



Historic District Commission MEETING MINUTES

Monday, March 28, 2022 - 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.

Upon motion by Vice Chair Mayhew seconded by Mr. Sebastian and carried 7-0, the agenda was approved with a change to move Old Business item "Annual Election" to the end of the agenda.

At 05:58 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. Bruce Harrington
Mr. James Sebastian
Ms. Maria Brophy

Staff Present:

Katie Reedy

Old Business

Application Number:	2021-00562
Location:	111 S Washington Street
Applicant:	Richard Marks
Request:	Revision to COA

Upon motion by Mr. Bateman seconded by Vice Chair Mayhew and carried 7-0, Application Number:2021-00562 was approved as submitted.

Annual Election for Chair and Vice-Chair

Vote was not conducted at this meeting due to the long agenda and lack of time.

New Business

Application Number: 2022-00026
Location: 122 S. Harrison Street
Applicant: John and Margaret Brock
Request: Renovation/Addition

John and Margaret Brock were present on behalf of the Renovation/Addition for 122 S. Harrison Street, a **contributing** building in the Historic District.

Upon motion by Vice Chair Mayhew, seconded by Mr. Sebastian and carried 7-0, application 2022-00026 was approved with the following clarifications

- Membrane Roofing will be installed on the 2nd floor addition roof
- All trim will be wood
- New wood shutters will match the existing
- Gutters will be k-style aluminum
- The deck will be an in-kind replacement as needed
- New fencing to match existing
- The new windows will be Marvin Ultimate to match existing
- The door leading to the deck will be the existing wood door or a new wood door.
- The canopy over the door will be metal with wood framing and brackets.

Historic District Guideline References:

Roof: page 55
Fence: page 32
Chimney: page 42
Siding: page 45
Windows: Pg 51
Gutters page: 55
Door: page 48
Trim: page 45

Application Number: 2022-00027
Location: 11 S Washington Street
Applicant: Peter Dietz Construction
Request: Sign

Peter Dietz was present on behalf of the sign for 11 S Washington Street, a **contributing** building in the Historic District.

Upon motion by Mr. Sebastian second by Ms. Brophy and carried 7-0, application 2022-00027 was approved.

Historic District Guideline References:

Signs: page 68 paragraphs 1 and 2

Application Number: 2022-00028
Location: 24 South Aurora Street
Applicant: Vonette West and Nathaniel Rick West
Request: Demolition

Vonette West and Nathaniel Rick West were not present on behalf of the possible demolition for 24 South Aurora Street, a **contributing** building in the Historic District.

Upon motion by Mr. Demby second by Mr. Bateman and carried 7-0, **2022-00028** was tabled until such time the applicant can be present.

Application Number: 2022-00025
Location: 24 N Aurora Street
Applicant: Mid Shore Exteriors
Request: Replace existing wood shingle roof with new asphalt shingles

John Ryan, was present on behalf of the changing in roofing material request for 24 N Aurora Street, a **contributing** building in the Historic District.

It was discussed that the request to change the roofing from cedar shingles to asphalt shingles was not appropriate for this National Registry building. The Historic District Guidelines on page 57 state it is not appropriate to replace sloping roof materials with materials that significantly alter the appearance of the roof. The applicant indicated that he had only reached out to one roofing company. The commission requested that he contact additional roofers and conduct additional research.

Upon motion by Vice Chair Mayhew, seconded by Mr. Bateman and carried 7-0, was tabled pending further information from the applicant.

Historic District Guideline References:
Roof: page 55 paragraphs 1 and 2, and page 57

Application Number: 2022-000633
Location: 26 South Aurora Street
Applicant: Jerry Barrow, Barrow and Sons LLC
Request: Replacement Windows

Mr. Jerry Barrow was present on behalf of the replacement windows for 26 S. Aurora Street, a **non-contributing** building in the Historic District.

It was discussed that the proposed vinyl windows are not appropriate for the Historic District. The Historic District Commission indicated that they would follow up with Jim Bent of the Affordable Housing Board regarding a path forward for this Affordable Housing grant project.

Upon motion by Vice Chair Mayhew, seconded by Mr. Sebastian and carried unanimously, was tabled pending additional information from the applicant.

Historic District Guideline References:
page 51 paragraphs 2 and 3

Application Number: 2023-00023
Location: 35 S Locust Street
Applicant: Habitat for Humanity
Request: New Single Family Dwelling

Jennifer McCann and Wayne Suggs were present on behalf of the new single family dwelling for 35 S Locust Street, an empty lot in the Historic District.

It was discussed that the following items would need to be clarified in the application.

- The siding will need to be smooth side out
- The applicant will need to provide a sample of the window material, as this material has not yet been approved in the Historic District.
- The fascia and trim will not be aluminum. 5/4 Azek board is an option for trim.
- applicant to provide plans and material list for the proposed shed.

Upon motion by Vice Chair Mayhew, seconded by Mr. Bateman and carried 7-0, was tabled pending additional information.

Application Number: 2022-00024
Location: 40 S. Locust Street
Applicant: Habitat for Humanity
Request: New Single Family Dwelling

Jennifer McCann and Wayne Suggs were present on behalf of the new single family dwelling for 40 S Locust Street, an empty lot in the Historic District.

It was discussed that the following items would need to be clarified in the application.

- The siding will need to be smooth side out
- The applicant will need to provide a sample of the window material, as this material has not yet been approved in the Historic District.

- The fascia and trim will not be aluminum. 5/4 Azek board is an option for trim.
- applicant to provide plans and material list for the proposed shed.

Upon motion by Mr. Demby, seconded by Mr. Harrington and carried 7-0, was tabled pending additional information.

Application Number: 2022-000632
Location: 119 S. Locust Lane
Applicant: Habitat for Humanity, Wayne Suggs
Request: New Single Family Dwelling

Jennifer McCann and Wayne Suggs were present on behalf of the new single family dwelling for 119 S Locust Street, an empty lot in the Historic District.

It was discussed that the following items would need to be clarified in the application.

- The siding will need to be smooth side out
- The applicant will need to provide a sample of the window material, as this material has not yet been approved in the Historic District.
- The fascia and trim will not be aluminum. 5/4 Azek board is an option for trim.
- applicant to provide plans and material list for the proposed shed.

Upon motion by Mr. Bateman, seconded by Mr. Harrington and carried 7-0, was tabled pending additional information.

Application Number: 2022-000631
Location: 108 S. Locust Lane
Applicant: Habitat for Humanity, Wayne Suggs
Request: New Single Family Dwelling

Jennifer McCann and Wayne Suggs were present on behalf of the new single family dwelling for 108 S Locust Street, an empty lot in the Historic District.

It was discussed that the following items would need to be clarified in the application.

- The siding will need to be smooth side out
- The applicant will need to provide a sample of the window material, as this material has not yet been approved in the Historic District.
- The fascia and trim will not be aluminum. 5/4 Azek board is an option for trim.
- applicant to provide plans and material list for the proposed shed.

Upon motion by Ms. Brophy, seconded by Mr. Harrington and carried 7-0, was tabled pending additional information.

Application Number: 2022-000630
Location: 310 South Street
Applicant: Habitat for Humanity, Wayne Suggs
Request: New Single Family Dwelling

Jennifer McCann and Wayne Suggs were present on behalf of the new single family dwelling for 310 South Street, an empty lot in the Historic District.

It was discussed that the following items would need to be clarified in the application.

- The siding will need to be smooth side out
- The applicant will need to provide a sample of the window material, as this material has not yet been approved in the Historic District.
- The fascia and trim will not be aluminum. 5/4 Azek board is an option for trim.
- applicant to provide plans and material list for the proposed shed.

Upon motion by Mr. Demby, seconded by Mr. Harrington and carried 7-0, was tabled pending additional information.

Discussion Item

None.

Approval of Minutes.

Approval of Minutes from the 2/28/2022 meeting.

Upon motion by Mr. Bateman seconded by Mr. Sebastian and carried 7-0, the Minutes from the 2/28/2022 meeting were approved.

Approval of Minutes from the 3/14/2022 meeting.

Upon motion by Mr. Bateman seconded by Mr. Harrington and carried unanimously, the Minutes from the 3/14/2022 meeting were approved.

Administrative Approval

None.

Consent Docket

None.

Adjournment.

At 7:38, upon motion by Mr. Bateman, seconded by Vice Chair Mayhew and carried 7-0, Chair Pezor adjourned the regularly scheduled meeting.