

MINUTES

Easton Historic District Commission Easton, Maryland

February 27, 2017

Members Present: Kurt Herrmann, Chairman, Kelly Pezor, Kevin Bateman, and Robert Arnouts.

Members Absent: George Koste, Bill Wieland and Kevin Gibson.

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 February 27, 2017 meeting was approved and amended. The Commission voted unanimously to approve the February 13th minutes as written.

OLD BUSINESS:

57-2016 **404 S. Harrison Street** **Molly Keegan, Owner.**

Mr. White friend of the owners was before the Commission with a request to modify the previous approval from July 2016. Mr. White stated that the owner is requesting to construct a shed roof instead of the approved "A" frame roof.

The applicant had provided drawings showing the change to the roof. The applicant is also requesting to change the window manufacturer from Marvin to Anderson. The Commission was not favorable to the change in the roof design.

Upon motion of Mr. Arnouts seconded by Mr. Bateman the Commission voted 4-0 to approve the amended application for change of windows from Marvin to Anderson.

Upon motion of Mr. Arnouts seconded by Mrs. Pezor the Commission voted 4-0 to deny the amended application for roof design change from gable to shed.

NEW BUSINESS:

7-2017 107 Goldsborough Street Julie Lowe.

Julie Lowe with Talbot Interfaith Shelter was before the Commission with a request to remove three trees. Ms. Lowe explained that the trees to be removed are a Leyland Cypress, a Photinia and a Crape Myrtle. Ms. Lowe provided the Commission with a letter from Bartlett Tree explaining that the Leyland Cypress is dead, the Photinia is infected and the Crape Myrtle has been cut back repeatedly and has decay in the stem.

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

6-2017 522 August Street Sharon Williamson, Owner.

Mr. and Mrs. Williamson and Lloyd Howler were before the Commission with plans to renovate the existing house. They are proposing the following.

- 1.) New construction of a single story addition (14 x 28), architectural shingles and Pella Proline 450 Series windows.
- 2.) New construction of a deck (12 x 20) and side entrance ramp.
- 3.) Replacement of existing original windows on the house with Pella 450 Series.
- 4.) Installation of a new fence 4' with 2' of lattice.
- 5.) New door to the addition.

The Commission discussed the project at length. The application was modified to include the following.

- Minimum 16" setback of new construction from existing front façade
- Keep original aluminum siding on existing house; aluminum or Hardie Plank on new addition with 4" corners PVC or wood.
- Ridge height approximately 6' desired; can reduce window in hallway to accommodate new ridge height.
- True divided lights in door required instead of internal grills.
- Fence style approved with 4' solid with 2' lattice. Material must be pressure treated or cedar.
- Front façade windows to be restored, others windows can be replaced in-kind.

Upon motion of Mrs. Pezor seconded by Mr. Bateman the Commission voted 4-0 to approve the application as shown on drawings provided by the applicant and as noted above.

There being no further business, the meeting was adjourned at 6:30 p.m. by motion of Mr. Koste seconded by Mrs. Pezor.

Respectfully submitted,

Stacie S. Rice
Planning Secretary