

MINUTES

Easton Historic District Commission Easton, Maryland

November 28, 2016

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

Members Absent: Kevin Bateman.

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 November 28, 2016 meeting was approved as amended.

OLD BUSINESS

87-2016 7 South Street Greg & Suzi Schmigel, Owners.

Mr. Schmigel was before the Commission at the November 14th meeting with a request to replace the cedar shake siding on the entire house. Mr. Schmigel stated that the existing cedar shakes are brittle and worn. They are proposing to replace the cedar with light gray cedar impressions including the scallop shaped section above toward the top of the house. Existing yellow trim to be painted white. At that time, Mr. Herrmann stated that vinyl is not

recommended in the Historic District. At the November 14th meeting the Commission APPROVED the replacement of the existing cedar shakes in-kind or repair and paint original siding. Mr. Schmigel has returned to the Commission with a request to replace the existing cedar shakes with synthetic style siding that resembles cedar. The Commission didn't feel that the sample Mr. Schmigel provided was satisfactory. The Commission suggested the applicant explore other synthetic material that look and feel more like wood.

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

NEW BUSINESS:

91-2016 112 West Street Bill Stagg, Lane Engineering.

Bill Stagg with Lane Engineering on behalf of Elm Street Development, Owner was present at the meeting. Mr. Stagg stated he is before the Commission with a request to demolish the existing duplex structure on the site. Mr. Stagg stated that the property has been condemned by the Town of Easton and has been boarded up for at least 8 years. Mr. Stagg explained that Elm Street Development has partnered with Habitat for Humanity Choptank and The Housing Commission of Talbot County. They are proposing to construct a housing project on property directly to the north (24-26 Port Street – 5 units) and after demolition of 112 West Street they would create 5 more affordable houses to the project. Mr. Stagg stated that the demolition of 112 West Street is required to facilitate a broader vision for affordable housing in the Town of Easton.

Upon motion of Mr. Gibson seconded by Mr. Wieland the Commission voted 6-0 to table the application as this is the first of two meetings required for demolition.

53-2016 407 Goldsborough Street Kelly Pezor, Owner.

Mrs. Pezor recused herself to be applicant. Mrs. Pezor explained she is before the Commission with a request to 1.) Install a new double front door (Tombstone Style – Mahogany); 2.) Install new single back door (2 Raised Panels Below Glass – Fir) and 3.) the applicant would like to increase dimension of header ¼ sill on existing historic windows.

Upon motion of Mr. Gibson seconded by Mr. Koste the Commission voted 5-0 to approve the application as submitted.

Discussion Only 101 E. Dover Street (Tidewater Inn) John Wilson.

John Willson with the Tidewater Inn was before the Commission to discuss a rooftop expansion of the existing small apartment on the Tidewater INN. Mr. Wilson provided the Commission with architectural renderings and proposed materials for the proposed space. The Commission feels the overall concept is appropriate.

There being no further business, the meeting was adjourned at 7:45 p.m. by motion of Mr. Gibson and seconded by Mr. Koste.

Respectfully submitted,

Stacie S. Rice
Planning Secretary