

MINUTES

Easton Historic District Commission Easton, Maryland

May 29, 2012

Members Present: Kurt Herrmann, Chairman, Adam Theeke, Vice Chairman, Mark Beck, Janet Gregor, John Sener and Robert Arnouts.

Absent: Lena Gill.

Mr. Herrmann called the meeting to order at 6:00 p.m.

The minutes of the previous meeting were approved.

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 May 29, 2012 meeting was approved (6-0). Motion by Mr. Beck, seconded by Mrs. Gregor.

Consent Docket Approvals - None

Staff Approvals - None

OLD BUSINESS:

2-2012 404 South Street Don Johnson, Applicant.

This application is for replacement windows on the second floor due to egress. The applicant is proposing 2 double hung, 2 over 2 wood windows. Upon motion of Mr. Theeke, seconded by Mr. Sener the Commission voted to allow sash windows 1 per bedroom (2 bedrooms).

NEW BUSINESS:

34-2012 522 August Street Larry & Sharon Williamson, Owner.

This application is to replicate an existing chimney. At a previous meeting the Commission denied a request to demolish the existing chimney. The applicant plans to rebuild the chimney with thin brick which will be same height. Replacement chimney will duplicate appearance of existing, but will be non-functional. Upon motion of Mrs. Gregor, seconded by Mr. Sener the Commission voted 6-0 to approve the application as submitted.

Application meets the Guidelines Page 73, R1.

36-2012 210 S. Harrison Street Christine Dayton and Dominic Cappella, Applicants.

This application is for renovations to include gutter replacement, replace existing shutters, proposed landscape plan, removal of siding and gable end vent at south side first floor and replace with new siding. The following items were discussed by the Commission.

- Mr. Cappella discussed the *revised* landscape plan and proposed landscape pavers. The plum tree and three crape myrtles are to remain on the southwest corner. The Commission was in full support of proposed pavers and found the revised landscaping plan to be compatible with the property.
- Next item discussed were gutters. Applicant would like to replace existing and proposed "K" style gutter with new prefinished aluminum 5" half-round style gutters. The Commission was in full support of proposed gutters.
- Next item discussed were shutters. Applicant proposes to replace existing shutters with new solid fiberglass/PVC shutters to match style (unequal raised panel) and correctly fill masonry opening and correct operable hardware. The Commission is in full support of proposed shutters.
- The next item was to remove siding and gable end vent at south side first floor. Add sheathing and new cementitious siding with 6" exposure to match addition at rear and replicate existing trim with cellular PVC. The Commission was in full support.

Upon motion of Mr. Theeke, seconded by Mr. Beck the Commission voted 6-0 to approve the application as submitted.

37-2012 108 N. Higgins Street Alex Rice, Representative for the Dixon House.

This application is for renovations to the Dixon House structure. Mr. Rice explained there has become a need for additional rooms at the Dixon House and they are proposing to elevate the entire second floor above the existing kitchen. He explained that new windows will be installed identical to the existing windows. Chimney will be extended and will be non-functional. Siding to be reused on the North Street side and gable end. New siding will be added in the courtyard area. Due to the complexity of the renovations the Commission decided to schedule a site visit for Friday, June 1st at 8:30 a.m. The Commission voted unanimously to table the application as more information is needed.

Items from the Commission

The meeting was adjourned at 7:30 p.m. by motion of Mr. Sener seconded by Mrs. Gregor.

Respectfully submitted,

Stacie S. Rice
Historic District Secretary