

**Easton Historic District Commission**  
**Easton, Maryland**  
**March 14, 2011**

**Members Present:** Roger Bollman, Chairman, John Sener, Mark Beck, Kurt Herrmann, and Lena Gill.

**Absent:** Mac Brittingham, and Joyce DeLaurentis.

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 revised agenda for the evening was accepted 5-0.

**Consent Docket Approval**

16-2011      205 Goldsborough Street      Re-roof like & same      Approved 5-0

**Staff Approvals**

None

**Business:**

**19-2011      14 N. Hanson St.      Barclay Upchurch, Owner.**

This application covers two business signs, the larger of which was approved at the previous meeting. This hearing covers the second sign. Mr. Upchurch submitted a detailed revised sketch dated 3/14/11 (on file) of the proposed sign. This sign is compatible with the building and the neighborhood and is consistent with the spirit of the Guidelines.

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

**45-2010      Easton Railroad Station      Shelby Mitchell, Historic Easton.**

This application covers a time extension of a previously approved application.

**Approved as Submitted** – Motion by Beck, passed 4-0, Sener recused.

**80-2010      214 S. Hanson St.      Peter Griffin, Owner.**

This hearing is a continuation of the application from the last meeting. This evening, Mr. Griffin distributed a letter, dated 3/11/11, from Michael Bourne. This letter states that, in his opinion, several changes place the house in a “non-contributing” category. Mr. Bourne is an Architectural Restoration Consultant. His work experience was also distributed (and on file).

The HDC is faced with two issues: 1<sup>st</sup> is whether or not the building retains its “contributing” status that was assigned in 1980; 2<sup>nd</sup> - approve or deny the application as restated last meeting.

**Contributing Status:**

Mr. Griffin has previously stated that the following modifications to the building have been made: vinyl shutters (prior to 2001), vinyl siding (prior to 2001), enclose front wrap around porch (probably after 1980 and before 1999), construction of 2 story, 2 bay front loading garage (2000), rear changes (before 2001), approved rear additions (2011). He has also furnished us with additional photos and a floor plan marked up to show the effect of the changes. He feels these changes have made his property “non-contributing”.

**Window Application:**

Section 701E.2.d (pg 7-7) of the Zoning Ordinance instructs us to “be lenient in its judgement of plans for sites or structures of little historic, archeological, or architectural significance”----. In the case of a non significant property, our main concern would be to see that proposed changes are compatible with the streetscape. In the case of continuing significance, the Guidelines should apply.

**Rational:**

The learnings of the 1/19/11 workshop, the instructions from BOZA, and the advice of counsel lead to the conclusion that the HDC may change the “contributing” status of a property if it is plain that alterations since the time of significance are extreme and irreversible.

1. vinyl shutters – These are cosmetic and easily reversed .
2. vinyl siding – Covering original wood siding with some form of artificial siding on old homes was frequently done but is reversible. There have been at least three examples where this has been done in the Easton HD in the last 10 years.
3. enclosure of wrap around front porch – This change to a historic home is extreme but, surprisingly, reversible. It added 300 sq. ft. to the original house. There has been one

example of a large enclosed front porch being restored and two examples of smaller front porches being restored in the Easton HD in the last 10 years.

4. front loading garage – The HDC is unaware of any similar addition of this magnitude and design to a historic building like this in Easton’s HD. The front façade and address to the building have been greatly altered. The square footage of the original house was likely somewhere around 2600. The square footage of the 2 story garage alone is 1536 or a 59% increase. Its mass challenges that of the original building. A front loading two car garage is not usually associated with a traditional neighborhood that is served by an alley. Additionally, the rear appearance is completely changed. It is not reasonable to presume that this change will ever be reversed.
5. new kitchen and 2<sup>nd</sup> floor bedroom – This may have been added at the time of the garage, equals an additional 490 sq. ft. and completely changes the rear appearance. It is unlikely that this addition will ever be reversed.
6. 2011 addition – Will be 384 sq. ft. and unlikely to be reversed.

The building’s original approximate area of 2600 sq. ft. has been increased by 2410 sq. ft. of irreversible additions. Coupled with 300 sq. ft. of porch enclosure, the character of the original building has been altered to the extent that it is no longer “contributing”.

This being the case, the HDC is instructed by the Zoning Ordinance to treat it leniently. The proposed replacement windows will have no impact the streetscape.

This application is unique and this decision applies only to these specific circumstances.

**Approved as modified** (one over one lights) – Motion by Gill, passed 4-1, Sener dissenting.

**13-2011                    27 S. Harrison St.                    Rebeka Miller, Mabel Williams, Tenants.**

This application covers two business signs at this address. It complies with the Guidelines on pg 67 R1 & R2.

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

**14-2011                    125 S. Hanson St.                    Jim McMartin, Owner.**

This application covers a 20”x 48” skylite to be mounted on the rear roof inline with the back door. It complies with the Guidelines on pg 56 R3.

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

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

This application covers the rehabilitation of the building at this address. The applicant could not be present as a result of his work schedule. Twelve items are included in the application. These are:

1. replace main roof shingles - Approved 3/14
2. replace metal soffit and fascia with Azek
3. replace aluminum siding with vinyl from Georga-Pacific
4. replace porch trim/fascia with Azek
5. replace porch post wrap with Azek
6. replace the front door - Approved 3/14

7. replace the front storm door
8. replace the rear door
9. replace the rear storm door
10. replace the upper rear windows
11. replace the lower rear windows
12. replace the 2nd floor side windows

Additional questions are:

1. front gable window
2. porch railing
3. porch deck

Items #1 and #6 are approved (pg 55 R2, 48 R3); all others are “Tabled”. A site visit will be made on Monday, 3/21, at 8:30am. Decisions will be made on the remaining items and any others that come up.

**Approved, items #1 & #6, Tabled, all others** – Motion by Herrmann, passed 5-0.

**17-2011                      318 August St.                      Kevin Craig, Contractor.**

This application covers restoration of the historic open front porch at this address (which had been previously been enclosed). It complies with the Guidelines on pg 58 R1 & R3.

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

**Discussion                      313 E. Dover St.                      Linda Haschen, Manager.**

This discussion covered air leakage around the historic double doors at this address. It was pointed out that repair is the appropriate treatment here and the discussion revolved around appropriate repairs (astragal, sweep, craftsmen).

**7-2011                      117 N. Locust St.                      Tom Anovick, Owner.**

This is an addendum to this application and covers a 30”x 48” Vlux skylite at this address. It will be located on the west end of the main north roof (as marked on the photo on file). It complies with the Guidelines on pg 56 R3.

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

**Items from the Commission**

- Mac Brittingham has resigned from the Commission due to health issues.

The meeting was adjourned at 8:00 p.m.

Respectfully submitted,

Roger A. Bollman, Chairman  
Historic District Commission

cc: Zach Smith