

**Easton Historic District Commission**  
**Easton, Maryland**  
**April 25, 2011**

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

**Absent:**

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- *The applicant may withdrawn the application at any time up to when the vote is taken*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 agenda for the evening was accepted 7-0.

**Consent Docket Approvals**

- 16-2011 205 Goldsborough St – re-roof like and same
- 20-2011 408 August St – re-roof like and same
- 22-2011 208 Talbot St. – re-roof existing shed

**Staff Approvals**

None

**Business:**

**21-2011 114 N. Washington St. Joshua Fleckenstein, consultant; Eric Harvey, Mason**

This application covers the replacement of 13 old windows on the north and south sides of the old part of the building.

This building is T295 on the Maryland Inventory of Historic Places meaning that it has historic significance in its own right as well as being a contributing part of the Easton HD. It is included in Christopher Week's "Where land and water intertwine". The old part of the building dates from 1880. The rear addition was added in 1930 and is recognized in T295.

At this meeting the application was modified as follows:

*Four north side and two east side windows and frames/trim*

- All six existing windows will be restored.
- Old triple track storm windows will be removed.
- Vel-a-lum or equal storm windows will be installed.
- The existing aluminum wrapping will be permanently removed from all frames/trim/sills and they will be restored as needed. Any replacement material will be wood.

*Seven south side windows and frames/trim*

- Jeld-Wen aluminum clad wood SDL replacement windows as submitted are approved. They will have permanently adhered external muntins and will otherwise be the same as the existing windows in all respects, e.g. lights, size, glass size, style, etc.)
- The frames/trim/sills may be Azek or equal material but otherwise exactly matching the existing.

The south side windows/frames are in a narrow (5') passageway facing the adjacent building. This space is accessed with difficulty, and the windows are difficult to see and rarely noticed from the public right of way. The area never sees sunshine and seems perpetually damp. Rotting of some of the wrapped frames and sills could be observed.

This application is unique in that some of the building's fabric had already been compromised and, there will always be a need for window a/c units to be used in the least obtrusive way. The appearance of the building will be restored on the north and east sides. The narrow passage way on the south façade may always lead to wood rot.

The application, as now revised, complies with the Guidelines on pg 51, R1 and R2.

**Approved as noted above** – Motion by gill, passed 6-0, Theeke recused.

**23-2011 402 Goldsborough St. Victoria Walk – Andy Smith, Contractor.**

This application covers removing the T&G wood deck on an upstairs porch at 402 C and replacing it with a plywood and membrane deck. At the meeting it was explained that the construction of the deck causes rain water to intrude into the house and then the walls of the living space below. The condo complex is a mix of old, new and new additions to old buildings. 402 C is a new addition to an old historic building. The actual deck cannot be seen from ground level however the edge can.

At this meeting the application was modified to minimize the lose of the toung & groove edge appearance. It was agreed that the edge treatment will not have the membrane wrapping down and around drip edge. Rather, the membrane will be welded to the top of 1 ½” drip edge which will be attached to the edge. The drip edge is coated aluminum and will be painted appropriately. The cove molding beneath the present edge will be restored at the new installation. The method of doing this was discussed and a sketch is on file with the application.

The revised application meets the Guidelines on pg 58 R2.

**Approved as noted above-** Motion by DeLaurentis, passed 7-0.

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

This application covers replacement of an existing wood fence. The applicant had taken down the old fence along East St. without approval. It was relatively low (~36”), wood and open. It ran along East St.. This is a corner lot so it has two “fronts” – east St. and August St. The property is contributing and appears unaltered. It was built in 1930.

Ms. Griep has applied for a six foot privacy fence on part of the property line with the neighbor to the east and a 4’ solid wood fence along East St., the alley and part of August St. The discussion focused on the proposed 48” fence along East/August Sts.. It was the feeling of the Commission that the 48” solid fence would be inappropriate along East Street (opposite the RR trail and the historic train station). Consideration should be given to a lower, open wood fence in a style more appropriate to the neighborhood. The applicant will return with a revised proposal.

**Tabled because the application is incomplete-** Motion by Sener, passed 7-0.

**29-2011 9A Goldsborough St Joan Guynn, Easton Teas, Tenant.**

This application covers a hanging sign (already installed) at this address. It is higher than the hanging sign at 9B.and meets the Guidelines on pg 68 R2.

Approved as Submitted – Motion by Herrmann, passed 7-0.

**26-2011 111 Brookletts Ave. Pete Lesher, Grace Lutheran Church.**

This application covers a new roof addition over the front porch. The building dates from 1968 and is non-contributing. Discussion centered around how the proposal might be improved. Some details were offered. The applicant will return at a future date.

**Tabled because the application is incomplete –** Motion by Beck, passed 7-0.

**27-2011 416 Goldsborough St. Peter Johnston, (Johnston Dev. Ent.); Owner.**

This application covers four items that are part of the repair of the building. The building is a contributing building, having been designated as an “A” when the Easton National Historic Register District was established. No significant changes have occurred since that time.

The applicant challenged Mr. Sener’s right to participate in this review. No action was taken on this challenge.

The four parts of the application are:

1. Penna Ave door replacement – This door was originally approved in June 2010 but the applicant let the approval and permit expire. The door was recently installed without

2. approval. Given the difficulty of restoring-to-order and the previous approval, this item #1 is **approved**.
3. Replace/repair window on the Penna Ave east rear (single story) façade – This work has been completed. This item (#2) is **approved**. (50 R1 & R2)
4. Replace/repair siding with 8” beveled cedar siding – At the hearing the applicant acknowledged that he wants to replace all the historic siding on the east façade. Any original siding will be reused on the rear of the building. Without approval, he has started to replace the siding on the south end of the east façade. This new siding has the wrong course spacing and must be removed. No additional siding is to be installed. This item is incomplete in that no proof of the necessity to replace the siding has been offered and no plan or details of this work item has been offered. This item (#3) is **tabled**.
5. Porch repairs – This item has 5 sub items relating to porch repair. No details of repair or a work plan was offered and it **cannot** be acted upon. One sub-item, however, does call for: “Stabilize porch and assess the scope of work indicated”. The HDC approves this one sub-item with the understanding **the porch will be stabilized** and **no demolition will take place**. No material will be removed and discarded. All other sub-items are tabled for lack of details and plan.

There will be a site visit to the property on Friday, 4/29/11 at 8:45am.

Item #1 – Door – Approved as installed – Motion by Gill, passed 7-0.

Item #2 – Window – Approved as installed – Motion by Gill, Passed 7-0.

Item #3 – Siding – Tabled because the application is incomplete – Motion by Gill, passed 7-0.

Item #4 – Porch - Approved for only stabilization with no demolition; balance tabled – Motion by Herrmann, passed 7-0.

#### **Items from the Commission**

- none

The meeting was adjourned at 8:45 p.m.

Respectfully submitted,

Roger A. Bollman, Chairman  
Historic District Commission

cc: Zach Smith