

**Easton Historic District Commission**  
**Easton, Maryland**  
**September 26, 2011**

**Members Present:** Roger Bollman, Chairman, Adam Theeke, John Sener, Kurt Herrmann, and Lena Gill

**Absent:** Mark Beck.

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 Approval – None.**

**Staff Approvals – None.**

**Business:**

**61-2011          123 S. Aurora St          John Dodson, Owner.**

This is a resumption of the application to extensive renovations this property. The following actions were taken at this meeting.

- front porch deck, columns, skirting and ceiling – The deck will be 1”x4”, T&G mahogany with the boards running east/west. The columns will be round, wood, 6” tapered with Tuscan capitals and bases (the last may be synthetic).

The columns against the building will be ½ round. The ceiling will be wood, 1”x3”, T&G bead board. The skirting will be square, wood lattice and framed. This meets the Guidelines on pg 58 R3.

- Privacy fence – This was deleted from the application.
- Windows – All building windows will be repaired with the exception of 2 salvaged windows that will be purchased and One Anderson 400 for the kitchen. This meets the Guidelines on pg 51 R1.
- Front door – Mr. Dodson showed a photo of a full view door that he has purchased. This was acceptable to the Commission and complies with the intent of the Guidelines on pg 48 R4.
- Shutters – Mr. Dodson brought a salvaged shutter to the meeting that will be used on all windows. They will be fully operational and comply with the Guidelines on pg 52 R2.

**Approved** (as noted above) – motion by Sener, passed 5-0.

**58-2011          210 S. Harrison St          Christine Dayton, Architect.**

This application covers removal of 3 trees. At the meeting, a 4<sup>th</sup> tree was added to the application. In addition to Ms. Dayton, Mr. & Mrs. Bayh, owners, Ray Pluchek, Albert C. Matthews, Dominic Cappella, Dayton Architects, and Richard Shannahan, Shannahan Well Co., were there. The trees to be removed are shown on the attached plat. The silver maple is to be removed for health problems while the Magnolia, Sweet Gum and Oak are to be removed for the geothermal hvac system. A statement from F.A.Bartlett Tree Expert Co. was offered. This application complies with the intent of the Guidelines on pg 30 R1.

**Approved as noted above** – motion by Theeke, passed 4-0, Bollman recused.

**65-2011          102 E. Dover St.          Stuart Bounds, Midshore Foundation.**

This application covers the removal of a tree that is growing into the building foundation. The application meets the maintenance criteria set forth in section 701 of the Town’s Zoning Ordinance.

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

**64-2011          408 August St.          Kevin Gibson, Owner.**

This application covers construction of a new shed at the rear of the property. The application meets the Guidelines on pg 34 R5 and is approved as submitted. Further, the HDC supports the placement of the shed on the property to preserve the existing rhythm of the auxiliary buildings in the alley scape.

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

**15-2011          20 Thorogood Lane          Chris Bernath, Owner.**

This application covers the removal of an existing rear addition and replacing it with a new addition, skirting around the building, and fence replacement/additions.

- Addition - It was agreed that the old addition could be removed and replaced with the proposed addition. The only change to this part of the application is that a vertical trim piece will be added to the define the original part of the building and from the new addition. It may be pvc, about 1”x4” to match the corner boards. (Guidelines pg 81, compatible addition)

- Skirting – The main building will be skirted in smooth Hardi-Plank. The porch will be skirted in framed square, synthetic lattice that has architectural profile.(Guidelines pg 73, spirit)
- Fence – The existing wood stockade fence will be replaced, like & same, on the southside of the property and duplicated on the east side. (Guidelines pg 38 R1)

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

**66-2011      7A Goldsborough St.      Heidi Clark, Tenant.**

This application covers a wood hanging sign for a new business at this address. The applicant did not appear but the Commission was able to act. It meets the Guidelines on pg 68 R1 and is approved as submitted.

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

**Items from the Commission**

- The Joint Opportunity Initiative was discussed.

The meeting was adjourned at 7:45 p.m.

Respectfully submitted,

Roger A. Bollman, Chairman  
Historic District Commission

cc: Zach Smith