

Easton Historic District Commission
Easton, Maryland
September 27, 2010

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

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- *The applicant may withdrawn the application at any time up to when the vote is taken*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 revised agenda for the evening was accepted 7-0.

Consent Docket Approvals

None

Staff Approvals

None

Business:

44-2010 24 N. Aurora St. H.L. Hosford, Jr., Owner.

This application covers the applicant's proposed shutter replacement plan that was required of him as a result of a Town of Easton "Order to Restore". At the first hearing of this application on 7/12/10, numerous items regarding the history behind this application were read into the record.

This record is further enhanced by adding the 7/12/10 minutes and the Town of Easton letter to Mr. Hosford dated 7/21/10. This latter refers to the Zoning Ordinance, section 701 G. At the 7/12/10 hearing, the sections of the Guidelines that could apply were noted (52 R2, by implication 51R1 & R2 and 73 R1 & R2, and pg 15 SoI #2).

At this meeting Mr. Hosford showed the HDC samples of shutter parts he had found and others with repair areas/defective areas. It may be possible to salvage some existing old shutters but most will likely be new. To this end, Mr. Hosford distributed a cut sheet for “Kestrel” 1 7/8” wood, full louvered shutters that will replicate the originals and that he intends to purchase when new shutters are required. Mr. Hosford will determine if he can salvage any original shutters.

Mr. Hosford had submitted a shutter restoration plan dated 9/13/10. It was slightly in error and incomplete. At this hearing, by mutual consent, the plan was amended and agreed upon by Mr. Hosford and the HDC. It is clearly understood that new shutters will be based on and similar to the original shutters (see the 9/13/10 Hosford plan).

To facilitate the discussion and agreement, the HDC prepared a photo handout, including the 2004 Survey photos, so that the members and Mr. Hosford could coordinate the discussion of each façade. The 9/13/10 plan was amended as follows:

- West façade – Shutters will be restored on all 7 windows (4 1st, 3 2nd).
- South (garden) façade – Shutters will be restored on all 8 windows (3 1st, 3 2nd, 2 3rd).
- East Façade – Shutters will be restored on 3 1st floor windows (as shown in the 2004 Survey photo).
- North façade – Shutters will be restored on 13 ½ window openings (5 ½ 1st, 6 2nd, 2 3rd).
 - The easternmost 1st floor window opening is currently boarded up.
 - The small window in the center of the 1st floor gets a single shutter.

A total of 31 ½ shutter pairs will be restored.

The applicant has requested and the HDC has agreed to a 17 week period for the restoration to be completed (beginning Tuesday 9/28/10 and ending 1/25/11). If an extension to the 17 week timeframe is necessary, Mr. Hosford will furnish proof of purchase and delivery of the shutters to the Commission.

This application now complies with the Guidelines on pg 52 R2.

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

Subsequent to the above motion, the applicant found circa 1979 photographic evidence (“The Red Book”) that the four small windows in the 3rd floor main block gables did not have shutters. Accordingly, the approval was amended to delete these four 3rd floor gable windows. A total of 27 ½ pairs of shutters will now be restored.

Approved as noted above – Motion by Gill, passed 7-0.

66-2009 312 Winton Ave. Cathy Fisher, Owner.

This application covers replacement of 9 windows. Ms. Fisher was represented by Robert Stanley.

After discussion of the site visit and the condition of the windows, Mr. Stanley asked that the application be tabled.

Tabled at the applicant's request – Motion by Sener, passed 7-0.

66-2010 420 August St. Kathleen Witte, Owner.

This application covers a new wood privacy fence along the east side and rear of the property. At the hearing, it was clarified that the old fence will be removed except for the section facing August St and the first 10' side.

The application meets the Guidelines on pg 32 R3 & R4.

Approved as noted above – Motion by Gill, passed 7-0.

67-2010 107 Goldsborough St. Carla Howell, Owner.

This application covers a new hanging sign at this address. The sign will be an addition to the existing sign. At the hearing, the application was amended to include a second (sandwich board) sign, the details of which were furnished.

The application meets the Guidelines on Pg 67 R2 and pg 72 R1-4.

Approved as noted above – Motion by DeLaurentis, passed 6-0, Beck recused.

68-2010 309 S. Hanson St Mignonne LaChappelle, Owner.

This application covers a new deck on the rear of the building. Ms. LaChapelle was accompanied by Jeff Fellows, contractor, who explained the project.

The application meets the Guidelines on pg 34 R3 & R4.

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

69-2010 220 South St. Joyce DeLaurentis, Owner.

This application covers a sign (B & B) on the building. Ms. DeLaurentis recused herself from the hearing. While this application is for a wall sign, a hanging mounting could also be considered.

The application meets the Guidelines on pg 68 R2.

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

Items from the Commission

None

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

Respectfully submitted,

Roger A. Bollman, Chairman
Historic District Commission

cc: Zach Smith