



**Town of Easton
Historic District Commission**

14 South Harrison Street
Easton, Maryland 21601
410-822-1943

MEETING MINUTES

MONDAY November 13th, 2018

Members Present: Kurt Herrmann – Chairman, Kelly Pezor - Vice Chairman, Kevin Gibson
Kevin Bateman and Grant Mayhew

Town Staff Present: Sierra Crist - Current Planner / GIS Analyst

Members Absent: Robert Arnouts and Bill Wieland

Mr. Herrmann called the meeting to order at 6:01 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.

Mr. Herrmann asked the applicant about the porch which is mentioned in the application but not explained. Mr. Newcomb explained he is unsure if a porch ever existed but that at the time, he is requesting approval for the demolition and lifting of the house and will return with additional information regarding the porch.

Mrs. Pezor stated that the Sanborne maps do not appear to show any existing porch.

Upon motion of Mr. Bateman seconded by Mrs. Pezor, the Commission voted 5-0 to approve the request as submitted with the exception that the applicant will return with additional information regarding front porch and metal roofing details.

113-2018

20 S. Harrison Street

Charles Goebel

6:51 p.m.

Mr. Charles Goebel, Tony Kern and Chuck Unger were present on behalf of the application.

Mr. Goebel described the request to rehabilitated the neglected building including removing the external sewer pipes, wires, rot iron posts to wood, siding replacement, repairing and replacing the windows and new roofing. There are two buildings on the property which both will be updated. The exiting concrete block building will be covered with board and batten siding. It appears the block building may have been a barn at one time.

Mr. Herrmann asked the applicant to address the front features. Mr. Goebel stated that they are proposing to remove the planter and replace the siding on the front. The second floor front porch will remain for diversity in the streetscape.

The original siding underneath is not salvageable and the proposed siding will be fiber cement. Mr. Herrmann stated he would prefer a wood siding on the front façade and the north side up to the vertical board. Mr. Goebel added that the porch decking will be conventional wood tongue and groove, wood railing as illustrated and have boxed wood columns. The entry door and windows will be reconditioned and will be replaced as needed. More detail for the windows will be required.

Upon motion of Mr. Gibson seconded by Mr. Bateman, the Commission voted 5-0 to conceptually approve the overall project design with the condition the applicant return with specifics for the windows, doors, shutters, roofing in not in kinds, railings, etc.

MINUTES AND ADJORNMENT

7:15 p.m.

Upon motion of Mrs. Pezor seconded by Mr. Gibson, the Commission voted 5-0 to approve the minutes from the 2018-10-22 meeting with one amendment.

DISCUSSION

The Commission then entertained a brief discussion about proposed amendments to the Historic Guidelines regarding freestanding signs and window materials.

Upon motion of Mr. Gibson seconded by Mrs. Pezor, the Commission voted 5-0 to adjourn the meeting at 7:20 p.m.

The Commission will return at their next regularly scheduled meeting on Monday, November 26th, 2018 at 6p.m.