

MINUTES

Easton Historic District Commission Easton, Maryland

March 25, 2013

Members Present: Kurt Herrmann, Chairman, Adam Theeke, Vice Chairman, Mark Beck Robert Arnouts, George Koste.

Absent: Lena Gill.

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

The minutes of the March 11th meeting will be voted on at the next meeting.

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 March 25, 2013 meeting was approved (5-0).

Consent Docket Approvals - None

Staff Approvals – None

OLD BUSINESS:

76-2012 **600 Goldsborough Street** **Eddie Huang, Owner.**

The applicant is requesting to 1.) Replace fifteen windows. Some are original and some are replacements. New windows would be Anderson 400 series 2.) Replace existing aluminum siding with pre-finished cement board siding.

The Commission scheduled a Site Visit for Friday, March 29th at 8:30 a.m. to look at the windows and siding.

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

78-2012 **21 & 23 S. Harrison Street** **Lauren Dianich, Agent.**

Mrs. Dianich was present at the meeting and stated her client would like replace the vinyl siding on 23 S. Harrison with natural cedar shingle siding and on 21 S. Harrison Street they would like to replace the existing cedar shingle siding (which is rotting) with natural cedar shingles.

Upon motion of Mr. Beck, seconded by Mr. Arnouts the Commission voted 5-0 to approve the application as submitted.

The application meets the Guidelines on Page 44, 45 R 3 and R5.

NEW BUSINESS:

16-2013 **5 E. Earle Avenue** **Lauren Dianich, Agent.**

Due to the sign not being posted on the property the Commission did not take a formal vote on the application.

Mrs. Dianich explained the owner would like to make alterations to the existing granny flat. They are proposing to remove the entire floor of the existing granny flat and raise the bearing approximately 2'-6". A new shed dormer would be added to the north and south roof face of the new roof. The new height would be approximately 2'-0". A connecting roof will join the old and new roof. Replacement windows and doors are proposed on the north, west, and south facades. Materials would match existing materials exactly (real cedar shingles, PVC rake and fascia, and PVC raised panel horizontal trim). The new roof is lower than the main house roof and lower than the neighboring roof of the residences on the west and east.

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

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