

# Town of Edgartown

Historic District Commission  
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## ~Historic District Commission~

### Minutes

Thursday, June 1, 2017



Members in attendance: Christopher Scott-Chairman, Susan Catling, Robbie Hutchison, Carole Berger & Edith Blake. Absent: Cassie Bradley & Julia Celeste.  
Staff: Bricque Garber

Christopher Scott called the meeting to order at 4:08.

**96 Main St. (20D-59) Public Hearing:** ARC on Main LLC & Steve Pogue/agent. Applicant proposes to demo rear addition, build new rear addition, dig new full basement, move existing garage to make into cabana/garden pavilion. Chairman Scott read the public hearing notice. There was a site visit prior to this hearing. Applicant was noticed that this is not a full board and was offered a continuance. Mr. Pogue chose to continue. Mr. Pogue made his presentation, saying that they will mostly retain the 1800's historic part of the house and demo the addition. He displayed the site plan. Noting that they will demolish approx 600 sq ft and will build 1600 sq ft. for a gain of 1000 sq. ft. Additionally adding 350 sq ft to the west side. With the new addition foot print will be 540 sq ft. larger than current foot print. Mr. Pogue said that he sees this as consistent with the neighborhood development pattern. He showed pictures of neighboring house and described the addition to a neighboring house. Mr. Pogue described windows and composite shutters planned for the renovation. He said they plan to retain the Victorian window style on the addition with changes to fenestration. Mr. Pogue said that the massing is intended to be simple. The height of the addition is 28 ft. or 3ft below existing ridge. It is the attempt of the applicant to keep the scale down and complement the existing structure. They plan to move the garage by 5 ft. and open one side to make it a pavilion with a fireplace. No pool is on the plan but there is a 9x9 spa-tub, slightly raised with decorative stone walls. The hearing was opened for commission member's questions. Robbie asked about the fencing. Steve Pogue indicated a 6 ft. privacy fence with gates on Pent Lane. He noted that they will retain the shade trees. Fencing will go around the entire rear house with several gates. The front will have the original fence (will retain if possible) or duplicate exactly. There will be no rise in the elevation of the structure after the basement is dug. Robbie asked about curb cuts. Steve said that the curb cuts are existing. When asked about the spa he said that the spa tub will be slightly raised with a decorative stone wall to enclose the spa equipment. The planned Pergola height to be 8 ft. and will be visible from Pent Lane. Christopher Scott asked that there be plans and drawings for the pergola, spa and stone wall before these site/auxiliary structures are approved.

Mr. Scott opened the hearing for public comment: Mr. Croteau, abutter at 18 Pent Lane noted opposition to the project for three reasons. 1) He said that Main St. is the gateway to Edgartown and the village character is made up of a variety of densities. He thinks the proposed addition changes the narrow house to be much wider & creates a wall against the view. He said that the Pent Lane façade will also be much affected by the addition creating a wide, inconsistent, facade. He sees this renovation as having a detrimental effect on Main St. 2) Regarding Pent Lane, Mr. Croteau sees structures on Pent as having a 20 ft. setback from Pent Lane and questions the setback as proposed. He further noted his concerns regarding the lack of drawings for chimney and pergola and thinks the sound and location of the spa equipment will impact Pent Lane. He said that the addition of 500 sq. ft to the footprint makes the house nearly twice as wide as the existing house and sees this as an insensitive approach to both Main St. and Pent Lane. 3) Mr. Croteau noted that the architecture was described as federalist but maintains that this is not a simple addition and is not in keeping with the simple box style of the village. Additionally, he said that the windows are not consistent.

Mr. Pogue rebutted that the addition scale is smaller than is the pattern in that neighborhood. He believes the addition is in scale and is harmonious with the streetscape. He addressed the rear sliders as not visible from either public way. Windows are based on using similarly sized windows throughout the renovation. He said that the spa-tub is not a swimming pool and equipment area is smaller and quieter and will be in a sound proof enclosure. He further noted that this addition does not project as far toward Pent Lane as the neighboring house. He said that the garage will look exactly the same. Mr. Pogue said that the pergola is a nice feature but could be removed from the plan if the commission is opposed to it. He said that all street trees will remain. Mr. Pogue said that he sees this addition to be keeping with the streetscape. He described it as a simple house with a lower roof that is common in Edgartown architecture. Christopher Scott asked him about the chimney and about setbacks. Steve said he believes the set back on Main is the 20 ft. setback and the rear setback on Pent Lane is 5 ft. The chimney will be replicated with the existing brick although there is no fireplace for this chimney. Carole Berger asked about the spa-tub equipment and what the equipment shed would look like. Steve said that he does not have an exact size for this enclosure. Robbie asked that the spa elevations and equipment issues be addressed in the future. Robbie asked about the setback of the addition on Main St. Steve said that it is approx 18 inches and 18 inches enough to create a shadow line.

Susan Catling noted that there is a lot 'going on' on the south elevation with the garage, spa and pergola all behind a fence. Steve maintained that the Pent Lane side is not the front yard and the house should be entitled to a private rear yard. The parking area currently exists but will be deeper to accept the length of a car. Fence could be a bit lower with Arborvitae planted as a screen. Robbie noted that the Arborvitae can be very tall and the fence may be a better choice. Susan Catling described the value of seeing the rear yards of many houses in the village. Steve again discussed the need for a private rear yard. Mr. Croteau does not think the 6 ft fences are desirable in the village. The Public Hearing was closed. Edith Blake does not want to see all the village houses in fenced boxes. Robbie discussed how it may be possible see the rear yard with a change to fence

heights. Christopher Scott noted that we are talking about 2 separate issues, the architecture and home renovation and the site improvements including the treatment of auxiliary structures and fencing, stone walls, garage, spa-tub and equipment storage. Mr. Scott said he would like to separate the two issues and continue the application regarding auxiliary structures, fencing, stone walls, garage, spa tub and equipment storage. Mr. Scott said he would like to see the renovation of the building as the focus of this hearing. Carole Berger made a motion to approve the renovation of the house structure only. The site improvements including the auxiliary structures, fencing, stone wall, garage, spa and equipment storage to be continued. 2<sup>nd</sup>, Robbie Hutchison. Unanimously approved.

**53 S. Water St. (20D-330.3) Public Hearing.** Paul & Jacquelyn Ronan. Conover Restorations & Patrick Ahearn/agents. Chairman Scott read the public Hearing Notice. Carole Berger recused herself. Patrick Ahearn made the presentation. Applicant proposes to add a street facing gable, change rear stairs, remove garage door & replace with windows, add pool and cabana. Mr. Ahearn presented plans for the project. Patrick made presentation and described the history as a house built about 20 years ago. He noted that the garage access is down slope and is very difficult so has not been usable for the owner. Applicant wants to remove the garage door and add a service door for bike storage etc. The rear of the property has a large covered porch and small boat shed. Applicant proposes to add a small pool and change the rear staircase to the side of the rear porch. There is a proposal of an addition of an open air pavilion and removing the existing storage building to create a cleaner view from the Harbor and to the Harbor. Red cedar shingles are planned for the roof and white trim to match existing. Currently, there is a low stone wall and terrace area which will be removed to accommodate the addition of a small pool. They plan to eliminate the shed in the rear which is not historic. It was noted that Mr. Conover has spoken with Mr. Zollo, abutter, and Mr. Zollo is happy with this solution. The house was designed 15-18 years ago. Mr. Ahearn said it was originally planned to be built as a companion house to the Zollo house and this is in keeping in the neighborhood and corrects the design flaw of the garage. Mr. Ahearn described the design of garage as a rookie mistake. Carole Berger asked about the view over the proposed cabana. Mr. Scott opened the hearing for public comment there being no public comment the public hearing was closed. There was discussion about the shutters on the south side, and Carole asked that the shutters on the triple window be stacked and workable. Mr. Ahearn assured the commission that they will be stacked shutters. Robbie sees the change in stair way as an improvement. Christopher Scott noted that the boat house is not historic and would not argue against its removal. Motion to approve, Carole Berger. 2<sup>nd</sup>, Robbie Hutchison. Unanimously approved.

**9 Norton St. (20C-190.2) Public Hearing:** Katherine Putnam & Michael Carroll and Fullers energy/agents. Applicant proposes to remove one story studio and replace with 2 story addition and add solar panels to SE side of roof. Chairman Scott read the public hearing notice. Carole Berger was recused from the meeting. There was a site visit prior to this hearing. Catherine Putnam discussed the change of removing a non-functional chimney and addition of solar panels. Ms. Putnam noted that at the ZBA meeting the ZBA commented that they approved of the removal of the 2<sup>nd</sup> floor deck. Robbie Hutchison noted that the solar panels are well seen when standing back on the street. The members

reviewed the layout for the solar panels and discussed the site visit. Mr. Smith of Fuller's Energy discussed the 2 color options for the panels. Susan asked about the shed dormer and had concerns about the expanse of the roof of the dormer and panels. Robbie noted that she does not have problem with the removal of the fireplace and prefers solid black panels. The discussion regarding overall size of the solar array ensued. Robbie asked more about the proposed shed dormer. Catherine explained that there is an existing shed dormer on the other side of the house that matches the proposed new dormer. Susan Catling noted that the current configuration of building lines is broken up and she is disturbed by the continuous long dormer. She acknowledged that this is a better idea for solar efficiency but is disturbed by the visual. The building contractor, Mr. Carol discussed the commission's concern of the long shed dormer. Chris Scott discussed a possible change to the ridge lines to create interest. Susan believes this plan looks institutional and Robbie concurred. Discussion ensued regarding the ridge line. Catherine noted that it is already a long roof and this extends the roof line by only 10ft. Robbie noted that she does not know how to solve this but does see it as a problem. There was further discussion of the existing elevation. Mr. Carroll discussed, with the members, a way to break up the shed dormer on the east and north elevations as the board is comfortable with the south and west elevation. It was agreed that the architect will redraw the elevation. The color choice of the HDC is black. Motion to continue: to 6.15.17. Susan Catling, 2<sup>nd</sup>, Robbie Hutchison. Voted to Continued to 6.15.17

**4:45- 19 Church (20D-116.1)** John Roberts. Joe Monterio/agent. Applicant proposes to add counter and 6 seats to front deck and lamp posts. Members viewed the proposed counter proposal and noted this also addresses the 4 lampposts and lanterns along the rear fence and the 2 lantern fixtures mounted on the structure. Christopher Scott noted that this is not a historic building and is a commercial location. Robbie sees the seating in front will be a good addition. Susan noted that this will be a livelier area with the bench and lanterns. Motion to approve, Susan Catling, 2<sup>nd</sup>, Robbie Hutchison . Approved.

**4:50 – 30 Fuller St. (20B-46)** Worley Trust. Derek & Bob Avakian/agent. Applicant proposes to construct 2 new 9x15' cedar pergolas. The plan was displayed and there was discussion regarding the pergola addition to a house that has already been renovated (prior to the expansion of Historic District). Carole Berger noted that the original house was long ago lost and this is effectively a new house. Discussion ensued. Robbie does not think these pergolas will be very noticeable. Motion to approve, Robbie Hutchison, 2<sup>nd</sup>, Susan Catling. Approved.

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

**Alternate:** The commissioners voted to recommend Cari Williamson, to the Selectmen, as an alternate to the HDC.

**124 N. Water St.** The commissioners discussed the construction of a garage/carriage house that was previously determined by the HDC as not visible from a public way. The application made in February of 2016 indicated that the structure would not be visible from a public way. The HDC approved the application as Non-Applicable at that time.

It is now clear that the building is visible. It was voted to ask the applicant to come to a meeting and discuss the approved structure.

**Minutes: 5.18.17** Motion to approve, as corrected for spelling, Susan Catling. 2<sup>nd</sup>, Carole Berger. Approved.

Meeting was adjourned at 5:56.

Respectfully submitted:

Bricque Garber, Assistant

Approved: \_\_\_\_\_ 6.15.17  
*Christopher Scott, Chairman*