

Easton Historic District Commission
Easton, Maryland
March 28, 2011

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

Absent:

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 6-0.

Consent Docket Approvals

None

Staff Approvals

None

Business:

09-2011 214 N. Goldsborough St. John Ippolito, Owner.

This application covers a request to replace non-original front porch fabric with like and same design but in composite material. This house was built in 1890, is quite historic, and, has its own State Inventory of Historic Places number (T291).

All changes have already been made without prior approval from the Commission and the Commission has no opportunity to visit the site and verify previously existing conditions. In effect, this is a retroactive decision.

At issue are the changes in material and design that have taken place over time. These are:

Porch step treads

- Mr. Ippolito reports that these were an early composite material. He is merely asking to replace the early composite with new composite.

Porch step risers

- Mr. Ippolito reports that these were an early composite material. He is merely asking to replace the early composite with new composite.

Porch step railings

- Mr. Ippolito reports that these were an early composite material. He is merely asking to replace the early composite with new composite.

Porch step newel posts

- Mr. Ippolito distributed photos of the house in 1908 and in 1987. The 1908 photos show a very different, and probably original, screened in front porch with no step railing. By 1987, the screened in feature, the fancy post brackets, and the Victorian railing had been lost. A pipe hand rail had been added to the steps and a plain railing with vertical pickets surrounded the porch.
- Mr. Ippolito replaced the pipe hand rail in about 1990 with the current design in wood. This failed frequently he stated (every 3 - 4 years).
- The most recent newel post material was treated wood. He is merely asking to replace this non-original fabric with composite.

Main porch railing

- The non-original railing was maintained until about 1990 using both wood and composite material for repair according to Mr. Ippolito.
- By 2011, it was mostly composite.
- On Saturday, 3/26/11 he replaced the failing railing with all composite material in the same design.

The Commission felt that the riser from the sidewalk to the first step tread, currently stone, was inappropriate and must be changed to traditional wood (in appearance).

This application complies with the Guidelines on pg 58 R2 and the Secretary of the Interior's Standard #6.

Approved as noted above – Motion by Gill, passed 5-1, Bollman dissenting.

18-2011 216 E. Dover St. Joanne Genova, Owner.

This application covers a fence around part of the property and storage shed. The buildings were recently constructed and, while compatible with the streetscape, are not contributing.

This application is also compatible with the streetscape and meets the guidelines on pg 32 R4 and 34 R5.

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

19-2011 106 South St. Kathy Gilson, Academy Art Museum.

This application covers fencing around air conditioning condensers. The building is contributing and there is an easement in place.

The larger fence will enclose the condensers along South Lane. It is approved as submitted but with the understanding that the applicant can also choose a flat top fence design if desired.

It was agreed that the smaller fence's height will be no more than the height of the condenser units plus 3" or up to 60", whichever is less. This fence will be flat topped and solid (no space between palls).

The application complies with the Guidelines on pg 32 R4.

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

21-2011 **114 N. Washington St.** **Joshua Fleckenstein, Consultant.**

This application covers replacement of 13 old, windows on the north and south sides of the old part of the building.

The application is incomplete because it does not have a window schedule (conditions, plans, etc, for each window).

There will be a site visit on Friday, April 1st at 9:00 a.m.

Tabled – Motion by DeLaurentis, passed 6-0.

Items from the Commission

- MHT's recommendation for treatment of properties with "easements" on them was discussed.

The meeting was adjourned at 7:30 p.m.

Respectfully submitted,

Roger A. Bollman, Chairman
Historic District Commission

cc: Zach Smith