

MINUTES

Easton Historic District Commission Easton, Maryland

July 9, 2018

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

Members Absent: Kevin Bateman.

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 July 9, 2018 meeting was approved. The Commission voted unanimously to approve the June 25th minutes as written.

OLD BUSINESS:

Mr. Herrmann recused himself to be the applicant. Mr. Herrmann on behalf of the McGettigan's stated he is before the Commission with an amendment to his previous application. Mr. Herrmann stated the owner would like to expand the deck previously approved by the Commission in December 2017. Mr. Herrmann stated that the final deck size will be approximately 17' x 8'. The decking material will be Azek decking, color

"cypress". The railing will be Azek Premier Rail. All trims will be Boral. The north-facing staircase leaving the deck on the original plans will now be omitted.

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

NEW BUSINESS:

52-2018 107 Goldsborough Street Talbot Interfaith Shelter.

Julie Lowe on behalf of Talbot Interfaith Shelter was before the Commission with a request to enclose the existing rear porch which is currently screened. Ms. Lowe stated that the newly enclosed area would be used for classes and counseling for their guests. Ms. Lowe provided the Commission with additional information on the windows, siding material and trim details. The Commission stated that the porch is not visible from a primary right-of-way.

Upon motion of Mrs. Pezor seconded by Mr. Koste the Commission voted 6-0 to approve the application as submitted.

53-2018 221 S. Harrison Street Albert Miller.

Mr. Miller was before the Commission with a request to remove a large Pin Oak tree in the rear yard. Mr. Miller stated that the tree is too close to the garage and is encroaching near the house roof and power lines. Mr. Miller provided the Commission with a letter from Bartlett Tree Experts stating the condition of the tree.

Upon motion of Mr. Koste seconded by Mrs. Pezor the Commission voted 6-0 to approve the application as submitted.

54-2018 405 S. Washington Street Third Haven Trustees.

Mr. Day on behalf of Third Haven Trustees was before the Commission with a request to replace the existing front entrance with an expanded brick landing and three (3) steps, in addition to replacing the north steps with an expanded stoop and three (3) steps. Bricks will match the existing building. Mr. Day explained that the existing steps are in disrepair and need to be replaced. He also stated that the existing steps are not code compliant. The Commission felt the proposed changes are compatible with the current building as well as with the other historic structure.

Upon motion of Mr. Wieland seconded by Mrs. Pezor the Commission voted 6-0 to approve the application as submitted.

18-2018 207 S. Harrison Street Bradley & Tarah Kleinert.

Mrs. Kleinert was before the Commission with a request to replace the existing deck in the back yard by extending it into the landscaping on the west and north ends, repositioning the stairs, and enclosing a portion of it. Mrs. Kleinert stated that the enclosure's roof will be pitched similar to the rest of the home. Asphalt shingles matching those currently on the roof will also be used. They are proposing a composite material, such as AZEK and screens for the enclosed portion. The base of the porch is to be supported by brick columns and accented with lattice. The Commission asked that the AZEK wrap around the framing lumber and that it be painted.

Upon motion of Mr. Gibson seconded by Mr. Koste the Commission voted 6-0 to approve the application as submitted and as stated above.

59-2018 **107 N. Washington Street** **Suzanne Kline.**

Ms. Kline was before the Commission with a request to clad the existing "ell" addition with cementitious siding and introduce window openings more in proportion to the overall mass of the addition. Ms. Kline stated they are proposing to convert an existing door into a window and add a window to the existing brick in-filled window opening. She stated that all windows would be Marvin (wood). New door is to be Marvin as well. Ms. Kline stated that the existing building is currently brick which is in poor condition. The applicant is proposing to install cementitious siding, smooth finish, 8" reveal. The Commission asked that the existing brick façade be repaired/repointed and not be covered with siding.

Upon motion of Mr. Koste seconded by Mrs. Pezor the Commission voted 6-0 to approve the re-pointing of the existing block building and not re-siding the building as submitted.

64-2018 **519 Goldsborough Street** **Kevin Bateman.**

Mr. Bateman was not present at the meeting. Mr. Herrmann recused himself to be applicant on behalf of Mr. Bateman. Mr. Herrmann stated that Mr. Bateman would like to replace the current French doors out to the patio. Mr. Herrmann stated that the existing door is broken and unfixable. He is proposing to install a Smooth Star Fiberglass door, simulated divided light (Product S 1089) that will be painted.

Upon motion of Mr. Gibson seconded by Mr. Arnouts the Commission voted 6-0 to approve as stated above.

There being no further business, the meeting was adjourned at 6:50 p.m. by motion of Mr. Gibson seconded by Mr. Arnouts.

Respectfully submitted,

Stacie S. Rice

Stacie S. Rice
Planning Secretary