

# MINUTES

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

**February 25, 2013**

**Members Present:** Kurt Herrmann, Chairman, Adam Theeke, Vice Chairman, Mark Beck and Robert Arnouts, Lena Gill and George Koste.

**Absent:**

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

The minutes of the February 11<sup>th</sup> 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 February 25, 2013 meeting was approved (6-0).

**Consent Docket Approvals - None**

**Staff Approvals – None**

## **OLD BUSINESS:**

**05-2013**                      **214 Goldsborough Street**                      **John Ippolito, Owner.**

This is the third meeting for this application. A site visit was held on Friday, February 15<sup>th</sup>. They are proposing to replace sixteen (16) windows on the second and third floors of the house.

The applicant demonstrated on a drawing what windows are to be replaced.

Upon motion of Mr. Beck seconded by Mrs. Gill the Commission voted 5-0 to approve the replacement of sixteen (16) windows on the second and third floors. The Commission found that due to the existing condition of the windows and the fact that the structure is a commercial business (Bed & Breakfast) they found the replacement of the windows appropriate. Applicant is to provide the Historic District with cut sheets on windows specifications and exact dimensions to be redlined.

The application meets the Guidelines.

**01-2013**                      **31 S. Locust Street**                      **Ronnie Newnam, Representative for owner and Doug Collison, Attorney for the owner.**

Applicant Ronnie Newnam is back before the Commission with a request to demolish the existing building. The Commission had a site visit for Friday, February 15<sup>th</sup> to look at the existing condition of the house. Mr. Collison provided the Commission with a number of documents regarding renovations/cost to rebuild. A letter from Benson & Mangold with an estimate of fair market value was also submitted. A required inspection report was also submitted at the meeting. Mr. Collison stated the project is cost prohibitive and there is an economic hardship if the applicant were forced to renovation/repair.

Mr. Arnouts feels the primary structure is salvageable but the additions are not contributing. Mr. Arnouts stated that there needs to be a coordinated effort between the Commission and the appropriate Building Officials to review and discuss what can be done in the future to allow grandfathering of rental units in historic buildings, such as this property, that do not meet modern codes. The rest of the Commission present agreed with Mr. Arnouts that the house is an important part of the neighborhood and allowing the demolition would set precedence and eventually perhaps destroy most of the Historic District called "The Hill".

### **Public Comment**

**Professor Dale Green** – Morgan State University– Stated the importance of saving this structure and its significance in the Town of Easton. He is before the Commission to see that "The Hill" is preserved. He stated he has met with the Mayor and Don Richardson about the significance of the house and creating a small areas plan.

**Tyler Gearhart** – Preservation Maryland – Stressed the need to preserve the house and asked the Commission to not allow the demolition.

**John Sener** – Stated the house has historic significance, should be accessed by a qualified professional of the structural well being and the structure is contributing. He stated the importance of saving the structure.

After much discussion on the subject property Mr. Arnouts made a motion seconded by Mr. Beck to approve selective demolition of the *additions only*. The main structure is to be stabilized and siding applied to sides visible from the street. The motion carried on a vote of 4-1.

*Mr. Koste did not vote as this was his first day on the Commission and this project was "Old Business".*

## **NEW BUSINESS:**

**09-2013                      224 S. Aurora Street                      Bert Bohaker, Owner.**

Mr. Bohaker has replaced/repared the existing porch decking. Mr. Herrmann stated that tongue and groove would have been preferred, but since the work has been completed the Commission asked the applicant to round the edges of the existing floor and paint/stain the decking. Upon motion of Mrs. Gill, seconded by Mr. Arnouts the Commission voted 6-0 to approve the application as modified.

The application meets the Guidelines on Page 58, R 1 and 3.

**10-2013                      212 South Street                      Dennis Skaggs, Owner.**

Mr. Skaggs would like to install a new 8' x 8' pre-fabricated shed in the rear yard. Shed will be board and batten and stained. Upon motion of Mr. Theeke, seconded by Mr. Beck the Commission voted 6-0 to approve the application as submitted.

The application meets the Guidelines on Page 34 R 4.

**11-2013                      304 S. Hanson Street                      Tim Godlee, Owner.**

Mr. Godlee would like to demolish existing outbuilding and construct a new 646 square foot workshop. Proposed workshop would have an "A" frame roof with the trim, siding soffit material & colors to match house as closely as possible. Proposed windows would be double hung. The garage door style will be modified. He is proposing sky light on the left elevation. Upon motion of Mr. Koste, seconded by Mr. Beck the Commission voted 5-1 to approve the request as submitted.

The application meets the Guidelines on Page 34 R 4.

The meeting was adjourned at 8:30 p.m. by motion of Mr. Beck seconded by Mr. Arnouts.

Respectfully submitted,

Stacie S. Rice  
Planning Secretary