



Historic District Commission MEETING MINUTES

Monday, May 9, 2022 - 6:00 PM
Council Chambers, Easton Town Office
14 S Harrison Street

Call to Order

At 05:55 PM, Chairperson 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. Bateman, seconded by Mr. Sebastian and carried 6 - 0, the agenda was approved.

Chair Kelly Pezor
Vice Chair Ernie Demby
Mr. Kevin Bateman
Mr. Bruce Harrington
Mr. James Sebastian
Ms. Maria Brophy
Also present was the Town Staff Member Katie Reedy.

Old Business

Staff Notes

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

Jerry Barrow, Barrow and Sons LLC and Jim Bent of the Affordable Housing Board were present on behalf of the **Replacement Windows** for **26 South Aurora Street**, a **non-contributing** building in the Historic District.

It was discussed that the application met the requirements of Economic Hardship as outlined in Sections 15.1 -15.3 of the Historic District Rules of procedure. This allows the Commission

to consider the use of alternate materials.

The Commission approved the use of Dartmouth replacement windows for this project.

Upon motion by Mr. Sebastian seconded by Mr. Harrington and carried 6 - 0, **2022-000633** was approved.

Historic District Guideline References:
Historic District Rules of Procedure Sections 15.1 - 15.3

Application Number: 2022-0644
Location: 211 A Port Street
Applicant: Katina Emory
Request: Fence

Removed from agenda. The applicant will return at a later date.

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

Brian Gearhart was present on behalf of James & Laura Taneyhill, for the Window and Door modification for 45 Pennsylvania Avenue, a **contributing** building in the Historic District.

- It was discussed that the new window would be an Anderson 400 series vinyl clad window. The new window is to be installed in the location of a window that was previously covered over. The applicant provided photos of the existing framing showing the location of the window that had been removed, which will be the location of the new window. The exterior trim for the new window will be wood to match the trim on the existing windows.
- The sliding door will be replaced in the location of the existing sliding door.
- The request to replace the fire door was removed from the application as it is no longer required.
- Cedar shingles will be replaced in-kind as needed.

Upon motion by Mr. Sebastian second by Ms. Brophy and carried 6 - 0, 2022-00658 was approved.

Historic District Guideline References:
Page 53 paragraph 3

New Business

Application Number: 2022-0668
Location: 110 N Washington Street
Applicant: Brent Paquin
Request: Signs

Brent Paquin was present on behalf of the Signs for 110 N Washington Street, a **contributing** building in the Historic District.

It was discussed that the proposed sign configuration was approved by the Planning Commission at their April meeting.

Upon motion by Mr. Sebastian second by Vice Chair Demby and carried 6 - 0, application 2022-0668 was approved.

Historic District Guideline References:
Page 67 paragraphs 1 and 2

Application Number: 2022-0669
Location: 33 N Harrison Street (30 Goldsborough Street tax address)
Applicant: Joan Hoge- North, Sassy 302, LLC
Request: Sign

Joan Hoge - North, Sassy 302, LLC was present on behalf of the Sign for 33 N Harrison Street (tax Address 30 Goldsborough Street), a **contributing** building in the Historic District.

It was noted that the proposed hanging sign will be mounted into the brick mortar in such a way that it will not damage the brick.

Upon motion by Vice Chair Demby, seconded by Mr. Sebastian and carried 6 - 0, 2022-0669 was approved.

Historic District Guideline References:
Page 69 paragraph 1

Application Number: 2022-0664
Location: 107 Federal Street
Applicant: Brittany McCracken
Request: Sign

Brittany McCracken was present on behalf of the Sign for 105 Federal Street, a **non-contributing** building in the Historic District.

Upon motion by Mr. Bateman, seconded by Mr. Sebastian and carried 6 - 0, 2022-0664 was approved.

Historic District Guideline References:
Page 68 paragraphs 1&2

Application Number: 2022-0666
Location: 112 Talbot Street
Applicant: Tom and Carol Feeney
Request: Chimney Removal

Tom and Carol Feeney were present on behalf of the Chimney Removal for 112 Talbot Street, a **contributing** building in the Historic District.

The applicants amended the application at the meeting to retain and cap the two chimneys on the house and to remove the concrete block chimney on the accessory structure.

Upon motion by Vice Chair Demby, seconded by Ms. Brophy and carried 6 - 0, the amended application 2022-0666 was approved.

Historic District Guideline References:
Page 57 paragraph 3

Application Number: 2022-0661
Location: 29 E Dover
Applicant: Christine M Dayton Architect, PA
Request: Window Replacement

Josh Startt of Christine M Dayton Architect, PA was present on behalf of the Window Replacement for 29 E Dover, a **contributing** building in the Historic District.

Through discussion with the Commission the applicant modified the application in the meeting, for all double hung windows to have a 2/2 divided lite pattern. All other windows to remain as approved.

Upon motion by Vice Chair Demby, seconded by Mr. Bateman and carried 6 - 0, application 2022-0661 was approved.

Historic District Guideline References:
Page 51 paragraph 2

Application Number: 2022-0670
Location: 123 Locust Lane
Applicant: Town of Easton, Trevor Newcomb
Request: Renovation

Town of Easton, Trevor Newcomb was present on behalf of the Renovation for 123 Locust Lane, a **contributing** building in the Historic District.

It was discussed that as part of the renovation

- The rear lean-to addition is to be removed.
- New two-story additions will be added.
- The North Wall is to be fire rated.
- The existing porch will be restored/rebuilt.
- The structure will be raised to install a continuous block foundation with brick.
- Windows will be wood clad.
- Roof shingles will be cedar on the original portion of the structure and the new addition will be metal standing seam.
- Window trim will be wood.
- Window details will be replacated
- Chimneys to remain will be capped and repointed.
- Siding will be wood or cement board lap style smooth side.

Upon motion by Vice Chair Demby, seconded by Mr. Bateman and carried 6 - 0, application 2022-0670 was approved.

Application Number:	2022-0671
Location:	125 Locust Lane
Applicant:	Town of Easton, Trevor Newcomb
Request:	Renovation

Town of Easton, Trevor Newcomb was present on behalf of the Renovation for 125 Locust Lane, a **contributing** building in the Historic District.

It was discussed that as part of the renovation

- Wall in close proximity to the neighboring structure is to be fire rated.
- The existing porch will be restored/rebuilt. Including columns and balustrade.
- Porch floor to be wood.
- Porch Steps to be masonry
- The structure will be raised to install a continuous block foundation with 3 courses of brick.
- Windows will be JeldWenn wood clad. Sizes will remain the same unless small change to egress requirements.
- Roof will be metal standing seam.
- Trim will be wood.
- Chimneys to remain will be capped and repointed
- Siding will be wood or cement board lap style smooth side.

Upon motion by Mr. Sebastian, seconded by Ms. Brophy and carried 6 - 0, application 2022-0671 was approved.

Application Number:	2022-00657
Location:	223 S Hanson Street
Applicant:	Blair Alley
Request:	Window

Blair Alley was not present on behalf of the Window for 223 S Hanson Street, a **contributing** building in the Historic District.

It was discussed that the applicants proposal to modify the rear window to be similar in size and shape to the adjacent smaller rear window is generally acceptable to the Commission. The applicant will need to return to the Commission with additional information on the proposed window and confirm that the brick will be repaired to match existing.

Upon motion by Vice Chair Demby, seconded by Mr. Sebastian and carried 6 - 0, application 2022-00657 was tabled.

Discussion Item

None.

Administrative Approval

Application Number:	2022-0665
Location:	427 North Street
Applicant:	Town and Country Roofing
Request:	In-Kind Asphalt Shingle Replacement - Garage

Consent Docket

Application Number:	2022-0667
Location:	402 Goldsborough Street, Victoria Walk
Applicant:	Felice Scher
Request:	Replace - Existing Fence - In-Kind

Felice Scher was not present on behalf of the Replace - Existing Fence - In-Kind for 402 Goldsborough Street, Victoria Walk, a **contributing** building in the Historic District.

It was discussed that the photo appeared to show a 6' fence but the application indicated an 8' fence. Post meeting note: it was clarified with the applicant that the existing fence is 6'.

Upon motion by Mr. Sebastian, seconded by Mr. Harrington and carried 6 - 0, application 2022-0667 was approved with the clarification that fence is to match the existing construction and to be no taller than 8'.

Approval of Minutes.

Upon motion by Mr. Sebastian seconded by Ms. Brophy and carried 6-0, minutes of the 4/25/2022 meeting were approved as written.

Adjournment.

At 7:45pm , upon motion by Mr. Bateman seconded by Ms. Brophy and carried 6 - 0, Chair Pezor adjourned the regularly scheduled meeting.

Respectfully submitted,
Katie S. Reedy