

MINUTES

Easton Historic District Commission Easton, Maryland

January 9, 2017

Members Present: Kurt Herrmann, Chairman, Robert Arnouts, Bill Wieland, Kelly Pezor, Kevin Bateman, Kevin Gibson 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 January 9, 2017 meeting was approved.

OLD BUSINESS

9-2016 33 S. Aurora Street Kerry Folan, Owner.

Kerry Folan explained she is before the Commission with a modification to the previous approval. Ms. Folan stated that she'd like to make both attic windows smaller (about half the current size). Changes the windows would allow her to be able to raise the ceiling on the inside.

She is proposing a wood-ultrex casement window. The Commission felt the modification to the attic windows was compatible with the changes being made to the exterior.

Upon motion of Mr. Arnouts seconded by Mr. Wieland the Commission voted 7-0 to approve the request as submitted.

12-2016 219 S. Hanson Street Richard Wagner.

Mr. Wagner explained that the owners are requesting removal of a partially completed side porch approved by the Historic District Commission (HDC) in March 2016, so that a walkable roof deck, accessible from the second floor, can be added. The approved brick base will be retained, and a new screened porch, supported by a flat roof will be added. He stated that the new screen porch borrows column details and molding profiles from the original house, with matching brick base and pavers. All wood surfaces to be painted white. Screening will be New York wire bright aluminum screen. They are proposing half-round gutters and round downspout to match existing. The flat roof consists of EPDM single ply membrane under wood decking, hidden behind molding based on those existing on the building. The railing is based on the existing railing at the rear of the house. The Commission felt that the modifications as presented were compatible with the overall character of the house.

Upon motion of Mr. Wieland seconded by Mr. Gibson the Commission voted 7-0 to approve the application as submitted.

NEW BUSINESS:

94-2016 603 Goldsborough Street Michael Pullen, Owner.

Mr. Pullen was before the Commission with a request to install a wood fence along the rear property line between 603 and neighboring property to the east. He stated that the fence will begin at the corner of the carport and the neighboring building and proceed along the property line towards the rear alley, ending 15' to 20' from the rear alley with an angled step-down fence section.

Upon motion of Mr. Wieland seconded by Ms. Pezor the Commission voted 7-0 to approve the application as submitted.

There being no further business, the meeting was adjourned at 7:15 p.m. by motion of Mr. Koste and seconded by Mr. Bateman.

Respectfully submitted,



Stacie S. Rice
Planning Secretary