

MINUTES

Easton Historic District Commission Easton, Maryland

May 27, 2015

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

Members Absent: Adam Theeke.

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 May 27, 2015 meeting was approved.

The Commission voted unanimously to approve the April 27th and May 11th minutes as presented.

OLD BUSINESS:

23-2015 **109 South Street** **Erik Guzman, Tenant.**

The applicant was before the Commission at their last meeting with a request to install a 10' x 12' shed behind the house at the end of the driveway. At that time the Commission suggested the applicant consider a different roof style that would be more compatible in the Historic District. The applicant was in agreement that a different roof style would look better. The applicant has provided the Commission with three different shed styles (saltbox with roof windows, saltbox and gable roof). The Commission agreed that the saltbox with roof windows was appropriate for the site. The applicant stated that the shed will be painted to match the house. Proposed shed is "Heartland Horizon Saltbox Engineered Wood".

Upon motion of Mr. Wieland seconded by Mr. Koste the Commission voted 5-0 to approve the saltbox shed with windows as presented by the applicant and as noted above.

34-2015 **14 S. Locust Street** **Lawrence Claggett, Owners.**

Mr. Claggett was before the Commission regarding the existing windows. It was noted that MDE did an inspection of the property and requested the applicant mitigate lead paint issues at the property. MDE is also requiring that the front porch be repaired/painted to resolve MDE lead issues. To assist with the lead mitigation process the applicant requested to replace more windows than were previously approved. All windows are to be Simulated Divided Light (SDL), 2 over 2 and match grill width as closely as possible. Exterior trim to be replaced in-kind as necessary. All windows except the front porch window will be replaced. The front porch window will be refinished. Front porch floor will be replaced in-kind.

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

NEW BUSINESS:

24-2015 **211 S. Harrison Street** **Edward Whelan, Contractor.**

The applicant is before the Commission with a request to demolish existing wire fence in rear alley of property and install a white picket fence (approximately 106' long) (7' tall) out of cedar. Fence would be 1x4 tightly installed side by side with 8" lattice on each section, connected to a 6x6 with trim around the top.

Upon motion of Mr. Koste seconded by Mr. Wieland the Commission voted 5-0 to approve the fence as submitted.

26-2015 **9 N. Aurora Street** **Mark Emon, Owner.**

The applicant is before the Commission with a request to demolish existing garage on the property Mr. Emon stated that the existing garage is rotting and poorly constructed. He is proposing a new garage that would better match the existing house. New garage is to be built on the same footprint. Proposed new garage will have two, two-car garage doors, with windows that mirror the semi-circle (half wagon wheel) windows in the attic dormers

of the main house. The Commission noted that the property is considered contributing. Due to the applicant wanting to demolish the structure two meetings are required. The Commission asked the applicant to provide a site plan indicating the location of the garage on the property, cut sheets on windows, garage doors and roofing materials. The Commission scheduled a site visit for Friday, June 5th at 8:30 a.m. to look at the existing condition of the garage.

Upon motion of Mr. Gibson, seconded by Mr. Wieland the Commission voted 5-0 to TABLE the application.

There being no further business, the meeting was adjourned at 7:20 p.m. by motion of Mr. Gibson and seconded by Mr. Wieland.

Respectfully submitted,

Stacie S. Rice
Planning Secretary