

**Easton Historic District Commission
Easton, Maryland
January 23, 2012**

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

Absent: Adam Theeke.

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 agenda for the evening was accepted 6-0.

Consent Docket Approvals- None

Staff Approvals - None

Business:

84-2011 24 N. Aurora St. H.L. Hosford, Jr., Owner.

This application has now been modified to: restore the existing shed roof and delete the proposed north façade door and window. This is now shown on drawing "Hosford Barn Add." dated Rev 012112 (see file). At the meeting Mr. Hosford showed pictures of the shed before the rotten siding was removed. These showed the north façade of the shed indicated the presence of a door and window at some time in the past. He asked that this be noted in the record in case a future request for a door and window was made.

This application complies with the Guidelines on pg 34 R1.

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

50-2011 416 Goldsborough St. Shane Johnston of Johnston Dev., Owner.

This application covers replacing the east façade main door. During the discussion, it was noted that application 50-2011 calls for demolition of the front porch and would require for a formal amendment to the application. Additionally, the merits of salvaging/duplicating the transom light, side lights and other historic fabric was discussed. Mr. Johnston *withdrew* this most recent proposed change to the application and probably will submit a separate stand alone application for this door in the spring.

1-2012 404 South Street Nelson Poe, Owner.

This application is amended to include: removal of two small rear windows and replacement of seven rearmost windows (3 on south façade, east & west facades, 1 each on 1st & 2nd floors for a total of 4).

The windows were reviewed at the site visit to this property and discussed at the meeting on 1/9/12. Useable material was harvested from the rear windows where possible to repair/restore the front windows.

At the meeting it was agreed that:

- The two small inappropriate windows in the south façade could be removed and the siding appropriately repaired.
- The 7 rearmost windows could be replaced with the following provisos:
 - They will be all wood, not synthetic or clad.
 - They must be in the 2 over 2 muntin configuration.
 - Muntins must be permanently affixed to the exterior of the window.
 - The muntins must have a minimum width of ¾”.
 - The window unit size must match the existing.
 - They will be “construction” windows.
 - The window trim will be wood.
 - If it is necessary to make one window a casement to meet egress requirements, this window shall also present the 2 over 2 appearance and otherwise meet the muntin criteria noted above.

This application now meets the Guidelines on pg 51 R1 & R2.

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

4-2012 129 N. Locust Lane Betty Dowling, Owner.

This application covers the construction (already complete) of new wood outdoor steps and landing at the ground level and was amended to include replacing the cedar siding on the 2nd floor of the east façade (already complete). It replaces similar items which had deteriorated.

This application meets the Guidelines on pg 44 R2.

If it becomes necessary to move the steps outward to permit a landing at the top of the steps, this is acceptable.

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

5-2012 1 E. Dover St Charles Goebel, Architect; David Valliant, Owner.

This application covers 9 items relative to the building at this address. At the meeting #6 – “Replace severely deteriorated windows at 2nd & 3rd floors: - was *withdrawn* and will be submitted separately at a later date.

Several items noted in our 1/9/12 discussion and later site visit were reviewed.

- The roof will be repaired.
- The brickwork will be appropriately repointed by a mason qualified to make historic repairs.
- The stucco will be repaired.
- The cornice will be repaired/restored.
- The gutters/downspouts will be repaired.
- The awning will not be removed unless a tenant expresses a desire to replace them.

Each of the remaining 8 items was discussed and acted upon individually as follows:

1. Repair/paint sign band – A 6-0.
2. Replace 1st floor display windows – A 6-0.
3. Refresh “Daylight Building” signs (including the street signs) – A 6-0.
4. Replace three (non-original) entry doors. Doors to be wood, ½ glazed, by Creekside, in the design noted on the cutsheet (in file). A 6-0.
5. Replace flush metal door at east corner of building and modify entry to serve as the accessible building entry. Door to be the same as noted in #4 above. – A 6-0.
6. *Withdrawn* by applicant
7. Extend 3rd floor of east building the full length of the 2nd floor to enclose a new elevator shaftway – A 6-0.
8. Remove metal sheathing enclosing 3rd floor of east building and remodel exterior to replicate earlier appearance – A 6-0.
9. Install skylights at flat roof of the new accessible entryway – A 6-0.

The design concepts supporting the above are shown on Goebel retouched photos H05 & H06, dated 1/19/12.

This application meets the Guidelines on pgs 34R3, 42R1, 43R2, 44R3, 48R4, 55R1, 61R2, 66R1, 67R3, 73R1, and 81.

Approved as Submitted (#1 -#5, #7-#9) – Motion by Herrmann, passed 6-0.

Items from the Commission – None.

The meeting was adjourned at 8:30 p.m.

Respectfully submitted,

Roger A. Bollman, Chairman

cc: Zach Smith