

MINUTES

Easton Historic District Commission Easton, Maryland

October 27, 2014

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

Members Absent:

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 October 27, 2014 meeting was approved.

The Commission voted unanimously to approve the September 8th and October 13th minutes as prepared.

OLD BUSINESS:

40-2014 127 N. Washington Street Laurie Keegan, Tenant.

No one was present at the meeting, but the Commission felt they had enough information to review the application. FBB Capital Partners received HDC approval to place a sign between the pillars of the existing building. They have decided not to do that and would like to install a wrought iron bracket off the pillar to display the sign. The bracket was previously attached to the building.

Upon motion of Mr. Gibson seconded by Mr. Arnouts the Commission voted 7-0 to approve the sign request with the understanding that the sign be no larger than 8 square feet, 1' off the curb, and 8' above grade.

41-2014 116 S. Harrison Street Sylvan Kaufman, Owner.

Ms. Kauffman stated she is before the Commission with an amendment to the previous approval. The owner had received approval to re-roof the existing outbuilding (currently metal) with asphalt. The owner felt like replacing the existing deteriorated roof with metal rather than asphalt seems more in keeping with the tradesman-like look of the building. The applicant is proposing a metal panel that is manufactured by Fabral Metal Wall and Roof Systems. The Commission suggested a 5 V Crimp with 24" coverage with ½" rib height. Manufactured by Fabral Metal Roof Systems.

The applicant would also like to use composite Trex-like decking on the small (5x7) landing outside the back door instead of the treated wood as indicated on the approved plans. The Commission was favorable to this modification.

The applicant also asked the Commission about removing approximately 32" of poured concrete from the porch foundation to edge of the existing sidewalk. The Commission was favorable to this modification.

Upon motion of Mr. Theeke seconded by Mr. Arnouts the Commission voted 7-0 to approve the request as modified and as stated above.

20-2014 515 August Street Mary Spicher and Marion Gannon Owners.

Ms. Spicher is before the Commission with a request to replace all the existing windows as well as the front and back storm doors. Ms. Spicher is proposing double hung windows. Mr. Gannon explained that the existing front door is 32" wide, but the frame is for 36". He would prefer to go back to 36" door. The Commission asked for a fiberglass door, smooth (single light). Applicant to provide the Commission with cut sheets on the proposed doors. Rear door is 32" and plans to keep it as is. Rear door to match front door. The Commission scheduled a site visit for Friday, October 31st at 8:15 a.m. Upon motion of Mr. Theeke, seconded by Mr. Gibson the Commission voted 7-0 to table the windows and doors.

She is also proposing to replace the existing front porch. The existing floor of the porch would need to be re-built as it is structurally unsound. The Commission asked the applicant to take into consideration the fall from the front of the house to the street. Porch floor to be tongue and groove with rounded corners. The Commission was not favorable to the composite decking. The Commission asked for one block showing above grade. Per A-1 front section on plans. The applicant is proposing to re-use the porch posts. If they decide or are unable to

put the existing posts back they are to return to the Commission. Proposed ceiling would be bead board either painted or stained. Existing fascia to remain. If any fascia has to be replaced, it must be replaced in-kind.

Upon motion of Mr. Theeke, seconded by Mr. Gibson the Commission voted 7-0 to approve the application as amended and stated above.

NEW BUSINESS:

65-2014 402-410 Goldsborough Street Victoria's Walk.

Dennis Cassidy on behalf of the Victoria Walk Condominium Association was before the Commission with a request to install two new signs, approximately 18" x 8" on each end of the Victoria Walk property to show the boundary of Victoria Walk. Proposed sign would be wood.

Upon motion of Mr. Beck seconded by Mr. Wieland the Commission voted 7-0 to approve the application as submitted.

Discussion Only 112 S. West Street Habitat for Humanity.

The meeting was adjourned at 7:00 p.m. by motion of Mr. Herrmann and seconded by Mr. Theeke.

Respectfully submitted,

Stacie S. Rice
Planning Secretary