

Easton Historic District Commission
Easton, Maryland
March 23, 2009

Members Present: Roger Bollman, Chairman, Pete Leshner, Kurt Herrmann, John Sener, Lena Gill, and Mac Brittingham.

Absent: Joyce DeLaurentis.

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

The minutes of the previous meeting were approved as written.

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. 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 revised agenda for the evening was accepted 6-0.

Consent Docket Approvals

None

Business:

3-2009 206/208 August St. Jeffery Malyan, contractor

This is the 3rd hearing of this application in addition to a site visit made on 3/3/09. It covers replacing windows and doors at the property and had previously been tabled.

The site visit revealed the condition of the doors and windows and the findings have been entered into the record.

Doors – Wood replacement doors are approved. The front doors will be 4 panel exterior doors, properly hung. The rear doors will be ½ glazed (one lite) over two panel exterior doors, properly hung. The applicant had no cut sheet on the products to be used. It is understood that the approval will not be effective until these are supplied and approved. This complies with the Guidelines on p48, R2.

Windows – The deteriorated condition of the windows is noted in the site visit report. Anderson Woodwright Series vinyl clad wood windows in a 2 over 2 light pattern are approved. This complies with the Guidelines on p 51, R2.

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

Windows, approved as noted above – Motion by Leshner, passé 4-2, Sener and Bollman dissenting.

8-2009 102 E. Dover St. Andy Smith (O.N. Andrews)

This is the 2nd hearing on this application. The applicant renewed his request to use high end fibre glass shutters (Atlantic) on this historic building. He cited a cost advantage of the proposed shutters over wood replacement shutters and noted Atlantic fibre glass shutters have been approved in other prominent historic districts. A detailed evaluation of the existing shutters was not furnished.

A site visit was scheduled for 8:30 am on Friday, 3/27.

The application is tabled because it does not adequately describe the condition of the existing shutters.

Tabled because the application is incomplete – Motion by Sener, passed 6-0.

10-2009 134 N. Washington St. Harriet Moore, tenant, Good Will Regional Manager

This application seeks approval for two storage sheds behind the building and abutting the town parking lot. The sheds are already in place and are steel ocean shipping containers, not normal outbuildings found in a historic district.

It was agreed that the sheds could remain if they can be properly screened, enclosed or sided to enhance their compatibility with the streetscape and surrounding buildings. The applicant will explore these avenues and return for approval when an avenue has been established and developed. The current application is incomplete.

Tabled because the application is incomplete – Motion by Brittingham, passed 6-0.

11-2009 211 S. Harrison St. Ian Ferrier, owner; Celeste Pyper, Aqua Pools

This application covers the installation of a 22' diameter, inground pool in the rear yard behind existing fences.

The installation is compatible with the Guidelines on p34, R3 and is approved as submitted.

Approved as Submitted – Motion by Leshner, passed 6-0.

12-2009 124 S. Aurora St. Gary Marquardt, Hugo Ruesgas, Oxford Greens

This application covers a movable, 36" high, wood, gothic style fence that will enclose the outdoor dining area and plant area at this business.

The proposal is compatible with the Guidelines on p32, R2 & 4 and is approved as submitted.

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

13-2009 330 E. Dover St. Michael Brummell, Jr.

This application covers a new face for the existing sign. The applicant did not appear. The application is incomplete as much information is missing and no action is possible. Accordingly, it is tabled.

Tabled because the application is incomplete – Motion by Herrmann, passed 6-0.

Discussion 110 Talbot St. A.E. Walbridge, contractor

This item was a last minute addition to the agenda. Mr. Walbridge was represented by Nick Cappella of Christine Dayton, Architects. A parking pad behind the house at this address is requested as an addendum to the approval of application 43-2008 in June 2008. The need for the pad has arisen since construction of the addition on the rear of the building has begun.

Mr. Cappella presented the location of the pad and its composition (crushed blue stone). Information regarding containment, if any, of the stone was not given. No action on this request is possible until the Commission members can visit the site and public notification is given. Mr. Cappella will formally ask that this request be added to the next agenda.

Items from the Commission

- There are still opening for the “Camp” on best practices put on by the National Alliance of Preservation Commissions in Cambridge on 4/25.
- Mr. Sener reported that the valence at the Shell Station is lighted in violation of its agreement with the Commission.

The meeting was adjourned at 7:30 p.m.

Respectfully submitted,

Roger A. Bollman
Chairman

cc: Zach Smith