

Easton Historic District Commission Easton, Maryland February 27, 2012

Members Present: Kurt Herrmann, Adam Theeke, John Sener, Lena Gill, Mark Beck, Janet Gregor **Absent:** Roger Bollman

Mr. Herrmann called the meeting to order at 6:00 PM.

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- *The applicant may withdrawn the application at any time up to when the vote is taken*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 agenda as amended for the evening was accepted 6-0.

Consent Docket Approvals

None

Staff Approvals

None

Business: 09-2012 410 August St. Patrick Rogan, Owner

This application covers the demolition of an existing outbuilding and the construction of a replacement structure.

The demolition of the existing shed was approved. The owner supplied evidence that the existing shed is comprised mainly of contemporary materials. The commission only approved the demolition of the existing structure.

Mr. Rogan will need to return to the commission with more information regarding the construction of the new shed, however the commission felt that the concept was compatible with the principal building on the property.

The application meets the HDC guidelines p.34 R4.

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

12-2012 1 E. Dover St. Dave Valliant and Charles Goebel, owner and contractor

This application covers window restoration and replacement at the above address.

The 4 casement windows on the second floor, east Dover St. side of structure will be restored with modifications to existing function/configuration. The 12 existing double hung windows will be replaced with appropriate Marvin WOOD units, painted. The applicant presented evidence that the existing window sashes were most likely mid20 century fabricated replacements. The request to install a 13th window was withdrawn by the applicant.

The Commission also approved new shutters for the 12 windows on the second and third floor of the corner building. The shutters will be a louvered design, of composite construction, and approximately sized to mimic operable shutters. They would be installed with authentic hinges and “dogs” to further appear operable.

The application meets the HDC guidelines p.51 R1 and R2 **Approved as Amended**-Motion by Gill, passed 6-0

10-2012 9/11/15 Port Street Easton Bank and Trust, Mike Menzies

This application covers the demolition of structures at the above addresses. This was the first of 2 required hearings regarding the proposed demolition. A site visit was scheduled for Friday, 3/2/12 at 8:30 am. Mr. Menzies was informed of the additional requirements to obtain permission to demolish.

Tabled-Motion by Sener, passed 6-0

11-2012 24 West Street Easton Bank and Trust, Mike Menzies

This application covers the demolition of structures at the above address. This was the first of 2 required hearings regarding the proposed demolition. Mr. Menzies was informed of the additional requirements to obtain permission to demolish.

Continued-Motion by Theeke, passed 6-0

Items from the Commission

none

Respectfully submitted,

Kurt Herrmann

Vice Chairman