

# Town of Edgartown

Historic District Commission  
Post Office Box 5158 ~ 70 Main St.  
Edgartown, MA 02539  
508 627-6155 ~ HDC@edgartown-ma.us

## ~Historic District Commission~

### Agenda

Thursday, March 7, 2019



Called the hearing to order at 4:04. And read a statement from Town Council regarding the summons service.

**Public Hearing: 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. Mr. Scott outlined the procedure for the Public Hearing. Mr. Scott read the Public Hearing Notice. There was a site visit prior to the hearing. Mr. Ahearn made his presentation noting a change to the site plan with regard to the front setback of the house. He discussed the history of the existing structure per information provided by the Museum built originally in 1952 with later addition in the 70's. He noted the museum view that there is no historical significance. The lot has 83 feet of frontage on School St. The lot coverage is 39%. The set back from the street is 23.6 inches. All setbacks were described and the building was described as a junior version of the Admiral Shinn House. Materials, windows and trims & fixtures and fencing were described per the plans, as were the footprints. Main house is 31.6 inches. Garage Height is 22 ft. The widow's walk is decorative. The existing structure is approx 24'. There were two letters read to the members one from the Gage's in favor and one from Thomas McCowatt in opposition. Mr. McCowatt argues that the mass is extensive for the area as proposed. Letters in the file. Mr. Ahearn addressed the many objections made by Mr. McCowatt and the lot is a conforming and this house meets the Zoning requirements for construction. He said that the proportion and scale are consistent with other houses on the street and provides 60% open space. Window wells on the side of the house have been removed. Pool equipment will be in a sound intenuation enclosure will be provided for the pool equipment painted dark green. The number of bedrooms in the house are not a consideration of this committee. PA noted that he will remove the widow's walk if recommended by the board which was decorative. Julia, requested information on rear lighting planned as this will be visible. There was a discussion regarding the lighting and the visibility. [Julia noted that this house is very imposing in mass and agrees that with Mr. McCowatt.](#) Plans were closely reviewed

regarding the visibility of lighting. A3 faux window to real window. Windows over the garage doors. PA noted that these windows are at floor level above the garage doors though appear lower on the plan. Susan they look a strange size per the discussed the flower boxes. Asking to eliminate them or keep them planted year round. Q: Would it simplify the house to remove the window boxes? PA said that he will note to client that if you have boxes you are responsible to keep them planted. There was a discussion regarding the overall building heights. Chris noted the zoning allows for this size building proportion. PA offered to remove the windows per several member concerns about the windows. Julia and the setbacks are according to the bylaw. Chris noted the big change from what is existing but is not without precedence. CS- The existing structure was never a house. As it was an institutional structure. Conversation regarding the demo Chris sees this as a demo that can be approved. Agreed-Cassie, Julia agrees, Cari. Consensus as to the viability of the demolition. Chris noted that the houses that have white chimneys with a black top are loyal to the crown. While it is no longer a political statement it is often seen in the village. Chris is not uncomfortable with the building design and scale, the proposal is clean and the house while large will blend in his inclination is to approve with modifications. Julia likes the house without a 3<sup>rd</sup> floor. Susan discussed the cupola as it is seen from the public way. Susan noted the visibility from Cooke St. noting that the Suggested modifications CONDITIONS: include: A-5 remove windows walk and windows above garage doors allow for a lantern at 2<sup>nd</sup> floor entrance. A-6 remove the 2<sup>nd</sup> floor balcony also seen on A-7 and changing doors to windows and lanterns removed. Railing stays access removed. A-8 faux window to real window 12x12 to match window below (2<sup>nd</sup> floor window). French door being eliminated will be replaced with 12x12 window. A-9 remove cupola and weather vane On cabana. Outdoor shower 6 ft. cedar weathered enclosure. Sound enclosure 3 ft. high for pool equipment green.

Cari asked about the height of the Shinn house. PA noted the height of this and Shinn are both 32'. Motion Chris. Motion to continue Julia to discuss the 3<sup>rd</sup> floor removal. 2<sup>nd</sup> Susan. Discussion PA noting that there are 2 federal colonials across the street and it is a legal lot and he discussed, again the zoning. He noted that the proportion and scale are part of the collection of the houses on the street. Lowering the roof would create a ranch house. The roof pitch is consistent and correct. Lowering the roof makes no sense re the architecture. This is right for a federal colonial and would look inappropriate. PA asked for reconsideration. Chris noted the his belief that the the scale is described correctly. Susan noted that there are few 3 story houses so she questioned the dormer? Julia has an issue with the overall height of the building. Chris sees the dormer as appropriate to the roof. Cassie discussed her concerns about the height and mass and the attention that this house would garner in this location. Julia sees the existence of a structure on the lot that is of a small scale and should be considered. PA when you are in the Garden the west view is Shinn house and South this house. Noting his belief that this helps to frame the park. Julia withdraws her motion. Chris motion to approve with the modifications. Cari 2<sup>nd</sup>. Julia opposed. Edith abstained. Motion passed.

**Public 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. Mr. Scott read the public hearing notice. There was a site visit prior to the hearing. Rob Meyers presented the plan for the installation of the solar array. He described the flush mounted black. There is not enough ground space to allow for a ground mountain array. Members reviewed photos. 2 letters were read to the members one in favor Putnam and one opposed Fisher. Mr. Meyers noted the Panels are not terribly visible. Susan noted from the guidelines that this exposure is not recommended for this project. Julia sees them as matching the roof color and sees this as a good location for this type of technology. Susan noted that other panels have been denied in other locations in the district. Cassie noted the foliage as a visual block. Julia sees the location as not terribly visual. Cari agrees with Julia noting the color, lack of shine. Chris noted the 1950s, low structure, and this not a distinguished historic structure. Hard to argue the intent but the visual impact on historic structures must be considered. Julia, 2<sup>nd</sup> Molly. Susan opposed. Edith abstained. Approved.

**122 N. Water St. (20D-273)** Barbado & Conroy. Michael Carroll/agent. Applicant proposes to remove existing 1/2 front porch wall and replace with rail & balusters. Mr. Carroll presented the plan for the change to the lower rail/wall at the front of the house. Photos of show that the house had a rail, rather than a wall, in an 1885 photograph. Mahogany painted white. Gate to be put back as currently exists. Motion to approve Julia, 2<sup>nd</sup> Cassie, Approved. Mr. Carroll described the rot that has been uncovered during the, previously approved, construction and noted the need to remove portions of rotted wood and replace, in kind. Motion to approve.

**38 N. Water St. (20D-216)** Vinyard Square Hotel. (corrected from Colonial Inn as was listed in the agenda ) E.J. (Earl) Mathews+Co./agent. Applicant proposes to build a portico on the façade facing Winter St. with decorative crown & install a 2<sup>nd</sup> floor sliding (French style) door. Mr. Mathews described the proposed changes and members discussed the project. Julia discussed the feasibility of a public hearing. She noted the portico will be an improvement but the balcony may be of concern to the neighbors. Julia PH, Chris 2<sup>nd</sup>. Approved for PH. April 4<sup>th</sup>. Edith left the meeting.

**5:05 – 8 Pease's Pt. Way S. (20D-19)** Ettinger & Simpson. Matt Kramer, Hutker Architects/agent. Changes to approved plan. Applicant proposes to move side door. Replace front door. Change copper pent roof to asphalt shingle. Change front façade siding from Cedar to composite, addition of light fixtures. Matt Kramer discussed: 1- Front door. The front door was vandalized during construction. Replace the front door. Susan asked why it can't be repaired. A: Structural Damage. Custom door or shop drawing Bricque To view and sign off. Members asked about reusing the glass and/or use of restoration glass. Gary BenDavid said it is old glass but not wavy or pebbled to be approved. Wood door with exactly matching the sidelights. Discussion ensued. Motion to approve the new door replacement with existing sidelights/ or glass restore exiting trim. Motion to approve door. 2<sup>nd</sup> Cari. Approved

Side door on south elevation to move the door and window swap the location door and the window. Leaving the window in its original location. Cut sheet provided for the door to be used in this location, as drawn in the approved application. Susan does not like the

door as proposed seeing it as modern. Does not look like a door from an 1840's house. 6 panel door with 2 lights. Move the sconce to new door location # 4226 Simpson door. Condition of 4226 door. Julia motion. 2<sup>nd</sup> Molly. Approved.

Change in material from small Pent roof over garage door from Copper to asphalt shingle to match the roof. They want to remove all copper on this project in upcoming application. Chris noted the many compromises made on this application and thinks the copper detail helped mitigate the garage. Julia noted that there are copper on several surrounding houses. Cassie wants to keep the copper on the roof. Applicant withdraws the application regarding the copper.

Side wall on the front of the house painted clapboards. Want to replace with hardy plank as it holds the paint better. The project was approved for red cedar for both structures. Chris noted the dimensional difference. Susan noted the preference for materials that are historical accurate and this commission has never approved composites for siding in clapboard or shingles. Traditional material Cari and Julia. Withdrawn.

Addition of 2 lights above the garage doors as submitted flush mounted projecting 4 1/2 inches. Finish was discussed. Recessed is not traditional. Finished in dark brown. Discussion ensued. Amending to use 3 sconces rather than flushmount fixtures. Julia 2<sup>nd</sup>. Susan.

**5:25 - 84 Peases Pt. Way N. (20B-59)** O'Hara. Thomas Pierce/agent. Change to approved plan. Applicant proposes to move the garage 3 feet from the road way. Mr. Pierce described the situation with the build-up of road base against the outside wall of the garage and provided photographs illustrating the problem. Public Hearing: Motion to approve. Move the original structure on a new foundation 3 ft. the North.

### **Old/New Business:**

**Minutes:** Motion to approve **Susan 2<sup>nd</sup>. Cassie approved.**

**February 21, 2019**