

MINUTES

Easton Historic District Commission

Easton, Maryland

March 28, 2016

Members Present: Kurt Herrmann, Chairman, Adam Theeke, Vice Chairman, Kevin Gibson, George Koste, Robert Arnouts, Bill Wieland and Kelly Pezor.

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 meeting was approved as amended. The Commission voted unanimously to approve the February 22nd and March 14th minutes as written.

OLD BUSINESS:

6-2016 122 N. Harrison St. Laurence Claggett, Owner.

Mr. Claggett was not present at the meeting. Upon motion of Mr. Theeke seconded by Mr. Gibson the Commission voted 6-0 to Table the application.

39-2015 29 S. Harrison St. Charles Goebel, Owner.

Mr. Goebel was before the Commission at the March 14th meeting. At that time Mr. Goebel explained he was back before the Commission as a follow-up to the previously-approved conceptual approval. Mr. Goebel provided the Commission with additional details to the renovation and also exterior elevations of the rear addition. Mr. Goebel provided the Commission with front (East) elevation and left-side (South) elevation drawings as well as rear (West) elevations and right-side (North) elevations. He is proposing roof mounted solar panels on the South elevation roof. He is proposing hardi-plank siding on the rear addition. The Commission at that time asked for cut sheets on the windows, doors and solar panels. Mr. Goebel returned to the Commission with supplemental information and cut sheets.

Upon motion of Mr. Theeke seconded by Mr. Arnouts the Commission voted 7-0 to approve the application per drawings provided by Mr. Goebel titled "*29 S. Harrison Street*" dated *February 2016 and as stated on Transmittal from Charles Goebel dated March 17, 2016 (including cut sheets)*.

**9-2016 33 S. Aurora Street. Michael Clark and Kerry Folan,
owner.**

Mr. Clark with Plan Ahead Drafting and Kerry Folner, owner were present at the meeting. They are before the Commission with a request to renovate the existing house. This is the second meeting that is required for demolition. The applicant is back before the Commission with cut sheets and additional information on the renovations. At the March 14th meeting Mr. Clark stated that the renovations include front Aurora Street side, South side toward vacant lot, North side toward neighboring house and the rear. They are proposing to remove the rear addition and construct a deck. They are proposing new windows and doors. The front door is to be removed, repaired and painted. They propose to remove the existing chimney showing above the roofline. The applicant would like to install Veluxe skylights on the North side of the house. The Commission would like to see externally applied grilles on the exterior of the windows. Proposed windows would be SDL. The Commission approved 15" wide roofing panel 1 ½" seam height metal roof or architectural on the hip roof. A gutter system will be added to the house. Either half round or "K" style gutters are appropriate. The applicant prefers to keep the original siding and paint. The roof will be replaced in-kind (architectural asphalt shingles).

Upon motion of Mr. Wieland seconded by Mr. Gibson the Commission voted 7-0 to approve the application as noted above and as shown on *Plan Ahead Drafting and Design, LLC drawings dated February 14, 2016 and as stated on supplement information Titled Folan Project (with cut sheets)*.

NEW BUSINESS:

17-2016 30 Goldsborough St. RBC Wealth Management, Inc.

Mr. Barnes and Mr. Nolan were present at the meeting. Mr. Barnes explained they are before the Commission with a request to install new signage. They are looking to install one wall sign on the parking side elevation of the building. Mr. Barnes stated that the

projecting sign that is on the side of the building now is hard to see. They plan to replace the hanging sign on the side of the building as well. The Commission stated that backlighting for the wall sign was not appropriate. The applicant agreed to install a “goose neck” style light above the wall sign.

Upon motion of Mr. Theeke seconded by Mr. Koste the Commission voted 7-0 to approve the application as amended and as shown on *RBC Wealth Management signage plans, dated January 11, 2016.*

21-2016 502 Goldsborough St. Maris Connor, Owner.

Joe and Eliza Connor, Owners were present at the meeting requesting retroactive review of shed that has been constructed on an existing concrete pad. Mr. Connor stated that he didn't realize he needed Historic District approval for the shed. He stated the shed was constructed of white oak with board and batten white pine siding. The roof material is metal standing seam.

Upon motion of Mr. Arnouts seconded by Mr. Wieland the Commission voted 7-0 to approve the application as submitted.

16-2016 40 S. Harrison St. Waterfowl Chesapeake.

Margaret Enloe and Ward Bucher were present at the meeting. They are before the Commission with a request to install temporary cooling units on site. Ms. Enloe stated that the units would be used during the warmer months of the year. She stated that five small compressor units will be installed on top of precast concrete pads on top of the existing grade in the north yard. No excavation will be done. The size of the compressor units are 33 1/3" wide x 13" deep x 33 7/16" high. The units are free standing and will not be attached to the building. Proposed location of the temporary equipment is fenced with a 6' 9" high chain link fence topped with barbed wire.

Upon motion of Mr. Gibson seconded by Mr. Arnouts the Commission voted 7-0 to approve the application as submitted.

11-2016 22 N. East Avenue Zach Smith, Armistead.

Mr. Smith was before the Commission on behalf of Newbold Sons, LLC. /Chris Ryan with a request to demolish an existing outbuilding. He stated that the existing metal outbuilding has deteriorated and is a safety concern. Mr. Smith stated that a licensed structural engineer has evaluated the outbuilding and determined that the present condition as a “significant safety hazard”. Mr. Smith provided the Commission with a copy of the structural engineer's report. The Town of Easton Code Enforcement Department has sent several letters to the applicant stating that the building is unsafe. The owner, at this time has no plans to rebuild the structure. Mr. Smith stated if the building were demolished the site would be graded, seeded and stabilized. Mr. Theeke stated that the rafter and joists are broken on the interior of the structure. Mr. Arnouts stated that due to neglect the building it is not salvageable. The Commission asked Mr. Smith to provide drawings, dimensions and pictures of the existing structure.

Upon motion of Mr. Koste seconded by Mr. Gibson the Commission voted 6-0 to approve the Table the application as additional information is required and two meetings are required for the demolition.

15-2016 146 S. Washington St. Bob Wenneson & Cindy Lily.

The applicants are before the Commission with a request to replace 27 windows. They are proposing to replace the windows with Marvin solid wood 2 over 2 windows with a painted aluminum cladding on the exterior. Interior of windows to be wood. New windows will have simulated divided lights with spacer bars.

Upon motion of Mr. Arnouts seconded by Mr. Gibson the Commission voted 7-0 to approve the application as submitted.

20-2016 12 N. Washington St. Mary Carroll,

Ms. Carrol is before the Commission with a request to replace 12 windows on the North and South side of the building. She stated that a portion of the windows are boarded up. She stated that she has contacted a company in Newport News, Virginia that will make custom vinyl windows, solid white. She stated that the windows will have the same appearance of the existing. The Commission asked for additional details on the windows such as pictures of the existing windows, manufacturer's details. The Commission asked that the grilles be external.

Upon motion of Mr. Gibson seconded by Mr. the Commission voted 6-0 to table the application as additional information is needed.

22-2016 133 S. Hanson St. Nancy Kelly, Owner.

Ms. Kelly is before the Commission with a request to install a fence at the rear of the property. She is proposing a 6' wooden privacy fence.

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

There being no further business the Commission voted unanimously to adjourn the meeting at 8:45 p.m.

Respectfully submitted,

Stacie S. Rice
Planning Secretary