

MINUTES

Easton Historic District Commission Easton, Maryland March 14, 2016

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

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 as amended. The Commission did not have minutes to review. Mr. Herrmann welcomed Kelly Pezor, newest member to the Commission.

OLD BUSINESS:

6-2016 **122 N. Harrison St.** **Laurence Claggett, Owner.**

Mr. Claggett was before the Commission at their February 22nd meeting requesting to demolish a small two story rear addition and re-build a new larger two-story addition. At that meeting the Commission asked for additional information and revised drawings. This is the second meeting before the Commission for demolition. The applicant provided the Commission with revised drawings addressing exterior issues. The applicant did not provide the Commission with cut-sheets on the windows and doors. The shape and size of cornice to be added to rear to match existing. All new cornice, trims and stock to be composite. The wood stair rails are to be painted.

Upon motion of Mr. Theeke seconded by Mr. Gibson the Commission voted 6-0 to Table the application. The applicant is to return to the Commission with cut-sheets on the windows and doors.

39-2015 **29 S. Harrison St.** **Charles Goebel, Owner.**

Mr. Goebel explained he is back before the Commission as a follow-up to the previously-approved conceptual approval. Mr. Goebel explained he is before the Commission with additional details to the renovation and also exterior elevations of the rear addition. Mr. Goebel provided the Commission with front (East) elevation and left-side (South) elevation drawings as well as rear (West) elevations and right-side (North) elevations. He is proposing solar panels on the South elevation roof. The Commission asked for cut sheets on the windows, doors and solar panels. He is proposing hardi-plank siding on the rear addition. The Commission was pleased with the drawings as presented and as shown on drawings provided by Mr. Goebel titled *"29 S. Harrison Street" dated February 2016.*

Upon motion of Mr. Koste seconded by Mr. Arnouts the Commission voted 6-0 to extend the September 2015 approval for 6 months. The Commission voted unanimously to Table the application. The applicant is to return to the Commission with cut-sheets on the windows and doors.

NEW BUSINESS:

8-2016 **33-35 West St.** **Jay Corvan on behalf of Face to Faith.**

Mr. Corvan on behalf of Face to Faith Ministries was before the Commission with a request to construct an addition to the existing West Street structure. He stated that the property is considered non-contributing. Mr. Corvan explained that the Church property at 33 West Street is one property with two address numbers. The Church would like to consolidate the main space to create a central Chapel/Sanctuary, with a new multipurpose space. Mr. Corvan stated that there is a 2 year projection from start of Phase 1 to the start of Phase 2. He stated that all façade and exterior wall materials will be masonry. Proposed roof will be metal, with new central two-story space. Mr. Corvan explained that the Historic District has approved this project twice, but no work has been done to the building. He stated that the current project is

largely the same but larger in length and width and some exterior features have been modified. He stated that Phase 1 will occur in the existing brick building. He showed the Commission the conceptual Phase 2 drawings. The addition will have a brick foundation and a 1 ¼ standing seam metal roof. Half round gutters are proposed. The Commission asked for additional information on the windows and doors. Proposed outdoor lighting would be up-lighting flush with grade. All cornice to be wood. The Commission stated that the applicant will need to provide details on the signage. The applicant is to remove the rain barrels. Mr. Corvan explained there will be a new brick privacy wall at the end of Tull Alley. It will be constructed to shelter the building terrace and provide visual and actual security at the Church. He stated there will be two wooden gates installed at the walls edge.

Upon motion of Mr. Theeke seconded by Mr. Koste the Commission voted 6-0 to table the application as additional information is required on the windows, doors and signage.

10-2016 204 Earle Avenue. Larry Willis on behalf of the owner.

Mr. Willis on behalf of the owner was before the Commission with a request to renovate the existing property and removal of two trees. He stated that one tree is a holly that is too close to the house and foundation. The holly tree is located on the alley side of the property. They are proposing an iron rail fence on the Earle Avenue and alley sides of the property. Mr. Willis, at the meeting modified several elements of the project and the Commission was unsure as to what the applicant was asking for. The Commission asked Mr. Willis to revise the drawings and return when the drawings match what the actual request is for. The Commission asked the applicant to provide them with the letter from Bartlett Tree stating that the trees need to be removed. The Commission also asked the Mr. Willis to provide pictures of the proposed fence and railing for the front of the house.

Upon motion of Mr. Arnouts seconded by Mr. Gibson the Commission voted 6-0 to table the application as additional information and revised drawings are required.

9-2016 33 S. Aurora Street. Michael Clark on behalf of the owner.

Mr. Clark with Plan Ahead Drafting and Kerry Folner, owner were present at the meeting. They are before the Commission with a request to renovate the existing house. This is the first of two meetings that is required for demolition. Renovations include front Aurora Street side, South side toward vacant lot, North side toward neighboring house and the rear. They are proposing new windows and doors. The Commission asked the applicant to provide them with cut-sheets on both items. They propose to repair the existing siding. They propose to remove the existing chimney showing above the roofline. The rear lean-to shed/utility room area is to be removed. The applicant would like to install skylights on the North side of the house. The Commission was pleased with the owner's plans to renovate the property.

Upon motion of Mr. Theeke seconded by Mr. Arnouts the Commission voted 6-0 to table the application. The applicant is to return to the Commission with cut-sheets on the windows and doors.

12-2016 219 S. Hanson Street. Richard Wagner on behalf of the owner.

Mr. Wagner on behalf of the owner was present at the meeting. The property is considered contributing. This is the first of two meetings required for the demolition. Mr. Wagner explained he is before the Commission with a request to remove non-original, enclosed side porch that is not compatible with the design of the historic house and replace it with a new screened porch that is compatible with the house. He stated that the addition is a later addition to the house. He stated that the brick base does not match the brick of the original house. The new screen porch borrows column details and molding profiles from the original house, with matching brick base and pavers. The ceiling is to be 6" tongue and groove. All wood surfaces to be painted white to match existing. Screening to be New York wire bright aluminum screen or equal. The roof will be slate to match the existing roof slate. A half-round copper gutters and round downspout to match existing, will be installed. The width of the new porch will be the same as the existing. Its depth will be extended 2 feet, and the ceiling sloped to follow the roof pitch, to allow the full height of the jack arch above the original French doors to be exposed.

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

**14-2016 124 N. Harrison Street. Chuck Callahan and John Haught,
Owner.**

Mr. Callahan with West & Callahan and John Haught were before the Commission with a request to demolish the existing house. He stated that the house was destroyed by a fire in January. He stated that due to the substantial fire damage the house cannot be repaired. The house is considered Contributing in the District. Mr. Callahan stated they intend to re-build on the existing foundation and the new house will look very similar to the existing house. Since this is a demolition a second meeting is required before demolition can occur. The Commission asked for a copy of the structural engineers report for the file. Mr. Callahan provided the Commission with pictures of the existing structure as well as existing front and side elevations of the existing house.

Upon motion of Mr. Theeke seconded by Mr. Koste the Commission voted 6-0 to table the application. The applicant is to return to the Commission for the demolition and provide them with conceptual drawings of the new house to be constructed.

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