



Historic District Commission MEETING MINUTES

Monday, April 25, 2022 - 6:00 PM
Council Chambers, Easton Town Office
14 S Harrison Street

Call to Order

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.

Upon motion by Mr. Sebastian seconded by Mr. Mayhew and carried 7-0, the agenda was approved, with the addition of "Rules of Procedure amendments" to Old Business, a carry over from the 4/11/2022 meeting.

Commission Members Present:

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

Staff Present:

Katie Reedy

Old Business

Amendment to Historic District Commission Rules of Procedure Section 13

Chair Pezor presented the following language to be added to Rules of Procedure Section 13 Demolitions

Add to the end of Section 13.3 *The Commission will also accept a condemnation letter from the Town of Easton in lieu of a structural report from a licensed structural engineer.*

Add to the end of Section 13.4 *The Commission may accept a plan to return a property back*

to maintained green space (nothing but upkeep grass, trees, shrubs, or other vegetation) so long as the applicant is aware that they must return to the Commission for approval on any future plans to alter the property.

Upon motion by Mr. Sebastian seconded by Mr. Bateman and carried 7-0, the Amendment to Historic District Commission Rules of Procedure Section 13 Demolitions was approved as presented.

Amendment to Historic District Commission Rules of Procedure Section 15

Chair Pezor presented the following language to be added to Rules of Procedure Section 15 Economic Hardship

Add to the beginning of Section 15.1, The Commission may consider "economic hardship" as a reason to allow the usage of alternative materials to those normally recommended by the HDC guidelines.

Add Section 15.3 The Commission may accept written or oral testimony on behalf of the homeowner from the Easton Affordable Housing Board as to the existence of "economic hardship". The Commission recognizes that qualifying for certain programs provided by the Easton Affordable Housing Board may provide sufficient evidence to make a claim of economic hardship in the historic district. The Commission will consider this evidence on a case-by-case basis.

Upon motion by Mr. Mayhew seconded by Vice Chair Demby and carried 7-0, Amendment to Historic District Commission Rules of was approved with the clarification that "*The Commission may consider "economic hardship" as a reason to allow the usage of alternative materials to those normally recommended by the HDC guidelines "* is to be added to the end of paragraph 15.1 not the beginning.

Application Number: 2021-00568
Location: 212 South Street
Applicant: Dennis Skaggs
Request: Installation of 4' Picket Fence

Dennis Skaggs was present on behalf of the Installation of 4' Picket Fence for 212 South Street, a **contributing** building in the Historic District.

Upon motion by Vice Chair Demby second by Mr. Bateman and carried 7-0, 2021-00568 was approved.

Historic District Guideline References:
Page 32, paragraph 4

Application Number: 2021-00582
Location: 137 N Harrison Street
Applicant: Atelier 11 - Lauren Dianich
Request: Revision to COA - Add Mechanical platform & handrails

Jordan Lloyd was present on behalf of the Revision to the COA - Add Mechanical platform & handrails for 137 N Harrison Street, a **non - contributing** building in the Historic District.

It was discussed that the application was for the installation of the Mechanical Platform and associated handrails only. The platform is a change from the original application is a code requirement for the mechanical equipment and

Upon motion by Vice Chair Demby second by Mr. Mayhew and carried 7-0, 2021-00582 was approved.

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 **Demolition** for **24 South Aurora Street**, a **contributing** building in the Historic District.

This was the second meeting regarding the demolition of 24 S Aurora St. The commissioners had nothing further to add and there was no public comment.

Upon motion by Mr. Sebastian seconded by Mr. Bateman and carried 7-0, **2022-00028** was approved.

Historic District Guideline References:
Rules of Procedure Requirements as Revised 4.25.2022 were met.

New Business

Application Number: 2022-0642
Location: 11 South Street
Applicant: Harold Edward Debona & Susan Patrice Mortimer
Request: Fence

Harold Edward Debona & Susan Patrice Mortimer were present on behalf of the Fence for 11 South Street, a **contributing** building in the Historic District.

It was discussed that the new 6' wooden fence would replace the existing plastic lattice fence and match in style the fence previously approved by the HDC in the rear yard.

Upon motion by Mr. Sebastian second by Ms. Brophy and carried 7-0, 2022-0642 was approved.

Historic District Guideline References:
Page 32 Paragraph 1

Application Number: 2022-00648
Location: 14 N Aurora Street
Applicant: All American Electric Service, LLC
Request: EV Charger installation

The property owner was present on behalf of the EV Charger installation for 14 N Aurora Street, a **contributing** building in the Historic District.

It was discussed the charger as proposed in the black color would be camouflaged appropriately by the existing fence and landscaping.

Upon motion by Ms. Brophy second by Mr. Sebastian and carried 7-0, 2022-00648 was approved.

Application Number: 2022-00638
Location: 34 S Locust Street
Applicant: Veronica Ranero Paz
Request: Fence

Veronica Ranero Paz was present on behalf of the Fence for 34 S Locust Street, a **non-contributing** building in the Historic District. (Not property has been significantly remodeled since the time of the HD Property Survey)

It was discussed that applicant would like to install a 6' fence on the property line in the rear yard.

Upon motion by Mr. Bateman was seconded by Mr. Sebastian and carried 7-0, 2022-00638 was approved.

Historic District Guideline References:
Page 32 paragraph 4

Application Number: 2022-00660
Location: 45 Pennsylvania Avenue
Applicant: James & Laura Taneyhill
Request: Window and Door

James & Laura Taneyhill were not present on behalf of the Window and Door for 45 Pennsylvania Avenue, a **contributing** building in the Historic District.

It was discussed that additional information was needed for the style of window proposed, including the lite pattern. And additional information is needed for the fire-rated door to the courtyard.

Upon motion by Mr. Bateman was seconded by Mr. Harrington and carried 7-0, 2022-00658 was **tabled**.

Discussion Item

Application Number:	N/A
Location:	106, 108, and 110 Talbot Lane
Applicant:	Armistead, Lee, Rust & Wright, P.A. - Zach Smith
Request:	Academy of Arts Expansion

Mr. Armistead, of Armistead, Lee, Rust, & Wright, and the project architect Ms. Pam Gardner along with representatives for the Academy of the Arts were present to discuss the expansion of the Academy of Arts onto properties currently addressed as 106, 108, and 110 Talbot Lane. Two of the properties are currently empty lots, 106 has a contributing house on the property. The applicant indicated that they may propose the demolition of 106 or possibly keep and add onto the existing building. The final design would be similar to the Legal Assets Restaurant building at 22/24 S Harrison or The White Oak Group building. Mr Armistead and Ms. Gardner indicated that the Academy of Arts would use the building for storage, and possible artist studios. It was also discussed that a building demolition in the Historic District requires either a report from a structural engineer or a condemnation order from the Code Enforcement department.

Approval of Minutes.

Approval of 4/11/2022 Minutes

Upon motion by Mr. Bateman seconded by Ms. Brophy and carried 7-0, Approval of the 4/11/2022 Minutes was approved, with the following clarifications, Correct the Habitat for Humanity properties to reflect that they are non-contributing empty lots, add additional information on the newly approved composite window material including the manufacturer and window type, correct 304 S. Hanson to a porch ballastrade and railing and not a handrail.

Administrative Approval

None.

Consent Docket

None.

Adjournment.

At 7:06 pm, upon motion by Mr. Mayhew seconded by Ms. Brophy and carried 7-0, Chair Pezor adjourned the regularly scheduled meeting.