

# **MINUTES**

## **Easton Historic District Commission**

### **Easton, Maryland**

**April 25, 2016**

**Members Present:** Kurt Herrmann, Chairman, Robert Arnouts, Bill Wieland and Kelly Pezor, Kevin Gibson, George Koste and Adam Theeke.

**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 meeting was approved and modified. The Commission voted unanimously to approve the April 11<sup>th</sup> minutes as written.

## **OLD BUSINESS:**

### **10-2016      204 E. Earle Ave.      Larry Willis, Willow Construction.**

Mr. Willis is back before the Commission with a request for a new wrought iron handrail and railing along the porch. Mr. Willis provided the Commission with a picture of the proposed railing, which has been purchased by the homeowner. The Commission had some questions about the installation of the railing. Mr. Willis explained that the railing will be set into the base with cement.

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

### **11-2016      22 N. East Avenue      Zach Smith, Armistead,**

Mr. Smith was before the Commission at the March 28<sup>th</sup> meeting on behalf of Newbold Sons, LLC. /Chris Ryan with a request to demolish an existing outbuilding. He stated that the existing metal outbuilding has deteriorated and is a safety concern. Mr. Smith stated that a licensed structural engineer has evaluated the outbuilding and determined that the present condition as a "significant safety hazard". Mr. Smith provided the Commission with a copy of the structural engineer's report. The Town of Easton Code Enforcement Department has sent several letters to the applicant stating that the building is unsafe. The owner, at this time has no plans to rebuild the structure. Mr. Smith stated if the building were demolished the site would be graded, seeded and stabilized. Mr. Theeke stated that the rafter and joists are broken on the interior of the structure. Mr. Arnouts stated that due to neglect the building it is not salvageable. Mr. Smith is back before the Commission and has provided the Commission with a Site Plan, Existing Elevations & Site Drawings (photographs included).

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

### **20-2016      12 N. Washington St.      Chirp Shannahan,**

Mr. Shannahan was not present at the meeting. The Commission voted 7-0 to Table the application.

### **26-2016      413 North St.      Frank Lyons, Owner,**

Mr. Lyons is before the Commission with a request to renovate the exterior of the existing house. The property is considered contributing. Mr. Lyons is proposing to install five (5) new 6 over 6 windows (Low E Energy Star) on the front façade. He proposes to replace the existing siding on the rear addition with Hardi Plank siding. He is proposing to restore the existing front door. Existing sidelights and casings to remain. He stated that the soffit and fascia will be replaced in-kind. The Commission explained that PVC trim would be appropriate on the rear addition. He proposes to paint the entire exterior and install new shutters. He is proposing to install new door opening on the rear of the house. Proposed door would be fiberglass. Mr. Lyons is back before the Commission with cut sheets and

plans. The Commission asked that the windows be SDL. Keep existing cornice as able. If replaced, it would have to be Boral.

Upon motion of Mr. Koste seconded by Mr. Wieland the Commission voted 7-0 to approve the application as stated above.

**14-2016      124 N. Harrison St.      Chuck Callahan.**

Mr. Callahan with West & Callahan and John Haught were before the Commission at the March 14<sup>th</sup> meeting with a request to demolish the existing house. He stated that the house was destroyed by a fire in January. He stated that due to the substantial fire damage the house cannot be repaired. The house is considered Contributing in the District. Mr. Callahan is back before the Commission for the second meeting, which is required for demolition. Mr. Callahan stated that at this time they do not intend to re-build. They would like to demolish the building and seed/stabilize the site. The applicant will provide the Commission with a structural engineers report for the file. Mr. Callahan provided the Commission with a site plan and architectural drawings of the existing house.

Upon motion of Mr. Wieland seconded by Mr. Theeke the Commission voted 7-0 to Table the application as the Commission wants additional time to review the structural engineers report and the Commission has scheduled a site visit for Friday, April 29<sup>th</sup> at 8:30 a.m. to look at the existing condition of the house.

**4-2016      3-9 Goldsborough St.      Suzanne Kline & Steve Cahall.**

Ms. Kline and Mr. Cahall were back before the Commission with an addendum to a previous application. The Commission approved replacing the siding, windows and shutters. Ms. Kline has returned for review of the doors and cornice trim. Ms. Kline provided the Commission with cut sheets on the doors and drawings on the trim. The proposed doors would be wood (4 panel). They are proposing to replace the existing roof. They are proposing to install Coastal Metals EZ-Lock 16" standing seam steel roof (Light Grey).

Upon motion of Mr. Arnouts seconded by Mr. Gibson the Commission voted 7-0 to approve the application as modified and as stated above.

**NEW BUSINESS:**

**31-2016      115 N. Harrison St.      Justin Nonemaker, Owner.**

Mr. Nonemaker is before the Commission with a request to install a landscaping hedge along Harrison Street and the adjacent parking lot, which is owned by the Town of Easton. He is proposing to plant boxwoods.

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

**32-2016    7 South St.    Suzy Schmigel, Owners.**

Mrs. Schmigel is before the Commission with a request to install a new fence. Mrs. Schmigel is proposing a 6' wooden privacy fence along the side and rear of the property (4x4 posts). Fence will be placed along the property lines. There will be one 4' gate near rear steps.

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

There being no further business the Commission voted unanimously to adjourn the meeting at 7:45 p.m.

Respectfully submitted,

Stacie S. Rice  
Planning Secretary