

MINUTES

Easton Historic District Commission Easton, Maryland

November 25, 2013

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

Members Absent: Lena Gill.

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 November 25, 2013 meeting was approved as amended.

OLD BUSINESS:

87-2013 109 N. Hanson Street Larry Willis, Contractor.

Mr. Willis is back before the Commission with revised drawings. The project is a request to renovate the existing house by adding 270 square feet. The Commission reviewed the revised plans including the windows specifications which are Andersen 400 Series double-hung divided light. Upon motion of Mr. Theeke seconded by Mr. Gibson the Commission voted 5-0 to approve the application as on revised drawings prepared by Plan Ahead Drafting E-1, dated 11/23/13 and Andersen cut sheet.

85-2013 201 Goldsborough Street Jake Laureska, Architect.

The applicant is back before the Commission with a request to amend the original application. The original application was two parts, one being the siding and the other being renovations to the front porch. At this time they would like approval to remove the existing aluminum siding and repair/restore the existing wood siding. Upon motion of Mr. Theeke seconded by Mr. Gibson the Commission voted 5-0 to approve the request as amended and stated above.

Mr. Laureska asked the Commission for a one year extension for **5 E. Earle Avenue (16-2013)**. The Commission voted unanimously to extend the previous approval for one year from the date in which the approval was signed (April 16, 2013).

NEW BUSINESS:

88-2013 112 S. Locust Street Kirk Bowser, Owner.

Mr. Bowser is before the Commission with a request to demolish the existing structure. Mr. Bowser stated the property is in major disrepair and needs to be demolished. The house has been condemned by the Town of Easton and the applicant has received an abatement order from the District Court of Talbot County. The Commission voted to waive the need for a structural engineer due to the existing deteriorated state of the house which was investigated first hand at a previous site visit. The Commission asked Mr. Bower to provide them with a site plan, pictures of all four sides of the house and put in in writing the future plans for the site. Upon motion of Mr. Theeke, seconded by Mr. Arnouts the Commission voted 5-0 to Table the application.

90-2013 30 E. Dover Street Jim Padgett, Agent, on behalf of Hill's Drug Store.

Mr. Padgett is requesting to install a downspout gutter on the side of the Hill's Drug Store building. Mr. Padgett provided the Commission with an example of the gutter. Mr. Padgett stated there is an existing drainage issue due to the existing roof structure. He stated that replacing the roof would be costly. He stated that the gutter would be painted to match the existing building.

Upon motion of Mr. Theeke seconded by Mr. Arnouts the Commission voted 5-0 to approve the application as submitted with the understanding that there will be PVC at the lower section.

91-2013 47 S. Washington Street Ben Phillips, Phillips Signs.

The applicant is requesting to replace the 3-product price sign with a one-product digital price sign. Upon motion of Mr. Koste seconded by Mr. Gibson the Commission voted 6-0 to approve the application as submitted and as shown on Frederak Heath drawing dated 10/25/13. The application meets the Guidelines.

93-2013 17 N. Aurora Street Tom Moore, Owner.

Mr. Moore is before the Commission with a request to construct a wood pergola. He stated it would be constructed of 6x6 pressure treated lumber and it would be setback 3' from the property. He is proposing a roof over the pergola. The Commission was in favor of the concept and made some suggestion to the applicant for the structure. Mr. Moore is to revise the drawings and return at a later date. Upon motion of Mr. Gibson seconded by Mr. Theeke the Commission voted 6-0 to Table the application.

92-2013 201, 203, 205 Port Street, 61 Pleasant Alley Elizabeth Bloor, Owner.

Ms. Bloor stated that 201, 203 & 205 Port Street is currently 3 units and she plans to make into 2 units. The front door on 201 needs to be eliminated. The back doors on all three apartments need to be eliminated. 203 & 205 Port Street need larger replacement doors in the front.

The rear door of 61 Pleasant Alley needs to be eliminated and closed in. She stated that all siding will match the exterior where doors are removed.

The Commission discussed at length the existing structures and code requirements. Upon motion of Mr. Theeke, seconded by Mr. Gibson the Commission voted 6-0 to approve eliminating front door of 201 Port Street (repair siding in-kind), eliminating all rear exits (repair siding in-kind) replace doors to code at 203 & 205 Port Street AND closing off interior of back door at 61 Pleasant Alley.

94-2013 220 S. Harrison Street Charles Goebel, Owner.

Mr. Goebel was not present at the meeting, but the Commission felt as though they could review the application without him present. The request is to remove deteriorated aluminum storm windows from second floor windows in the original house and replace with velv-a-lume storm windows by West Window Corporation. Upon motion of Mr. Gibson, seconded by Mr. Theeke the Commission voted 6-0 to approve the application as submitted. The application meets the Guidelines.

95-2013 120 N. Harrison Street Laurence Claggett, Owner.

The applicant is proposing to replace 14 windows on the second floor of the existing building. He stated the windows are functioning but are in disrepair. The Commission prefers that the windows be restored but suggested a site visit be held to look at the existing windows. Upon motion of Mr. Theeke seconded by Mr. Gibson the Commission voted 6-0 to Table the application and scheduled a site visit for Friday, December 6th at 8:30 a.m.

The meeting was adjourned at 8:10 p.m. by motion of Mr. Herrmann and seconded by Mr. Theeke.

Respectfully submitted,

Stacie S. Rice