



Historic District Commission MEETING MINUTES

Monday, September 12, 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 Vice Chairperson Demby, seconded by Mr. Mayhew and carried 6 - 0, the Agenda was approved.

Historic District Commission Members Present at Meeting

Vice Chair Ernie Demby

Chair Kelly Pezor

Mr. Grant Mayhew

Mr. Bruce Harrington

Ms. Maria Brophy

Mr. Kevin (Doc) Bateman

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

Old Business

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

Amy Haines was present on behalf of the Sign & Fence for 111 S Washington Street, a building in the Historic District.

Items discussed:

- Vice Chairperson Demby recuses himself
- sign will be mounted to a pole.
- sign will be 7 feet up, it doesn't have to be 8 feet because it is not hanging over the sidewalk.

- replacing a previous chain link fence with a picket fence with a swing gate that opens outward on both sides.
- The gate/fence will be 4 feet high.

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

Historic District Guidelines Reference:

- Guideline 31

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

No one was present on behalf of the Windows for 101 E Dover Street, a building in the Historic District.

Items discussed:

- Wrapping the windows is not allowed by the guidelines.
- The building is recognized by the National Historic Trust.
- Mr. Harrington brought up aspects of the replacement windows and their relation to the originals:
 - 5/8 muntons
 - putty glaze

Upon motion by Mr. Bateman, seconded by Ms. Brophy and carried 6 - 0, application 2019-035/075 was tabled.

Upon motion by Mr. Mayhew, seconded by Vice Chairperson Demby, a motion to reconsider application 2019-035/075 was reopened for reconsideration.

Mr. Martin was present on behalf of the windows for 101 E Dover Street.

Items discussed:

- The portion that would be wrapped would be the brick molding (flat stop molding).
- The commission would like to know what the clad material will be.
- The wood jam will stay. Essentially, the wood jam would be what is wrapped.
- The triple track windows where the balconies are will be refurbished.

THIS APPLICATION HAS EXPIRED and as such the Commission did not move on this application.

Application Number: 2022-0644
Location: 211 A Port Street
Applicant: Katina Emory
Request: Fence

Katina Emory was present on behalf of the fence for 211 A Port St., a building in the Historic District.

Items discussed:

- The 4 foot section of fence will connect to the 6 foot pre-existing fence and turn towards the driveway in the front.
- The 4 foot fence will be wood-pickets.
- The applicant is only doing one side now, will come back to do the other side.

Modification:

- A 6 foot gate will be added from the corner of the front facade to the existing fence.

Upon motion by Mr. Bateman, seconded by Mr. Harrington and carried 6 - 0, application was approved.

Historic District Guideline References:

- Guideline 14

Application Number: 2021-042 / 21-000467
Location: 203 E. Dover Street
Applicant: Braden Tuttle
Request: Replace Roof with Standing Seam Metal
Mr. Tuttle was present on behalf of the roof for 203 E. Dover, a building in the Historic District.

Items discussed:

- Applicant just needs an extension.

Upon motion by Mr. Bateman, seconded by Mr. Mayhew, and carried 6 - 0, the application was approved.

Historic District Guideline References:

- Rules of Procedure regarding an extension

New Business

Application Number: 2022-756
Location: 405 Goldsborough St
Applicant: Braden Tuttle
Request: Front porch
Braden Tuttle was present on behalf of the front porch for 405 Goldsborough St, a building in the Historic District.

Items discussed:

- The front wooden steps are having maintenance issues.
- The existing steps will be changed to brick.
- The posts will be pressure treated wood, stained first, and then painted.

Upon motion by Ms. Brophy, seconded by Vice Chairperson Demby, and carried 6 - 0, application 2022-756 was approved.

Historic District Guideline References:

Application Number: 2022-735
Location: 211 Port Street
Applicant: Christopher Davis
Request: Tree Removal
No one was present on behalf of the Tree Removal for 211 Port Street, a building in the Historic District.

Items discussed:

- Needed to table because previous applicant stated that this tree removal is no longer necessary.

Upon motion by Mr. Mayhew, seconded by Vice Chairperson Demby and carried 6 - 0,

application 2022-735 was tabled.

Historic District Guideline References:

- N/A, application was tabled.

Application Number: 2022-729
Location: 307 Dover Street
Applicant: Stepheny Sanabria
Request: Street Furniture/Landscaping

Stepheny Sanabria was present on behalf of the Street Furniture/Landscaping for 307 Dover Street, a building in the Historic District.

Items discussed:

- The applicant showed the Commission 3 different proposals for street furniture/landscaping.
- The property line goes out approximately 5 feet from the front of the building. Anything further out then that will need a right-of-way agreement with the town because it will be on town property.
- All 3 of the different proposals would be acceptable in the historic district.

Upon motion by Mr. Mayhew, seconded by Mr. Bateman and carried 6 - 0, application 2022-729 was approved.

Historic District Guideline References:

- 17b, 19c, 21a, 21b

Application Number: 2022-736
Location: 106 South Street
Applicant: Academy Art Museum
Request: Roof

Sarah Jesse for the Academy Art Museum was present on behalf of the Roof for 106 South Street, a building in the Historic District.

Items discussed:

- Architectural shingles instead of free tab shingles
- The new roof will have consistent shingles which will replace the hodge podge that exists now.
- Ridge vents did not come up in the discussions the applicant had regarding the new roof.
 - The packet includes information on an exhaust vent for roof ridge.

Upon motion by Ms. Brophy, seconded by Vice Chairperson Demby and carried 6 - 0, application 2022-0736 was approved.

Historic District Guideline References:
Guideline 70 and Appendix B (Roofing)

Application Number: 2022-745
Location: 112 N Park Street
Applicant: Brandon Berman
Request: Window/Roofing

Brandon Berman was present on behalf of the Window/Roofing for 112 N Park Street, a building in the Historic District.

Items discussed:

- Work on the house has already started.
 - The work began without proper permits

- Specifically, on the outside of the house:
 - A window was replaced in-kind. It is vinyl that matches all other windows.
 - Clawed back the vinyl soffit on the porch ceiling.
 - Painting and other repair work was done to the porch.
 - A fiberglass door replaced the previous door on the side.
 - The siding remained the same.

Upon motion by Mr. Mayhew, seconded by Vice Chairperson Demby and carried 6 - 0, application 2022-745 was approved.

Historic District Guideline References:

- Guideline 90

Discussion Item

Administrative Approval

Consent Docket

Application Number:	2022-0748
Location:	116 Goldsborough Street
Applicant:	Patricia H Rasmussen
Request:	In-Kind Porch Decking Replacement, Maintenance

Consent docket application.

Upon motion by Mr. Mayhew, seconded by Ms. Brophy and carried 6 - 0, application 2022-0748 was approved.

Approval of Minutes.

Upon motion by Mr. Bateman, seconded by Ms. Brophy and carried 4 - 0, application was approved.

Adjournment.

At 7:30, upon motion by Mr. Mayhew seconded by Mr. Bateman and carried 6 - 0, Chair Pezor adjourned the regularly scheduled meeting.
Respectfully submitted,
