

MINUTES

Easton Historic District Commission Easton, Maryland

March 11, 2013

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

Absent:

Mr. Herrmann called the meeting to order at 6:00 p.m.

The minutes of the February 25th 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 March 11, 2013 meeting was approved (5-0).

Consent Docket Approvals - None

Staff Approvals – None

OLD BUSINESS:

15-2013 **12 Brookletts Avenue** **Cathie Liebl, Owner.**

Mrs. Liebl is before the Commission for the installation of new landscaping. Proposed landscaping would be located on all sides of the house. Upon motion of Mrs. Gill, seconded by Mr. Beck the Commission voted 5-0 to approve the landscaping plan as submitted.

The application meets the Guidelines on Page 30, R2 and Page 31, R2.

02-2013 **22-26 East Avenue** **Chris Ryan, Owner.**

Mr. Ryan was not present at the meeting. The Commission in Mr. Ryan's absence discussed the repair of the windows. Commission stated the applicant must maintain in original design and location and use in-kind materials. Upon motion of Mr. Arnouts, seconded by Mr. Theeke the Commission voted 5-0 to approve the repair of windows and doors in place. *No replacement is permitted unless the applicant returns to the HDC and convinces the HDC that such replacement is necessary.*

Mr. Ryan showed up towards the end of the meeting and the Commission discussed with him the repairing of the windows/doors. Mr. Ryan stated the large garage door will be removed, repaired, repainted and put back. The Commission was in favor of that.

The application meets the Guidelines on Page 51, R1.

05-2012 **1 E. Dover Street** **Charles Goebel, Applicant.**

The applicant would like to replace the existing asphalt-shingle (not original/not historic) sloped-roof surface with a pre-finished standing-seam metal roof. Proposed seam spacing would be 18" OC using the manufacturer's 1" snap-on seams.

Upon motion of Mr. Theeke, seconded by Mrs. Gill the Commission voted 5-0 to approve the application as submitted.

The application meets the Guidelines on Page 55, R1.

NEW BUSINESS:

13-2013 **7 E. Dover Street** **Charles Goebel, Applicant.**

Mr. Goebel is before the Commission to remove the window air conditioner and re-open bricked-in entry door opening. Install wood-paneled ½ glass single-lite entry door with glazed transom panel above. Upon motion of Mr. Theeke, seconded by Mr. Beck the Commission voted 5-0 to approve the application as submitted.

Mr. Goebel and Mr. Valliant returned to the meeting after the approval. Mr. Valliant asked the Commission to modify the application. He would like to change the existing door (which is inset) on the building and make it flush with the sidewalk.

The motion was amended to approve inset door to move +/- towards the sidewalk and change door style as noted on cut sheet provided (Reeb Millwork Exterior Door Catalog) Style F7044LE. It was noted that both doors would have to be somewhat inset in order for the necessary step up not to obstruct the sidewalk. Both doors to be single light two panel.

The application meets the Guidelines on Page 48, R2 & R4.

Mr. Koste joined the meeting prior to review of 304 North Street.

15-2013 304 North Street.

Mr. Herrmann stated the applicant was not present, but felt the Commission could review the application. Mr. Herrmann stated the roof is currently asphalt shingles. The owner would like to re-roof the house and front porch with a galvanized metal roof of which the material is re-claimed. The roof will be painted green. Upon motion of Mrs. Gill seconded by Mr. Arnouts the Commission voted 6-0 to approve the application as submitted.

The application meets the Guidelines.

The meeting was adjourned at 7:30 p.m. by motion of Mr. Beck seconded by Mr. Arnouts.

Respectfully submitted,

Stacie S. Rice
Planning Secretary