

# MINUTES

## Easton Historic District Commission Easton, Maryland

June 8, 2015

**Members Present:** Kurt Herrmann, Chairman, George Koste, Robert Arnouts, Kevin Gibson, and Bill Wieland.

**Members Absent:** Adam Theeke.

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 June 8, 2015 meeting was approved.

The Commission voted unanimously to approve the May 27<sup>th</sup> minutes as presented.

### **OLD BUSINESS:**

**26-2015**                      **9 N. Aurora Street**                      **Mark Emon, Owner.**

Mr. Emon was at the May 27<sup>th</sup> meeting with a request to demolish the existing garage on the rear of the property. At that time the Commission asked the applicant to provide a site plan indicating the location of the garage on the property, cut sheets on windows, garage

doors and roofing materials. The Commission held a site visit on Friday, June 5<sup>th</sup> at 8:30 a.m. to look at the existing condition of the garage. Mr. Herrmann stated that there is no foundation, roof is not structurally sound, not all doors function. Exterior is mainly vertical wood. The Commission felt a new garage would be appropriate. Mr. Emon is proposing Boral for the exterior material. The Commission discussed the size of the garage doors. They discussed 8' doors but felt the 16' doors would be appropriate. The Commission asked for revised drawings that actually show the smaller doors, garage doors and any windows. The Commission felt as though the concept for the new garage was acceptable.

Upon motion of Mr. Gibson, seconded by Mr. Arnouts the Commission voted 6-0 to APPROVE the demolition of the existing garage and TABLED the new structure discussion at this time as more information is needed.

### **NEW BUSINESS:**

**28-2015                      313 Brookletts Avenue                      Jason Bell, Contractor.**

The applicant is before the Commission with a request to replace the existing rotten wooden window in the shower with a window designed for wet area. Proposed window would be vinyl. Proposed window to be 6 over 1 light configuration, same size as existing. Exterior trim to remain. Window is by United Window & Door (Series 4800).

Upon motion of Mr. Wieland seconded by Mr. Gibson the Commission voted 6-0 to approve the replacement window as submitted.

**130-142 N. Harrison Street                      Talbot County Council                      Mike Pullen and Anthony Kupersmith with Talbot County were present at the meeting.**

The next item was from the Talbot County Council regarding a zoning map amendment for County-owned property located at 130-142 N. Harrison Street. They would like to modify the historic district boundary around 130-142 N. Harrison Street. The property is zoned CR (Central Business Commercial District). Mr. Pullen explained the history of the Town and the subject site. Mr. Pullen stated that the Historic District includes Spring Hill Cemetery to the rear of Talbottown Shopping Center, then traces nearly full circle around (to exclude) the Town-owned vacant lot that is currently used for parking, then proceeds west ½ the length of Brewer's Lane, then cuts north along New Alley, then west again along Gravel Alley to N. Harrison Street. The County would like to change the boundary so that it will continue the full length of Brewer's Lane to N. Harrison Street and then north along N. Harrison Street to the existing boundary on the south side of Harrison's Liquors. Talbottown Shopping Center, the Town-owned vacant lot and Harrison's Liquors are all outside the district. The Commission discussed the request with Mr. Pullen but asked for time to further consider the request.

There being no further business, the meeting was adjourned at 7:20 p.m. by motion of Mr. Gibson and seconded by Mr. Wieland.

Respectfully submitted,

Stacie S. Rice  
Planning Secretary