

MINUTES

Easton Historic District Commission Easton, Maryland

May 14, 2018

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

Members Absent: 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 May 14, 2018 meeting was approved. The Commission voted unanimously to approve the April 23rd minutes as written.

OLD BUSINESS:

23-2018 10 South Street Trudy Scott, Owner.

Ms. Scott was before the Commission at the April 23rd meeting with a request to...

- 1.) Install mini split HVAC systems to three (3) units upstairs
- 2.) Replace metal roof over small enclosed porch

- 3.) Add single window or French doors to enclosed porch
- 4.) Re-install door and stair to ground in kitchen
- 5.) Add a wraparound deck from enclosed porch to kitchen door or create a patio

The Commission asked Ms. Scott to provide a site plan showing the location of the patio/deck, landscaping and an illustration showing the locations of the mini splits on the building. They also asked for cut-sheets on the proposed doors and roofing material.

Ms. Scott is back before the Commission with a modified application. Ms. Scott is before the Commission with a request to install a new roof on the interior porch and install 3 mini-splits to service 3 rental units on the 2nd and 3rd floors. Ms. Scott explained they are proposing to place the mini-split on the roof of the interior porch. She is also proposing to replace the existing flat porch roof with copper.

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

42-2018 308 South Street Trevor Newcomb.

Mr. Newcomb on behalf of the Town of Easton was before the Commission with a request to...

- 1.) Add a second floor addition on the rear of the house to add stairs, bathroom & closet
- 2.) Construct first floor rear porch and addition for stair landing
- 3.) Modify previous windows approvals to Simulated Divided Light
- 4.) Enlarge rear windows and align for egress
- 5.) Demolish the rear exhaust stack
- 6.) Replicate front porch which was demolished in the Fall of 2017

Mr. Newcomb stated he is proposing to restore and/or replace in-kind the exterior siding and trim. He is proposing to rebuild the front porch using salvaged materials from the former porch (in-kind). Front porch flooring is to be tongue and groove. Front porch roof material is to be cedar shakes. He is proposing to build a replacement second floor bathroom with a gable roof over the first floor addition. Roof over this section will be standing seam metal. The first floor rear porch will have a standing seam metal roof. Mr. Newcomb stated they are proposing to restore the original windows where possible and replace the non-original windows with Simulated Divided Light windows. The Commission briefly discussed shutters. Mr. Newcomb stated that he assumed the shutters would be wood but would come back to the Commission with cut-sheets on the proposed shutters.

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

NEW BUSINESS:

28-2018 13 N. Harrison Street Frank Saulsbury.

Mr. Saulsbury on behalf of the owner was before the Commission with a request to install a 26 gauge master rib metal roof. He stated that the existing roof was asphalt and in disrepair. Mr. Saulsbury stated he will install the metal roof over top the asphalt roof.

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

31-2018 114 S. Washington Street Evergrain Bread Co.

The applicant was before the Commission with a request to install two (2) new signs. Mr. Rae explained that the proposed signs are to be wood (approximately 3' x 3') and hung from a wrought iron bracket. One sign is to be hung on the front of the building to the left of the entrance door and the second sign is to be located on the side of the building adjacent to the entry door.

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

27-2018 220 S. Hanson Street John Marrah, Contractor.

Mr. Marrah with Solar Energy Services on behalf of the owner was before the Commission with a request to install a roof-mounted, grid-tied 7.63 kw solar PV system. He explained that the solar array consists of (13) silfab 310 watt panels, (10) Mission Solar 360 watt panels and a Solar Edge inverter systems. Mr. Marrah provided the Commission with drawings indicating the location of the panels on the house and storage building on the rear of the property. Mr. Marrah stated that the proposed panels are low profile. The Commission discussed the location of the panels and felt that due to the existing landscaping/trees the panels would be screened from view.

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

29-2018 114 N. Washington Street Larry Willis, Contractor.

Mr. Willis with Willow Construction and Eric Harvey with the Masonic Temple were before the Commission with a request to replace the existing steps at the rear of the building and install new handrails. Mr. Willis stated that the existing steps are cracked and in poor condition. New steps are to be concrete. Mr. Harvey stated that the proposed handrail (black iron) will be placed on either side of the steps.

Upon motion of Mr. Arnouts seconded by Mr. Bateman the Commission voted 6-0 to approve the application as submitted.

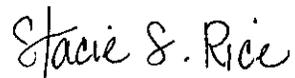
30-2018 204 Earle Avenue Larry Willis, Contractor.

Mr. Willis on behalf of the owner was before the Commission with a request to demolish the existing house which was damaged due to a fire. Mr. Herrmann stated this is the first of two meeting required. Mr. Willis provided the Commission with a structural engineer's report and drawings for a new house on the subject property. Mr. Willis stated that the existing two-story single-family home of approximately 2,000 sf was severely damaged by a fire on February 4, 2018. Mr. Willis stated that the property includes a basement and an attic. Mr. Willis stated that the owner, Roberta Lilly is somewhat undecided as to how she would like to move forward. Mr. Willis believes at this time Ms. Lilly would like to move forward with the construction of a new home after the existing house is demolished. The Commission encouraged Mr. Willis to discuss the future plans for the lot with the owner and be prepared to discuss those at the next meeting.

Upon motion of Mr. Koste seconded by Mr. Bateman the Commission voted 6-0 to table the application.

There being no further business, the meeting was adjourned at 7:20 p.m. by motion of Mr. Gibson seconded by Mr. Wieland.

Respectfully submitted,

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

Stacie S. Rice
Planning Secretary