

Town of Edgartown
~Historic District Commission~
508 627-6155 ~ HDC@edgartown-ma.us

Historic District Commission
HDC Minutes



Thursday, October 24, 2019

Commissioners in attendance: Christopher Scott-Chairman, Susan Catling-Vice Chairman, Cassie Bradley, Ken Magnuson, Peter Rosbeck, Cari Williamson.
Absent: Julia Celeste. Staff: Bricque Garber.

Prior to the public hearings, Mr. Scott elected to address the minutes from two previous meetings. First, the minutes of Sept 19, 2019- Susan Catling made a motion to approve. 2nd, Ken Magnuson unanimously voted to approve over the objection of Mr. Hall. Second, the minutes of October 3rd, 2019- Susan Catling made the motion to approve. 2nd Ken Magnuson. Unanimously Approved.

Chairman Scott called the meeting to order at 4:08 and read the Public Hearing Notice for 73 North Water St. Mr. Scott explained the process for presentation of the Public Hearing applications.

Public Hearing: 73 N. Water St. (20D-289) Brian Mann. Applicant proposes to build a garage, pool with pool deck & extend basement and rear porch. There was a site visit prior to the hearing.

Mr. Mann made his presentation to the members and provided an engineered site plan. Mr. Mann talked about the garage, first highlighting previous ideas for a garage that were not submitted. The plan is for a single car garage includes no habitable space above the car park and is planned to be built at grade. Mr. Mann described part of the garage will be located behind the house. He provided a door and window schedule and described copper and brass fixtures to match the existing fixtures on the house.

Mr. Mann then described and illustrated drawings for the proposed a back porch and basement extension. He noted that the first floor porch will be extended out to be even with the house.

The pool, as proposed will be set 62 ft. back from N. Water St. The patios are proposed as blue stone. Mr. Scott opened the hearing for commissioner questions of Mr. Mann: Q: Cassie. What is the proposed lot coverage? A: 45% total coverage. Q: What is the current coverage without the additions? A: % not calculated. The pool and hardscape % has not been calculated. Mr. Mann noted that the bluestone patios may be eliminated or reduced or replaced with grass.

Existing driveway to be as is with no hard surface driveway to garage. Q: Porch railing to replicate existing on the addition? A: Yes. Garage will be clapboard painted white on the three visible sides. The side facing the hedge will be cedar shakes. Q: Planned fence height? A: The fence height could be reduced from 6' (as was given a hardship approval) as a condition of approval of this application.

Mr. Scott opened the hearing to the public. Attendants in favor? No one spoke and there were no letters of approval received. Attendants opposed? Michelle Casavant, on behalf of Twanette Tharp, proposed that pool could be properly placed in the rear yard. She noted her client is not opposed to a pool but is opposed to the proposed location of this pool. She did not object to the garage, but further stressed the objection to the proposed pool placement as inappropriate. Ms. Casavant provided a plan for pool placement that Ms. Tharp sees as providing the applicant what he wants. Barbara Jordan of 83 N. Water, said that she would be most affected by the pool as proposed. Ms. Jordan sees the plan as an attractive nuisance but would favor the alternative plan presented by Ms. Tharp, saying that most of the yard is lost with the pool, as planned she believes this plan ruins a lovely corner. Ms. Jordan, also, noted no issue with the single car garage.

Ellen Kaplan, Attorney appeared for abutter Platt Johnson, noting that the Johnson house has a direct view of the proposed pool area. Ms. Kaplan noted an objection to the wording of the public notice that described the pool as in the rear. Ms. Kaplan noted that Mr. Johnson has not seen the plan from Ms. Tharp, but thinks that he may be more agreeable to the pool behind the house. Bricque Garber, assistant, agreed that the public hearing notice is poorly worded. Letters in opposition were read from abutters Zug & Conway and a letter was received from Mr. Johnson, which was not read as his objection was outlined by Ms. Kaplan. Photographs were submitted. Mr. Mann said that he plans only to block the view of the pool but not the public view to the harbor. Mr. Mann said that planned plantings will not be high enough to block the public view to the harbor. Mr. Mann noted that the planned pool is 8 ft. from Morse St. at the closest corner.

There being no further input the Public Hearing was closed.

Susan Catling providing a Historical perspective quoted Henry Beetle Hough from 1954 "...The story of the street is the story of the town and the people of the town. Mariners and whaling captains here and at last summer colonists prizing the heritage and the undying flavor.

Then too its relationships with people and eras, with land and sea. North Water is an aristocrat of streets but retains the full awareness of democracy too. It is a village street but its cosmopolitanism is rich and strange."

... And ending with... "The whale oil street lamps were once hailed as innovations, now they are forgotten... Yet North Water Street is the same in spirit and

character; all the change that has drifted through and across it has resulted mostly in a mellowing and ripening of qualities that have been here all along.”

Susan noted that there have been other hearings and discussions regarding this pool location. She read from the bylaw Sections 6 & 7. Ms. Catling said that she sees the proposed pool location as not appropriate for the streetscape and is not in concert with the historical value of the site and does not fit with the historic aspects of the surroundings. Cari Williamson, agreed, noting the corner property is unique with frontage on 2 main streets and a pool here would distract from the distinctive character of the street and the village. Peter Rosbeck acknowledged the issue of the faulty wording on the notice and discussed postponing the hearing for further notice. Bricque explained that Mr. Mann would have to agree to the Postponement in writing to avoid exhausting the statutory time frame for making a decision. Mr. Mann did not speak to the possibility of postponing the hearing. Ken Magnuson agreed re: the wording error in the public hearing notice. He said he appreciates the timing difficulty but further noted that every abutter has spoken in opposition to the pool. Chairman Scott discussed the many applications, made by Mr. Mann, that have included a pool and pool decking in this or a similar location. He discussed the visible location and the neighbor's concerns. Mr. Scott, noting that we have a time (calendar) issue for passing on this application, said that he is inclined to take a vote tonight. Mr. Scott noted the abutters have requested consideration with regard to the pool location and said that HDC and the applicant may be getting close to getting a resolution that would satisfy the parties. He asked the members for any objection to the garage and porch part of the application and there was no objection voiced.

Mr. Mann said that he would like remove the pool from the design plan and the application. Discussion ensued. Mr. Scott noted that there has not been an objection, from abutters or commissioners, regarding the garage. Motion to approve the single car garage and rear porch/basement part of the application with removal of the pool and hardscape/patios from the plans, Chris Scott, 2nd Ken Magnuson. . Voting in favor, Chris, Susan, Ken & Peter. Voting nay: Cassie. The motion passes. The pool and patios were X'd off of the plan and initialed by Mr. Mann.

Public Hearing: 88 S. Water St. (29B-12) Jane & Ivan Bradbury. Chuck Sullivan/agent. Applicant proposes renovation of historic house, removal of pool and pool house and addition of 2 detached bedrooms. There was a site visit prior to the hearing. Mr. Scott read the public Hearing notice. Peter Gearhart from Chuck Sullivan's office presented the plans. He described the removal of the pool and pool house and the addition of 2 detached bedrooms and described the materials. Part of the project includes making repairs

to the historic ¾ colonial house. The renovation will fix the structural issues and shingle the entire house with painted sash with a trim in a compatible color. The applicants would like to defer the color choice until the siding is completed. The chimney will be rebuilt from the roof line-up, in brick. Chris opened the hearing for commissioner questions of the applicant. Q: What is the thinking about changing the front stairs. A: To make the small front yard a bit larger removing the planter boxes and providing a bit more space for landscaping. No further questions.

Mr. Scott opened the public hearing: There were no persons present to speak in favor. Speaking in opposition - Gene Sisco. Mr. Sisco provided his resume and spoke regarding the existing dormer. He offered solutions for correcting or softening the dormer, including: removing the large 1945 shed dormer to be replaced with 3 dormers, or push the large dormer back. He also, suggested that the side fencing be replaced. In addition, Mr. Sisco discussed colors and his concerns about "Nantucket" styling. Noting his concern as to the space he thinks the front stair could be left as is.

Ms. Bradbury answered the concerns raised by Mr. Sisco including the front entrance stair. Ms. Bradbury noted that the dormer is admittedly unattractive but there are several reasons for retaining the dormer and this plan represents the best they can do to maintain the architecture given the issues on the ground. She does not believe that the "butterfly" stairway in the front is historically accurate for the house.

Mr. Scott closed the public hearing and suggested discussing the application in two parts. Firstly, the removal of the pool & cabana and construction of the two new detached bedrooms. Cari noted her approval of the design. Ken, also, approves of the changes. Susan noted that only a small part of the detached bedrooms are seen from a public way. Cari and Ken agree that the plan is an improvement to the property. Secondly, Changes to the façade: Susan noted that this dormer 'is what it is' and this has now become part of the history of the house. Cari and Susan agreed that the removal of the shutters is a good idea. Ken approved of burying the power lines and sees the front steps change as an improvement. Cassie sees the change to all shingles as refreshing a good choice that may help to diminish the look for the dormer. Motion to approve as presented, with trim color to be determined, Peter Rosbeck. 2nd, Susan Catling. Unanimously approved.

66 Main St. (20D- 125) The Yellow House. Christopher Celeste. Dudley Cannada/agent. Minor changes to approved plans. Mr. Scott explained that town counsel advised HDC to notice the abutters that the applicant had requested minor modifications to an approved Certificate of Appropriateness. The abutters notices were mailed on October 1, 2019. Mr. Scott said that this is not a public hearing and public comments will not be allowed. Mr. Ben Hall, nevertheless, objected to the vote. The members were provided with a copy of the decision and requested to

reaffirm the voted of September 19th, 2019. Only the members that made the original 9.19.19 decision were included in the vote. Chairman Scott noted, for the record that the minor changes as were requested and approved on 9.19.19, were changes to the approved/stamped plans as approve on 9.6.18. The decision regarding the minor changes is attached to these minutes. Mr. Scott made a motion to reaffirm vote, 2nd, Susan. Unanimously voted to reaffirm the vote. *Peter Rosbeck, present at today's meeting, did not vote as he did not vote the original approval.*

55 School St. (20D-143.1) Steven Schlageter. Garrett Conover/agent. Change to approved plan. Applicant proposes to move garage footprint forward 10 ft. and 5 ft. to the right to make the connector hall more functional and improve the covered porch space in the back yard & addition of fencing. Mr. Conover presented the plan. Moved to forward for Public Hearing, Chris Scott. 2nd, Susan Catling. Approved for Public Hearing on November 21, 2019.

79 S. Summer St. (29B-9) Carol M. Grant. New wood fence for front and S. Summer side. Composite wood shutters. Carol Grant presented her fence drawings and shutter request including shutter manufacturing information. Motion to approve, Ken Magnuson, 2nd, Cari Williamson. Approved

12 Mattakesett Way (45-25) Town of Edgartown/Katama Airfield. Hal Findley/agent. Applicants propose to replace the existing hanger with engineered corrugated metal building to maintain appearance of historic grass airfield. HDC approval required per 2018 warrant approval. Motion to send forward for public hearing, Susan Catling. 2nd, Cassie Bradley. Approved for Public Hearing on 11.21.19.

Old/New Business:

Minutes 10.03.19 & Minutes 9.19.19. Approved at the start of the meeting.

Cassie Bradley tendered her resignation due to a move to Chilmark. She will be sorely missed as a strong, thoughtful voice on the HDC.

Vote to recommend Molly Costello to replace Cassie. Unanimously approved.

Chris Scott noticed the members that he will be stepping down as Chairman for personal reasons. He is not leaving the commission, only the Chairmanship.

Susan Catling will be acting Chairman during the remainder of 2019.

6:42 - Adjourned.

Respectfully Submitted:
Bricque Garber, Assistant

Approved: _____ 11.7.19
Susan Catling, Chairman