



**Town of Easton**

Engineering, Planning and Zoning  
14 S. Harrison Street Easton, MD 21601 410-822-1943

**Easton Historic District**

**MEETING MINUTES**

**MONDAY May 13<sup>th</sup>, 2019**

**Members Present:** Kurt Herrmann – Chairman, Kelly Pezor - Vice Chairman, Grant Mayhew, Kevin Bateman, Bill Wieland and Robert Arnouts

**Members Absent:** Kevin Gibson

**Town Staff Present:** Sierra Crist – Environmental & GIS Program Manager

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. Wieland and seconded by Mr. Bateman the Commission voted 5-0 to approve the agenda for the 2019-05-13 meeting as submitted. The Commission proceeded with the agenda item for old business.

**OLD BUSINESS:**

6:03 p.m.

**2019-011 / 19-00020**

**118 South Street**

**Lisa Stone**

6:03

Lisa Stone was present on behalf of the request for a window replacement.

Mrs. Pezor gave an overview of the Commission's observation from the site visit. The Commission noted that the previous owner had installed window adjustments that made egress inaccessible from the interior of the home. The Commission voiced concerns about the safety of the occupants in the home with the windows as is.

Ms. Stone is requesting to replace all of the original eight (8) windows.

Mr. Herrmann expressed his preference to leave the façade front windows the same, however there are no side windows to replace. Mr. Herrmann reiterated the Commission's acknowledgement of the overall safety of the building and its occupants.

The Commission discussed the lack of historical documentation on the orientation of the existing windows.

Upon motion of Mr. Mayhew seconded by Mrs. Pezor the Commission voted 5-0 to approve the request as submitted the request to replace the 8 windows as shown with

Historic District Guideline references: PG 51 R2

**2019-029 / 2017-63**

**323 South Street**

**Don Bibb**

6:48

Mr. Bibb was not present on behalf of the application.

Mr. Herrmann commented that the post replacement details submitted do not show design detail that replicates the existing posts. Mr. Herrmann continued that the posts could be turned and detailed to add character to match the original.

Mr. Bateman added that the porch is highly visible and recommends consistency with the existing posts.

Upon motion of Mr. Wieland seconded by Mrs. Pezor the Commission voted 6-0 to table the request as submitted with the direction that the posts should provide more consistency with the existing posts. The Commission requests the applicant return to the next meeting with additional design information on the posts and that the applicant be present.

**2019-025 / 2019-44**

**7 North Harrison Street**

**Joann Brown**

6:16

Mrs. Joann Brown was present on behalf of the modified request for a proposed sign location. Ms. Brown explained that her first request was for above the door, and she has since changed her mind for the sign to be hung from the hooks over the transom. She added that this location would be in line with the signs along the street.

The Commission reviewed the request and found two sections of the guidelines that prohibit the installation of signs in front of windows and architectural features. The Commission advised the applicant that they did not see a reference which allowed the approval of this proposed location

The Applicant withdrew her request.

**NEW BUSINESS:**

**2019-026 / 19-00052                      211 South Hanson Street                      Paul Meredith**

6:24 pm

Mr. Paul Meredith was present on behalf of the request.

Mr. Herrmann reminded the applicant that privacy fences are not allowed to extend past the front of the house within the district. Mr. Meredith stated it will stop about 4ft from the front plane of the house.

Mr. Meredith said the fence will be 80 inches tall, a 7ft privacy panel fence. Mr. Herrmann questioned the maximum privacy panel allowable. Ms. Crist confirmed that the maximum privacy panel height permitted is 6’.

Upon motion of Mr. Bateman seconded by Mr. Arnouts the Commission voted 6-0 to approve the request with one amendment that the maximum height of the privacy panel is 6’.

Historic District Guideline references: PG 32 R4 R5

**2019-030 / 19-00055                      209 Davis Avenue                      Sandra Tyrer**

6:30

Ms. Sandra Tyrer was present on behalf of the request for replacement windows. Ms. Tyrer explained that the purpose of the replacement windows is to reduce the sound from the neighborhood. She feels that her storm windows do not do provide enough noise suppression.

The Commission discussed the materials of the all the existing windows, alternatives for sound suppression and the designs submitted.

Mr. Wieland made a motion seconded by Mr. Bateman to approve the request as submitted with the understanding that the proposed windows will be the openings will be the same size as the existing windows. Mr. Herrmann commented on a possible material discussion for the property.

Upon motion of Mr. Wieland seconded by Mr. Bateman, the Commission voted 6-0 to approve the request as submitted with the understanding that the proposed windows will have the exact same size opening, the front windows will be painted wood and the remainder will be endora aluminum clad.

Historic District Guideline references: PG 51 R 2

**MINUTES AND ADJORNMENT**

6:55 p.m.

Upon motion of Mrs. Pezor seconded by Mr. Mayhew voted 3-0 to approve the minutes as submitted.

Upon motion of Mr. Wieland seconded by Mr. Bateman, the Commission voted 5-0 to adjourn the meeting at 6:55 p.m. and will meet again at the next regularly scheduled meeting on Tuesday May 28th at 6 p.m.