

MINUTES

Easton Historic District Commission Easton, Maryland

September 22, 2014

Members Present: Kurt Herrmann, Chairman, Adam Theeke, George Koste and Mark Beck, Robert Arnouts and Bill Wieland (not voting).

Members Absent: Kevin Gibson

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 September 22, 2014 meeting was approved.

The Commission did not have minutes to approve.

OLD BUSINESS:

There was no old business to be discussed.

57-2014 208 Brookletts Avenue William Buchanan, Owner.

Mr. Buchanan was before the Commission at the August 25th meeting with a request to restore the existing back porch to original configuration by replacing rotted structural members, decking and siding (in-kind). Mr. Theeke excused himself to present for the applicant. Mr. Theeke explained that the owner is proposing to replace any structural boards that are rotten and replace the decking with pine tongue and groove that was there before. He is proposing to replace existing wood screen door in-kind. Windows to be Anderson 400 Series Gliding windows.

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

60-2014 211 E. Earle Avenue Philip Prado, Owner.

Mr. Prado is before the Commission with a request to renovate the existing house. He explained that the house is approximately 100 years old. He stated there are no changes being made to the two car garage. He stated he would like to remove the existing chain link fence and remove and remove pine tree which has been inspected by certified Arborist and has been determined to have considerable disease and damage which cannot be corrected (letter provided to Commission). He plans to replace that tree with a birch tree in approximately the same location.

Regarding the main house, the applicant stated that the house has been covered in smooth finished vinyl siding panels which simulate clapboards with 8" reveal. He stated that this smooth vinyl panel with 8" reveal is no longer manufactured and is no longer available. The rear single-story shed addition was built in 2003 and the exterior of this addition is covered in a wood textured finished vinyl with 8" reveal. The smooth 8" reveal vinyl has been out of manufacture for a long time. He is proposing for all newly constructed structural elements requiring exterior sheathing, be covered in a smooth finished cementitious siding installed with matching 8" reveal. Window configuration in contemporary rear addition will be altered. Existing roof on main house and garage roof will be replaced in-kind. Existing solar panels to be removed, and new dormers to be constructed in the front and rear. Rear skylight will remain.

The applicant proposed to remove the existing gabled front porch roof, porch posts front door, stoop and brick steps and build a new 22 foot wide by 8 feet deep covered front porch, build new brick steps and brick paver entry walkway. The Commission stated they discourage any modifications to the front porch. The applicant stated they could do a porch on the side of the house. The Commission was favorable to this concept. Mr. Prado was agreeable and stated he would withdraw the request for the front porch, steps and walkway, and would return with revised plans for the side porches.

Upon motion of Mr. Arnouts, seconded by Mr. Beck the Commission voted 5-0 to approve the application as modified above and as submitted on written description (9 pages) and scaled drawings provided by applicant.

Mr. Rottman explained he is before the Commission with a request to rebuild the existing porch, rebuild existing yard enclosure and replace the existing fence. He explained that the lower porch will be opening (unscreened) and upper (sleeping) porch will be enclosed with windows all the way around. Lower porch will be open with turned posts for support. Support will have ginger bread between the posts. Floor is to be painted tongue and groove pine. He is proposing two pendant lights to be installed in the lower porch. Back wall of porch will be replaced with cedar siding using the same material and overlap of the existing siding. The upper porch will be enclosed with Marvin casement windows. The windows are aluminum clad with simulated divided lights. Floor is to be tongue and groove pine. Mr. Rottman explained the yard enclosure will be rebuilt as is, by replacing the existing lattice and cross beams. Existing post will not need replacing. Enclosure will be painted to match the house. He is also proposing to replace the existing fence between the yards. The fence will only be across the back part of the yard. The replacement fence will be 6' high and of the capped shadow box style. Fence will be stained and or finished with a natural look.

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