

MINUTES

Easton Historic District Commission Easton, Maryland

February 10, 2014

Members Present: Kurt Herrmann, Chairman, Adam Theeke, Robert Arnouts, Kevin Gibson, George Koste and Mark Beck.

Members Absent:

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 February 10, 2014 meeting was approved.
The minutes of the December 9, 2013 and January 13, 2014 minutes were approved as submitted.

OLD BUSINESS:

2-2014 118 N. Aurora Street Randy Walbridge, Owner.

Mr. Walbridge is back before the Commission with a request to renovate the existing property. The Commission held a site visit to evaluate the condition of the windows.

The Commission felt the windows that are currently in the house were not original to the house. Windows on the front façade are to be changed to match all new replacement windows, grills to be 2/2 (all windows) proposed windows would be Marvin Integrity. Many window changes are due to code issues. The new grid pattern is consistent with typical windows of that era. Upon motion of Mr. Arnouts seconded by Mr. Beck the Commission voted 6-0 to approve the application as amended as stated above. The application meets the Guidelines.

NEW BUSINESS:

4-2014 312 Winton Avenue Cathy Fisher, Owner.

Ms. Fisher is before the Commission with a request to demolish the existing outbuilding and replace. Ms. Fisher stated that the existing shed is leaning and is in disrepair. She would like to construct a new shed. She stated that the proposed shed would be cedar shakes, with a dormer. The Commission suggested carriage house style doors. The Commission asked Ms. Fisher to provide a site plan demonstrating the location of the shed and a drawing that depicts exactly what she is proposing to build. Upon motion of Mr. Theeke seconded by Mr. Gibson the Commission voted 6-0 to Table the application.

5-2014 326 E. Dover Street Cato Gas & Oil, Owner.

The applicant was not present at the meeting, but the Commission felt they could act on the application. They are proposing to construct a new electronic sign. The new sign will go in the exact location of the existing sign. Upon motion of Mr. Koste, seconded by Mr. Beck the Commission voted 6-0 to approve the application as submitted. The application meets the Guidelines.

6-2014 301 S. Aurora Street Ronald & Wanda Nagers, Owners.

Mr. Nagers is before the Commission with a request to replace the existing windows. Existing windows are vinyl replacement 9/1 windows that are leaking. They are proposing Anderson Silver line windows. The Commission prefers simulated divided light windows with the grid on the exterior. The Commission asked that all trim work be primed cedar not PVC. Upon motion of Mr. Theeke, seconded by Mr. Koste the Commission voted 6-0 to approve the application as amended and stated above.

Discussion 120 Goldsborough Street Randy, Property Manager.

The house was subject to a fire and was damaged significantly. Randy Filozen, property manager and Don Richardson, Code Official were present at the meeting. Ms. Filozen stated that the property owner is in financial distress and there was no insurance on the property. Mr. Richardson, Code Official explained that the entire second floor except for three walls as been destroyed. The first floor ceiling has collapsed. The first floor and basement have substantial water damage. The front façade and porch were not damaged. The Commission feels rebuilding the house is cost prohibitive. The Commission would be in favor of a demolition with a condition that a new house be built consistent with the existing architecture. Ms. Filozen will return to the Commission with a formal application.

The meeting was adjourned at 7:30 p.m. by motion of Mr. Herrmann and seconded by Mr. Theeke.

Respectfully submitted,

Stacie S. Rice
Planning Secretary