

MINUTES

Easton Historic District Commission Easton, Maryland

July 14, 2014

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

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 July 14, 2014 meeting was approved.

The Commission voted unanimously to approve the June 28th minutes as prepared.

OLD BUSINESS:

37-2014 120 Goldsborough Street Don Richardson, T.O.E.

Mr. Richardson on behalf of the Town of Easton is before the Commission for demolition of 120 Goldsborough Street which was significantly damaged by a

fire in February 2014. Mr. Herrmann stated this is the second meeting before the Commission. Mr. Richardson stated that the property owner has not been responsive to notice letters regarding the property. Mr. Richardson stated the site will be stabilized after demolition. Drew Cuslow, adjacent property owner explained that he is in favor of the demolition. The Commission explained that due to the life safety issues and the fact that the dwelling was damaged significantly the Commission voted unanimously to approve the demolition.

NEW BUSINESS:

35-2014 14 S. Locust Street Lorraine Claggett, Owner.

Mr. and Mrs. Claggett are before the Commission with a request to replace twelve windows. Mr. Claggett explained that the existing windows are in poor condition and need to be replaced. The Commission explained that a SDL window with externally applied grill would be appropriate. The Claggetts expressed their concern with the cost of new windows. The Commission scheduled a Site Visit for Friday, July 25th at 8:30 a.m. to look at the existing condition of the windows. Upon motion of Mr. Theeke, seconded by Mr. Arnouts the Commission voted 6-0 to TABLE the application as more information is needed.

34-2014 108 Talbot Lane Robert Shannahan, Owner.

Mr. Shannahan is before the Commission with a request to demolish the existing house. Mr. Shannahan stated that the house is structurally unsafe and has mold, lead paint and rot throughout the structure. He stated that the roof is collapsing and the house is currently not code compliant. The house currently sits on piers not a foundation. Rick Nelson with National Property Inspections was also present at the meeting. Mr. Nelson had prepared a report showing the existing structural damage to the house. Mr. Mason a neighboring property owner stated that the existing building is an eye sore and in major disrepair. The Commission was concerned with the fact that the property owner has made no effort since he has owned the property to maintain it. The Commission asked the applicant to provide them with a structural engineer's report and plans for the future site. The Commission scheduled a site visit for Friday, July 25th at 9:00 a.m. Upon motion of Mr. Theeke, seconded by Mr. Arnouts the Commission voted 6-0 to TABLE the application as more information is needed.

40-2014 127 N. Washington Street Stein Olavsrud.

Mr. Olavsrud stated he is before the Commission with a request to install two signs on the existing building. He stated that the first sign will be a hanging sign between two center pillars at height above first floor windows (approximately 80" wide and 24" tall). The second sign would be attached to the building to the left of the front door (approximately 20" wide and 24" long). Both signs would be wood. Upon motion of Mr. Theeke, seconded by Mr. Beck the Commission voted 5-1 to approve the signage as modified. *Bracket on either side of smaller sign to be affixed to the building. The larger sign is to be recessed 18" from center to column, 8" to 10" inside each column.*

41-2014 116 S. Harrison Street Lauren Dianich on behalf of Academy Art Museum.

Mrs. Dianich explained that she is representing the perspective owner (Jake Barnes) who if approved by the HDC, plans to do an extensive renovation to the

existing property. She stated that the sale of the property is contingent on the outcome of the HDC. Mrs. Dianich stated she is before the Commission with a request to remove and replace the east two-story wing. Mrs. Dianich stated they are proposing to demolish the existing two-story wing which has been deemed structurally insufficient by Morabito Associates & Atelier 11, Architects. She stated they are proposing replacement of the east wing with a new two-story 16' x 16' wing. New roof is approximately 2 feet lower than the old roof. Replacement/repair of the existing siding. New wing to have siding to match the main house. They are proposing enclosure of existing porch with removable screen panels. Repair of side footer on existing porch, general repairs and painting of house. They are also proposing repair of existing windows on main house, moving to have simulated divided light windows to be compatible with existing house. Mrs. Dianich explained that the streetscape will remain the same. She stated she is unsure as to whether or not the chimney will remain. She also stated that the perspective owner has plans to re-store the existing carriage house on the site. The Commission asked Mrs. Dianich to provide them with window/door spec sheets, future dimensions, fabric displayed per plans and detail on corner materials. Mr. Mason adjacent property owner for 15 years stated he is in favor of the proposed renovations to the structure and was concerned as to why the Town allows properties to deteriorate. Joe Minerick neighboring property was in support of the proposed project. The Commission took a straw vote (6-0) finding the concept of the proposed project appropriate. Upon motion of Mr. Theeke, seconded by Mr. Beck the Commission voted 6-0 to TABLE the application as more information is needed.

42-2014 108 Brookletts Avenue Lauren Dianich on behalf of Liz and Howard Freeland.

Mrs. Dianich explained the owners are requesting the addition of new screened porch on south side of house. She stated that the proposed floor plan is 12' x 13' and 12' 6" in height. The proposed addition will have pergola-type roof structure covered with Lexan panels. They plan to duplicate the cedar columns. Commission stated that the rear of the property was remodeled in 2001. She also stated that the proposed addition is not visible from the street. The Commission took a straw vote (6-0) finding that the concept of the proposed project is appropriate. Upon motion of Mr. Theeke, seconded by Mr. Beck the Commission voted 6-0 to TABLE the application as more information is needed.

43-2014 221 S. Harrison Street Lauren Dianich on behalf of Al and Diane Miller.

Mrs. Dianich explained the owners are requesting renovation of existing first floor south wing. Proposed new addition above first floor south wing to create two-story wing on main house. No changes are being made to the main house. South addition was not original to the house and therefore does not need to be restored. They are proposing new windows Marvin SDL. The Commission asked Mrs. Dianich to modify the drawings to note that they are proposing "new windows" not using the existing. Commission asked the applicant to amend the window jamb and provide them with a spec sheet for the proposed windows. They plan to re-use the "fan style" windows. Bay window to be lowered to grade per applicant's request. They are proposing non-functioning shutters. The Commission asked Mrs. Dianich to provide them with dimensional drawing showing setback off existing corners, cut sheet on the shutters and materials called out on plans.

The Commission took a straw vote (6-0) finding the concept of the proposed project appropriate. Upon motion of Mr. Theeke, seconded by Mr. Arnouts the Commission voted 6-0 to TABLE the application as more information is needed.

38-2014 11 S. Harrison Street Town of Easton.

No one was present from the Town. However, Mrs. Rice explained that the new sign would be consistent with the existing sign in size, location and material (wood). The Commission stated they needed additional information on the proposed sign. (Size, Shape, Color, Location and mounting details) Upon motion of Mr. Koste, seconded by Mr. Arnouts the Commission voted 6-0 to TABLE the application as more information is needed.

The meeting was adjourned at 7:40 p.m. by motion of Mr. Herrmann and seconded by Mr. Theeke.

Respectfully submitted,

Stacie S. Rice
Planning Secretary