

**Easton Historic District Commission
Easton, Maryland
January 12, 2009**

Members Present: Roger Bollman, Pete Lesher, Kurt Herrmann, John Sener, Mac Brittingham, Lena Gill, Joyce DeLaurentis.

Mr. Bollman 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.

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. 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 minutes of the previous meeting were approved as written.

Business:

97-2008 29 E. Dover St. R. James Latham

This application covers changing the text (already done) on an existing sign.

The facts are: The sign body, size, mounting, location, and lighting have been in place for many years. Only the text of the sign will change.

The application meets the Guidelines on pg 68, R1 & R2. It is approved as submitted.

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

73-2008

401 Goldsborough Ave.

Betty Huang, owner

The reopening of this application asks that the agreement between the applicant and the Commission be revisited to permit 5 rear 2nd floor windows to be replaced rather than repaired as originally agreed. No new photos were offered. New contractor opinion on the window condition was offered. Ernie Smith of Kitchen Creations also showed a sample of the proposed replacement window.

The reopening of the application was tabled to permit the Commission to have site visit on Monday, 1/19 at 8:30 am wherein the applicant will further explain the condition of the existing windows.

Consideration of the reopening will resume on 1/26/09.

Tabled because reopening of the application is incomplete – Motion by Sener, passed 7-0.

1-2009 RR Station, 45 Penna. Ave. John Sener, Historic Easton representative

This application covers resurfacing the passenger platform of the old RR station to mitigate water infiltration, and construction of a transparent enclosure over the old coal chute.

The facts are that the slope of the platform is contributing to structural damage in the building. The new brick platform will simulate the old as closely as possible. Mr. Sener brought a brick sample.

The application meets the Guidelines on pg 23, R1 and is approved as submitted.

Approved as Submitted – Motion by DeLaurentis, passed 6-0. Sener recused.

Consent Docket Items

- none

Items from the Commission

- R.A. Bollman was elected Chairman and J.T. Sener was elected Vice Chairman for 2009.
- Amendment #3 to the Guidelines covering building address numerals/letters was approved 7-0.
- A new Consent Docket item covering Sign Text Changes was approved 7-0.
- Zach Smith will develop a change to the Zoning Ordinance covering neon signs inside store window to be considered by the Planning and Zoning Commission at their next Zoning Ordinance update.
- Article 13.08 of the Zoning Ordinance gives the town the authority to hold contractors responsible for actions not approved by the HDC (as well as the

owners).

- The 2008 report to the Mayor and Council was reviewed.
- The MAHDC circuit rider audit report recommendations were reviewed.
- A slight revision to the Chairman's opening remarks will be made to reflect the adoption of the agenda.
- The concepts of "Getting to a Good Decision" were reviewed.
- The Commission's goals for 2009 were developed. These are based, in part, on the draft Comprehensive Plan chapter on the Historic District and are:
 - Achieve better "enforcement" in the HD.
 - Have the HDC's minutes put on line.
 - Implement most of the MAHDC audit recommendations.
 - Encourage the adoption of a Historic District chapter in the forthcoming Comprehensive Plan.
 - Expand the Historic District to include the "notch" along Brewer's Lane that is now largely surrounded by the Historic District.
 - Begin preparations to request a grant in 2010 to re-survey the Historic District. In 2009 this will likely take the form of developing the probable cost of a re-survey.
 - Encourage improvement in the 6 months horizon rule in section 701 of the Zoning Ordinance.
- Encourage improvement in the neon sign standards in the Zoning Ordinance.

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

Respectfully submitted,

Roger A. Bollman
Chairman

cc: Zach Smith