



Historic District Commission MEETING MINUTES

Monday, July 11, 2022 - 6:00 PM
Council Chambers, Easton Town Office
14 S Harrison Street

Call to Order

At 6:00 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. Bateman, 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 Brophy

Also present were the Town staff members: Nicholas Johnson and Miguel Salinas.

Old Business

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

Trevor Newcomb was present on behalf of the Windows for 104 Port Street, a **contributing** building in the Historic District.

Items discussed:

- Wood windows on the front facade of the first floor. (1st floor of windows that face the road)
- Fiberglass-clad windows may be used on all other windows.

- The single pane window will be changed to two over two.

Upon motion by Mr. Mayhew, seconded by Ms. Brophy, and carried **7 - 0**, application 2022-690 was **approved**.

Historic District Guideline References:

- 90 (a,b,c), Appendix B

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

Trevor Newcomb was present on behalf of the Windows for 120 North Aurora Street, a **contributing** building in the Historic District.

Items discussed:

- Wood windows on the front facade of the first floor. (1st floor of windows that face the road)

Upon motion by Mr. Mayhew, seconded by Ms. Brophy and carried **7 - 0**, application 2022-688 was **approved**.

Historic District Guideline References:

- 90 (a,b,c), Appendix B

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.

Items discussed:

- Rear chimney - has serious problems - letter sent from Johnson's chimney service.
- Rear chimney - not visible from the public right of way.
- When the house was purchased the owners were told that the chimneys were tipped (potentially cosmetically tipped).
- The applicants brought up a property on the corner of Harrison and Talbot that recently removed a chimney.
- The commission brought up a property at 220 S. Harrison where a rear chimney was removed.

Upon motion by Mr. Mayhew, seconded by Mr. Sebastian, and carried **6 - 1**, application 2022-0666 was **approved**.

Historic District Guideline References:

- 68(f)

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

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

Items discussed:

- Applicant wants to make the shed structurally sound with functional garage doors.
- Applicant has found older wood and provided a sample during the meeting.
- Applicant supplied a sample of the cedar wood for the door.
- Applicant supplied a sample of the tin roof. (made by Central States manufacturing).
- Applicant supplied all other necessary cut-sheets.

Upon motion by Mr. Sebastian, seconded by Mr. Bateman and carried **7 - 0**, application 2022-0681 was **approved**.

Historic District Guideline References:

- 10(b,c), 45(e), 52(b), 70(b,e), 77(a)

Application Number:	2020-367
Location:	128 West Street
Applicant:	Noah Matten
Request:	Addition

Noah Matten was present on behalf of the Addition for 128 West Street, a **contributing** building in the Historic District.

Items discussed:

- Phase 1b was the first African-American physician's office.
- The commission had previously approved an addition to Phase 1a.
- The applicant felt that he was wasting a large amount of historic material during the process of incorporating the addition.
- Subdivision was approved separating Phase 2 from Phases 1a and 1b.
- The applicant is going to try to build two structures at the same time.

Modification:

- The rear door of the auxiliary structure (Phase 1b) will be centered and a transom will be added.
- The trim on the auxiliary structure (Phase 1b) will be pvc.
- There will be a brick landing under the footprint at the front door under the shed roof on the auxiliary structure (Phase 1b).
- HVAC unit will be located on the rear of the small building (Phase 1b), and because this is a new building, the unit will be mounted on the building itself.
- HVAC unit for the larger building (Phase 1a) will be on the side of the building, not attached to the building.
- There will not be a skylight on the roof.

Upon motion by Mr. Mayhew, seconded by Mr. Bateman, and carried **7 - 0**, application 2022-367 was **approved**.

Historic District Guideline References:

- 42(b,c), 66(b), 70, 90, 101(a,b), 103

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:

- Heating and cooling plan has changed slightly from the last meeting.
- The placement of the ducts for the heat pump will no longer be feasible.
- The heat pump will no longer be on the roof.
- There will now be two units on the North side and two units on the South side.

- Joe Minerick had a question via public comment.
 - Mr. Minerick questions the height of the recent plantings and concerns over the effect on the fence. The applicant was able to answer the questions.

Upon motion by Mr. Bateman, seconded by Mr. Sebastian, and carried **7 - 0**, application 2022-0705 was **approved**.

New Business

Application Number: 2022-0697
Location: 18 N Aurora Street
Applicant: Diane Laird-Ippolito and John Ippolito
Request: Windows

Diane Laird-Ippolito and John Ippolito were present on behalf of the Windows for 18 N Aurora Street, a **contributing** building in the Historic District.

Items discussed:

- The windows facing the street will be all wood.
- The windows not facing the street are aluminum-clad, powder-coated.
- Not replacing the storm windows as the new windows will be double-paned.
- ILT grills will be inside and outside of the windows.
- These are insert windows. (None of the historic fabric will be touched).

Upon motion by Vice-Chairperson Demby, seconded by Ms. Brophy, and carried **7 - 0**, application 2022-0697 was **approved**.

Historic District Guideline References:

- 90, 92(a)

Application Number: 2022-0702
Location: 214 Goldsborough Street
Applicant: Diane Laird-Ippolito and John Ippolito
Request: Windows

Diane Laird-Ippolito and John Ippolito were present on behalf of the Windows for 214 Goldsborough Street, a **contributing** building in the Historic District.

Items discussed:

- All the windows are on the 2nd and 3rd floors, not visible from the public right of way.
- Due to the fact that this is the Bishop house, all of these windows will be wood.
- The light configuration of the new windows will match what is being replaced.

Upon motion by Vice-Chairperson Demby, seconded by Mr. Sebastian, and carried **7 - 0**, application 2022-0702 was **approved**.

Historic District Guideline References:

- 90

Application Number: 2022-0707
Location: 517 E Dover Street
Applicant: Church of Christ in Easton
Request: Windows

Church of Christ in Easton was present on behalf of the Windows for 517 E Dover Street, a **non-contributing** building in the Historic District.

Items discussed:

- Non-contributing
- Built in the 1980s
- located on the very edge of the historic district boundary.
- not surrounded by many other buildings in the historic district.
- It's a vinyl-clad building
- The memorandum from staff dated July 11, 2022 ,should be added to the record.
- As discussed, the Commission views this application as the exception to guidelines related to the appropriate use of vinyl windows.

Al Silverstein had public comment:

- Was around when the boundaries were drawn and discussed that he felt it would be appropriate to allow the application in this instance.

Upon motion by Mr. Mayhew, seconded by Mr. Bateman, and carried **7 - 0**, application 2022-0707 was **approved**.

Historic District Guideline References:

- 90(a,f)

Application Number: 2022-713
Location: 413 Goldsborough Street
Applicant: Michael P and Sandra L McDowell
Request: Fence

Michael P and Sandra L McDowell were present on behalf of the Fence for 413 Goldsborough Street, a **non-contributing** building in the Historic District.

Items discussed:

- new fence with two gates.
- The applicant supplied a photo of a comparable fence in town.
- 4-foot fence in front of the property.
- Inward swinging gate on the front fence.
- Inward swinging gate on rear of the property.
- 6x6 gothic posts.

Al Silverstein provided public comment:

- He can understand the need for this fence.

Upon motion by Mr. Bateman, seconded by Mr. Sebastian, and carried **7 - 0**, application 2022-713 was **approved**.

Historic District Guideline References:

- 14(c,d,e)

Consent Docket

Application Number: 2022-0717
Location: 223 S Hanson Street
Applicant: Blair Alley
Request: Roof

No one was present on behalf of the Roof for 223 S Hanson Street, a **contributing** building in the Historic District.

This was a consent docket item.

Upon motion by Mr. Mayhew, seconded by Vice Chair Demby and carried **7 - 0**, application 2022-0717 was **approved**.

Discussion Item

Approval of Minutes.

Upon motion by Mr. Mayhew, seconded by Ms. Brophy, and carried **7 - 0**, the minutes from the last meeting were approved as amended with the understanding that staff will look into the foundation issue on 209 Port St. and the chimney issue on 122 S. Harrison St.

Administrative Approval

Adjournment.

At 7:53 pm, upon motion by Vice-Chairperson Demby, seconded by Mr. Bateman, and carried **7 - 0**, Chair Pezor adjourned the regularly scheduled meeting.
Respectfully submitted,
