

**Easton Historic District Commission**  
**Easton, Maryland**  
**December 13, 2010**

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

**Absent:**

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- *The applicant may withdrawn the application at any time up to when the vote is taken*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

*I will now entertain a motion to accept the agenda for this evening.*

The revised agenda for the evening was accepted 7-0.

**Consent Docket Approvals**

None

**Staff Approvals**

- 85-2010 – 207 E. Earle St. – Re-Roof like and same (garage)

**Business:**

**77-2010 508 Goldsborough St. Steve Hershey, owner**

This is the 2<sup>nd</sup> hearing on this application, not including the recent site visit. In the interim between meetings, three concept sketches were made of possibilities for a front ramp and the

applicant met with the code enforcement officer. As a result, a revised front ramp was agreed upon by the applicant and the HDC. This ramp is shown as mark “D” on the sketch dated 11/24/10 as revised on 12/13/10.

The existing front ramp will be removed. The existing rear ramp is approved.

The criteria of the new front ramp shown on mark “D” are:

- The ramp will not have railings.
- The ramp may have appropriate wheelchair curbs.
- The ramp deck may be synthetic material. The framing, curbs, etc. will be either painted or stained wood.
- Appropriate landscaping will be put along the ramp to reduce its visual impact.
- The width of the ramp deck will be as narrow as possible but not exceed 42”.
- The front ramp will be removed if the handicapped person ceases to live at the house and another person who needs a ramp does not take her place.

The applicable Guidelines here are: pg 16, #9; pg 35, NR4; and pg 81. The spirits of these guidelines have been respected while being sensitive to the applicant’s desire for a second exit for a handicapped relative.

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

**58-2010      110 S. Hanson St.                      Christine Dayton, architect**

This is a resumption of the application by the church at this address to build a new addition (sanctuary and fellowship hall). At previous meetings critiques of the design had been offered. The latest design is shown on Dayton drawings A1 and A2 and marked up Lane Engineering drawing dated 12/13/10. A streetscape panorama photo was shown (in file).

It was clarified that the south side windows in the new sanctuary will be 8/8 and those in the east façade will be 1/1. A vent window (faux acceptable) will be added to the rear center gable. The “pork chop” trim detail on the center portion of the front façade will be revisited by the applicant as well as the proportions of the 2<sup>nd</sup> floor windows in the east façade.

The application complies with the Guidelines for new construction beginning on pg 81 and is compatible with the streetscape.

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

**87-2010      310 South St.                      Susan Devlin, Habitat for Humanity**

This application covers the demolition of the building at this address and eventual (approximately 3 years) replacement.

Demolition – The building has been condemned by the TOE Code Enforcement office and facilitates public nuisance. Examination showed that the building is in very dilapidated condition.

Replacement – A concept replacement sketch was furnished but since any replacement is likely to be several years away, it was agreed that this concept was acceptable for now; whatever is built must be sympathetic to the neighborhood.

The demolition can be approved under Section 701 E 2 d ii c of the Zoning Ordinance. The HDc’s Procedures were reviewed with the applicant. These Procedures require 2 hearings for a “contributing” building meaning that demolition cannot be acted upon until the next meeting (12/27). The following items in the still must be fulfilled:

- The building must be posted (Susan Devlin).
- Historic Research must be furnished (Susan Devlin, available from Margaret Garey).
- A site plan (or sketch) must be furnished (Susan Devlin).
- Existing conditions must be documented (Susan Devlin and 2 members of the HDC).

**Tabled** – Motion by DeLaurentis, passed 7-0.

**88-2010      304 Needwood Ave.                      Christa Chesley, owner**

This application covers replacement of existing replacement windows. At the hearing, the applicant deleted window #5 from the request and asked to replace #6 & #7 with aluminum clad wood windows rather than vinyl as originally applied for.

These are replacement windows for replacement windows. The historic windows were lost many years ago.

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

**Discussion      214 S. Hanson St.                      Peter Griffin, owner**

Mr. Griffin presented and discussed plans for an addition on the rear of the house.

**Items from the Commission**

- The 2010 Historic District awards will be given to:
  - 216 Bay St – George Corey
  - 14 N. Hanson – Bradley Upchurch
  - 212 Brookletts – Al Bond
  - 408 August – Kevin Gibson
  - 209 Goldsborough – David Smith.

The meeting was adjourned at 8:00 p.m.

Respectfully submitted,

Roger A. Bollman, Chairman  
Historic District Commission

cc: Zach Smith