

Easton Historic District Commission

Easton, Maryland

August 8, 2011

Members Present: Kurt Herrmann, Adam Theeke, John Sener, Lena Gill, and Mark Beck.

Absent: Roger Bollman

Mr. Herrmann 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 5-0.

Consent Docket Approvals - None

Staff Approvals - None

Business:

26-2011 111 Brookletts Ave. Christine Dayton, Architect.

This application is old business and has been expanded to include more details and final design considerations. This application covers the construction of a new front entry porch/cover at this address.

The application meets the spirit of the HDC guidelines for new construction.

Approved as Submitted – Motion by Gill, passed 5-0.

49-2011 101 E. Dover St. Ward Bucher, Architect.

This application was withdrawn.

50-2011 416 Goldsborough St. Johnston Development Enterprises, LLC.

This application covers extensive exterior renovations to the existing structure. Mr. Johnston, per the commission's request, presented a scope and schedule of work to be performed at the above address (in phases). While the commission was receptive to the general direction of the project, issue was taken with the lengthy timetable for completion of the job. Some members expressed difficulty in approving something that would take place long after their appointments to the commission have expired. Mr. Johnston desires to demolish the front porch of the structure as part of "phase 1", but provided no significant detailing for its replacement. Mr. Johnston also suggested that the porch be replaced in the last phase, five years down the line. Mrs. Gill strongly opposed this timeline and suggested that the porch must be replaced in phase 1. Mr. Johnston was informed that the commission needs a well detailed plan for the replacement of a significant architectural feature if it is to be demolished. Per the commission's request, Mr. Johnston agreed to be receptive to the idea of keeping the existing front porch footprint, deviating from the plans for a smaller porch as submitted. Mr. Beck suggested that the step up to the porch be inserted into the deck of the porch, in order to minimize the possibility of passers-by tripping on the step. The commission was receptive to the idea of changing the materials used for the lower deck of the porch (brick instead of wood) because of its close proximity to the ground. The application was tabled due to lack of sufficient architectural details. **Tabled-** Motion by Gill, passed 5-0

52-2011 313 S. Aurora St. Matt Hurst, Contractor and Barbara Hargroves, Owner.

This application covers the construction of a new screened porch at the rear (west) side of the property. The application meets the HDC guidelines pg. 59 NR 3

Approved as Submitted – Motion by Sener, passed 5-0.

24 West Street (Discussion Only) Mike Menzies and Dave Lesperance.

This item was a late addition to the agenda. This was a discussion only of the possibilities for dealing with the property at 24 West Street, which Easton Bank and Trust now owns. A site visit was scheduled for Friday August 12th at 8:30 a.m.

Items from the Commission - None

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

Respectfully submitted,

Kurt L. Herrmann

cc: Zach Smith.