



**Town of Easton**  
Engineering, Planning and Zoning  
14 S. Harrison Street Easton, MD 21601 410-822-1943  
**Easton Historic District**

**MEETING MINUTES**  
**MONDAY February 11th 2019**

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

**Members Absent:** Kevin Bateman, Bill Wieland

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

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.*

Upon motion of Ms. Pezor and seconded by Mr. Arnouts, the Commission voted 5-0 to approve the agenda for the 2019-2-11 meeting as submitted. The Commission proceeded with the agenda item for old business.

**OLD BUSINESS:**

6:03 p.m.

**2019- 5 Goldsborough Street Suzanne Kline**

6:02

Ms. Kline was present on behalf of the request

Ms. Pezor asked the applicant to address access to each unit. Recommended signage go on the first floor next to the door at unit 7. Ms. Pezor commented that a large sign on the second floor does not seem typical for the Historic District.

The Commission expressed concern over the purpose of the sign as an advertisement rather than a direction for how to access the unit. The Commission made the following requests:

1. Sign should be located approximate to the entrance for door # 7
2. Preferred to be on first floor, over the door.
3. Would like to see a master sign plan for all the units

Upon motion of Mr. Arnouts seconded by Ms. Pezor the Commission voted 5-0 to table the request as submitted.

**NEW BUSINESS:**

**2019-05 117 Dover Street Unit 402**

6:10 p.m.

Todd Stevens was present from Anderson windows and Renewal by Anderson on behalf of Owner Robert Horne.

Mr. Herrmann asked the applicant to address the request for window replacements. The applicant showed the Commission images of the existing windows. The applicant stated the existing window is a wood and have rotted. The proposed window is a wood composite material.

Upon motion of Mr. Gibson seconded by Ms. Pezor the commission voted 6-0 to approve the request as submitted.

Historic District Guideline References: PG 51 – R2, R3

**2019-07 28 South Harrison Street Ryan Showalter**

6:20 p.m.

Mr. Showalter was present on behalf of the application.

Mr. Showalter explained that the property is under contract to be purchased contingent on the conceptual approval of an addition to the existing structure. Upon conceptual approval, the applicant may move forward with purchasing the property and would return to the Commission for a formal approval of an addition.

Mr. Showalter addressed the proposed renovations to the building; reconfiguration of an existing handicap ramp, dropping the walls to the first floor from a second floor porch, enclosing a porch and an new addition. The roof is two layers of asphalt on top of cedar which would need to be replaced, architectural shingle are proposed. In some locations, the siding would need to be replaced. Mr. Showalter added that there is an existing tree is rotting and will need to be removed. Mr. Herrmann stated that the Commission will need a letter from a licensed arborist to confirm this need.

Mr. Arnouts commented that he would like to see some differentiation on the proposed addition such as the exterior materials and roof slope. Mr. Arnouts provided a detail to a sketch the applicant brought for display. Mr. Arnouts also recommended the applicant consider taking the rear dormer off.

Upon motion of Mr. Gibson seconded by Mr. Bateman the commission voted 6-0 to table the request as submitted. The applicant is to return to the Commission with specific drawings and materials when ready for a final review.

**2019-09** **417 Goldsborough Street** **Neil Ireland**

6:41 p.m.

Mr. Ireland was present on behalf the request.

Mr. Ireland explained the request to replace the siding on the back of a building in response to a code enforcement violation. The existing siding is pine with board and batten which is rotting and in poor condition. Mr. Ireland request is to replace with allura, concrete fiber based siding. Mr. Ireland brought an example panel for the Commission to review.

Upon motion of Mr. Arnouts seconded by Ms. Pezor the commission voted 6-0 to approve the request to replace the existing siding and board and batten on the rear shed of the property. Proposed changes are compatible with the building.

Historic District Guideline References: PG 44

## **DISCUSSION**

6:53 p.m.

The Commission discussed a 2019-2-4 site visit to 22 South Harrison Street. Mr. Herrmman entered into the record a report of the Commission's findings at this site.

## **MINUTES AND ADJORNMENT**

6:51 p.m.

Upon motion of Mr. Bateman seconded by Mr. Gibson voted 6-0 to approve the minutes as submitted.

Upon motion of Mr. Gibson seconded by Mr. Bateman, the Commission voted 6-0 to adjourn the meeting at 7:06 p.m. and will meet again at the next regularly scheduled meeting on Monday February 28<sup>th</sup> at 6 p.m.