

Town of Edgartown
Historic District Commission
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~Historic District Commission~
Minutes 
Thursday, February 15, 2018

Members in Attendance: Christopher Scott - Chairman. Susan Catling - Vice-Chair, Edith Blake, Carole Berger, Cari Williamson (A), Minah Worley (A) Absent: Julia Celeste, Cassie Bradley & Ken Magnuson. Staff: Bricque Garber

Chairman Scott called the meeting to order at 4:05.

30 Pierce Lane (20B-38) Anne Harte TRR. Paul Pertile & Bo Malpass/agents. Applicant proposes the demolition of the existing house and construction of a new residence, garage, pool and guest-house. There was a site visit prior to this hearing. Mr. Malpass presented the plans as reviewed at the pre-application discussion. He showed a picture of a house that is similar to the planned house as an example of the proposed plan for the new construction. He reviewed the site plan outlining the change in volume from the existing house to the proposed house and the location of the existing and proposed house new construction. He noted a change in the windows as were discussed in the previous meeting. Mr. Malpass noted a change to exposed brick on the foundation and on the chimney. He illustrated and discussed the facades of new construction, noting the southern exposure is designed for the sun entering the house. He described the side views as not visible from any public way. There is an existing single garage with attached lean-to which will be replaced with a two car garage. He described the proposed pool house structure. Mr. Malpass asked if there were questions from the members.

Mr. Scott noted the next step will be a public hearing and noted that this meeting is the opportunity for the members to provide guidance. Mr. Scott asked members input regarding demolition questions. Mr. Scott sees the new house as similar to the existing house and asked for opinions. Minah Worley asked about the picture of a house in CT that has some of the qualities of the proposed house. Susan Catling asked why this is an application for demolition rather than renovation. A: The existing house lacks the volume needed here and the foundation and construction are similar to a summer house. Further the existing house would have to be reframed from the inside and would result in a 90% removal of the existing structure and still the house will not be of proper design. He noted that there is no heat, no insulation and all systems would need to be replaced. He said that it can be restored but the criteria is not met to preserve the existing house and there would be undue expense. Susan Catling described the process of buying a house of this era where she had to add insulation and other infrastructure to make it work. Chris Scott noted Susan's concerns and thinks that the new house is very similar in style and design, and he understands the issues of modifying the existing house. Minah Worley noted the concerns and but is in agreement with the

applicant, in this particular case. Cari Williamson said she would normally not be in favor of demolition but looking at the house at the site visit, she did not much quality, of construction, to preserve. Edith Blake noted her belief that this house is an important part of the history of the town. Susan Catling noted that the applicant is working with the style of the house but not with the house. Bo Malpass agreed saying they are trying to present a better version of what is there. Susan noted that preservation is the goal of this body. Chris Scott agreed that preservation is the goal but in this case “what are we trying to preserve”. Noting his genuine concerns for preservation, sees the new structure as providing the appearance of the existing building. Susan noted this is replication rather than preservation. Edith Blake said that this house is part of the “stepping stones” of the history of Edgartown. Carole Berger agreed. Carole Berger said that this one is difficult as it is attractive, is in keeping with the neighborhood and is historically important and she is struggling with the idea of demolition. Susan noted in going back to the guidelines, demolition is not a preferred outcome. Chris Scott asked the applicant if the commission required the house be preserved, would the applicant still buy the house. A: Probably not. Chris noted this is a large lot and going forward the HDC will likely be faced with a new applicant with another design plan. Bo said they are looking to improve what is there and argues that there is not much worth in preserving the house.

Chris asked the members their current feeling regarding Demolition: Leaning toward the Demo: Chris, Cari, and Minah. No Demo: Susan & Edith with Carole abstaining. Q: Cari - How far is the rear side of the house from the property line. A: 13 ft. from the property line and is visible from the public way. Q: Susan- Will you see one bay of the garage. A: Yes. Q: About window on the front façade of the kitchen addition, looks like it is “out of sync” with the other windows on that side of the house. A: Window is an architectural detail on recessed portion of the house which is not clear on the 2 dimensional plans. Christopher Scott advised the applicant to anticipate that the foundation and chimney will be brick. Motion to send to a public hearing on March 15, 2018 with a site visit prior, Christopher Scott. 2nd, Cari Williamson. Unanimously voted to send to public hearing. Applicant was advised that there are 2 alternates in attendance at this meeting and at the public hearing there may be a change to the members hearing this application.

131 North Water St. (20B-107) The Harborview Hotel and Cottages. Sean Murphy/agent. Applicant proposes changes, to previously approved plans, on 2 buildings at the Harborview Hotel site including the Hotel and the Mayhew Cottage. The other 2 cottages, as listed on the agenda, have been removed from this application. Mr. Murphy provided the commissioners with an overview of the project history. Plans were approved in 2008 for renovations to the hotel and demolition of cottages and construction of new cottages. The project was approved by the MVC and the HDC but was never completed. The current owners are working with the approved drawings and requesting some changes to the previously approved plans. Sean Murphy appeared for the applicant and provided the history. Mr. Murphy provided renderings of the proposed changes. The hotel changes are mostly concerned with the changing of windows and the reduction in size of a previously approved ballroom addition. (The previous approval adds sq. footage to the 4th floor of the hotel and this change is quite visible on the N. Water St. side of the hotel).

The changes to the Mayhew are more substantial as they will enclose the balconies to enlarge the size of the interior rooms. (This building was previously approved for demolition). The

current building with the exposed balconies has not been popular with the neighbors. The Mayhew was constructed in the late 40's or early 50's Edith Blake noted the Mayhew was commonly called the Button Factory. Chris Scott noted that the Mayhew may be the least attractive building in the district and the plans look to be an improvement. Motion to refer to a public hearing on 3.15.18, Susan Catling. Carole Berger provided the 2nd. Unanimously voted to send to public hearing with site visit prior.

8 South Water (20D-188) Gino Courtney. Change to approved plan. Applicant proposes to change the configuration of stairs at front entry. Mr. Courtney appeared and proposed that the building at #8 S. Water have an entry that is the same as the building at #6. The plans illustrate a "one side" stair from the entry porch and he wants to have the stair on both sides to match the neighboring building. Mr. Courtney explained his wish to match 6 S. Water St. with double sided steps. He said that this will help with parking of the bicycles without blocking the drive. All detailing to match exactly the 6 S. Water porch. Motion to approve Carole Berger. 2nd, Susan Catling. Approved.

New/Old Business:

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

- Update MVC Historic Survey meeting. Cari Williamson and Susan Catling provided the update. Mark London is working with State to conduct professional surveys to inventory all houses 100 years old. They will use the date of 1922 as it is thought this process will take until 2022 to complete. Professional consultants will conduct the survey. The commission will identify the houses for survey, in Edgartown. Funds left over from Hurricane Sandy will be used for initial surveying but going forward there will be a 50/50 split between the state and the town. Susan provided a map of Edgartown that illustrates all properties that have not been surveyed.
- 9 Green Ave. building: Members were provided the assessor's card and photos of the building at 9 Green Ave. which is one house outside the Historic District. The members reviewed the photos and most were familiar with the structure and had viewed it over time. The commissioners found that the building, which has a Victorian style front façade, is a very unique structure. Noting that this building is historically significant to Edgartown a motion was made to request a discretionary referral of this structure to the Martha's Vineyard Commission. Susan Catling made the motion. Cari provided the 2nd. Recommendation voted unanimously.

Minutes: Motion to approve the minutes of February 1, 201, Carole Berger. 2nd, Susan Catling. Approved.

Adjourned at 5:48 PM

Respectfully submitted:
Bricque Garber, Assistant

Approved: _____ March 1, 2018