

## MINUTES

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

**March 23, 2015**

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

**Members Absent:** 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 March 23, 2015 meeting was approved.

The Commission voted 6-0 to approve the March 9<sup>th</sup> minutes as prepared.

## **OLD BUSINESS:**

### **10-2015      5 Federal Street                      Bluepoint Construction.**

Suzanne Kline and Steve Cahall were present at the meeting. They provided the Commission with a packet of information regarding the replacement of the windows. Mr. Herrmann stated that the Commission had a Site Visit on March 21<sup>st</sup> to walk through the building to further review the condition of the windows. Mr. Herrmann explained that the 2<sup>nd</sup> floor windows are deteriorated and the 3<sup>rd</sup> floor windows were originally casement windows that opened out based on photographic evidence. The applicant stated that nothing will change on the first floor, and they are performing a complete rehabilitation of those windows. The applicants are proposing full window replacements on the 2<sup>nd</sup> and 3<sup>rd</sup> floors. They are proposing Marvin true divided light, double pane wood windows at most locations, with some clad units in other areas. Clad would only be on the back (rear) of the structure not visible from a public right-of-way. New windows to match existing double hung units, except on third floor where casements will be installed. Mr. Cahall stated that many renovations have been made to the structure over the years. They are proposing to replace all exterior casings and sills in-kind. The Commission briefly discussed the applicant's plans to build back a balcony that existed on the building. Mr. Cahall stated this will be a future phase of the project. The Commission asked the applicant if they would be willing to put the shutters back on the building. Mr. Cahall agreed and said in the future phase he will return to the Commission for review.

Upon motion of Mr. Wieland, seconded by Mr. Beck the Commission voted 6-0 to approve the request as stated above and as documented on "*Warren's Wood Works*" (Quote #3MYZVEJ) dated/processed on March 17, 2015.

### **1-2015      407 Goldsborough Street                      Kelly Pezor, Owner.**

Mrs. Pezor is back before the Commission with a request to amend previous approval for work on the 1920's addition of the house. Mrs. Pezor explained that foundation inspections revealed that the wall is 4" thick brick, which is deteriorating and inadequate to support existing structure above. They are proposing to remove and replace existing, deteriorating wall with new brick foundation wall. Mrs. Pezor explained they will pour new footer and slab face with brick under North East addition. Brick to match original house (Merrimack 470 Red Brick with Old Colonial mortar within brick grout joints).

Upon motion of Mr. Gibson, seconded by Mr. Wieland the Commission voted 6-0 to approve the request as submitted. The application meets the Guidelines.

## **NEW BUSINESS:**

### **13-2015      204 S. Hanson Street                      Frances Forster, Owner.**

Mrs. Forster is before the Commission with a request to replace the existing non-original windows at the back of the house and all 5 exterior doors with more energy efficient doors. They are proposing Marvin Clad SDL windows as shown on "*Warren's Wood Works*"

(Quote dated February 12, 2015). Mrs. Forster explained that the front and back door are original. The new doors are to wood per cut sheets provided by the applicant. The basement door to match existing one light. The two remaining doors to be to be fiberglass. The Commission suggested Reeb Craftsman Collection. The applicant agreed to these modifications.

Upon motion of Mr. Beck seconded by Mr. Arnouts the Commission voted 6-0 to approve the application as stated above and per documents/cut sheets provided by the applicant.

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