

MINUTES

Easton Historic District Commission Easton, Maryland

May 29, 2018

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

Members Absent: Kevin Bateman.

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 May 29, 2018 meeting was approved. The Commission voted unanimously to approve the May 14th minutes as written.

OLD BUSINESS:

29-2018 204 Earle Avenue Larry Willis, Contractor.

Mr. Willis on behalf of the owner was before the Commission with a request to demolish the existing fire damaged house. Mr. Herrmann stated this is the second of the two required meetings. Mr. Willis provided the Commission with a structural engineer's report, in addition to drawings for a new house on the subject property.

Mr. Willis stated that the existing two-story single-family home of approximately 2,000 sf was severely damaged by a fire on February 4, 2018. Mr. Willis stated that the property includes a basement and an attic.

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

37-2018 205 S. Harrison Street Ronald Thomas.

Mr. Thomas was before the Commission with a request to remove the existing concrete walkway and apron between his front steps and the town sidewalk. He would like to replace both with brick material. Mr. Thomas explained that the new masonry walkway could either be a herringbone or basket weave pattern. The Commission was favorable to both.

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

39-2018 215 S. Hanson Street Pete Leshner.

Mr. Leshner was before the Commission with a request to remove two (2) trees. The first tree is a cedar that is growing too close to the house. He stated that the roots are against the foundation. The second tree is a hackberry that is diseased and dying. Mr. Leshner provided the Commission with a letter from a licensed arborist describing the condition of the existing trees.

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

33-2018 201 Brookletts Avenue Phoenix Property Developers.

Phoenix Property Developers was before the Commission with a request to replace the existing aluminum siding with vinyl. The Commission stated that vinyl is not an acceptable alternate material. The Commission asked the applicant to determine what siding is under the aluminum and its condition and return to the Commission with that information before moving forward with any new materials. The Commission was favorable to painting the existing aluminum siding.

Upon motion of Mr. Wieland seconded by Mr. Arnouts the Commission voted 6-0 to allow the removal of the existing aluminum siding to determine the original material.

40-2018 200 Brookletts Avenue Ron McDonald & Emily Moody.

Mr. McDonald & Ms. Moody, Owners as well as their contractor Adam Theeke were before the Commission with a request for repair and renovation of the front and side porches which includes...

- 1.) Demolition of the existing concrete steps and replace them with wood frame steps. Tread and riser to be composite material.
- 2.) Demolish and replace apron/bed molding as needed (like and same)
- 3.) Demolish foundation of porch in full. Replace pier only with new footer and block/brick piers.

- 4.) Repair framing as needed for structure continuity.
- 5.) Remove and replace in-kind decking boards found to be damaged/rotten.
- 6.) Repair / replace column bases as needed due to damage and rot.
- 7.) Scrape / paint all areas of porch from apron to ceiling including columns, railings and floor.

The Commission asked that the stair tread and risers be wood. Risers can be Boral. Composite Boral may be used to replace apron and bed molding. The Commission stated that a handrail is not required by the HDC similar to others in the neighborhood.

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

35-2018 127 S. Harrison Street Doug McGettigan.

Mr. McGettigan was before the Commission with a request to erect a 6' privacy fence along the property line. The materials would be pressure treated posts with black caps and cedar boards.

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

38-2018 211 Port Street Wayne Suggs, Habitat for Humanity.

Mr. Suggs was before the Commission with a request to construct two (2) new homes.

The first house (211 "A") would be single story wood framed on CMU foundation, vinyl windows, hardie siding, architectural shingles with vinyl columns and handrails. The Commission asked that the front door be 4-panel instead of 6-panel. The Commission asked that the windows be 2 over 2 versus 1 over 1 and asked that the side door be full glass versus 9-light.

The second house (211 "B") would be two-story wood frames on CMU foundation (parged), vinyl windows, pre-finished Hardie lap siding, architectural shingles with vinyl columns and handrails. The Commission asked that the front porch columns have more mass.

Mr. Suggs provided the Commission with drawings and cut-sheets on the proposed materials.

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

41-2018 22 S. Harrison Street Chance Negri, Mason's Restaurant.

Mr. Negri was before the Commission with a request to install a new hanging sign. Mr. Negri stated that the new sign would be located on the porch post outside of Mason's (24 S. Harrison Street). He stated that the previous owners had a sign in the same location and the hardware still remains. He stated he would like to add the word "Restaurant" to the bottom of the proposed sign. The Commission was favorable to the modification to the sign and stated that the sign can be no larger than 3' x 3'.

Upon motion Mr. Gibson seconded by Mr. Wieland the Commission voted 6-0 to approve the application as modified.

Mr. Claggett was not present at the meeting. The Commission briefly discussed Mr. Claggett's application to repair/replace the existing storefront, repair windows/frames and replace two doors. Mr. Herrmann stated that in December 2017 Mr. Claggett started to repair and replace the storefront without HDC approval or building permits and was served a Stop Work Order at that time. Mr. Claggett submitted an application and at the February 12, 2018 HDC meeting the Commission voted to find the application incomplete. Mr. Claggett has now submitted a new application. Mr. Claggett's application included a sketch of the existing building and pictures of the proposed doors. The Commission could not review the application with Mr. Claggett not being present and stated that additional drawings and detailing of the storefront is required to move forward. The Commission suggested that the applicant look into Page 60 of the Historic District Guidelines regarding Commercial Storefronts. They would like to discuss the project in detail with Mr. Claggett.

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

There being no further business, the meeting was adjourned at 7:20 p.m. by motion of Mr. Gibson seconded by Mr. Wieland.

Respectfully submitted,



Stacie S. Rice
Planning Secretary