

Easton Historic District Commission
Easton, Maryland
August 24, 2009

Members Present: Roger Bollman, Kurt Herrmann, Mac Brittingham, John Sener, Lena Gill, Mark Beck,

Absent: Joyce DeLaurentis

Mr. Bollman called the meeting to order at 6:00 PM.

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- *The applicant may withdrawn the application at any time up to when the vote is taken*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 as modified to include old business at 205 Davis Ave 4/50 2009 6-0.

Consent Docket Approvals

56-2009 123 S. Hanson St. in-kind membrane re-roof

Staff Approvals

55-2009 8 Brookletts Ave in-kind asphalt re-roof

Business:

52-2009 111 S. Harrison St. Richard Welsh, Christ Church

This application covers removal of a diseased American Holly from the front of the Christ Church. The application meets the Guidelines on pg 31, the corollary of NR 1 & 2.

R.A. Bollman was excused from this application.

Approved as Submitted – Motion by Herrmann , passed 5-0.

53-2009 330 E. Dover St. Carlos Flores, tenant

This application covers two wall signs for this building, one on the front second storey and one on the east façade second storey. The applicant did not appear. The application was tabled for lack of adequate details.

The applicant is encouraged to familiarize himself with the Guidelines regarding signage on commercial buildings (pg 65 – 72). It was also noted that the historic signage on this buildings is a “hanging sign” for which the pole still exists. Most other signs in the neighborhood are also hanging signs.

Tabled as noted above – Motion by Herrmann, passed 6 – 0.

54-2009 107 S. Hanson St. Adam Mayock, owner

This application covers a front porch re-roof and a side porch ceiling. At the meeting the applicant added requests for a front porch railing and wood fencing around the south and west ends of the rear yard. Sketch information for these additions have been placed in the record. It was noted that the Maryland Historic Trust does hold an easement on this property and would be unlikely to approve a vinyl ceiling for the side porch. On this part of the application, it was agreed that the side porch ceiling will be wood, bead board. All other portions of the amended application are approved as submitted.

The application complies with the Guidelines on pgs 55R2, 58R1, 59NR1, 58R3, and 32R4.

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

Discussion 33 West St. Jay Corvan, architect

This non- binding discussion covers the conversion of a storefront church at this location to church building and complex. Mr. Corvan discussed his concept. It was noted that an

eventual project will include larger dimensioned and detailed drawings plus a streetscape panorama including the proposed building.

4/50 2009 205 Davis Ave. Todd Higgs, owner

This is old business. External muntins have now been added to the recently installed one over one new window so that they now fulfill the Guideline of SDL windows (pg 51).

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

Items from the Commission

- Preservation Maryland has issued a call for proposals for their May 2010 conference to be held in Easton in May. (The Easton 300 Year anniversary could be considered.)

The meeting was adjourned at 7:30 PM

Respectfully submitted,

Cc: Zach Smith

Roger A. Bollman
Chairman