

# MINUTES

## **Easton Historic District Commission Easton, Maryland**

**January 22, 2018**

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

**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 January 22, 2018 meeting was approved. The Commission voted unanimously to approve the January 8<sup>th</sup> minutes as written.

**NEW BUSINESS:**

**2-2018                      312 E. Dover Street                      Joseph Gandarillas, Applicant.**

Mr. Gandarillas was before the Commission with a request to repair the existing storefront. Mr. Gandarillas explained he is proposing to re-paint the building and replace the existing trim and cornice. Mr. Gandarillas stated he is proposing to install three (3) goose neck

lights above the doorway (cut-sheets were provided). He would also like to install a sign above the entrance. Mr. Arnouts suggested that this would be the appropriate time for windows to be replaced and in doing so would allow for the awkward trim fill-in to be removed on the right side of the building providing a balanced presentation in the window storefront.

Upon Motion of Mr. Arnouts seconded by Mr. Gibson the Commission voted 7-0 to approve the application conditioned on the applicant replacing the storefront windows with aluminum trim and energy efficient windows, trim to be bronze color and PVC accent trim to be painted.

**70-2017**                      **210 S. Hanson Street**                      **Wes Geib, Contractor.**

The applicant was not present at the meeting but the Commission felt as though they had enough information to review the application. The applicant is proposing to enclose the 2<sup>nd</sup> floor porch on the rear of the house to allow a closet for the interior of the home. The applicant provided the Commission with a picture showing the scope of work. The applicant proposes to replace the siding material in-kind.

Upon motion of Mr. Bateman seconded by Mrs. Pezor the Commission voted 7-0 to approve the application as submitted as the alteration is compatible with the building and surrounding homes.

**Discussion Only**                      **25 S. Hanson Street**                      **Braden Tuttle.**

Braden and Kelly Tuttle were before the Commission to discuss a property for sale at 25 S. Hanson Street. Mr. Tuttle explained they are looking to purchase the home but asked if the Commission would allow him to replace the existing cedar shakes with an alternate material. The Commission stated that the cedar shakes are the original siding material and changing the shakes to a different siding material design such as lap would not be favorable to the Commission because it is in conflict with the guidelines. The Commission suggested the applicant look into other available wood and composite shake materials for the siding.

There being no further business, the meeting was adjourned at 6:45 p.m. by motion of Mrs. Pezor seconded by Mr. Wieland.

Respectfully submitted,

*Stacie S. Rice*

Stacie S. Rice  
Planning Secretary