

**Easton Historic District Commission**  
**Easton, Maryland**  
**July 12, 2010**

**Members Present:** Roger Bollman, Chairman, Kurt Herrmann, Mac Brittingham, Joyce DeLaurentis, Lena Gill, and Mark Beck.

**Absent:** John Sener.

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 5-0.

**Consent Docket Approvals**

None

**Staff Approvals**

42-2010 305 S. Hanson Street – Re-Roof like and same.

**Business:**

**42-2010 204 Brookletts Ave. Talbot Bone, Owner.**

The applicant did not appear for the meeting.

The application remains tabled.

**Discussion Only Affordable Housing Coalition of Talbot County Barbara Heatly.**

Ms. Heatly and Ms. Garey gave a presentation on this program. A copy has been placed in the file.

**44-2010 24 N. Aurora St. H.L. Hosford, Owner.**

The applicant requested approval to: "I don't wish to replace the shutters at this time. Perhaps in the future when the economy for residential construction is more favorable I will approach the Commission seeking permission to install shutters". After discussion, Mr. Hosford asked for additional time to formulate a replacement plan.

The following items were entered into the record:

1. The main building at this address is referred to as Foxley Hall and is one of the most significant in Easton.
2. It was built in 1794.
3. It is #T-30 on the Maryland Inventory of Historic Properties and described in Christopher Week's book "Where Land and Waters Intertwine".
4. In the 1980 survey for the Easton National Historic District, the building is listed as an "A", the highest level of significance.
5. The building was restored between 1985 and 1998 by John and Annette White for which they received a Historic Preservation award in 1998.
6. H.L. Hosford bought the property on 9/16/04.
7. Mr. Hosford began a major re-pointing of the building without HDC approval in October 2004. This was brought to his attention and he came to the Commission for a retroactive approval (see minutes of 11/8/04). Part of this approval was "No other changes to external features are anticipated at this time".
8. On 6/27/05, the HDC sent Mr. Hosford a letter asking him to confirm replacement of the shutters (and barn plans). (no response).
9. On 11/27/06, the HDC again sent Mr. Hosford a letter asking him to confirm replacement (and barn plans). (no response).
10. On 2/1/07, the town issued a Historic District Notice to Mr. Hosford relative to shutter replacement (and barn plans).
11. On 2/13/07, Mr. Hosford sent the Planning & Zoning Office a letter responding to this notice and citing an open ended intention: "It is my plan to replace all shutters -----". Comments on the barn were also given.
12. On 3/5/07, the HDC sent Mr. Hosford a letter responding to his letter of 2/13/07 and citing: "It has been 26 months since the shutters were removed and we have sent you letters on 6/27/05 and 11/27/06 on this important issue. We believe that it is reasonable that the shutters be in-place by the end of July 2007 (6 months from your letter of 2/13/07)". (no response)
13. At the meeting of 7/23/07, Mr. Hosford appeared before the Commission for a fence request (approved). At the conclusion, of the fence request, the shutters (and the barn) were discussed. The minutes list the following statement: "At the Chairman's recommendation, Mr. Hosford agreed to submit an application, within one month, to the HDC to leave the shutters off for an additional period of time, a year to a year and a half." (see minutes of 7/23/07) (not done)
14. On 9/17/07, the town issued another Historic District Notice to Mr. Hosford relative to shutter replacement (and barn work).
15. On 9/27/07, Mr. Hosford responded to the notice.
16. On 10/30/07, the HDC responded to Mr. Hosford's letter of 9/27/07 and stated "I have attached a copy of the minutes from the 7/23/07 meeting. They are quite clear as to what is expected of you as a result of the meeting. I have highlighted and underlined what was asked of you." (no response or action)

17. On 10/13/08, Mr. Hosford received Consent Docket approval to make “inkind repairs to the rear porch”.
18. On 3/8/10, the Town sent Mr. Hosford a letter giving him notice of an “Order to Restore” regarding: a) the second floor rear balcony, b) shutter replacement, and c) exterior trim painting. The letter cited that a fine in the amount of \$200/day for failure to comply would begin on 7/15/10.
19. On 4/22/10, Mr. Hosford notified the Planning & Zoning Office that all trim painting has been completed, he was working on the porch, and he would come to the HDC for approval to not install the shutters. (the last not done until this meeting – 7/12/10)

The record is irrefutable; nearly six years have past since the shutters were removed. A specific replacement plan is required. Mr. Hosford agreed that he will propose a replacement plan. He asked for 60 days to do this and agreed that the application would be continued for up until 10/1/10. The replacement plan will include details of shutter material, hardware, and installation time frame. It is assumed that correct size and style are not at issue since adequate photographic documentation exists.

Mr. Hosford was strongly urged to repair and re-use any original shutters he can locate as well as original hardware. Additionally, there was strong feeling the any shutters for the west and north facades must be wood and be properly painted and copper capped on the top.

Mr. Hosford was advised to submit his plan and come before the HDC as soon as possible so that this matter can be resolved. He was also advised that the HDC would act on the application in September 2010 in any event.

**Continued to 10/1/10 – Motion by Herrmann, passed 6-0.**

**45-2010 Railroad Station, Pennsylvania Ave. Shelby Mitchell, Historic Easton, Inc.**

This application covers 3 freestanding, outdoor interpretive signs at the station. No one represented the application but it was complete enough for HDC action. The proposed signage is approved with the understanding that the “painting” noted in the application will be a more durable “powder coating”.

This signage is consistent with the goals of the Zoning Ordinance 701, #4, #5.

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

**46-2010 216 Bay St. George Corey, Owner.**

This application covers major repairs to the building porches and facades. It is approved as submitted but with the understanding that a vertical trim piece will be added to the west and east facades to give demarcation to the original portion of the building and the later addition.

The application is consistent with the Guidelines on Pgs 45 R1, 44 R1, 48 R1, 58 R2, and 58 R1.

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

**47-2010 10 Brookletts Ave. Daniel Arnold, Owner.**

This application covers adding a “Charleston” style door, side panels, and transom to the rear of the wrap around front porch (at the back yard entrance to the porch).

The application is consistent with the Guidelines on pg 59 NR2.

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

**48-2010      205 S. Hanson St.      Daniel Arnold, Contractor.**

This application covers repairs to an existing garage and its conversion to a pool house. The application is modified in that: a.) the architectural shingles will now be black, and b.) the siding will now be naturally weathering white cedar shakes.

The application is consistent with the Guidelines on pgs 55 R3, 34 R1, and 44 R1 & NR2.

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

**50-2010      304 Winton Ave.      Susan Leibman, Owner.**

This application covers a metal fence to be installed at the rear of the property. It was clarified that: a.) a short piece of fence will join the east façade of the house and the neighbor's chain link fence, b.) there will be a man gate located to the west of the house and on the south section, and c.) a double gate on the south section.

The application is consistent with the Guidelines on pg 32 R4.

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

**Items from the Commission**

- The duty of the HDC, as specified in the Comprehensive Plan, to comment on development outside the Historic District but would affect it was discussed.

The meeting was adjourned at 8:00 p.m.

Respectfully submitted,

Roger A. Bollman, Chairman  
Historic District Commission

cc: Zach Smith