

MINUTES

Easton Historic District Commission Easton, Maryland

August 25, 2014

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

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 August 25, 2014 meeting was approved.

The Commission did not have minutes to vote on.

OLD BUSINESS:

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

Tom Batchelor with Atelier 11, was present at the meeting on behalf of the Academy Art Museum. Mr. Batchelor stated that Mrs. Dianich was at the July 14th meeting at which time the Commission reviewed plans for an extensive renovation to the existing property. The Commission at the July 14th meeting tabled the application as more information was required. The applicant is before the Commission with a request to remove and replace the east two-story wing. They are proposing to demolish the existing two-story wing which has been deemed structurally insufficient by Morabito Associates & Atelier 11, Architects. They are proposing replacement of the east wing with a new two-story 16' x 16' wing. New roof is approximately 2 feet lower than the old roof. Replacement/repair of the existing siding. New wing to have siding to match the main house. They are proposing enclosure of existing porch with removable screen panels. Repair of side footer on existing porch, general repairs and painting of house. They are also proposing repair of existing windows on main house, moving to have simulated divided light windows to be compatible with existing house. Mr. Batchelor discussed with the Commission the plans to construct a pergola. No plans or details have been submitted, therefore the Commission asked the applicant to please submit under separate application.

In reviewing the modifications the Commission agreed on the following changes.

- Drop roof line 2' to separate new addition
- Composite shake to match existing
- Windows on the addition to be Marvin Simulated Divided Light (SDL) 2/2
- Main existing window repaired in place/additional window to be SDL
- Glass window next to slider to be Marvin (no grid)
- Slider not SDL
- Repair existing soffit/closed soffit on addition
- Wood or PVC Cornice

Upon motion of Mr. Gibson, seconded by Mr. Theeke, the Commission voted 6-0 to approve the project as modified and noted above and as shown on *Atelier 11, Architecture drawings dated June 30, 2014.*

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

Mr. Batchelor explained that Mrs. Dianich was before the Commission at the July 14th 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 to be lowered to grade per applicant's request. They are proposing non-functioning shutters. The Commission reviewed the revised submission by Atelier, 11 but felt it was still lacking sufficient detail and there was an inconsistency in the drawings that have been submitted. The Commission asked the applicant to provide the following.

- Cut sheet on the shutters
- Foundation details for under the bay window
- Clarification on horizontal siding under the bay window

Upon motion of Mr. Gibson seconded by Mr. Arnouts the Commission voted 6-0 to TABLE the application as additional information is required.

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

Mr. Batchelor explained he is before the Commission with a request to add a single skylight to the south façade. He explained that the Commission approved renovations to the subject property in April of this year. The applicant did not provide the dimensions of the skylight or the make.

Upon motion of Mr. Theeke, seconded by Mr. Gibson the Commission voted 6-0 to TABLE the application as the application as submitted is incomplete.

NEW BUSINESS:

57-2014 208 Brookletts Avenue William Buchanan.

Mr. Buchanan explained he is before the Commission with a request to restore the existing back porch. He is proposing to replace the rotted structural members, decking and siding. He stated that the back porch which is approximately 8' x 30' was built around 1949. He plans to replace all wood in-kind. Wood screen door to be replaced in-kind. Any windows that need replacing will be replaced with the same style, size and light configuration (wood window). The Commission suggested the following modifications to the plans.

- Clarification on Anderson 400 Series glass slider windows
- Wall set back from post structures
- Steps to remain
- Cut sheet for windows

Upon motion of Mr. Theeke, seconded by Mr. Beck the Commission voted 6-0 to TABLE the application as additional information is required.

59-2014 215 Davis Avenue Sara Page, Owner.

Ms. Page explained she is before the Commission with a request to remove a tree that is next to her house that is damaging the siding and roof of the house.

Upon motion of Mr. Arnouts seconded by Mr. Gibson the Commission voted 6-0 to approve the removal of the tree.

58-2014 330 E. Dover Street No one was present.

Mr. Herrmann stated that no one was present for this application. However, he felt that due to the nature of the request the Commission could review the application. The applicant would like to install a new front door (double door) on the existing building.

Upon motion of Mr. Gibson, seconded by Mr. Beck the Commission voted 6-0 to approve the application as submitted and as shown on Manufacturers cutsheet provided by the applicant with the understanding that the casing around the door be wood flat stock 5/4".

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