

Easton Historic District Commission
Easton, Maryland
June 13, 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- *The applicant may withdrawn the application at any time up to when the vote is taken*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 revised agenda for the evening was accepted 5-0.

Consent Docket Approvals

- none

Staff Approvals

- None

Business:

04-2011 401 Goldsborough St. Eddie & Betty Huang, Owners.

This application covers a patio at the rear of the house and two sheds along the east property line. Both items are shown on the application. They are consistent with the Guidelines on pg 31 NR2 (correlary), pg 34 R3, and pg 34 R2, 4, and 5.

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

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

The application covers fencing at this property. At the meeting, the application was modified such that the fencing will be:

1. All fencing will be wood.
2. 42" high max along the south and west property lines.
3. Along the south and west property lines, the fence will be "open" – There will be a ¾" minimum gap between 4" wide pickets. If another width picket is chosen, the gap must be 20% of the picket width.
4. Along the north and east property lines, the fencing may be solid and 72" high max.

The locations to be fenced are shown on the sketch attached to the application.

This application complies with the Guidelines on pg 32 R4

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

26-2011 111 Brookletts Ave, Todd Mason, Pete Leshner – Grace Lutheran Church.

This application covers a portico over the main entrance to the church (which was built in 1968 and is non-contributing). The applicant has submitted 3 options for the design. It was agreed that Option B, dated 3/24/11 is best and is approved in concept. The applicant will now move to develop construction drawings which will be submitted to the Commission. Option B's concept meets the Guidelines on pgs 81, 85, 88, and 89.

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

35-2011 405 S. Washington St. Mark Beck, Third Haven Friends Meeting.

This application covers installation of a new sign at this location. It is consistent with other church signs in Easton and, consistent with the Secretary of the Interior's Standards #2 and #5.

Approved as Submitted – Motion by Herrmann, passed 5-0, Beck recused

36-2011 406, 408, 410 August St. Mary Gibson, Patrick Rogan, Owners.

This application covers new fencing at these properties to replace the polygot of fencing existing. It complies with the Guidelines on pg 32 R2, R4.

Approved as Submitted – Motion by Beck, passed 4-1, Gill dissenting, Herrmann recused.

37-2011 408 Goldsborough St. Kurt Herrmann, Contractor.

This application covers replacement of six rotten column bases on the front porch at this address. It was agreed that the replacements will be wood. It is consistent with the Guidelines on pg 58 R2.

Approved as noted above – Motion by Beck, passed 5-0, Herrmann recused.

Discussion 214 Goldsborough St. John Ippolito, Owner.

This discussion covered new shutters for the building and new fencing.

Relative to the shutters, it was agreed that a site visit will be held on 6/24/11 at 8:30. No decisions will be made.

Relative to the fencing, Mr. Ippolito showed a 1908 photo of the property featuring wire fencing of the day. Initially, it had been his desire to install some form of metal chain link fencing but what he really wanted was to fence the property with a simulated wrought iron fence. The Commission noted 3 examples where simulated wrought iron fences in black, anodized, aluminum, 42” high had been approved for contributing houses in the district. Mr. Ippolito noted that some of the gates would operate electrically and all would be compatible.

15-2011 20 Thorogood Lane Chris Bernath, Owner.

This application has been re-opened as a result of a “stop work” order placed on the project as a result of its exceeding the scope of the original approval. Mr. Bernath explained that it was and still is his intention to implement the approval as originally intended. When he got into the project much more of the building was bad than he originally thought. Hence, demolition was more extensive. Two window changes were requested and approved. It was reiterated that the distinctive porch side rails will be restored. Mr. Bernath will submit a more comprehensive sketch(s) of his project for the file (dimensions, window location, etc.) He again stated his intention to restore the main block of the building as it originally was.

Approved as noted above – Motion by Herrmann, passed 5-0.

Items from the Commission

- none

The meeting was adjourned at 8:15 pm.

Respectfully submitted,

Roger A. Bollman, Chairman
Historic District Commission

cc: Zach Smith