

Easton Historic District Commission
Easton, Maryland
February 13, 2012

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

Absent: Mark Beck, Janet Gregor.

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 4-0.

Consent Docket Approvals – None.

Staff Approvals - 6-2012 409 S. Aurora St – Re-roof like and same.

Business:

7-2012 109 South Lane Matthew Mason, Owner.

This application covers two options for the building at this address, either demolition or stabilization until the economy permits a viable plan for development of the property. It is the result of a town citation, dated 12/5/11, covering 8 external problems.

Mr. Mason was encouraged to meet with the Codes Dept. to determine their requirements to satisfy the citation. It was noted that 5 items on application have nothing to do with the citation or the Historic District. The use of “tax credits” to reduce the project cost was discussed.

In the event Mr. Mason wishes to pursue demolition the Commission's Procedures will apply. Demolition is covered in Section 13 and Mr. Mason was given a copy of this section. Several parts of Section 13 were pointed out – structural integrity (13.2), economic hardship (13.9), and replacement plans (13.4). It was noted that for a claim of “economic hardship” extensive documentation would be needed from the applicant, including quotes to meet exterior repairs cited in the TOE citation. If an assertion of poor structural integrity is made, this must be attested to by an agreed upon structural engineer. The burden of proof is on the applicant to prove, not just claim, economic hardship or lack of structural integrity. None of this information has been provided and the application is incomplete.

Tabled as noted above – motion by Herrmann, passed 5-0.

Discussion 120 S. Washington St (McCord's) David Smith, prospective buyer

Mr. Smith discussed his possible plans for the property, particularly the boiler house. Here the boiler house (and ground) might be sold to the adjacent property owner for attachment to his house.

Items from the Commission

- Terms of members

The meeting was adjourned at 7:00 pm.

Respectfully submitted,

Roger A. Bollman, Chairman

cc: Zach Smith