

MINUTES

Easton Historic District Commission Easton, Maryland January 25, 2016

Members Present: Kurt Herrmann, Chairman, Adam Theeke, Vice Chairman, Robert Arnouts, Kevin Gibson, Bill Wieland 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 meeting was approved. The Commission approved the January 11th minutes as written.

OLD BUSINESS:

49-2015 112 S. Locust St. Ole Castro, Owner.

Mr. Castro is back before the Commission with a request to renovate/rebuild the existing property. At the last meeting the Commission asked him to provide cut sheets for the windows, front door and siding. The Commission also asked the applicant to provide additional information on the corner boards, fascia and soffit. Mr. Castro stated that the corner boards will

be PVC painted white. The Commission discussed the proposed windows. Mr. Castro stated that the windows would be 2 over 2 SDL (grilles on the outside of the glass). He stated that he would do cedar shakes as the siding material for the main house and the addition would be vinyl (3 sides). Proposed railing to be wood. Porch flooring to be wood (fir). Porch ceiling to be wood. Trim, soffit, corner boards to be smooth painted. The Commission suggested a 4-panel wood door (no glass). Existing porch columns to remain. Front steps to be brick. Foundation to be split face block or parged for the foundation. The Commission asked the applicant to come back for the door, light fixtures and type of brick for the steps.

Upon motion of Mr. Arnouts seconded by Mr. Gibson the Commission voted 6-0 to approve the demolition of the existing house and approval the application as modified and as noted above.

77-2015 323 South St. Tim Kerns, Applicant, Don Bibb and Chris Jordan.

Mr. Kerns and Don Bibb were present at the last meeting. At the last meeting the Commission asked the applicant to provide them with drawings and details on the exterior finishes and a better description of the proposed work. They are back before the Commission with a proposed scope of work, elevation plans, pictures and cut sheets of the proposed materials. Mr. Bibb stated they are proposing to stabilize the existing structure and raise the existing ceiling heights. He stated that the next phase would be to completely renovate the interior. He stated that the ultimate goal in complete restoration of the entire structure. Mr. Kerns stated they are proposing to demo the existing plaster and lathe down to the studs to remove excess weight. Remove front covered porch and side porch roofs (columns to be salvaged) to be rebuilt in like condition at a later date. Remove rear section of the roof down to the wall plates. They propose to raise the wall height plus or minus twelve inches to bring ceiling heights to meet the Town Code. They propose to reframe rear roof section with the same pitch that is present now. Sheet the entire roof and install architectural shingle (Weather Wood). Tyvek house to dry in. All cornice to match dimensions and materials. All frame to meet cornice meeting pending. Mr. Arnouts shared his concerns that the plans as submitted were not detailed enough for approval. He preferred more detail. Mr. Herrmann felt as though the applicant could move forward on stabilizing the structure.

Upon motion of Mr. Gibson seconded by Mr. Koste the Commission voted 5-1 to approve the application as amended and as noted above.

NEW BUSINESS:

1-2016 30 E. Dover St. Larry Willis, Willow Construction.

Larry Willis on behalf of Hill's Drug Store was present at the meeting. Mr. Willis is requesting replacement of existing sashes in the three office locations parallel with the parking area of Hill's Drug Store. He explained that the existing glass in the existing sashes are loose. He stated that the glass is single pane and un-insulated. Proposed sashes will be made thicker to receive 5/8" insulated glass. The 5/8" insulated glass will also match the insulated glass in the existing egress door. New sashes will be made with Sapele lumber (South African Mahogany) individual lights. New mullions to be approximately 1" wide and using the same profile as the existing exterior insulated doors making the appearance almost identical which are between the subject sashes.

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

There being no further business the Commission voted unanimously to adjourn the meeting at 8:00 p.m.

Respectfully submitted,

Stacie S. Rice
Planning Secretary