



Historic District Commission MEETING MINUTES

Monday, November 14, 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 Ms. Brophy and carried 5 - 0, the Agenda was approved.

Historic District Commission Members Present at Meeting

Chair Kelly Pezor

Vice Chair Ernie Demby

Mr. Kevin (Doc) Bateman

Mr. James Sebastian

Ms. Maria Brophy

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

Old Business

Application Number:	2021-018/21-00423
Location:	209 Port Street
Applicant:	Derick Daly
Request:	Revision

Derick Daly was present on behalf of the Revision for 209 Port Street, a contributing building in the Historic District.

It was discussed ...

- The proposed window materials will remain as previously approved.
- The canopy over the front door is minimal in size.
- A fiberglass door may be appropriate in this case.

Upon motion by Mr. Sebastian, and seconded by Ms. Brophy and carried 5 - 0, application 2021-018/21-00423 was tabled pending additional specifications on the door.

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 ...

- The front window will be wood per prior approval.
- The Anderson 200 series window is a vinyl-clad product.
- The AZEK trim dimensions will match what is currently on the structure.
- The bead detail on the trim will be replicated.

Upon motion by Mr. Sebastian, seconded by Vice Chair Demby and carried 5 - 0, application 2022-688 was approved.

Historic District Guideline References:
Appendix B (Windows)
Guideline 93: a, c, and d

New Business

Application Number: 2022-795
Location: 11 North Washington Street
Applicant: Nancy Gooding, VFW Auxilliary Post 5118
Request: Installation of Granite Bench Between Existing KIA Memorials on Easton Courthouse Property.

Nancy Gooding was present on behalf of the bench installation for 11 N Washington Street , a contributing building in the Historic District.

It was discussed ...

- The Yews currently in the bed will be removed and replaced with Boxwoods to match the surrounding shrubs.

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

Historic District Guideline References:
Guidleline 17

Application Number: 2022-794
Location: 203 East Dover Street
Applicant: All Exteriors LLC
Request: Roof Replacement

No one was present on behalf of the Roof Replacement for 203 East Dover Street, a contributing building in the Historic District.

It was discussed ...

- The new standing seam roof must match the roof on the opposite side of the home that was previously approved by the Commission.

Upon motion by Mr. Sebastian, seconded by Vice Chair Demby and carried 5 - 0, application 2022-794 was approved.

Historic District Guideline References:
Guideline 70 b, e

Application Number: 2022-790

Location: 13 N. Aurora Street
Applicant: Nate Whitaker
Request: Exterior Alterations

Nate Whitaker was present on behalf of the exterior alterations for 13 N Aurora Street, a contributing building in the Historic District.

It was discussed ...

- Wooden shiplap siding is located underneath the existing vinyl siding.
- Vinyl siding has not previously been permitted in the Historic District.
- The proposed aluminum wrapping has not previously been permitted in the Historic District.

Upon motion by Mr. Demby, seconded by Mr. Bateman and carried 5 - 0, the application was tabled.

Application Number: 2022-798
Location: 12 Brooklets Avenue
Applicant: Joseph A Cook
Request: Garage Renovation/Addition

Joseph A Cook was present on behalf of the Garage Renovation/Addition for 12 Brookletts Avenue, a non-contributing building in the Historic District.

It was discussed ...

- Composite shingle siding may be allowed since the structure is an auxiliary building behind the main structure if the application is amended in the future.
- Cedar trim will be used.
- True divided light windows will be used.
- The door on the east side will be shifted towards the alley.
- There will be three awning windows on three sides.

Upon motion by Vice Chair Demby, seconded by Mr. Bateman and carried 5 - 0, application 2022-798 was approved.

Historic District Guideline References:

Application Number: 2022-801
Location: 24 W. Dover Street
Applicant: Allison McGuckian c/o Bluepoint Hospitality
Request: Signs

Allison McGuckian c/o Bluepoint Hospitality was present on behalf of the Signs for 24 W. Dover Street, a contributing building in the Historic District.

It was discussed ...

- This current approval is for two front-facing signs.
- The Commission and the applicant discussed the option of requesting a variance, or the removal of one of the proposed signs.

Upon motion by Mr. Sebastian, seconded by Ms. Brophy and carried 5 - 0, application 2022-801 was approved with the condition that a variance is obtained from the Board of Zoning Appeals for the second sign if needed.

Historic District Guideline References:
Guidelines 25 and 31

Application Number: 2022-802
Location: 5 Goldsborough Street
Applicant: Allison McGuckian c/o Bluepoint Hospitality
Request: Signs

Allison McGuckian c/o Bluepoint Hospitality was present on behalf of the Signs for 5 Goldsborough Street, a contributing building in the Historic District.

It was discussed ...

- The existing hanging sign will be removed until a variance is obtained.
- The Commission is only approving the two wooden wall signs

Upon motion by Mr. Sebastian, seconded by Vice Chair Demby and carried 5 - 0, application 2022-802 was approved.

Historic District Guideline References:
Guidelines 25 and 35 b, c

Consent Docket

Application Number:	2022-797
Location:	22 S Locust Lane
Applicant:	Jerry L Barrow
Request:	In-Kind Porch Decking Replacement

No one was present on behalf of the In-Kind Porch Decking Replacement for 22 S Locust Lane, a contributing building in the Historic District.

It was discussed ...
This approval is for in-kind porch floor replacement only. This approval does not include any other changes to any other part of the porch.
Upon motion by Mr. Sebastian, seconded by Mr. Bateman and carried 5 - 0, application 2022-797 was approved only as submitted to replace only the deck flooring.

Administrative Approval

Application Number:	2022-789
Location:	620 Goldsborough Street
Applicant:	Andres Perez
Request:	In-kind Roof Replacement

Application Number:	2022-17721
Location:	30 E Dover Street
Applicant:	Shore United Bank
Request:	Temporary Sign

Discussion Item

Approval of Minutes.

Adjournment.