



Historic District Commission MEETING MINUTES

Monday, June 13, 2022 - 6:00 PM
Council Chambers, Easton Town Office
14 S Harrison Street

Call to Order

At 05:59 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. Sebastian, seconded by Mr. Mayhew and carried 5 - 0, the Agenda was approved.

Historic District Commission Members Present at Meeting

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

Also present were the Town staff members, Nicholas Johnson and Joe Mayer.

Old Business

Application Number:	2021-00563
Location:	5 E Earle Avenue
Applicant:	Robin Hanway
Request:	Tool Shed

Robin Hanway was present on behalf of the Tool Shed for 5 E Earle Avenue, a **contributing** building in the Historic District.

Items discussed:

- The HDC only decided on the shed. The inclusion of the pergola was questioned; however, it was not included in this application.
- The shed (as well as the pergola) were already constructed prior to HDC approval.

Upon motion by Mr. Sebastian, seconded by Mr. Mayhew and carried **5 - 0**, application 2021-00563 was **approved**.

Historic District Guideline References:

- p. 55 Guideline #11 (C).

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

There was no one present on behalf of the Chimney Removal for 112 Talbot Street, a **contributing** building in the Historic District.

Items discussed:

- Someone needs to be present on behalf of the application to discuss the chimney removal.

Upon motion by Vice Chair Demby, seconded by Mr. Sebastian and carried **5 - 0**, application 2022-0666 was **tabled**.

Historic District Guideline References:

- N/A (application was tabled).

New Business

Application Number: 2022-690
Location: 104 Port Street
Applicant: The Neighborhood Service Center
Request: Windows

There was no one present on behalf of the Windows for 104 Port Street, a **contributing** building in the Historic District.

Items discussed:

- A contributing building would need to use wood on the first-floor front windows.

Upon motion by Mr. Sebastian, seconded by Mr. Harrington and carried **5 - 0**, application 2022-690 was **tabled**.

Historic District Guideline References:

- N/A (application was tabled).

Application Number: 2022-689
Location: 117 Port Street
Applicant: The Neighborhood Service Center
Request: Windows

There was no one present on behalf of the Windows for 117 Port Street, a **non-contributing** building in the Historic District.

Items discussed:

- A contributing building would need to use wood on the first-floor front windows.
- This is a non-contributing building; therefore, it can use Elevate (Marvin) windows.

Upon motion by Mr. Sebastian, seconded by Mr. Mayhew and carried **5 - 0**, application 2022-689 was approved.

Historic District Guideline References:

- p. 114 Guideline # 90 (A, B, C, & D).

Application Number: 2022-688
Location: 120 North Aurora Street
Applicant: The Neighborhood Service Center
Request: Windows

There was no one present on behalf of the Windows for 120 North Aurora Street, a **contributing** building in the Historic District.

Items discussed:

- A contributing building would need to use wood on the first-floor front windows.

Upon motion by Mr. Sebastian, seconded by Mr. Mayhew and carried **5 - 0**, application 2022-688 was **tabled**.

Historic District Guideline References:

- N/A (application was tabled).

Application Number: 2022-0681
Location: 313 August Street
Applicant: Robyn C. Clem
Request: Garage Renovation

Robyn C. Clem and Greg Sands were present on behalf of the Garage Renovation for 313 August Street, a **contributing** building in the Historic District.

Items discussed:

Need cut sheets for all materials.

Need to know more about light fixtures, roofing, and siding.

Upon motion by Mr. Sebastian, seconded by Mr. Harrington and carried **5 - 0**, application 2022-0681 was **tabled**.

Historic District Guideline References:

- N/A (application tabled).

Application Number: 2022-0691
Location: 122 S Locust Lane
Applicant: Habitat for Humanity Coptank
Request: Demolish, Exterior Renovations

John Puposar, Lee Weldon, and Wayne Suggs were present on behalf of the Demolish, Exterior Renovations for 122 S Locust Lane, a **contributing** building in the Historic District.

Items discussed:

- This is not a demolition, this is a rehab. The application originally indicated that this would be a demolition.
- There was a discussion between the applicant and the HDC regarding the usage of materials for this property that were previously approved on other applications submitted by Habitat for Humanity Coptank.
- The HDC discussed but did not decide on whether certain areas within the historic district require a more strict interpretation of the guidelines.

The applicant verbally amended their application to include the following modifications:

- The front door will be a four-panel wood door;
- Both chimneys will be removed;
- The porch will be concrete with masonry steps; and

- The gutters will be k-style.

Upon motion by Mr. Mayhew, seconded by Vice Chair Demby and carried **5 - 0**, application 22022-0691 was **approved with modifications**.

Historic District Guideline References:

Application Number: 2022-0678
Location: 107 Brooklets Avenue
Applicant: James Carr
Request: New Construction - Porch
James Carr was present on behalf of the New Construction - Porch for 107 Brooklets, a **contributing** building in the Historic District.

Items discussed:

- The siding will match the rest of the house.
- The existing railing will be used.

The applicant agreed to the following clarifications/modifications:

- The windows will be aluminum-clad windows;
- The windows will be simulated divided light; and
- The landing and steps will be wood.

Upon motion by Mr. Mayhew, seconded by Vice Chair Demby and carried **5 - 0**, application 2022-0678 was **approved with modifications**.

Historic District Guideline References:
p. 95 Guideline #66 (B).

Discussion Item

Application Number: N/A Discussion Item
Location: 517 E Dover Street
Applicant: Mr. Harrison
Request: Window Replacement Materials

Mr. Harrison was present on behalf of the Window Replacement Materials for 517 E Dover Street, a **non-contributing** building in the Historic District.

Items discussed:

- The applicant has placed an order for vinyl windows to replace their current wood windows.
- The HDC guidelines do not permit the use of these vinyl windows.
- The HDC expressed sympathy for the applicant for the following reasons:
 - The building is on the very edge of the historic district;
 - Surrounding buildings have vinyl windows according to the applicant; and
 - The building is non-contributing.

The HDC was advised by town staff that the process to alter the historic district boundaries could be long and somewhat complicated and NOT within the authority of the HDC alone. Therefore, even if the HDC agreed with the applicant that this property should not be within the historic district, they would be obligated to apply the HDC guidelines all the same.

This was a discussion item and did not require a motion.

Administrative Approval

Consent Docket

Approval of Minutes.

Adjournment.

At 7:59 pm, upon motion by Vice-Chair Demby seconded by Mr. Harrington and carried 5 - 0, Chair Pezor adjourned the regularly scheduled meeting.

Respectfully submitted,
