

Easton Historic District Commission
Easton, Maryland
December 14, 2009

Members Present: Roger Bollman, , Kurt Herrmann, John Sener, Mark Beck, Joyce DeLaurentis, Lena Gill

Absent: Mac Brittingham

Mr. Bollman called the meeting to order at 6:00 PM.

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- *The applicant may withdrawn the application at any time up to when the vote is taken*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.

The agenda for the evening was accepted.

Staff Approvals: none

Consent Docket Items: none

78-2009 304 S. Hanson St. Tim and Patti Godlee, owners

This is the second hearing of this application for an addition to the rear of the building for a screened porch and family room extension. Notes and dimensions have been added to Shaffer drawing dated September 2009 and marked 12/14/09 to reflect the requests of the HDC from the 11/23/09 meeting. Cut sheets for the roofing and siding have been furnished. The HDC suggested a method of closing the metal roof ribs to enhance their appearance.

The application now meets the Guidelines expressed on pg 81.

Approved as noted above – Motion by Gill, passed 6-0.

79-2009 227 S.Aurora St. Suzan Brice, owner; Mike Harkawa, Needwood Const.

This application covers the demolition of a circa 1910 single car garage and its replacement with a larger two car garage shown on Needwood sketches SP and #1 - #8, dated 12/3/09. An engineering structural report from AWB Engineers, dated 12/1/09 was submitted also.

A site visit will be made to the property at 9a.m. Friday, 12/18/09.

The relevant sections of the Guidelines urging repair, if possible, of existing auxiliary buildings and for new (replacement in this case) construction were discussed. The need to preserve the character of the streetscape was noted.

Members of the Commission expressed concern about the proposed new structure in the areas of: height, footprint, mass, roof shape and compatibility with neighboring structures and the streetscape.

It was also suggested that the applicant consider making a sketch showing comparative sizes of the old garage, proposed garage, adjacent garage and main house.

The applicant wishes to be on the 12/28/09 agenda.

This application is continued for 35 days past the normal 45 day period (until 2/25/10) by mutual agreement between the applicant and the Commission.

Continued – Motion by Herrmann, passed 6-0.

Other Business

- The Preservation Conference will be held in Easton on May 20 and 21. Assistance from the Commission with this conference may be needed.
- The 2009 preservation awards were selected. These will be:
 - 124 N. Harrison – John Haught
 - 110 Talbot St. – Ed Simonoff, Christine Dayton, Gene Walbridge
 - 113 Talbot St. – Brendon O’Neill
 - Springhill Cemetery – Fran Duncan
 - 107 S. Hanson St. – Adam Mayock
 - 212 North St. – David North, Bradley Hutchinson

Respectfully submitted,

Roger Bollman, Chairman
Historic District Commission

cc: Zach Smith