

**Easton Historic District Commission**  
**Easton, Maryland**  
**January 24, 2011**

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

**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- *The applicant may withdrawn the application at any time up to when the vote is taken*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:**

**3-2011      318 August St.      Kevin Craig, Contractor.**

This application covers a removing a window, relocating a door in the south façade, shortening a window in the east side façade in the rear addition. The application will be treated as two independent parts.

- a. **south façade changes** – The door opening will be relocated to the present window opening and the former door opening closed up. Shingles of the same type as existing will be used for the siding patch. It was noted that all windows in the building are recently installed (never approved) vinyl windows and the door is not original. This extension to the building was likely done in the 40s according to Mr. Craig. The Commission felt that, while this portion of the application is not in conformance to the Guidelines, the visual integrity of the building and the streetscape was not jeopardized by this change.
- a. **Approved as Submitted** – Motion by Gill, passed 6-1, Sener dissenting.
- b. **East façade window shortening** – The existing window in question is a full size window in the rear addition. This window matches the others in the façade. The application was to reduce it to an essentially square shape, very unlike all other window shapes (see application, photos). The Commission felt that the rhythm of the all the windows in the façade would be disrupted by this change. Further, it would reduce the integrity of the streetscape. A motion was made to approve this portion of the application as submitted. It failed 3 to 4 (dissenting Bollman, DeLaurentis, Herrmann, Sener) and it is therefore denied.
- a. **Denied**

**2-2011      215 Talbot St.      Joyce DeLaurentis, Owner.**

This application covers a parking area at the rear of the property and a path to 220 South Street. It is consistent with the Guidelines on pg 26, R 3 & 4.

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

**Discussion      13 N. Hanson St.      Barclay Upchurch, Owner.**

The discussion covered signage that Mr. Upchurch is considering. The Commission suggested changing the Directory sign he was considering. No decisions were made.

**Items from the Commission**

- A replacement windows workshop was held on Wednesday, 1/19, at 12:30. It was open to the public. Some of the proceedings were reviewed.
- The housing initiative for four eastside test blocks was discussed.
- There will be no quorum on 2/14.

The meeting was adjourned at 8:30 p.m.

Respectfully submitted,

Roger A. Bollman, Chairman  
Historic District Commission

cc: Zach Smith.  
Don Richardson.