

MINUTES

Easton Historic District Commission Easton, Maryland

November 26, 2012

Members Present: Kurt Herrmann, Chairman, Lena Gill, John Sener, Mark Beck and Robert Arnouts.

Absent: Adam Theeke

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

The minutes of the November 13th 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 November 26, 2012 meeting was approved (6-0).

Consent Docket Approvals - None

Staff Approvals – None

OLD BUSINESS:

NEW BUSINESS:

Mrs. Marvel explained that due to a building code violation she is being required to widen the existing door opening. She asked if she could remove the door altogether and close in the porch outside the door. Many of the surrounding houses have already closed in porches. The Commission suggested the applicant submit a dimensional drawing demonstrating how they would close in the porch.

Upon motion of Mr. Sener, seconded by Mr. Beck the Commission voted 5-0 to table the application.

85-2012 405 S. Harrison Street Ed Mikowski, Owner.

The applicant would like to construct a new 4' wooden picket fence. Fence style and height would match the neighbors.

Upon motion of Mr. Sener, seconded by Mrs. Gill the Commission voted 5-0 to approve the application as submitted.

80-2012 130 S. Washington Street Helaine White, Owner and Frank Alagna, PBI Restoration.

The applicant is proposing to...

- Remove the fire damaged roof rafters/framing, replace with truss system, roof sheathing & asphalt shingles to match existing.
- Remove what is left on the north rear addition, 2 story wood framed approximately 540 square feet
- Excavate and pour new footers & pier, set block to grade as per specifications on submitted plans.
- Reconstruct new 2-story wood framed addition as per drawings.
- Install new exterior sheathing, house wrap, insulation, exterior siding, trim, soffits, fascia, etc. as detailed for addition and existing building as needed.
- Remove and replace 6 exterior doors & 32 windows to match existing
- Remove and replace any damaged interior floors and walls as needed
- Install new insulation, drywall, plaster, interior doors, trim, floor coverings, moldings, cabinets and hardware as per details and plans.

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

The buildings will be repaired and replaced in-kind. German lap siding or wood shingles will be acceptable. The new roof will have a raised continuous vent. Soffit vent will be continuous. The trim will be replaced in-kind. The north back addition was structurally damaged and requires substantial replacement. The Commission did not vote on the windows, doors, ramps or shutters. A site visit was scheduled for Friday, November 30th at 8:30 a.m.

Discussion Only

Mr. Louis Krausz was present at the meeting to discuss 315 South Lane.

The meeting was adjourned at 10:00 p.m. by motion of Mr. Sener seconded by Mr. Arnouts.

Respectfully submitted,

Stacie S. Rice
Planning Secretary