

Town of Edgartown

Historic District Commission
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~Historic District Commission~

Minutes

Thursday, February 7, 2019

Members in attendance: Christopher Scott- Chairman, Susan Catling, Julia Celeste, Ken Magnuson, Edith Blake, Peter Rosbeck, Molly Costello (A). Absent: Cassie Bradley.
Staff: Bricque Garber.

Mr. Scott called the meeting to order at 4:02 pm.

Kristy Rose Re: Proposed CPC Committee. The Town has elected to form a review committee for the Community Preservation Act. The intent of this group would be to analyze, past, present, and future CPA funding with respect to the associated taxation. Kristy explained that there was a request for a CPC evaluation committee, at town meeting, to evaluate the use of the tax dollars as pertains to CPC funding. The Selectmen are asking to form a committee with a member from ZBA, HDC, Con. Com. and 2 at large members. Chris noted his previous history with CPC and volunteered to represent HDC on the new committee. A motion was made to appoint Chris Scott and the commissioners voted to approve the appointment. A letter will be send to the Board of Selectmen.

8 Pierce Lane. (20D-76). Blecher. Patrick Ahearn/Agent. Applicant proposes new garage doors, garage dormers & French Doors. Add blue-stone landing at side of the garage. Remove exiting outdoor shower and relocate at rear of garage. Replace porch columns on house and replace wood deck with blue-stone deck. Mr. Ahearn presented his plan for the changes to the existing garage (currently has a side shower) which is fairly deep. The applicant would like to use the garage for recreation in the summer and use it to park the car and store seasonal furnishings in the “off season”. The porch columns at the front of the house are to be changed. The deck at the rear will be the same size but replaced with a bluestone patio. Existing brick drive way to stay, as is. The garage doors and side of dormer are visible from the public way. Susan asked about the year of the construction? A: likely the 30’s. Chris noted a substantial renovation approx. 15 years ago, including the renovation to the garage. The members do not think these changes are significant enough to require a Public Hearing, as this presents primarily as aesthetic alterations to the garage. It was noted that the doors will replicate the original doors and the dormers are relatively small. Susan noted this plan provides improvements. Peter noted that the addition of the dormer breaks up the roof line. Julia asked about trim? A: Azek, noting that it is currently Azek. Motion to approve as presented Julia Celeste. Susan Catling provided the 2nd. Unanimously Approved.

51 School St. (address as of 1.1.18) (20D-143 lot 2) Steven Schlageter. Patrick Ahearn/agent. Applicant proposes demolition of existing buildings and construction of

house with attached 2 car garage, pool & pool cabana. The history of the buildings as provided by Mr. Ahearn's office, took the form of a series of emails from between Ahearn's office and the Museum Librarian. The members took a few minutes to read the emails. The info. provided dates 1/2 of the structure to 1952 and 1/2 to 1977. The historical significance of the building was not championed by the members. The members concurred that the new construction does create the need for a public hearing.

Mr. Ahearn presented the plan for the new construction on this lot which was previously part of the museum property. Mr. Ahearn described the lot as over 10,000 sq. ft., making it a conforming lot. The streetscape is a mix of Greek Revival Cottages and Colonial Cottages. It was noted that they used a 40% lot coverage criteria in the overall design. Mr. Ahearn said that the scale and density are appropriate for the street. He described the proposed house as a classic Federal Colonial with 12x12 windows & a widow's walk. Materials to include: white clapboard front, brick veneer on foundation, red cedar roof, lamp coach lights, wooden gutters, brick chimneys, sides - white cedar left to weather. Shutters will be Essex Green with proper pins and holdbacks. Patrick noted that the garage will be located 38 feet back from the sidewalk. House is approx 28 ft. of the streetscape. The pool cabana is set behind the garage. Structure is 32 ft tall at highest ridge point. Admiral Shinn House was a design reference for this design as the proposed scale, materials and size of lot are similar. This is an approx. 85% scale version of the Shinn House. The presentation of a proposed Zoning change, 'lot coverage bylaw' had been discussed and Mr. Ahearn had this in mind in creating this plan. Chris Scott noted that the 40% bylaw suggestion was withdrawn and is now a moot point but Patrick said that the client is still very happy with this plan. Peter Rosbeck initiated a discussion about the location of the proposed house vs. the garage and Mr. Ahearn was asked if he was amenable to providing more separation between the structures. He said that he would like to change the set-back of the house to 20' rather than 28' and he will provide an updated plan. The members embraced the additional separation of the structures. Q: Susan asked about the pool house visibility. A: There will be a pool fence and privet. Q: Is the widow's walk functional? A: Yes. Motion to send to Public Hearing on March 7, 2019, Chris Scott. 2nd, Ken Magnuson. Approved to send to Public Hearing with a site visit prior to the hearing.

8 Norton St. (20C-204) David Dollenmayer & Linda Pape. John Guadagno/South Mountain/agent. Applicant proposes the installation of a roof mounted solar array. John presented photos and tear sheets of the solar plan with black modules. John Guadagno provided photos depicting the potential view of the modules from the street. The members voted to send the application forward for a Public Hearing on March 7th with site visit prior to the hearing. John was asked to provide information and/or photos of other properties that have similar installations, for members to drive-by and/or view prior to the hearing. Motion to send to Public Hearing, Chris Scott. Susan Catling provided the 2nd. Approved for Public Hearing.

131 N. Water St. (20B-107) Harborview - Mayhew Bldg. Sean Murphy/Agent. Applicant proposes to remove and rebuild room decks and replace railings. Sean passed out the plan copies for the Mayhew Building describing proposed fiberglass gutters with copper downspouts & new railings with new partition walls as proposed. Gerret

Conover provided sample of the gutter material and provided photos of this gutter style within the district. He described the 6x6 columns and the new railings as proposed providing a sample of the railing materials. They plan to update all the porches. Motion to approve, Julia Celeste. Peter Rosbeck provided the 2nd. Unanimously Approved.

The Hotel Building: Sean described the current top railing as interfering with the view from a seated position on the porch. They plan new cedar siding shingles on both buildings. They plan the addition of one window to a previously approved 2 window configuration for a total of 3. Mr. Murphy noted that the railing must be 42 inches high per commercial code, as such they want to remove the 2x4 that was added to the older 36 inch railing and add a one inch bronze tube for commercial code and to help facilitate the view, for the guests. They propose a change on plan page A201 to larger windows than those previously approved and on page A303 a change from 3 windows to 2 windows. Q: regarding page A302, will the handicap ramp have same configuration of railings and top rail? A: Yes. Gerry described the new shingling plan. Motion to approve as presented, Julia Celeste. 2nd Peter. Approved. Members requested a picture of a railing with the railing topper (bronze tube). The applicant will provide photos.

31 Pierce Lane (20B-37.14) Hale Realty/Jeff Caraboolad. Paul Pertile/agent. Applicant proposes fencing, light, parking area changes, rear patio change. Chris Scott is recused. Susan Catling will Chair this application. Paul described the shared driveway between 29 and 31 Pierce Lane, and the desire of the applicants to better separate the properties. Paul outlined the new fencing, gate and the cobblestones and gravel. The old fence will be removed and a new white picket built in its place. They plan to add 6ft to the rear patio. Paul discussed the photos with members. He noted that the proposed fence, separating the properties, is 6 ft. described as a 4 foot wood fence with 2 feet of top lattice and a 'swoop' down from 6 to 3 or 4 feet at the street. He noted that he has restored the three fixtures on the front of the building. Ken noted that the application is primarily hardscape and fencing. Q: why the fence could not start back a bit beyond the parking area? A: Owners reviewed the fence locations and want the separation. It was determined that this application will not require a public hearing. Motion to Approve. Molly Costello. 2nd, Ken Magnuson. Approved.

29 Pierce Lane (20B-327.13) Peter and Nancy Brooks. Paul Pertile/agent. Applicant proposes to move existing fence & cobblestones. He reviewed the plan to change the entry. The HDC voted to approve, conditioned on the Curb Cut approval of the Planning Board. Ken made the motion, Julia 2nd. (Approved by PB on 2.12.19)

Old/New Business:

- Reconsideration of proposed ZBA amendment After the Planning Board Public Hearing of 1.22.19, and given objections raised during the hearing, Mr. Scott asked the members to HDC is withdraw support of the proposed amendment regarding lot coverage/green space, in favor of further study. Mr. Scott said that the Zoning Bylaw amendment should originate with the Planning Board and suggested that the PB appoint a committee to review and recommend any changes.

- Tour of Hancock-Mitchell house at Quansoo. Cari Williamson provided a short narrative of the recent tour taken by she and Susan Catling. Cari described the preservation of the structure and the methods used to date the construction. She recommended a tour for all members of the commission, when the weather is a bit more inviting.

Minutes: January 17th, 2019: Motion to approve the minutes, Susan Catling. 2nd, Peter Rosbeck. Approved.

Respectfully submitted:

Bricque Garber, Assistant

Approved: _____ 2.21.19