

MINUTES

Easton Historic District Commission Easton, Maryland

May 14, 2012

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

Absent: Janet Gregor and Robert Arnouts.

Mr. Herrmann called the meeting to order at 6:00 p.m.

The minutes of the previous meeting were approved as amended.

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 May 14, 2012 meeting was approved (5-0). Motion by Mrs. Gill, seconded by Mr. Sener.

Consent Docket Approvals

- 30-2012 – 210 S. Harrison Street – Re-Roof like and same. Motion by Mrs. Gill, seconded by Mr. Beck and approved 5-0.

Staff Approvals

- 31-2012 – 316 August Street – In-Kind replacement of cedar shake shingles on one side of house. Motion by Mrs. Gill, seconded by Mr. Beck and approved 5-0.
- 33-2012 – 119 N. Locust Lane – In-Kind replacement of cedar shake shingles on one side of house. Motion by Mrs. Gill, seconded by Mr. Beck and approved 5-0.

OLD BUSINESS:

27-2012 119 S. Harrison St. Elizabeth North, Owner.

This application is for removal of two damaged maple trees near the house in the rear yard. Applicant plans to replace the trees with one dogwood and two other native trees. Upon motion of Mrs. Gill, seconded by Mr. Beck the Commission voted 5-0 to approve the request as amended.

NEW BUSINESS:

32-2012 109/111/113 South Street Robert Shannahan, Applicant.

This application is for removal of an elm tree in the rear yard. Mr. Shannahan stated the tree is diseased and decaying and has become a danger. The Commission asked the applicant to replace the dying tree with a shade tree somewhere on site within one year of today's day (May 14, 2012). Upon motion of Mr. Theeke, seconded by Mr. Beck the Commission voted 5-0 to approve the request as amended. Application meets the Guidelines Pg. 31, R4.

29-2012 10 Brookletts Avenue Dan Arnold, Owner.

This application is a request to move an existing garage from 12 Brookletts Avenue to 10 Brookletts Avenue. The Commission advised the applicant should any changes be made to the garage door(s) he will have to return to the Commission for review. Upon motion of Mr. Beck seconded by Mr. Theeke the Commission voted 5-0 to approve the application as submitted.

28-2012 20 N. Park Street Joe Schwaninger, Owner.

This application is to replace three (3) windows due to egress. The Commission asked the applicant to replace the windows with single center "sash" top windows. Upon motion of Mr. Theeke seconded by Mr. Sener the Commission voted 5-0 to approve the application as amended.

34-2012 522 August Street Sharon Williamson, Owner.

Due to the applicant being ill, the application was TABLED until the May 29th meeting. Approved 7-0.

35-2012 134 S. Washington Street Greg Dennis, Owner.

This application is for a new 8x8 shed. The owner has already started construction of the shed. Mr. Dennis explained the building would be constructed of cedar. Upon motion of

Mr. Sener seconded by Mr. Beck the Commission voted 5-0 to approve the application as submitted. The application meets the Guidelines Pg. 34, R4.

Items from the Commission

The Commission discussed the next HDC meeting which falls on Memorial Day (May 28th) Due to the Town Office being closed the meeting will be held on Tuesday, May 29th.

The meeting was adjourned at 7:55 p.m. by motion of Mrs. Gill seconded by Mr. Sener.

Respectfully submitted,

Stacie S. Rice
Historic District Secretary