

## MINUTES

### **Easton Historic District Commission Easton, Maryland**

**November 13, 2012**

**Members Present:** Kurt Herrmann, Chairman, Adam Theeke, Vice Chairman, Lena Gill, John Sener, Mark Beck and Robert Arnouts.

**Absent:**

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

The minutes of the October 22<sup>nd</sup> 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 November 13, 2012 meeting was approved (6-0).

**Consent Docket Approvals - None**

**Staff Approvals – None**

**OLD BUSINESS:**

**69-2012                      140 S. Washington Street                      Terry Dietrich, Owner  
and Warren Edwards, Contractor.**

The applicant is back before the Commission for a third review. They provided the Commission with an overall concept plan that shows a fence and new landscaping.

The demolition of the existing outbuilding was removed from the application and was therefore not considered within the vote. The applicant was advised to obtain a structural engineer's report and resubmit should they wish to continue towards demolition.

Upon motion of Mr. Sener seconded by Mr. Theeke the Commission voted 6-0 to approve the amended application which includes the proposed landscape plan and fence.

**NEW BUSINESS:**

**78-2012                      21 & 23 S. Harrison Street                      Lauren Dianich, Applicant.**

The applicant would like to renovate the existing buildings for office use and connect them with a contemporary glass hyphen. A main entrance would be created from the parking lot into the hyphen. Mrs. Dianich presented the Commission with an overall plan which described the renovations in detail. The applicant withdrew (temporarily) from the application replacing the existing cedar shakes with composite cedar shingles. Commission stated it must be an in-kind replacement.

After much discussion the Commission voted 6-0 to approve the application as submitted on Atelier 11 Architecture drawing PH 1, PH 2, PH 3, architectural drawing for signage dated 10/25/12, Atelier 11 Architecture drawing SP1.1, A2.1, A2.2, A2.3, A2.4, and description of work dated 10/25/12 (3 pages).

The application meets the Guidelines.

**79-2012                      111 S. Harrison Street                      Brian Frickie, Applicant.**

The applicant was before the Commission with an overall concept plan for renovations to Christ Church. Mr. Frickie explained to the Commission modifications the Church is seeking related to accessibility, code improvements and building maintenance. Modifications would be made to the front entry, bell tower repair, stonework repair, window frames/protection, art glass windows and roof replacement with a skylight.

The Commission felt as though the Church was moving in the right direction for their future renovations. The applicant will return to the Commission at a later date with a formal application and at that time a site visit will be scheduled.

**84-2012                      114 Goldsborough Street                      Robert Shannahan, Applicant.**

Mr. Shannahan would like to re-roof the existing metal shed and house roof with three-tab asphalt shingles due to the prohibiting cost of the standing seam metal roof for this large roof.

Upon motion of Mr. Beck, seconded by Mrs. Gill the Commission voted 6-0 to approve the request as submitted. *It was noted by the Commission that standing seam metal porch roofs must still be replaced in kind, as standing seam metal roofs are an important component of the Historic fabric.*

The meeting was adjourned at 10:00 p.m. by motion of Mr. Sener seconded by Mr. Arnouts.

Respectfully submitted,

Stacie S. Rice  
Planning Secretary