

MINUTES

Easton Historic District Commission Easton, Maryland

June 11, 2018

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

Members Absent: Bill Wieland and Kevin Bateman.

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 June 11, 2018 meeting was approved. The Commission voted unanimously to approve the May 29th minutes as written.

NEW BUSINESS:

46-2018 Bay Street, Richard's Memorial Park James Pierce.

Mr. Pierce was before the Commission with a request to install lettering on the existing brick walls at the entrance to Richard's Memorial Park. He stated he is installing two sets of ½" acrylic letters by 7" high, painted matte black. He stated that the letters would be pin mounted and glued into the mortar joints with 6/32 aluminum pins on existing brick walls.

Upon motion of Mrs. Pezor seconded by Mr. Koste the Commission voted 5-0 to approve the application as submitted.

43-2018 **29 Goldsborough Street** **Wes Geib.**

Mr. Geib on behalf of Trappe Station, LLC., was before the Commission with a request to remove and replace all the entry level doors, side-lights and transoms for three (3) separate doorways (Units 101, 102 & 103). Mr. Geib provided the Commission with drawings of the proposed work and cut-sheets on the doors. The Commission asked that all four (4) top windows be divided light on Unit 103.

Upon motion of Mr. Arnouts seconded by Mrs. Pezor the Commission voted 5-0 to approve the application as amended.

45-2018 **107-109 S. Washington Street** **Richard Marks.**

Mr. Marks was before the Commission with a request to demolish the existing wood frame rear structure and demolish the existing wood frame garage. Mr. Herrmann stated this is the first of two meetings required for the demolition. Mr. Marks stated that the one-story addition to the 109 ell was constructed sometime after the first quarter of the 20th Century and is in poor condition. He stated that the rear garage is also in poor condition and needs to be removed. Mr. Marks stated he is proposing to rehabilitate the property for a non-profit use, possibly a museum. He provided the Commission with pictures of the existing conditions and drawings of the proposed addition with first floor exhibition spaces and a second floor office and curatorial space.

Upon motion of Mr. Koste seconded by Mr. Arnouts the Commission voted 5-0 to table the application as a second meeting is required.

44-2018 **211 S. Hanson Street** **Paul Meredith.**

Mr. Meredith was before the Commission with a request to...

- 1.) Remove holly tree in rear of house close to basement foundation. Letter provided by Bartlett Tree.
- 2.) Replace existing mailbox
- 3.) Install new garage door, cut-sheet provided
- 4.) Replace post lantern with four light weatherized zinc post light. Replace coach lights with matching zinc lights. Cut-sheets provided.
- 5.) New addition. Applicant is proposing to construct a room over the existing screen porch. The addition will be used for a laundry/bathroom.

The Commission felt that the proposed addition would be compatible to the existing house. The Commission asked Mr. Meredith to provide specifications on the roof and windows.

Upon motion Mr. Koste seconded by Mr. Arnouts the Commission voted 5-0 to approve items 1 through 4 and Table item 5 as additional information is required.

47-2018 **19 N. Harrison Street** **Charles Powell.**

Mrs. Powell was before the Commission with a request to install a new wood wall sign 78" wide x 20.5" high and ½" thick. She is also proposing vinyl lettering on the front window and door.

Upon motion of Mr. Koste seconded by Mrs. Pezor the Commission voted 5-0 to approve the application as submitted.

42-2018 **316/318 E. Dover Street** **Laurence Claggett.**

Mr. Claggett was before the Commission with a request to repair/replace the existing storefront, repair windows/frames and replace two doors. The Commission again explained to Mr. Claggett that the existing storefront is in major disrepair and has been altered significantly. The Commission informed Mr. Claggett that the current storefront has reached a point of deterioration that requires more attention than just repair and replace. The storefront architecture needs to be returned to a facade that is more in keeping with the Historic District and our HDC Guidelines. The Commission stated that simply repairing and replacing the existing facade is not acceptable. The Commission asked Mr. Claggett to provide scaled drawings of the proposed renovations to take place, to include all soffits, fascia, trims, and glass etc. It was suggested by the Commission that he prepare a set of architectural drawings for review by the HDC Commission, as these drawings will be required by the Building Department for review to obtain a Building Permit. Mr. Claggett informed the Commission that he would definitely not be supplying architectural drawings, at which point the Commission stated he could do the scaled drawings as long as they contain all the necessary information requested. Mr. Claggett stated that he thought he was improving the site. The Commission was favorable to Mr. Claggett renovating and fixing up the exterior storefront but stated that the storefront must be constructed to a standard to meet the HDC Standards/Guidelines.

The Commission suggested that Mr. Claggett look at Page 60 of the Historic District Guidelines regarding Commercial Storefronts.

Upon motion of Mr. Arnouts seconded by Mr. Koste the Commission voted 5-0 to table the application as additional information is required.

There being no further business, the meeting was adjourned at 7:10 p.m. by motion of Mr. Gibson seconded by Mr. Arnouts.

Respectfully submitted,

Stacie S. Rice

Stacie S. Rice
Planning Secretary