

MINUTES

Easton Historic District Commission Easton, Maryland

October 22, 2012

Members Present: Kurt Herrmann, Chairman, Adam Theeke, Vice Chairman, Lena Gill, John Sener, and Robert Arnouts.

Absent: Mark Beck.

Mr. Herrmann called the meeting to order at 6:00 p.m.
The minutes of the October 8th 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 October 22, 2012 meeting was approved as amended (5-0).

Consent Docket Approvals - None

Staff Approvals – None

OLD BUSINESS:

**69-2012 140 S. Washington Street Terry Dietrich, Owner
and Warren Edwards, Contractor.**

The applicant is back before the Commission for a second review. A site visit was held on October 12th. The applicant provided the Commission with a survey of the property.

The building has deteriorated seriously and could present a danger to the public parking on both sides of it. The building has no foundation. The Commission asked the applicant to submit a fence replacement/landscape plan for the property. The new fence discussed for the south side of the property must also be properly detailed.

Upon motion of Mrs. Gill seconded by Mr. Arnouts the Commission voted 5-0 to TABLE the application.

NEW BUSINESS:

72-2012 107 S. Hanson Street Adam Mayock, Owner.

The applicant would like to construct a new shed on his property. The proposed shed would be 8' x 8' and would match color scheme of the house. Proposed shed would be placed on the existing concrete pad.

Upon motion of Mr. Theeke, seconded by Mrs. Gill the Commission voted 5-0 to approve the request as submitted provided the applicant submit a letter from Maryland Historic Trust approving the shed. Maryland Historic Trust has an easement on this property.

The application meets the Guidelines on Page 33 R 2 & 4.

73-2012 18 Glenwood Avenue Wilson Barber Shop, Applicant.

The applicant would like to apply vinyl siding to one side of the house. Mr. Wilson explained the building on the corner of Glenwood was demolished leaving his property exposed. The Commission discouraged vinyl siding as it would degrade the property. The applicant modified the application to replace the shakes in kind on just the one side of the house.

Upon motion of Mr. Theeke, seconded by Mr. Arnouts the Commission voted 5-0 to approve the application as amended.

The application meets the Guidelines on Page 45 R 1.

The next item was Discussion Only for 416 Goldsborough Street.

Mr. Johnston explained the Town of Easton Code Enforcement has sent him a letter stating the front porch needs to be demolished as it is dangerous and a hazard. Mr. Johnston explained due to the economy he cannot afford to replace the front porch at this time. The Commission asked Mr. Johnston to create a replacement plan for the porch. The Commission understands it may be years before the project is completed, but they wanted a plan in place.

Items from Staff

The meeting was adjourned at 7:40 p.m. by motion of Mr. Sener seconded by Mr. Arnouts.

Respectfully submitted,

Stacie S. Rice
Planning Secretary