

Easton Historic District Commission
Easton, Maryland
May 24, 2010

Members Present: Roger Bollman, Chairman, Joyce DeLaurentis, Kurt Herrmann, Mac Brittingham, John Sener, Lena Gill, and Mark Beck.

Mr. Bollman called the meeting to order at 6:00 p.m.
The minutes of the previous meeting were approved.

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 as amended for the evening was accepted 7-0.

Consent Docket Approvals

None

Staff Approvals

25-2010 23 S. Washington Street - Re-Roof like and same.

Business:

25-2010 216 Bay Street George Corey, Owner.

After discussion of the proposal against the Guidelines, the applicant withdrew the proposal. He plans to return at a later date with a new proposal.

Application withdrawn by the applicant.

30-2010 13 S. Washington St. Aida Leisure, Tenant; and Kenneth Healy.

This application covers an awning over the entrance to this address. It was clarified that a 10" valence will be within the 28" OAH and that the valence will be straight.

The application meets the Guidelines on pg 63, R 1-4.

Approved as Submitted – Motion by Herrmann, passed 7-0.

28-2010 212 S. Aurora St. Arthur Albright, Contractor.

This application covers enclosing the foundation openings between the piers with brick and building a small porch and steps on the south side of the building.

Mr. Albright described the brick work and furnished a sample. It was clarified that Trex material will be used on the porch deck and stair treads. Trim boards will be used on the Trex plank ends to hide the scallop on the bottom of the Trex planks. The railing on the porch and steps will be the same as on the front porch – top rail 3 1/2", 10 degree pitch; 2x2 spindles, bottom rail 3 1/2" on edge, 10degree pitch, 3/8" lip.

This application complies with the Guidelines on pg 59 NR3

Approved as noted above – Motion by Brittingham, passed 7-0.

29-2010 305 North St. Noah Matten, Owner.

This application covers demolition of a one story kitchen addition and replacement in kind; also replacement of various decorative components. The application was discussed and areas of improvement and needed detail were noted (siding material, window cut sheets, hardware cut sheets, roofing cut sheets, etc.)

A site visit will be made Thursday, May 27th at 3:30 p.m.

Tabled because the application is incomplete – Motion by DeLaurentis, passed 7-0.

32-2010 401 S. Harrison St. Barbara Shaw, Owner.

This application covers demolition of a partially collapsed (snow damage) chicken barn on the rear of the property. There will be no replacement. The HDC was given permission by the owner to measure and photograph the site.

The application meets Guideline pg 35, NR1, corollary.

Approved as Submitted – Motion by Herrmann, passed 7-0.

33-2010 402A Goldsborough St. Ray and Broughton Earnest, Owners.

This application covers a porch shade. It will be a roller by "Sun Shade" and tuck behind the porch beam when up.

The application meets the Guidelines on pg 64, NR3, corollary.

Approved as Submitted – Motion by Sener, passed 7-0.

31-2010 113 N. Washington St./106&108 West St. Christine Dayton, Architect, Nick Cappella, Architect, Bruce Armistead, Attorney.

This application covers repairs to the front of the building at 113, demolition of the rear of 113, demolition of 106 and 108; and construction of a new replacement building.

A spacial 3D model was shown that enabled the building and its context to be examined and discussed. The HDC expressed concern that over demolition at 113 and 108 as well as the mass of the replacement building and the monotony of its large gable roof.

A site visit is scheduled for 8:45 am on Friday, 6/4.

The application is incomplete because it lacks sufficient detail.

Tabled because the application is incomplete – Motion by DeLaurentis, passed 7-0.

Items from the Commission

None

The meeting was adjourned at 8:30 p.m.

Respectfully submitted,

Roger A. Bollman, Chairman
Historic District Commission

cc: Zach Smith