



Historic District Commission MEETING MINUTES

Monday, June 14, 2021 - 6:00 PM
Council Chambers, Easton Town Office
14 S Harrison Street

Call to Order

At 6:00 pm , Chairperson Pezor called the meeting to order.

Chairperson Pezor, read the following opening statement

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/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.

Upon motion by Mr. Sebastian seconded by Mr. Gibson and carried unanimously, agenda of the 6/21/2021 meeting was approved as written.

Approval of Minutes.

Upon motion by Mr. Bateman second by Mr. Mayhew and carried unanimously (6-0 vote Mr. Gibson was not present at the 5/24/2021 meeting), Approval of the May 24, 2021 Minutes was approved.

Upon motion by Vice Chair Mayhew second by Mr. Sebastian and carried unanimously, Approval of the May 24, 2021 Minutes was approved.

Old Business

None.

New Business

Application Number:	2021-00491
Location:	304 S. Hanson Street
Applicant:	Tyler Marold, Lundberg Builders
Request:	Replace Windows at Main House

Andy Peterson of Lundberg Builders was present via Zoom, on behalf of the renovation request for 304 S. Hanson Street, a contributing structure in the Historic District.

The Commission reviewed the request to add a railing to the front porch where one does not currently exist. A wood railing in the same style as the railing at 309 S Hanson street was proposed, and the commission agreed that this was appropriate and had no further comment.

The Commission reviewed the request to add a dormer to the West side of the roof, where one does not currently exist. Applicant indicated that the addition of the dormer would allow for code compliant access to the 3rd floor space, currently the ceiling above the stairs is too low. The dormer would have wood siding, a wood framed window and an asphalt shingle roof to match the existing building, the commission agreed that this was appropriate and had no further comment.

The Commission reviewed the request to remove one small window on the West elevation and replace with 2 new larger picture windows, to also remove 2 windows on the rear 1st floor and replace with a new large picture window, and to remove and replace one one window and one sliding door on the rear 2nd floor. The commission requested additional information for the windows including a cut sheets for the proposed windows clearly identifying the window style and the lite pattern. The commission indicated that the lite pattern on the side windows and dormer window should reflect the lite pattern on the existing windows which is a unique detail for this house. It was acceptable to the commission for the rear windows (which are not visible from the Primary Right of Way) to not reflect the 16/1 lite pattern of the original window of the home but the West elevation windows are to reflect the 16/1 lite pattern.

Sliding Doors on rear second floor need cut sheet for the proposed product.

Upon motion by Mr. Gibson second by Mr. Sebastian and carried unanimously, Application Number:2021-00491 was Tabled.

Application Number:	2021-00492
Location:	111 N. Harrison Street
Applicant:	Bonnie Camarata/ Keller Williams Select Realtor
Request:	Sign

Bonnie Camarata of Keller Williams Select Realtor was present, on behalf of the sign request for 111 N Harrison Street, a non-contributing structure in the Historic District.

The commission reviewed the application as submitted and had no comments.

Upon motion by Mr. Bateman second by Mr. Sebastian and carried unanimously, Application Number: 2021-00492 was approved.

Historic District Guideline References:
Hanging Sign page 68 paragraphs 1 and 2

Application Number:	2021-00493
Location:	131 S. Harrison Street
Applicant:	Fredric Suss
Request:	Replace Gutters

Mr. Fredric Suss was present, on behalf of the replacement gutter request for 131 S. Harrison Street, a contributing structure in the Historic District.

The applicant stated that the existing gutters were in poor condition, and the new gutter material though different was chosen to closely replicate the existing. The commission reviewed the application as submitted and had no comments.

Upon motion by Mr. Gibson second by Vice Chair Mayhew and carried unanimously, Application Number: 2021-00493 was approved.

Historic District Guideline References:
Roof page 55 paragraph 1 and 2

Discussion Item

None.

Administrative Approval

None.

Consent Docket

None.

Meeting Adjournment

Upon motion by Mr. Gibson second by Vice Chair Mayhew and carried unanimously, Meeting Adjournment was approved.