



Historic District Commission MEETING MINUTES

Monday, October 25, 2021 - 6:00 PM
Council Chambers, Easton Town Office
14 S Harrison Street

Call 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.

At 05:59 PM, Chair Pezor called the meeting to order.

Commission Members Present:

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

Staff Present:

Katie Reedy
Joe Mayer
Lynn Thomas

Workshop 5:00 PM

Approval of Agenda

Upon motion by Mr. Sebastian seconded by Mr. Gibson and carried 6-0, **agenda of the October 25, 2021 meeting were approved as written.**

Old Business

None.

New Business

Application Number:

2021-00577

Location: 629 Goldsborough Street
Applicant: George & Elaine Arscott
Request: Replace existing siding with LP smart side
George & Elaine Arscott were present on behalf of the replacement of the existing siding with LP smart side for 629 Goldsborough Street, a **contributing** building in the Historic District.

It was discussed that the siding would be LP Smart Side, that the lap siding and trim would be smooth, new ply wood sheathing and house wrap would be acceptable, trim to retain existing profiles and sizes, and Azek trim could possibly be used for windows and the Azek would need to be painted.

Upon motion by Mr. Gibson second by Mr. Sebastian and carried 6-0, **2021-00577 was approved with modifications that all materials will have a smooth finish and window trim will match, including the stool/sill which may be a composite material.**

Historic District Guideline References:
New Draft Guidelines PG 44, R4

Application Number: 2021-00552
Location: 28 S Harrison Street
Applicant: Steve Cahall
Request: Add a brick garden wall
Steve Cuhall was present on behalf of adding a brick garden wall to 28 S Harrison Street, a **contributing** building in the Historic District.

It was discussed that the wall would run along the parking lot in the rear and that the proposed wall would match the existing wall.

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

Historic District Guideline References:
Walls & Fences- PG 32, R 4

Application Number: 2021-00578
Location: 18 W Dover Street
Applicant: Steve Cahall
Request: Exterior Staircase
Steve Cuhall was present on behalf of renovations to 18 W Dover Street, a **contributing** building in the Historic District.

It was discussed that the current existing wooden stairs would be removed and replaced with metal stairs in a new configuration.

Upon motion by Mr. Gibson second by Mr. Demby and carried 6-0, **2021-00578 was approved as submitted.**

Historic District Guideline References:
The new stairs will be a significant improvement in safety over the deteriorating wooden stairs. No current specific guidelines exist as to exterior stairs.

Application Number: 2021-00582
Location: 137 N Harrison Street
Applicant: Spurry-Curren and Associates, Inc.
Request: Sign & Alteration
Jamie Curren and Patti Curren from Spurry-Curren and Associates, Inc. was present on behalf of the Sign & Alteration for 137 N Harrison Street, a **contributing** building in the Historic District.

It was discussed that signs would be placed on the main structure replacing the existing signs and would mimic a similar size just with the logo of the applicant. The applicant would replace damaged sections of the cedar siding on the shed with an In-Kind Material. It was discussed that there would be a new sign on the existing shed to match in size with previous signs on the shed. The existing shed would have the front doors replaced with rounded doors with new square doors added as a set to the opposite side of the shed. It was discussed that two doors would be added to the rear of the building to allow for the movement of equipment. The

location of the cooking hood under the cupola on the exterior of the building was discussed.

Upon motion by Mr. Demby second by Vice Chair Mayhew and carried 6-0, **2021-00582 was approved with modifications that shed repair will be a in kind material.**

Historic District Guideline References:
Signboard- PG 66, R1 & PG 66, R1, R2, R3
Wall Signs- PG 67, R1, R2
Roofs- PG 56, R3

Application Number:	2021-00528
Location:	106 & 108 N West Street
Applicant:	Christine M. Dayton
Request:	Revision to original application

Josh Startt was present on behalf of the revision to original application for 106 & 108 N West Street, a **contributing** building in the Historic District.

It was discussed that the previously approved outdoor dining would be removed. A trash enclosure would be used in the space. The windows no longer in use would be filled in for code compliance and a change of roof mechanical alcoves would change from two to one large alcove.

Upon motion by Mr. Gibson second by Vice Chair Mayhew and carried unanimously, **2021-00528 was approved with modification that roof mechanical Alcove will be reduced from two to one.**

Historic District Guideline References:
Walls & Fences- PG 32, R2, R3, R4
Windows- all windows will be filled in as it is part of the firewall

Discussion Item

Approval of Minutes.

October 11, 2021 Minutes

Upon motion by Mr. Gibson seconded by Vice Chair Mayhew and carried 6-0, **minutes of the October 11, 2021 meeting were approved pending fixes to grammatical errors.**

Administrative Approval

Consent Docket

Adjournment

At 7:05 PM, upon motion by Mr. Gibson seconded by Mr. Sebastian and carried 6-0, **Chair Pezor adjourned the regularly scheduled meeting.**