

MINUTES

Easton Historic District Commission Easton, Maryland

July 28, 2014

Members Present: Kurt Herrmann, Chairman, Adam Theeke, Mark Beck and Robert Arnouts.

Members Absent: Kevin Gibson 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 28, 2014 meeting was approved.

The Commission voted unanimously to approve the July 14th minutes as prepared.

OLD BUSINESS:

42-2014 108 Brookletts Avenue Liz and Howard Frelander.

Mr. Frelander explained that Lauren Dianich was before them at their last meeting with a request to construct a screened porch.

The Commission tabled the request as more information was needed. Mr. Freeland explained that due to cost they have decided to not build a screened porch but rather a deck (12' x 13') with steps (30" wide) constructed of azek (5/4" x 6"). The applicant's contractor (who wasn't present at the meeting) had provided a drawing indicating the location of the deck. However, the Commission needed additional information on the deck. Specifically, elevation drawing, photo of the rear of the property, rail detail(s), skirting detail(s).

Upon motion of Mr. Theeke, seconded by Mr. Beck the Commission voted 4-0 to TABLE the application as more information is needed.

34-2014 108 Talbot Lane Robert Shannahan, Owner.

Mr. Shannahan is before the Commission with a request to demolish the existing house. This is the second meeting before the Commission. The Commission held a site visit on Friday, July 25th at which time the Commission was able to review the existing condition of the house. Mr. Herrmann explained that the house is in major disrepair. He stated that there is a large hole in the roof which has caused rot damage throughout the structure. The Commission felt the structure is damaged beyond repair. Mr. Shannahan stated that after demolition he would stabilize the site (seed/straw) and continue to maintain the site. Mr. Shannahan provided the Commission with a sample single family house replacement plan approximately 50 x 16' 6" by "The House Plan Shop". Mr. Shannahan stated that he had no immediate plans to build a new house on the site. The Commission does not want to see a vacant lot for years on end. Therefore, the Commission stated that activity/construction on this site must occur 3 to 5 years from today's date at which time the HDC would review any sort of replacement plan for the site.

Upon motion of Mr. Theeke, seconded by Mr. Beck the Commission voted 4-0 to approve the demolition of the deteriorated structure as amended and stated above.

38-2014 11 S. Harrison Street Town of Easton.

No one was present from the Town. However, the Commission felt they could review/vote on the application. The Commission at their July 14th meeting tabled the application as more information was needed. The Town has provided the Commission with dimensions, sign location type of sign. The Town of Easton on behalf of Maryland Department of Veterans Affairs is proposing a new wood wall sign approximately 24" wide x 30" high to on the front of the building. They are also proposing a projection sign along the alley above the entrance door. Approximate size 6" x 18".

Upon motion of Mr. Beck, seconded by Mr. Arnouts the Commission voted 4-0 to approve the application as submitted with the understanding that the signs must be mounted into the mortar joist only.

NEW BUSINESS:

44-2014 11, 13 & 15 Federal Street Suzanne Kline.

Ms. Kline explained she is before the Commission with a request to install 4 wall signs for three different tenants who will occupying the spaces. She stated that the signs could be constructed of PVC material. "Bumble Bee Juice" sign is to be 22" H x 21" W, "Sunflowers & Greens" to be 30" H x 27" W (posted near door)

and 25" W x 22" H (located on the front of building) "Blue Mat Yoga" to be 11" H x 21" W. She is also proposing three (3) awnings (Navy Blue) made from a Sunbrella fabric with white lettering for each business name which would be located above the existing windows. The Commission stated that the signage was tastefully done and felt the awnings would be a nice enhancement to the buildings.

Upon motion of Mr. Beck, seconded by Mr. Arnouts the Commission voted 4-0 to approve the application as submitted.

46-2014 214 Goldsborough Street John Ippolito, Owner.

Mr. Ippolito explained he is proposing to replace shutters on the first and second floor (26 pairs). He explained that the existing shutters are in disrepair. He explained that the new shutters will be custom made. The first floor shutters will be operable. The second floor shutters will give the look of operable but will not be operable. The brackets/hardware for the shutters will be iron and powder coated flat black (example was provided at the meeting). He explained that the work will be done in phases with an approximate completion date of 3 years.

Upon motion of Mr. Arnouts, seconded by Mr. Beck the Commission voted 4-0 to approve the application as submitted and as stated above.

47-2014 102 Glenwood Avenue George Jackson, Contractor.

Mr. Jackson is before the Commission on behalf of Blake Blackston Post 77 American Legion. The Legion is proposing to construct a new front porch approximately 7 x 21 on the building using the existing pad. They are proposing to remove the existing metal siding and install new 8" vinyl siding. They propose to remove the existing front door and install new front door. The Commission asked that the new door be 4 panel with sidelights to match. The Commission had some concerns with the proposed column size and asked for a minimum 6x6 column.

The Commission felt the renovations to the existing building would be a great enhancement to the area.

Upon motion of Mr. Arnouts, seconded by Mr. Beck the Commission voted 4-0 to approve the renovations as amended as stated above.

50-2014 21 N. Hanson Street Michael Whitehair, Property Manager.

Mr. Whitehair is before the Commission with a request to replace the existing HVAC system serving units 113 A & B with two Mitsubishi units. He stated that replacement will require piping to be run on the exterior of the building (two pipes) white aluminum guttering. The Commission would prefer not to have two pipes along the exterior but rather one vertical "tube" to access line set horizontal "tie" to vertical line set. The Commission asked that the pipes be painted to match the building.

Upon motion of Mr. Arnouts, seconded by Mr. Beck the Commission voted 4-0 to approve the application as amended and as stated above.

The meeting was adjourned at 7:40 p.m. by motion of Mr. Herrmann and seconded by Mr. Theeke.

Respectfully submitted,

Stacie S. Rice
Planning Secretary