



Historic District Commission MEETING MINUTES

Monday, September 27, 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. James Sebastian

Staff Present:

Katie Reedy
Casey Ortiz

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. Bateman seconded by Mr. Mayhew and carried 6-0, agenda for the September 27, 2021 meeting were approved with the change that 111 S Washington Street be moved to the front of New Business.

Old Business

Application Number:	2021-00542
Location:	522 August Street
Applicant:	Lloyd Haller on behalf of Sherry Williamson
Request:	One story addition to existing home & fence

Lloyd Haller on behalf of Sherry Williamson was present on behalf of the One-story addition to the existing home & fence at 522 August Street, a **contributing** building in the Historic District.

It was discussed that the piers foundation should be covered with a curtain wall. The material included for the fence was sufficient.

Upon motion by Mr. Sebastian second by Mr. Mayhew and carried 6-0, **2021-00542 was approved with the modification that a curtain wall will be included between the piers and the material will be brick.**

Historic District Guideline References:
Foundation- PG 58, R 1
Fence- PG 32, R 1

New Business

Application Number: 2021-00562
Location: 111 S. Washington Street
Applicant: Richard Marks
Request: Interior renovations and additions

Amy Haines, Ernest Demby and Joseph Wojciechowski were present on behalf of the Interior renovations and addition to 111 S. Washington Street, a **contributing** building in the Historic District.

It was discussed that the addition would match the aesthetic of the building and would not be seen from the public right of way. It was also discussed that the major changes to the concept, with the changes to the windows in the front, interior changes to a corridor, and awning windows on the second elevation. Architectural singles will be used on the existing roof, while a standing seam roof will be used for the addition. It was discussed that landscaping would be used to discourage vehicles from going down the alley on the north side.

Upon motion by Mr. Mayhew second by Mr. Bateman and carried 5-0 with Mr. Demby recusing himself, **2021-00562 was approved as submitted.**

Historic District Guideline References:
New Construction- PG 87, R1

Application Number: 2021-00552
Location: 28 S Harrison Street
Applicant: Steve Cuhall on behalf of WR Country LLC
Request: Remove five trees

Steve Cuhall on behalf of WR Country LLC, was present on behalf of the removal of five trees from 28 S Harrison Street, a **contributing** building in the Historic District.

It was discussed that the health of the trees and the letter from an arborist were sufficient.

Upon motion by Mr. Bateman second by Mr. Sebastian and carried 6-0, **2021-00552 was approved as submitted.**

Historic District Guideline References:
Trees- PG 30, R 1

Application Number: 2021-00557
Location: 111 N. Washington Street
Applicant: Allie McGuckian
Request: Two aluminum signs

Allie McGuckian was present on behalf of the two aluminium signs for 111 N. Washington St, a **contributing** building in the Historic District.

It was discussed that the signs were compliant with the towns zoning ordinances for signs.

Upon motion by Mr. Sebastian second by Mr. Demby and carried 6-0, **2021-00557 was**

approved as submitted.

Historic District Guideline References:
Sign- PG 67, R2

Application Number: 2021-00558
Location: 26 W. Dover Street
Applicant: Allie McGuckian
Request: Corner hanging sign

Allie McGuckian was present on behalf of the Corner hanging sign for 26 W. Dover Street, a **contributing** building in the Historic District.

It was discussed that the store already has a neon sign and that there is a possibility that a variance might need to be filed to the Board of Zoning Appeals.

Upon motion by Mr. Demby second by Mr. Mayhew and carried 5-0 with Mr. Bateman abstaining, **2021-00558 was approved as submitted.**

Historic District Guideline References:
Sign: PG 68, R 2

Application Number: 2021-00559
Location: 404 S. Harrison Street
Applicant: John Burchell and Heather Haffner
Request: Second story addition and windows

John Burchell was present on behalf of the addition **on 404 S. Harrison Street**, a **contributing** building in the Historic District.

It was discussed that the door would move from the side to the rear of the home for the enclosed back porch. The portico would be 4x4 and have a colonial-style wrapping. It was discussed that the steel doors would not be used for the rear and that the composite doors would be used for the rear. Storm doors will not be used for the home. The roof pitch of the addition will match the existing home.

Upon motion by Mr. Mayhew second by Mr. Bateman and carried 6-0, **2021-00559 was approved with the modifications that the back door will be fiberglass not steel, the front door will be wood, Marvin double hung windows will be used with wood on the front facade and fiberglass on the rear and side facades, and removed storm doors from application. Applicant will provide cut sheets to receive a certificate of appropriateness.**

Historic District Guideline References:
Doors- PG 48,R 3
Windows- PG 51,R 1
Portico- PG 58,R 1
Addition- PG 85, R 1

Application Number: 2021-00563
Location: 5 E. Earle Avenue
Applicant: Robin Hanway-Unity Landscape on behalf of Kaitlin Waldrip & Peter Shroeder
Request: Remove & replace 6' fence

Robin Hanway-Unity Landscape on behalf of Kaitlin Waldrip & Peter Shroeder was present on behalf of the removal and replacement of the 6' fence on 5 E. Earle Avenue, a **contributing** building in the Historic District.

It was discussed that a free standing arbor would not be seen from a street front.

A letter from Ginna Tiernan was received in support of the application.

Upon motion by Mr. Mayhew second by Mr. Bateman and carried 6-0, **2021-00563 was approved with the modification that the section of fence that is in front of the front plane of the house will be 4 feet tall with 2 feet of open lattice or facsimile open area. The applicant will provide an elevation of the revised section.**

Historic District Guideline References:
Fence- PG 32,R 4

Application Number: T-21-17
Location: 214 S. Washington Street
Applicant: David A. Douglas
Request: Removal of 7 trees
David A. Douglas was present on behalf of the removal of 7 trees at 214 S. Washington Street, a **contributing** building in the Historic District.

It was discussed that the town would plant trees on the property and that the letter from an arborist and landscape plan were sufficient.

Upon motion by Mr. Demby second by Mr. Mayhew and carried 6-0, **T-21-17 was approved as submitted.**

Historic District Guideline References:
Trees- PG 30, R 1

Discussion Item

Vote to Approve: Revised and Voted HDC Commission Amendments from December 9th Meeting

Application Number: 2020-00219
Location: 226 S. Washington Street
Applicant: Ginna Tiernan
Request: Porch Screen Extension
An extension for application 2021-00219 was filed by Ginna Tiernan for a porch screen that was approved in July 2020.

Upon motion by Mr. Bateman second by Mr. Mayhew and carried 5-0 with Mr. Sebastian abstaining, **the extension for application 2020-00219 was approved.**

Historic District Guideline References:

Approval of Minutes.

September 13, 2021 minutes

Upon motion by Mr. Sebastian seconded by Mr. Bateman and carried 6-0, minutes of the September 13,2021 meeting were approved with grammatical changes to applications for 10 Brookletts and 216 S Washington.

Administrative Approval

Application Number: 2021-00564
Location: 303 S. Aurora Street
Applicant: Chris Jordan Exteriors
Request: In-Kind Roof Replacement

Consent Docket

None.

Meeting Adjournment

At 8:13 PM, upon motion by Mr. Bateman seconded by Mr. Mayhew and carried 6-0, Chair Pezor adjourned the regularly scheduled meeting.