

Easton Historic District Commission
Easton, Maryland
July 11, 2011

Members Present: Roger Bollman, Chairman, Adam Theeke, John Sener, Kurt Herrmann

Absent: Joyce DeLaurentis, Lena Gill, 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 4-0.

Consent Docket Approvals

- none

Staff Approvals

- none

Business:

40-2011 119 S. Harrison St. Elizabeth North, Owner

This application covers extensive renovations to the main building at this property. It was built in 1890 and is unchanged except for a rear, north side entrance that was added when the building became a duplex. The building is significant. State tax credits will likely be sought by the owner. The application was tabled at the 6/27/11 meeting.

A site visit was made on 7/8/11 for the purpose of looking at the side door and windows. During this visit, it was also noted that the side porch did not require demolition; rather only the sw corner needed repair and the historic 13/16" fir decking should be preserved to the greatest possible extent. Additionally, the side porch posts were likely original or at least very old and should be preserved.

As previously noted, the application has 10 parts, each of which has the following action:

1. Electric meters, rear façade – These will be removed. **Approved as Submitted**
2. Decorative brackets – Add decorative brackets to the front and side porches. **Approved as Submitted**
3. Side porch – The side porch was found to not require demolition but only repair of the sw corner. It was noted that the distinctive 13/16" fir decking must be preserved to the greatest possible extent. A sketch of the porch step railing and newl post was furnished on 6/27/11 and is included in the file. **Approved as noted**
4. Side porch posts – These will be preserved. Traces of the original brackets are apparent. The porch will no longer be screened. **Approved as noted**
5. New side porch railings – New railings are to be added that are the essentially the same as the front porch railings. However, the applicant wishes to explore several options on the exact size of the railing and how it will attach to the present posts which are now to be preserved. The applicant will return at a later meeting with a sketch of the desired option. **This item is tabled**
6. Doors, front and side – It was agreed that the front door and trim will be repaired, not replaced. During the site visit, it was found that the side door was not original and was, in fact, an inappropriate internal door. Accordingly, it can be replaced by the door submitted in the application or an appropriate salvaged old door. Replacement of the existing wood side door trim was not approved. **Approved as noted**
7. Miscellaneous repairs – **Approved as Submitted**
8. North facade, duplex door and steps – These will be removed and the areas needing patching will be patched with old vinyl siding from the rear façade. The rear facade may be re-sided with new vinyl siding if desired. **Approved as noted**
9. Windows – All existing windows (found to be original) and trim (original) will be repaired, not replaced. **Approved as noted**
10. Shutters – Replace the existing deteriorated shutters with new synthetic shutters. It was clarified that they will be mounted as though they could close (over the trim). Additionally they will be sized to cover the window opening. **Approved as noted**

This application complies with the Guidelines on pgs 48 R1, R4; 51 R1; 58 R1, R3, and 73 R2. **Approved as noted above, items 1 through 4 and 6 through 10; item 5 is tabled** – Motion by Theeke, passed 4-0.

76-2010 215 S. Hanson St. Peter Leshner, Owner.

The application is an addendum to the original approval as a result of the tax credit approval by MHT. The application was approved for architectural asphalt roof shingles on the rear part of the building. As a result of the tax credit review, the applicant is now asking this be changed to 3 tab asphalt shingles.

Approved as noted above – Motion by Sener, passed 4-0.

42-2011 16 S. Aurora St. Atelier 11, Ltd.

This application covers a 42" wood fence along the west and south (partial) sides of the property. It complies with the Guidelines on pg 32 R4.

Approved as Submitted – Motion by Herrmann, passed 4-0.

43-2011 11 S. Aurora St. Atelier 11, Ltd.

This application covers two wall signs on the south wall at this address. The illumination portion of the application was deleted from the application by the applicant. It now complies with the Guidelines on pg 67 R2.

Approved as noted above – Motion by Herrmann, passed 4-0.

46-2011 10 Brookletts Ave. Daniel Arnold, Owner.

This application is for an 8'3" section of iron fence and gate, mounted on wood, 5'4" decorative posts as shown on J.M. Campbell sketch, dated 6/20/11. Wrapping the 4"x4" posts with vinyl sleeves has been dropped by the applicant.

It complies with the Guidelines on pg 32 R2.

Approved as noted above – Motion by Herrmann, passed 4-0.

Discussion 23 E. Dover The Talbot Bank.

Talbot Bank had sent a letter to the Planning & Zoning Department, dated 6/30/11, inquiring about the likelihood of the Historic District Commission approving the demolition of the building at 23 E. Dover St and its replacement with a permanent surface bank employee parking lot. No representative of the bank attended this meeting. Clearly this is a significant old building (Sherri Marsh Johns 2008) and it is an important part of the streetscape in Easton. We believe that, while the west wall is in obvious need of repair, much of the building is sound. A prospective buyer would have to make a very strong case that its condition is so deteriorated that repair is not possible. Use of a potential empty lot as an employee parking lot is inappropriate. The streetscape would certainly be adversely affected by such an employee parking lot as well as the appeal of historic downtown to the public.

Approval of razing the building at 23 E. Dover St. and its replacement by an employee parking lot is not likely. The staff should convey this opinion to Talbot Bank.

Items from the Commission

- none

The meeting was adjourned at 7:15 p.m.

Respectfully submitted,

Roger A. Bollman, Chairman
Historic District Commission

cc: Zach Smith