

MINUTES

Easton Historic District Commission Easton, Maryland February 8, 2016

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

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 meeting was approved with the addition of 324 South Street as a discussion item. The Commission approved the January 25th minutes as written.

OLD BUSINESS:

20-2015 516 August St. Parmelee Lippincott.

Ms. Lippincott was before the Commission in April 2015 with a request to replace 3 double windows on the main floor to single windows to meet Town of Easton building codes. The application was tabled at that time for further review.

Ms. Lippincott is back before the Commission with the same request. Due to this building being contributing the Commission has concerns with replacing the windows. They feel by replacing the windows with single (larger) windows you would be losing the Historic integrity of the building. Mr. Herrmann stated that the windows are very unique. Mr. Herrmann stated that replacing the windows with a single window would not be appropriate. Mr. Herrmann suggested Ms. Lippincott look into other window options. The Commission suggested the possibility of a custom window to meet egress requirements. They also suggested she look into reconfiguring the interior so the window replacements are not in the front to help with the cost.

Upon motion of Mr. Wieland seconded by Mr. Koste the Commission voted 6-0 to TABLE the application to give the applicant additional time to consider their options.

53-2015 410 August Street Patrick Rogan.

Mr. Rogan is back before the Commission with a request to modify the previously approved shed on the rear of his property. New shed would be 14' x 12' 9". He is also proposing a 10' x 7' 3" wood pergola. He is proposing hardi-plank siding. Elevation facing house will have wood sliding doors. North elevation will have wood "Barn Style" doors. Trim would be wood (painted). He is proposing (3) wood "Barn Sash" windows. North elevation shed doors to be wood "Barn Style". Since the February 8th meeting, Mr. Rogan decided to withdraw his application. He will construct what was previously approved by the Commission.

Upon motion of Mr. Theeke seconded by Mr. Gibson the Commission voted 6-0 to approve the application as submitted.

NEW BUSINESS:

4-2016 3-9 Goldsborough St. BluePoint Construction.

Steve Cahall and Suzanne Kline were present at the meeting. They are proposing to replace the siding and replace 22 non-original windows (2nd and 3rd floors). They are proposing to replace windows with Marvin windows to match the existing windows. They propose to install cedar shutters to match previous shutters (louvered). They plan to restore all first floor windows. They plan to remove existing aluminum siding and replace with ¾" VG Cedar Siding with 7" reveal. Replace existing cornice trim with larger trim. 5-9 Goldsborough Street siding will be replaced with 5/8" VG Cedar Siding. 8" wide cornice/corner board. The applicant will return to the Commission with cut sheets on the doors.

Upon motion of Mr. Koste seconded by Mr. Wieland the Commission voted 6-0 to approve the application as noted above.

5-2016 421 August St. Trevor Newcomb, Owner.

Mr. Newcomb was before the Commission seeking approval for the following:

1. Request to demolish rear "lean-to" additions
2. Demolish damaged and tree entwined wire fence at rear of property
3. Replacement of all front windows with aluminum clad (with wood interior) two-over-two, 7/8" simulated divided light

4. Replacement of damaged aluminum siding and cover northern façade where demolition occurred with straight 8" aluminum siding and paint to match
5. Remove plastic shutters and replace with high quality louvered vinyl
6. Removal of front porch (while preserving roof) and reframe/recover porch with tongue and groove pine flooring and paint to match siding and shutters
7. Replace/repair original wooden cornice, fascia, and soffit with naturally decay resistant wood and repaint
8. Re-flash and re-point chimneys (2)
9. Restoration of original wood entry door (30" four panel wood door with matched head, jambs and sill).

At the meeting Mr. Newcomb stated he would like to modify the application to allow vinyl SDL windows for the balance of windows (not including front façade) instead of the aluminum clad proposed.

Mr. Arnouts suggested Mr. Newcomb submit a site plan showing the rear additions on the house and an elevation drawing. Mr. Herrmann stated that the applicant did provide a drawing indicating the rear lean to structures that are to be removed. *The Commission asked the applicant to submit a site plan, landscaping plan, additional information on the doors and information on the 5 front façade windows. These items are not part of the approval.*

Upon motion of Mr. Theeke seconded by Mr. Gibson the Commission voted 6-0 to approve the application as stated above.

Discussion Only **210 Goldsborough Street** **Jason Middleton**

Mr. Middleton explained he is looking to purchasing the property and retain as a rental. He explained his plans to for exterior renovations to the structure. The Commission was pleased that Mr. Middleton was looking to renovate the property and gave him some guidance.

Discussion Only **324 South Street** **Ashley Chenault**

Ms. Chenault is before the Commission on behalf of her grandmother who owns the above-mentioned property. Moonyene-Jackson-Amis on behalf of Ashley was also present at the meeting. They explained to the Commission that the house has been condemned. The Town Code Enforcement Department has a list of items that must be met in order for the house to be livable. The Commission explained to Ms. Chenault that anything that is done to the exterior of the home must be reviewed and approved by the Commission and encouraged her to meet with a contractor and submit a formal application.

There being no further business the Commission voted unanimously to adjourn the meeting at 8:40 p.m.

Respectfully submitted,

Stacie S. Rice
Planning Secretary