

MINUTES

Easton Historic District Commission Easton, Maryland

March 27, 2017

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

Members Absent: 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 March 27, 2017 meeting was approved as amended. The Commission voted unanimously to approve the March 13th minutes as written.

OLD BUSINESS:

3-2017 7-9 Dover Street Dave Valliant, Owner.

Lisa Marvel on behalf of Mr. Valliant was before the Commission at the March 13th meeting with a request to replace 10 windows at 9 Dover and 7 D Dover Street. At that time the Commission approved the request subject to the applicant providing the Town Staff with

clarification on the alley window(s) and clarify sizes of windows with regard to Fire Code. Mr. Valliant is back before the Commission to clarify. Mr. Valliant stated there is one (1) window in the alley that will be replaced. Mr. Valliant explained that new windows are required for two possible building code violations.

- 1.) Any window that is less than 18" off the floor must have tempered glass on the bottom sash.
- 2.) If the window is less than 24" off the floor it must have "fall protection" installed as part of the window operation.

Mr. Valliant intends to use the existing rough opening and existing wood frame for the new windows. He is proposing mahogany wood insert window replacements. The old exterior trim will be repaired and replaced in kind.

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

12-2017 315 Goldsborough Street Trinity Cathedral.

Trinity Cathedral did not have a representative present at the meeting but the Commission had enough information to review the application. Trinity Cathedral is proposing to replace the plexiglass covers on all windows (23 total) with glass covers. The applicant had provided a letter describing the scope of work, pictures of the proposed work and layout depicting all windows to be repaired.

Upon motion of Mr. Arnouts seconded by Mrs. Pezor the Commission voted 6-0 to approve the application as submitted and per documents submitted by Bovard Studio, Inc.

14-2017 128 S. Harrison Street Joe Minarick, Owner.

Mr. and Mrs. Minarick were before the Commission with a request to replace the existing fence at rear of house with a new fence. New fence will be constructed of red cedar with pressure treated pine posts with a gothic design. The new fence will be placed in the same location and will be the same height as the existing fence.

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

15-2017 314 North Street Thomas Anovick.

Mr. Anovick was before the Commission with a request to remove the existing air conditioning unit and window to allow for the installation of a gas meter. Mr. Anovick stated he believed the building was built in 1965. They are proposing to brick in the openings.

Upon motion of Mrs. Pezor seconded by Mr. Bateman the Commission voted 6-0 to approve the application. The applicant is to "tooth in" brick work where A/C units is and recess the fill in brick where window is.

18-2017 113 D. Dover Street Elizabeth Fink, Tenant.

Ms. Fink explained she is before the Commission with a request to install a new hanging sign from an existing sign post. Proposed sign to be 28" wide x 36" long, 2-sided.

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

16-2017 **12 N. Washington Street** **Chirp Shannahan, Owner,**

Mr. Shannahan was not present at the meeting.

Upon motion of Mr. Bateman seconded by Mr. Arnouts the Commission voted 6-0 to Table the application as the applicant was not present.

17-2017 **130 S. Aurora Street** **Linda Kallinen, Owner,**

Ms. Kallinen was before the Commission with a request to replace windows on the side porch that were installed approximately 1975. She is proposing Marvin 6 over 6 windows. She is also requesting to repair the existing garage roof. She stated she would like to change the pitch to match the house. The Commission was favorable to the window proposal. The applicant is to return to the Commission with window specifications and layout. Ms. Kallinen explained the modifications she would like to do to the garage. She asked the Commission about changing the roof pitch, skylights and the addition of a dormer. The Commission was in favor of the roof pitch and skylights but felt as though the dormer would not be appropriate.

Upon motion of Mr. Gibson seconded by Mr. Bateman the Commission voted 6-0 to table the application. The applicant is to return to the Commission with window specifications and final plans on the garage.

53-2016 **407 Goldsborough Street** **Kelly Pezor, Owner,**

Mrs. Pezor recused herself from the meeting to be applicant. Mrs. Pezor stated she is before the Commission with two modifications to her renovation project.

- 1.) She is asking for permission to make possible design changes to the mansard trim as work progresses. She stated that the vertical trims that edge the sides are in need of replacement. If replaced, the trim will be Boral and the pipe will be PVC. Mrs. Pezor asked for flexibility of removing this trim altogether if it makes better sense with the new shingle material. Both trim/shingle design styles are historically accurate.
- 2.) Mrs. Pezor is asking for permission to use alternate materials for the top fascia, crowns and frieze. Currently, all existing wood products are rotted due to excessive moisture. She would like to proceed with the new frieze and fascia being constructed of Boral and three new crowns being Azek moulding. Mrs. Pezor stated that this would greatly reduce maintenance.

Mrs. Pezor provided the Commission with pictures of the house showing all trim detail.

Upon motion of Mr. Gibson seconded by Mr. Bateman the Commission voted 6-0 to approve the application with the understanding that the pipe will be a flex trim material not PVC pipe on the vertical trim of the mansard roof. The Commission stated that the applicant could use metal wrapped trim or composite material as well. (All to be painted).

There being no further business, the meeting was adjourned at 6:40 p.m. by motion of Mr. Koste seconded by Mrs. Pezor.

Respectfully submitted,

Stacie S. Rice

Stacie S. Rice
Planning Secretary