

Easton Historic District Commission
Easton, Maryland
October 12, 2009

Members Present: Roger Bollman, Chairman, Kurt Herrmann, Mac Brittingham, John Sener, Mark Beck, Joyce DeLaurentis, and Lena Gill.

Absent:

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.

Consent Docket Approvals

None

Staff Approvals

67-2009 1, 3, 5, 7 Thorogood/205 A&B E. Dover/207 A&B E. Dover

Business:

66-2009 312 Winton Ave. Robert Stanley, Representative of the Owner.

This application covers replacement of 3 front windows. The tabled application was scheduled for this meeting but was withdrawn from the agenda and not rescheduled at the applicant's request. It was again tabled.

Tabled – Motion by DeLaurentis, passed 7-0.

64-2009 218 S. Harrison St. Al Lawings, Owner.

Roger Bollman recused himself from this amended application. The addition covers the replacement of a wood rose arbor at the rear of the property. Here, a substitute material is approved because of the difficulty of using wood which could not be repainted when grown over with roses. The design of the arbor will be as noted in the application cut sheet – general design and dimensions according to the “Jefferson” arbor with side elements of the “Kinzer” arbor. The arbor will be painted the same color as the fence.

The application meets the Guidelines on pg 32 R5.

Approved as noted above – Motion by Beck, passed 5-1, DeLaurentis dissenting, Bollman recused.

68-2009 7-9 S. Harrison St. Linda Haschen, Representative of the Owner, Stan Rehn, Contractor.

This application covers the following items: removal and replacement of the existing vinyl siding on the south façade with “Certainteed” Carolina Beaded style, replacement of the existing vinyl shutters on four 2nd floor windows, addition of four shutters (two windows) to the 2nd floor of the brick section, add foam insulation to area to receive new siding, replace one rusted steel entry door (exact duplication of the removed door), trim 1st floor doors (3) and windows with Azek brick molding, repair brick door thresholds. This is essentially a maintenance project. Use of Azek is appropriate in this case given the amount of existing vinyl on the building. The addition of two pairs of new shutters is appropriate to unify the appearance of the building.

It was also agreed:

- The replacement and new shutters will be sized to fit the window openings (if they could be closed.)
- The shutters will be mounted to simulate working shutters, e.g. they will stand off from the wall and go over the “J” channel at the edge of the siding.
- The new shutters on the brick section will have a color complimentary to the brick and not the same as the replacement shutters.
- The 2nd floor windows to be surrounded by new siding will be trimmed with jamb extensions in accordance with Sketch A (given to Mr. Rehn at the meeting).
- The old air conditioner holes in the siding will be removed and covered by the new siding.

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

It was also noted that the agreement in 34-2006 (4/24/06) regarding relocation of an existing wooden door to the south façade had not been fulfilled. Mrs. Haschen will pursue this matter with the art gallery tenants.

Items from the Commission

- The next meeting will be preceded by a work session at 5 p.m.

The meeting was adjourned at 7:30 pm.

Respectfully submitted,

Roger A. Bollman
Chairman

cc: Zach Smith