



Historic District Commission MEETING MINUTES

Monday, June 27, 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. Bateman, seconded by Mr. Sebastian and carried **6 - 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. James Sebastian

Ms. Maria Brophy

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

Old Business

Application Number:	2021-00602
Location:	304 Winton Avenue
Applicant:	Maurice and Karen Schlesinger
Request:	Alteration, Addition, and New Construction

No one was present on behalf of the Alteration, Addition, and New Construction for 304 Winton Avenue, a **contributing** building in the Historic District.

Items discussed:

- The garage is increasing from 20' x 22' to 20' x 24'

Upon motion by Mr. Sebastian, seconded by Ms. Brophy and carried **6 - 0**, application 2021-00602 was **approved**.

Historic District Guideline References:

- pg. 55 Guideline 11 (c)

Application Number: 2021-018/21-00423
Location: 209 Port Street
Applicant: Rachel Whiting
Request: Rennovation

Virginia Richardson was present on behalf of the Renovation for 209 Port Street, a **contributing** building in the Historic District.

Items discussed:

- The configuration of the windows is the same.
- Changes were made to the front stairs.

Upon motion by Ms. Brophy, seconded by Vice-Chair Demby and carried **6 - 0**, application 2021-018/21-00423 was **approved**.

Historic District Guideline References:

- p. 114 Guideline 90 (windows)

Application Number: 2021-00599
Location: 404 S Harrison Street
Applicant: Heather Haffner
Request: Alteration

No one was present on behalf of the Alteration for 404 South Harrison Street, a **contributing** building in the Historic District.

Items discussed:

- Siding

Upon motion by Ms. Brophy, seconded by Mr. Sebastian and carried **6 - 0**, application 2021-00599 was **approved**.

Historic District Guideline References:

- p. 104 Guideline 77 and 78 on Replacement Siding and Substitute Materials for Siding.

Application Number: 2021-0613
Location: 30 E Dover Street
Applicant: Torchio Architects Inc
Request: Rennovation

JoAnne Gebeline was present on behalf of the Renovation for 30 E Dover Street, a **contributing** building in the Historic District.

Items discussed:

- Using laminated glass windows.
- Storefront to remain wood. Not metal.
- New arched window opening at west facade.
- Clearance in the drive-thru area will shrink from 10'6 to 9'10.

Upon motion by Mr. Bateman, seconded by Mr. Sebastian and carried **6 - 0**, application 2021-0613 was **approved**.

Historic District Guideline References:

- p. 107 Guideline 80 (b)

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

Blair Alley was present on behalf of the Window for 223 S Hanson Street, a **contributing** building in the Historic District.

Items discussed:

- 6 over 6 aluminum clad wood window will be used.
- No shutters will be used.
- Applicant has 40 bricks needed to match the existing brick.

Upon motion by Ms. Brophy, seconded by Mr. Sebastian carried **6 - 0**, application 2022-00657 was **approved**.

Historic District Guideline References:

- p. 114 Guideline 90

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

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

Items discussed:

- The building was more deteriorated than the applicant originally thought.
- Everything will remain the same as far as materials, just rebuilding and stabilizing the 2nd floor.

Upon motion by Mr. Sebastian, seconded by Mr. Bateman and carried **6 - 0**, application 2022-00026 was **approved**.

Historic District Guideline References:

Application Number: 2021-00562
Location: 111 S Washington Street
Applicant: Richard Marks
Request: Fence

Ernie Demby was present on behalf of the Fence for 111 S Washington Street, a **contributing** building in the Historic District.

Items discussed:

- **Mr. Demby recuses himself and appears on behalf of the applicant.**
- There is a legal agreement in place that would allow this fence to shift 3 feet south of the original property line.
- The larger portion of the fence will be 8' instead of 6'.
- A 3' picket fence already exists. The proposed 8' fence will connect to this existing 3' fence.
- The fence design will remain the same as the currently existing fence.

Upon motion by Mr. Mayhew, seconded by Ms. Brophy and carried **5 - 0**, application 2021-00562 was **approved**.

Historic District Guideline References:

- p. 57 Guideline 14

New Business

Application Number: 2022-0698
Location: 114 S Washington Street
Applicant: Ronald Markey
Request: Rear Door

Ronald Markey was present on behalf of the Rear Door for 114 S Washington Street, a **contributing** building in the Historic District.

Items discussed:

- This door replacement is for security purposes. The door will be metal.
- The owner of the building will store the current door and put it back if the current resident vacates.

Upon motion by Ms. Brophy, seconded by Mr. Bateman and carried **6 - 0**, application 2022-0698 was **approved**.

Historic District Guideline References:

- p. 80 - 81 Guidelines 42, 43, & 44. The necessity for the added security required by the tenant was taken into consideration.

Application Number: 2022-0699
Location: 140 S Washington Street
Applicant: Craig Postlewait
Request: Renovation

Craig Postlewait and Diane Postlewait were present on behalf of the Renovation for 140 S Washington Street, a **contributing** building in the Historic District.

Items discussed:

- Roofing: Tampco roofing, weather wood shingle, architectural shingle.
- Front of building: Porches will stay the same, and repairs will be made in kind.
- Windows: Front facade (wood windows) will be restored, two on first floor and 3 on the 2nd floor. Back and side windows and new addition windows will be fiber glass-clad wood with the same grid pattern as currently exists.
- Shutters and siding for the main building are not included in this application.
- Chimney on the front will be kept, re-pointed if needed, and copper flashing will be used.
- Chimney on the back will be taken down.
- Doors: Front door will be kept, side door will be wood, 2 panels 6 light. Two doors on the back will be fiber glass. 2 panel 6 light.
- Siding on the new addition: aluminum to match the main building.
- Trim on the addition will match the existing building.
- Side porch: Structure will remain the same. Ramp will stay for now. Crown molding around the roof of the side porch. Steps will remain the same.
- Rear porches: timber tech railing with timber tech decking board, ballisters and stair treads will be the same material as the decking board.
- Trash/Recycling will be screened with a 4' fence, matching existing material.

Upon motion by Vice-chair Demby, seconded Mr. Bateman and carried **6 - 0**, application 2022-0699 was **approved**.

Historic District Guideline References:

- p. 80 Guideline 41
- p. 96 Guideline 67
- p. 100 Guideline 70 & 71
- p. 104 Guideline 77

- p. 113 Guideline 89

Application Number: 2022-0693
Location: 14 W Glenwood Avenue
Applicant: Dean's Janitorial Service Inc
Request: Sign

Charles Dean for Dean's Janitorial Service Inc was present on behalf of the Sign for 14 W Glenwood Avenue, a **contributing** building in the Historic District.

Items discussed:

- Signage

Upon motion by Mr. Bateman, seconded by Ms. Brophy and carried **6 - 0**, application 2022-0693 was **approved**.

Historic District Guideline References:

- p. 66 Guideline 25
- p. 71 Guideline 35

Application Number: 2022-0696
Location: 14 Brooklets Avenue
Applicant: Mark and Susan Langfitt
Request: Back Porch Rennovation

Mark and Susan Langfitt and Addie Ruhl were present on behalf of the Back Porch Renovation for 14 Brooklets Avenue, a **contributing** building in the Historic District.

Items discussed:

- This is a side/back porch that is not visible from the public right of way.
- Modification:
 - The historic railing will be utilized at the screen porch area, outside of the screen.
 - A wrought iron or aluminum handrail will be installed on the stairs.
 - The window on the side will be half-round.
 - Columns will be square to facilitate the screen-ease system.

Upon motion by Mr. Mayhew, seconded by Mr. Sebastian and carried **6- 0**, application 2022-0696 was **approved**.

Historic District Guideline References:

- p. 96 Guideline 67
- p. 114 Guideline 90

Application Number: 2022-0703
Location: 33 S Aurora Street
Applicant: Kerry Folan
Request: Landscaping

Kerry Folan was present on behalf of the Landscaping for 33 S Aurora Street, a **contributing** building in the Historic District.

Items discussed:

- Brick Patio
- Brick-raised flower beds will be about 12" off the ground.

Upon motion by Vice-Chair Demby, seconded by Mr. Bateman and carried **6 - 0**, application 2022-0703 was **approved**.

Historic District Guideline References:

- p. 96 Guideline 67
- Complies with HDC landscaping guidelines.

Application Number: 2022-0705
Location: 126 S Harrison Street
Applicant: Roberta Lilly
Request: Renovation

Roberta Lilly and Eddie Ford were present on behalf of the Renovation for 126 S Harrison Street, a **contributing** building in the Historic District.

Items discussed:

- Joe Minarick gave public comment:
 - Had a question regarding the noise of the unit.
 - Replacement retaining wall will be the same height as currently exists.
- Modifications:
 - Take out the concrete landing at bottom of steps and replace with brick as well as the retaining curb.
 - The front door will be a fiberglass 6 panel. Fiberglass is used here because there is no cover over the front door. Cut-sheet will be provided with the manufacturer's name.
 - Shutters will be removed. (They are non-original).
 - Replace the existing wood patio with brick.
 - North side units: will be elevated from the ground (10 or 12 inches) and not attached to the building. Additional screening will be done with landscaping.
 - South side unit: will be elevated from the ground (10 or 12 inches) and not attached to the building, and will be screened with the existing gate, with the potential for more screening with landscaping.
 - Unit on the roof: screened with stainless steel mesh powder-coated black.
 - wrought iron rail (black powder coated) is supplied with amended cut-sheets.

Upon motion by Mr. Mayhew, seconded by Mr. Sebastian and carried **6 - 0**, application 2022-0705 was **approved**.

Historic District Guideline References:

- p. 80 Guideline 42
- p. 109 Guideline 84

Application Number: 22-0701
Location: 407 Goldsborough Street
Applicant: Laurence and Kelly Pezor
Request: New Construction - Garage

Larry and Kelly Pezor were present on behalf of the New Construction - Garage for 407 Goldsborough Street, a **contributing** building in the Historic District.

Items discussed:

- Chairperson Pezor recused herself to present the application.
- New Construction: Garage

Upon motion by Mr. Bateman, seconded by Ms. Brohpy and carried **5 - 0**, application 22-0701 was **approved**.

Historic District Guideline References:

- The proposed garage meets all of the HDC guidelines regarding new construction.

Approval of the new Easton Historic District Guidelines

Upon motion by Vice Chair Demby, seconded by Ms. Brophy and carried 6 - 0, application N/A was approved.

Discussion Item

Approval of Minutes.

Upon motion by Mr. Mayhew, seconded by Ms. Brophy, and carried **6-0**, the minutes from the **5/23/22** Historic District Commission meeting were **approved**.

Upon motion by Mr. Mayhew, seconded by Ms. Brophy, and carried **6-0**, the minutes from the **6/13/22** Historic District Commission meeting were **approved**.

Administrative Approval

Application Number:	22-0706
Location:	217 N Locust Street
Applicant:	Mark and Donna Orwig
Request:	In-kind roof replacement

Consent Docket

Adjournment.

At 8:38 pm, upon motion by Mr. Mayhew seconded by Ms. Brophy and carried **6 - 0**, Chair Pezor adjourned the regularly scheduled meeting.

Respectfully submitted,
