

MINUTES

Easton Historic District Commission

Easton, Maryland

January 11, 2016

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

Members Absent: Bill Wieland.

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 approved the December 14th minutes as written.

OLD BUSINESS:

49-2015 **112 S. Locust St.** **Ole Castro, Owner.**

Mr. Castro was present at the meeting. Mr. Castro stated that he plans to renovate/rebuild the existing property. He provided the Commission with architectural renderings. He plans to use the existing columns. He stated that new front door would be wood and match the existing door. The Commission asked him to provide cut sheets for the windows, front door and siding.

Commission also asked the applicant to provide additional information on the corner boards, fascia and soffit. The Commission recommended that the front steps be brick. The Commission asked for split face block for the foundation.

Upon motion of Mr. Theeke seconded by Mr. Gibson the Commission voted 5-0 to Table the application as additional information in required.

NEW BUSINESS:

**76-2015 405 S. Washington St. Third Haven Friends Meeting House,
Owner.**

Robert Wieland and Priscilla Morris from Third Haven Friends Meeting House were present at the meeting. They are proposing to construct a new ADA Accessibility ramp. They plan to remove the existing brick steps at south west entrance to the old Meeting House. Add loose-set brick walk to existing front sidewalk turning the corner to south west door. Construct ramp and landing from sidewalk to door. Railings to be wrought iron. Applicant will re-grade to ensure proper drainage.

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

77-2015 323 South St. Tim Kerns, Applicant and Don Bibb.

Mr. Kerns and Don Bibb were present at the meeting. They explained to the Commission their plans to renovate the structure. The Commission felt as though the application was lacking detail for review. The Commission asked the applicant to provide them with drawings and details on the exterior finishes and a better description of the proposed work.

Upon motion of Mr. Theeke seconded by Mr. Gibson the Commission voted 5-0 to Table the application.

**78-2015 323 South Street, 18 Talbot Lane, 110 S. Hanson St. and 18 S. Higgins
St. Historic Easton, Inc.**

John Sener on behalf of Historic Easton was before the Commission with a request to install interpretive signage on four different properties (noted above). Mr. Sener stated that the signs would be designed, installed and maintained by Historic Easton, Inc. Frame work is powder coated metal. Historic Easton provided the Commission with site plans indicating the placement of the sign on each individual site.

Upon motion of Mr. Koste seconded by Mr. Gibson the Commission voted 5-0 to approve the interpretive signage as submitted.

79-2015 111 S. Washington St. Ward Bucher, Applicant.

Mr. Bucher was before the Commission with a request to replace deteriorated and missing picket and privacy fences, install wood signs hanging at front of porch and install metal projecting sign with address number. Mr. Bucher stated that the board fence would be 6' and the picket fence would be 3' (wood) (Site Plan provided).

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

**80-2015 18 S. Higgins Street. Ward Bucher, Applicant, Richard Hall,
Pastor and Carlene Phoenix, Historic Easton and Church.**

Mr. Bucher on behalf of Asbury U.M. Church was present at the meeting. Mr. Bucher stated that the project includes exterior repairs including roofing replacement, repair of woodwork, repair of windows, re-pointing brickwork and replacing severely damaged bricks. The alternations include replacing cracked concrete paving with brick paving, replacing non-code compliant concrete front stairs with brick stairs, replacing non-code compliant front handrails with code compliant handrails, replace non-code compliant rear entrance walk with an ADA compliant walk, replace pine front doors with oak doors matching the original doors and installing a louver in the boarded up opening in the rear gable. He stated that the steeple is leaning. They propose to stabilize it. The Commission suggested that a non stainless rail be installed.

Upon motion of Mr. Arnouts seconded by Mr. Koste the Commission voted 5-0 to approve the application as submitted and as shown on drawings submitted by the applicant titled "Asbury Methodist Episcopal Church Exterior Repairs" dated 5/29/15.

DISCUSSION ONLY 421 August St. Trevor Newcomb, Owner.

Mr. Newcomb was present at the meeting to discuss his plan for renovating the existing house. He explained his plans for the exterior, siding, windows etc. He proposes to keep the front porch but re-do the porch floor. Currently the house has aluminum siding. The Commission stated removing the aluminum and restoring the existing. The Commission does not want to see vinyl. The Commission suggested leaving the metal siding and painting it.

There being no further business the Commission voted unanimously to adjourn the meeting at 8:00 p.m.

Respectfully submitted,

Stacie S. Rice
Planning Secretary