



Historic District Commission MEETING MINUTES

Monday, August 22, 2022 - 6:00 PM
Council Chambers, Easton Town Office
14 S Harrison Street

Call to Order

At 06:00 PM, Vice-Chairperson Demby 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 Ms. Brophy and carried 5 - 0, the Agenda was approved.

Historic District Commission Members Present at Meeting

Vice Chair Ernie Demby
Mr. Grant Mayhew
Ms. Maria Brophy
Mr. James Sebastian
Mr. Kevin (Doc) Bateman

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

Old Business

Application Number:	2021-595
Location:	206 N Aurora Street
Applicant:	Randall Walridge
Request:	Emergency Porch Replacement

Randall Walbridge was present on behalf of the Emergency Roof Replacement for 206 N Aurora, a building in the Historic District.

Items discussed:

- Structural beams will be wrapped in PVC
- the fascia itself will be PVC
- the soffit will be PVC
- the actual ceiling material of the porch roof will be vinyl as shown.

- architectural shingles were previously approved.

Upon motion by Mr. Mayhew, seconded by Mr. Sebastian and carried 5 - 0, application 2021-595 was approved.

Historic District Guideline References:

Application Number: 2019-035/075
Location: 101 E Dover Street
Applicant: Rich Martin
Request: Windows

Rich Martin was present on behalf of the Windows for 101 E Dover Street, a building in the Historic District.

Items discussed:

- Light configuration will match what is existing.
- Originally, Marvin windows were approved. Now Anderson has a window that will work.
- Either aluminum or fiber glass composite.
- these are insert windows.
- These windows will be for the 2nd, 3rd, and 4th floor
- Question remains whether or not the trim can be wrapped.

Upon motion by Mr. Mayhew, seconded by Mr. Bateman and carried 5 - 0, application 2019-035/075 was tabled.

Historic District Guideline References:

- The application was tabled.

Application Number: 2021-0528
Location: 106 & 108 N. West Street
Applicant: Christine M. Dayton
Request: Demolition, Renovations and Additions

Joshua Start was present on behalf of the Demolition, Renovations and Additions for 106 & 108 N. West Street, a building in the Historic District.

Items discussed:

- matching brick will be used (matches original application)
- the brick will be recessed

Upon motion by Mr. Sebastian, seconded by Mr. Bateman and carried 5 - 0, application 2021-0528 was approved.

Historic District Guideline References:

- 90 (b)

New Business

Application Number: 2022-0738
Location: 15 S Higgins Street
Applicant: Sagar Patel
Request: Rear Addition

Sagar Patel was present on behalf of the Rear Addition for 15 S Higgins Street, a contributing building in the Historic District.

Items discussed:

- Window installed on the back will be wood or fiber glass-clad. Light configuration will be 2 over 2. The grills will be simulated divided light.
- Front of the house appears to have a lot of damage. It was asked that general clean-up of the yard be done. Repairs can be done without further HDC approval; any further replacements will need an amended application to the HDC.
- Same detailing will be used on the fascia and cornice.
- soffit and exterior trim on the two-story addition will be wood.
- Existing foundation, stairs, and rear door will stay.
- no vinyl siding.

Upon motion by Mr. Mayhew, seconded by Ms. Brophy and carried 5 - 0, application 2022-0738 was approved.

Historic District Guideline References:
Additions: 100 (a, c)

Application Number: 2022-0733
Location: 201 Port Street
Applicant: Habitat for Humanity Choptank
Request: Steps
Wayne Suggs for Habitat for Humanity Choptank was present on behalf of the Steps for 201 Port Street, a building in the Historic District.

Items discussed:

- Stairs match another set of stairs that were previously approved.

Upon motion by Mr. Bateman, seconded by Mr. Sebastian and carried 5 - 0, application 2022-0733 was approved.

Historic District Guideline References:

- 111 (a)
- 103 (a)

Application Number: 2022-0737
Location: 122 S Locust Lane
Applicant: Habitat for Humanity
Request: Shed Demolition
Wayne Suggs for Habitat for Humanity was present on behalf of the Shed Demolition for 122 S Locust Lane, a building in the Historic District.

Items discussed:

- The new shed will be smaller than the existing shed
- The current shed is beyond repair, although Habitat did make an attempt to seek someone to make repairs.
- The new shed is similar to one that has previously been approved by the HDC.

Upon motion by Ms. Brophy, seconded by Mr. Sebastian and carried 5 - 0, application 2022-0737 was approved.

Historic District Guideline References:

- 103
- 128

Discussion Item

Application Number: N/A Discussion
Location: 216 S Aurora Street

Applicant: Daniel Moreno-Holt
Request: Shed Demolition/Renovation

Daniel Moreno-Holt and Martha Sullivan were present on behalf of the Shed Demolition/Renovation for 216 S Aurora Street, a building in the Historic District. This is a Discussion Item.

Items discussed:

- Shed is not a contributing structure.

Approval of Minutes.

Upon motion by Mr. Bateman, seconded by Mr. Mayhew and carried 5 - 0, the minutes from August 8, 2022 were approved.

Administrative Approval

Application Number:	2022-746
Location:	126 S Aurora Street
Applicant:	Randall Walbridge
Request:	In-kind Roof Replacement

Consent Docket

Adjournment.

At 7:32 pm, upon motion by Ms. Brophy seconded by Mr. Bateman and carried 5 - 0, Chair Demby adjourned the regularly scheduled meeting.

Respectfully submitted,
