

Easton Historic District Commission
Easton, Maryland
April 13, 2009

Members Present: Roger Bollman, Joyce DeLaurentis, Kurt Herrmann, Lena Gill, Mac Brittingham

Absent: Pete Leshner, John Sener

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

The minutes of the previous meeting were approved as written.

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. 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

15-2009 213 Brookletts Ave. – Re-roof like and same

16-2009 412 Dover St. – Replace porch roof & decking like and same

Business:

8-2009 102 E. Dover St. Andy Smith (O.N. Andrews); Robin Hill, Midshore.

This is the 3rd hearing on this application. The applicant renewed his request to replace all missing and existing shutters (23.5 pairs) with high end fiber glass shutters (Atlantic) on this historic building.

The facts in the application are as follows:

- This property at 102 E. Dover St. is known as the Bullitt House. It was built in 1801 and is located at the intersection of Harrison and Dover Streets, likely the most prominent in the Historic District of Easton.
- The architectural history of Talbot County is quoted as “Built by Thomas Bullitt, this elegant, well proportioned home is among the best representatives of Federal-style buildings in Easton----“ (Christopher Weeks, Where Land and Waters Intertwine).
- Remarkably, the building fabric has remained essentially intact for two centuries.
- It is a “contributing” building. Under the old designation classification (letter designations are no longer in use), this building was an “A”; the highest classification meaning that its historic integrity is of the highest importance.
- A site visit was made to this property on 3/27/09 whereupon the absence of shutters or the condition of existing shutters was observed.
 - 13 windows currently have wooden shutters in various states of repair.
 - 12 windows no longer have shutters and we were advised they had been discarded because of their condition.
 - Most hardware for missing shutters was still in place. (The Commission had been told that the missing wooden shutters had fallen off/been removed because of their condition.)
 - No existing wooden shutters had protective caps on the top edge to prolong their life.
 - Examination of existing shutters gave indications of a lack of maintenance. (The Commission expressed concern that a similar phenomenon may be unfolding with other historic fabric.)
 - While the originality of the existing shutters is not apparent, they are obviously quite old and in most cases appropriate treatment for their respective windows.
- It is likely that all of the existing wooden shutters can be repaired. Some shutters will require extensive repairs but this is common practice to save historic fabric.
- William Kirby (former Commission member), a member of the public, spoke strongly against allowing synthetic shutters to be put on this historic building and urged that the application be denied.
- No alternate to the proposal was offered by the applicant.

The application is denied because it violates the Guidelines on pg 52, R2. This Guideline states: “If original shutters are missing or need to be replaced, their design and material should be based on documentary or photographic evidence.” Clearly use of synthetic material violates this. Also, the spirit of the window guidelines on pages 50 -53, of which shutters are a part, clearly speak to repair rather than replacement as the preferred treatment to be undertaken. This application violates this spirit.

Denied – Motion by DeLaurentis, passed 4-0, Brittingham abstaining.

43-2008 110 Talbot St. Dominic Capella, Architect; Ed Simonoff, Owner.

The applicant seeks to amend the project to include:

- A 24’x24’ crushed bluestone parking area
- Extended shed roof over rear landing
- Repair existing brick piers
- Change rear addition windows

The modifications are consistent with the original approval. The parking area is consistent with the Guidelines on pg 26, R3 and R6.

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

14-2009 203 S. Hanson St. Kaye Dutrow, Owner.

This application covers a patio and sidewalk at this address. The owner previously met with the Commission to discuss the concept of the project. It is compatible with the building and surrounding area and meets the Guidelines on pg 31.

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

17-2009 127 Goldsborough St Elizabeth Benitz, Owner.

This application covers a fence to the west of the building. It is incomplete in that no information (for example a cut sheet) has been supplied on the fence design.

Tabled because the application is incomplete – Motion by Gill, passed 5-0.

50-2004 113 Talbot St. Adam Theeke, Contractor.

This is a supplement to the original approved project. It covers a fence along the east, north, and west sides of the property with returns from the fence ends to the front plane of the house. A gate is in the east return.

It was agreed that the applicant will work with the neighboring property owners to the east and west to remove the existing fences before his new fence is erected. The fence along the north side of the property may be erected as proposed. The returns from the south ends of the fence to the building will be 42". The design, material and height of the main body of the fence (and gate) is acceptable as proposed.

The proposal meets Guidelines on pg 32, R4 and the corollary to pg 33, NR 4.

Approved with modifications as noted above – Motion by Herrmann, passed 5-0.

18-2009 5 Earle St. Lauren Dianich, Architect; Kristen Waldrip, Owner.

This application covers major modifications to the house at this address as shown on Atelier 11 drawings S 1.1, R 1.1, R 2.1, R 2.2, HDC 1-4 dated 3/25/09. In summary the drawings show”

- Restructuring and raising the main roof 3’.
- Addition of a bay on the east façade.
- Adding two dormers.
- Extending the pergola
- Enclosing the eastside porch to make a mud room.

The following modifications/clarifications to the proposal were agreed upon:

- A cedar trellis will cover the inactive panel of the sliding door of the mud room.
- Trim details of new or revised windows will be the same as existing.
- The new Exterior Wall Paneling will be applied 5/4” trim on flat panels.
- On HDC 2, the option to “match exterior painted panels” will be deleted.
- The trim around the small square window on the south façade of the west dormer will be reduced so as to decrease its prominence.

- The smaller portion (west) of the triangular window in the south façade of the new east bay will be deleted.

These modifications will be shown on revised drawings to be submitted to the office by 4/22.

This proposal is compatible with the building and the surrounding neighborhood. It meets the spirit of the Guidelines expressed on pg 81.

Approved with modifications as noted above – Motion by Herrmann, passed 5-0.

31-2006 21 S. Aurora St. Lauren Dianich, Architect.

This revision to a lapsed approval was withdrawn. (A discussion was held comparing the revision to the original approval and discussing its features. The applicant will speak to these in a new proposal to be forthcoming in the near future.)

19-2009 212 Brookletts Ave Al Bond, Owner.

This application covers extensive rehabilitations to a historic building. An application for tax credits has been made to the Maryland Historic Trust. Areas needing rehabilitation and the method of rehabilitation have been well documented.

The proposal meets all elements of historic restoration/rehabilitation and the spirit of the Guidelines on pg 39.

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

Items from the Commission

- Revised Administrative Rules of Procedure were adopted 5-0.
- The 2009 Preservation Conference will be held in Baltimore on May 28 & 29.

The meeting was adjourned at 8:30 p.m.

Respectfully submitted,

Roger A. Bollman
Chairman

cc: Zach Smith