

Historic District Commission Minutes

Thursday December 3, 2020

The meeting was called to order by Chairman Leshner at 3:00 pm. Kimberly Weller was present monitoring the virtual meeting, the following members were present: Glenn Fong, Lesley Potter, Jim Fulton, and staff Kim Shellem. Walda DuPriest was not in attendance.

OPENING STATEMENT

Chairman Leshner determined a quorum was present, he then asked Vice Chair Fulton to read the opening statement into the record and swore in persons intending to testify.

REVIEW AND APPROVAL OF MINUTES

Chairman Leshner noted that the minutes of October 1 and November 5 were distributed in advance of the meeting. Member Fulton moved to approve the minutes of October 1 and November 5, 2020 as submitted, seconded by Member Potter, and passed on a voice vote of 4:0 in favor.

OLD BUSINESS:

HD-20-714

Jeff Dannes continue review: Shutters, siding, soffit, * storm doors (3)*

109 E. Chestnut

Mr. & Ms. Dannes presented the additional information regarding shutters, siding, porch soffit with an additional item of replacing storm doors. Applicant is seeking approval to replace shutters with wood sized to fit with the appropriate hardware, replace a wood porch soffit, restore wood siding on the west elevation, install composite siding and trim on the addition, replace aluminum side and rear storm doors with wood storm door/single pane, and replace aluminum rear door with an aluminum storm door.

Chairman Leshner noted that the application will be continued with a strict standard of review.

Each proposal was discussed by members and applicant.

Chairman Leshner cited Chapter 5 – Doors & Windows, page 15, Chapter 4 Siding page 13, and Chapter 7 page 20 of the guidelines.

As the rear addition is not readily visible from the public way members were open to the option of hardi-plan/Azek trim or wood siding acceptable. The siding to be Clapboard design.

There was no public comment.

Member Fong made a motion to approve application HD-20-714 for shutters as amended to wood, wood porch soffit, and 2 wood single pane storm doors and 1 wood or aluminum storm door on the rear of the structure as amended. Motion seconded by Member Fulton and carried on a vote of 4:0 in favor.

Member Fong made a motion to approve application HD-20-714 for siding on the rear addition to be hardi plank/Azek trim or wood in a clapboard design as submitted. Motion seconded by Member Potter and carried on a vote of 4:0 in favor.

NEW BUSINESS

HD-20-716

Bill Sohan Replace windows

205 Green Street

Mr. Sohan and contractor Kurt Gant of Bunny Lane, Easton were present. Applicant is seeking approval to replace 3 wood, aluminum, vinyl windows in the sunroom enclosure with custom wood 6/6, divided light casement windows to match the existing windows on the main house.

Member Fulton noted that the house is not in the Elizabeth Hugh's book, is designated as a "C" on the National Register Map finding it to be a contributing property thus a strict standard of review appropriate. Members concurred.

Chairman Leshar cited Chapter 5 – Doors & windows, pages 16-17, of the guidelines.

There was no public comment.

Member Fulton made a motion to approve application HD-20-716 as submitted. Motion seconded by member Fong and carried on a vote of 4:0 in favor.

HD-20-717

Tracy Wagner Relocate rear door, install rear door, re-roof, raise foundation
202 Mill Street

Applicant is seeking approval to relocate rear door to the side of the building, install new carriage doors to the rear, repoint chimney, replace corrugated metal roof with new standing seam metal, add brick stairs to match existing, install new masonry/brick foundation.

Vice Chair Fulton noted that the house is referenced in Elizabeth Hugh's book as T-720 circa 1880, is designated as a "B" on the National Register Map finding it to be a contributing property thus a strict standard of review appropriate. Members concurred.

Architect Tim Crosby gave a detailed presentation of the proposed project. He noted that the building is going to be repurposed to house a garage and office. No changes to the exterior historic fabric of the building. There was no public comment.

Chairman Leshar cited Chapter 14- Additions, page 28, of the guidelines.

Member Fulton made a motion to approve application HD-20-717 as submitted. Motion seconded by Member Potter and carried on a vote of 4:0 in favor.

HD-20-718

Five Gables Inn Wood arbor & fence, brick walks, firepit, fountain, stone path, driveway &
204 N. Talbot parking, improvements, landscape lighting, new plantings
Erkiletian Development

Property owner Mihran Erkiletian, Architect Charles Goebel, Nick Reis, and Robert Ruby of CHLR landscapes presented a concept plan for properties at 202-204 N. Talbot and 103 Fremont Street seeking the Commissions feedback.

Member Fulton noted that the house is referenced in Elizabeth Hugh's book circa 1873 finding it to be a contributing property thus a strict standard of review appropriate. Members concurred.

After a lengthy discussion commission member agreed to continue the application, seeking additional specific details regarding lighting (lumens, location, downcast, etc.), screening (vegetative), fence (locations, style, height), Fountain design (type, material, location, height), masonry (defined), walkway material, etc.

Chairman Leshar cited Chapter 16 – Lighting, page 32 , Chapter 11 – Appurtenances page 24, Chapter 2 – Fences page 25 of the guidelines.

Member Fong made a motion to continue application HD-20-718 requesting specifics regards to fountain, walks, lighting, masonry. Motion seconded by Member Fulton and carried on a vote of 4:0 in favor.

HD-20-719
Five Gables Inn
209 N. Talbot
Erkiletian Development

Applicant is seeking approval to construct a swimming pool, spa, fence, patios, brick walkways, cabana, pergola and arbor, steppingstones, fire pit, landscape lighting, new plantings, and parking improvements.

Nick Reis of CHLR presented the proposed landscaping plan including hardscape details. After a lengthy discussion commission members agreed to continue the application, seeking additional specific details regarding the lamppost (height, fixture, lumens), Pergola (design, dimensions), fencing to name a few.

Member Fulton made a motion to continue application HD-20-719 to the January meeting. Motion seconded by Member Fong and carried on a vote of 4:0 in favor.

HD-20-720
Charles Gordon Replace cedar roof with modified bitumen sbs membrane
103 Grace Street

Applicant is seeking approval to replace cedar roof on shed dormer on left side of house with self-adhered SBS roof membrane. It was noted that the roof has an active leak and needs to be replaced.

Member Fulton noted that the house is designated as a “B” on the National Register Map finding it to be a contributing property thus a strict standard of review appropriate. Members concurred.

There was no public comment.
Chairman Leshar cited Chapter 6 – Roofs, page 18 of the guidelines.

Member Fulton made a motion to approve application HD-20-720 as submitted. Motion seconded by Member Potter and carried on a vote of 4:0 in favor.

MATTERS FROM COMMISSION AND STAFF: §340:34 Demolition by Neglect

Members discussed how to approach the demolition by neglect. Member Fulton volunteered to draft language for review.

The meeting adjourned at 6:15.

Minutes approved as submitted on a vote of 5:0 in favor on 7th day of January 2021.

Pete Leshar, Chairman