

# **MINUTES**

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

**September 8, 2014**

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

**Members Absent:** Kevin Gibson

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 September 8, 2014 meeting was approved.

The Commission approve the August 11<sup>th</sup> and 25<sup>th</sup> minutes.

### **OLD BUSINESS:**

**101-2013 6 West Dover Street Thomas Benson.**

Mr. Benson was before the Commission with a request to modify the previous approval. He stated that the Town of Easton would like them to modify the existing front entry to accommodate ADA accessibility. They are proposing to modify the existing brick sidewalk by creating a small 40" wide x 18" deep ramp with the brick sloping up to the flagstone entry.

The Commission voted unanimously to approve the modification as presented.

**10-2014 111 S. Harrison Street George Corey, Christ Church.**

Mr. Corey explained he is before the Commission on behalf of Christ Church. He explained there have been some modifications made to the previously approved plans. 1.) Deletion of the proposed courtyard walk and revise plantings. New tree alley and plants are to be deleted with the existing boxwoods near the church to remain. 2.) Add landing to access existing walk 3.) Provide sloped walks from entry terrace to landing to existing walks 4.) Steps at S. Harrison Street to remain. Add walk to connect terrace to existing walk and steps.

The Commission voted unanimously to approve the modifications as presented.

**41-2014 116 S. Harrison Street Tom Batchelor on behalf of Academy Art Museum.**

Tom Batchelor and Lauren Dianich were present at the meeting on behalf of the Academy Art Museum. Mr. Batchelor explained he is before the Commission regarding the accessory structure located at the rear of the site. He stated they are proposing gate replacement (6' high by 10') double gate. This gate will replace an existing all-metal agricultural gate. Proposed siding would be board and batten by Hardie Plank spacing of 1 x 2" PVC battens to be 16" oc. This will replace the existing metal siding. He stated that the metal roof on the accessory structure is to be replaced with architectural shingle like the house. Exposed rafter to be replaced in-kind.

Upon motion of Mr. Arnouts, seconded by Mr. Beck, the Commission voted 5-0 to approve the project as modified and as noted and as shown on *Atelier 11, Architecture drawings dated September 2, 2014 (SP1.1, A2.1)*.

**43-2014 221 S. Harrison Street Tom Batchelor on behalf of Al and Diane Miller.**

Tom Batchelor and Lauren Dianich were present at the meeting on behalf of the Millers. They explained that Mrs. Dianich was before the Commission at the July 14<sup>th</sup> meeting at which time the Commission reviewed the request and tabled the application as more information was needed. The owners are requesting renovation of existing first floor south wing. Proposed new addition above first floor south wing to create two-story wing on main house. No changes are being made to the main house. South addition was not original to the house and therefore does not need to be restored. They are proposing new windows Marvin SDL. Atelier 11 has modified the drawings to note that they are proposing "new windows" not using the existing. They have provided the Commission with a spec sheet for the proposed windows. They plan to re-use the "fan style" windows. Bay window is not to extend to grade. Bay window to be 8" above grade. Applicant is to provide fluted vertical siding/trim below bay window. Existing basement window and window well to remain. All trim to be

PVC. Proposed second floor windows to be clad ultimate double hung. Grille pattern per cut sheet 7/8" width. Mrs. Dianich explained that the new addition on the East elevation includes wood composite shutters matching the existing in installation, design and style. The size of shutter is appropriate to the window as traditionally installed.

Upon motion of Mr. Theeke seconded by Mr. Beck the Commission voted 5-0 to approve the application as modified above and as shown on *Atelier 11, Architecture Exhibit "A", Clad Ultimate Double Hung spec sheets, and on drawings titled "Miller Residence" dated August 29, 2014, A2.1, A2.1.*

**16-2013 5 E. Earle Avenue Tom Batchelor, Atelier, 11.**

Tom Batchelor and Lauren Dianich were present at the meeting. Mr. Batchelor explained he was before the Commission at their August 25<sup>th</sup> meeting with a request to add a single skylight to the south façade. The Commission requested additional information. He explained they are proposing two skylights. One is to be centered over window (22 5/16" x 54 15/16") Velux VFC08 and the second one is to be centered over the existing stairwell (22 5/16" x 54 15/16") Velux VFC08. Proposed skylights to be low profile light.

Upon motion of Mr. Beck, seconded by Mr. Arnouts the Commission voted 5-0 to approve the application as noted above and as shown on *Atelier 11 Elevation Drawing titled "Waldrip-Shroder House" A2.1, and manufacturers cut sheet.*

**NEW BUSINESS:**

The meeting was adjourned at 7:40 p.m. by motion of Mr. Herrmann and seconded by Mr. Theeke.

Respectfully submitted,

Stacie S. Rice  
Planning Secretary