

# MINUTES

## **Easton Historic District Commission Easton, Maryland**

**May 28, 2013**

**Members Present:** Kurt Herrmann, Chairman, Adam Theeke, Mark Beck, Lena Gill, Robert Arnouts, George Koste and Mark Beck.

### **Absent:**

Mr. Herrmann called the meeting to order at 6:00 p.m.  
The minutes of the May 13<sup>th</sup> meeting were approved.

### **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:**

**21-2013                      112 S. Locust Street                      Kirk Bowser, Owner.**

The Commission held a site visit on May 17<sup>th</sup> to evaluate the site. Mr. Bowser was not present at the meeting.

**29-2010**

**305 North Street**

**Noah Matten, Owner.**

Mr. Matten is before the Commission for parking area and curb cut. The curb cut would be off of Aurora Street and Mr. Matten will get appropriate permits from the Public Works Department. Mr. Matten is proposing EZ Roll grass pavers (hexagonal cells) however, if cost doesn't allow the pavers he will have gravel drive-way.

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

**76-2012**

**600 Goldsborough Street**

**Eddie Huang, Owner.**

The applicant is requesting to replace 15 windows and to replace the existing siding. The Commission visited the site to look at the existing conditions of the exterior. Mr. Haung is proposing to replace the windows with Anderson windows. The siding is presently aluminum and he is proposing hardi-plank as the aluminum siding is not historic. The corner treatment should articulated, however. Fascia and soffit should be replaced in kind (wood). As to the windows, the Commission asked the applicant to provide them with a plan as to which windows would be egress windows, which windows needed replacement, and which windows could be saved. The Commission asked that the three windows on the first and second floor of the front elevation be restored if possible. It was agreed that the attic window needs replacement. The restored windows probably would need storm windows. A second storm window product has been added as recommended for the historic district. It is called QuantaPanel and comes in a 500 series as an exterior Low-E storm window and in a 600 series as an interior storm window.

Further, Mr. Huang wants to build a new front porch across the width of the house and to continue the side porch around the corner and across the back elevation (south elevation). The Commission asks that the applicant provide it with elevation drawings of these three elevations.

Upon motion of Mr. Theeke, seconded by Mr. Beck the Commission voted 7-0 to Table the application.

### **NEW BUSINESS:**

The first item of New Business was **112 Brookletts Avenue**. The applicant's contractor, Jeff Heinsohn discussed with the Commission the owners need to expand the existing first floor half bath into a full bath with a shower so that all the necessary facilities are on the first level.

**34-2013**

**331 & 333 E. Dover Street**

**Bill Hall, Owner.**

Mr. Hall is before the Commission to construct approximately 10 foot section of privacy/security fence with a gate. The fence is to be 6' high plus 12" of lattice constructed of cedar and painted to match the existing building. After discussion, Mr. Hall revised the fence to be 5' tall with 12" of lattice for a 6' fence. Fence will be staggered and painted to match the building and will be setback 12" from the SE corner of the building.

Upon motion of Mr. Beck seconded by Mr. Theeke the Commission voted 7-0 to approve the application as amended. The application meets the Guidelines Page 32, R 4.

**35-2013**

**23 & 25 Goldsborough Street**

**Bill Hall, Owner.**

Mr. Hall is before the Commission for removal of vestibule doorways and to restore the façade to the original, applicant is also requesting replacement of upper window vents to restore façade to original.

Upon motion of Mr. Theeke seconded by Mr. Arnouts the Commission voted 7-0 to approve the application as submitted.

The application meets the Guidelines on Page 61, R 1.

**36-2013**                      **12 N. Washington Street**                      **Bill Hall, Owner.**

Mr. Hall is before the Commission to remove and replace six (Williamsburg) windows facing the Courthouse. The new windows would be Marvin double-hung as original during the Victorian era. Mr. Hall provided the Commission with pictures of what was previously there. The Commission stated they would prefer wood windows. The Commission scheduled a site visit for Friday, May 31<sup>st</sup> at 8:30 a.m.

Upon motion of Mr. Theeke seconded by Mrs. Gill the Commission voted 7-0 to Table the application.

**38-2013**                      **140 S. Washington Street**                      **Pat Detrich, Owner.**

The applicant is before the Commission a second time asking to demolish the existing outbuilding. The applicant has provided the Commission with a letter from Richard G. Getsinger, P.E. stating that, in his opinion the existing wood structure on the property is in extremely poor condition and structurally unsound. The Commission asked the applicant to provide a detailed structural engineer's report evaluating all structural elements of the outbuilding in accordance with the stated requirements in the Town of Easton Zoning Ordinance, Section 13.3 which governs all demolitions in the Town.

A discussion ensued about the previously approved resurfacing of the parking lot and the landscaping that would be required should the demolition be approved. It was told by the applicant that the reason why the outbuilding has rotted is that the land around it is lower than that of surrounding properties. The Commission pointed out that regular landscaping may not be a sufficient replacement. A rain garden that can deal with occasional inundation problems was suggested. Information on rain gardens can be found on the Internet.

Upon motion of Mr. Arnouts, seconded by Mr. Beck the Commission voted 7-0 to Table the application.

**37-2013**                      **408 August Street**                      **Kevin Gibson, Owner.**

Mr. Gibson recused himself from the meeting to be applicant. He would like to add Quanta Panel storm windows to the existing double-hung windows. Storm windows are Quanta Panel 504 – DH – IGS.

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

The application meets the Guidelines.

The next item of was **200 Goldsborough Street**. This item was not on the agenda, but the new owner introduced himself to the Commission and asked to briefly discuss the above-mentioned property. He asked the Commission if he could start removing some of the landscaping in the front of the house. The Commission stated that the removal of overgrown bushes would be appropriate. However, the removal of trees that are impacting the foundation would need to be further examined by an arborist. The Commission scheduled a site visit for Friday, May 31<sup>st</sup> at 9:00 a.m.

The meeting was adjourned at 8:20 p.m. by motion of Mr. Beck seconded by Mr. Theeke.

Respectfully submitted,

Stacie S. Rice  
Planning Secretary