

MINUTES

Easton Historic District Commission Easton, Maryland

March 10, 2014

Members Present: Kurt Herrmann, Chairman, Adam Theeke, Robert Arnouts, Kevin Gibson, George Koste and Mark Beck.

Members Absent:

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

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 March 10, 2014 meeting was approved.

OLD BUSINESS:

95-2013 120 N. Harrison Street Laurence Claggett, Owner.

At the meeting of January 27th the Commission voted to approve wood replacement windows. Due to the cost of windows Mr. Claggett doesn't want to move forward. The applicant chose to withdraw his request at this time.

NEW BUSINESS:

Brian Frickie and David Friend with Kerns Group Architects were present at the meeting. Mr. Frickie discussed that they were before the Commission in 2012 at which time the Commission approved a portion of the proposed work to be done at the Church.

Mr. Frickie explained that the Church is requesting approval for the following . . .

- **Wood Window Frames** - have insect damage therefore all window frames will be repaired by replacing the wood window/trim profiles in kind to the extent required to replace the damaged components.
- **Protective Glazing** – Existing protective glazing is a prefinished aluminum channel system with polycarbonate protection which has scratched and yellowed. The replacement system also features a pre-finished aluminum channel, but the replacement glazing will be glass.
- **Skylight, Gutters, Downspouts and Roof Replacement** – The Commission approved (a) installation of a skylight subject to review of the proposed skylight, (b) replacement of existing k-style with half-round gutters and rectangular downspouts with round downspouts, both painted with a fluoropolymer –coating, and (c) replacement of the asphalt shingle roof with an architectural-grade shingle. If the slate price is affordable, the Church proposes to use the product illustrated in the photos and details included with the submission.
- **Accessibility** – Front Entrance – The existing pathway and church entry do not meet the code requirements for an “accessible route” to the primary church entry. The Church proposes to modify the entry sequence in order to comply with code, including (a) a curb-cut and sloped sidewalks to provide a pathway without steps, (b) an entry landing to expand the non-compliant narrow “stoop”, (c) reconstructing the entrance doors to swing outward.
- **Oak Tree Protection** – The Church has made a considerable effort to design the accessibility improvements in a way that protects the existing large oak tree on the corner. The Church retained the services of a professional arborist to investigate the condition of the tree using multiple technologies over a period of time.
- **Art Glass Windows** – The existing painted wood windows consist of both (1) stained glass windows installed at different times over the church’s history and (2) place-holder windows installed until stained glass windows could be installed. All windows will be renovated in stages as funds allow. This work will include both the restoration of stained glass windows and the removal of the horizontal mullions and replacement of grisaille windows with stained glass.
- **Stonework Repair** – At the corners of the church, the stone buttresses are not correctly sloped or flashed. As a result, water infiltration has damaged the walls, requiring repair. The church proposes to install stone caps similar in shape and profile to the caps on the adjacent building with stone masonry veneer construction.
- **Stone Infill at South Door** – The church proposes to remove the existing, unused door on the south elevation, infilling the opening with stone masonry veneer to match the existing building. The Church also proposes to remove the adjacent concrete steps, repairing the wall behind the concrete steps once they are removed.

The Commission was very pleased with the proposed renovations to the church and applauded the church for their attention to detail.

Upon motion of Mr. Theeke, seconded by Mr. Beck the Commission voted 6-0 to approve the project as submitted and as stated on Kerns Group Architects letter dated February 24, 2014 and as shown on Kerns Group Architects drawings dated February 24, 2014 labeled "Proposed Site Plan", "West & North Elevations", "South & East Elevations", "Site Context", "Existing Site Plan & Photos", "Site Photos", "Historic Context & Scope", "Tree Protection", and cut sheet for the skylight "Velux" dated October 29, 2009.

11-2014 120 Goldsborough Street Tony Principi, Applicant.

Mr. Principi explained he is the contract purchaser for the structure that was the result of a fire. This is the first of two meeting before the Commission. The house was damaged substantially by the fire. Mr. Principi explained he is proposing to demolish the house and build a new house that would fit within the neighborhood. Mr. Herrmann explained he is waiving the requirement for a structural engineer due to the existing condition of the burned structure. The Commission asked Mr. Principi to provide them with a site plan, and a conceptual plan of what he is proposing. Upon motion of Mr. Theeke seconded by Mr. Gibson the Commission voted 6-0 to table the application.

Discussion Only Talbot Bone 204 Brookletts Avenue

Mr. Bone was present at the meeting to discuss with the Commission the use of Azek material for front porches and steps. He provided the Commission with pictures of properties in the district that have used the PVC type material on porch and/or steps. The Commission appreciated Mr. Bone's information and will look into the existing properties and consider the use of Azek material in the future.

The meeting was adjourned at 6:30 p.m. by motion of Mr. Herrmann and seconded by Mr. Theeke.

Respectfully submitted,

Stacie S. Rice
Planning Secretary