

MINUTES

Easton Historic District Commission Easton, Maryland

December 10, 2012

Members Present: Kurt Herrmann, Chairman, Adam Theeke, Vice Chairman, Lena Gill, John Sener, Mark Beck and Robert Arnouts.

Absent:

Mr. Herrmann called the meeting to order at 6:00 p.m.

The minutes of the November 26th 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 December 10, 2012 meeting was approved (6-0).

Consent Docket Approvals - None

Staff Approvals – None

OLD BUSINESS:

77-2012 112 S. Higgins Street Lisa Marvel, Owner.

Mrs. Marvel is back before the Commission with drawings in plan and elevation of how she plans to enclose the porch. Siding will match existing.

Upon motion of Mr. Sener, seconded by Mr. Beck the Commission voted 6-0 to approve the application as submitted.

The application meets the Guidelines.

**79-2012 111 S. Harrison Street Dick Welch, Jim Seal, Church
Representatives.**

Christ Church is back before the Commission for 1.) bell tower repair, 2.) window frames and protection and 3.) roof replacement and skylight.

- 1.) In regards to the bell tower; the painted wood louvers in the distinctive wood trim around the bell tower, each of the four sides being approximately 8' x 12' at approximately 42' above the ground, has deteriorated and is rotting. Repairs include replacing the louvers with painted material in the same shape, profile, material and color as the existing louvers.
- 2.) In regards to the window frames and protection the existing painted wood window frames have sustained extensive insect damage and must be repaired. The damaged wood would be replaced with wood fabricated to match the same profiles and painted the same color. The protective polycarbonate has deteriorated/discolored and will be replaced using tempered glazing in either (1) a low profile frame to match the existing, or (2) a glazing system fabricated specifically for stained glass. *The Commission asked the applicant to provide more information on the windows (make, model, detail).*
- 3.) The existing asphalt shingle roof will be replaced with a textured architectural shingle. The Church explained that if funds allow, simulated or rear slate may be used. The existing painted aluminum, K-style gutters will be replaced with half-round gutters and round downspouts, in painted metal or in copper if funds allow. At the gable intersection in the middle of the roof, a 48" wide skylight with a low-profile to reduce visibility from the public ROW will be installed over the altar, including a curb with flashing to match the gutter material/color. *The Commission stated if the applicant proposes to re-roof in-kind (asphalt) that is satisfactory, if they plan to re-roof with slate the applicant would have to return to the Commission with a sample. The Commission will need additional on the skylight (make, model, detail).*

Upon motion of Mr. Theeke, seconded by Mr. Sener the Commission voted 6-0 to approve the bell tower repair in-kind, they approved the re-roof of asphalt (in-kind) and asked the applicant to provide additional information for other items discussed and noted above.

**78-2012 21 & 23 S. Harrison Street Lauren Dianich, Architect & Daryl
Dixon, Owner.**

The applicant is back before the Commission requesting to replace the siding on both 21 & 23 S. Harrison Street with a faux cedar product. 23 is currently aluminum lap siding. 21 is cedar shake shingles. The Commission tabled a decision about the faux cedar product's suitability for 21 and encouraged the applicant to make repairs to the existing cedar shingle siding. The Commission felt as though using the cedar product on 23 would be an enhancement.

Upon motion of Mr. Theeke, seconded by Mr. Sener the Commission voted 6-0 to table the siding portion of the application.

The applicant is proposing new signage (lettering) on the building. Lettering on the building would be metal and back lit. Upon motion of Mrs. Gill, seconded by Mr. Arnouts the Commission voted 6-0 to approve the signage as submitted.

The application meets the Guidelines Page 67, R1 & R2.

NEW BUSINESS:

88-2012 21 & 23 S. Harrison Street Lauren Dianich, Architect & Daryl Dixon, Owner.

The applicant is before the Commission with proposed landscaping. The applicant would like to...

- 1.) Add new pavers in the ADA parking area to replace existing gravel parking
- 2.) Add new brick piers at North parking entrance. New brick piers at NE corner to support proposed fence and gate
- 3.) New painted wood fencing on North property line and turning the corner to East property line.
- 4.) An optional addition of new brick walk on North lawn
- 5.) Replace existing protection around existing oak tree on Harrison Street
- 6.) New 6' x 5' blue-stone pavers set in stone dust near proposed hyphen connector.
- 7.) Removal of approximately 4' of gravel and replacement with enlarged lawn area on West façade to 21 S. Harrison Street.
- 8.) New brick entry walk set in stone dust leading to proposed West entry portico

Upon motion of Mr. Theeke, seconded by Mrs. Gill the Commission voted 6-0 to approve item # 1, 4, 5, 6, 7, and 8 as submitted. The application meets the Guidelines. Item # 2 and 3 were not approved as additional information is needed.

86-2012 42 E. Dover Street (Avalon Theatre) Don Richardson, Town of Easton.

The applicant is before the Commission requesting permission to remove the existing HVAC equipment from roof and penthouse enclosure remove ventilation structure and construct equipment platforms on roof above stage and within penthouse in accordance with structural drawings (S-1) & (S-2). Replace 20 tons of HVAC equipment and install new energy recovery ventilator (ERU). Mr. Richardson stated that a railing will be installed per the requirements of the IBC Code.

Upon motion of Mr. Theeke, seconded by Mr. Beck the Commission voted 6-0 to approve the application as submitted.

76-2012 600 Goldsborough Street Eddie & Betty Huang, Owner.

The applicant is before the Commission for renovations to the existing house. They are proposing to...

- 1.) Replace existing back porch roof extending the width of the back. Roof will be supported with columns. Shingles will match rest of the house.
- 2.) Replace existing back porch with extension. Proposed porch to be 6' deep and replace with tongue and groove floor to match side porch. Additional footing/pier will be added per code.
- 3.) New foundation on house. Repair, replace, repoint existing piers if necessary. Repair, replace sistering existing joists if necessary. Additional support may be needed for long joists.
- 4.) Replace existing front porch and roof. Extend current concrete pad to cover entire front porch. Construct new porch roof like 402 S. Harrison Street.

The Commission was pleased that Mr. Huang will be renovating the property. The Commission suggested the back porch could be wrapped around the corner to join the existing side porch. The Commission asked for additional drawings/cut sheets for proposed work.

Upon motion of Mr. Theeke, seconded by Mr. Beck the Commission voted 6-0 to approve item #3 as submitted. Items # 1, 2 and 4 were tabled as more information is needed.

87-2012 416 Goldsborough Street Pete Johnston, Owner.

Mr. Johnston stated they are seeking approval to demolish the existing front porch to address code violations imposed by the Town of Easton. The Town of Easton has condemned the porch. Mr. Johnston explained that a structural engineer has commented on the structural issues with the porch. The applicant is proposing to reconstruct the front porch. Phase 1 of the project would be to demolish the front porch, replace siding on Goldsborough Street façade, address any structural issues, sheath the wall, add a vapor barrier. The applicant will extend window and door jams to project (+/- 1/2") beyond the new siding, repair/replace the water table as necessary and add flashing to windows, door and water table. The window trim will replicate the existing brick molding. As part of Phase 1 they plan to secure the exterior access from 2nd floor door temporarily from the inside and perhaps add a rail on the outside. It was suggested by the Chairman that wooden shutters be added to the front of the second floor door in a "closed" position over the door.

Mr. Johnston stated they propose to have the above mentioned work completed by spring 2013. The Commission asked the applicant to return to them no later than May 1, 2013 with a plan to re-build the front porch by July of 2013.

Upon motion of Mr. Theeke, seconded by Mr. Beck the Commission voted 6-0 to approve Phase 1 of the proposed project presented by Mr. Johnston.

Discussion Only – 22-26 East Avenue

Mr. Ryan explained that he has purchased the former tire plant and explained to the Commission his plans for the building. The Commission said it was familiar with the two buildings, and this was a large, complicated project due to the state of the buildings and different zoning as well as design issues. The Commission suggested it was very important that Mr. Ryan find an architect to resolve the design issues and establish a plan.

The meeting was adjourned at 9:00 p.m. by motion of Mr. Sener seconded by Mr. Arnouts.

Respectfully submitted,

Stacie S. Rice
Planning Secretary