



## Historic District Commission MEETING MINUTES

Monday, September 26, 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. Mayhew, and carried 6 - 0, the Agenda was approved as amended.

### Historic District Commission Members Present at Meeting

Chair Kelly Pezor

Mr. Grant Mayhew

Mr. Kevin (Doc) Bateman

Mr. Bruce Harrington

Mr. James Sebastian

Ms. Maria Brophy

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

### Old Business

|                            |                            |
|----------------------------|----------------------------|
| <b>Application Number:</b> | 2022-00023                 |
| <b>Location:</b>           | 35 S Locust Street         |
| <b>Applicant:</b>          | Habitat for Humanity       |
| <b>Request:</b>            | New Single Family Dwelling |

**Wayne Suggs for Habitat for Humanity** was present on behalf of the **New Single Family Dwelling for 35 S Locust Street**, a building in the Historic District.

### Items discussed:

- added one small window towards the front
- same material on this window as others that were approved.

Upon motion by Mr. Sebastian, seconded by Ms. Brophy and carried 6 - 0, application **2023-**

00023 was approved.

**Application Number:** 2022-00024  
**Location:** 40 S Locust Lane  
**Applicant:** Habitat for Humanity  
**Request:** New Single-Family Dwelling

**Wayne Suggs for Habitat for Humanity** was present on behalf of the **New Single Family Dwelling** for **40 S. Locust Street**, a building in the Historic District.

Items discussed:

- windows on the sides were shifted around.
- a roof was added to the back porch.
- Corner posts will be fiberglass (square, not turned).
- Hardy soffet.
- Shingles will be the same as the main house.
- Slope of the porch on the front side changes from 5 over 12 to 4 over 12
- back door will be fiberglass (same as front door).
- the only difference in material between the front porch and the back porch is concrete for the front, and treks material on the back.

Upon motion by Ms. Brophy, seconded by Mr. Sebastian and carried 6 - 0, application **2022-00024** was approved.

## New Business

**Application Number:** 2022-760  
**Location:** 27 S Harrison Street  
**Applicant:** Katherine and Kyle Bounds  
**Request:** Rennovation

Kate and Kyle Bounds were present on behalf of the rennovations for 27 S Harrison Street, a contributing building in the Historic District.

Items discussed:

- replace shingles (replacing deteriorating cedar shake with hardy shake)
  - current siding is woven, not sure if hardy can do the same:
    - a corner board is being proposed in the application. It seems that you can do woven corners with hardy.
  - current shingles are very close to grade, with the hardy there will be the necessity for a pvc skirtboard.
  - proposal is for a new pvc sill for the windows along with 5 quarter by 4 pvc trim.
- same shutters will be used.
- roofing will be standing seam (replacing cedar shake).
  - 1 3/4 rib on the standing seam is being proposed, HDC max is 1 1/2 rib
- Sign: existing bracket will be used. bottom of sign will be 8 feet off the sidewalk.
- Fence (picket) is going on the side between front facade and neighbors property, material is wood, height is 6 feet.

Modifications:

- the window and door trim will remain.
- the rib height on the standing seam roof will be no more than 1 1/2 inches.

Upon motion by Mr. Mayhew, seconded by Mr. Sebastian and carried 6 - 0, application 2022-760 was approved.

Historic District Guideline References:  
31, 70, 72, 76, 77, 78, 79, 91

**Application Number:** 2022-764

**Location:** 21 S Hanson Street  
**Applicant:** Jeff Goodman  
**Request:** Porch Roof

**Frank Salisbury** was present on behalf of the Porch Roof for **21 S Hanson Street**, a contributing building in the Historic District.

Items discussed:

- Wants to replace a metal roof with a membrane roof.
- How flat is it? about an inch to an inch and a half.
  - Turn metal has been on the building for a long time.

The application was amended to state that:

- **Roof will be metal**
- hips will have caps (no wider than 6 inches)
- wall flashes will get an L with a closure strip inside.
- The rib height will be based on the manufacturer's recommendation due to the pitch of this roof.

Upon motion by Mr. Mayhew , seconded by Mr. Bateman and carried 6 - 0, application 2022-764 was approved.

**Application Number:** 2022-763  
**Location:** 101 E Dover Street  
**Applicant:** Rich Martin  
**Request:** Windows

**Rich Martin and Derek James** were present on behalf of the Windows for **101 E Dover Street**, a building in the Historic District.

Items discussed:

- replacing windows on 2nd, 3rd, and 4th floor
- triple hung windows will remain the same.
- the window will be Marvin aluminum clad.

Upon motion by Mr. Mayhew, seconded by Ms. Brophy and carried 6 - 0, application 2022-763 was approved.

Historic District Guideline References:  
90a, b, c, f  
93 a, b, c  
Appendix B.2

## Discussion Item

### Approval of Minutes.

Upon motion by Ms. Brophy , seconded by Mr. Sebastian and carried 6 - 0, the minutes for the September 12, 2022 Historic District Commission meeting were approved.

## Administrative Approval

**Application Number:** 2022-0771  
**Location:** 13 N. Aurora Street  
**Applicant:** All Exteriors LLC.  
**Request:** In-Kind Roof Replacement

## Consent Docket

## Adjournment.

At 7:00 pm, upon motion by Mr. Mayhew, seconded by Mr. Bateman and carried 6 - 0, Chair Pezor adjourned the regularly scheduled meeting.  
Respectfully submitted,

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