



Historic District Commission MEETING MINUTES

Monday, October 10, 2022 - 6:00 PM
Council Chambers, Easton Town Office
14 S Harrison Street

Call to Order

At 6:00 PM , Chair 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.

Chairperson Pezor amended the agenda to add 27 S Harrison Street as old business and an emergency approval for 27 N Hanson and 122 Goldbsborough as new buisness.

I will now entertain a motion to accept the agenda for this evening.

Upon motion by Jim Sebastian , seconded by Maria Brophy and carried 6 - 0, the Agenda was approved.

Historic District Commission Members Present at Meeting

Chair Kelly Pezor
Vice Chair Ernie Demby
Ms. Maria Brophy
Mr. James Sebastian
Mr. Bruce Harrington

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

Old Business

Application Number:	2022-689
Location:	117 Port Street
Applicant:	The Neighborhood Service Center
Request:	Windows

Jerry Barrow was present on behalf of the Windows for 117 Port Street, a non-contributing building in the Historic District.

It was discussed ...

- A photograph of the existing trim and a cut sheet for the new trim must be provided before changes to the trim and gable ends can be approved.
- The new windows will be Anderson with simulated divided light.
- Wooden windows must remain on the front facade.
- Mr. Sebastian noted that fiberglass windows may be appropriate in this case since it is a non-contributing building.
- Lentil will be PVC

Upon motion by Ms. Brophy, seconded by Mr. Sebastian and carried 5 - 0, application 2022-689 was approved.

Historic District Guideline References:
90

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

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

It was discussed ...

- This structure, unlike 117 Port Street, is contributing.
- Fibrex material has never been allowed on a contributing structure.
- Mr. Sebastian suggested Anderson 200 series windows might be appropriate for the sides, rear, and second story front of this structure.
- The applicant will get a price for using a clad product.
- Simulated Divided Light windows must be used.

Upon motion by Mr. Sebastian, seconded by Ms. Brophy and carried 5 - 0, application 2022-688 was tabled.

Historic District Guideline References:
90

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

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

It was discussed ...

- James Dove from Maryland Elite Exteriors stated that adding trim would improve the aesthetics and functionality of the windows.
- Chair Pezor stated that all of the windows at street level are consistent.
- If the windows are found to be rotten during construction a revision would be required.
- Mr. Sebastian stated that the existing windows have frames that stand proud and don't require trim.
- The applicant stated that there are windows on the structure that have rotten sills.
- Mr. Sebastian stated that some windows on the building may be more tailored to trim than others.
- It was clarified that the current option is Hardy Plank and in the future, trim may be revisited.

The applicants withdrew their proposed amendments.

New Business

Application Number: 2022-770

Location: 229 S. Aurora Street
Applicant: Susan H. Russell
Request: Fence Replacement

Susan H. Russell was present on behalf of the Fence Replacement for 229 S. Aurora Street, a contributing building in the Historic District.

It was discussed ...

- The new fence would be an increase in height from four feet to six feet and a change in style.

Upon motion by Mr. Sebastian, seconded by Vice Chair Demby and carried 5 - 0, application 2022-770 was approved.

Historic District Guideline References:
14

Application Number: 2022-769
Location: 301 Goldsborough Street
Applicant: Stephen Leocha and Catherine Poe
Request: Roof Replacement

Stephen Leocha and Catherine Poe were present on behalf of the Roof Replacement for 301 Goldsborough Street, a contributing building in the Historic District.

It was discussed ...

- Red architectural asphalt shingles will be used on the gable if the original Grand Manor shingles are not available.
- Like-kind cedar shingles will be used on the turret.
- Cedar shingles will be 1/2 inch thick.

Upon motion by Mr. Sebastian, seconded by Vice Chair Demby and carried 5 - 0, application 2022-769 was approved with the acknowledgment that the roof shingles may be architectural and not Grand Manor.

Historic District Guideline References:
77b
78a

Application Number: 2022-767
Location: 100 N. West Street
Applicant: Christine M. Dayton Architect, P.A.
Request: New Porch Trim

Joshua Startt was present on behalf of the New Porch Trim for 100 N. West Street, a contributing building in the Historic District.

It was discussed ...

- The new railing will be wood.
- No door or window changes.
- The porch floor and treads will be tongue and groove wood.
- No change to the lighting.
- The new roofing material will match the existing roof.
- Porch ceilings will be tongue and groove PVC.

Upon motion by Mr. Sebastian, seconded by Vice Chair Demby and carried 5 - 0, application 2022-767 was approved.

Historic District Guideline References:
65 a, b
68 a
70 b
91 a, c, d

Application Number: 2022-0773
Location: 124. S Aurora Street
Applicant: Zachary A. Smith
Request: Exterior Alterations

Zachary A. Smith and David Wilson were present on behalf of the Exterior Alterations for 124 S. Aurora Street, a non-contributing building in the Historic District.
It was discussed ...

- The awning has already been removed.
- A roof replacement had previously been approved by the Historic District Commission.
- The chimney will be removed.
- The five-foot fence will continue to the front from the north property line to the front facade.
- A revision will be needed for future siding work.
- The existing concrete patio will be kept.
- Signage will be submitted at a later time.

Upon motion by Mr. Sebastian, seconded by Mr. Harrington and carried 5 - 0, application 2022-0773 was approved.

Historic District Guideline References:
42 d
44 b
126
127c

Application Number: 2022-714
Location: 24 N. Aurora Street
Applicant: Zachary A. Smith, Armistead, Lee, Rust & Wright, P.A.
Request: Roof Replacement

Zachary A. Smith and John Ryan were present on behalf of the Roof Replacement for 24 N. Aurora Street, a contributing building in the Historic District.

It was discussed ...

- The applicant stated that we do not know what material was originally on 24 N Aurora Street since it was not noted in the Maryland Historic Trust Survey.
- It can not be determined whether the roofing material in the 1982 photos provided was asphalt or asbestos.
- Mr. Sebastian stated that installing asphalt shingles without proof they were previously used might be inappropriate for this home.
- The applicant argued that architectural asphalt shingles are consistent with the building's architectural style.
- Mr. Sebastian asked the applicant if they would entertain exploring an alternative to architectural asphalt shingles.
- Chair Pezor clarified that all decisions are made on a case by case basis.
- The applicant stated that 24 N Aurora Street was not included in the original list of properties submitted to the National List of Historic Places because significant amounts of Federal detail had been lost.
- The applicant asked that the Commission approve the material proposed in the application based on the factors listed in Appendix B Section 1.
- Staff clarified that this application may be considered under the economic hardship section of the zoning code.
- Vice Chair Demby asked if composite material that more closely mimics cedar shakes had been investigated. The applicant stated that the initial cost was similar to cedar and the warranty was inferior to asphalt shingles.
- Chair Pezor stated that architectural asphalt shingles did not mimic the existing cedar.
- Mr. Sebastian stated that we know that the original material was not asphalt shingles.
- Vice Chair Demby suggested that the applicant do more research into alternative materials to meet the Commission half-way.
- The applicant stated that today's cedar shakes are inferior to old growth cedar.
- Chair Pezor stated that slate might be appropriate.

Mr. Harrington recused himself.
Upon motion by Ms. Brophy, seconded by Mr. Sebastian and carried 4 - 0, application 2022-714 was denied.

Discussion Item

Approval of Minutes.

Upon motion by Ms. Brophy seconded by Mr. Sebastian and carried unanimously, minutes of the September 26th meeting were approved.

Administrative Approval

Consent Docket

Application Number:	2022-785
Location:	122 Goldsborough Street and 27 N. Hanson Street
Applicant:	Michael Stuart
Request:	Emergency Repairs to Existing Roof

Adjournment.

At 8:14 pm, upon motion by Mr. Sebastian seconded by Vice Chair Demby and carried 5 - 0, Chair Pezor adjourned the regularly scheduled meeting.
Respectfully submitted,
