

MINUTES

Easton Historic District Commission Easton, Maryland

July 24, 2017

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

Members Absent: Kevin Gibson and George Koste.

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 July 24, 2017 meeting was approved.

NEW BUSINESS:

40-2017 7 Federal Street Suzanne Kline.

Ms. Kline was before the Commission to add two (2) small retractable awnings to both 7 Federal Street and 3 Federal Street. Awnings will be exact replicas of what the applicant has installed down the street at Bas Rouge (19 Federal Street). Ms. Kline stated they have received an outdoor seating permit and would like the awnings to provide shade to the customers.

Upon motion of Mr. Wieland seconded by Mrs. Pezor the Commission voted 5-0 to approve the application as submitted.

41-2017 36 S. West Street Neighborhood Service Center.

Trevor Newcomb on behalf of the Neighborhood Service Center was before the Commission with a request to remove the existing 8" aluminum siding on the second floor East façade end so approved windows and framing can be performed and install 8" vinyl or Hardie siding. The Commission stated that vinyl siding is not acceptable. The applicant is to re-side the front façade only with smooth Hardie siding. The corners will need to be replaced as well with a minimum 4" wide corner. The remainder of the house is to remain as is. The Commission stated that the changes are in keeping with the character of the building.

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

42-2017 308 South Street Town of Easton.

Trevor Newcomb on behalf of the Town of Easton was before the Commission with the following request.

- 1.) Removal of rear 2nd floor bath and re-build to code.
- 2.) Remove and Replace front porch (in-kind).
- 3.) Replace windows with wood windows (divided light). Restore as possible.
- 4.) Lift structure to emplace new foundation under house and renovate/restore siding and cedar roof.

Mr. Newcomb stated that the renovations have been approved by the Maryland Historical Trust. Mr. Newcomb stated the project consists of rehabilitating the existing dwelling while maintaining the historical significance, meeting minimum livability standards, creating energy efficient dwellings and achieving affordable housing. Mr. Newcomb provided the Commission with pictures of the existing structure.

Upon motion of Mr. Arnouts seconded by Mr. Wieland the Commission voted 5-0 to approve the following.

- 1.) Removal of the rear 2nd floor bath. Applicant must return to the Commission with drawings for the re-build of bath.
- 2.) Remove and replace front porch (in-kind).
- 3.) Applicant is to return to the Commission with cut sheets for any replacement windows.
- 4.) Approval to lift structure and replace foundation.
- 5.) Approval to replace siding and roof (in-kind).

Respectfully submitted,



Stacie S. Rice
Planning Secretary