

## MINUTES

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

**April 9, 2012**

**Members Present:** Kurt Herrmann, Chairman, Adam Theeke, Vice Chairman, John Sener, Lena Gill, and Janet Gregor.

**Absent:** Mark Beck.

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 was approved as amended (5-0).

**Consent Docket Approvals - None**

**Staff Approvals - None**

## **OLD BUSINESS:**

### **58-2011 210 S. Harrison St. Kitty Bayh, Owner, Christine Dayton/Dominic Cappella, Architects.**

This application covers replacing attic gable end windows and adds a window on the East elevation (rear) and proposed landscape plan.

The change of windows (4 in the attic and one on the east façade) was Approved 5-0.

The landscaping plan prepared by F.A. Hobson (dated 3/20/12) was partially approved. The southwest corner was removed from the application as well as the paving specifications. Approved 5-0. Application meets the Guidelines Page 30 R2, R4 and Page 52, R1.

### **15-2012 12 Brookletts Avenue Cathie Leibl, Owner, Alan Meyers, Architect.**

This application is a revision to renovations to existing house, one story frame addition and new garage. The applicant has revised the drawings per the Commission's comments at their March 26<sup>th</sup> meeting. Ms. Leibl spoke in regards to the existing windows, the modifications to the handi-cap ramp, new garage and proposed siding material. The Commission discussed the existing garage and possibility of re-locating to another part of rear yard or being moved to a neighbor's lot.

The application was **APPROVED AS SUBMITTED** provided the applicant provide specific information about windows and doors which are to be originated (house and garage). Approved 5-0. Application meets the Guidelines Page 34, R4 and Page 51, R1.

## **NEW BUSINESS**

### **16-2012 416 Goldsborough Street**

Due to the applicant being ill, the application was TABLED until the April 23<sup>rd</sup> meeting. Approved 5-0.

### **18-2012 522 August Street Sharon Pritchard Williamson, Owner.**

This application is for removal of a brick chimney. Mrs. Williamson explained the rear chimney is in bad shape and a safety concern. Upon motion of Mrs. Gill, seconded by Mrs. Gregor the Commission voted 2-3 (Herrmann, Theeke and Sener against) to allow removal of the rear chimney as the house still has a central chimney. The motion failed. Therefore, the applicant will have to re-build the chimney as removal would affect the architectural character of the house.

### **24-2012 126 S. Aurora Street Randall Walbridge, Owner.**

This application is for replacement windows at the existing house. Mr. Walbridge explained the house is in need of significant repairs. The Town of Easton Building Inspection Department requires that all windows meet the egress code.

The Commission approved vinyl casement windows with size dictated by the Town of Easton Building Code, removal of one exterior front porch door and replace with existing window being removed, and removal of one exterior door and two windows on the east (rear) wall of structure. Approved 5-0. Application meets the Guidelines Page 52, R1 and Page 51, R3.

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

This application is for renovations to the South, North, East and West elevations as well as minor modifications to existing garage. Mrs. Dianich explained in detail to the Commission the proposed changes to each elevation.

The Commission voted to APPROVE the application with the following modifications.

- 1.) South façade front right window be same size as left front window.
- 2.) North elevation new single door will not have hood
- 3.) East elevation double chimney will be rebuilt
- 4.) Large sky light will be replaced in kind
- 5.) West elevation second floor balcony window will be replaced with identical muttons to window on the right

Approved 5-0. The application meets the Guidelines.

**22-2012 137 N. Harrison Street Lauren Dianich, Architect, Brad Hopkins, Owner.**

This application is for a new 12' x 36' shad pavilion constructed of 4 x 4 posts. No walls are proposed. Mrs. Dianich explained the canvas side panels for bad weather are proposed for two sides only. Mr. Hopkins would prefer to do a metal roof but has needs to get an estimate. The Commission took a straw vote (all five members) were favorable of the proposed project. The Commission voted unanimously to Table the application as additional details need to be provided to the Commission.

**23-2012 33-35 West Street Jay Corvan, Architect.**

This application is for new improvements / renovations for Face to Faith Ministries. The request includes a new sanctuary/assembly area, community room, new office, bathrooms, and meeting room as well as Baptism pool, brick paved garden terrace and new brick wall.

The application was APPROVED AS SUBMITTED. Approved 5-0. The application meets the Guidelines.

**21-2012 307 Brookletts Avenue Adam Theeke, Owner.**

Mr. Theeke recused himself from the meeting to represent his application. The existing fence is different styles; therefore the applicant is proposing to erect a new 6 foot wooden dog eared fence. Applicant is also requesting to re-roof the existing shed like and same materials.

The application was APPROVED AS SUBMITTED. Approved 5-0. The application meets the Guidelines Page 32, R4.

**Items from the Commission** – None.

The meeting was adjourned at 9:30 p.m. b y motion of Mrs. Gill, seconded by Mr. Theeke.

Respectfully submitted,

Stacie S. Rice  
Historic District Secretary