

MINUTES

Easton Historic District Commission Easton, Maryland

March 12, 2012

Members Present: Roger Bollman, Chairman, Kurt Herrmann, Vice Chairman, John Sener, Mark Beck, Lena Gill, Janet Gregor and Adam Theeke.

Absent:

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

The minutes of the previous meeting were approved as amended.

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- *The applicant may withdrawn the application at any time up to when the vote is taken*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 7-0.

Consent Docket Approvals - None

Staff Approvals - None

OLD BUSINESS:

9-2012 410 August St. Patrick Rogan, Owner.

The applicant was before the Commission at their meeting of February 27, 2012 and has returned with additional information for demolition and reconstruction of a new shed. The roof pitch has been modified; windows will be wood double-hung. Applicant presented cut sheets and elevations. All surfaces will be wood. Mr. Herrmann made a motion to approve the request as submitted.

This application meets the Guidelines P.34 R5.

Approved as Submitted – Motion by Herrmann, passed 7-0.

11-2012 24 West Street Chris Kostomski, Easton Bank & Trust.

The Commission noted this was the second review for demolition of the existing structure. The applicant was before the Commission at their meeting of February 27, 2012 and has returned with a landscape plan per direction of the HDC. The applicant intends to keep the existing 42" white fence. After demolition the site would be graded, stabilized and landscaped. The Commission prefers a shorter shrub (2' to 3') and asked the applicant to move the willow oak tree in towards the center of the lot and add 3 crape myrtles to the site. This sketch is dated 3/12/12 and is in the file.

The Commission discussed the possibly of turning the vacant lot into a park for the neighborhood.

Mrs. Gill made a motion to approve the demolition based on structural report of the property and the proposed landscaping drawing as modified.

Approved as Noted Above – Motion by Gill, passed 7-0.

58-2011 210 S. Harrison St. Christine Dayton, Representative for Owner.

Mr. Bollman recused himself from this application. Applicant is requesting permission to change the window and door manufacturer from Marvin to Loewen and relocation of crawlspace access to be on the north side in front of the addition behind the fence. Mr. Sener made a motion to approve the modification as presented.

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

NEW BUSINESS:

14-2012 217 N. Locust St. Basil Harrison, Owner.

This application covers removal of a cedar tree at the rear of the property. Tree is approximately 80 feet tall and has become a nuisance and a possible danger. The tree has not been evaluated by a tree specialist. Property is not contributing. Motion by Mr. Herrmann to approve the application as submitted conditioned on a new deciduous tree

being planted on the lot. This application meets the element of the Zoning Ordinance on pg 7-7, item 2.d.

Approved as Noted Above – Motion by Herrmann, passed 7-0.

13-2012 309 Melfield Ave. William Thompson, Owner.

This application covers an extension (3' 10") to an existing garage. The original doors and hardware will be reused. The garage will be used for storage of a boat. The addition will have a shed roof beginning approximately ½ way up the existing roof with pitch change to accommodate the roof (full width of building) and brackets to support. Mr. Herrmann made a motion to approve request as amended.

This meets the Guidelines on pg 34 R1 and pg 81.

Approved as noted above – Motion by Herrmann, passed 7-0.

15-2012 12 Brookletts Ave. Alan Myers on behalf of Owner.

This application covers a one story frame addition to the rear of the house, new wood ramp and steps, replacement/relocation of windows on the sides/rear of house, new siding/trim, and demolition of existing garage.

Due to the structure being contributing the Commission wanted to see more detailed plans and a materials list. After much discussion the Commission determined this is a very significant project and asked the applicant to break down the application into 3 parts.

- *The **first** being the existing modifications being made to the structure. Mr. Myers was urged to carefully rethink his plan to change the window opening and size as these actions are adverse to the Guidelines. He was urged to present options. More detail is needed in any event. 51 R1, 53 NR1, 53 NR3*
- ***Second** it is likely that new synthetic siding and trim would not be approved by the HDC since this is also adverse to the Guidelines. 73 R1, 44 R1, 44 NR1*
- ***Third- The** proposed rear addition appears acceptable but more detail must be provided. Pg 81*
- ***Fourth** - the garage request is totally without detail and cannot be acted up. It may be submitted as a separate application or as a substantive addition to this application*

The HDC also made a suggestion on an alternative design of the handicap ramp. The applicant will consult with homeowner revise drawings and resubmit.

Mr. Herrmann made a motion to TABLE the application as it lacks sufficient detail.

Tabled – Motion by Herrmann, passed 7-0.

Discussion - Brad Rogers of Eastern Shore Land Conservancy briefly discussed with the Commission his efforts in finding a Historic District property that is need of renovation. The Commission was supportive of the Land Conservancy's efforts.

Items from the Commission - None.

The meeting was adjourned at 8:20 p.m. by motion of Mr. Herrmann seconded by Mr. Theeke.

Respectfully submitted,

Stacie S. Rice
Historic District Secretary