

# MINUTES

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

**March 24, 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 March 24, 2014 meeting was approved.

### **OLD BUSINESS:**

**11-2014      120 Goldsborough Street      Tony Principi, Applicant.**

Mr. Principi is back before the Commission with a request to demolish the existing two-story house that damaged by a fire. Mr. Principi is the contract purchaser. This is the second meeting before the Commission. Mr. Principi has provided the Commission with a site plan of the existing house and a site plan for the proposed house. Mr. Principi is proposing to construct a two-story, single family house approximately 2,800+/- square feet that would be compatible with the surrounding houses in the district

After demolition the foundation will be removed and site will be finished with grading, seeding. Estimated start of construction would be 12 months from demolition of structure. Upon motion of Mr. Arnouts seconded by Mr. Beck the Commission voted 6-0 to approve the demolition of the existing structure conditioned on construction starting within 12 months of demolition.

### **NEW BUSINESS:**

#### **50-2013      114 S. Washington Street      Jon Braithwaite, Atelier, 11.**

Mr. Braithwaite stated that the owner of the McCord Building, Eastern Shore Land Conservancy would like to request renewal of the original Historic District Approval dated July 31, 2013. Mr. Braithwaite stated that the project was delayed due to environmental issues discovered on site. Mr. Braithwaite also stated that alterations to the site plan have occurred due to the brownfield site designation from MDE (Maryland Department of the Environment). These are hardscape changes approved and required by MDE as part of the brownfield CAP implementation. There are a few minor architectural changes to elevations not visible from public access ways, these have been reviewed and approved by MHT (Maryland Historic Trust). Alterations to the building elevations not included in the original application:

#### **Main Building (McCord)**

1. Reinforcing posts and brackets under existing canopy on East elevation. Current canopy condition is structurally insufficient (and an unknown condition) and requires additional bracing for wind/snow/seismic loads.
2. Addition of Door "4" on the main building's North elevation. This fenestration was previously designed as a window, but has since been revised to a door due to interior layout changes.

#### **Steam Plant**

1. Due to a reduction in the proposed scope of work, installation of new doors will not occur. Existing wood doors are to be repaired and fixed in place.
2. Remove two chimneys

Upon motion of Mr. Theeke seconded by Mr. Arnouts the Commission voted 6-0 to approve a six month extension from today's date for previous approval (50-2013) and the Commission approved site plan modifications as submitted and as shown on Lane Engineering drawings (CS101-1, CS101-2, CD101, LS101, LS102, A2.1 Main Building, A2.1 Steam Plant and A2.2.

#### **12-2014      301 S. Aurora Street      Peter Maloney, Contract Purchaser and Sarah Rubio, Designer.**

Mr. Maloney is before the Commission with a request to construct a group of raised (rectangular) garden beds located in the side yard. Approximate square footage is 275 square feet with potential expansion. Mr. Maloney is proposing treated lumber, consisting of 4x4 posts, 2x6 siding and 2x8 sills.

Upon motion of Mr. Theeke seconded by Mr. Gibson the Commission voted 6-0 to approve the application as submitted.

#### **Discussion Only      Jordon & Alice Lloyd, Owner and Jan Kirsh, Landscape DesignerBartlett Pear Inn.**

Mr. and Mrs. Lloyd discussed with the Commission their plans to renovate the existing gardens/grounds of the Bartlett Pear. They stated that the existing fountain leaks and has begun to sink. Considering removing the fountain and installing a gas fire pit that would be removable during events. They would like to expand their services by offering weddings, receptions, additional outdoor seating, community events etc. They are also looking to enhance the green space around the Inn. They are working with a lighting specialist and landscaper. They would like a 6 foot privacy fence that abuts the Town parking lot. They are experiencing head lights shining onto the property which they would like to shield. Proposed project would be done in stages as funds allow. The Commission felt the concept was appropriate.

The meeting was adjourned at 7:10 p.m. by motion of Mr. Herrmann and seconded by Mr. Theeke.

Respectfully submitted,

Stacie S. Rice  
Planning Secretary