

MINUTES

Easton Historic District Commission Easton, Maryland

June 25, 2018

Members Present: Kurt Herrmann, Chairman, Kelly Pezor, Vice Chairman, Kevin Gibson, Robert Arnouts, Bill Wieland 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 June 25, 2018 meeting was approved. The Commission voted unanimously to approve the June 11th minutes as written.

OLD BUSINESS:

44-2018 211 S. Hanson Street Paul Meredith.

Mr. Meredith was before the Commission at the June 11th meeting with a request to...

- 1.) Remove holly tree in rear of house close to basement foundation. Letter provided by Bartlett Tree.

- 2.) Replace existing mailbox
- 3.) Install new garage door, cut-sheet provided

- 4.) Replace post lantern with four light weatherized zinc post light. Replace coach lights with matching zinc lights. Cut-sheets provided.
- 5.) New addition. Applicant is proposing to construct a room over the existing screen porch. The addition will be used for a laundry/bathroom.

The Commission felt that the proposed addition would be compatible to the existing house. The Commission asked Mr. Meredith to provide specifications on the roof and windows.

At that meeting the Commission voted 5-0 to approve items 1 through 4 and Table item 5 as additional information is required.

Mr. Meredith is back before the Commission with additional information on the Roof (pre-finished standing seam metal roof), Gutters (to match existing), Trim (Azek, painted), Siding (Hardie Plank cement board siding stained), Windows (Marvin fiberglass clad windows with simulated divided lite and low E glass).

Upon motion of Mr. Arnouts seconded by Mrs. Pezor the Commission voted 6-0 to approve the application with the stipulation that cut-sheets be provided for the windows.

45-2018 107-109 S. Washington Street Richard Marks.

Mr. Marks was before the Commission at the June 11th meeting with a request to demolish the existing wood frame rear structure and demolish the existing wood frame garage. At that time, Mr. Marks stated that the one-story addition to the 109 ell was constructed sometime after the first quarter of the 20th Century and is in poor condition. He stated that the rear garage is also in poor condition and needs to be removed. Mr. Marks stated he is proposing to rehabilitate the property for a non-profit use, possibly a museum. He provided the Commission with pictures of the existing conditions and drawings of the proposed addition with first floor exhibition spaces and a second floor office and curatorial space.

Mr. Herrmann stated this is the second of two meetings required for the demolition.

Upon motion of Mrs. Pezor seconded by Mr. Bateman the Commission voted 6-0 to approve the demolition. The Commission reviewed conceptual replacement plans provided by the applicant (Encore Sustainable Design, dated 3/6/18) finding them appropriate for future construction.

10-2018 127 S. Harrison Street Doug McGettigan.

Mr. Herrmann recused himself to be the applicant. Mr. Herrmann on behalf of the McGettigan's stated he is before the Commission with an amendment to his previous application. Mr. Herrmann stated the owner would like to expand the deck previously approved by the Commission in December 2017. There being some confusion on what materials were previously approved in December 2017, Mr. Herrmann will return at the next meeting with a corrected plan and materials list.

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

NEW BUSINESS:

48-2018 **19 N. Harrison Street** **An Optical Galleria.**

An Optical Galleria was before the Commission with a request to install a new wooden wall sign above the existing bay window. The sign board would be approximately 22" tall and 11' wide. Letters approximately 15" tall will be fixed to the sign board. They are also proposing to install wooden "cat eye" style glasses (22" wide) to the left of the proposed sign. She is also requesting a hanging sign (cat eye style vintage glasses) approximately 22" wide located to the left of the door.

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

51-2018 **110 N. Washington Street** **Ray Grodecki.**

Mr. Grodecki was before the Commission with a request to install a wooden hanging sign to the left of the front door (20" x 22"). Sign will hang from a wrought iron bracket. Mr. Grodecki stated that the sign will only be up until November 30th.

Upon motion of Mr. Wieland seconded by Mrs. Pezor the Commission voted 6-0 to approve the application as submitted.

50-2018 **9 South Street** **Theodore Alford.**

Mr. Alford was before the Commission with a request to replace the 2nd floor porch railings as they are old, deteriorated and rotten. He stated that the existing rail is not to code and doesn't believe the railing is original to the house. He is proposing to replace the entire railing with new wood spindles more representative of the 1920's era.

Upon motion of Mr. Wieland seconded by Mrs. Pezor the Commission voted 6-0 to approve the application as submitted.

49-2018 **402 S. Harrison Street** **Ralph Alexander.**

Mr. Alexander was before the Commission with a request to construct an 18 x 24 garage with a loft. He is proposing 4" lap siding (Smart Side) to match the existing main house, asphalt shingles to match main house roof, 12' x 7' garage door, 36" x 80" service door, 10/12 pitch attic trusses with corner interior stairs to the loft. Mr. Alexander provided the Commission with drawings of the proposed garage. Proposed overhead door shall be the one as pictured on BEHM Design Plan (Page 1). The Commission asked that the windows have muntins 6 over 6.

Upon motion of Mr. Arnouts seconded by Mr. Wieland the Commission voted 6-0 to approve the application as submitted and as stated above.

52-2018 **107 Goldsborough Street** **Talbot Interfaith Shelter.**

No one was present to represent Talbot Interfaith Shelter. The request was to enclose the existing rear porch which is currently screened. The Commission briefly review the plans and determined that the following items were missing from the application.

- Cut-Sheet on the rear door

- Note – Purchased windows do not match windows shown on drawing(s)
- Trim Details
- Siding Material

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

There being no further business, the meeting was adjourned at 7:10 p.m. by motion of Mr. Gibson seconded by Mr. Arnouts.

Respectfully submitted,



Stacie S. Rice
Planning Secretary