

# MINUTES

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

**June 23, 2014**

**Members Present:** Kurt Herrmann, Chairman, Adam Theeke, George Koste and Mark Beck.

**Members Absent:** Kevin Gibson and Robert Arnouts.

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 June 23, 2014 meeting was approved as revised.

Mr. Herrmann explained that items #1 and #2 under New Business would not be heard at tonight's meeting as the applicants did not properly advertise.

The Commission voted unanimously to approve the May 27<sup>th</sup> and June 9<sup>th</sup> minutes as prepared.

## **OLD BUSINESS:**

### **31-2014      106 N. West Street      Christine Dayton, Architect.**

Ms. Dayton is back before the Commission with a request to demolish the existing structurally failing, single story building and replace it with a new single story building. The new building will be constructed of masonry, finished in stucco and/or approved split face or textured finished block with a standing seam metal roof. The Commission stated that the building is non-contributing. Ms. Dayton provided the Commission with manufacturers cut sheets for the windows, doors and roof. Proposed windows would be Marvin Aluminum Clad Casement with grills  $\frac{3}{4}$  /  $\frac{7}{8}$ " SDL. Proposed door(s) would be custom wood. Proposed roof will be standing seam metal 1" tall standing seams spaced at 16". Proposed siding material is to be 1x2 stone with accent to simulate limestone foundation.

Upon motion of Mr. Theeke, seconded by Mr. Koste the Commission voted 4-0 to approve the application as stated above and as shown on "*Christine M. Dayton, Architect Drawing, dated June 23, 2014, Titled Proposed Plan and Elevations*".

### **23-2014      28S. Harrison Street      Alice Lloyd, Bartlett Pear Inn.**

Mrs. Lloyd explained they are back before the Commission with a request to install lighting over the existing patio. Jan Kirsh, landscape designer was present at the meeting and explained they are proposing a lighted ceiling with 4 columns. She provided the Commission with manufacturers specifications for the lighting. She explained they will have a removable tent cover over the gardens. Lights would be inside the cover.

Upon motion of Mr. Beck., seconded by Mr. Koste the Commission voted 4-0 to approve the application as submitted and as showing on "*Lightcraft's Bistro String Lighting – 12v /120*" spec sheet and on "*Jan Kirsh Drawing, Titled The Bartlett Pear Inn Jordon & Alice Lloyd*".

## **NEW BUSINESS:**

### **37-2014      120 Goldsborough Street      Trevor Newcomb, T.O.E.**

On February 4, 2014 a fire occurred at the above mentioned dwelling resulting in nearly total physical destruction of the dwelling. The dwelling has been standing with no further fire damage repair since February. The property owner has been notified and no effort has been made to demolish the dwelling. Mr. Newcomb on behalf of the Town of Easton Building Inspection Department explained that due to continued life safety issues, the Town of Easton, Building Inspection and Code Enforcement Division is seeking approval to demolish the dwelling. The Commission explained that due to the life safety issues and the fact that the dwelling was damaged significantly the Commission felt demolition would be appropriate. Mr. Herrmann explained this is the first of two required meetings. A formal vote will be taken at the July 14, 2014 meeting.

Upon motion of Mr. Theeke, seconded by Mr. Beck the Commission voted 4-0 to Table the application

Mr. Tankersley explained he is before the Commission with a request for rehabilitation/renovation of a screened porch located at the rear of the house. He stated that the porch was constructed before he purchased the house and has

several material and design deficiencies. He stated that the existing porch has vinyl floor covering and is rotten in several places. He stated that repair of the porch will require jacking up the roof; removing the roof supports and screen framing; removing the defective sub-flooring and replacing it with a suitable sub-floor material; re-building the roof supports and screen framing; and resetting the roof. He proposes to replace the screened areas with dual-paned tempered glass sliding windows. The existing roof shingles and head boards of the porch will be retained as well as the existing skirting, band boards, steps and handrails. Mr. Herrmann stated that the porch is not visible from the alley and considers this to be a modern accessory structure.

Upon motion of Mr. Beck, seconded by Mr. Koste the Commission voted 4-0 to approve the application as submitted and shown on *"Patio Enclosures, Inc. Drawings dated 5-29-14"* and as stated on applicant's description Titled *"Specific Description of Proposed Work"*.

The next item was a discussion of **501/503 Goldsborough Street**. Mr. Duncan, property owner explained there is an existing wood fence on the property that is in poor condition. He is thinking about replacing the wood fence with a vinyl fence. The Commission explained that vinyl fencing is not recommended.

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