

# MINUTES

## **Easton Historic District Commission Easton, Maryland**

**May 13, 2013**

**Members Present:** Kurt Herrmann, Chairman, Adam Theeke, Mark Beck, Lena Gill.

**Absent:** Robert Arnouts and George Koste.

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

The minutes of the April 22<sup>nd</sup> 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 April 22, 2013 meeting was approved (5-0).*

**Consent Docket Approvals - None**

**Staff Approvals – None**

### **OLD BUSINESS:**

**21-2013**

**112 S. Locust Street**

**Kirk Bowser, Owner.**

Mr. Bowser was present at the meeting. Due to the disrepair of the home the Commission scheduled a site visit for Friday, May 17<sup>th</sup> at 8:30 a.m. Upon motion of Mr. Theeke, seconded by Mrs. Gill the Commission voted 4-0 to table the application.

**29-2010**

**305 North Street**

**Noah Matten, Owner.**

Mr. Matten would like to construct a new 11' 7" x 10' shed on the rear corner of the property. He is replacing it in-kind. Upon motion of Mrs. Gill, seconded by Mr. Theeke the Commission voted 4-0 to approve the application as submitted and to continue the Certificate of Appropriateness from 2010 which has lapsed.

**87-2012**

**416 Goldsborough Street**

**Peter Johnston, Owner.**

Mr. Johnston is before the Commission for replacement of his two-level high porch. Mr. Johnston stated the second floor porch railing will be wood. Proposed roof would be standing seam. The Commission suggested that the second level floor could be rubber or vinyl membrane as access to this level would be limited. He plans to reuse the ceiling on the first level, which presently is wood tongue-in-grove, if possible. Dimensions/structuring to match existing porch. The Commission had at an earlier time approved two-level structural posts which have a Victorian look but are actually steel posts covered by a decorative layer of vinyl. Mr. Johnston was asked to paint these post in order for them to look more authentic. On the first level, Mr. Johnston will create a new foundation and the floor will be brick with steps to the street possibly indented into the porch floor. The first level will be close enough to the street level that no rail will be necessary. Mr. Johnston is to submit a revised materials list to the Planning Office. Upon motion of Mr. Theeke, seconded by Mr. Beck the Commission voted to approve the new materials and replacement of the porch.

The application meets the Guidelines on Page 58 R1 & 2.

### **NEW BUSINESS:**

The first item of New Business was 12 Glenwood Avenue. Mr. Anderson discussed with the Commission his desire to purchase the property and possibly demolish it. The Commission was not favorable to the demolition and suggested the applicant look into tax credits for restoring the building.

The next item was 120 Port Street. Mrs. Jackson-Amis discussed with the Commission the garage that is on the rear of the site and her desire to demolish it. The Commission at a later date is going to schedule a site visit with Mrs. Jackson-Amis at her convenience.

The next item was 116 S. Harrison Street. Mr. Beck discussed with the Commission the possibility of remodeling the existing building. The Commission was favorable to the concept as proposed by Mr. Beck.

The meeting was adjourned at 7:25 p.m. by motion of Mr. Beck seconded by Mr. Theeke.

Respectfully submitted,

Stacie S. Rice  
Planning Secretary