



Historic District Commission MEETING MINUTES

Monday, June 28, 2021 - 6:00 PM
Council Chambers, Easton Town Office
14 S Harrison Street

Call to Order

Commission Members Present:

Chair Kelly Pezor
Vice Chair Grant Mayhew
Mr. Kevin Bateman
Mr. Ernie Demby
Mr. Bruce Harrington
Mr. Kevin Gibson
Mr. James Sebastian

Staff Present:

Joe Mayer
Casey Ortiz

Approval of Minutes.

Upon motion by Mr. Gibson seconded by Vice Chair Mayhew and carried unanimously, minutes of the June 28 meeting was approved as written.

Old Business

Application Number:	2021-00491
Location:	304 S. Hanson Street
Applicant:	Lundberg Builders
Request:	Renovations - Dormer, Porch Railing, Windows

Lundberg Builders was present on behalf of the renovation request for 304 S. Hanson Street, a contributing building in the Historic District.

It was discussed that the planned new windows on the rear of the home consisting of a picture casement window on the first floor, an enlarged picture window on the second floor, and new patio doors will not have muntins. The new windows on the north elevation of the home consisting of two picture windows and a window in the newly constructed gable will have a lite configuration to be proportionate and consistent with the original historic windows that show a multi light pattern over one configuration. The new configuration will be submitted to Planning & Zoning staff for review prior to COA.

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

Historic District Guideline References:
Dormer Page 56 paragraph 3
Railing- Page 58 paragraph 3
Windows- Page 51 paragraph 2&4

New Business

Application Number:	2021-00505
Location:	31 Goldsborough Street
Applicant:	Schuyler Benson, Trappe Station LLC
Request:	Paint Existing Brick Building

Schuyler Benson was present on behalf of painting the exterior brick for 31 Goldsborough Street (tax address 29 Goldsborough Street), a non-contributing building in the Historic District.

While the Historic District Guidelines do not recommend the painting of historic masonry, the Commission discussed that the building in question was "built outside the district's period of significance", and therefore, is, according to the Easton Historic District Survey, a non-contributing structure within the Historic District. Article 7 of the TOE Zoning Ordinance instructs the commission to be lenient in its judgement of plans for sites or structures of little historic significance, and in addition, there already exists precedence of other non-contributing masonry buildings being painted within the Historic District. The Commission found that The Historic District guidelines will support in this particular situation that the painting of the existing masonry will be acceptable.

Mr. Benson was receptive to the Historic District Commission's input on color as it pertains to historic structures.

Upon motion by Mr. Gibson seconded by Vice Chair Mayhew, Application Number:2021-00505 was approved 6-1.

Guidelines:
Chapter 28, Article 7, E, 2 d

Application Number:	2021-00506
Location:	120 South Hanson Street
Applicant:	Laurence Claggett, TLLI, LLC
Request:	New Egress Windows

Laurence Claggett, TLLI, LLC was present on behalf of the New Egress Windows for 120 South Hanson Street, a **non-contributing** building in the Historic District.

It was discussed that the applicant will return with a new window design that will fill the entire existing window opening.

Upon motion by Mr. Bateman second by Vice Chair Mayhew and carried unanimously, 2021-00506 was tabled.

Historic District Guideline References:

Discussion Item

Updated Draft of Zoning Code - Posted to Town Website (See Pending Legislation page) for 07-06-2021 Town Council Meeting

Administrative Approval

331 E Dover Street - Painting and Siding Repairs

Consent Docket

Meeting Adjournment