

MINUTES

Easton Historic District Commission Easton, Maryland

January 26, 2015

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

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 January 26, 2015 meeting was approved.

The Commission had no minutes to review.

NEW BUSINESS:

**6-2015 125 N. Washington Street Susan Schauer John,
SpiderWeb Connections.**

The applicant is before the Commission with a request to install a new 2' x 3' wood sign with vinyl lettering. Sign is to hang on existing free-standing pole.

Upon motion of Mr. Koste seconded by Mr. Beck the Commission voted 7-0 to approve the application as submitted. The application meets the Guidelines.

**7-2015 208 E. Dover Street Laurie Renshaw, Coldwell
Banker Chesapeake.**

The applicant is before the Commission with a request to install two new signs. First sign to be centered above the front entrance (120" x 24"). Second sign to hang from existing free-standing pole (38.25" x 25.5"). Both signs to be wood.

Upon motion of Mr. Gibson seconded by Mr. Wieland the Commission voted 7-0 to approve the application as submitted. The application meets the Guidelines.

**7-2015 7 Goldsborough Street Mark Thielke, Eastern Shore
Entrepreneurial Center.**

The applicant is before the Commission with a request to install a new wall sign above existing window to the left of the entrance door. Proposed sign is to be 6' wide x 2.667' (16 square feet). Mr. Thielke stated that the SunTrust logo will be removed from the proposed sign. The Commission asked the applicant to soften the back ground of the sign from white to cream. Mr. Thielke is to provide the Commission with supplemental information on the wall washer lighting.

Upon motion of Mr. Beck seconded by Mr. Gibson the Commission voted 7-0 to approve the application as noted above.

**8-2015 407 Goldsborough Street Kelly Pezor, Owner and Lars
Erickson, Designer.**

The applicant is before the Commission with a request to renovate the existing house. Mr. Erickson explained they are proposing to restore the front façade to its original 1870's architecture. He stated this will occur in a future phase of the project. The renovation includes renovations to the right side, rear and Left side. The Commission reviewed the plans prepared by East Bay Construction Services, LLC. Due to the complexity of the renovations the Commission reviewed the plans in section.

Right Side - Mr. Erickson explained on the right rear is an existing two-story addition that was built after the original structure. It is currently sided with asbestos shingles, and has a mixture of windows installed, many of which are later, replacement windows. Under the existing siding appears to be a mixture of prior sidings, and even a layer of plywood sheathing in areas. Mr. Erickson stated on the "front" of this addition which located approximately 50' from Goldsborough Street, the renovations include removing the two existing windows and re-siding this wall. The top "crown" is to remain and to be repainted/repared. Corner trims to be replaced. The existing crawlspace access window will be removed and filled in with brick to match the existing masonry. The crawlspace area is not proposed to be a basement mechanical room in the

renovation. On the right facing side of this rear addition, both the first floor and second floor (later installed) windows are to be removed. The new second floor window is to be placed in a slightly different location based on the new second floor layout. The top crown is to remain and be repaired/repainted, while the existing asbestos siding is to be replaced. Corner trim to be replaced in-kind.

Rear – On the rear facing wall the later addition, the one existing, later installed window is to be removed. This wall will have two new window installations that relate to the new first and second floor plans. The existing asbestos siding is to be replaced. Corner trims to be replaced. There is an existing plywood-covered crawlspace access window in the foundation which is to be filled in with brick to match the existing masonry. There is another later addition that was created by closing in an old rear wood porch area. This structure has significant structural deficiencies, and significant functional deficiencies. The applicant plans to completely remove and re-build with a new foundation (brick to match the original house), new floors, framing and roofs. It is to follow the existing building line on the rear side, and on the left siding (facing the left property), the first floor will grow to 12" within the corner body of the original house. This represents an approximate 6' growth to the left. On the second floor, again, the rear wall will follow the existing wall line, and the left will grow toward the left property by approximately 2' 4". These small expansions will help resolve some of the functional deficiencies that exist in the area. The new construction will include new siding, windows and new trims that are the same materials proposed for the re-siding and trimming and new windows of the existing rear addition. As part of the new construction, the second floor roof will be framed at an elevation to match the existing addition that is being renovated. Roof slopes are such that the roofing cannot be seen from the ground, but the roofing will match the existing metal standing seam. There is new masonry/brick covered porch proposed to replace the old shingle porch roof area, with new brick steps to grade. Included with this porch is the rebuilding/replacing of the existing brick steps into the basement, which do not meet current building codes.

Left – For the existing addition, the existing asbestos siding is to be removed and replaced, a new second floor window is proposed to be added based on the second floor plans. Trims are to be replaced. For the newly constructed area that replaced the removed construction, all siding and trim are to be the same materials proposed for the previously discussed existing addition restoration. Brick for this foundation and the steps to the basement are to match the original house masonry.

Proposed Materials – For all new windows in the scope of work to be Marvin Double Hung. Proposed windows to be 2 over 2 and will have simulated divided lights with 7/8" mullions. Because all the windows will either face the sides or the rear of the property, (no street facing windows) and will occur primarily either on the second floor or more than 8' above the ground, the windows are proposed to be clad over the wood units. All siding proposed to be James Hardie 5" reveal lap siding (smooth face) to simulate the lap lines of the existing 5" dutch lap that is on the main body of the original house. Proposed corner and window trim to be PVC or Boral. New proposed metal roofs on the rear are to be pre-painted standing seam metal roofing with 14" flat pans and 1" tall ribs. Hip corners to be trimmed with small/narrow hip cap, not wide hip cap. Railing types shown are 2x2 wood picket with wood cap rail and wood base rail.

Upon motion of Mr. Theeke seconded by Mr. Beck the Commission voted 7-0 to Table the application as modifications need to be made the drawings.

2-2015 19/21 Port Street Don Bibb, Applicant.

Mr. Bibb on behalf of the Housing Commission of Talbot County was present at the meeting. Mr. Bibb is proposing exterior rehabilitation to include new roofing, siding, windows, gutters, downspouts and central HVAC system. Mr. Bibb stated that the proposed replacement windows would be TrimLine DR 300 Series (wood windows) 6 over 6. Proposed new siding to be Smart Sidng 76 & 38 Series. The Commission asked the applicant for a smooth finish siding. Proposed roofing material to be a 30 year architectural shingle.

The applicant stated that the front façade shutters would be cellular PVC. The Commission asked that the set of shutters to equal width of window. Operable material for shutter hardware. Porch decking to be determined. The property is considered non-contributing.

Upon motion of Mr. Gibson, seconded by Mr. Beck the Commission voted 7-0 to approve the application as stated above and per drawings *Titled "PORT STREET RENAISSANCE PROJECT, 19 PORT STREET, EASTON, MD." Sheets (CS.0, A.001, A.101a, A.101b, A.201, A.102a, A.102b, A.103a and A.103b). Prepared by "Office for Planning and Architecture, Harrisburg, PA."*

3-2015 9/11 Port Street Don Bibb, Applicant.

Mr. Bibb on behalf of the Housing Commission of Talbot County was present at the meeting. Mr. Bibb is proposing exterior rehabilitation to include new roofing, siding, windows, gutters, downspouts and central HVAC system. Mr. Bibb stated that the proposed replacement windows would TrimLine DR 300 Series (wood windows) 6 over 6. Proposed new siding to be Smart Siding 76 & 38 Series. The main roof is to be replaced in-kind. The porches are to be recovered in asphalt shingles. The front porch is to be replaced in-kind. Wood entry doors replaced in-kind. The Commission asked the applicant that the cornices be smooth corner board or boral. The Commission commended Mr. Bibb in his efforts for the rehabilitation of these structures. The property is considered contributing.

Upon motion of Mr. Theeke, seconded by Mr. Beck the Commission voted 7-0 to approve the application as stated above and per drawings *Titled "PORT STREET RENAISSANCE PROJECT, 11 PORT STREET, EASTON, MD." Sheets (CS.0, A.001, A.101a, A.101b, A.101c, A.201, A.102b, A.102a, A.102b, A.102c, A.103a, A.103b, and A.103c). Prepared by "Office for Planning and Architecture, Harrisburg, PA."*

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

Respectfully submitted,

Stacie S. Rice
Planning Secretary