

MINUTES

Easton Historic District Commission Easton, Maryland

January 8, 2018

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

Members Absent:

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 January 8, 2018 meeting was approved. The Commission voted unanimously to approve the December 11th minutes as written.

NEW BUSINESS:

42-2017 308 South Street Trevor Newcomb, Applicant.

Mr. Newcomb on behalf of the Town of Easton was before the Commission with an amendment to HDC Application 42-2017 for the review of proposed window and door replacement. Mr. Newcomb has returned to the Commission with a window and door

schedule for the proposed project, Mr. Newcomb stated that the Town is anticipating the replacement of all windows in the house. Full replacement is being pursued to ensure fully functioning windows and to increase the energy efficiency of the dwelling. Mr. Newcomb stated that the proposed windows would be new restoration wood windows with double-glazed true divided lights with chain and pulley balancing. If the full restoration windows prove too costly, then applicant will supply new cut sheets on proposed replacement wood windows. The proposed doors would be wood panel with a single double glazed and tempered fenestration. Mr. Newcomb stated that all the original window opening sizes will be matched as will the 3 sizes of the door openings. He is proposing to add one (1) window along with a proposed second story restroom addition. The new window will match the size of the other second floor windows. Drawings and cut sheets for the restroom addition will be provided at a future meeting.

Upon Motion of Mr. Gibson seconded by Mr. Koste the Commission voted 7-0 to approve the application as submitted.

67-2017 316/318 Dover Street (2nd Floor) Laurence Claggett, Owner.

Mr. Claggett was before the Commission with a request for new windows on the second floor of the building. Mr. Claggett provided the Commission with cut-sheets of the proposed windows.

Upon Motion of Mr. Gibson seconded by Mrs. Pezor the Commission voted 7-0 to approve the application with the understanding that window 2A have a grid pattern of 2 over 2 and windows 1 & 2 are to be wood 2 over 2. Windows marked 3 do not require the 2 over 2 pattern.

79-2017 316/318 Dover Street (1st Floor) Laurence Claggett, Owner.

Mr. Claggett was before the Commission with request to repair the existing storefront, windows and doors. Mr. Claggett started to repair and replace portions of the storefront which was rotten and failing apart. Mr. Claggett did not have Historic District Approval or a Building Permit for said work. Mr. Herrmann stated that the character of the building has been lost and is in major disrepair. The Commission stated that Mr. Claggett needs to rebuild the storefront and provide the commission with drawings that show what the building will look like when finished as well as cut-sheets on the windows and doors. Mr. Arnouts stated that the building has not been taken care of and needs rehabilitations and the work must be done correctly.

The Commission voted unanimously to Table the application. The Commission advised Mr. Claggett to redesign and provide plans/drawing for the front façade to make it more compatible.

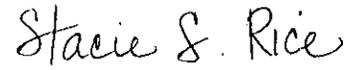
80-2017 5 Federal Street Stewart Building, LLC.

The applicant was not present at the meeting but the Commission felt as though they had enough information to review the application. The applicant is proposing to build back a balcony that existed on the building many years ago. The balcony will have a steel frame with IPE decking and steel balusters. They are proposing wrought iron brackets to try and match original design of the balcony.

Upon motion of Mr. Bateman seconded by Mr. Arnouts the Commission voted 7-0 to approve the application as submitted finding that the balcony is compatible with the building based on photographic evidence as submitted by the applicant.

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,

A handwritten signature in cursive script that reads "Stacie S. Rice".

Stacie S. Rice
Planning Secretary