

MINUTES

Easton Historic District Commission Easton, Maryland May 23, 2016

Members Present: Kurt Herrmann, Chairman, Robert Arnouts, Bill Wieland, Kelly Pezor, and Kevin Gibson.

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 meeting was approved as amended. The Commission voted unanimously to approve the May 9th minutes as written.

OLD BUSINESS:

14-2016 124 N. Harrison Street. Chuck Callahan, West & Callahan.

Mr. Callahan is back before the Commission with a request to demolish the existing house. He stated that the house was destroyed by a fire in January. He stated that due to the substantial fire damage the house cannot be repaired. The house is considered Contributing in the District. Mr. Callahan stated that at this time they do not intend to rebuild. They would like to demolish the building and seed/stabilize the site. Mr. Callahan provided the Commission with a letter from Atelier 11, Architects stating that the existing house is structurally unsound and needs to be demolished.

Upon motion of Mr. Arnouts seconded by Mr. Gibson the Commission voted 5-0 to approve the demolition of the existing house, applicant is to grade/seed/straw the site, front foundation wall shall remain subgrade for future application concerning construction/setbacks/streetscape.

20-2016 12 N. Washington Street Chirp Shannahan, Owner.

Mr. Shannahan is back before the Commission with a request to replace 12 windows. Mr. Shannahan provided the Commission with specifications/dimensions on the windows as well as a window sample. The Commission held a site visit on Friday, May 13th at 8:30 a.m. to see the existing conditions of the windows. The Commission asked that there be externally applied grilles.

Upon motion of Mrs. Pezor seconded by Mr. Wieland the Commission voted 5-0 to approve the replacement windows as submitted and as stated above.

NEW BUSINESS:

39-2016 5 Goldsborough Street Paul Spies, Triple Creek Winery.

Paul Spies was before the Commission with a request to install a 2.5' x 2.5' hanging sign with the Triple Creek Logo on the sign.

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

40-2016 100 N. West Street Ryan Showalter, Owner.

Mr. Showalter was before the Commission with a request to install a new sign 111" x 22" on the existing second floor railing of the building. Proposed sign would be illuminated using low-profile wall lighting.

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

41-2016 22 S. Harrison Street. Pascal's Restaurant.

Mr. Showalter and Robert Pascal were present at the meeting. Mr. Showalter stated he is before the Commission with a request to install a brick walkway and patio to extend the existing outdoor patio area of the restaurant and plant a hedge of arborvitae along the north edge of the rear lawn area for privacy and screening (previously installed) and a new fence and fireplace. Proposed fence would be a 4' solid wood privacy fence with 2' of lattice (70' in length) painted white. Fence to extend from the eastern corner of the existing fence along South Street to western side of the building. The brick fireplace is to be installed in the rear yard, constructed of Cushwa brick.

Upon motion of Mr. Arnouts seconded by Mr. Wieland the Commission voted 5-0 to approve the application as submitted and as shown on Site Plan titled "*Restaurant East, LLC.*" dated 4/28/16.

42-2016 17 E. Dover Street. The Talbot Bank.

Sean McCalister with First State Sign Co., was before the Commission with a request to install 9 new awnings on the building. He stated that the new awnings will be the same height, length and projection as the existing. Awning to be fabric, turquoise (Sunbrella) no wording.

Upon motion of Mr. Wieland seconded by Mrs. Pezor the Commission voted 5-0 to approve the application as submitted.

43-2016 418 August Street. Kirstie Kingston, Owner.

Ms. Kingston was before the Commission with a request to install a 6' high cedar fence with 1' of lattice along her side property line (36' in length). The Commission prefers and recommends that the neighbor's fence be removed and the new fence be shared.

Upon motion of Mr. Gibson, seconded by Mr. Arnouts the Commission voted 5-0 to approve the application as submitted.

44-2016 210 S. Harrison Street. Christine Dayton, Architects.

Christine Dayton with Christine Dayton Architects was present at the meeting. Ms. Dayton explained she is before the Commission with a request to remove an existing overhead garage door, infill opening with new wall with 3 casement windows with panels below to match existing house, raise existing man door, construct storage shed on north side of garage with board and batten siding and standing seam metal roof to match existing roof on house. They proposed to demolish existing wood fence at rear north side of house and replace with new 6' tall wood fence. Install new single 3' wide gate at existing south side picket fence to match.

Upon motion of Mr. Gibson seconded by Mr. Arnouts the Commission voted 5-0 to approve the application as submitted.

45-2016 11 N. Washington Street. Talbot County.

Michael Wigley with Davis, Bowen & Friedel and Ray Clark, County Engineer were present at the meeting. Mr. Clarke explained that the Courthouse has an existing lift, but it is not ADA accessible. Mr. Wigley explained that the County would like to replace the existing interior lift with a full functioning elevator. The elevator enclosure will be a newly constructed addition to the courthouse. Elevator to be Code Compliant and ADA Accessible. The Commission asked that the exposed aluminum color be bronze.

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

47-2016 213 S. Harrison Street. Robert Stanley, Tree Keepers.

Mr. Stanley was before the Commission with a request to remove one tree. Mr. Stanley stated that the tree presents a danger to falling on the house and into the street. Mr. Stanley stated they plan to replace the tree, but at this time do not know exactly what species that will be.

The second tree was found healthy, however, would benefit aesthetically with the canopy cleared of dead wood and structural balancing.

Upon motion of Mr. Arnouts, seconded by Mrs. Pezor the Commission voted 5-0 to approve the request as submitted.

Discussion Only 101 E. Dover Street. Tidewater Inn.

Mr. Wilson with the Tidewater Inn was present at the meeting to discuss future renovations/penthouse for the Tidewater Inn. The Commission provided Mr. Wilson with feedback and discussed possible renovations.

There being no further business the Commission voted unanimously to adjourn the meeting at 7:30 p.m.

Respectfully submitted,

Stacie S. Rice
Planning Secretary