

# MINUTES

## **Easton Historic District Commission Easton, Maryland November 27, 2017**

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

**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 November 27, 2017 meeting was approved. The Commission voted unanimously to approve the November 13<sup>th</sup> minutes as written.

**OLD BUSINESS:**

**67-2017                      316/318 E. Dover Street                      Laurence Claggett.**

Mr. Claggett was not present at the meeting. The Commission voted unanimously to table the application.

**70-2017                      210 S. Hanson Street                      Wes Geib, Contractor.**

Mr. Geib on behalf of the property owners, was before the Commission with a request to enclose the second floor porch on the rear of the house. Mr. Geib stated that the siding would match the house and trim would be in-kind. Mr. Geib did not supply the Commission with construction/elevation drawings. The Commission stated that the drawing are required for their review, as well as obtaining a building permit from the Town of Easton.

Upon motion of Mr. Koste seconded by Mr. Gibson the Commission voted 7-0 to table the application as additional information is required.

**63-2017                      323 South Street                      Ward Bucher.**

Ward Bucher with Encore Sustainable Design submitted window & exterior door specifications / product information for the Buffalo Solider House as requested by the Commission. Mr. Bucher was not present at the meeting. The Commission reviewed the documents provided by Mr. Bucher.

The Commission asked that the applicant install 4-panel doors instead of 6-panel and window mullions size to match existing as close as possible.

Upon motion of Mr. Arnouts seconded by Mrs. Pezor the Commission voted 6-1 to approve the application as noted above.

**NEW BUSINESS:**

**72-2017                      215 E. Dover Street                      Alex Perez, Applicant.**

Mr. Perez was before the Commission with a request to install two (2) wall signs on the existing building. Proposed signs would be wood (12"x93") with vinyl lettering. They are proposing one (1) sign for each road frontage.

Upon motion of Mr. Koste, seconded by Mr. Bateman the Commission voted 7-0 to approve the application as submitted.

**73-2017                      106 N. Harrison Street                      Rick Ryder, Applicant.**

Mr. Ryder was before the Commission with a request to install a sign to the left of the main front door. Proposed sign would be 11.75" high x 35.25" wide. Sign is to be attached to building with brick screws.

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

**74-2017                      206 August Street                      Barbara Biddle, Owner.**

Ms. Biddle was before the Commission requesting approval of a wooden fence previously installed. Ms. Biddle stated she did not realize that Historic District approval was required for the fence. She stated that she installed a 6' wooden fence to replace a wire fence. She stated that the fence goes between the duplex units for the privacy of the tenants.

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

**75-2017**

**633 Goldsborough Street**

**Treasa Lednum, Owner.**

Ms. Lednum was before the Commission with a request to remove a large box elder tree in rear of property due to severe decay. Ms. Lednum provided the Commission provided the Commission with a letter from Davey Tree explaining the condition of the tree. She is also requesting to remove five (5) Leyland cypress trees at the rear of the property.

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

**77-2017**

**14 Brookletts Avenue**

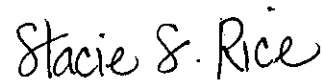
**Mark & Susan Langfitt, Owners.**

Mr. and Mrs. Langfitt were present at the meeting. Ms. Langfitt explained they are requesting to close off the existing back door on the house and repair/replace the wood siding as needed. Ms. Langfitt explained that the door is unused and closing it off will give them better use of the laundry room. She stated they are also proposing to remove the existing stairs and place a narrow garden shed in the same area. They are proposing a 4' x 7' shed and would match the house. The commission had some concerns about the sheds construction and height. The Commission asked the applicant to come back before the Commission for review of the shed. The Commission will need to review of the landscaping/hardscaping plan as well.

The Commission voted unanimously to approve the removal of the door and replace the siding as necessary and voted to table the shed portion of the application.

There being no further business, the meeting was adjourned at 6:45 p.m. by motion of Mrs. Pezor seconded by Mr. Bateman.

Respectfully submitted,



Stacie S. Rice  
Planning Secretary