

**Easton Historic District Commission
Easton, Maryland
December 27, 2010**

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

Absent: Lena Gill, Joyce DeLaurentis.

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 for the evening was accepted 5-0.

Consent Docket Approvals

None

Staff Approvals

None

Business:

87-2010 310 South St. Susan Devlin, Habitat for Humanity.

This is the 2nd hearing of this application. It covers the demolition of the building at this address and eventual (approximately 3 years) replacement.

At the 12/13/10 hearing the HDC cited its findings and reasons why the application could be approved once the requirements of the Procedures had been fulfilled. These requirements have now been fulfilled. The demolition is approved under Section 701 E 2 d ii c of the Zoning Ordinance. The concept replacement sketch is acceptable for now; however, what is eventually built must be sympathetic to the neighborhood.

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

86-2010 128 West St. James Forrester, Mt. Pisgah Church.

This application covers demolition of two sheds on the property. It has been prompted by a Code Enforcement citation #10-646. The application is incomplete. Since the historic value of the outbuildings (sheds) is unknown, the HDC will solicit advice from the Maryland Historic Trust before acting on this application. In the mean time, the staff will advise the applicant of the requirements of the Procedures regarding demolitions. Once the findings of the Maryland Historic Trust are known and the requirements of the Procedures have been met, another hearing will be scheduled. The applicant is in agreement with this course of action.

Tabled – Motion by Sener, passed 5-0.

89-2010 39 E. Dover St. Bevia Patrick, Tenant.

This application covers a hanging sign (installed without approval) at this location. The applicant did not appear. The application is incomplete.

Tabled – Motion by Brittingham, passed 5-0.

90-2010 23 N. Harrison St. Tim Junkin, Midshore Riverkeeper Conservancy.

This application covers a double sided hanging sign at this location. It will use the existing bracket and be the same size as the existing sign. At the meeting a revised sign shape and text was submitted (suspension & size will remain the same). Material will be synthetic with cut vinyl lettering.

The application is consistent with the Guidelines on pg 68 R1, R2. and is approved as revised.

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

The applicant brought a metal sign, measuring approximately 6”x 30”, from their previous location (Choptank Riverkeeper) and requested approval to install it and an identical sign for the Miles/Wye Riverkeeper on the face of the building. It was agreed that these signs will be centered over the front window, about one foot above the window, one sign over the other, with fastenings into the mortar. (See marked up photo) This addendum to the application meets the Guidelines on pg 67 R1 & R2 and is approved.

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

91-2010 214 S. Hanson St. Peter Griffin, Owner.

Mr. Griffin presented and discussed plans for an addition on the rear of the house. Plan-AHead sketches A-1,E-1,E-2,A-0, E-0A, E-0B, dated 11/30/10, were submitted and explained.

The application is consistent with the Guideline spirit expressed on pg 81 and is approved.

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

Items from the Commission

- A “windows” workshop will be held on Wed., January 19 at 12:30 in the Council chambers.

The meeting was adjourned at 8:00 p.m.

Respectfully submitted,

Roger A. Bollman, Chairman
Historic District Commission

cc: Zach Smith
Don Richardson