



Historic District Commission MEETING MINUTES

Monday, August 23, 2021 - 6:00 PM
Council Chambers, Easton Town Office
14 S Harrison Street

Call to Order

Commission Members Present:

Mr. James Sebastian
Mr. Kevin Gibson
Mr. Bruce Harrington
Chair Kelly Pezor
Vice Chair Grant Mayhew
Mr. Kevin Bateman
Mr. Ernie Demby

Staff Present:

Joseph Mayer
Casey Ortiz

At 05:58 PM, Chair Pezor called the meeting to order.

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/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.

Approval of Agenda

Upon motion by Mr. Sebastian, seconded by Mr. Demby and carried 7-0, the agenda for the August 23, 2021 meeting was **approved as written**.

Approval of Minutes.

August 9, 2021 Minutes

Upon motion by Mr. Bateman, seconded by Mr. Mayhew and carried 7-0, minutes of the August 9, 2021 meeting was **approved as written**.

Old Business

Application Number: 2021-00525
Location: 18 S. Higgins Street
Applicant: Historic Easton, Inc.
Request: Replace first floor windows

Ward Bucher of Encore Sustainable Architects was present on behalf of Historic Easton, Inc to replace the first floor windows on 18 S. Higgins Street, a **contributing** building in the Historic District.

It was discussed in a previous meeting that the new windows be more in-kind with the commission's guidelines by changing the material that would be used for the windows. The commission understood that the windows that were being proposed to change were not the original windows used for the building, but the lack of evidence of the original appearance of the windows would not allow for approval. The windows had been approved by Maryland Historic but a letter wasn't provided to the commission.

Upon motion by Vice Chair Mayhew citing guideline Page 52, Paragraph 1 "Inappropriately designed, non-original windows of contributing buildings should be replaced with appropriately designed ones based on documentary or photographic evidence. If no such evidence exists, the design of the replacement should be compatible with the character of the facade which it is located", seconded by Mr. Harrington and carried **4-1, 18 S Higgins Street 2021-00525 was denied following a roll call vote with Mr. Demby and Mr. Bateman recusing themselves.**

Historic District Guideline References:
Windows- Page 52,Paragraph 1

Application Number: 2021-00526
Location: 31 Goldsborough Street
Applicant: Schuyler Benson
Request: Install Awnings

Schuyler Benson presented the required information to staff and was not required to be present on behalf of the installation of awnings on 31 Goldsborough Street, a **contributing** building in the Historic District.

The new proposed awning height from the bottom of the awning to the ground measured at 100 1/2", material, lettering size and font, and the overall new design was acceptable.

Upon motion by Mr.Gibson, seconded by Mr.Mayhew and carried 7-0, **2021-00526 was approved.**

Historic District Guideline References:
Awnings- Page 63, Paragraph 1 & 2

New Business

Application Number: 2021-00534
Location: 111 Goldsborough
Applicant: Kara Crissey on behalf of Gail Chisholm
Request: Tree Removal in the front of the home

Kara Crissey, on behalf of Gail Chisholm, was present on behalf of a tree removal in the front of the home on 111 Goldsborough Street, a **contributing** building in the Historic District.

The proposed trees for removal were discussed to be approved as submitted.

Upon motion by Mr. Sebastian, seconded by Mr. Demby and carried 7-0, **2021-00534 was approved.**

Historic District Guideline References:
Trees- Page 30, Paragraph 2

Application Number: 2021-00540
Location: 420 August St
Applicant: Cecile S. Davis
Request: Remove existing roof, install new decking, install shingles, install gutters

John Marrah was present on behalf of Cecil Davis to remove the existing roof, install new decking, installing shingles, and installing gutters on 420 August St, a **contributing** building in the Historic District.

It was discussed that the change in materials from metal to asphalt, and that installing gutters would not detract from the fascia of the home. For these reasons, the application was approved as submitted.

Upon motion by Mr. Gibson, seconded by Vice Chair Mayhew and carried 7-0, **2021-00540, was approved.**

Historic District Guideline References:
Roofs- Page 55, Paragraph 2

Application Number: 2021-00542
Location: 522 August Street
Applicant: Lloyd Holler on behalf of Sherry Williamson
Request: One story addition to existing home

Lloyd Holler on behalf of Sherry Williamson was present on behalf of the One-story addition to the existing home at 522 August Street, a **contributing** building in the Historic District.

It was discussed that the proposed windows are clad with wood, the siding is aluminum, and would match the existing building. The fence along the addition and the connection to the existing fence was discussed. The commission requires more information on fencing materials and design, a cut sheet of the painted composite shutters on the addition, the foundation details and if piers meet building codes in the town, and dimensions of the back entry steps and railing.

Upon motion by Mr. Gibson, seconded by Mr. Bateman and carried unanimously, **2021-00542 was tabled.**

Historic District Guideline References:
Construction- Scale: Page 85, Paragraph 1
Proportion: Page 86, Paragraph 2
Materials: Page 90, Paragraph 1

Application Number: 2021-00543
Location: 307 Dover Street
Applicant: Stephany M. Sanabria Hernandez
Request: Install a wall sign & signboard sign

Stephany M. Sanabria Hernandez was present on behalf of the installation of a wall sign & hanging sign for 307 Dover Street, a **contributing** building in the Historic District.

It was discussed that option A would be the option to gain approval. The hanging sign on option A would be made of PVC and would need to be raised to be approved through Planning and Zoning.

Upon motion by Mr. Bateman, seconded by Mr. Gibson and carried unanimously, **2021-00543 was approved** with the condition that the hanging sign be 8' above the sidewalk as a minimum.

Historic District Guideline References:
Hanging Signs- Page 68, Paragraph 1 & 2
Wall Signs- Page 67, Paragraph 2

Discussion Item

None.

Administrative Approval

Application Number:	2021-00541
Location:	45 Pennsylvania Avenue
Applicant:	Jay Walls
Request:	In-Kind Roof Shingles

Consent Docket

None.

Meeting Adjournment

At 7:37 PM, upon motion by Mr. Gibson, seconded by Vice Chair Mayhew and carried 7-0, Chair Pezor adjourned the regularly scheduled meeting.