

MINUTES

Easton Historic District Commission Easton, Maryland

January 13, 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 January 13, 2014 meeting was approved.

OLD BUSINESS:

95-2013 120 N. Harrison Street Laurence Claggett, Owner.

Mr. Claggett is back before the commission with a request to replace windows. The Commission held a site visit on December 16, 2013. After visiting the site the Commission suggested the applicant select a window manufacturer and provide them with a cut sheet on the window specifications. Upon motion of Mr. Theeke, seconded by Mr. Gibson the Commission voted 6-0 to Table the application.

NEW BUSINESS:

98-2013 26 N. Washington Street Laura Toth, Tenant.

Ms. Toth is proposing a 2' x 3' wooden sign (two sided) that would be placed on a bracket. Ms. Toth explained she is considering doing a bump out on the sign of approximately 2" to 3".

Upon motion of Mr. Theeke seconded by Mr. Gibson the Commission voted 6-0 to approve the application conditioned on eliminating "European and Organic Facials" from the sign. The application meets the Guidelines.

100-2013 132 S. Harrison Street David Dulaney, Owner.

The applicant is proposing to construct a 6' wooden privacy fence to enclose the side and rear yard which will follow the plane of the house. The Commission asked the applicant to provide landscaping on the Brookletts Avenue side of the fence. The applicant was in agreement to install landscaping.

Upon motion of Mr. Beck, seconded by Mr. Gibson the Commission voted 6-0 to approve the application as submitted. The application meets the Guidelines.

102-2013 21 S. Hanson Street Ronnie Newnam, Applicant.

Mr. Newnam is proposing to replace the existing windows with vinyl windows. The property owner has received a letter from Maryland Department of the Environment (MDE) with an order to abate lead hazards. The Commission suggested Mr. Newnam research sash replacement kits instead of replacing the windows. Mr. Newnam stated he would return to the Commission once he found a manufacturer for the sash replacement kits.

Upon motion of Mr. Theeke, seconded by Mr. Koste the Commission voted 6-0 to Table the application.

103-2013 124 S. Aurora Street Michael Navarro, Owner.

Mr. Navarro is before the Commission with a request to paint the front of the existing brick building. He stated that the sides and rear of the building are currently painted cinder blocks. Due to the property being non-contributing the Commission voted 5-0 to approve the application as submitted.

101-2013 6 W. Dover Street Tom Benson & Pam Gardner, Architects.

Mr. Benson is before the Commission with a request to renovate the existing first floor of the building. He stated the scope of work includes...

- Remove and replace with wood front door/sidelights to match existing.
- Remove and replace existing picture windows to the left and right of the front door with new Marvin picture windows insulated with simulated divided light to match existing. All muttons to match existing configuration.
- At rear office (#113) Remove and replace (2) cottage style windows with Marvin double hung 400 series windows to match existing style and mutton patterns.
- At stair (#114) replace door only with an out swing wood door to match existing.

The Commission discussed at length the proposed project. Upon motion of Mr. Gibson, seconded by Mr. Arnouts the Commission voted 6-0 to approve the application with the following modifications:

- Concrete slab 4x4 in rear
- 2670 Panel door in rear
- Storm windows added to second floor in rear
- Add lamp at back door (as submitted)
- Replace rear and first floor windows with Marvin windows

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