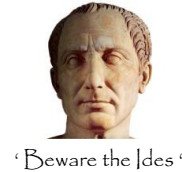


Town of Edgartown
Historic District Commission
Post Office Box 5158 ~ 70 Main St.
Edgartown, MA 02539
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~Historic District Commission~ Minutes

Thursday, March 15, 2018



Members in attendance: Christopher Scott, Susan Catling, Carole Berger, Cari Williamson (A), Julia Celeste, Cassie Bradley & Edith Blake. Absent: Ken Magnuson.
Staff: Bricque Garber

Chairman Scott brought the meeting to order at 4:03.

4:00 – Public Hearing: 51 Winter St. (20D-109.2) St. Andrew's Church. Stephanie Mashek/agent. Applicant proposes to add a porch, extend roof line & replace windows and doors. Repairs and renovations to both Parrish Hall and Church. There was a site visit prior to the hearing. Mr. Scott read the public hearing notice. Ms. Mashek's presentation was devoted to the new porch on the Winter St. side of the building & 2 windows to be replaced (not historic) to 2 door openings to be revised. Egress door, from kitchen, proposed to be a full 3 ft. wide. A second door to be replaced with new wood door with diamond shaped glass panel in the upper part of the door. The diamond pattern of glass will replicate what is existing on the church. There was a previous approval for repair work to the Parrish house. Doors and a trim painted white. Commission Q: Susan asked about manufacturer for windows and doors. A: They will be custom built. There will be a leveling of the brick sidewalk (up 2 1/2 inches) to match the floor of the existing Parish Hall. The new porch was described in detail. The floor was opened for public comment. There was no comment. Chris Scott noted that the decisions made are respectful of the Historic District in all phases of the project. Motion to approve as presented Julia Celeste. 2nd Susan Catling. Approved.

4:20 – Public Hearing: 131 North Water St. (20B-107) The Harbor View Hotel and Mayhew building. Sean Murphy/agent. Applicant proposes changes, to previously approved plans, on 4 buildings at the Harbor View Hotel site including: The Hotel, Mayhew Cottage, Morse Cottage & the Bradley Cottage. There was a site visit prior to the hearing. Mr. Scott read the public hearing notice. Sean Murphy went through the plans and responded to questions. Hotel: Sean Murphy with Peter Byerly architect appeared to provide overview. The new plan retains the Mayhew Cottage. Changing windows on the front to 6x1 so the same window style is consistent throughout.

The windows as drawn on the plan are incorrect. There will be small addition. The addition will come forward 22ft. and add approx 2000 sq. ft. From the Pool side they are changing from the previous approval of 2 stories to 1 story. From Thayer Street the previous approval was for a large addition, this plan adds a smaller addition. The additions will be set back 12 ft from the Mayhew building. Mr. Byerly noted that this plan is a less ambitious scheme than the plan as was approved in 2008. Q: Susan Catling noted that some windows are 8x1. A: Yes and those will stay. Most of new windows will be changed to 6x1. Q: Cassie asked about the location of the addition? A: Will be behind the existing wheel chair ramp. There are no upper decks, the upper rail is decorative. Chris Scott noted that the overall impression is an improvement. He noted that much has gone on with the bldg. over time. Susan Catling noted the compatible windows create a positive change. Applicant will provide a detailed list of windows. Cari Williamson noted that these changes are in keeping with the original structure. The meeting was opened for Public Comment: There being no public comment, the public hearing was closed. Main Hotel. Motion to approve changes, as presented, to the hotel Carole Berger. 2nd Susan Catling. Approved. (window schedule to be provided)

Mayhew: Plans were displayed and reviewed. Footprint will remain the same but porches will be enclosed to enlarge the interior of the rooms. Mr. Byerly described the building as it sits. The plan is to break up the mass of the building with 3 bays with 3 gables and 12x12 windows. Much of the elevation will be hidden by the new addition to the hotel. There are no balconies on the Thayer St. side. On the pool side there are 2 balconies that are likely not visible from public way. Q: Julia Celeste. How far is the set back of clapboard part from shingle part? A: 6 inches. Q: Susan Catling questioned the choice of windows. A: Windows chosen to create more interest in the building. Meeting was opened for Public Comment: There being no comment the public hearing was closed.] Cari Williamson noted that the existing structure looks much like a barracks, and this plan is an improvement. Q: Julia asked about fencing. A: Pool fencing stays, but fencing between the Mayhew and the pool will be removed. The tall privacy fencing hides transformer and may or may-not stay. Q: Carole Berger asked about the gable ends and wondered if there could be more pilasters. There was discussion about the view from the Fuller St. side and the planting of trees to break up the mass. Mr. Byerly said that more detail might bring more attention to the box. Cari asked about the possible addition of windows to the center part of the west elevation. Motion to approve the Mayhew plans with the condition that the west elevation will receive some treatment to break up the blank space. The changes to be submitted as a 'Change to an Approved Plan'. Motion made by Chris Scott. 2nd Julia Celeste. Voted to Approve.

4:40 Public Hearing: 30 Pierce Lane (20B-38) Anne Harte TRR. Bo Malpass & Paul Pertile /agents. Applicant proposes demolition of the existing house and construction of a new residence, garage, pool and guest-house. There was a site visit prior to the hearing. Mr. Scott read the public hearing notice. Mr. Malpass made his presentation and presented his reasoning for demolition. The primary reason for proposing demolition is that they see no architectural significance. Owners desire a marginally larger version of the house with increased space in the upper floor. Bo went through the plans for the new house noting that the proposed new house is a 3 feet taller and 2 feet wider. The density of the new house, on the lot, is considerably less than neighboring houses. Chris Scott discussed the commissioner's issues of the demolition noting that the demolition is the crux of the application at this point in the review. The members discussed the demolition Q: Julia Celeste asked why the demolition is proposed rather than a renovation with an addition. A: To add bedrooms to the 3rd floor and to make a better version of what is there. Noting the volume is the driver for the applicant. Q: Carole Berger asked, how much sq. footage is being added to the back of the 'new' house. A: Approx 2000 sq. ft. noting again, it is a big lot. Susan Catling: noted that there is nothing in the bylaw about '100 years' as a criteria for historical significance. Susan Catling discussed other island homes that are in keeping with the style of this house as it sits. She read from A Place of Houses. "Edgartown is not just a collection of separate things, but something memorable in itself. It seems that in doing what he needed to do for himself, each builder also managed to do something for the whole town; the result is a once unified and energetically various. Many of the striking variations in any part of the town seem to have been appreciated by the neighbors and echoed in a burst of friendly assent. Noting the proportions are not pristine, but it is historical significant as built in 1927 and the house is a contributing home in the district. Susan conveyed that she is not in favor of demolition. Carole Berger agreed that this house is historically significant. Carole noted that while the plans presented show a handsome new house of similar design to the existing house there is a question as to the appropriateness of the demolition of this 91 year old house. The house is a typical colonial style home of the 1920's. It has served as an integral and familiar structure in this neighborhood for almost 100 years and is probably the fifth or sixth oldest house on the street. As such it represents a step in the evolution of architectural change over the years, in the neighborhood. It is not reported to be structurally failing and has been serving as an appropriate and well kept residence for these 91 years. In the HDC, our decisions should be directed toward preservation as is clearly stated in our guidelines, "there is a presumption in favor of retaining all existing buildings and structures". Carole noted that this is a typical colonial house of the 1920's and represents a design step in the historic village and she is not in favor of demolition. The members were polled regarding demolition with Cassie, Carole, Susan, Edith & Julia noting their objection to demolition. The applicant chose, at that time to withdraw application. Mr. Malpass asked the members for their views regarding possible renovation suggestions. Mr. Scott asked him if he can satisfy the client's needs with renovation. A: Yes, with changes to the plan. Question: Applicant asked about what is part of a

renovation is considered by the HDC, is it only the front façade? A: Chris described that determinations are made on a by house basis noting the visibility of various facades from the various public ways. Mr. Malpass posited to keep the box of the house, cedar siding, cedar roof, in its present location and orientation, with additions that would be subordinate to the box. Bo specifically discussed the proposed addition on the left side of the house. He discussed a setback for the addition of 8-9 ft. from the front of the house with the box of the house to stay in its current footprint. All windows will be updated but in the same configuration. Chimney will be repaired or replaced. It is possible to raise the house approx. 6 inches as the rear of the house is low. Cari Williamson inquired about the barn windows. There was a discussion regarding the need for a public hearing and it was decided that a new plan with the retention of the historic house and additions mostly in line with the current application would not change the plans enough to require a new public hearing. Mr. Malpass said that he will submit a new application for consideration at the next meeting.

Cassie Bradley left the meeting at this point.

5:00 10 Pease's Pt. Way North (20D-9) Devin & Michael Shanahan. Sam Sherman/agent. Applicant proposes to replace 'bow' window with 3 traditional double hung windows to match the rest of the house. Ezra Sherman for the applicant presented the drawings and proposed new windows. Members reviewed photos of the house and the plan presented. Susan Catling noted that the changes provide a more unified look. Ezra noted that the size of window opening will not change and the windows will be Pella from the architectural series. Motion to approve, Julia Celeste. 2nd, Cari Williamson. Approved. .

5:15 66 N. Water St. (20D-233) Fred & Lisa Murrell. Patrick Ahearn/agent. Applicant proposes to remove existing garage and guesthouse, add new foundation & add addition to the main house on south side. Mr. Ahearn presented his plan for the renovations to the property. 9x9 (per plans) new windows to replicate existing. Patrick showed the plans for this 1820 house which is next to the Captain Warren house. The house currently has vinyl siding. The house is classified as Federalist/Greek. Noting that the lot is very deep, Mr. Ahearn illustrated the public view site line on the site plan. The plan calls for removal of the vinyl siding (replaced with wood) and addition of a 2nd chimney to frame the widows walk. There will be a new foundation, but the elevation will not change. The primary façade will undergo a restoration. The garage will be replaced with new addition, set far, far back from the streetscape. There is an addition of a secondary entrance. They will replace the current asphalt roof with cedar shingles. There will be NO changes to the primary façade other than an addition of window shutters & corner boards. The other additions, in the rear of the

property, are not visible from the public view. Addition of the 2nd chimney is planned as the widow’s walk is so very dominant. Q: Susan asked about the windows on the front and drawings were compared. Patrick said that there will be no change the windows from the current configuration of the windows. Windows will be replaced with Pella Architectural series windows with the configuration of panes as existing (9x9). Mr. Ahearn described the changes to the primary façade as a ‘pure restoration’. Patrick noted that this site already has several out buildings. The additional sq. footage to additions is approximately 800 sq. ft. Christopher Scott noted that this level of renovation will require a site visit and public hearing. Motion to send to Public Hearing on April 19th, Julia Celeste. 2nd, Susan Catling. Motion approved to send to Public Hearing with a site visit prior to the hearing. 4.19.18

New/Old Business:

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

Mr. Ahearn showed a change to the plan for the **Sydney Hotel Annex** building, on Winter Street. He said that the building inspector is requiring increased headroom for elevator over ride. To accommodate the elevator he has proposed the addition of a small shed dormer. The members were polled and no objection was raised. It was moved, by Chris Scott that there be a change to the plan to allow the shed dormer. 2nd, Susan Catling. Approved.

Yellow house committee update: There will be a Yellow House Committee meeting on 3.20.18 as various issues have been identified. In fairness to all applicants, town council has suggested a reissuance of the RFP. Some changes will be made to the new RFP proposal.

Minutes: March 1, 2018.

Motion to approve Julia Celeste, 2nd Susan Catling. Approved.

Adjourned. 6:06

Respectfully submitted:

Bricque Garber, Assistant

Approved: _____ 4.5.18
Susan Catling, Vice-chairman