

MINUTES

Easton Historic District Commission Easton, Maryland

August 28, 2017

Members Present: Kurt Herrmann, Chairman, Kelly Pezor, Vice Chairman, Bill Wieland, George Koste and Kevin Bateman.

Members Absent: Kevin Gibson and Robert Arnouts.

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 August 28, 2017 meeting was approved. The Commission voted unanimously to approve the August 14th minutes as submitted.

OLD BUSINESS:

Mr. and Mrs. Schlesinger were before the Commission at the August 14th meeting with a request to...

- 1.) Replace of rotted porch boards on front and back porch. Existing boards are painted fir. Proposed new boards would be Azek composite tongue and groove in dark brown color.

Existing porch structure will be elevated once exposed and repaired/replaced as necessary. *The back porch is to be Azek flooring. The front porch is to be wood. Skirt/band boards may be Boral or similar.*

- 2.) Replacement of existing double hung single over single windows and metal storm windows with new Andersen Woodright 400 Series double hung single over single windows in white. All trim will be replaced with white composite. Trim dimensions and profiles will remain the same. *The applicant is to provide a cut-sheet on the windows. The Commission voted unanimously to table this request.*
- 3.) Remove existing aluminum siding and sheathing, install new insulation and sheathing. Install new Hardie shingle. All corner boards, door trim, roof trim and porch to be trimmed in white composite. *The Commission asked that the corner boards/trim be Boral or similar and a minimum of 5/4" x 4".*
- 4.) Structural repair is required to repair termite damage to the 6x6 sill plate on the north west corner of the house.

At the August 14th meeting the Commission voted unanimously to approve the application with the condition that the applicant provide cut-sheets on the trim and windows. The applicant provided said documents and the Commission voted unanimously to approve the entire application.

26-2017 **40 E. Dover Street** **Al Bond, Avalon Foundation.**

Mr. Bond with the Avalon was before the Commission to discuss installing new awnings on the building. Mr. Bond explained that at the May 8th HDC meeting the Commission reviewed a request to install new awnings. At that time the request was tabled (please see below).

- 1.) *The first request was to replace the awnings on the third floor with metal awnings. The applicant stated that the existing awning was vinyl. The proposed metal awning would have snow guards. Applicant felt that a new canvas or vinyl awning would not be a good investment. The Commission didn't feel as though the metal awning as proposed by the applicant was appropriate. The Commission suggested the applicant look into installing a standing seam metal roof and return to the Commission with drawings of the proposed structure. The Commission voted unanimously to table the awning review. Should the applicant decide to replace in-kind that would be acceptable to the Commission.*

Mr. Bond talked to the Commission and explained the history of the structure on top of the Avalon. Mr. Bond is to return to the Commission with a new material for the existing structure. The Commission voted 5-0 to table the application until a new material has been chosen.

NEW BUSINESS:

53-2017 **133 N. Washington Street** **Critchlow Adkins Children's Center.**

Critchlow Adkins was before the Commission with a request to hang a sign to the left of the door. The proposed sign would be 22" x 24" and have the Critchlow Adkins logo on the sign.

Upon motion of Mr. Wieland seconded by Mr. Koste the Commission voted 5-0 to approve the application as submitted with one modification to paint the hooks and hangers on the sign black like the bracket.

50-2017 106 N. Harrison Street Rauch Investments, LLC.

Ken McFadden with Rauch, Inc. was before the Commission with a request to remove a tree between the Rauch's property and Talbot Interfaith Shelter property. They stated that the tree is compromised by an invasive vine and the tree roots have also compromised the driveway and parking area of Rauch Investments.

Upon motion of Mr. Bateman seconded by Mr. Wieland the Commission voted 5-0 to approve the removal of the tree due to the negative impacts on the parking lot and other trees.

52-2017 129 N. Washington Street Willard Parker.

Mr. Parker was before the Commission with a request to extend the existing 6' fence along the property line until it passes an existing Crepe Myrtle. After the Crepe Myrtle, the applicant intends to install a new 4' fence which will continue down the property line until it meets the end of the paved parking area. The applicant stated that if this cannot be accomplished without damage to the Crepe Myrtle, they intend to extend existing 6' fence up to the tree and then install a new 4' fence after the tree. Proposed fence would be of the same style and made of the same material as the existing fence.

Upon motion of Mr. Wieland seconded by Mr. Bateman the Commission voted 5-0 to approve the extension of the 6' existing fence past the Crepe Myrtles, as well as installing a new 4' fence along the property line toward West St., while allowing the neighbor access to their parking.

46-2017 23 N. Harrison Street Carrion Home Repair.

Mr. Carrion on behalf of the property owner was before the Commission with a request to replace five (5) windows. He is proposing to replace four second- floor dormer windows on the side of the building, as well as, one front window on the second floor with new casement - style aluminum clad windows to meet egress requirements. The applicant is to match the existing six over six detail. The new windows will be appropriately trimmed in kind.

Upon motion of Mr. Wieland seconded by Mr. Bateman the Commission voted 5-0 to approve the application as stated above.

43-2017 406 August Street Christopher Gillen.

Mr. Gillen was before the Commission with a request to remodel the existing kitchen and construct a new deck addition. The applicant is requesting to remove the existing patio due to the new deck construction. Mr. Gillen would also like to remove a tree that is too close to the foundation. Mr. Gillen plans to plant trees to replace the existing Maple tree.

Upon motion of Mr. Wieland seconded by Mr. Bateman the Commission voted 5-0 to approve the application as submitted with the understanding that the applicant provide the Commission with new window and door cut-sheets at the next meeting.

Mr. Willis on behalf of the property owner was before the Commission with a request to construct an addition to the existing house that will connect to the existing garage. Mr. Willis explained that the material of the new addition will match the existing house. The Commission asked the applicant to return at the next meeting with cut-sheets and a materials list.

Upon motion of Mr. Koste seconded by Mr. Bateman the Commission voted 5-0 to table the application.

Respectfully submitted,

A handwritten signature in cursive script that reads "Stacie S. Rice".

Stacie S. Rice
Planning Secretary