



Historic District Commission MEETING MINUTES

Monday, April 11, 2022 - 6:00 PM
Council Chambers, Easton Town Office
14 S Harrison Street

Call to Order

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.

Upon motion by Mr. Sebastian seconded by Vice Chair Mayhew and carried 7-0, Call to Order was approved with the change to move the annual election and the Rules of Procedure revision to the end of the meeting.

Commission Members Present:

Chair Kelly Pezor
Mr. Grant Mayhew
Mr. Kevin Bateman
Vice Chair Ernie Demby
Mr. Bruce Harrington
Mr. James Sebastian
Ms. Maria Brophy M.

Staff Present:

Katie Reedy

Old Business

Application Number:	2021-000542
Location:	522 August Street
Applicant:	Sherry Williamson
Request:	COA Extension

Upon motion by Mr. Sebastian seconded by Mr. Bateman and carried 6-0, Application Number:2021-000542 was approved to extend the previously issued COA for an additional 6 months until 9/27/2022. Maria Brophy abstained from the vote as she was not a Historic District Commission member at the time the original COA was issued.

Application Number: 2023-00023
Location: 35 S Locust Street
Applicant: Habitat for Humanity
Request: New Single Family Dwelling

Jennifer McCann was present on behalf of the **New Single Family Dwelling** for **35 S Locust Lane**, an empty lot in the Historic District.

It was discussed that the proposed windows "CompositWood, by Interstate", a sample was provided in the meeting, are acceptable for use on a non-contributing new build in the Historic District.

Upon motion by Mr. Bateman seconded by Ms. Brophy and carried 7-0, **2023-00023** was approved.

Historic District Guideline References:
New Construction Guidelines

Application Number: 2022-00024
Location: 40 S. Locust Street
Applicant: Habitat for Humanity
Request: New Single Family Dwelling

Jennifer McCann was present on behalf of the **New Single Family Dwelling** for **40 S. Locust Street**, an empty building in the Historic District.

It was discussed that the proposed windows "CompositWood, by Interstate", a sample was provided in the meeting, are acceptable for use on a non-contributing new build in the Historic District.

Upon motion by Vice Chair Demby, seconded by Mr. Mayhew and carried 7-0, **2022-00024** was approved.

Historic District Guideline References:
New Construction Guidelines

Application Number: 2022-000632
Location: 119 S. Locust Lane
Applicant: Habitat for Humanity, Wayne Suggs
Request: New Single Family Dwelling

Jennifer McCann was present on behalf of the **New Single Family Dwelling** for **119 S. Locust Lane**, an empty lot in the Historic District.

It was discussed that the proposed windows "CompositWood, by Interstate", a sample was provided in the meeting, are acceptable for use on a non-contributing new build in the Historic District.

Upon motion by Mr. Demby, seconded by Mr. Bateman and carried unanimously, **2022-000632** was approved.

Historic District Guideline References:
New Construction

Application Number: 2022-000631
Location: 108 S. Locust Lane
Applicant: Habitat for Humanity, Wayne Suggs
Request: New Single Family Dwelling

Jennifer McCann was present on behalf of the **New Single Family Dwelling** for **108 S. Locust Lane**, an empty lot in the Historic District.

It was discussed that the proposed windows "CompositWood, by Interstate", a sample was provided in the meeting, are acceptable for use on a non-contributing new build in the Historic

District.

Upon motion by Ms. Brophy second by Mr. Mayhew and carried unanimously, **2022-000631** was approved.

Historic District Guideline References:
New Construction

Application Number: 2022-000630
Location: 310 South Street
Applicant: Habitat for Humanity, Wayne Suggs
Request: New Single Family Dwelling
Jennifer McCann was present on behalf of the **New Single Family Dwelling** for **310 South Street**, an empty lot in the Historic District.

It was discussed that the proposed windows "CompositWood, by Interstate", a sample was provided in the meeting, are acceptable for use on a non-contributing new build in the Historic District.

Upon motion by Mr. Demby, seconded by Mr. Sebastian and carried unanimously, **2022-000630** was approved.

Historic District Guideline References:
New Construction

Application Number: 2022-00028
Location: 24 South Aurora Street
Applicant: Vonette West and Nathaniel Rick West
Request: Demolition
Nathaniel Rick West was present on behalf of the **Demolition** for **24 South Aurora Street**, a **contributing** building in the Historic District.

Mr. West discussed that he intended to grade the lawn and seed, following demolition. It is Mr. West's intention to eventually build a new structure on the lot but not at this time.

This was the first of the 2 required meetings for demolition. A vote was not taken at this meeting.

Application Number: 2021-00491
Location: 304 S Hanson Street
Applicant: Lundberg Builders
Request: Renovations: Windows
Lundberg Builders was not present on behalf of the Renovations, the application was present by staff. The application revision was for a revised wood balustrade for 304 S Hanson Street, a **contributing** building in the Historic District.

It was discussed that the applicant would like to modify the balustrade from the proposed 'x' design to a simple vertical post similar to the neighboring properties.

Upon motion by Mr. Demby second by Mr. Bateman and carried unanimously, the revision to application 2021-00491 was approved with the clarification that the railing is to be wood to match the original approval.

Historic District Guideline References:
Page 58 paragraph 2

Application Number: 2020-00228
Location: 18 S Higgins Street
Applicant: Ward Bucher
Request: Revision to Previously Approved Stairs
Ernest Demby was present on behalf of the **Revision to Previously Approved Stairs** for **18 S Higgins Street**, a **contributing** building in the Historic District.

It was discussed that the change to the front stairs would be for the stairs to go both the North and South, instead of only to the West as originally proposed. This has been reviewed and accepted by Maryland Historic Trust.

Upon motion by Mr. Mayhew second by Mr. Sebastian and carried 6-0, **2020-00228** was approved, with the clarification that the brick pattern on the new west wall of the stairs should match the pattern of the brick on the building. (Mr. Demby recused)

Historic District Guideline References:
Page 58

Annual Election for Chair and Vice-Chair

The Commission voted to elect Kelly Pezor as Chair, and Ernie Demby as Vice Chair.

New Business

Historic District Rules of Procedure Revision

The Commission discussed possible changes to the Rules of Procedure. The two changes included a possible revision to the requirement of a structural engineer for properties that have been condemned by Town of Easton Code Enforcement and a possible modification to allow for more discretion in regards to materials by the commission for home owners that are recipients of Affordable Housing Board grants. Ms. Pezor and Mr. Mayhew will draft new language to be reviewed at the next meeting.

Application Number: 2022-0644
Location: 211 A Port Street
Applicant: Katina Emory
Request: Fence

The applicant was not present on behalf of the fence for 211 A, a **contributing** building in the Historic District.

Addition information is required from the applicant including confirmation of the fence height, and material.

Upon motion by Mr. Bateman seconded by Mr. Sebastian and carried 7-0, 2022-0644 was tabled pending additional information from the applicant.

Historic District Guideline References:

Discussion Item

None.

Administrative Approval

Application Number: 2022-0639
Location: 126 S Hanson Street
Applicant: Midshore Exteriors
Request: In-Kind Asphalt Shingle Replacement

Application Number: 2022-00647
Location: 124 S Aurora Street
Applicant: MidShore Exteriors
Request: In-Kind Asphalt Shingle Replacement

Application Number: 2022-0635
Location: 410 Goldsborough Street
Applicant: Victoria Walk Council of Unit Owners

Request:

In-Kind Asphalt Shingle Replacement

Consent Docket

Application Number:

2022-0635

Location:

402 Goldsborough Street

Applicant:

Victoria Walk Council of Unit Owners

Request:

Replace Membrane Roof

A consent docket application for a new membrane roof for 402 Goldsborough Street, a **contributing** building in the Historic District.

Upon motion by Mr. Mayhew second by Mr. Bateman and carried unanimously, was approved.

Historic District Guideline References:
Page 54

Approval of Minutes.

Approval of minutes of 2022.03.28 meeting.

Upon motion by Mr. Mayhew seconded by Mr. Sebastian and carried unanimously, minutes of the 4/11/2022 meeting were approved with corrections to spelling as follows, sliding to be corrected to siding, Peter Pietz corrected to Peter Dietz, Affordable Housing Trust corrected to Affordable Housing Board.

Adjournment.

At 8:09 pm, upon motion by Mr. Bateman seconded by Mr. Mayhew and carried 7-0, Chair Pezor adjourned the regularly scheduled meeting.