

**Easton Historic District Commission  
Easton, Maryland  
November 22, 2010**

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

**Absent:** Kurt Herrmann.

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- *The applicant may withdrawn the application at any time up to when the vote is taken*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 6-0.

**Consent Docket Approvals**

None

**Staff Approvals**

- 81-2010 – 18 N. Hanson St. – Re-roof like and same.
- 84-2010 – 613 Goldsborough St. – Re-roof like and same

**Business:**

**75-2010      9 N. Aurora St.      Linda Haschen, Agent.**

The applicant did not appear. No action was taken; the application remains tabled.

**77-2010 508 Goldsborough St. Steve Hershey, Owner.**

The applicant requested the hearing be postponed as he was ill. No action was taken; the application remains tabled.

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

This is the 2<sup>nd</sup> hearing on this application covering aluminum clad wood “replacement” windows for 14 windows (4 1<sup>st</sup> floor and 10 2<sup>nd</sup> floor) in the old portion of the house which was built in 1935 and rated “contributing”. The house is an “American Four Square” style and 1 over 1 windows were common on this style. Mark Beck recused himself.

At the 11/17/10 site visit, it was determined that the windows are original historic fabric. Several windows were examined. It was found that all were repairable (no rot was seen and wear had made the bottom sashes loose. Additionally, the top sashes had been painted shut thereby making the weather seal difficult in some cases. Storm windows are in place.

At this hearing, the applicant stated that original windows could have lead issues. A member of the HDC who has extensive experience in lead issues explained how lead issues could be dealt with, if they exist, and that they were no reason to change out original windows. Similarly, members of the Commission explained how Historic windows could be repaired (to improve their tightness in this case) to make them weather tight.

The applicant agreed that the proposed “replacement” windows would have a smaller glass area than the originals but did not know how much.

Several members of the Commission felt the application was in violation of the Historic District Guidelines and no acceptable reason to deviate from the Guidelines had been made:

- Pg 51, bullet #1- “Recommended” – “Maintain and repair in their original location and design, sash, light configuration and other character defining elements of windows of contributing buildings located on the front, side and rear facades.” Clearly replacement is not maintaining and repairing.
- Pg 53, bullet #1 – “Not Recommended” – “Changing the location or size of windows and window openings particularly those located on front facades.” Reducing the glass area is changing the size of the windows.
- Pg 53, bullet #3 – “Not Recommended” – “Using metal or vinyl-clad windows to replace wood windows on the front façade or side and rear facades visible from the primary right of way.” The proposed replacement windows are aluminum clad.

Several members of the Commission felt that approval was possible because the house had lost its historic significance in that the front porch had been enclosed and a front loading garage addition had been made before the local Historic District was expanded in 2005 (the house was always in the National Register Historic District). The applicant agreed to a 1 over 1 light configuration and consideration of an all wood replacement window (not clad).

A motion was made by Gill to approve the application with the understanding that the light configuration would be 1 over 1, and that wood replacements as well as aluminum clad replacements would be considered. The motion failed 2 to 3, Beck recusing, Bollman, DeLaurentis, Sener dissenting. **The application is therefore Denied.**

**83-2010 40 E. Dover St Al Bond, Avalon Condo Assn., Adam Theeke.**

This application covers: re-roofing, replacement of deteriorated plywood siding on the 3<sup>rd</sup> floor, and gutters for the 3<sup>rd</sup> floor awning. The 3<sup>rd</sup> floor was added to the Avalon in about 1980. During

the meeting, the application was modified to include an option for a drip edge (instead of a gutter) around the 3<sup>rd</sup> floor awning.

It is noted that the 3<sup>rd</sup> floor is a rather recent addition to the building. The application meets the spirit of the Guidelines on pg 55 R1, pg 56 R3, pg 57 R4. (Corollary), and pg 44 R2.

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

**Items from the Commission**

- None.

The meeting was adjourned at 8:00 pm.

Respectfully submitted,

Roger A. Bollman, Chairman  
Historic District Commission

cc: Zach Smith