

MINUTES

Easton Historic District Commission Easton, Maryland

May 12, 2014

Members Present: Kurt Herrmann, Chairman, Adam Theeke, Robert Arnouts, Kevin Gibson, George Koste and Mark Beck.

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 May 12, 2014 meeting was approved.

OLD BUSINESS:

18-2014 142 N. Harrison Street Ryan Showalter, Applicant.

Mr. Showalter was not present at the meeting. Upon motion of Mr. Theeke, seconded by Mr. Beck the Commission voted 6-0 to table the application as no one was present.

**85-2013 5 E. Earle Avenue Paul Rogers, Atelier 11,
Architects.**

Mr. Rogers explained he is before the Commission with a request to modify the previous approval. Mr. Rogers explained that the changes are limited to the following.

- 1.) Deletion of dormer facing south.
- 2.) Deletion of green roof.
- 3.) South façade will retain existing gable.
- 4.) Deletion of trellises and pergolas.
- 5.) Cedar shingle siding utilized in lieu of more elaborate trim than previously shown.
- 6.) North façade: roof overhang extension on 22 ft. length of wall on north façade. This roof detail keeps the scale of the north façade lower which is keeping with the scale of the existing house.
- 7.) Deletion of two clerestory windows.
- 8.) Reducing scale of connecting roof to main house, roof of cricket to connect studio roof to main house roof.

Upon motion of Mr. Theeke, seconded by Mr. Beck the Commission voted 6-0 to approve the application as submitted and as shown on "*Atelier 11 Architecture drawings titled Waldrip/Schroeder, pages SP1.1 and A2.1*".

NEW BUSINESS:

22-2014 30 E. Dover Street Hill's Drug Store.

This is the second meeting in which no one was present. The Commission voted 6-0 to table the application.

23-2014 28 S. Harrison Street Jordon & Alice Lloyd.

Mr. Lloyd explained he is before the Commission with a request to re-construct the existing patio at the Bartlett Pear Inn. In an effort to have outdoor seating they are proposing to renovate the existing patio. The scope of work includes removing the existing water fountain, reconstruction of the hardscape, new landscaping/grassy areas, and a removable fire pit. The Commission asked for additional information on the tents that would be installed for events and asked for additional information on the lighted ceiling. Mr. Lloyd was agreeable to this. In an effort for Mr. Lloyd to start on the outdoor renovation the tent and lighting grid will be on hold at this time. The Commission commended Mr. Lloyd on his efforts of the outdoor renovation and feels it will be a great addition to the Bartlett Pear Inn.

Upon motion of Mr. Beck, seconded by Mr. Arnouts the Commission voted 6-0 to approve the landscaping plan, pavers and the removal of the fountain.

Discussion – 130 S. Aurora Street – Linda Kallinen

Ms. Kallinen explained she is before the Commission to discuss her future plans for the existing outbuilding on the subject property. She explained that the existing outbuilding is in disrepair. She explained to the Commission her ideas to

renovate the structure. The Commission appreciated Ms. Kallinen coming before them and gave Ms. Kallinen some ideas for the structure.

The meeting was adjourned at 6:15 p.m. by motion of Mr. Herrmann and seconded by Mr. Theeke.

Respectfully submitted,

Stacie S. Rice
Planning Secretary