric awnings and two fixed metal awnings.

She stated that the proposed awnings are an exact replica of what was approved/installed at 19 Federal Street. She stated they would like to install a metal awning at 3 Federal Street and 7 Federal Street to keep that portion of the block consistent. The Commission felt that the retractable awnings as proposed were overwhelming to the existing building and was a distraction to the existing windows. The applicant agreed to revise the awning configuration and return to the Commission.

The Commission voted unanimously to table the application.

The next item discussed was the proposed signage for the building. Ms. Kline explained she is proposing to install one (1) 6.5" x 18.5" routed plaque (one sided) on the building and one (1) 21" oval sign MDO 2-sided painted. Sign would hang from a wrought iron bracket.

Upon motion of Mr. Bateman seconded by Mr. Wieland the Commission voted 5-0 to approve the application with the understanding that the sign must be raised to meet the 8' clearance requirement from the sidewalk to the bottom of the sign.

26-2017 40 E. Dover Street J&J Builders, Contractor.

Randy with J&J Builders on behalf of the Avalon Foundation was before the Commission with three (3) requests.

- 1.) The first request was to replace the awnings on the third floor with metal awnings. The applicant stated that the existing awning was vinyl. The proposed metal awning would have snow guards. Applicant felt that a new canvas or vinyl awning would not be a good investment. The Commission didn't feel as though the metal awning as proposed by the applicant was appropriate. The Commission suggested the applicant look into installing a standing seam metal roof and return to the Commission with drawings of the proposed structure. *The Commission voted unanimously to table the awning review.* Should the applicant decide to replace in-kind that would be acceptable to the Commission.
- 2.) The second request was to replace the existing plywood on the elevator overrun enclosure with metal or hardie board.
- 3.) The third request was to replace the existing plywood on the cupola with metal or hardie board. The existing standing seam roof is to remain.

The Commission voted unanimously to approve items #2 and #3 with the understanding that the applicant can use metal or hardie board.

23-2017 106 N. West Street Christine Dayton & Josh Startt.

Christine Dayton and Josh Startt were before the Commission with a request to demolish the existing non-contributing building and construct a new structure with concrete brick veneer. The structure will be one-story, structure with a standing seam metal roof, wood windows, wood trim and wood building trim. The Commission was provided a copy of the structural report for the building. Ms. Dayton explained that the Commission previously approved this same request in 2014, however it was never built. Mrs. Pezor stated that this is the first of two required meetings for the demolition. The Commission reviewed the proposed plans for the new building.

The Commission asked the applicant to provide cut-sheets on the proposed windows and

doors. The Commission also asked that the applicant look into additional options for the exterior building material.

Upon motion of Mr. Bateman seconded by Mr. Arnouts the Commission voted 5-0 to table the application as two meetings are required for the demolition.

23-2017 108 N. West Street Christine Dayton & Josh Startt.

Christine Dayton and Josh Startt were before the Commission with a request to renovate the existing brick structure. Ms. Dayton explained they are proposing to repair and replace the existing asphalt shingle roof structure with a standing seam metal roof. The applicant will replace the concrete block portion of North wall (recently damaged by a car driving through it) with new brick wall to complement the existing brick. Window openings in new wall will mimic appearance of adjacent historic windows but will be 2-hour fire rated assemblies. New building trim will be a composite material.

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

27-2017 36 S. West Street Trevor Newcomb.

Trevor Newcomb on behalf of the Neighborhood Service Center was before the Commission with a request to modify the existing building.

- 1.) Installation of a portico to serve as an egress landing at Southeast corner of the building exit discharge.
- 2.) General soffit repair (as needed).
- 3.) Installation of PTAC HVAC units through the wall at each bedroom at North and South elevations. The existing a/c units will be removed.
- 4.) Replace 36 windows with new casement windows to provide egress.
- 5.) Windows on front façade will be replaced and be consistent in design.
- 6.) Install ADA ramp and associated walkway along southern façade with walk and ramp in westward direction to intersect S. West Street.
- 7.) Remove vegetation along West Street and remove awning.

Upon motion of Mr. Arnouts seconded by Mr. Bateman the Commission voted 5-0 to approve the application with the following conditions.

- All front window casings should be 4" to 6".
- Front façade 3rd floor windows need to match new windows on 2nd floor.

16-2017 12 N. Washington Street Chirp Shannahan.

Mr. Shannahan was before the Commission with a request to replace existing door and door framing. Mr. Shannahan stated that the existing trim was rotten and had fallen off. He stated he planned to replace the trim like and same to what was previously there (wood framing). Proposed door to be full glass (frosted) with the tenants logo on the door.

Upon motion of Mr. Wieland seconded by Mr. Bateman the Commission voted 5-0 to approve the application with the understanding that the new door framing be replaced with like and same materials (wood) and the flashing is to be copper.

Discussion Only 114 S. Washing Street Jim Sebastian.

Mr. Sebastian was before the Commission to discuss a renovation project at 114 S. Washington Street. Mr. Sebastian explained that the property owner, Eastern Shore Land Conservancy is looking to remove the existing roll-up doors and replace with storefront doors similar to the doors found on the adjacent ESLC building.

Mr. Sebastian also stated plans to remove the existing garage doors. The Commission felt the plans as described were appropriate and advised Mr. Sebastian to submit a formal application for review.

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

Respectfully submitted,



Stacie S. Rice
Planning Secretary