

MINUTES

Easton Historic District Commission Easton, Maryland

April 22, 2013

Members Present: Kurt Herrmann, Chairman, Adam Theeke, Lena Gill, Robert Arnouts and George Koste.

Absent: Mark Beck.

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

The minutes of the April 9th 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 April 22, 2013 meeting was approved (5-0).*

Consent Docket Approvals - None

Staff Approvals – None

OLD BUSINESS:

21-2013 106 N. West Street Christine Dayton, Architect.

This is the second meeting for the demolition.

The applicant is proposing to demolish the existing structure. Mrs. Dayton explained that upon inspection of the exterior walls a large bulge was discovered on the north bearing wall of the building. The change in grade from front to back and the multi-levels within the building pose problems in ADA compliance.

They are proposing a new brick veneer one-story structure with a standing seam metal roof, clad windows, clad window trim, PVC building trim and cementitious siding that is in scale and proportion to the neighboring building and other buildings on this block.

The new structure will be at or near the level of the adjacent sidewalk resulting in an ADA accessible building. The availability of adjacent public parking on West Street lends to easy public access and ADA accessibility. Mrs. Dayton stated that a structural report is on file for said property. The Commission felt the application as presented was appropriate and would be a great project. It was noted that the building is non-contributing and was approved for demolition a few years ago. The Commission felt as though the size and scale of the proposed building are compatible with the neighborhood. The Commission commended the applicant for the proposed project.

Upon motion of Mr. Arnouts, seconded by Mrs. Gill the Commission voted 5-0 to approve the new design for a restaurant and the demolition of the existing building. The application meets the Guidelines.

NEW BUSINESS:

The first item of New Business was **315 S. Aurora Street**. Mr. Corbin, Owner discussed with the Commission his need to replace the aluminum siding on the garage. The Commission suggested he patch the exterior where needed and panel the interior to help secure the building to keep animals from getting into the garage.

25-2013 36 N. Washington Street.

No one was present at the meeting but the Commission felt they could vote on the application. The Bank of America is requesting ADA upgrades to the existing building. The existing clear anodized aluminum store-front door facing the parking lot must be lowered and widened, the canopy above this same door must be widened for appearances, the existing concrete ramp must be lowered and widened, and the handi-cap parking spaces and the accessory areas must be brought to within 2% of level. All materials will match the existing materials and colors. The applicant did show up towards the end of the meeting and was agreeable to the Commission's decision.

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

The application meets the Guidelines on Page 55, R3.

26-2013 14 N. Hanson Street Barc Upchurch, Owner

The applicant would like to remove the existing asphalt shingles and install new slate style roof gray in color.

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

The application meets the Guidelines.

19-2013 112 S. Locust Street.

No one was present at the meeting for this application. The applicant would like to repair and replace the existing front porch which is in disrepair. Due to the lack of drawing/information the

Commission voted 5-0 to TABLE the application. A detailed drawing of the proposed porch needs to be submitted.

22-2013 210 N. Aurora Street Randy Walbridge, Owner.

Mr. Walbridge is requesting approval to replace windows to meet the Town of Easton property maintenance requirements for egress. Mr. Walbridge would like to change one double hung window in each of the three bedrooms to a casement window. Window manufacturer is Viwinco.

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

The application meets the Guidelines.

29-2013 215 Goldsborough Street George Wilburt, Owner.

The request is for general rehabilitation of the rear entry of the Church and offices. The applicant would like to replace a portion the dilapidated rear porch, upgrade the rear sidewalk, widen and repair existing cracked sidewalk, construct an accessible ramp along face of existing rear porch and relocate the existing steps on rear porch to accommodate ramp.

The Commission suggested the applicant use a wholesale millwork handrail component system for the ramp and porch rails. Big local sources, such as Warren's Woodworks, are familiar with style requirements for the Historic District. The applicant agreed to install such a system or come back to the Commission with a new design.

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

The application meets the Guidelines on Page 23, R5.

30-2013 304 North Street Kurt Herrmann, Owner.

Mr. Herrmann recused himself from the meeting to be the applicant. He would like to construct a 6' wooden 1 x 6 privacy fence, dog eared, to be built at front of property approximately 10' back from house façade. The fence will align with adjacent fence on neighbors yard. The proposed rear fence will be 42" tall with a gate. Constructed of 1 x 6 wood pickets, dog eared. This fence will be at the rear corner of the homes and will intersect with neighbors fence. All fencing will be on east side of house.

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

The application meets the Guidelines on Page 32, R2 and R4.

The meeting was adjourned at 7:15 p.m. by motion of Mr. Beck seconded by Mr. Arnouts.

Respectfully submitted,

Stacie S. Rice
Planning Secretary