

**Easton Historic District Commission**  
**Easton, Maryland**  
**May 9, 2011**

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

**Absent:** Adam Theeke

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 modified agenda for the evening was accepted 7-0.

**Consent Docket Approvals**

- 28-2011 312 Winton Ave. – re-roof like and same
- 31-2011 313 S. Aurora St – re-roof like and same

**Staff Approvals**

None

**Business:**

**25-2011    501 August St.                      Susan Griep, Owner.**

The applicant asked that this application be removed from tonight's agenda as a result of her being unable to attend.

**27-2011    416 Goldsborough St.                      Peter Johnston, (Johnston Development Owner).**

This meeting resumes proceeding on this application. The minutes of the previous meeting were reviewed and members discussed their observations at the site visit on 4/29/11. While the general condition of the siding and possible remedial repair procedures on the east, north, and west side were discussed, the treatment of only the single story, south portion of the east façade is now at issue. There was also discussion of the need to revise the "stabilization" of the north porch to permit repair analysis.

**Siding** – The applicant has now amended the application **to only correct the siding on the east façade, single story portion**; all other east, north, west, and south façade siding details will be dealt with at a future meeting. The original siding, shown on the photo dated 9/8/07, was removed and replacement had begun as shown on photos dated 4/24/11 and 4/29/11. The replacement siding was incorrect. The new, incorrectly installed, replacement siding will be removed. New 7 1/2" clear cedar siding with an approximate 5" course reveal that matches the existing coursing of the adjacent coursing on the two story part of the east façade will be installed. This new installation should reference the 9/8/07 photo. The soffit and fascia will be replaced with cypress of the same dimensions (with the addition of aluminum ventilation strips). The gutters (1/2 round) and downspouts will be replaced. This meets the Guidelines on pg 44 R2.

**Porch** – The applicant wishes to stabilize the north porch by putting a cradle under the porch roof and under both decks. This is shown on Johnston Development sketch dated 5/9/11. This will require removing deck material and skirt boards. The Commission approves this stabilization method which will lead to a thorough proposal for the porch restoration. No other action is approved at this time.

For information only, the applicant distributed a structural engineer's report, dated 5/9/11, on the porch.

**Approved as noted above** – Motion by Herrmann, passed 6-0.

**30-2011    204 Brookletts Ave.                      Talbot & Chris Bone, Owners.**

This application covers modifications to an existing carriage house and connecting it to the main house. Concept sketches are shown on Martella drawings A1, A2, A3, and A4. The building is contributing. After discussion of the concept, it was agreed that detailed drawings should be produced. The application was tabled for lack of details.

**Tabled** – Motion by Sener, passed 5-0, Bollman recused.

**Discussion                      Quaker Meeting House                      Mark Beck, Member.**

This was a discussion about increasing the size of the present hanging post sign. The Commission felt the proposal would be appropriate.

**Items from the Commission**

- The Commission endorses the re-survey grant request (6-0).
- The Commission endorses adding a paragraph to the Procedures covering significance (6-0).

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

Respectfully submitted,

Roger A. Bollman, Chairman  
Historic District Commission

cc: Zach Smith