

MINUTES

Easton Historic District Commission Easton, Maryland

October 12, 2015

Members Present: Kurt Herrmann, Chairman, Adam Theeke, Robert Arnouts, Kevin Gibson and Bill Wieland.

Members Absent: George Koste.

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 Commission voted unanimously to approve the September 28th minutes as presented.

OLD BUSINESS:

15-2015

206 S. Harrison Street

Andy Beaven, Contractor.

Mr. Beaven was before the Commission with a request to remove two existing French doors and replace with 2 windows and replace 1 set of French doors with a slider door. Proposed windows to be

Integrity wood double-hung. All siding and trim to match existing. New slider would also be manufactured by Integrity (wood-ultrex)

Upon motion of Mr. Wieland seconded by Mr. Gibson the Commission voted 5-0 to approve the application as submitted.

54-2015 **116 South Street** **Tyler Nichols, Representative.**

Mr. Nichols stated they have decided to keep the original windows as they are repairable. They have decided to amend the application to make 3 changes on the exterior that will bring the house back to its former look. They are looking to add the original 5 support pillars back onto the front porch (they have two original pillars, the remaining pillars will be created using pressure treated wood, and will be made to the exact dimensions as the originals) All pillars will then be painted white. Commission asked that the 3 new columns be cedar painted white. They are proposing to add wood exterior shutters to all the windows. Shutters will be painted black, height of the shutters will be ordered to match the current height of the windows and we will add stainless steel with black powder coat finish S-hooks and bolts to the shutters to make them functional and match what the original shutters would have looked like. All original shutters are missing - only the bolts are left in the brick. On the back porch, we are looking to remove the current plywood that is nailed up and replace the current support beams with two white pillars that will be made out of pressure treated wood and will match the 5 pillars that are going in on the front porch. This will bring the porch back to its original look. Cornice to be repaired in-kind wood.

Upon motion of Mr. Gibson seconded by Mr. Wieland the Commission voted 5-0 to approve the application as submitted and as noted above.

3-2015 **9-11 Port Street** **Tim Kerns, Contractor.**

Mr. Kerns and Chris Jordan were present at the meeting. They are before the Commission to modify the previous approval. Mr. Kerns stated that construction is currently under way for the Port Street project. He stated that there has been some modifications to the rear porch. During the demolition the side porch floor and roof had to be removed for health/ safety reasons. The floor was unsafe and the roof was supported by a 3/4" pipe with 2x4 perlins and showed more than a four inch deflection. Porch to be re-built in-kind using like and same materials.

- **East Elevation (U-5)**
 - Window # 1 – Window to be extended on the width and height to accommodate a 37 1/4 x 38 1/2 for the kitchen
 - Window # 2 – No Change
 - Window #3 – Expand window width by 2" to meet egress code.
 - Window #4 – No Change

- **North Elevation**
 - Window # 1 – Window to be 20" wider
 - Window # 2 – Window to be moved 5" up
 - Window #3 – 36 1/2" to 38 1/2"
 - Window #4 – No Change

- **West Elevation**
 - Window # 1 – Window to be 1 ½” wider
 - Window # 2 – No Change
 - Window #3 – Move 13” toward the front and shorten to 34 ½ x 37 5/8”
 - Window #4 – No Change

- **Front / South Elevation – No Change**

The applicant is also requesting to remove two trees in the rear of the property. Mr. Kerns stated that one tree is dead and the other is severely decayed. The Commission asked the applicant to provide them with pictures of the trees and a letter from a licensed arborist stating the existing condition of the trees.

Upon motion of Mr. Wieland seconded by Mr. Gibson the Commission voted 5-0 to approve the application as submitted.

49-2015 112 S. Locust Street Ole & Erica Castro, Owner.

The applicants are back before the Commission with a request for renovation/restoration of the existing house. The Commission held a site visit and determined that the house is in desperate need of restoring. The Castro’s have provided the Commission with a set of architectural renderings depicting what they would like to construct. They are proposing a 2-story house similar to what is existing. The Commission felt the conceptual plans as submitted by the Castro’s were appropriate. The Commission asked the applicant to return once they have the detailed drawings for final review.

Upon motion of Mr. Arnouts seconded by Mr. Gibson the Commission voted 5-0 to Table the application until the applicant has detailed plans ready for final review and approval.

NEW BUSINESS:

56-2015 210 Brookletts Ave. Adam Theeke, Owner.

Mr. Theeke recused himself from the meeting to be applicant. Mr. Theeke is proposing to raise his existing garage 18” +/- . He proposes to replace sill plates. Siding to match existing. He is proposing to extend doors and add poured slab.

Upon motion of Mr. Wieland seconded by Mr. Arnouts the Commission voted 4-0 to approve the application as submitted and as shown on pictures provided by the applicant.

57-2015 132 S. Harrison Street Kurt Herrmann, Contractor.

Mr. Herrmann recused himself from the meeting to be applicant. Also present at the meeting was Mark Perry owner of the property. Mr. Herrmann is proposing to replace the rear door in-kind. Existing doors is 5-panel with a small cat door at the bottom. New door to be fir, 5-panel to match existing (painted). Door to manufacture to be Simpson or Rogue Valley. No change to jamb or casing.

Upon motion of Mr. Arnouts seconded by Mr. Gibson the Commission voted 4-0 to approve the application as submitted.

132 S. Harrison Street Discussion Only Mark Perry, Owner & Kurt Herrmann.

Mr. Perry explained he purchased the house in the spring and is looking to return the use back to a bed and breakfast use. He is looking to remove a portion of a fence, re-do the landscaping and install a fountain. The Commission was pleased with Mr. Perry's efforts in maintaining the property.

There being no further business, the meeting was adjourned at 7:30 p.m. by motion of Mr. Arnouts and seconded by Mr. Wieland.

Respectfully submitted,

Stacie S. Rice
Planning Secretary