

# MINUTES

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

**November 13, 2017**

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

**Members Absent:** Robert Arnouts and Kevin Gibson.

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 13, 2017 meeting was approved. The Commission voted unanimously to approve the October 23<sup>rd</sup> minutes as written.

### **NEW BUSINESS:**

**45-2017                      36 S. West Street                      Trevor Newcomb.**

Trevor Newcomb on behalf of the Neighborhood Service Center was before the commission with a request to continue with siding replacement from approved front façade of building around remaining three sides of the building. Applicant is proposing to replace the

aluminum siding with cementitious siding. Proposed fence is to be pressure treated or cedar 6' high 12" off the ground. Top of fence to be 1x6 planks with a 1x4 cap. Mr. Newcomb explained that the proposed fence is being installed to screen the existing meters.

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

**67-2017                      316/318 E. Dover Street                      Laurence Claggett.**

Mr. Claggett was back before the Commission with a request to replace six (6) windows on the second floor of the building and replace the siding on the second floor. At the October 23<sup>rd</sup> meeting Mr. Claggett proposed vinyl casement windows with no divided lights and no mullions. The Commission asked that the applicant install double hung wood windows on the front and double hung vinyl on the side of the building. Mr. Claggett is proposing lap siding. At that time the Commission voted to table the application. The Commission asked the applicant to submit a new plan for the windows including trim details and cut-sheets on proposed windows.

Mr. Claggett returned to the Commission with drawings and a cut-sheet on casement windows. Mr. Claggett stated that the existing front wood windows cannot be repaired. He is proposing vinyl (single casement) windows on the front and side of the house. The Commission reiterated that they want the three front windows replaced with wood. The Commissions stated they are willing to work with Mr. Claggett on the side windows (they don't have to be wood). The Commission asked Mr. Claggett to make a decision on what windows he wanted on the side of the building. The Commission suggested the applicant add lights so the side windows are similar to the windows on the front of the building. The Commission felt that 2 over 2 windows would be appropriate for both the front and side windows.

Upon motion of Mr. Bateman seconded by Mr. Wieland the Commission voted 5-0 to approve the repair/replacement of siding (in-kind) on the 2<sup>nd</sup> floor of the building. The Commission voted 5-0 to Table the window request as additional information is required.

**69-2017                      11, 13 & 15 N. Harrison Street                      Peter Dietz.**

Mr. Dietz was before the Commission with a request to replace the existing damaged and leaking wood shingles on mansard roof with standing seam metal. Mr. Dietz stated that the existing roof is currently in disrepair and needs to be replaced. He stated he is proposing Horizon-Loc metal roof.

Upon motion of Mr. Wieland seconded by Mr. Bateman the Commission voted 5-0 to approve the Horizon-Loc metal roof with 1" standing seam.

**70-2017                      210 S. Hanson Street                      Patrick Boyd, Owner.**

The applicant was not present at the meeting. The Commission reviewed the application and determined that the application was lacking details to move forward with review. The Commission asked the staff to contact the applicant and ask for construction drawings and elevations of final façade.

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

There being no further business, the meeting was adjourned at 6:45 p.m. by motion of Mrs. Pezor seconded by Mr. Bateman.

Respectfully submitted,

*Stacie S. Rice*

Stacie S. Rice  
Planning Secretary