

# MINUTES

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

**August 12, 2013**

**Members Present:** Kurt Herrmann, Chairman, Adam Theeke, Robert Arnouts, Lena Gill and George Koste.

**Absent:** Kevin Gibson and Mark Beck.

Mr. Herrmann called the meeting to order at 6:03 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 August 12, 2013 meeting was approved (4-0).

The Commission voted to approve the minutes from the July 22 meeting as presented.

### **OLD BUSINESS:**

**38-2013**

**140 S. Washington Street**

**Pat Detrich, Owner.**

This application was before the commission yet again with a more detailed structural report justifying the demolishing of the outbuilding. The Commission approved the demolishing of this building as the applicant had complied with the Town of Easton Zoning ordinance 701 (E)(2)(D). The Commission would like to remind the applicant that a landscaping plan for the site of the building was approved previously and should be executed.

## **NEW BUSINESS:**

### **54-2013                      315 Goldsborough Street                      Trinity Cathedral.**

The applicant wanted to install a new 6' tall sign with two sign faces arranged at an appropriate angle for maximum visibility from the street. The sign will be made of 2" thick exterior "HDU" urethane material. The three posts will be made of a similar material.

The Commission approved this application with the following modifications: There will be no caps on the posts; the posts will be painted in a matte finish; and the posts will be cut to reach no higher than the shoulders of the main part of the signs.

The application meets the Guidelines on page 66, R3.

### **60-2013                      32 N. Washington Street                      Kirk Ross, Owner.**

The applicant is seeking permission to place a 3x2 sandwich sign on Goldsborough Street to indicate where he offers free parking for clients (in the back of Bank of America's parking lot). The sign will be placed on an existing concrete apron right in front of a tree just past the entrance to the parking lot. The sign has a beige background, black text and a red arrow.

The Commission approved the application as it meets the Guidelines on page 72, R 1-5.

### **55-2013                      406 Goldsborough Street                      Robert Connelly, Contractor.**

The applicant seeks to remove a window with a rotten sill and other water damage right above a porch roof. The building was built in the 1990's and is not historic. The windows in the building are not weather proof and this particular window is splashed from the roof below when it rains.

The Commission approved the application with the modification that the new window will be an aluminum clad wood window with PVC trim in the style of the other windows on the building. The new window will be slightly less tall as the bottom sill will be raised to enable more water proofing to be installed.

This application meets the Guidelines for non-historic buildings.

### **56-2013                      225 South Aurora Street                      Nelsa and Glenn Klakring, Owners.**

The applicants wanted to replace their front brick steps and walk as they are failing. The steps and the walk will be in brick with proper foundations. The metal handrails will be replaced with wood rails similar to the existing wood rail on the porch. The warped and broken front door will be replaced with a wood door very similar in style. A wood and glass storm door will be added in accordance with the drawings.

The Commission approved the application with the following modifications: The screen door bottom rail will be 8" in height. The main door's bottom rail will be 8.5" in height. The stairs will be widened so that the new wood rail can be attached directly to the entry columns. The end post of the rail will be similar to that of 208 Brookletts Ave in accordance with the enclosed picture.

The application meets the Guidelines on pages 48, R2; 49, R1; 42, R1 and 58, R3.

**58-2013**

**507 Goldsborough Street**

**Louis Krausz, Owner.**

The applicant wanted to install 6' wooden privacy fence around his back yard. He also wanted to remove the not historic sliding barn door from his garage and remove a small addition to his garage toward the yard in order to park his truck. Alternatively, as his truck may be too tall to enter into the garage, he wanted to demolish half his garage to create a parking pad. No public parking is available in this block.

The Commission approved the application with the following modifications: To increase the height of the door opening, once the sliding door is removed the owner could remove the header above the door and insert a new header a couple of feet into the garage and above the level of the present header to maintain the structural stability of the roof. The exterior line of the roof cannot be altered.

This application meets the Guidelines on pages 32, R4; and 34, R3.

**59-2013**

**112 Brookletts Ave.**

**Jeffrey Heinsohn, Contractor.**

The applicant wanted to enclose 18 SF of an existing 1st floor rear porch to create space for a shower in the bathroom behind. Waterproof traffic membrane will be installed on the 50 SF of the 2nd floor porch deck above. Siding material will be 18" WRC Perfections to match existing siding. The existing porch door will be moved and installed in the opening of an existing window. Railings and lattice will be painted wood like existing. The stairs have buckled and need to be replaced.

The Commission approved the application with the following modifications: The stairs can be built of composite treads and PVC risers as they are exposed to the elements and not visible from a public way. The rail will be wood similar to existing. 1st floor deck material will be wood.

This application meets the Guidelines on page 46, R2.

**57-2013**

**130 South Washington Street**

**Mike Hiner,**

**contractor**

The townhouse brick structures called "Brick Row" were built in the 1850's and were seriously damaged by a fire about a year ago. The Commission made a site visit after the fire. The property was subsequently donated by the owner, Ms. Helaine White, to the Eastern Shore Land Conservancy who is rehabilitating the adjacent McCord Laundry. Maryland Historic Trust has already approved the renovation provided the conditions set in their letter of July 17, 2013 are met. However, MHT makes no mention of new windows in its letter. The applicant wants to replace all windows as they are damaged beyond repair by fire and water. The windows on the street elevation would be all wood, while the side windows would be clad wood windows.

The Commission decided to table the application as a demand to demolish the partially burned wooden additions in the rear was made and the footprint of the new additions will be slightly enlarged. The commission is asking for a structural engineer's report on the fire damage to the rear additions per Easton Town Ordinance 701 (E) (2) (D). The commission also needs elevation drawings with dimensions to better visualize the new additions. A window schedule is needed for all windows. The applicant will contact the office to be put on the agenda for the next meeting in August.

This is an application to demolish an existing out building on this property to make way for the construction of a much larger church building. The new church project was presented to the Commission some time ago and approved. No structural engineer's report was submitted, as this building will not be demolished due to structural defects.

The Commission decided to table the application, as it is incomplete. A representative of the applicant must come before the Commission to discuss details and a time line for the new construction before the Commission is willing to start the countdown for a demolition. See Easton Town Ordinance 701 (E)(2)(D).

The meeting was adjourned at 8:15 p.m. by motion of Mr. Herrmann seconded by Mr. Theeke.

Respectfully submitted,

Lena Gill  
Commissioner