

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

Members Present: Roger Bollman, Chairman, Adam Theeke, John Sener, Kurt Herrmann, Janet Gregor, Mark Beck, 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 for the evening was accepted 6-0.

Consent Docket Approvals

- 66-2011 – 119 S. West St. – Re-Roof like and same.
- 70-2011 – 28 S. Harrison St. – Re-Roof like and same.
- 73-2011 – 124 N. Harrison St. – Re-Roof like and same.

Staff Approvals

- 69-2011 – 117 S. Hanson St. – In-kind porch repair.

Business:

62-2011 318 August St Will Gordon, Owner.

This application covers the replacement of two second floor windows to meet the fire code. The existing windows are not original and were recently installed.

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

71-2011 319 E. Dover St. Steve Hershey, Owner.

This application covers installing black metal handrails on the front steps as a result of Code interpretation. The railings are consistent with the building and the neighborhood.

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

72-2011 203 S. Hanson St. Daniel Arnold, Contractor.

This application covers replacing a single vinyl window in the mud room with a double vinyl window. It is consistent with the Guidelines on pg 51 R3.

Approved as Submitted – Motion by Sener, passed 6-0, Bollman recused.

Discussion 404 South St. Tom Lewis, Contractor.

This discussion covered the following items at this address: porch renovations, windows/doors, chimney, landscaping. It was noted that further discussion would be best served by a site visit. Accordingly, it was scheduled for Friday, 10/28, at 8:30.

Discussion 26 S. Washington St. Jerry Friedel, Owner, Mike Wigley, Architect.

This 2nd discussion covered the building that is proposed for the vacant lot at this address. The replacement plans from 2000 were shown (over 14,000 sf). A virtual model of two building concepts was shown and discussed. Concept #2 was preferred by the Commission. Comments were made about the big window and roof shape. Additionally, the requirements of the application checklist and the Guidelines were discussed. The importance of a panoramic photograph of the streetscape with the proposed building superimposed was stressed. Landscaping was discussed. A 3rd discussion will be scheduled for 11/14/11.

Items from the Commission - None

The meeting was adjourned at 7:45 p.m.

Respectfully submitted,

Roger A. Bollman, Chairman
Historic District Commission

cc: Zach Smith.