



Historic District Commission MEETING MINUTES

Monday, July 26, 2021 - 6:00 PM
Council Chambers, Easton Town Office
14 S Harrison Street

Call to Order

Commission Members Present:

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

Staff Present:

Casey Ortiz

Joe Mayer

At 05:59 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 for July 26, 2021 was approved as written.

Old Business

Application Number: 2021-00491
Location: 304 S Hanson Street
Applicant: Lundberg Builders
Request: Renovations: Windows

Lundberg Builders was present on behalf of the Renovations: Windows for 304 S Hanson Street, a **contributing** building in the Historic District.

It was discussed that the modifications of the lite configurations that were submitted were

faithful to the commission's guidelines.

Upon motion by Mr. Sebastian second by Mr. Bateman and carried unanimously, 2021-00491 was approved.

Historic District Guideline References:
page 51, paragraph 2&3

New Business

Application Number: 2021-00521
Location: 203 S. Hanson Street
Applicant: Kaye Dutrow
Request: Replace Garage Door - New Material

Kaye Dutrow was present on behalf of the request to replace a garage door for 203 S. Hanson Street, a **contributing** building in the Historic District.

It was discussed that the proposed steel garage door was consistent with commission guidelines.

Upon motion by Mr. Sebastian second by Mr. Harrington and carried unanimously, 2021-00521 was approved.

Historic District Guideline References:
Page 34

Application Number: 2021-525
Location: 18 S Higgins Street
Applicant: Historic Easton, INC
Request: Replace 1st floor windows

Historic Easton, INC was present on behalf of the Replace 1st floor windows for 18 S Higgins Street, a **contributing** building in the Historic District.

It was discussed that the proposed fiberglass Marvin windows should not be used to replace aluminum windows. It was discussed that proposed windows should be in compliance with Maryland Historic guidelines and be wooden.

Upon motion by Vice Chair Mayhew, seconded by Mr. Sebastian, 2021-525 was tabled 4-0, Mr. Bateman had to recuse himself due to being on the Board of Historic Easton. . Pending further information from the applicant or Maryland Historical Trust Fund Review.

Historic District Guideline References:

Discussion Item

Administrative Approval

Application Number: 2021-524
Location: 121 S Harrison Street
Applicant: Jamie Gullian, Tiger Roofing
Request: In-Kind Asphalt Shingle Replacement

Consent Docket

Approval of Minutes.

7/12/2021 Minutes

Upon motion by Vice Chair Mayhew seconded by Mr. Harrington and carried unanimously, minutes of the July 12, 2021 meeting were approved on the condition that the word corrugated be changed to galvanized for case 2021-00513.

6/28/2021 Minutes

Upon motion by Vice Chair Mayhew seconded by Mr. Bateman and carried unanimously, minutes of the June 28, 2021 meeting were approved as written.

Meeting Adjournment

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