

# MINUTES

## **Easton Historic District Commission Easton, Maryland February 22, 2016**

**Members Present:** Kurt Herrmann, Chairman, Adam Theeke, Vice Chairman, Kevin Gibson, and George Koste.

**Members Absent:** Robert Arnouts and Bill Wieland.

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 meeting was approved as amended. The Commission approved the February 8<sup>th</sup> minutes as written.

## **OLD BUSINESS:**

**5-2016**                      **421 August St.**                      **Trevor Newcomb, Owner.**

At the February 8<sup>th</sup> meeting the Commission asked Mr. Newcomb to submit a site plan, landscaping plan, additional information on the doors and information on the 5 front façade windows. Mr. Newcomb has submitted these items for review. Mr. Newcomb explained that the new front door would be solid wood (32") 4 panel and the proposed rear door will be fiberglass (36") one or two panel single light. Mr. Newcomb is proposing one new windows on the rear (1<sup>st</sup> floor) elevation. New window will be in-line with 2<sup>nd</sup> floor window on rear elevation. He is proposing to replace 5 front façade windows. He is proposing the front façade windows to be aluminum clad windows (SDL). The remaining three sides of the house to be vinyl replacement windows (SDL). Existing wood trim to be to be repaired/replaced in-kind. The Commission asked that the front façade windows be wood. Mr. Newcomb agreed to wood windows on the front façade. Mr. Newcomb is to come back to the Commission with the door landing and overhang on the rear of the house. The Commission was pleased with the proposed landscaping plan as submitted.

Upon motion of Mr. Theeke seconded by Mr. Gibson the Commission voted 4-0 to approve the application as stated above.

## **NEW BUSINESS:**

**7-2016**                      **129 N. Washington St.**                      **Peter Cotter on behalf of Parker Counts.**

Mr. Cotter was before the Commission with a request to install a new wall sign. Proposed sign would be 20" x 10' single sided attached to the building over a large window on the front façade. Sign is to be 1.5" thick made of HDU product (sign foam). He stated that 4 angled brackets will be attached to the building with masonry screws and hardware. The Commission asked that the screws go into the mortar not the brick.

Upon motion of Mr. Gibson seconded by Mr. Koste the Commission voted 4-0 to approve the application as submitted.

**6-2016**                      **122 N. Harrison St.**                      **Laurence Claggett.**

Laurence Claggett and Lorraine Claggett were before the Commission with a request to demolish small 2-story addition on the rear of the house. He is proposing to construct new, larger 2-story addition and add exterior stairs to the second floor (wood). They are proposing to re-build the existing brick paver walk between 120 & 122 N. Harrison Street. The Commission discussed at length the applicant's options for the siding. They are proposing a 25 year architectural roof. The Commission reviewed the architectural renderings provided by the applicant in detail. Crown molding and fascia to match existing. They are proposing to add two new second floor windows and new 4 panel doors. The Commission agreed that 4-lite windows on the South elevation would be appropriate (casement). They are not proposing any modifications to the front façade.

Upon motion of Mr. Theeke seconded by Mr. Gibson the Commission voted 4-0 to table the application as additional information was necessary to move forward.

There being no further business the Commission voted unanimously to adjourn the meeting at 8:40 p.m.

Respectfully submitted,

Stacie S. Rice  
Planning Secretary