

Easton Historic District Commission
Easton, Maryland
June 27, 2011

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

Absent: Joyce DeLaurentis.

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 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 revised agenda for the evening was accepted 5-0.

Consent Docket Approvals

- none

Staff Approvals

- 38-2011 128 S. Aurora St. – re-roof like and same
- 34-2011 220 A. Aurora St. – re-roof like and same
- 39-2011 517 August St. re-roof like and same (shed)

Business:

This application covers extensive renovations to the main building at this property. Ms. North was accompanied by Scott Galczynski, architect, and Jim Sebastian, contractor. It was built in 1890 and is unchanged except for a rear, north side entrance that was added when the building became a duplex. The building is significant. State tax credits will likely be sought by the owner. The application has 10 parts which are:

1. Electric meters, rear façade – These will be removed. The Commission had no problem with this as submitted.
2. Decorative brackets – Add decorative brackets to the front and side porches. The Commission had no problem with this as submitted.
3. Rebuild the side porch – The side porch will be rebuilt like and same as submitted. It will be all wood. A sketch of the porch step railing and new post was furnished. The Commission has no problem with this as amended.
4. Screen (side) porch posts – These will be replaced. The porch will no longer be screened. The Commission had no problem with this as submitted.
5. New side porch railings – New railings are to be added that are the same as the front porch railings. The Commission had no problem with this as submitted.
6. Front porch door – It was agreed that this door and trim will be repaired, not replaced. Details on the side door were not available; a site visit will be made.
7. Miscellaneous repairs - The Commission had no problem with these as submitted.
8. North facade, duplex door and steps – These will be removed and the areas needing patching will be patched with old vinyl siding from the rear façade. The rear facade will be re-sided with new vinyl siding if it is determined that good wood siding cannot be found.
9. Replace all windows with new aluminum clad windows and Azek trim. Details on the conditions were not furnished. The Commission will view this item at the site visit.
10. Shutters – Replace the existing deteriorated shutters with new synthetic shutters. It was clarified that they will be mounted as though they could close over the trim. Additionally they will be sized to cover the window opening. The Commission has no problem with this as revised.

A site visit will be made on Friday, 7/8/11, at 8:30 a.m.

Tabled because the application is incomplete – Motion by Herrmann, passed 6-0.

The application covers brick skirting for the building. The building is significant. At the hearing it was amended to include lattice skirting for the porch and skirting under the building, deep under the porch.

- Brick skirting – Replace the “Armax” skirting under the sides and rear between the existing brick piers with brick skirting. The plane of the new skirting will be the same as the piers; the color will be the same as the existing front brick skirting.
- Add wood horizontal/vertical lattice skirting to the porch sides.
- Add skirting deep under the porch, under the building (this will not be seen).

This application meets the spirit of the Secretary of the Interior’s Standard #1.

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

This application covers demolition of a distinctive two story, single car garage at the NE corner of the lot. It is badly damaged by termites, deteriorated as a result of poor construction, has been aluminum sided, and has galvanized sheet metal doors. While the form of this auxiliary building may have once had significance, it has lost its integrity and is beyond reasonable repair. The Commission approves its demolition with the understanding that any future garage built on this property will be an exact duplicate of this in size and shape. Future material will be all wood. It anchors the corner.

The loss of integrity makes the Guideline on pg 34 R1 no longer apply. Guideline 34 R3 will apply to any future building.

Approved as noted above – Motion by Beck, passed 5-1, Sener dissenting.

Items from the Commission

- none

The meeting was adjourned at 8:15 p.m.

Respectfully submitted,

Roger A. Bollman, Chairman
Historic District Commission

cc: Zach Smith