

# Town of Edgartown

Historic District Commission  
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## ~Historic District Commission~

### Minutes

Thursday, January 18<sup>th</sup> 

Members in attendance: Christopher Scott, Susan Catling, Carole Berger, Cassie Bradley, Julia Celeste, Edith Blake, Ken Magnuson. Staff: Bricque Garber

Chairman Scott called the meeting to order at 4:00.

**Public Hearing - 8 Peases Pt. Way S. (20D-19)** John Ettinger & Linda Simpson. Phil Regan/agent. Applicant proposes to relocate the existing 840 sq. ft. 1 1/2 story historic house and renovate & convert to a garage and guest house. Demolition of the 20<sup>th</sup> century additions to the historic house, demolition of the existing carriage house. Construction of a new 2 story 6,676 sq. ft. house. Mr. Scott read the public hearing notice. There was a site visit just prior to this meeting. Mr. Regan noted that he was not at the site visit. Mr. Regan made the presentation as agent for the applicants and his plans were provided to members and were available to the public on the large computer screen. The applicant proposes to relocate the historic home with a change to only one façade. The historic home will be moved toward Main Street approximately 24 feet. The new home will be constructed with a 20 foot setback while the historic home will maintain its current 12 ft. setback on Pease's Pt. Way S. The building inspector has 'signed off' on the setback at 12 ft. Mr. Regan illustrated this setback as setting the historic home apart from the new construction. Mr. Regan described the plans and described the relocation of the existing/historic home as it will be repurposed as a carriage house. Mr. Regan noted that the current fenestration and details of historic house will be maintained with the exclusion of the lower rear façade being modified to include garage doors.

The applicant's intention is to maintain most of the current green space as shown on the site plan. They propose a slight change to the curb cut, on Main St., to allow for cars to exit nose first as cars must currently back-out on to Main St. Further, Mr. Regan described that the current fencing configuration will remain with a slight break in the fence as illustrated in the plans. The new house will be white painted clapboards in front and white painted shingles on other facades. Questions from Commission members: Susan Catling asked about the chimney. A: New plan does have the chimney. Julia asked about lighting fixtures at the garage doors. A: small shed roof change (pent eave) over the garage doors and removal of the lighting fixtures, (as were illustrated on a previous plan.) Chris Scott further discussed the 12 ft. set-back and noted that the Building Inspector has allowed that the historic house may be set-back 12 feet when it is relocated approx 24 feet closer to Main Street. Mr. Regan noted that the 12 foot set-back has been agreed to by Mr. Ettinger. Susan asked for further information regarding windows. A: New windows

for living space and old windows to remain on the first floor. Edith Blake asked about raising roof lines and proportions. A: Phil noted that there has not been any change to the proportions or to the roof line of the historic house. Chris Scott asked about the front door of the new house. A: The front door will mimic the front door of the historic house as seen on the plan dated 1.2.18. Julia Celeste asked for the height of new construction. A: 30 feet. Susan Catling asked if there will be side door on the carriage house. A: Yes, as additional egress is required from the upper floor living space. The side door is illustrated on the newest plans. Susan noted the commission's desire to see the historic home's front door preserved. Julia asked about the removal of trees. A: Yes, a couple of trees will be moved or removed and replaced to accommodate the change in curb cut. It was noted that the proposed curb cut will require approval from the Planning Board.

Mr. Scott opened the hearing to the public. James Wolf of 119 Main St. attended and noted that he is favor of the project and very much likes the plans presented. There being no other attendees with comments, 3 letters were read by the assistant. One letter, from Agnes Williams wrote in favor of the project noting her respect for the plans. There were 2 letters in opposition both from abutters who are also architects: Mary Ellen & David Croteau noted several reasons for their opposition which included: Mass of the new structure, lot density, repurposing of the Greek Revival house, and a sense that this will have a negative impact on the neighborhood and downtown. John Tankard, also an abutter and architect, wrote of his concerns including the oversized house proposed, loss of a historic house, loss of historic integrity scale and detailing. Chairman Scott provided a short history of the commission's interaction with the applicant and the evolving plans and noted that this plan is responsive to the commission's suggestions. He thinks the sq. ft. notation of neighboring homes, as provided by the opposing abutters, are slightly misrepresentative given the small residential streets listed in the abutter's letter.

Chris asked about the proposed fencing. A: Existing fencing will be maintained and one additional section will be added, between the 2 structures as illustrated on the current plans. Susan asked about the process of moving the structure and asked Mr. Regan if he had any concerns or reservations about the process of moving the historic house. A: Mr. Regan said he does not think there will be a problem, as it is moving only 24 feet and he further noted that the process of moving the house will allow good access to the house and to make any needed structural changes. There being no further comments or questions, Mr. Scott made a motion to approve the application, conditioned upon the details as provided on the most recent plans dated 1.2.18. Changes as provided in the most current plans include: Change to the set-back 12 feet., door on the east side of the carriage house, change to door design-new construction, preservation of chimney, removal of visible lighting at rear of garage, pent eave over of the new garage doors. Mr. Scott noted that the preservation of the historic home, in this case, is not in conflict with the bylaws, goals and guidelines of the HDC. Carole Berger provided 2<sup>nd</sup>. Unanimously Approved.

**30 Pierce Lane (20B-38)** Anne Harte TRR. Paul Pertile & Bo Malpass/agents. Pre-Application Discussion regarding demolition of the existing house and construction of a new residence. Mr. Malpass designer and builder is here to establish that there is no historic value as they want to demolish the house in favor of a new construction. Estimate age 1930s-1940's He noted that the planned new house is not significantly larger than the

existing as it reads from the street but is approximately doubled in overall sq. footage. Most of the additional sq. ft. runs backward on the lot and lot coverage is not significant in this neighborhood. He displayed the plans for the proposed house the site plan, and showed pictures of houses that he has built in CT, noting that this house respects the historic district as he has worked in other historic districts. Chris Scott said that he lived next to this house for many years. He noted that the residents of Pierce Lane had petitioned the HDC to join the expansion. Chris further noted that this house is the one that is not over 100 yrs old. Chris provided a short history of the Dr. Pierce house and the property that was divided into 4 lots and the new construction that took place. Mr. Malpass noted that John Lolly was hired to do a history of the house and examine the construction. He said that the chain of title and building materials seem to indicate the date as 30's or 40's. Susan Catling noted that the assessor's records show a date of 1920. Paul Pertile indicated that he could find no record before 1939 and that John Lolly was hired to provide his opinion as to age and he found bricks in fireplace that he guessed as 1930's. He further noted that the neighbors could not provide concrete information regarding age. Carole Berger noted that building materials were often reused in many construction projects in Edgartown.

Mr. Malpass said that his new construction plans honor the look of the existing structure. He said that the owners are sensitive to the village and have been summering here for 4 years and want to construct a reasonable size home on this large lot. He noted the difference in height from existing house will be about 6 ft. Julia Celeste asked about the stone vs. brick chimney as drawn. A: The stone can be changed to brick to make it more in line with Edgartown construction. The planned new house will be clapboard and shingles with a cedar shingled roof. Chris noted that the existing house has asphalt shingles. Mr. Malpass said they are planning to create a better version of the existing house. There was further discussion regarding the architectural details. Mr. Scott noted that he lived next door, to this house, for 25 years and does not see this house as rising to a standard of architectural importance. The new construction plan does not appear to be a "look at me house." Julia noted the aerial photos provided, comparing the size of houses both historic and new. It was noted that there is no clear indication that the 1920 assessors date is accurate. Chris Scott asked commissioners if they have questions or opinions at this time. Ken asked about additions to the existing house vs. new construction. Bo does not think this is a viable option. Ken is not sure about the demo, noting that he would need to have a site visit to the property. Other members concurred. There was a discussion regarding timing and the submission of a formal application and scheduling a site visit. Applicant stated their intention to file a formal application for the Feb. 1, 2018 agenda.

**44-46 Main St. (20D-191.1 & 194)** New Moon Property, LLC / Behind the Bookstore. Sean Murphy/agent (Continued from Dec. 7, 2017 for rain sail) Applicant proposes to install 5 green canvas sails awnings and retractable rain awning in current configuration for the 2018 summer season. Christopher Scott was recused. Susan Catling chaired this part of the hearing. The 5 green canvas sails were approved on 12.7.17. Members were provided a copy of a letter sent by Ms. Joyce Sudikoff, regarding the issues as discussed at the previous hearing, primarily the rain sail being left unfurled during long periods of dry weather. An Email address was provided in order to obtain quick and direct contact with the owner if there is any issue with the rain sail during the 2018 season. Ken noted that he

had requested assurances in the past and noted that the letter addresses his concerns, he would like to take them at their word that they will comply with the concerns of the HDC, further noting that this board has not been happy in the past with the failure of the owners to comply with the approved use of the rain sail. Mr. Murphy noted that this is not him promising on behalf of the owners but is a direct notification from the owners that they will comply with the use only during rainy weather and in the future there can be direct communication from Bricque to Mrs. Sudikoff. Susan noted that the enforcement is problematic for the commission and we cannot independently levy fines. Ken, Cassie and Susan noted that this is sort of the 'last chance' to get this approved for the 2018 season. Cassie noted that this is only an annual and probationary approval and she will not vote to give permission next year, if there is noncompliance. Julia noted that she did not vote for it originally and while the letter clearly addresses the concerns of the commission it is only a one season approval. Minah Worley, attending as a member of the public, feels strongly that the past history of this project illustrates that this should not be approved. Sean Murphy noted agreement that if this approval is violated this will be the last year that this sail may be used. Ken Magnuson made a motion to approve the application for use of a rain sail to be used only during rainy weather, to be furled within a few hours of the end of the rain as outlined and agreed to in the letter provided by Ms. Sudikoff. Carole Berger provided the 2<sup>nd</sup>. Voting yes: Cassie, Ken, Susan & Carole. Voting No: Julia. Approved.

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

*\*May include matters not reasonably anticipated within 48 hours of meeting.*

**ZBA** – The ZBA has received an application for 16 Pent Lane from Mr. Ahearn. The ZBA will review this application on 2.7.18 @ 7:15 PM.

### **Minutes:**

December 7, 2017 Motion to approve: Julia Celeste. 2<sup>nd</sup>, Ken Magnuson. Approved.

December 21, 2017 Motion to approve: Carole Berger. 2<sup>nd</sup>, Susan Catling. Approved.

Chris Scott relayed to members that there was a Yellow House Committee meeting on Monday and there are 2 proposals under consideration that are very differing in scope and detail. There was a presentation by Mr. Ahearn for the Ahearn/Haggerty proposal. The Trademark proposal will be presented by Dudley Cannada at the meeting next Monday at noon. He noted that there appears to some discrepancies regarding the dimensions regarding the building vs. parking area.

The meeting was adjourned at 6:09.

Respectfully submitted:

*Bricque Garber*  
Assistant

Approved: \_\_\_\_\_ February 1, 2018