

MINUTES

Easton Historic District Commission Easton, Maryland

October 28, 2013

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

Members Absent:

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 October 28, 2013 meeting was approved as amended.
The Commission voted to approve the minutes from the October 14th meeting as presented.

OLD BUSINESS:

74-2013 23 N. Harrison Street Nancy Trippe, Tenant.

Ms. Trippe explained she is before the Commission with a request to change the existing door (all wood) to a 9 lite unfinished hemlock door made by Jeld-Wen. The Commission was not favorable of the proposed door. The applicant agreed to a 2 panel 1 lite door. She is also proposing a wall sign (10" x 65") which would be placed over the existing window. No rendering was submitted.

Ms. Trippe stated that the sign will not extend past the existing window frame/shutters. Upon motion of Mr. Theeke seconded by Mr. Gibson the Commission voted 7-0 to approve the application as amended and stated above.

The application meets the Guidelines on Page 67, R1 & R2 and Page 48, R4.

NEW BUSINESS:

1-2011 20 S. Thorogood Lane Chris Bernath, Owner.

Mr. Bernath explained he is before the Commission with a request to extend the existing split rail picket fence along the north property line to an approximate mid-point, then turn 90 degrees ending at the side of the house to enclose the rear yard. He stated there will be one gate. He is also proposing to add a 41" tall wood fence (painted white) in the front yard which would extend from the front south side corner of the porch. The fence would extend from the porch in a westward direction to the road setback, extend north paralleling the road, turn 90 degrees and end at the north corner of the porch. A gate will be added for entry (exact location of gate has not been determined). The Commission asked that the picket spacing not be greater than the width of the picket itself. Mr. Bernath was agreeable to the modification.

He is also proposing to add a driveway made of white #57 stone in a location where vehicles park. He stated there is no room to park vehicles on the street without interfering with current traffic patterns and there is no curb along the street. He stated the driveway would allow two vehicles to be parked in an off the street location. Upon motion of Mr. Theeke seconded by Mr. Beck the Commission voted 7-0 to approve the application as amended and stated above.

The application meets the Guidelines on Page 32, R4 and Page 26, R6.

78-2013 109 B South Street Bob Shannahan, Owner.

Mr. Shannahan is before the Commission with a request for new windows on the house located behind 109 South Street. He stated the exterior is aluminum clad. There are a total of 18 windows. He is proposing an Anderson A 251 "awning" window, wood clad with white vinyl either no muntins or interior clip simulated divided. The second floor bedroom window needs to meet the Town egress code. He is proposing an Anderson C W14 wood clad, white vinyl, simulated divided light (casement).

Upon motion of Mr. seconded by Mr. the Commission voted 7-0 to approve the application as submitted. The application meets the Guidelines.

84-2013 28 S. Washington Street Steve Mangasarian, Owner.

Mr. Mangasarian is proposing to replace window sashes with Marvin Ultimate insert double-hung replacements with authentic divided lites (all wood construction). All sash components to be exact replacements of existing sizes. He stated there will be no changes in the outside casing or sill. The Commission scheduled at site visit for Friday, November 1st at 8:30 a.m. Upon motion of Mr. Theeke, seconded by Mrs. Gill the Commission voted 7-0 to Table the application.

**82 & 83-2013 200 Goldsborough Street Anthony Principi,
Owner, Charles Goebel, Architect.**

This application is two parts. The first being a new wrought iron fence and brick columns and the second part is a new garage.

- 1.) Mr. Principi is proposing the installation of a 4 foot wrought iron fence around the perimeter of the property. He is also proposing a 2 foot square antique brick columns (5 foot high) that will be erected at 15 foot intervals around the perimeter to which the wrought iron fence will be attached. Upon motion of Mr. Gibson, seconded by Mrs. Gill the Commission voted 7-0 to approve the request conditioned on the applicant providing a cut sheet of the wrought iron fence and with the understanding that no brick columns are placed up against the house.
- 2.) Mr. Goebel is proposing to construct a new 2-car garage with partial floor and living space above. He stated that the proposed garage design adopts a similar roof pitch to that of the main house in a "story-and-a-half" design meant to reduce the garage's bulk and lower the eaves height. Mr. Goebel stated they are proposing hardi-plank (or equal) fiber cement siding in either clapboard or board & batten design (color to match main house). Overhead doors indicated are "carriage-house" style doors. They are proposing clad double-hung windows and Azek (or equal) solid cellular PVC trim. Roofing will match the existing house.

Mr. Principi is also proposing Victorian gardens in the rear which incorporates pathways linking the residence and the proposed garage. Proposal includes new trees, shrubs and planting beds. They are proposing to remove the only remaining large tree in order to make space for the garage. The Commission was very concerned with the removal of the tree and stated its importance to the property. Mr. Principi stated he would plant in its place a large tree, such as one the size of a willow oak, as well as other lower canopy trees.

Upon motion of Mr. Arnouts, seconded by Mr. Beck the Commission voted 7-0 to approve the application as submitted with the stipulation that the tree marked for removal be replaced with a large mature tree with a mature height of 50'+ and a planting caliper of 4" or more. The application meets the Guidelines.

**85-2013 201 Goldsborough Street Jake Laureska, Architect &
Amy Haines, Owner.**

The applicant is proposing to remove the aluminum siding and restore existing shiplap wood siding, uncover existing wood trim and restore, remove non-original deck, remove existing non-original "colonial" front stoop and replace with Federal period veranda. Proposed veranda to be wood tongue and groove floors with brick piers and screened portion on East façade. They would also like to raise the existing carriage house to be out of the flood zone.

The Commission asked for additional information on the standing seam metal roof, the porch columns, and dimensions of elevations. Upon motion of Mr. Theeke seconded by Mr. Beck the Commission voted 7-0 to Table the application.

61-2013 107 Blake Street Jay Corvan, Face to Faith Ministries.

The applicant is before the Commission with a request to demolish the existing 1-story dwelling. Mr. Corvan explained there is little to no value in this modest

home built after the 1950's. He stated that the Church needs the additional space for parking and activities of the congregation.

The Commission stated they have had multiple meets regarding this site and the proposed project. Upon motion of Mr. Koste, seconded by Mr. Beck the Commission voted 7-0 to approve the demolition of the existing structure. The application meets the Guidelines and the Town of Easton Planning & Zoning Ordinance, Section 13.2.

86-2013 524 Goldsborough Street Adam Theeke, Contractor.

Mr. Theeke recused himself from the meeting to be the applicant. The applicant is proposing to remove rear section of standing seam roof and replace with shingles (re-build and re-flash as needed). He also proposes to replace trim in-kind as needed. Mr. Theeke stated that the roof is deteriorating and needs to be replaced immediately. Upon motion of Mr. Gibson seconded by Mrs. Gill the Commission voted 7-0 to approve the replacement of the roof as submitted. The application meets the Guidelines on Page 55, R3.

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

Respectfully submitted,

Stacie S. Rice