



**Town of Easton**

Engineering, Planning and Zoning  
14 S. Harrison Street Easton, MD 21601 410-822-1943

**Easton Historic District**

**MEETING MINUTES**

**TUESDAY June 24<sup>th</sup>, 2019**

**Members Present:** Kurt Herrmann – Chairman , Kelly Pezor - Vice Chairman, Grant Mayhew, Kevin Bateman, Bill Wieland and Robert Arnouts

**Members Absent:** Kevin Gibson

**Town Staff Present:** Sierra Crist

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.*

Upon motion of Mrs. Pezor and seconded by Mr. Wieland the Commission voted 5-0 to approve the agenda for the 2019-06-24 meeting as submitted. The Commission proceeded with the agenda item for old business.

**OLD BUSINESS:**

6:03 p.m.

**NEW BUSINESS:**

**2019-034 / 19-00074 22 B N Harrison Street Dede Hoopes – Chesapeake Blooms**

6:03

Ms. Samantha McCall was present on behalf of the request. Ms. McCall explained the location of her unit within the building.

Ms. McCall explained that the request was to hang the proposed wall sign on an existing hanging bracket. The bracket would be parallel to the front of the building.

The Commission discussed the required 8’ clearance from the bottom of the sidewalk for the proposed hanging sign.

Upon motion by Mr. Wieland seconded by Mrs. Pezor, the Commission voted 6-0 to table the application subject to the following:

- Table for the elevation requested
- The location of where the sign will be so that the Commission can confirm it will not be a hazard
- Location of where the property line is if the property intends to consider a freestanding sign.

**2019-035 / 19-00075 101 E Dover Street - Tidewater Rich Martin**

6:17

Mr. Wilson was present on behalf of the request.

Mr. Wilson explained that they are requesting the replacement of windows on the second – fourth floors in the Tidewater. Mr. Herrmann asked if there are easements on the Tidewater from MHT. Mr. Wilson stated that to the best of his knowledge, the Tidewater does not have any historic easements on the property.

Mr. Wilson stated that the supplier of the window proposed is Humson Creekbud Commercial and the material proposed is vinyl. The Commission advised the applicant to propose a material other than vinyl. The Commission stated in some circumstances they have approved proposals for aluminum clad or fiber glass windows.

Upon motion by Mrs. Pezor seconded by Mr. Bateman, the Commission voted 6-0 to table the request as submitted pending the following:

- A cut sheet showing the proportions of the exact window compared to the existing sizes of the current windows.
- Attention to the detail on the trim around the window
- Update on selected material
- Design should be as close to the existing design as much as possible.

6:26

Mr. Middleton was not present on behalf of the request.

Ms. Crist gave a brief history on the request present.

Upon motion of Mr. Bateman and seconded by Mr. Mayhew, the Commission voted 6-0 to approve the request as submitted given that the design is tongue and groove, in kind wood, painted and in same orientation as the existing decking.

**MINUTES, DISCUSSION AND ADJORNMENT**

6:31

**11 North Higgins Street – Addition Discussion Item**

Ms. Leah Wade was present on behalf of Neoma Rhoman for a discussion item. Ms. Rhoman is looking to build an addition on her home in the fall of 2019.

Mr. Herrmann expressed concern regarding the massing and fronting of the building. Mr. Arnouts gave comments on how to recess different faces of the front. Mr. Wieland gave a comment on the roof pitch, that it appears less than the existing home. Ms. Wade stated that the intent of the roof pitch is to line up with the existing roof pitch. Mr. Arnouts also gave direction on how to incorporate flat soffits into the roofing design.

Mr. Herrmann asked the Commissions opinion on a front-loading garage. Mr. Wieland stated that the home is relatively constrained and limiting the front load would inhibit her from having a garage.

An addition has more latitude but should respect and be compatible with the existing structure. All details should be called out.

6:41

**318 E Dover Street**

Discussion item regarding the extension of 2018 Approval for 318 E Dover Street.

Upon motion of Mr. Bateman and seconded by Mrs. Pezor, the Commission voted 6-0 to approve the extension for 6 months.

6:45

**30 S Aurora Street**

The Commission entertained a discussion regarding an application received for 30 S Aurora Street. Mrs. Pezor introduced the details on the application that was received. Mrs. Pezor stated that the request appears to require P&Z review and approval prior to HDC and would advise the applicant to seek P&Z input prior to coming before the Commission for a discussion item.

Upon motion of Mr. Wieland seconded by Mr. Pezor voted 5-0 to approve the minutes as submitted for the 2019-05-13 meeting with one amendment

Upon motion of Mr. Wieland seconded by Mr. Arnouts, the Commission voted 6-0 to adjourn the meeting at 6:57 p.m. and will meet again at the next regularly scheduled meeting on Monday June 24th at 6 p.m.