

Easton Historic District Commission
Easton, Maryland
February 28, 2011

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

Absent: Mac Brittingham.

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

The minutes of the previous meeting were approved.

Consent Docket Approvals

Staff Approvals

None

Business:

10-2011 14 N. Hanson St. Barclay Upchurch, Owner.

This application covers two business signs that were reviewed conceptually in a previous courtesy discussion. The larger, free standing, round sign and mounting is evocative of a historic “Pure Oil” gas station sign that the building once was. This sign is compatible with the Guidelines on pgs 65 and 68 and is approved.

The smaller, free standing, directory sign lacks sufficient dimensions and details for approval and is therefore incomplete. It is tabled. The applicant will return with details at the next meeting.

Approved as Submitted (large round sign); **Tabled** (directory sign) – Motion by Herrmann, passed 6-0.

45-2010 Railroad Station Peggy Hegwood, Talbot County Garden Club.

This application covers a 12”x18” memorial free standing memorial to be located in the garden south of the Railroad Station. The location is shown on the photo on file. The application meets section 701.A.2 #4&5 of the Zoning Ordinance and is approved.

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

86-2010 128 S. West St. Agnes Claggett, James Wilson, Mt Pisgah Church.

This application covers the demolition of two sheds behind the main building at this address. The sheds were a small house and garage. The main house has been vacant for over 20 years and it is likely that the shed have not been used in at least this long. They do not appear on the Sanborn map and do not exhibit any historic significance. Both are severely deteriorated. Demolition is therefore approved and there will be no replacement.

The application meets the Guidelines on pg 34 R1 and pg 35 NR1.

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

80-2010 214 S. Hanson St. Peter and Terri Griffin, Owners.

This application was previously denied by the Commission, appealed on 2/8/11, and remanded back to the Commission by the Board of Appeals for reconsideration.

At this meeting, it was re-confirmed that the application is for 14 “Trimline” wood framed, clad replacement windows as originally applied for but in the 1 over 1 light style.

Mr. Griffin presented additional material to support his position that the building has so changed over time that is no longer contributing. These include: original/present floor plan, additional photos, 1970 photo, American Foursquare descriptions, National Register of Historic Places Fundamentals, Sanborn map. The changes that were noted are:

- Vinyl shutters
- Vinyl siding
- Enclosure of the front/side porch
- Front loading garage addition
- Rear building additions (previous/planned)

Additionally, Mr. Griffin discussed several other properties in the vicinity. He offered to get a letter of support for his position from an independent expert.

The Commission continued the application so that it could reflect on the applicant’s presentation, the streetscape, and the applicable standards. It will be resumed at the next meeting.

Continued – Motion by Sener, passed 6-0.

4-2011 401 Goldsborough St. Eddy and Betty Huang, Owners.

This application covers installation of Velv-a-lume storm windows on 22 historic windows. The application is in the spirit of the Guidelines on pg 65 in that they preserve the historic windows and their appearance and, enhance energy conservation.

Approved as Submitted – Motion by Gill, passed 6-0.

5-2011 303 S. Harrison St. Tom & Linda Haschen, Owners, Charles Goebel, Architect.

This application covers removing a small front porch at this address and replacing it with full building width traditional front porch. Photos of the existing front façade, sketches of the existing porch, and sketches of the proposed porch were supplied and discussed.

It was noted that the existing porch hood (roof) will be reused over the north side door. Mr. Goebel described the new porch on the east façade and stated that it could be removed by a future owner if so desired.

Full width open porches are common on Harrison Street and are compatible with the streetscape. The application is compatible with the Guidelines on pg 81. It is compatible with the building

and the streetscape. It is a “good neighbor”. It is also consistent with the Secretary of the Interior’s Standards #4, #9 and #10.

The sketch of the proposed porch is insufficiently dimensioned and detailed for approval at this meeting and the application was tabled so that the information could be supplied at a future meeting. A straw vote of the Commission members was taken, however. By a vote of 5-1, the Commission indicated it supported the proposed porch concept.

Tabled – Motion by Herrmann, passed 5-1, DeLaurentis dissenting.

7-2011 117 N. Locust St. Tom Anovick, Owner.

This application covers repairs and modifications to the garage at the rear of the property, replacement of the roof on the main building and new fence elements. At the meeting, the application was amended to include removal of the in-appropriate front porch railing.

A synopsis of the project is:

- Main roof – The replacement material will be architectural asphalt.
- Garage – The roof will be standing seam, approximately 1” rib height; an additional 3’ of height will be added to the building, combined with the 1 block new footing the building height will increase about 3’8””; siding repairs will match the present cedar shake; two new wood, double hung windows will be put in the gables (the location is shown on the enhanced photo in the application).
- Fence – Three new sections of fence/gate will be added and are shown on the application; the fence will be in a style to match the existing fence (treated wood, 6’ high, 1”x6” dog-eared).
- Front porch – The present in-appropriate treated wood railing will be removed and not replaced, several in-appropriate deck boards will also be replaced.

The project complies with the spirit of the Guidelines on pg 34, pg 32 R1, and pg 58 R1.

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

11-2011 311 Brookletts Avenue William Butler, Owner.

This application covers a parking pad off the alley at the rear of the property. The Commission suggested (but did not require) that the project might be improved by using a larger drain pipe and not removing the top soil. It was agreed, however, that the pad would be moved at least 2’ to the east to minimize compacting the walnut tree roots. The project complies with the Guidelines on pg 26 R3 & R4.

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

12-2011 419 August St. Lawrence Wittman, Owner.

This application covers the removal of a chimney that is non-functional, crumbling, leaning, a danger and it is felt that these conditions mitigate its significance. It meets the corollary of pg 57 NR 3.

Approved as Submitted – Motion by Gill, passed 6-0.

The application notes that the project at this historic house will include new windows and a rebuilt front step. At the meeting it was brought out that the scope of the project was much like that described in an earlier courtesy site visit. A synopsis of the project is now:

- Rain gutters – ½ round aluminum
- Front screen/storm door – full view
- Siding – retain existing original wood, wet scrape & paint
- Old windows – the old windows in the main body of the house will be repaired and retained, they will not be replaced; Velv-A-Lume or equal storm windows may be installed if desired.
- Enclosed porch windows – these are relatively new and not part of the original fabric, they may be replaced with the Jefferson 100 Series or equal as requested. These replacements will be 2 over 2.
- Front step – The steps will be as submitted, however the railing design was revised. The railings will have a “plowed” top cap (commonly available) with 2”x2” pickets inserted and shoe rails (commonly available) on the bottom. The upper newall posts should project above the top cap. This is a standard railing design for historic buildings that is commonly used and seen in Easton. The HDC gave Mr. Webster a sketch of this design.

The application, as revised, meets the Guidelines on pg 51 R1, R4; pg 44 R1; and, the spirit of the Guidelines.

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

Items from the Commission

- Developments on the Joint Opportunity Initiative for the eastside were discussed.
- 34-2010 - This approval (in June 2010) for work at 416 Goldsborough St. was allowed to lapse by the applicant. Four work items were included in the approval. The HDC agrees to re-instate items #1, #2, and #4. Item #3 (for the door replacement) must be re-applied for.

The meeting was adjourned at 9:00 p.m.

Respectfully submitted,

Roger A. Bollman, Chairman
Historic District Commission

cc: Zach Smith
Don Richardson