

**Easton Historic District Commission  
Easton, Maryland  
September 12, 2011**

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

**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 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 Approval – None.**

**Staff Approval – None.**

**Business:**

**59-2011      319 South St.      Marvel Properties LLC (Lisa Marvel).**

This application covers 5 vinyl windows that were installed without approval. At the meeting, the owner agreed to remove two second floor windows on the front of the building and replace the windows with wood windows similar to the original 6 over 6 configuration. (Ms. Marvel agreed to submit cut sheets for the wood windows to the office for approval by 9/23/11.)

The window frames will also be wood. The other 3 windows that were replaced without approval may remain in place.

This approval is consistent with the Guidelines on pg 51, R2; pg 52, R1, and pg 53 NR3.

**Approved as noted above** – Motion by Gill, passed 5-1, Bollman dissenting.

**49-2011 101 E. Dover St (Tidewater Inn) Ward Bucher, Architect and Jon Wilson, Owner.**

This application covers enclosing a recent patio along the west side of the building as shown on Bucher/Borges dated 9/12/11. The patio was installed in 2004 and 2006. This project was approved by the HDC in 2010 (01-2010) but the approval was allowed to lapse. The current application is changed slightly.

The application meets the spirit of the Guidelines on pg 58, R3, and the Secretary of the Interior's Standards 9 & 10.

**Approved as Submitted** – Motion by Beck, passed 5-1, Sener dissenting.

**60-2011 12 N. Washington St William Hall, Owner.**

This application covers replacement of two sections of fence behind the building (enclosed parking lot). At the meeting, the application was revised slightly in that a slightly different style wood fence was chosen (shown on attached photo dated 9/12/11). The fence will be no more than 8' tall.

The application meets the spirit of the Guidelines on pg 32, R3 & R4.

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

**61-2011 123 S. Aurora St John Dodson, Owner.**

This application covers extensive renovation to this property. Of the six items on the application, only one can be acted upon at this meeting (siding) with the others deemed incomplete for lack of details. The complete item involves the removal of the aluminum siding from the building and restoration/repair of the original wood siding. This item is approved and meets the Guidelines on pg44, R4.

The items involving porch decking/posts, privacy fence, windows, front door, and shutters are incomplete and therefore tabled. A site visit will be made on 9/16/11 at 8am.

**Approved** (siding as noted above) – motion by Theeke, passed 6-0.

**Tabled** (porch deck/posts, privacy fence, windows, front door, shutters) – motion by Herrmann, passed 6-0.

**62-2011 318 August St Linton Investments, LLC (Will Gordon).**

This application covers installation of a wood fence along the east, northeast and south sides of the property and a fence enclosure for the hvac unit. At the meeting it was noted that 1"x4" fence pickets would also be acceptable. The fence around the hvac unit will be 2" higher than the unit. This meets the Guidelines on pg 32 and 33, NR5.

At the meeting the application was amended to include diagonal wood lattice under the front porch. The lattice will be framed with 1"x4" pressure treated wood and painted. This meets the Guidelines on pg 58, R3.

**Approved as noted above** – motion by Herrmann, passed 6-0.

**Discussion      214 Goldsborough St.      John Ippolito, Owner.**

This discussion covers a dispute Mr. Ippolito is having with the Town of Easton Code Enforcement Department. At the meeting he distributed and went over a booklet he had assembled entitled "Permit Issues" and dated HDC 110912. Copies of this booklet are on file. He also displayed a far larger booklet that he has assembled for Council President John Ford.

In application 09-2011, the HDC approved the replacement of the porch railing and porch steps/railing based on photographic evidence presented to us. Mr. Ippolito stated that the Code Department will not recognize this approval and will not acknowledge a "grandfather clause" as applying to historic properties.

The staff should convey this discussion and a copy of the booklet to the Code Department.

**Items from the Commission** – None.

The meeting was adjourned at 7:45 p.m.

Respectfully submitted,

Roger A. Bollman, Chairman  
Historic District Commission

cc: Zach Smith