

# MINUTES

## **Easton Historic District Commission Easton, Maryland**

**July 22, 2013**

**Members Present:** Kurt Herrmann, Chairman, Robert Arnouts, Kevin Gibson, Lena Gill and Mark Beck.

**Absent:** Adam Theeke and George Koste.

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.*

The agenda for the July 22, 2013 meeting was approved (6-0).

The Commission voted to approve the minutes from the June 10<sup>th</sup>, June 24<sup>th</sup> and July 8<sup>th</sup> meetings as presented.

### **OLD BUSINESS:**

**38-2013**

**140 S. Washington Street**

**Pat Dietrich, Owner.**

The applicant was before the Commission at their May 28<sup>th</sup> meeting with a request to demolish the existing out building. At that time the Commission asked the owner to provide them with a “detailed structural engineer’s report evaluating all structural elements of the outbuilding in

accordance with the stated requirements in the Town of Easton Zoning Ordinance” Mrs. Dietrich is back before the Commission. The Commission stated that the letter they received from Mr. Getsinger is not a structural engineer’s report and advised Mrs. Dietrich to get a structural engineer’s report and submit to the Commission for their review. Stacie Rice advised the Commission that a prototype of a structural engineer’s report has been submitted to Mrs. Dietrich. The application was tabled until such a report is submitted to the office.

## **NEW BUSINESS:**

### **50-2013                      114 S. Washington Street                      Jon Braithwaite, Architect.**

Mr. Braithwaite stated that the Eastern Shore Land Conservancy has been working on a plan to renovate the existing building. The Commission reviewed the site plan and landscaping plan submitted by the applicant. Mr. Braithwaite stated that all existing industrial steel windows (on the Main Building) will be repaired on site with the exception of one window on the west façade that will become a new door/transom/sidelight combination with proportions compatible to existing fenestrations. Mr. Braithwaite stated that all existing industrial steel windows (on Steam Plant) will be repaired on site. As the project is applying for a LEED designation indicating extreme energy efficiency, triple windows will be installed in superinsulated new interior walls as the old building shell is very leaky. The old building shell cannot be substantially changed in order for the project to obtain Maryland historic district tax credits. Both existing exhaust pipes/smokestacks to be restored and properly flashed. The Commission was very pleased with the Eastern Shore Land Conservancy’s efforts to renovate the building. Upon motion of Mr. Gibson, seconded by Mr. Beck the Commission voted 5-0 to approve the application as submitted and as stated on Attachment “A” and Attachment “B”.

The application meets the Guidelines on Page 42, R-1, Page 45, R-1, Page 73, R-1 & R-2, Page 48, R-2, Page 51, R-1 and Page 55 R-1 and R-2.

### **51-2013                      205 S. Hanson Street                      Dan Arnold, Applicant.**

Mr. Arnold is before the Commission with a request to construct a new pergola and replace seventeen (17) windows. Mr. Arnold stated he is proposing to construct a cedar pergola over the sliding door that will match the existing pergola. He is also proposing to replace seventeen windows with new Marvin 1 over 1 double hung windows white clad exterior, primed pine interior. He will remove the existing vinyl j-channel and install new Azek stealth trim over the existing window trim. The Commission was of the opinion that replacing these windows and changing the trim would restore the historic aspect of this elevation. The rest of the property has a mix of newer windows. Upon motion of Mr. Beck, seconded by Mr. Gibson the Commission voted 5-0 to approve the application as submitted.

The application meets the Guidelines on Page 51, R-2 and Page 52, R-1.

### **52-2013                      3 E. Dover Street                      Marc Delpino, Tenant.**

Mr. Delpino is before the Commission with a request for a new awning over the existing doorway. Proposed awning would be orange with silver lettering “Marc Randall” along the lower edge of the awning. Upon motion of Mrs. Gill, seconded by Mr. Beck the Commission voted 5-0 to approve the application as submitted.

The application meets the Guidelines.

Mr. Herrmann excused himself from the meeting to be the applicant. Mr. Herrmann stated he is requesting to re-build the front. Posts, brackets and ceiling to remain "as-is". He is proposing to install four (4) new brick piers at front decking to be 1x4 tongue and groove fir. He is proposing to replace two (2) windows on the West elevation, one (1) window on the North elevation, replace two (2) doors on East elevation. He is proposing to install new "K" style guttering at sides and rear of the house and half round on the front porch. Upon motion of Mr. Gibson, seconded by Mrs. Gill the Commission voted 4-0 to approve the application as submitted.

The application meets the Guidelines on Page 58, R-1 & R-2, Page 48, R-4, Page 52, R-1 and as per the Town Code for egress.

The meeting was adjourned at 6:45 p.m. by motion of Mr. Beck seconded by Mr. Theeke.

Respectfully submitted,

Stacie S. Rice  
Planning Secretary