

MINUTES

Easton Historic District Commission Easton, Maryland

November 10, 2014

Members Present: Kurt Herrmann, Chairman, Adam Theeke, Mark Beck, Kevin Gibson, Robert Arnouts and Bill Wieland.

Members Absent: George Koste.

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

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 November 10, 2014 meeting was approved.

The Commission did not have any minutes to approve.

NEW BUSINESS:

66-2014 211 S. Aurora Street Mark Johnson, Owner.

Mr. Johnson was before the Commission with a request to remove two maple trees in the front yard of subject property. The trees are dying with dead roots evident. One has roots displacing the existing sidewalk. Mr. Johnson provided the Commission with a letter from Bartlett Tree Experts regarding the existing conditions of the trees. The Commission asked the applicant to plant one tree in the spring, unless the Town of Easton is to provide plantings in said area.

Upon motion of Mr. Wieland seconded by Mr. Gibson the Commission voted 6-0 to approve the application as submitted.

67-2014 201 Port Street Trevor Newcomb, Owner.

Mr. Newcomb is before the Commission with a request to demolish the existing residential triplex and the rear shed structure. He stated that the residential structure is in major disrepair and not salvageable. The site was condemned by the Town of Easton in August 2012. The owner at that time took no action on the property. Mr. Newcomb stated that his long term goal is to replace the structure with either a new two to three-family dwelling or with multiple individual residential dwelling units. Mr. Newcomb provided the Commission with architectural renderings showing his overall concept for new construction.

He stated that the shed structure located to the rear of the property has T-111 siding and has not been maintained for a number of years. The structure is failing and its demolition will also aid in the logistical removal of the residential structure to its south. One single family dwelling on the site will remain.

The Commission stated that this property is non-contributing. Due to the site being non-contributing a structural engineers report is not required.

The Commission asked Mr. Newcomb after demolition to stabilize, seed, straw and maintain the vacant lot.

Upon motion of Mr. Wieland seconded by Mr. Beck the Commission voted 6-0 to approve the application as submitted and as noted above.

68-2014 22 East Avenue Christopher Ryan, Owner.

Mr. Ryan was not present at the meeting. The Commission stated that Mr. Ryan is requesting to demolish the existing deteriorated steel structure on the left of the lot. He is proposing to replace the structure with a garden shed or new building. No replacement plans have been submitted. The Commission stated that due to the property being contributing a structural engineers report is required. The Commission stated that the applicant will need to provide replacement plans, and his plans for after demolition (stabilize, straw etc.)

The Town of Easton, Code Enforcement Department provided Mr. Ryan with a letter regarding the existing conditions of the site and the need for improvements. Due to Mr. Ryan not being present and the lack of information to move forward the Commission voted unanimously to TABLE the application.

The meeting was adjourned at 7:00 p.m. by motion of Mr. Herrmann and seconded by Mr. Theeke.

Respectfully submitted,

Stacie S. Rice
Planning Secretary