



## Historic District Commission MEETING MINUTES

Monday, September 13, 2021 - 6:00 PM  
Council Chambers, Easton Town Office  
14 S Harrison Street

### Call to Order

#### Commission Members Present:

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

#### Staff Present:

Casey Ortiz  
Katie Reedy

At 05:59 PM, Chair 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. Mayhew and carried 6-0, the agenda of the 9/13/2021 meeting was approved as written.

#### Old Business

|                            |                                             |
|----------------------------|---------------------------------------------|
| <b>Application Number:</b> | 2021-00542                                  |
| <b>Location:</b>           | 522 August Street                           |
| <b>Applicant:</b>          | Lloyd Haller on behalf of Sherry Williamson |
| <b>Request:</b>            | One story addition to existing home         |

Lloyd Haller on behalf of Sherry Williamson was not present on behalf of the One-story addition to the existing home at 522 August Street, a **contributing** building in the Historic District.

It was discussed that the application be tabled.

Upon motion by Mr. Mayhew second by Mr. Bateman and carried **6-0, 2021-00542 was approved.**

Historic District Guideline References:  
N/A

## New Business

**Application Number:** 2021-00545  
**Location:** 10 Brookletts Avenue  
**Applicant:** Nancy & Robert Short  
**Request:** Replacing sections of fence

Nancy & Robert Short were present on behalf of a fence replacement for 10 Brookletts Avenue, a **contributing** building in the Historic District.

The application was discussed.

Upon motion by Mr. Bateman second by Mr. Demby and carried **6-0, 2021-00545 was approved as submitted.**

Historic District Guideline References:  
Page 32, Paragraph 4

**Application Number:** 2021-00549  
**Location:** 216 S. Washington Street  
**Applicant:** Chris Cooley on behalf of William Spofford  
**Request:** Install a 28x12 pool and a 900 sq.ft. patio

Chris Cooley, on behalf of William Spofford, was present on behalf of the installation of a 28x12 pool and a 900 sq.ft. patio at 216 S. Washington Street, a **contributing** building in the Historic District.

It was discussed that the backyard is fenced and would allow for a compliant pool to be installed as well as the location of pumps being behind the garage.

Upon motion by Mr. Bateman second by Mr. Demby and carried **6-0, 2021-00549 was approved as submitted.**

Historic District Guideline References:  
Page 35, Paragraph 1

**Application Number:** 2021-00550  
**Location:** 31 N. Harrison Street  
**Applicant:** Signcraft on behalf of Legacy Real Estate  
**Request:** Wall Sign and Hanging Sign

Elizabeth Dee was present on behalf of the wall sign and hanging sign for 31 N. Harrison Street, a **contributing** building in the Historic District.

It was discussed that a dimension that showed the linear length of the store was required. The window treatments on the southern window were acceptable once information on the linear length of the store was given to staff.

Upon motion by Mr. Sebastian second by Mr. Mayhew and carried **6-0, 2021-00550 was approved as submitted.**

Historic District Guideline References:  
Hanging Sign Page 68, Paragraph 1 & 2  
Wall Page 67, Paragraph 1 & 2

Discussion Item

Draft Guidelines

Chair Pezor provided the amendments from December 9th, 2019. The commission read and discussed the revisions which will be voted on at the next meeting. Staff to compile notes into amendment format.

Synthetic Roofing Materials

Staff had brought the topic of using synthetic slate roofing as an alternative to slate roofing for Nationally Registered Historic Buildings in the Historic District.

Sam Goodrow of Bay Area Exteriors was present to discuss the feasibility and openness of the Commission's opinions of using synthetic slate as an appropriate alternative for roofs. During the discussion, the longevity, price, availability of slate, and appearance of synthetic slate on a building was discussed. Commission members came to a decision that synthetic slate roofing was a possible appropriate alternative to regular slate roofing but that the commission would still deliberate on a case by case basis on whether or not to use synthetic slate.

Hip Roof Request

Blair Alley was present to discuss the feasibility of installing a hip roof to replace the current flat roof on his property. Mr. Alley stated that he would try to match the existing brick and that a hip roof would be pursued rather than a gable roof. Commission members indicated a gable roof might be more appropriate to match the gable roof on the opposite side of the house. Commission members indicated that they would be open to the change but would not be outright in favor of the decision without seeing the designs.

Tree Removal: 214 S. Washington Street

Staff provided a tree removal application that was received for 214 S. Washington Street. There had been trees that had been removed without a tree removal application and historic district approval. Application will be added to the 9/27/2021 agenda.

Approval of Minutes.

August 23, 2021 Minutes

Upon motion by Mr. Mayhew seconded by Mr. Sebastian and carried **6-0 with the corrections made to the minutes for 18 S Higgins Street and 31 Goldsborough Street, the minutes of the 8/23/2021 meeting were approved.**

Administrative Approval

|                     |                                                   |
|---------------------|---------------------------------------------------|
| Application Number: | 2021-00553                                        |
| Location:           | 120 Port Street                                   |
| Applicant:          | Mid-shore Exteriors on behalf of Moonyene Jackson |
| Request:            | In-Kind asphalt shingle replacement               |
| Application Number: | 2021-00551                                        |
| Location:           | 45 Pennsylvania Avenue                            |
| Applicant:          | Jay Walls                                         |
| Request:            | Repair Exterior Trim and Siding In-Kind           |
| Application Number: |                                                   |
| Location:           | 111 S. Harrison Street                            |
| Applicant:          | Wes Locklaw on behalf of Christ Church            |
| Request:            | Replacement of light fixtures                     |

## **Consent Docket**

## **Meeting Adjournment**

At 8:05 PM, upon motion by Mr. Bateman seconded by Vice Chair Mayhew and carried **6-0**, **Chair Pezor adjourned the regularly scheduled meeting.**