

Easton Historic District Commission
Easton, Maryland
March 22, 2010

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

Absent: Mark Beck.

Mr. Bollman 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.

The agenda for the evening was accepted.

Staff Approvals:

- none

Consent Docket Items:

- 11-2010 121 S. Locust St – reroof like and same; A 6-0.

9-2010 21 S. Harrison St. Brandon Hesson, Project Manager.

This application has been revised to cover two new wall signs and sandwich board sign. Each sign was discussed as follows:

Front Sign – shown on sketches A & B, dated 3/22/10

- the text of the sign will read only “Benson & Mangold Real Estate” on two lines
- the sign will be centered on the two upper, northernmost windows
- the height will be 32”
- the width will be 87” and be centered on the two northernmost 2nd story windows.

Side Sign – shown on sketches C & D, dated 3/22/10

- the missing shutter on the first floor window will be re-installed
- the sign text will be “Eastern Shore Vacation Rentals” on two lines plus the logo
- the height will be 32”
- the length will be 96”
- the text font and size does not have to be the same as the front sign
- the east edge of the sign will line up with the eastern 2nd floor shutter

Sandwich Board sign

- shown on sketch E

This signage now conforms to the Guidelines noted on pg 67 R2 and 72 R1.

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

7-2010 121 S. Hanson St. Adam Theeke, Contractor.

This building dates from 1799. This is an amendment to a previously approved application.

Siding – An alternate material was proposed (Hardiplank). This was ***not*** approved. It was agreed that the original approval will stand (repair and preserve the original lap siding, patch only as necessary).

Windows – Repair 13 windows (6 east façade and 7 south façade) as noted in the application.

The application meets the Guidelines on pg 44 R1 & R2 and 51 R1.

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

19-2009 212 Brookletts Ave. Adam Theeke, Contractor.

This application covers replacing a metal panel roof on the 2nd floor rear porch with a new standing seam roof by MetFab (7/8” – 1” rib height, 14” rib spacing).

The application meets the Guidelines on pg 55 R3.

Approved as Submitted – Motion by Gill, approved 6-0.

12-2010 31 N. Harrison St. Mark Kottwitz, Sign Contractor.

This application covers 2 signboard signs and one hanging sign. They are shown on the attachments to the application.

The application meets the Guidelines on pg 66 R1 and 68 R1.

Approved as Submitted – Motion by Sener, passed 5-1, Bollman dissenting.

13-2010 114 Talbot Lane Julie Gentile, Owner.

This application covers complete replacement of a front window because broken window panes cannot be placed in this style of window. The replacement has already been made and is a close match to the one it replaced.

The application meets the Guidelines on pg 51 R2.

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

14-2010 205 S. Hanson St. Daniel Arnold, Contractor.

The application covers the replacement of a damaged full view aluminum storm door with a new full view aluminum storm door.

The application meets the Guidelines on pg 48 R2.

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

Other Business

- none

Roger Bollman, Chairman

Historic District Commission

cc: Zach Smith