

# Town of Edgartown

Historic District Commission  
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## ~Historic District Commission~

### Minutes



Thursday, June 21, 2018

Members in attendance: Christopher Scott, Chairman, Susan Catling, Vice-Chairman, Carole Berger, Ken Magnuson, Julia Celeste, Cassie Bradley and Edith Blake. Cari Williamson, alternate, attended to sit on the continuation of 66 N. Water St.

Chairman Scott called the meeting to order at 4:10 PM.

**4:00 - Public Hearing: - 84 Peases. (20B-59)** John and Cyndy O'Hara. Patrick Ahearn/agent. House: Applicant proposes to add 1,645 sq. ft. addition at rear, relocate bay window, add 215 sq. ft., entry porch add Nantucket dormer at rear, south and north side. Add new basement foundation, new wood roof and cedar siding, brick veneer foundation, new chimney, Pella windows. Barn: New doors, dormers, windows, cedar roof. Cottage: New French doors, windows, wood roof, siding, shutters throughout. There was a site visit on 6.7.18, prior to the original presentation. Mr. Scott opened the public hearing and read the public hearing notice. He explained the application process. Mr. Ahearn provided copies of the plans noting an addition at the rear and modification of the entry, and an addition of a dormer on the north side. He noted that the interesting shingle detail will remain. The house dates from the 1700's. The applicant plans to add a fireplace in what they believe to have been the original location. Mr. Ahearn noted a modification, from the original submission, of the plan for the barn. The barn design has changed to keep the existing hayloft window and will recreate a sliding door to keep the imagery of the barn intact. The barn dormer will be a simple shed dormer, making the roof the dominant element. The house and cottage will look very much the same as existing with a cedar shingle roof, brick foundation, shingle front & planter boxes. Q: Susan discussed the barn noting a preference for the barn to remain white. Members agreed that the barn should remain white. There was discussion about the origins of the house and the barn. It was agreed by the architect and owner that the barn will remain white with black hardware. Chris Scott asked for public comments and letters, there were none. The public hearing was closed and the application was discussed by the Commission members. Mr.

Scott noted that the house is charming but not in great shape. Carole Berger sees the project is appropriate to the site. Ken Magnuson sees the project as respectful to the streetscape and the building history. Julia Celeste agreed with Ken and would like to see the white paint color noted in the Motion. Motion to approve with the house and barn to remain white, Carole Berger. Ken 2<sup>nd</sup>, Unanimously Approved.

**4:20 - Public Hearing Continued: 66 N. Water St. (20D-233) Postponed from 4.19.18. Continued from 5.17.18 / Continued from 6.7.18.** 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. There was a 2<sup>nd</sup>, site visit just prior to today's hearing. Chairman Scott has recused himself from this hearing. Cari Williamson replaced Ken Magnuson at the table for the continuation.

Chris Scott noted the town received correspondence from Patrick Ahearn regarding allegations made by the applicant. Ron Rappaport, Town Counsel, attended to address emails which were referred to the Assistant and the Chairman alleging bias. Mr. Rappaport said that the town finds the letters to be without support and advises the board to ignore the correspondence and proceed with the application on its merits. Mr. Scott recused himself from the continuation of the Public Hearing.

Susan Catling opened the continuation of the Public Hearing and read the public hearing notice. She requested that the applicant present only new information or changes since the last hearing.

Noting five areas of concern brought forth at the previous hearing, Mr. Ahearn made his presentation of the plans noting changes from the prior plan which moves the attached garage 4' feet further back for a total of 68'2" from North Water Street. The width of the one car garage has been reduced by 3 feet. The ridge of the rear wing matches the existing at 23'7" and the wing length to be 67'. He noted a change in the width of the open/green space from 10 to 12 feet. Mr. McKenna, abutter, had asked for a lowering of the wall to create a look of 1 1/2 story rather than full story. Noting that they looked at other properties on the street, noting the size of wings on other homes on N. Water, Mr. Ahearn contends that they have addressed the concerns of neighbors and the HDC. Again, noting that the roof on the wing height is reduced. He noted the planned restoration of the original/historic house and is removing the 2 story bay and changed the widow's walk (dating from 1989). Mr. Ahearn said that the existing house is 1663 sq. ft. on the first floor & 1673 sq. ft. on the 2<sup>nd</sup> floor. He said that the foot print is only increased by 200 sq. ft. when the sq. footage of the free standing building is absorbed into the addition of the house. He described the addition as modest.

Noting that the abutter to the north has expressed concerns, Mr. Ahearn addressed the issues made by the abutters. Mr. Moriarty, as attorney for the abutter provided a handout including a letter and exhibits. Mr. Ahearn said that the site lines as presented on his plans are accurate, with the construction of the attached garage. Regarding scale, Patrick, again, provided his resume and contends the mass, scale and proportions are appropriate and are seen in many other properties in Edgartown, many of which he has designed. He noted that the current wing is a big box on the property line and his plan reduces the vertical mass and moves the box off the property line. He contends that the mass is appropriate and in scale per HDC bylaws. Mr. Ahearn noted that the mechanicals will be placed behind the garage in the cabana building and the window wells, as originally drawn, have been eliminated. He said that a line of plantings will help disguise the wing as seen from the property line. Mr. Ahearn then discussed the Warren House, abutter to the south, and said that he thinks the Warren house is appropriately scaled and is appropriate on the site.

David Lyons, of Andersen Kreiger, attorney for the Murrells (applicant), spoke and noted many changes have been made at the request of the Commission and the abutters. He listed items from the application changes, and maintained that the view corridor on the left side provides a significant accommodation to the neighbors and the HDC. He referenced the Warren House and sees this addition as in scale and noted that the plans have been revised to accommodate the neighbors, and reading from the HDC bylaw, Section 10-Commission Powers Functions & Duties Mr. Lyons requested that the Commission provide a Certificate of Appropriateness for this project.

Patrick Ahearn, again, described the Warren House noting that the wing on South seems reasonable and made comparisons between the 2 projects. Reading from HDC minutes regarding the approval of the Warren House application, he noted that there were no objection letters from the abutters.

Noting the objections from Commission members regarding the garage location as drawn and its attachment to the house, he provided many photographs of houses with attached garages within the village. He further noted that the footprint is only being changed by 200+ sq. ft. He noted that there is no zoning issue with this plan. He then reviewed the materials list and again reviewed the Warren House. Q: Julia Celeste asked the sq. ft. of proposed pool cabana A: under 400 Q: sq. ft. of the open porch? A: not included in the plan, approximately 15x24. Mr. Ahearn suggested that the view corridor will be greater than what is seen today. Susan asked about sq. ft. of the existing out building. A: approx. 500, noting that they are taking the sq. ft. from the guest house and incorporating it into the new house sq. ft. Julia noted that the addition with the open porch is more like 1000 sq. ft. A. Garage sits 10 feet back from the garage at the Warren house. Q: Susan asked about the

homeowner's familiarity with the Historic Districts in the US as Mr. Lyons had explained that the Murrells live in Toronto. She provided the Mr. Lyons with a copy of relevant pages from the Edgartown Master Plan, and read, from the Master Plan, Regarding Historical and Cultural Resources – Objectives, “To maintain buildings and places in a manner consistent with their architectural and functional setting. To establish a method to review designs for new and reconstructed dwellings and buildings to ensure compatibility with existing neighborhoods and the Town's character. To identify and preserve historic and archeological resources of Edgartown”. Ms. Catling also provided web-addresses for the National Trust for Historic Preservation and the Town of Edgartown, HDC Bylaws and Guidelines, as well as, a description of Edgartown from The Place of Houses; by, Charles Moore, Gerald Allen & Donlyn Lyndon. Mr. Lyons thanked Susan and said he will provide the information to his clients.

Vice-Chairman, Susan Catling opened the hearing for public comment, asking if there was anyone in attendance to speak in favor of the application. There was not. Inviting comments in opposition, attorney Tim Moriarty representing the neighbors, Charles & Kate Brizius, said that even with the changes to the original plan this project is out of harmony with North Water Street. He said that sight lines as presented are not accurate, and are affected by the increase in mass which would block the public view of the large addition. He provided an alternative site line drawing and asked that the members review the site lines. Mr. Moriarty said that the proposed addition is larger than the existing structure and is not in proportional relationship to the historic structure or other houses in the vicinity, regarding mass, proportion and scale. Addressing the new house he read from the HDC guidelines regarding proportional relationships. He noted that the plan provides for 70% increase. He referenced the guidelines and proposed that a 15% increase in mass would be appropriate which would make this house, the 3<sup>rd</sup> largest house on the street. Taking the view that the Warren House approval may have been an HDC mistake, he provided a history of the Warren House. Mr. Moriarty maintained that the Warren house does not provide a precedent. He explained that the town purchased the dilapidated house in 2013 and (providing photos of the house prior to renovation) noted that no one wanted to stand in the way of a renovation. He suggested that the garage plan, for this project, obstructs the view. He referenced HDC guidelines regarding garages. He noted that there is ‘nothing like’ North Water St. in Edgartown, or maybe anywhere, and that North Water St. is the crown jewel of the Town. He requested that the application be continued, again, to assure that the size and scale of the addition be of a reasonable size. Abutter's letters were read at the previous meeting and there were no new letters to be read.

Mr. Ahearn, in rebuttal, further discussed garages in the district and made the argument that not all garages need to be free standing. He noted that the sq. footage as presented is accurate, noting the inclusion of sq. ft. in the addition, from removal

of one building. Patrick described that a number of houses are more imposing than this house. Mr. Lyons asked that the commission to provide an approval and asked that they vote. Susan asked about Mr. Ahearn's contention that garages are original to the fabric of the houses noting that these houses certainly did not originally have garages.

Susan Catling asked if there was any further comment and their being none, the Public Hearing was closed for commission deliberation. Susan requested comments from the Commissioners. Cassie Bradley, noted that at the last hearing it was clear as to the board's desire to see a retention of the current view corridor and a reduction in mass. Cari Williamson noted the positive view created the left side of the house with the removal of the bay but on the South the existing view corridor is diminished by the garage addition. Susan Catling does not think that the Warren House should be part of this decision noting it was a commercial building with a large parking lot and should not be viewed as a precedent for renovations on 66 North Water St. Cassie Bradley explained that the Warren House application was heard by a different board in a different time and the Commission learns from previous projects. Cassie further explained that this is the first of the residential houses on North Water Street and she does not view the plan changes provide the positive changes needed. Julia Celeste reading from her comments in the minutes of the June 7, meeting, "what is currently visible is lost with the planned garage." This is a unique house and is should not be compared to the house next door. Cassie Bradley agreed with Julia and noted again, that this house does not currently have an attached garage and that the detached garage, retained as is or reconstructed as a one car garage, should be maintained to preserve the view corridor.

Julia noted many plusses in the plan but does not find justification for size of the over large addition and noted that the attached garage creates more bulk. Cassie Bradley reiterated that additional sq. footage and bulk is not warranted and is inconsistent with the street. Cari Williams agreed that the Warren House is not precedent for other projects and noted the unique character of the village and more specifically this streetscape. Cari noted her contention that it is very important that one garage is not precedent for another. She noted that this house faces the street and that the primary façade for houses across the street is the water, again stressing the differences and that each home is an individual that stands on its own.

Susan Catling noted objectives from the National Trust for Historic Preservation, Master Plan. Reading from the plan: "To maintain buildings and places in a manner consistent with their architectural and functional setting. To establish a method to review designs for new and reconstructed dwellings and buildings to ensure compatibility with existing neighborhoods and the Town's character. To identify

and preserve historic and archeological resources of Edgartown”. Carole Berger said that she appreciates the changes to the plan but was concerned that the changes do not address the concerns of the HDC. She noted that the house is still massive and only very few homes are bigger. Carole reviewed the sq. footage of neighboring houses. Susan Catling asked for a motion and noted several continuations. Counsel-Lyons believes that the client has made the corrections requested. Cassie Bradley noted, again, that the concerns of the commission have not been met. It was explained, to Mr. Lyons, that the Public Hearing has been closed and any continuation would not allow for plan changes. It was further explained that, if the commission voted to deny the application, any appeal would be made in the Superior Court. Mr. Lyons made a request to withdraw the application. The Commission voted unanimous approval to permit the applicant to withdraw.

**4:35 - 58 S. Summer (20D-145)** Thomas Mac Cowatt. Reade Milne/agent. Continued from 6.7.18. Change to approved plan. Applicant proposes to add a small section of fence between garage and neighboring property. Reade explained that the neighbor has expressed his approval for the addition of this short section of fence, as it crosses the property line. Photos were shown and Ken asked if it could be 4’ or 4’ with lattice above. A discussion regarding the fence height ensued and the Motion to Approve, by Julia, was conditioned that the board fence be 4 ft. with 2 ft. of lattice on the top. 2<sup>nd</sup>, Ken Magnuson. Approved.

**4:50 - 104 Main St. (20D-56)** RJH Realty Trust. Chuck Sullivan/agent. Continued from 6.7.18. Applicant proposes new exterior lighting. The members were shown a new lantern design for the Richard. The previous proposed fixture was thought to be too modern. Susan Catling made the motion to approve, conditioned that the new fixtures be installed within 60 days. Cassie provided the 2<sup>nd</sup>. Unanimously approved.

**5:00 - 103 School St. (29A-6)** John Miskell. Mark Clarke/Agent. Applicant proposes a slight change of posts and rails as part of repair to the porch. There was a desk approval for the structural part of this project. The new posts and rails vary slightly from the original and match the neighbor’s porch detail. Mark noted that the current rail system was Azak and wood. The new material will be all Azak. He further noted that the current Trex-composite decking will be replaced with mahogany. Members were shown the photos and noted that the existing pergola is Azak. Motion to approve Ken Magnuson, Julia 2<sup>nd</sup>, Unanimously approved.

**5:15 - 2 Pierce Lane (20D-77).** Lee & Julie Moncton. Lil Province Design/agent. Applicant proposes to keep fence as was built, removing the top 18”. The history of the fence issue at this location was provided to the members. The original application called out a different fence design in a different fence location. The fence built by the previous owner was not as approved. There was a violation issued by HDC as well as the Highway Department for the construction of fences that were

not approved. The property has changed hands and new owners are aware of the violation. They are applying to keep the white fence as it was built but offer to remove the top 18 inches to the fence. (the approved pool fence was black metal 4'feet tall and located behind the side door). The side fence, as approved, was a longer fence with a swoop in the last section to meet the front picket fence. The fence, as constructed, is a shorter fence and leaves the corner open. History was provided. There was discussion about the fence. All the members want to see this corrected as was approved noting they would consider a change of material for the pool fence part, in the approved location. The agent asked for a continuance for consultation with the client. Motion to continue Cassie Bradley. 2<sup>nd</sup>, Susan Catling. Approved.

**5:30 - 60 Winter St. (20D-111.2)** Sharon Purdy. Applicant proposes to add shutters to front of building. Ms. Purdy appeared to discuss the addition of Shutters but had to leave due to the lateness of her hearing. Mr. Scott read the application. The handout to the members included the cut sheet from Premier Shutters of New England. The shutters are made from PVC and ABS . The shutters and hardware are styled to be historically accurate Edgartown green. Ken motion. Susan 2<sup>nd</sup> approved.

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

- **Minutes 6.7.18** Motion to approve minutes Susan Catling, 2<sup>nd</sup>, Carole Berger. Approved.
- **9 Green Avenue:** Susan Catling provided an update of the ZBA application for demolition of the shed building as was referred to the Martha's Vineyard Commission. Motion to send a letter to ZBA opposing Demolition, Cari Williamson. 2<sup>nd</sup>, Susan Catling. Approved.

Respectfully Submitted:

Bricque Garber, Assistant

Approved: \_\_\_\_\_ 7.12.18  
*Susan Catling, Vice-Chairman*