



**Town of Easton
Historic District Commission**

14 South Harrison Street
Easton, Maryland 21601
410-822-1943

MEETING MINUTES

MONDAY December 10th, 2018

Members Present: Kurt Herrmann – Chairman, Kevin Gibson, Bill Wieland, Robert Arnouts and Grant Mayhew

Members Absent: Kelly Pezor, Kevin Bateman

Town Staff Present: Sierra Crist - Current Planner / GIS Analyst

Mr. Herrmann called the meeting to order at 6:01 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.

Upon motion of Mr. Gibson and seconded by Mr. Wieland, the Commission voted 5-0 to approve the agenda for the 2018-12-10 as submitted.

OLD BUSINESS:

6:03 p.m.

9-2018

130 S. Aurora Street

Linda Kallinen

6:03

Linda M. Kallinen was present on behalf of the request for an extension and amendment to a previous application.

Ms. Kallinen described the nature of the request that was to seek review and approval of a proposed brick replacement path and sidewalk which was absent from her previous application. Ms. Kallinen presented an example of the brick she intended to use. The pattern and layout of the bricks will be as it is shown in her application.

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

Historic District Guideline Sections: P.22 R-1, P.23 R-1 R-2, P. 26 R-2 R-3

NEW BUSINESS:

118-2018

119 South Harrison

Elizabeth North

6:09 p.m.

Ms. Elizabeth North was present on behalf of the request to discuss potential modifications to the barn on her property. The scope of modifications includes replacement siding with board and batten siding, new gutters and downspouts, a door replacement and windows in the attic. Ms. North also explained her interest in modifying the roof line to extend the roof taller.

Mr. Arnouts suggested installing three dormers to allow more room and light.

Mr. Wieland commented about the orientation of the building and the heat it will retain in the summer. Mr. Wieland suggested double dormers for cross view. Mr. Herrmann explained the Board's preference to retain elements of the original roof line and for wood or wood-based siding products as well as clad or wood windows, not vinyl for the windows.

Ms. North mentioned that she has considered installing solar panels on the roof over a roof replacement such as Tesla solar shingles roof panels. Mr. Herrmann suggested Ms. North consider something complementary to the main house such as asphalt or standing seam.

Mr. Herrmann added that the barn in the back and not on a major right of way and solar panels could be accommodated.

Mr. Wieland recommends making the new doors of the same material that the siding would be.

Upon motion of Mr. Gibson seconded by Mr. Herrmann the commission voted 7-0 to table the application. The applicant will provide cut sheets and details at a later date for formal approval

CONCEPT DISCUSSION

6:30

Mr. Joe Cook appeared before the commission to talk to the Commission about purchasing a property at 312 S Hanson Street. He provided information and pictures of the property as well as picture examples of designs he is considering.

Mr. Wieland stated that the cottage look with stucco is a part of the character of the house. Mr. Wieland added that the garage looks structurally okay but cosmetically a little weak.

Mr. Arnouts stated that he did not see any problem with the proposed alterations as long as the cottage look is maintained.

The Commission advised Mr. Cook to return to the Commission with sketches and designs for any future ideas.

MINUTES AND ADJORNMENT

6:41 p.m.

Upon motion of Mr. Wieland seconded by Mr. Gibson voted 5-0 to approve the minutes as submitted.

GUIDELINES DISCUSSION

6:42 p.m.

The Commission then entertained a brief discussion about proposed amendments to the Historic Guidelines regarding freestanding signs and window materials. Mr. Mayhew presented the Commission with a typed revision of the guidelines incorporating the conversations the Commission had previously discussed.

Upon motion of Mr. Wieland seconded by Mr. Gibson, the Commission voted 5-0 to adjourn the meeting at 7:03 p.m. and will meet again at the next regularly scheduled meeting on Monday January 15th 2019 at 6 p.m.