

**Easton Historic District Commission**  
**Easton, Maryland**  
**January 11, 2010**

**Members Present:** Roger Bollman, Chairman, Kurt Herrmann, Mark Beck Lena Gill, Mac Brittingham, Joyce DeLaurentis (until 6:30)

**Absent:** John Sener.

Mr. Bollman called the meeting to order at 6:00 p.m.

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.*

The agenda for the evening was accepted.

**Staff Approvals:** none

**Consent Docket Items:** none

**79-2009 227 S. Aurora St. Susan Brice, owner; Mike Harkawa, Needwood Const.**

This application covers the demolition of a circa 1910 single car garage and its replacement with a larger two car garage.

A series of revised sketches (Needwood Construction LLC, Brice Garage, 1 through 5 plus two optional dormer sketches, all dated 1/6/10) for the replacement garage were submitted. Although not shown on the sketches, the windows will be M&W, wood, and double hung. The revised replacement garage design, dated Jan. 6, 2010, was approved (including the optional dormer) by the Commission and the demolition of the present

structure can proceed. The placement of the replacement garage on the site is also approved.

The replacement garage complies with the Guidelines on pg 34 R5, 55 R1, and the elements of the Guidelines on new construction.

**Approved as noted above** – Motion by Herrmann, passed 6-0.

**80-2009 14 N. Washington St. Jeff Morton, sign maker**

This application covers a small wall business sign (sample in place) for a new 2<sup>nd</sup> floor financial services business mounted on the front pilaster of the building.

Two letters on this application were entered into the record. The essence of these letters is that no other signage will be requested at this location for the 2<sup>nd</sup> floor uses.

Accordingly, the application is approved as submitted but with the understanding that this approval is for this sign only in this location only and is in no way precedent setting for future replacement or additional signage.

The application complies with the Guidelines on pg 67 R2.

**Approved as noted above** – Motion by Herrmann, passed 5-0.

**84-2009 212 S. Aurora St. Arthur Albright, contractor**

This application covers two new windows in a larger opening on the north façade (rear) of the building and a new small window on the east façade in a new opening.

A revised marked up photo of the exact window locations was submitted and is dated 1/11/10.

At the meeting the following items were clarified:

- Trim details – same as existing window treatment
- Dimensioned location details – now shown on photo dated 1/11/10; exact window locations are shown
- Spacing details for the north façade windows – 6”; also shown on photo dated 1/11/10
- Cut sheets for windows selected – Lowes/Pella catalogue was submitted showing windows will be Pella Series 20; the north façade windows are double hung 1/1 with no grills and will be nearly the same size as the existing bay window size; the east façade window will be 2’ wide x 3’ high, casement style;
- The header height of the new east façade window will match that of the other existing east façade window; the header height of the new windows in the north façade will match the header height of the bay windows.
- The windows will have no grills

The application complies with the Guidelines on pg 52 R1 and 53 NR 1 and is now approved.

**Approved as noted above** – Motion by Gill, passed 5-0.

**85-2009 111 N. Harrison St. Rhonda Robinson, tenant; Kenny Asche, contractor**

This application covers: repair or replacement of two storefront large windows, filling an air conditioner opening with a window, awnings, and signage.

The application has now been revised and new documentation submitted (all dated 1/11/10).

- Front storefront windows – A hand drawn sketch of the proposed two windows was submitted along with samples of window installation jams and wood edge trim. The trim will be painted and applied over the extruded aluminum jams. The glass will be 1” clear, insulated.
- Air conditioner opening – This opening will be blocked (and toothed) in. The entire façade exterior wall will be repainted. A separate sketch, dated 1/11/10, shows this.
- Awnings – The awnings (3) details are noted in the Price’s Yacht Canvas letter and sketches, dated 1/11/10, and the Sunbrella catalogue, dated 1/11/10; the awning style will be “Patio Canopy”.
- Signage – The revised wall sign and its location on the building is now shown the attached sketches, also dated 1/11/10; dimensions, font, letter size, color, etc are shown.
- Sandwich board sign – A sketch, dated 1/11/10, describing this sign was submitted and discussed.

The application now complies with the elements of the Guidelines.

**Approved as noted above** – Motion by Brittingham, passed 5-0.

#### **Other Business**

- Roger.Bollman was re-elected Chairman; Kurt Herrmann was elected Vice Chairman.

Respectfully submitted,

Roger A. Bollman, Chairman

cc: Zach Smith