

# MINUTES

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

**October 26, 2015**

**Members Present:** Kurt Herrmann, Chairman, Adam Theeke, Robert Arnouts, Kevin Gibson, George Koste 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 Commission voted unanimously to approve the October 12<sup>th</sup> minutes as presented.

### **OLD BUSINESS:**

**13-2015**

**204 S. Hanson Street**

**Frances Forster, Owner.**

Mrs. Forster was present at the meeting. She is proposing to replace the existing rear deck, the stairs to the deck, and the stairs to the existing original back porch. She explained that the existing structures are deteriorating and the railings do not meet current building codes. The proposed

replacement would be the same dimensions and footprint as the existing deck and, if possible, they would like to use the existing corner posts. New deck to be built slightly higher off the ground to make the step out of the house a more standard size. They are proposing the deck be built out of AZEK (Color Silver Oak). The railings would be made with AZEK composite balusters, similar to the original stair railings that would have been on the house. All railings would be white. The proposed replacement steps would be approximately the same dimensions and footprint as the existing steps. Proposed material would be AZEK (Color Silver Oak). The property is considered non-contributing.

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

### **NEW BUSINESS:**

**58-2015                      213 S. Aurora St.                      David Knopp, Owner.**

Mr. Knopp was before the Commission with a request to remove the old failing jalousie windows and replace with windows that match the windows on are on the back and the side of the house. Mr. Theeke stated that the windows are not original to the house. Manufacturer of new windows to be Pella.

Upon motion of Mr. Wieland seconded by Mr. Koste the Commission voted 6-0 to approve the application as submitted.

**59-2015                      211 S. Harrison Street                      Edward Whelan, Contractor.**

Mr. Whelan was before the Commission with a request to install two sets of self-opening/closing driveway entrance gates and install small sidewalk entrance gate on existing pillars. Proposed fence to be cedar painted white. He plans to install 4' to 5' brick to match existing walkway between sidewalk and street. He plans to add two pillars on each side of the driveway for gates (similar to existing). He also proposes to install 4' to 5' wide brick under new gates in existing driveway.

Upon motion of Mr. Koste seconded by Mr. Gibson the Commission voted 6-0 to approve the application as submitted.

**60-2015                      21 N. Hanson Street                      Michael Whitehair.**

Mr. Whitehair was before the Commission with a request to install two directory signs on either side of the front entrance. He stated that the signs would be no larger than 24" x 48" each. Base material ½" AZAK.

Upon motion of Mr. Arnouts seconded by Mr. Gibson the Commission voted 6-0 to approve the application as submitted.

**11 N. Washington Street      Discussion Only      Michael Wigley, Davis, Bowen & Friedel.**

Mr. Wigley was before the Commission to discuss proposed concept floor plans for adding a code-compliant elevator to the courthouse building in order to improve ADA accessibility. Mr. Wigley showed the Commission a power point that explained the proposed elevation alternatives, context

photographs of the S. West Street streetscape, existing conditions photographs of Courthouse and State's Attorney's Offices, brick/materials sample and 3D Computer Model of Elevator addition. The Commission reviewed the various options provided by the applicant and gave the applicant some direction on the proposed elevator addition and how to move forward. The applicant will return to the Commission with a formal application.

**410 South Street                      Discussion Only                      Jason Middleton.**

Mr. Middleton was before the Commission to discuss the existing structure at 410 South Street. Mr. Middleton is looking to purchase the property. Mr. Middleton stated there are currently 5 duplexes on the site. He asked the Commission for information on the process and the future plans for the site.

There being no further business, the meeting was adjourned at 7:30 p.m. by motion of Mr. Arnouts and seconded by Mr. Wieland.

Respectfully submitted,

Stacie S. Rice  
Planning Secretary