

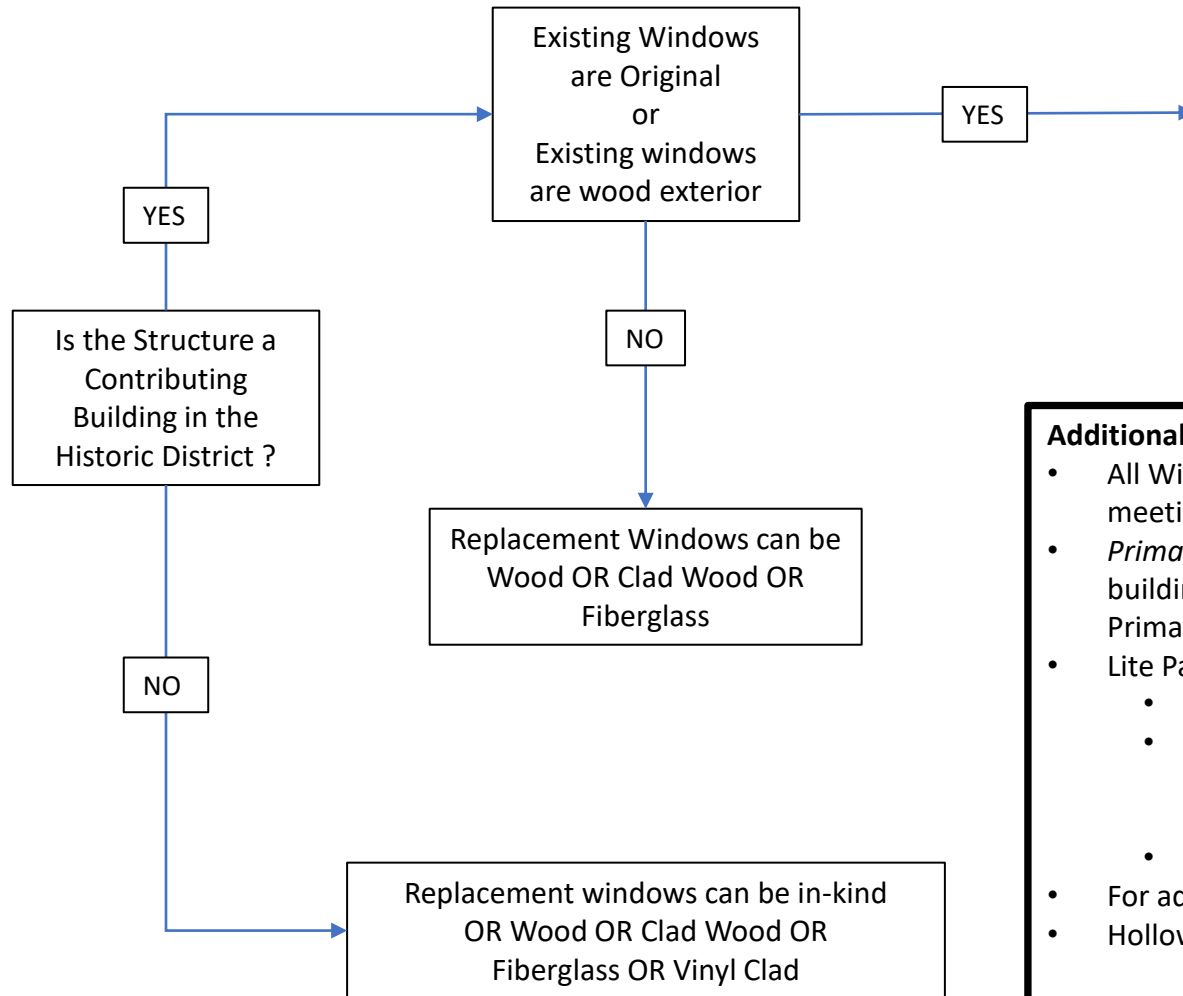


# TOWN OF EASTON

## Planning and Zoning

### Historic District – Frequently Asked Questions

#### Windows



- HDC Encourages restoration of existing windows – this is especially encouraged on the Front Façade of Buildings
- If windows on the front façade or any façade visible from a *primary street Right of Way* cannot be restored – new windows should match the material and layout of the original windows. Historically accurate reproduction windows may be approved by the HDC upon application.
- In locations where the original or existing windows are wood
  - Replacement windows on the Primary right of Way on the Second story or higher - the HDC may approve clad wood windows.
  - Windows not visible from the *Primary Street Right of Way* may be wood windows or fiberglass windows or clad wood windows.
  - Clad windows are not appropriate on National Register properties.

- Additional Information**
- All Window Replacements (even in-kind) must be reviewed by the HDC at a regularly scheduled meeting. (HDC Meetings are held the 2<sup>nd</sup> and 4<sup>th</sup> Monday of the month)
  - *Primary Street Right of Way* – refers to a street, road, lane, etc. onto which the front façade of buildings face. Corner Lots would have Two Primary Street Right of Ways. Alleys are not considered a Primary Street Right of Way.
  - Lite Patterns:
    - True Divided Lite (TDL) are acceptable.
    - Simulated Divided Lite (SDL) are acceptable, in most locations. SDL may not be appropriate for National Register properties. For SDL the grilles must be located on both the inside and outside of the glass, spacer bars between the glass is recommended but not required.
    - Grilles Between the Glass (GBG) are not acceptable.
  - For additional information see page 112 of the Town of Easton Historic District Guidelines.
  - Hollow Core Vinyl Windows are not appropriate for the Historic District.

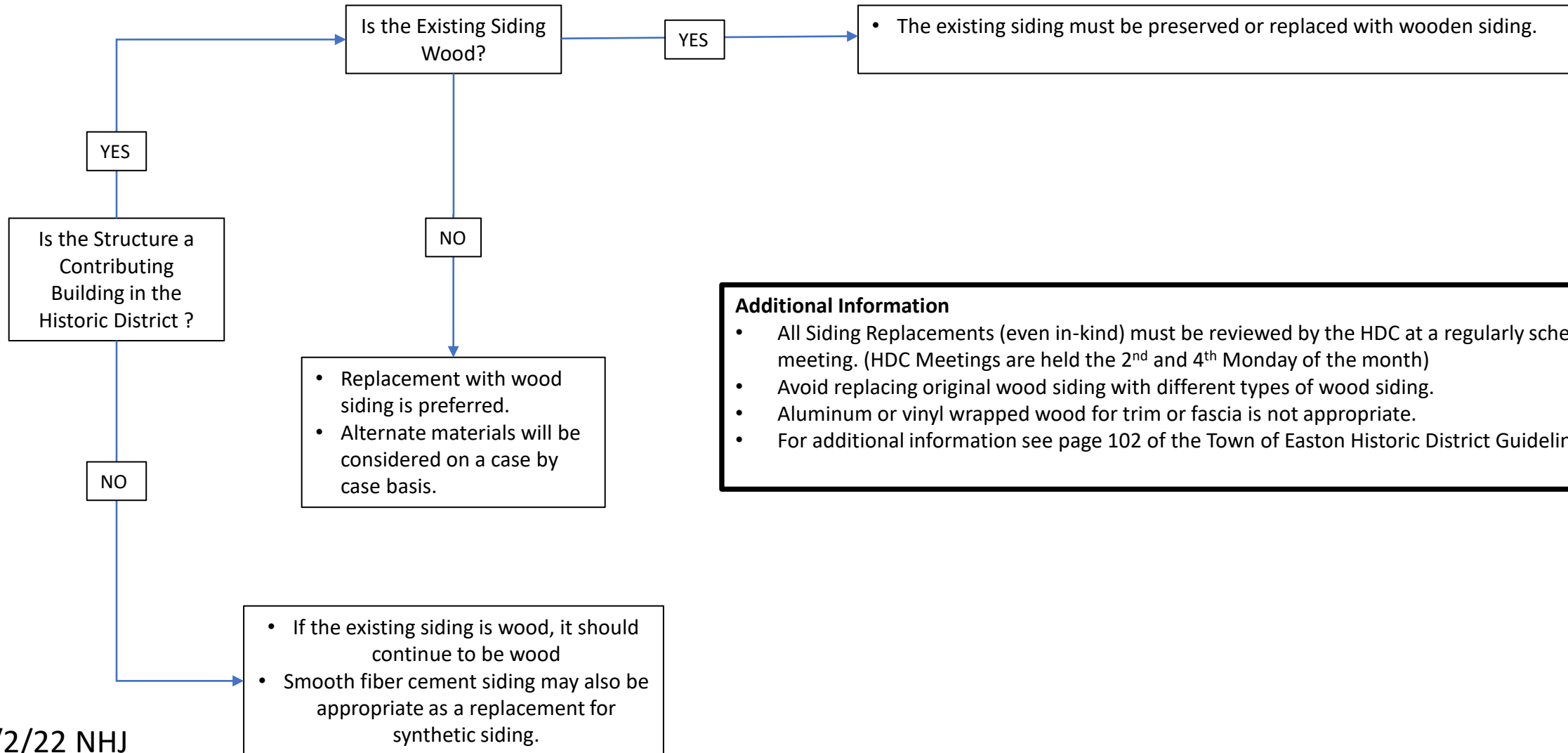


# TOWN OF EASTON

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### Historic District – Frequently Asked Questions

#### Siding



**Additional Information**

- All Siding Replacements (even in-kind) must be reviewed by the HDC at a regularly scheduled meeting. (HDC Meetings are held the 2<sup>nd</sup> and 4<sup>th</sup> Monday of the month)
- Avoid replacing original wood siding with different types of wood siding.
- Aluminum or vinyl wrapped wood for trim or fascia is not appropriate.
- For additional information see page 102 of the Town of Easton Historic District Guidelines.

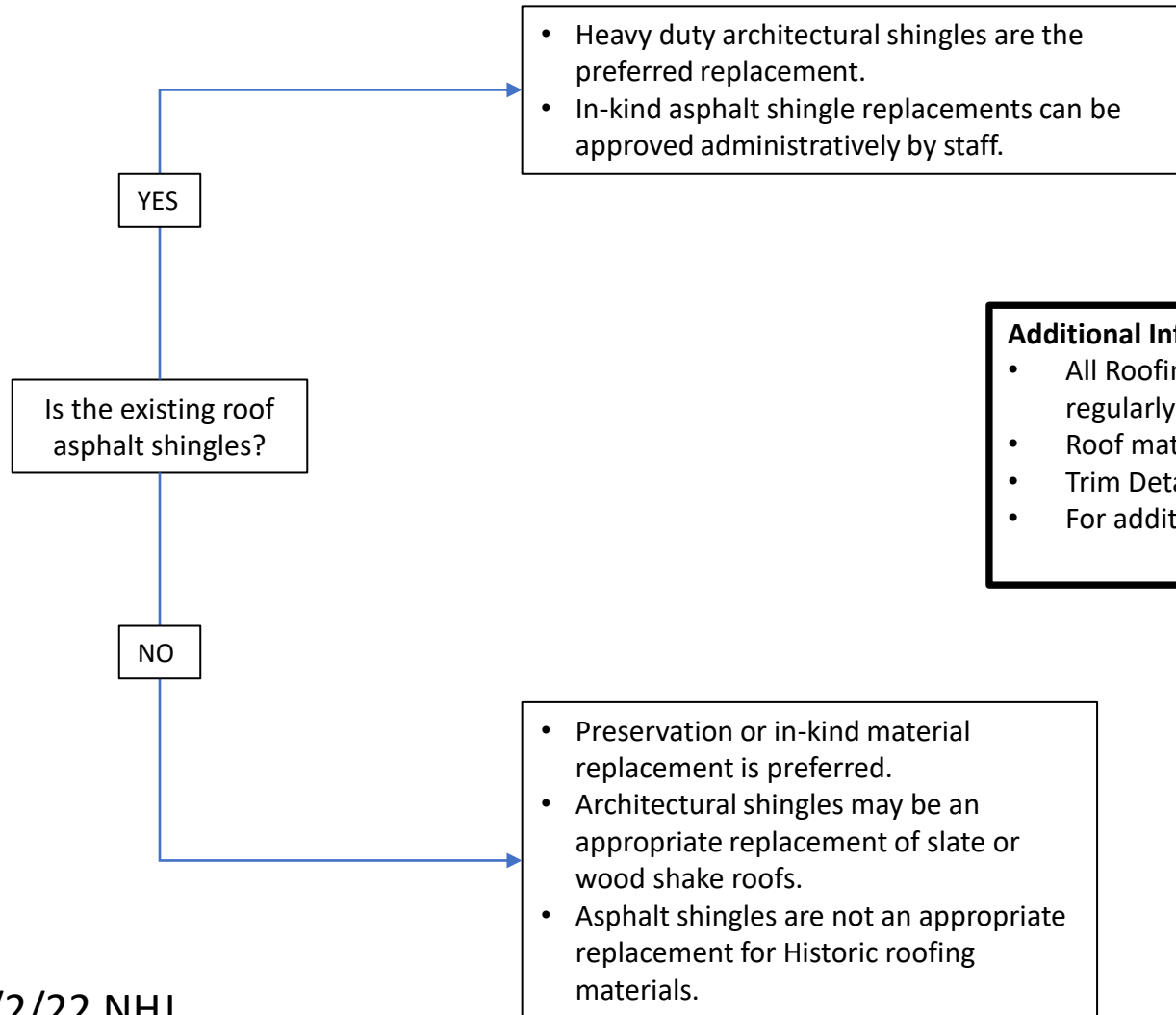


# TOWN OF EASTON

## Planning and Zoning

### Historic District – Frequently Asked Questions

#### Roofing



**Additional Information**

- All Roofing Replacements (other than in-kind asphalt shingles) must be reviewed by the HDC at a regularly scheduled meeting. (HDC Meetings are held the 2<sup>nd</sup> and 4<sup>th</sup> Monday of the month)
- Roof material should be consistent with that of neighboring buildings.
- Trim Details may be cellular PVC or other high quality synthetic products.
- For additional information see page 157 of the Town of Easton Historic District Guidelines.