

## MINUTES

### **Easton Historic District Commission Easton, Maryland**

**June 25, 2012**

**Members Present:** Kurt Herrmann, Chairman, Janet Gregor, Lena Gill, John Sener and Mark Beck.

**Absent:** Adam Theeke and Robert Arnouts.

Mr. Herrmann 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 June 25, 2012 meeting was approved (5-0). Motion by Mrs. Gill, seconded by Mrs. Gregor.

**Consent Docket Approvals - None**

**Staff Approvals - None**

**OLD BUSINESS:**

**19-2012      205 Goldsborough Street                      Lauren Dianich, Agent.**

This application is a revision from the previous application. Mrs. Dianich submitted a revised drawing at the meeting titled "Marks Residence" dated 6/26/12. They are proposing to rebuild the south study wall 2' back from the face of the existing house south wall, the removal of one window on east and north elevation, and removal of ductwork on the north elevation. The existing stair case on the north elevation is to remain unchanged as existing on north elevation. The approval includes the removal of the powder room window on the east elevation and the small laundry room window on the north elevation.

Approved as Noted.

Upon motion of Mr. Beck, seconded by Mrs. Gregor the Commission voted 5-0 to approve the application as amended on above referenced drawing(s).

The application meets the Guidelines on Pages 40 & 81.

**NEW BUSINESS:**

**40-2012      204 N. Washington Street                      Brad Hopkins, Applicant & Steve Leocha, Project Manager.**

This application is for a new one story out building (14 x 24) and two pergolas. Building will be placed on a slab. The existing coffee hut will remain on site. Mrs. Gill was concerned with the copula height and how the proposed building will fit into the overall site. Mr. Sener was concerned with the existing McHale Building and how the addition of the proposed building will alter the site. After much discussion the Commission asked the applicant to submit a rendering that would show how the proposed building will fit into the existing streetscape. Upon motion of Mrs. Gill, seconded by Mr. Beck the Commission voted 5-0 to table the application as the Commission would like to see an overall site plan/rendering that would show how the proposed building will fit into the existing streetscape.

**Items from the Commission**

The meeting was adjourned at 7:10 p.m. by motion of Mrs. Gill seconded by Mr. Herrmann.

Respectfully submitted,

Stacie S. Rice  
Historic District Secretary