

MINUTES

Easton Historic District Commission Easton, Maryland

May 22, 2017

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

Members Absent: 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 May 22, 2017 meeting was approved as revised. The Commission voted unanimously to approve the May 8th minutes as written.

OLD BUSINESS:

23-2017 106 N. West Street Christine Dayton & Josh Startt.

Christine Dayton and Josh Startt were before the Commission with a request to demolish the existing non-contributing building and construct a new structure with concrete brick veneer. This is the second meeting for the demolition. The structure will be one-story,

with a standing seam metal roof, wood windows, wood trim and wood building trim. The Commission was provided a copy of the structural report for the building. The applicant provided the Commission with cut-sheets on the windows and doors as well as a revised drawing of the South elevation which shows four (4) in-fill windows. Ms. Dayton explained that the Commission previously approved this same request in 2014, however it was never built.

Upon motion of Mr. Bateman seconded by Ms. Pezor the Commission voted 5-0 to approve the demolition of the existing building, construction of new building with the understanding that the South elevation will have four (4) in-fill windows.

NEW BUSINESS:

28-2017 **404 S. Harrison Street** **Molly Keegan, Owner.**

Ms. Keegan and Kevin White were present at the meeting. Ms. Keegan explained she is before the Commission with a request to construct a front and rear ramp for wheelchair access, as well as permission to construct an addition in the rear of her existing residence to accommodate an elevator, a laundry room and a caregiver living space. Ms. Keegan is also proposing to expand the master suite bathroom for ADA compliance. Ms. Keegan is proposing a shed style roof for the addition. The Commission had concerns with the shed style roof and the massing of the proposed addition as it relates to the current structure and position on the lot. Ms. Keegan provided the Commission with a letter that detailed the signatures and support of her application from all the contiguous neighbors of her lot.

The Commission asked that Ms. Keegan revise the drawings to modify the trim and façade materials and include the addition of a window. The Commission asked that the applicant revise the drawings and return to the Commission.

Upon motion of Mr. Koste seconded by Ms. Pezor the Commission voted 5-0 to table the application.

29-2017 **114 S. Washington Street** **Jim Sebastian.**

Mr. Sebastian was before the Commission with a request for modifications to the building.

- 1.) Remove deteriorated rolling and roll-up doors. Replace with "store front" doors, sidelights, transoms and windows sympathetic to those found on the adjacent ESCC building.
- 2.) Remove the existing garage doors and replace with a 6-panel man-door. Frame in and add Hardie lap siding.
- 3.) Remove two window frames; frame in and add Hardie lap siding.
- 4.) Remove plywood from original steel window frames; add clear, low clear E glass.

The Commission felt that the renovations as proposed would be a great enhancement to the building.

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

30-2017 **610 Goldsborough Street** **Scott Reynolds.**

Mr. Reynolds on behalf of the owner, Florence Ball was before the Commission with a

request to extend the existing deck and add an ADA Accessible ramp. All finish materials shall match the existing deck (composite decking, railing, PVC lattice). Deck extension to be 8' x 7' and ramp to be 4' x 28'. The Commission asked the applicant to install some shrubs in front of the deck.

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

There being no further business, the meeting was adjourned at 7:50 p.m. by motion of Mr. Koste seconded by Mr. Bateman.

Respectfully submitted,

A handwritten signature in cursive script that reads "Stacie S. Rice". The signature is written in black ink and is positioned above the printed name and title.

Stacie S. Rice
Planning Secretary