

MINUTES

Easton Historic District Commission Easton, Maryland

June 24, 2013

Members Present: Kurt Herrmann, Chairman, Adam Theeke, Robert Arnouts, and George Koste, Kevin Gibson and Mark Beck.

Absent: Lena Gill.

Mr. Herrmann called the meeting to order at 6:00 p.m.
The minutes of the June 10th meeting were Tabled by a 6-0 voted.

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 28, 2013 meeting was approved (7-0).*

Consent Docket Approvals - None

Staff Approvals – None

OLD BUSINESS:

43-2013 **8 N. Locust Street** **Dan Warrington, Owner.**

Mr. Warrington was before the Commission at their June 10th meeting with a request to remove and replace 9 windows to meet Town of Easton egress code. The Commission scheduled a site visit for Friday, June 14th at 8:30 a.m. to look at the condition of the windows. Mr. Warrington was not present at the meeting.

NEW BUSINESS:

45-2013

211 Brookletts Avenue

Monica Gault.

Mrs. Gault and her contractor Tim Belcher were present at the meeting. They explained they had started work on the house as they were unaware the work being done required approval by the Historic District Commission. A building permit was applied for and issued by the Town of Easton Building Inspection Office. They are currently renovating the existing house and outbuilding. Their scope of work includes.

- To remove and replace windows with a replacement window all vinyl casement from United Window
- Remove single exterior door and install new french door made by Jeld-Wen
- Garage opening on back alley, plan to re-use the old doors to create the restored look of the exterior
- All existing materials to be put back on exterior. No new materials will be used.

The Commission stated that the garage door facing the alley must remain.

Upon motion of Mr. Koste seconded by Mr. Gibson the Commission voted 6-0 to approve the application as submitted. The application meets the Guidelines on Page 48, R1, and Page 51, R2.

46-2013

107 Beech Place

William Davenport.

The applicant was not present at the meeting, but the Commission felt they could review the application in their absence. The applicant would like an extension of approved permit # 12-9402, with change to design of pickets. They propose to change the pickets from Veranda style to French gothic style. This will replace the existing rotted fence. They are proposing to install 206 feet of 4' tall fence around the back of the property that faces the alley and side of property that faces neighboring property at 219 S. Harrison Street.

Upon motion of Mr. Theeke, seconded by Mr. Gibson the Commission voted 6-0 to approve the application as submitted and re-instate permit #12-9402. The application meets the Guidelines.

47-2013

200 Goldsborough Street

Anthony Principi, Owner.

Mr. Principi is before the Commission with a request to replace the existing house roof as well as the existing shed roof and attached rear wing. He stated the roof is a combination of metal and asphalt shingles. The metal roof is leaking and causing damage to the interior of the home. He stated the wood shutters will be repaired, painted and reinstalled, the cornice will be repaired/replaced in-kind, and the existing siding will be repaired/replaced in-kind. The Commission suggested the applicant put asphalt shingles on the main roof of the house and a raised seam metal roof (rib height no more than 1") on the back shed roof and on the attached wing addition.

The application meets the Guidelines on Page 55, R2 (Roof), Page 56, R3, and Page 44, R2 (Repair like and same siding and cornice).

Upon motion of Mr. Theeke, seconded by Mr. Arnouts the Commission voted 6-0 to approve the application as amended.

Mr. Bradley is before the Commission with a request to replace the existing cedar shingles on the outbuilding with a vinyl siding to match the house. He is also proposing an architectural shingle roof on the outbuilding. The Commission suggested the applicant re-side the outbuilding with faux cedar shake siding solid 5/4 corners on all sides, window and door casings to be 5/4 on all sides (wrapped cornice aluminum as stated). The roof is to be replaced in-kind to match the main house.

The application meets the Guidelines on Page 44, R1 as it is compatible with existing structure.

Upon motion of Mr. Theeke, seconded by Mr. Beck the Commission voted 6-0 to approve the application as amended and stated above.

Mr. Grieves is before the Commission with a request to remove the existing wrought iron fence at the front of the property and move to the right side of the house so it is parallel with the house and it will match up with an existing fence. The Commission stated that moving the fence will bring the property into compliance with the Guidelines.

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

The meeting was adjourned at 7:40 p.m. by motion of Mr. Beck seconded by Mr. Theeke.

Respectfully submitted,

Stacie S. Rice
Planning Secretary