



**Town of Easton**

Engineering, Planning and Zoning

14 S. Harrison Street Easton, MD 21601 410-822-1943

**Easton Historic District - MEETING MINUTES**

**MONDAY January 14th, 2018**

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

**Members Absent:** Grant Mayhew

**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 Mr. Arnouts and seconded by Mr. Bateman, the Commission voted 6-0 to approve the agenda for the 2019-1-14 meeting as submitted. The Commission proceeded with the agenda item for old business.

**OLD BUSINESS:**

6:01 p.m.

**113-2018**

**20 S. Harrison Street**

**Charles Goebel**

6:01

Mr. Tony Kern and Jeff Unger were present on behalf of the request.

Mr. Kern described the request to replace the windows with replicas on the second floor front façade. Mr. Kern indicated on the drawings submitted which windows will be maintained and which will be replaced. This identification on the application was accepted for the record. The applicants have proposed a clad two over two window. Mr. Herrmann indicated he would prefer the main body windows be replaced with wood, however clad is acceptable for the windows located farther from the front of the structure. Mr. Arnouts asked the applicants to clarify the intention of including the storm window details. Mr. Kern stated that if the windows they are requesting are approved, they would not require storm windows.

Mr. Kern stated they would like to install shutters on the front façade to match the shutters included in the application. Mr. Herrman stated that the commission would prefer the applicants add a top coat to any new shutters.

The applicants stated that the roof will remain, it has been previously replaced and is in decent condition.

Information on proposed windows for return gable and what roofing will be used on the accessory building in the future.

Upon motion of Mr. Gibson seconded by Mr. Arnouts the Commission voted 6-0 to approve the request as following:

- The first-floor front façade windows will be repaired.
- All other windows proposed will be replaced.
- The bump out on the second-floor front façade will be wood but all other window replacements may be clad.
- The second-floor bump out window configuration may be modified to three, two over two, windows.
- The shutters proposed shall be painted and top coated.
- Shutters shall be added to the second floor bump out windows.
- The siding on the front and north façade will be replaced with wood.
- The storm windows proposed are approved.

Historic District Guideline Sections: PG 51-R2, PG 52-R2, PG 58-R3, PG 44

**NEW BUSINESS:**

**122-2018**

**14 S Locust Lane**

**Laurence Claggett**

6:30 p.m.

Mr. Claggett was present on behalf of the request for modifications to enclose an existing porch. Mr. Claggett stated that there are no windows or exterior doors proposed on the structure and the same wooden cedar siding will be installed to match the main frame of the house.

Mrs. Pezor asked the applicant why they are intending to enclosing it the porch. Mr. Claggett stated that a heating system needs to be added and will go on the porch, enclosing it will convert the porch to a utility room.

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

Historic District Guideline Sections: PG 59 – NR 2

The Commission reminded Mr. Claggett that his previous HDC approval for a Dover Street property expires on 2/13 and work needs to begin or he needs to submit for an extension.

**124-2018**

**633 Goldsborough Street**

**Treasa Lednum**

6:34 p.m.

Ms. Lednum was present on behalf of the request for a fence to be installed at the subject property. The fence will go from the back of the house to the garage. The wood fence is along the right of way and will have openings to access the alley. The fence on the side will be aluminum.

Mr. Herrmann stated that the Commission would not permit white vinyl fencing.

Upon motion of Mr. Arnouts seconded by Mrs. Pezor the Commission voted 6-0 to approve the request as submitted.

Historic District Guideline Sections: PG 32 – R3, R4

**125-2018**

**5 Goldsborough Street**

**Suzanne Kline**

6:40 p.m.

Ms. Kline was not present on behalf of the request for a sign.

Upon motion of Mr. Bateman seconded by Mrs. Pezor the commission voted 6-0 to table the request as submitted with the request that the applicant return to the Commission with a master sign plan for the entire structure so that the Commission can make an informed decision about the existing and proposed structure's sign future.

## **DISCUSSION**

6:47

18-128 22 South Harrison Street – Chance Negri was not present on behalf his request to discuss the future of the existing building.

6:53

Mr. Joe Cook was present on behalf his request for a discussion item regarding 312 S Hanson. Mr. Cook had presented the Commission with exhibits of proposed designs to modify the existing structure. Discussions were centered on the roof pitch, a proposed addition, the stucco finish and the existing garage. No determination or formal decisions were made by the Commission as this was a discussion item only.

7:08 p.m.

The Commission entertained a brief discussion regarding the historic structure located in the County on 925 Port Street.

Mr. Wieland brought up a discussion regarding the condition of the sites along West Street. He expressed concerns about the maintenance and upkeep of these structures.

## **MINUTES AND ADJORNMENT**

7:13 p.m.

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

Upon motion of Mr. Wieland seconded by Mr. Gibson , the Commission voted 4-0 to adjourn the meeting at 7:15 p.m. and will meet again at the next regularly scheduled meeting on Monday January 28<sup>th</sup> at 6 p.m.