

# MINUTES

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

**June 10, 2013**

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

**Absent:** Lena Gill, Kevin Gibson and Mark Beck.

Mr. Herrmann called the meeting to order at 6:00 p.m.  
The minutes of the May 28<sup>th</sup> meeting were approved.

### **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 28, 2013 meeting was approved (7-0).*

### **Consent Docket Approvals - None**

**Staff Approvals – None**

### **OLD BUSINESS:**

**76-2012                      600 Goldsborough Street                      Eddie Huang, Owner.**

Mr. and Mrs. Huang were before the Commission at their May 28<sup>th</sup> meeting with a request to renovate the existing house by replacing 15 windows, replacing the existing siding and the construction of a new front porch. The Commission asked the applicant to submit elevation drawings.

Applicant returned to the Commission with pictures and a description of proposed work. After much discussion the Commission voted on the following.

**General Notes:**

- 1.) Siding to be replaced with Nichiha 6" reveal siding
- 2.) Corners to be 5/4 x 6 Azec/PVC
- 3.) Cornice and rake trim to be repaired/painted

**North (Goldsborough Street side):**

- 1.) Porch beam to be boxed wood, ceiling to be beaded wood
- 2.) Construct new front porch, width of building. Roof to be a hip roof with architectural shingles.
- 3.) Porch posts to be 6x6 turned wood
- 4.) Porch deck to be brick pavers on slab
- 5.) Replace attic window with Anderson S.D.L. window
- 6.) Restore three (3) windows and front door

**West (Park Street):**

- 1.) Replace attic window and two (2) others for egress
- 2.) Replace 1<sup>st</sup> floor window. Replacements to be "2 over 2" to match rest of home
- 3.) Door to be restored
- 4.) Repair porch "like and same"

**South:**

- 1.) Wrap porch around from west side with posts to match existing and wood tongue and groove deck. (prior approval)
- 2.) Replace two (2) 2<sup>nd</sup> floor windows with Anderson "2 over 2" S.D.L. Windows
- 3.) Close in right door with siding
- 4.) Porch beam to be wood, ceiling to be beaded wood

**East:**

- 1.) Replace attic window and three (3) others with Anderson S.D.L. windows

Upon motion of Mr. Theeke, seconded by Mr. Arnouts the Commission voted 4-0 to approve the application as amended and noted.

**36-2013**                      **12 N. Washington Street**                      **Bill Hall, Owner.**

Mr. Hall was before the Commission at their last meeting with a request to remove and replace six (Williamsburg) windows facing the Courthouse. The Commission had a site visit on Friday, May 31<sup>st</sup> at 8:30 a.m. to review the existing conditions. It was determined through documentary photographic evidence that the existing windows are not original to the building.

Upon motion of Mr. Theeke seconded by Mr. Koste the Commission voted 5-0 to approve 2/2 Marvin wood replacement windows. The application meets the Guidelines.

## **NEW BUSINESS:**

**39-2013**                      **517 E. Dover Street**                      **Easton Church of Christ.**

The applicant is before the Commission with a request to construct an 8' high steeple on the existing building. The building is non-contributing.

Upon motion of Mr. Arnouts, seconded by Mr. Theeke the Commission voted 4-0 to approve the addition to a steeple to the existing non-contributing building. The application meets the Guidelines.

**41-2013**                      **101 N. West Street**                      **Matt Phillips, Phillips Signs.**

Mr. Phillips is requesting to install one (1) 29" x 30" ground sign and two (2) wall signs. The sign by the front door will be 24" x 30" and the sign by the door will be 18" x 24". It was stated at the meeting that the ground sign would be painted wood, non-illuminated with wood posts.

Upon motion of Mr. Theeke, seconded by Mr. Koste the Commission voted 5-0 to approve the application as stated. The application meets the Guidelines.

**42-2013**                      **17 N. Harrison Street**                      **Matt Phillips, Phillips Signs.**

Mr. Phillips is requesting to install one (1) 24" x 16' wall sign.

Upon motion of Mr. Theeke, seconded by Mr. Koste the Commission voted 4-0 to approve the application as submitted. The application meets the Guidelines.

**43-2013**                      **8 N. Locust Street**                      **Dan Warrington, Owner.**

Mr. Warrington is before the Commission with a request to remove and replace 9 windows to meet Town of Easton egress code.

The Commission scheduled a site visit for Friday, June 14<sup>th</sup> at 8:30 a.m. to look at the condition of the windows.

Upon motion of Mr. Theeke, seconded by Mr. Arnouts the Commission voted 4-0 to Table the application.

**44-2013**                      **603 Goldsborough Street**                      **Mike Pullen, Owner.**

Mr. Pullen is requesting approval to re-roof the existing metal porch roof with new metal or asphalt roof. It was noted in the meeting that the Commission previously approved the replacement of a metal roof, but the approval has expired.

Upon motion of Mr. Theeke, seconded by Mr. Arnouts the Commission voted 4-0 to approve the replacement of the porch roof in-kind and to extend the existing Historic District approval signed and dated on July 18, 2012. The application meets the Guidelines.

The meeting was adjourned at 7:15 p.m. by motion of Mr. Beck seconded by Mr. Theeke.

Respectfully submitted,

Stacie S. Rice  
Planning Secretary