

Easton Historic District Commission
Easton, Maryland
November 14, 2011

Members Present: Roger Bollman, Chairman, Adam Theeke, John Sener, Kurt Herrmann, Janet Gregor, Mark Beck, and Lena Gill.

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 for the evening was accepted 6-0.

Consent Docket Approvals - None
Staff Approvals - None

Business:

74-2011 7B Goldsborough Street Jason Rottman, Tenant.

This application covers two business signs at this address – a hanging sign and a wall sign. The hanging sign is acceptable, has already been installed but is too low. At the meeting it was agreed that this sign will be raised to match the height of the adjacent business sign (the horizontal bar). The wall sign is acceptable. It will be installed so that it is centered over the storefront window and there will be two courses of siding below the sign.

The application meets the Guidelines on pg 67 R1 and pg 68 R2. It approved as noted above.

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

This application covers installing an emergency generator in the NW corner of the parking lot behind the town office building. At the meeting, the applicant discussed the plans to enclose the unit while still meeting the air flow and sound absorption needs and, distributed cut sheets for products under consideration. It was agreed that attention will be paid to the texture of the sound absorbing part of the enclosure (2 sides; the other 2 sides are metal fencing with 1 5/8" picket spacing).

This application meets the Guidelines on pg 34 R3 and is approved as noted above.

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

76-2011 210 S. Harrison Street Dominic Cappella, Architect and Katherine Bayh, Owner.

This application covers removal of a large red oak at this address. The tree was removed without approval. At the meeting, a letter in support of removing the tree, from the general contractor (see file), was furnished. Obviously, the tree cannot be restored but the applicant has agreed that they will return to the Commission with a landscape plan no later than July 2012. This plan will include plans for replacement trees.

Approved as noted above – Motion by Sener, passed 5-0, Bollman, Theeke recused.

78-2011 22 East Avenue Barclay Upchurch, Contract Purchaser, and Charles Goebel, Architect.

This application was more in the form of a discussion than an application, the purpose being to better enable the applicant to make a purchase decision. As an application, it is incomplete in that no structural report in support of demolition of the metal building was furnished, no information on the contributing nature or lack thereof on the metal building was furnished and, details regarding the proposed changes to the masonry building have not been developed yet.

Demolition of the metal building is proposed. The Commission's requirements for this action were discussed.

On the masonry building, the following actions are being considered and were discussed:

- replacing the two large vehicle doors with composite rollup doors in the same style as the existing front façade door
- replacing the existing mandors in the same style
- replacing the existing wood windows with composite windows in the same style and size
- adding signage in the sign recess above the front windows
- replacing the existing metal roof in kind
- adding skylights
- adding photovoltaic material to the south facing roof

A site visit will be made on Friday, 11/18/11, at 8:30 a.m.

The application is incomplete and no decisions are possible.

Tabled because the application is incomplete – motion by Gill, passed 7-0.

Discussion 26 S. Washington Street Jerry Friedel, Owner, and Mike Wigley, Architect.

This 3rd discussion covered the building that is proposed for the vacant lot at this address. A new option, #3, was discussed at length. Most members felt this new option showed improvement although two remained concerned about the prominence of the big window. Mr. Wigley will continue to try to improve the big window. Based on the input of the Commission, Mr. Friedel will now proceed to develop a formal submission.

Items from the Commission

- Building Code interpretation and trends

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

Respectfully submitted,

Roger A. Bollman, Chairman
Historic District Commission

cc: Zach Smith