

Town of Edgartown

Historic District Commission
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~Historic District Commission~

Minutes

Thursday, June 15, 2017



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

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

~~4:00 – 96 Main St. (20D-59) Public Hearing Continued:~~ ARC on Main LLC & Steve Pogue/agent. Continued for presentation regarding auxiliary structures and site improvements including: garage, spa & spa equipment housing, fencing & pergolas. Mr. Pogue has submitted a new site plan eliminating the pergola and the spa-tub. This application was postponed due to lack of quorum for this hearing. Cont. to July 6, 2017

~~4:15 – 9 Norton St. (20C-190.2) Public Hearing Continued:~~ Katherine Putnam & Michael Carroll and Fullers energy/agents. Applicant proposes to remove on story studio and replace with 2 story addition. Add solar panels to SE side of roof. This application was postponed due to lack of quorum for this hearing. Cont. to July 6, 2017.

4:25 – 62 Winter St. (20D-111.1) Winter St. MV LLC. Chuck Sullivan/agent. Applicant proposes to replace existing stair and deck at rear of the building. Mr. Sullivan appeared to discuss the plans for the changes to this property. Chuck described some structural issues with this building and rot in the pergola and fencing. They are proposing to replace existing pergola with covered porch. Windows on the main portion of the bldg to be replaced. New clapboard to be painted with back of house to be natural cedar shingles. The stairway down to basement and up to 2nd floor to be rebuilt and changed to allow for an increase of 50 sq. ft. in the 2nd floor. Chuck displayed plans detailing the existing building & renovation plans. Chuck noted that there is a new wall to act as support and to conceal the stair from view on the parking lot on Winter St. The assessors records show the structure was built in 1988. Peter Rosbeck asked about the window mullion pattern. Chuck noted that the sunroom portion of the house has 1x1 windows dating from 2002. For whole main portion of the bldg. windows will

be replaced with 6x1. There is a 4 light window in the gable. Robbie asked about the wall disguising the stair way and it was discussed. Carole asked about stair spindles. They are currently 2x2 PT and will be continued where needed per code. Peter asked about the left side parking lot view and Chuck showed him the plan. There was a discussion regarding code. Chris Scott said that he sees this as a positive change and noted that it is a 1980's building. Motion to approve Robbie Hutchison. Peter Rosbeck 2nd. Unanimously Approved.

4:35 – 8 Atwood Circle (29B-57) DeLuna LLC. Chuck Sullivan/agent. Applicant proposes to lift house, rebuild first floor. Renovate with new windows, siding, trim. Add 2nd floor to existing 1 story additions. Addition of front facing dormer. Chuck showed pictures obtained from the museum from the 1940's. Noting there were 2 one story additions that did not exist in the 40's. Owners Cindy and Jeff Margolis attended. This house is in the flood plain. The floor needs to be lifted to get it out of the flood plain. The garage is outside the flood plain. Entire house will be lifted 6 ft. It is proposed to enclose the roof deck on the right and add to the left side, making the two existing one floor additions to two story additions. There is currently a dormer at the rear and living space on the 3rd floor and they want to add a dormer to the front façade to increase the living space and ceiling height. The plan is to lift and rebuild the first floor, with the 2nd floor and roof line to remain as they are. Additionally, Chuck proposes to add to the height of the garage. He showed before and after pictures & plans. The existing windows are vinyl 12x12 with snap in grills. They propose to replace with 6x1. Shutters will remain. The front door will be saved or replicated. Peter had questions about the proposed and currently window styles. Robbie noted that the dormer in the front the house detracts and there is a loss of the personality of this old house. Chuck said he talked with the assistant and the owners and has simplified the planned dormer. Members discussed the need for a public hearing. Christopher Scott made a motion to send to Public Hearing. 2nd, Carole Berger. Approved to send to public hearing with a Site Visit prior to the hearing.

4:50 – 58 N. Water St. (20D-277) Preservation Trust. Conover Restorations/agent. Applicant proposes to build new fence to match adjoining property. Chris recused from this hearing. Robbie will chair in Susan's absence. Gerry showed the plan and fence noting that it as is the same as on the Capt. Warren House, next door. Peter made the motion to approve. Carole Berger, 2nd. Approved.

5:00 – 23 Plantingfield Way (20B-36.2) 23 Plantingfield Trust. Patrick Ahearn/agent. Applicant proposes new construction of a single family residence with pool & cabana. Chris Scott was recused. Patrick described the site and neighboring properties in this R-5 Zone. This is conforming lot. Garage, currently on the site, will stay. The New Gambrel Cape will sit 40+ feet from the road. The front of the house will be in line with the neighboring house. The new house will be cedar shingle left to weather. The pool equipment will be located

inside a cabana building. Patrick provided plans and measurements and materials list. It was noted that this house is similar to a previous project on Fuller St. It was noted that this is a large lot. The new home does not compete with neighborhood other houses regarding scale. It was noted that this is vacant land and does not impact any existing historic structure. No ZBA hearing will be required for this application. There was a discussion regarding the prospect of a public hearing. Motion to approve as presented, Cari Williamson. Peter Rosbeck provided the 2nd. Approved as submitted.

5:15 – 124 N. Water St. (20D-274) Discussion. Patrick Ahearn/agent. Christopher Scott acknowledged that there has been a complaint regarding the visibility of the garage, but was clear that this project was reviewed, viewed and approved and this discussion is not an attempt to reopen a decision. To explain the project to those members that were not in the meeting on 2.16.16 (at the time of approval of non-applicability) Patrick Ahearn described the process from the time the house was approved (having been previously drawn & approved by different architect & subsequently modified), including the relocation of the driveway, as the first part of this project. At a later date there was separate, application for the construction of the new garage & carriage house. The commission approved the garage construction behind the house, as not-applicable due to the site plan presented and member's site visits. This application did not have an official site visit as part of a public hearing but some members did view the property on site, as the project was listed on the meeting agenda. It was noted that there is a small visibility currently and that none of the new landscaping is in place. Additionally the fencing has been removed and will be replaced. Completion of the site work is planned for after Labor Day.

New/Old Business:

Minutes: 6.1.17 - There was not a quorum to address the minutes from the last meeting.

Member: Ann Floyd has resigned as an alternate effective immediately. Minah Worley will be recommended to the Selectmen as alternate to replace Ann.

Violations: The Fence at 19 Church St. has been removed. The violation has been cured.

Respectfully submitted:

Bricque Garber
Assistant

Approved: _____ date _____
Christopher Scott, Chairman