



Historic District Commission MEETING MINUTES

Monday, December 13, 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. Kevin Bateman
Mr. Ernie Demby
Mr. Kevin Gibson
Mr. James Sebastian

Staff Present:

Casey Ortiz
Joe Mayer

Approval of Agenda

Upon motion by Mr. Sebastian seconded by Mr. Gibson and carried 6-0, **agenda for the December 13, 2021 meeting were approved with the addition of application 2021-00562 (111 S Washington) under old business.**

Old Business

Application Number:	2021-00592
Location:	217 N Locust Street
Applicant:	Mark & Donna Orwig
Request:	Alterations (Windows, Doors, Skylight, Shed, Awnings)

Mark & Donna Orwig were present on behalf of the Alterations (Windows, Doors, Skylight, Shed, Awnings) at 217 N Locust Street, a **non-contributing** building in the Historic District.

Upon motion by Mr. Gibson second by Vice Chair Mayhew and carried 6-0, **2021-00592**, was approved **with modifications**:

- **Non-Vinyl Window Cutsheets to be submitted to staff for review in compliance with HDC Guidelines.**
- **Existing Pipe Handrail may be removed if it complies with the Town of Easton Building Code.**
- **The compressor unit will be moved to the rear of the house.**
- **Flue Chimney may be removed**
- **In-Fill siding will be the removed siding from the rear of the house.**
- **Applicants can remove five awnings and move 1 awning above the front door.**

Historic District Guideline References:

Windows- PG 51, R3 (Non-Vinyl Window Cut Sheets to be Supplied)

Skylights- PG 56, R3

Siding- In-Kind Replacement for Window Removal Infill (Aluminum)

Chimney may be taken down

Door- PG 48, R3

Application Number: 2021-00599
Location: 404 S Harrison Street
Applicant: Heather Haffner
Request: Alteration (Revision to application)

Heather Haffner was present on behalf of the Alteration (Revision to original application) for 404 South Harrison Street, a **contributing** building in the Historic District.

Upon motion by Mr. Gibson second by Mr. Bateman and carried 6-0, **2021-00599** was approved with modifications:

- **Rear Door to have 4 Lite door instead of the previously approved 8 or 12 Lite Door.**
- **Hip Roof is approved.**

Historic District Guideline References:

New Construction- PG 81, R3

Application Number: 2021-00562
Location: 111 S Washington Street
Applicant: Ernest Demby
Request: Renovation (Revision)

Ernest Demby was present on behalf of the Renovation for 111 S Washington Street, a **contributing** building in the Historic District.

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

- **Guard Railing to be added**
- **TPO Roofing to replace standing seam**

Historic District Guideline References:

New Construction: PG 81

New Business

Application Number: 2021-00593
Location: 25 S Higgins Street
Applicant: Edilzar Perez
Request: Renovation & Alteration (Replacement of existing siding and Front Steps)

Edilzar Perez was present on behalf of the Renovation & Alteration (replacement of existing siding and Front Steps) for 25 S Higgins Street, a **non-contributing** building in the Historic District.

Upon motion by Mr. Gibson second by Mr. Sebastian and carried 6-0, **2021-00593** was approved with modifications:

- **Cutsheets for the aluminum railings are to be supplied and reviewed by staff for compliance with guidelines.**
- **In-Kind Vinyl Siding Approved.**

Historic District Guideline References:
Siding- Will be replaced in-kind PG 46, R1
Steps- PG 58, R2

Application Number: 2021-00597
Location: 203 S Harrison Street
Applicant: Zach A. Smith on behalf of Robert H. Fogarty
Request: Alteration (Convert deck to porch)
Chris Wright (Contractor) and Robert H. Fogarty (Homeowner) were present on behalf of the Alteration (Convert deck to patio) for 203 S Harrison Street, a **contributing** building in the Historic District.

Upon motion by Mr. Gibson second by Mr. Demby and carried 6-0, **2021-00597** was approved with modifications:

- **that all materials will be wood, including the porch ceiling.**

Historic District Guideline References:
Porches- PG 59, NR 3 Sentence 2

Application Number: 2021-00600
Location: 126 S West Street
Applicant: Noah Matten
Request: Other (Relocation of Shed)
Noah Matten was present on behalf of the Other (Relocation of Shed) for 126 S West Street, a **contributing** building in the Historic District.

Upon motion by Mr. Gibson second by Mr. Bateman and carried 6-0, **2021-00600** was approved as submitted.

Historic District Guideline References:
Shed- PG 34, R1, R2
Setback- PG 83, R1
Orientation- PG 84, R1

Application Number: 2021-00601
Location: 312 Winton Avenue
Applicant: Stephen Geraci
Request: Alteration (Deck)
Stephen Geraci was present on behalf of the Alteration (Deck) for 312 Winton Avenue, a **contributing** building in the Historic District.

Upon motion by Mr. Gibson second by Vice Chair Mayhew and carried 6-0, **2021-00601** was approved as submitted.

- **Decking and Planters will be Trex**
- **Risers will be Azek**

Historic District Guideline References:
Deck- PG 35; PG 34, R3; PG 35, R1

Approval of Minutes.

11/8/2021

Upon motion by Mr. Gibson seconded by Mr. Sebastian and carried 4-0 with Mr. Mayhew and Mr Bateman abstaining themselves, **minutes of the November 11, 2021 meeting were approved as written.**

11/22/2021

Upon motion by Mr. Gibson seconded by Vice Chair Mayhew and carried 6-0, **minutes of the November 22, 2021 meeting were approved as written.**

Administrative Approval

Application Number:	2021-00595
Location:	206 N Aurora Street
Applicant:	Walbridge Real Estate Investments LLC
Request:	Renovation (In-Kind Asphalt Shingle Replacement)

Application Number:	2021-00598
Location:	426 East Dover Street
Applicant:	Michael Parrish on behalf of Bennie Smith
Request:	Renovation (In-Kind Asphalt Shingle Replacement)

Consent Docket

Application Number:	2021-00599
Location:	222 N Aurora Street
Applicant:	Town-County Roofing
Request:	Renovation (In-Kind Membrane Roofing)

Town-County Roofing's application was presented on behalf of the In-Kind Membrane Roofing for 222 N Aurora Street, a **contributing** building in the Historic District.

Upon motion by Mr. Gibson second by Mr. Sebastian and carried 6-0, **2021-00599** was approved as submitted.

Historic District Guideline References:
Roofs- PG 55, R1 (Membrane Roof replacement in-kind)

Discussion Item

None.

Items by Town Staff

None.

Adjournment

At 7:15 PM, upon motion by Mr. Gibson seconded by Vice Chair Mayhew and carried 6-0, **Chair Pezor adjourned the regularly scheduled meeting.**