

Easton Historic District Commission
Easton, Maryland
October 26, 2009

Members Present: Roger Bollman, Chairman, Kurt Herrmann, Mac Brittingham, John Sener, Mark Beck, Joyce DeLaurentis, and Lena Gill.

Absent:

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

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 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, as amended, for the evening was accepted.

Consent Docket Approvals

None

Staff Approvals

None

Business:

57-2009 205 S. Hanson St. Christine Dayton, Architect.

This application covers replacement of sliding glass doors on the enclosed porch on the SW corner of the house and a new chimney off the porch. Ms. Dayton was accompanied by Daniel Arnold, contractor and Mr. & Mrs. Parkinson, owners.

All modifications are shown on Dayton drawing A1, dated 8 Oct. 2009 (This drawing is to be edited for the file and will include dimensions on the chimney and a new post on the west façade. Sliding glass door cut sheets from Warren's Woodworks are attached to the application. The applicant is undecided about the need for awnings after the installization. Posts and trim will be wood.

The application meets the Guidelines on pg 48 R2 and 73 NR 3 (correlary).

Approved as submitted – Motion by DeLaurentis, passed 7-0.

50-2004 113 Talbot St. Brendan O'Neal, Builder/Owner.

This is an amendment to the original approval for the new house at this address. Shutters were approved for the south façade on the building. The builder/owner has now decided that the building looks better without the shutters and requests approval to delete them.

The HDC agrees and notes that this new house is in the federalist style (which often did not have shutters) and that shutters may have the effect of cluttering the front façade.

Approved as Submitted – Motion by DeLaurentis, passed 7-0.

69-2009 4 Brookletts Ave. Daniel Arnold, Contractor.

This application covers the various items major repairs (all wood). These are:

- Replacement of 4 rotten column bases
- Replacement of the rotten sill on the front porch
- Installization of some new porch decking
- Repair of 3 handrails
- Installization of a repaired rear step railing

The project also envisions restoring the 25 ¼" wooden front porch step handrail at this height or greater (if required by Code).

The application meets the Guidelines on pg 58 R1-3.

Approved as Submitted – Motion by Herrmann, passed 7-0.

70-2009 408 August St. Kurt Herrmann, Contractor.

Kurt Herrmann recused himself from this application.

The application is for construction of a new attached 6'x6' shed and shortening the rear window on the east façade to permit the construction of a kitchen counter. Details of shed construction are shown on Herrmann drawings dated 10/26/09, the job specs and the site plan dated Apr. 1987. Replacement sashes are shown on the MW cut sheet submitted.

The HDC approved making the replacement window one over one if desired.

The application meets the Guidelines on pg 52 R1, 53 NR1 and 59 NR 3 correlaries).

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

Items from the Commission

- None

The meeting was adjourned at 7:00 p.m.

Respectfully submitted,

Roger A. Bollman
Chairman

cc: Zach Smith