

# MINUTES

## **Easton Historic District Commission Easton, Maryland**

**May 11, 2015**

**Members Present:** Kurt Herrmann, Chairman, Adam Theeke, George Koste, Robert Arnouts Bill Wieland.

**Members Absent:** Kevin Gibson.

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 May 11, 2015 meeting was approved as amended.

The Commission did not have any minutes to vote on.

### **OLD BUSINESS:**

**19-2015                      218 S. Hanson Street                      Mr. and Mrs. Bautz, Owners.**

Mr. and Mrs. Bautz were before the Commission at their April 27<sup>th</sup> meeting at which time the applicant's withdrew the request for removal of an existing magnolia tree (in the rear yard). They are back before the Commission with a request to remove the tree and have provided the Commission with a letter from Mark Eppard, with Bartlett Tree Experts, a

photograph of the existing magnolia tree and a landscaping drawing showing the proposed tree to be removed and proposed native trees to be installed in the area. Ms. Bautz stated the replacement trees will be 3 to 4 inch caliper specimens. The existing roots have been severed from the pool deck repair, co-dominant stems, layered structure and girding roots.

Upon motion of Mr. Koste seconded by Mr. Wieland the Commission voted 5-0 to approve the request as submitted.

**21-2015                      407 Goldsborough Street                      Kelly Pezor, Owner and Lars Erickson.**

Ms. Pezor and Lars Erickson are back before the Commission with a request to renovate and restore the existing 1870's home to its original façade. The Commission held a Site Visit on May 1<sup>st</sup> to review the condition of the existing windows. The applicant has decided to repair/restore the existing two front main windows and 2 mansard windows (Goldsborough Street façade).

They are proposing to remove the front and left side covered porches, as well as the brick steps to grade that were added at an even later date. The side porch, which was enclosed to living space after 1920, is to be removed and rebuilt. Currently, the existing front wall of the side living space projects to the front edge of the current front porch. The proposed front of the newly rebuilt left side living space will be setback 2' from the original front wall of the house, thereby diminishing the side structure's visual importance on the front of the house. Mr. Erickson stated that landscape plans, plantings will occur in the front of the side addition wall to partially obscure it from view. At the front door, a new masonry porch with steps to grade will be constructed in a style which will be period appropriate, and will have wrought iron railings in a style provided by the applicant. A new period appropriate porch entry roof will be constructed and will return the front of the home to its original look. A new "Oxford" double tombstone front door will replace the existing door. The Timberlane louvered shutters will be installed on the front and side windows. Mr. Erickson explained on the right elevation they plan to remove the existing front porch, new brick front porch, and new porch roof will affect the right side elevation accordingly. On the left elevation the asbestos sided, later enclosed living space that was built within the side porch addition is to be removed, reduced in size, and rebuilt with the front wall occurring 2' back from the front wall of the house. It is to be sided with 5" reveal Hardie Smooth lap siding, Side windows will be Marvin fixed dual pane windows with period appropriate antique stained glass windows fitted to the inside. Eaves, fascia, and roofing will be as shown on drawings provided by Mr. Erickson. For the newly constructed area that replaces the removed construction, all siding and trims are to be the same materials proposed in prior application. Brick for this foundation is to match the original house masonry. The side porch on the rear elevation is to be removed and rebuilt, with a new Marvin Double-hung window installed. The windows will be trimmed to match others on the rear of the house. This includes 5/4 x 6 side casing, a 5/4 x 8 head casing, and a deeper still trim. The head casing will receive a "rams crown" band at the top, with the side casings having a band trim and flute details as shown on the elevation detail.

The existing diamond pattern roof shingles on the mansard are to be replaced. The new pattern will be one that is not only period appropriate, but that also occurred on the original carriage house that is located at the rear of the property. They are proposing EcoStar roofing shingles for longevity and low maintenance. The front 2 windows are to be left in place and re-paired in-kind. The four side windows are to be casement windows with grid patterns to simulate double hung windows. The four side windows are windows that serve bedrooms, and without them being casements, they do not meet the building

code for egress. The two front dormer windows are to remain original. Any trim that needs renovating or replacing will be done in wood to match existing trims. Any siding to be repaired or replaced will be wood dutch lap siding to match existing. For all new windows in the scope of work will be Marvin. They will be 2 over 2, and will have simulated divided lights with mullion sizes to match existing. Due to the dormer windows being on the 2<sup>nd</sup> floors, more than 16' above the ground, the dormer windows are proposed to be clad over wood units. The main first floor windows are proposed to be wood exterior, and the windows in the new left side construction are proposed to be clad since one is replacing a later date window, and the others are smaller and somewhat obscured from view on the side of the house. All siding proposed for the left side rebuild project is to be James Hardie 5" reveal lap siding (smooth face) to simulate the lap lines of the existing 5" dutch lap that is on the main body of the original house. On the main body of the original house, 5" wood dutch lap siding is to be used where needed to replace or repair the existing siding. New proposed metal roofs on the front and side are to be pre-painted standing seam metal roofing with 14" flat pans and 1" tall ribs. Hip corners are to be trimmed with small/narrow hip cap, not wide hip cap. Proposed brick to match existing house (Redland #470 Merrimack, Modular). Mortar to be Essroc, Old Colonial, Type "N".

Upon motion of Mr. Theeke seconded by Mr. Koste the Commission voted 5-0 to approve the application as amended and as show on site plan titled "Larry & Kelly Pezor" dated 4/14/15. 3

### **NEW BUSINESS:**

#### **22-2015                      115 N. Harrison Street                      Shoregate Partners.**

The applicant is before the Commission with a request to install a new sign (16"x 24") located to the left of the front door. The Commission asked the applicant to install the sign into the mortar not the brick.

Upon motion of Mr. Arnouts seconded by Mr. Koste the Commission voted 5-0 to approve the sign as submitted.

#### **23-2015                      109 South Street                      Erik Guzman, Tenant.**

The applicant is before the Commission with a request to install a 10' x 12' shed behind the house at the end of the driveway. The shed would not exceed 9' in height. Proposed pre-fab shed is manufactured by Heartland Estate Gambrel Engineered Wood. Proposed shed would have 64" double doors, 7' tall side walls, window, storage loft and wall vents. The applicants are proposing to paint the shed to match the existing house. The Commission suggested the applicant consider a different roof style. The applicant was in agreement that a different roof style would look better. They are going to research roof styles and come back to the Commission.

Upon motion of Mr. Theeke seconded by Mr. Koste the Commission voted 5-0 to Table the application.

There being no further business, the meeting was adjourned at 7:20 p.m. by motion of Mr. Herrmann and seconded by Mr. Wieland.

Respectfully submitted,

Stacie S. Rice  
Planning Secretary