



Historic District Commission MEETING MINUTES

Monday, May 23, 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 Vice Chair Demby and carried 7 - 0, the Agenda was approved.

Historic District Commission Members Present at Meeting

Chair Kelly Pezor

Vice Chair Ernie Demby

Mr. Grant Mayhew

Mr. Kevin Bateman

Mr. Bruce Harrington

Mr. James Sebastian

Ms. Maria BrophyM

Also present were the Town staff members: Katie Reedy

Old Business

Application Number: 2021-00602

Location: 304 Winton Avenue

Applicant: Maurice and Karen Schlesinger

Request: Alteration, Addition, and New Construction

Maurice Schlesinger was present on behalf of the application revision for 304 Winton Ave., a **contributing** building in the Historic District.

Items discussed:

- None (no modifications or further clarification needed)

Upon motion by Vice Chair Demby, seconded by Mr. Sebastian and carried **7 - 0**, application

2021-00602 was **approved**.

Historic District Guideline References:

- New Construction p. 79-94

Application Number: 2021-00401
Location: 109 South Street
Applicant: Robert Shannahan
Request: Fence - COA Extension

Robert Shannahan was present on behalf of the Fence for 109 South Street, a **contributing** building in the Historic District.

Items discussed:

- COA extended for six (6) additional months, no further extensions will be allowed.

Upon motion by Mr. Bateman, seconded by Mr. Mayhew and carried **7 - 0**, application 2021-00401 was **approved**.

Historic District Guideline References:

- Extension approved pursuant to our Rules of Procedure. New expiration of COA date will be November 23, 2022.

Application Number: 2022-657
Location: 223 S Hanson Street
Applicant: Blair Alley
Request: Window

New Business

Application Number: 2022-0673
Location: 9 South Street
Applicant: Theodore Alford
Request: Fence

Theodore Alford was present on behalf of the Fence for 9 South Street, a **contributing** building in the Historic District.

Items discussed:

- None (no modifications or clarifications needed).

Upon motion by Vice Chair Demby, seconded by Mr. Harrington and carried **7 - 0**, application 2022-0673 was **approved**.

Historic District Guideline References:

- p. 32, paragraph 4

Application Number: 22-0675
Location: 120 Goldsborough Street
Applicant: Michael Stuart
Request: Fence, Shed, and Driveway

Meghan Stuart was present on behalf of the Fence, Shed, and Driveway for 120 Goldsborough Street, a **contributing** building in the Historic District.

Items discussed:

- Part of the project presented in the application is already complete.

- Applicant was given misinformation regarding their project from the Town of Easton. The applicant was expressly told that they did not need any approval for a new shed on their property.
- The HDC feels that the shed is not appropriate in the Historic District due to the materials conflicting with HDC guidelines.
- The applicant amended the application to remove the shed from consideration. The remaining items were a fence, landscaping, and a driveway.

Upon motion by Mr. Bateman, seconded by Mr. Mayhew and carried **7 - 0**, application 22-0675 was **approved**.

Historic District Guideline References:

- Fence: p. 32, paragraph 4
- Landscape: p. 30 and 31

Application Number: 2022-0677
Location: 31 South Locust Lane
Applicant: Marie C. Ceden0 and Jonathan Mejia
Request: Patio
Marie C. Ceden0 and Jonathan Mejia were not present on behalf of the Patio for 31 South Locust Lane, a **contributing** building in the Historic District.

Items discussed:

- Historic photos support a front patio at this address.
- A border of brick will outline the concrete pad.

Upon motion by Mr. Mayhew, seconded by Mr. Bateman and carried 7 - 0, application 2022-0677 was approved.

Historic District Guideline References:

- The applicant provided historic pictures which showed the proposed patio is consistent with a previously present patio on the same property.

Application Number: 2022-0679
Location: 14 N. Washington Street
Applicant: Garrett M. Fitzgerald
Request: Emergency HVAC Replacement
Garrett M. Fitzgerald, Matthew Fitzgerald, and a representative from Gannon Refrigeration were present on behalf of the Emergency HVAC Replacement for 14 N. Washington Street, a **contributing** building in the Historic District.

Items discussed:

- This was approved as an emergency application.

Upon motion by Mr. Sebastian, seconded by Mr. Bateman and carried **7 - 0**, application 2022-0679 was **approved**.

Historic District Guideline References:

- The new addition of four Mitsubishi Heat Pump Systems does not interfere with the historic nature of the surroundings and does not conflict with any HDC guidelines.

Discussion Item

Application Number: N/A Discussion Item
Location: 204 Earle Avenue
Applicant: Pamela Gardner

Request: Possible Demolition of existing Garage
Pamela Gardner was present on behalf of the Possible Demolition of existing Garage for 204 Earle Avenue, a **contributing** building in the Historic District.

Items discussed:

- A prospective buyer of the property wanted to know if a historic garage structure could potentially be demolished and replaced with a new structure.
- The HDC was presented with a structural engineering report detailing the structural insufficiencies of the garage.
- The HDC felt that demolition of the garage is a possibility if any new replacement structure could incorporate some of the historic detailing of the original concrete block structure.
- The HDC wants to maintain a design continuum between the past and present of Easton's architecture within the historic district.
- The garage being considered for demolition shares a wall and roof with a structure on a neighboring property. The HDC felt that this would need to be addressed in some way.

Administrative Approval

Application Number:	2022-0676
Location:	11 Brooklets Avenue
Applicant:	Mid-Shore Exteriors
Request:	In-Kind Roof Replacement

Consent Docket

Approval of Minutes.

Adjournment.