

MINUTES

Easton Historic District Commission

Easton, Maryland

April 11, 2016

Members Present: Kurt Herrmann, Chairman, Robert Arnouts, Bill Wieland and Kelly Pezor.

Members Absent: Kevin Gibson, George Koste and 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 meeting was approved. The Commission voted unanimously to approve the March 28th minutes as written.

OLD BUSINESS:

20-2016 12 N. Washington St. Chirp Shannahan,

Ms. Carrol was before the Commission at the March 28th meeting with a request to replace 12 windows on the North and South side of the building. At that time she stated that a portion of the windows are boarded up. She stated that she has contacted a company in

Newport News, Virginia that will make custom vinyl windows, solid white. She stated that the windows will have the same appearance of the existing. At that time the Commission asked for additional details on the windows such as pictures of the existing windows, manufacturer's details. The Commission asked that the grilles be external. Mr. Shannahan is before the Commission with additional pictures of the windows. Proposed windows would be 2 over 2. The Commission asked for exact dimensions on the windows as well as muntin size.

Upon motion of Mr. Wieland seconded by Mr. Arnouts the Commission voted 4-0 to Table the application.

5-2016 421 August St. Trevor Newcomb,

Mr. Newcomb is back before the Commission requesting an addition of 3' x 4' stair and landing at rear. Proposed stairs to be brick veneer over block. Landing to be brick with brick row lock. Brick to be "Old Easton". The landing covering is to be all wood, including trim and underside tongue & groove pine with fir column. Roofing material to match existing architectural asphalt roof. Proposed handrail to be fastened to the house. Mr. Newcomb is also proposing an addition of a single lane parking space. This is to be located at the Northern 1/3 of rear lot exiting Pennsylvania Avenue. Proposed stone to be #57. Mr. Newcomb has filed the permit with the Town of Easton for the curb cut.

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

**66-2015 204 N. Washington St. Nick Capella, Christine Dayton
Architects,**

Mr. Capella is back before the Commission with an amendment to the previous approval. Mr. Capella explained that the amendment is to the location of the night depository box at North side (thru-wall) to center under the existing window with a new window above to match the existing window width with a premanufactured painted metal surround. Color to match the existing siding. Brick infill to match existing.

Upon motion of Mr. Arnouts seconded by Mr. Wieland the Commission voted 4-0 to approve the amendment as presented.

NEW BUSINESS:

24-2016 17 N. Harrison St. Martha Suss, Long & Foster Real Estate.

Ms. Suss on behalf of Long & Foster was before the Commission with a request to install two new signs. The first sign is 20" x 8' that reads "Long & Foster", the seconded sign is 22" x 9' that reads "Sage Title Group". Existing lighting runs along the soffit and will remain.

Upon motion of Mrs. Pezor seconded by Mr. Arnouts the Commission voted 4-0 to approve the application as submitted pending approval of the sign dimensions by the Town of Easton.

25-2016 48 S. Washington St. Mike Wieland.

Mike Wieland is before the Commission with a request to install one small cell wireless antenna on top of the existing building chimney with related unmanned radio equipment on frame on rear rooftop. Mr. Wieland stated that the proposed antenna is approximately 50.5" tall and 12.5" wide.

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

26-2016 413 North St. Frank Lyons, Owner.

Mr. Lyons is before the Commission with a request to renovate the exterior of the existing house. The property is considered contributing. Mr. Lyons is proposing to install new windows on the first floor, replace the existing siding on the rear addition with Hardi Plank siding. The front of the house is brick (painted white). He is proposing to replace the front door but keep the existing sidelights and casings. He stated that the soffit and fascia will be replaced with maintenance free aluminum. The Commission explained that PVC trim would be appropriate on the rear addition. They suggested Boral trim on the front. He proposes to paint the entire exterior and install new shutters. Mr. Lyons and the Commission agreed to install 2 over 2 windows on the entire front façade. He is proposing to install new door opening on the rear of the house. Proposed door would be fiberglass.

Upon motion of Mr. Wieland seconded by Mr. Arnouts the Commission voted 4-0 to Table the application as additional information is needed.

Discussion Only 307 North St. Harriett Crawford.

Mr. and Mrs. Crawford are before the Commission to discuss possible renovations to the property. They stated that they propose to restore the existing windows. They would like to put shutters back on the home. The Commission provided the applicant with feedback.

There being no further business the Commission voted unanimously to adjourn the meeting at 7:45 p.m.

Respectfully submitted,

Stacie S. Rice
Planning Secretary