

MINUTES

Easton Historic District Commission Easton, Maryland

April 27, 2015

Members Present: Kurt Herrmann, Chairman, Adam Theeke, Kevin Gibson, George Koste, Robert Arnouts Bill Wieland.

Members Absent:

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

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 April 27, 2015 meeting was approved.

The Commission voted 6-0 to approve the April 13th minutes as prepared.

NEW BUSINESS:

20-2015 516 August Street Parmelee Lippincott.

Ms. Lippincott is before the Commission with a request to replace four (4) existing double windows on main floor to single windows to meet Town of Easton Building Code

requirements. Existing windows have aluminum casings and are currently replacement windows. By removing the first floor windows the Commission feels replacement windows would historically affect the exterior of the building which is a contributing structure. Mr. Wieland stated he felt this an undue burden to rental property owners and feels the Town Code Enforcement Department needs to work with the Historic District Commission on properties when issues such as these arise. The Commission is going to draft a letter to the Town Council in regards to Code Enforcement requirements being enforced to properties within the Historic District.

Upon motion of Mr. Wieland seconded by Mr. Gibson the Commission voted 5-1 to Table the application.

18-2015 Thompson Park Garden Club of Easton, Kathy Gilson.

Ms. Gilson was before the Commission on behalf of The Garden Club of the Eastern Shore. She stated they are currently in the process of restoring Thompson Park. As part of the restoration the Garden Club would like to install a metal gateway arch at the main entrance to the park on the corner of Washington and Dover Streets. Proposed arch to be fabricated of stainless steel, powder coated in satin black finish. Primary vertical members to be 3/8" solid steel. The mounting plate is to be anchored into the existing brick columns with anchor bolts. Ms. Gilson stated that the Town of Easton & Town Council have approved the overall park restoration project.

Upon motion of Mr. Theeke seconded by Mr. Wieland the Commission voted 6-0 to approve the application conditioned on the Town's Park Board reviewing and approving the arch entrance feature.

21-2015 407 Goldsborough Street Kelly Pezor, Owner and Lars Erickson.

Ms. Pezor and Lars Erickson were before the Commission with a request to renovate and restore the existing 1870's home to its original façade. They are proposing to remove the front and left side covered porches, as well as the brick steps to grade that were added at an even later date. The side porch, which was enclosed to living space after 1920, is to be removed and rebuilt. Currently, the existing front wall of the side living space projects to the front edge of the current front porch. The proposed front of the newly rebuilt left side living space will be setback 2' from the original front wall of the house, thereby diminishing the side structure's visual importance on the front of the house. Mr. Erickson stated that landscape plans, plantings will occur in the front of the side addition wall to partially obscure it from view. At the front door, a new masonry porch with steps to grade will be constructed in a style which will be period appropriate, and will have wrought iron railings in a style provided by the applicant. A new period appropriate porch entry roof will be constructed and will return the front of the home to its original look. A new "Oxford" double tombstone front door will replace the existing door. The Timberlane louvered shutters will be installed on the front and side windows. Mr. Erickson explained on the right elevation they plan to remove the existing front porch, new brick front porch, and new porch roof will affect the right side elevation accordingly. On the left elevation the asbestos sided, later enclosed living space that was built within the side porch addition is to be removed, reduced in size, and rebuilt with the front wall occurring 2' back from the front wall of the house. It is to be sided with 5" reveal Hardie Smooth lap siding, Side windows will be Marvin fixed dual pane windows with period appropriate antique stained glass windows fitted to the inside. Eaves, fascia, and roofing will be as shown on drawings provided by Mr. Erickson. For the newly constructed area that

replaces the removed construction, all siding and trims are to be the same materials proposed in prior application. Brick for this foundation is to match the original house masonry. The side porch on the rear elevation is to be removed and rebuilt, with a new Marvin Double-hung window installed. The windows will be trimmed to match others on the rear of the house. This includes 5/4 x 6 side casing, a 5/4 x 8 head casing, and a deeper still trim. The head casing will receive a "rams crown" band at the top, with the side casings having a band trim and flute details as shown on the elevation detail.

The existing diamond pattern roof shingles on the mansard are to be replaced. The new pattern will be one that is not only period appropriate, but that also occurred on the original carriage house that is located at the rear of the property. They are proposing EcoStar roofing shingles for longevity and low maintenance. In the mansard, all dormer windows are to be replaced due to needed repair, as well as, there is no allowance for egress for escape in the case of a fire. The front 2 windows are to be single hung to match existing. The four side windows are to be casement windows with grid patterns to simulate double hung windows. The four side windows are windows that serve bedrooms, and without them being casements, they do not meet the building code for egress. All dormer windows are to be clad exteriors due to their location at the second floor level in the mansard roof and the difficulty in maintenance. Any trim that needs renovating or replacing will be done in wood to match existing trims. For the first floor main body of the house, all windows are to be replaced with new Marvin Double-hung windows. These will be wood exteriors. Any siding to be repaired or replaced will be wood dutch lap siding to match existing. For all new windows in the scope of work will be Marvin. They will be 2 over 2, and will have simulated divided lights with mullion sizes to match existing. Due to the dormer windows being on the 2nd floors, more than 16' above the ground, the dormer windows are proposed to be clad over wood units. The main first floor windows are proposed to be wood exterior, and the windows in the new left side construction are proposed to be clad since one is replacing a later date window, and the others are smaller and somewhat obscured from view on the side of the house. All siding proposed for the left side rebuild project is to be James Hardie 5" reveal lap siding (smooth face) to simulate the lap lines of the existing 5" dutch lap that is on the main body of the original house. On the main body of the original house, 5" wood dutch lap siding is to be used where needed to replace or repair the existing siding. New proposed metal roofs on the front and side are to be pre-painted standing seam metal roofing with 14" flat pans and 1" tall ribs. Hip corners are to be trimmed with small/narrow hip cap, not wide hip cap. Proposed brick to match existing house (Redland #470 Merrimack, Modular). Mortar to be Essroc, Old Colonial, Type "N".

Upon motion of Mr. Theeke, seconded by Mr. Gibson the Commission voted 6-0 to Table the application. A site visit was scheduled for Friday, May 1st at 8:30 a.m.

19-2015 **218 S. Hanson Street** **Pamela Gardner, Architect.**

Ms. Gardner and Mr. and Mrs. Bautz were present at the meeting. Ms. Gardner explained she is before the Commission with exterior renovations to the existing house. The scope of work includes....

- 1.) Remove existing concrete walk and replace with brick walk in running bond pattern with border set in mortar on concrete slab. Pavers to match brick on steps.
- 2.) Expand 2-story addition 13'-2" to south to 12" off corner of existing two-story residence. Fiberglass shingles. Expand one story addition 7'-0" to south with square window bay with standing seam metal roof. New gabled entry porch with columns, wood steps and standing seam metal roof.

- 3.) Applicant is proposing new windows on north side of 2-story portion add (1) SDL 2'x3' awning window and (1) at 2-story addition on first floor. On south side of 2-story addition add (1) SDL 2'x8" x 2'x8" casement window to the first floor. On east elevation add (3) SDL double hung windows in square bay and 9 lite wood door at first floor. On east elevation add (3) SDL double hung windows 2'x8" x 4'x11" (1) on first floor and (2) 2'x0" x 2'-0" SDL awning windows on second floor. Double hung windows will have wood louvered shutters ½ the width of windows.
- 4.) Rake moulding, fascia and soffit detail corner beads, window trim will match existing in pvc.
- 5.) Siding will be cement board, smooth face with exposure to match existing.
- 6.) New Bilco door at rear of house in new location.
- 7.) New 4' wood picket privacy fence with 2 gates at rear of building.
- 8.) New brick stoop and steps at east side of sun room similar to front steps on west side of sunroom.
- 9.) New architectural shingles on new plywood substrate for 2 story portion of existing residence and sun room.
- 10.) Remove existing pool and associated mechanical systems. New landscaping to be determined.
- 11.) Remove existing magnolia tree
- 12.) Shutters to be wood louvered.

The Commission discussed the removal of the existing magnolia tree. The Commission asked the applicant to provide them with a letter from a tree company stating the existing condition of the tree. *The applicant withdrew the tree removal from the overall request and stated they will get the information requested and return to the Commission at a later date.*

Upon motion of Mr. Arnouts, seconded by Mr. Gibson the Commission voted 6-0 to approve the request as submitted and as stated on "Description of Proposed Work" (2 pages), "Proposed Materials List" (1) page, site plan titled "Bautz Renovation" and as demonstrated on photos provided by the applicant.

Discussion Only

Jerry Friedel with Davis, Bowen & Friedel was before the Commission to discuss ADA Accessibility for the second floor of the Talbot County Courthouse. Mr. Friedel provided the Commission with draft rendering showing an exterior elevation addition. Proposed location would be on the left side of the building. Mr. Friedel stated that the brick would match the existing Courthouse. The Commission gave Mr. Friedel suggestions on what they would like the exterior of the elevator addition to look like as well as drawings that could be submitted to help them through the review process.

There being no further business, the meeting was adjourned at 8:20 p.m. by motion of Mr. Herrmann and seconded by Mr. Gibson.

Respectfully submitted,

Stacie S. Rice
Planning Secretary