



Historic District Commission MEETING MINUTES

Monday, July 12, 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 SebastianM

Staff Members Present:

Katie Reedy

Casey Ortiz

Scott Messick

At 06:00 PM, Chairperson Pezor called the meeting to order.

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/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.

Approval of Agenda

Upon motion by Mr. Sebastian seconded by Mr. Bateman and carried unanimously, the agenda of the July 12, 2021 meeting was approved with the modification of 304 Hanson added under Old Business.

Approval of Minutes

Approval of the June 26, 2021 Minutes Upon motion by Mr. Bateman seconded by Mr. Sebastian and carried unanimously, the minutes of the June 26, 2021 meeting were approved with modification concerning Application #2021-00506 submitted by Laurence Claggett. The last paragraph should read, "Upon motion by Mr. Bateman and seconded by Vice Chair Mayhew and carried unanimously, 2021-00506 was TABLED."

Approval of the June 26, 2021 Minutes

Upon motion by Mr. Bateman seconded by Mr. Sebastian and carried unanimously, agenda of the June 26, 2021 minutes was approved as written.

Old Business

304 S Hanson Street Discussion

The Commission discussed the revised plans that were received for 304 South Hanson Street. The Commission was concerned that the applicant had indicated in the 6/14/2021 and 6/28/2021 meetings that the new windows on the proposed first-floor left elevation were to be picture windows, however, the new plans sent to staff following the 6/28/2021 meeting showed these windows as casement style. Additionally, it was discussed that the newly submitted plans did not show these new casement windows with a lite pattern that is proportional to the existing historic windows' lite pattern which had been discussed with the applicant and requested by the Commission. The proposed new gable window on the left elevation that was shown on the plans to be 16/1 is acceptable to the Commission, however, the lite pattern on the first-floor left elevation casement windows is not acceptable. The applicant will need to amend their application reflecting the change in window style, in addition to, a more appropriate lite pattern for the Commission to consider prior to a Certificate of Appropriateness being issued. TOE personnel will follow up with the applicant.

New Business

Application Number:	21-00515
Location:	318 Goldsborough St
Applicant:	Lee Weldon - Chesapeake Green Design
Request:	Renovations

Lee Weldon - Chesapeake Green Design was present on behalf of the Renovations for 318 Goldsborough St, a **contributing** building in the Historic District.

It was discussed that Mr. Weldon plans to have the existing windows on the north, east, and west sides of the main portion of the home restored. New windows would be installed on the rear of the home and on the two-story solarium bump out on the west façade. The new windows will be Marvin 2/2 wood windows, aluminum clad or fiberglass clad - applicant will submit a cut sheet to staff. Trim for the new windows will be composite material and will be sympathetic to the existing. The new porch that will wrap from the front to west façade will consist of wooden posts, the ceiling will be a tongue and groove composite (applicant will submit product data to staff) material to reflect other porch ceilings on adjacent homes, the floor of the porch will be concrete with brick edging. The front door will be replaced with a new wood door but the side-lites and framing will remain. The rear french door will be either aluminum or fiberglass clad. The existing side door will remain. It was discussed the existing cellar hatch style door will remain. The main roof will be asphalt shingles, with a metal roof for the 2 story solarium. Applicant stated that the sewer pipe that is currently on the exterior of the home will be relocated to the interior.

Upon motion by Mr. Mayhew second by Mr. Gibson and carried unanimously, 21-00515 was approved with the clarification that the applicant would submit product data to staff for the proposed windows, porch posts, trim, and porch ceiling.

Historic District Guideline References:
Porch- PG58, paragraph 3
Front Door- PG48, paragraph 2
Rear Door- PG48, paragraph 2
Windows- PG51, paragraph 2 and PG52, paragraph 1
Roof- PG55, paragraphs 1-3

Application Number:	21-00513
Location:	222 S Aurora Street
Applicant:	Joe Rose
Request:	New Roof Garage

Joe Rose was not present on behalf of 222 S Aurora Street, a **contributing** building in the Historic District.

It was discussed that as the existing asbestos material is no longer available the proposed metal roof would be appropriate and consistent with other garage roofs in the Historic District.

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

Historic District Guideline References:
Roof-PG 55, paragraph 3

Administrative Approval

Application Number:	21-00514
Location:	118 South Street
Applicant:	Zachary Warrender
Request:	In-kind Roof Replacement

Consent Docket

None.

Discussion Item

None.

Meeting Adjournment

At 7:12 PM, upon motion by Vice Chair Mayhew seconded by Mr. Sebastian and carried unanimously, Chairperson Pezor adjourned the regularly scheduled meeting.