

Town of Edgartown

Historic District Commission
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~Historic District Commission~ Minutes



Thursday, September 7, 2017

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

Chairman, Scott called the meeting to order at 4:10. The members took a tour of the Yellow House, just prior to the meeting.

4:00 – Yellow House Tour and Discussion: The members spent some time in the Yellow House prior to the meeting. This was the first viewing of the building by members. Christopher Scott, Chairman, is also the Chairman of the Yellow House Committee (YHC) and is well versed with the progress of that committee. Gail Croteau and Jim Shane (YHC members) also attended in the meeting. Chairman Scott recognized Juliette Mulinare (Procurement Officer) and Bricque Garber, (HDC Assistant) is staff for the YHC.

Chairman Scott recognized Juliette and she gave a brief overview of the processes regarding the Request for Proposal (RFP). The members were given a few pages of the RFP draft, in their folders and will receive a complete copy of the RFP draft, by e-mail. Juliette outlined the processes and timing for offering the RFP and the review of the proposer's applications. Christopher Scott discussed a review of the parts of the RFP that are most relevant to the HDC. The RFP makes reference to compliance with local historical design patterns and review of project by HDC and any other applicable boards or commissions. From the RFP: "The Yellow House shall be preserved in its historical orientation, retaining as much of the original historical fabric of the main building and its additions as possible, including but not limited to structural components, sheathing, windows and trim." Mr. Scott asked for opinions from the commissioners regarding the orientation. Susan Catling feels strongly about orientation remaining as is and is comfortable with the orientation of the building as written in the current RFP draft. Members were polled and all were in favor of the above clause.

A sample site plan showing a possible parking plan and defining green space was viewed, defining what the developer will have work with. Chris described the evaluation of comparing applications. Jim Shane asked the commissioners if they could

define what they would like to see for this project and what might be acceptable or unacceptable to the HDC regarding additions. It was noted that the commission wishes to be open to the vision of developers but would require that additions, if any, be subordinate to the historic house. Julia asked about the time line for selection of Proposer vs. presentation to HDC. It was noted that the Lease will be contingent upon securing all permits. Susan asked about uses and Chris read from RFP regarding comparative criteria, noting a broad description diverse proposed uses. Chris described a willingness of the HDC to entertain some modifications and expressed some flexibility. Historically subordinate structures are defined by a setback from the historical structure which may be created by a “shadow line” and a reduction in height from the primary structure. Bricque discussed the possible addition of dormers to the 3rd floor. Susan perceives the addition of long dormers to be incompatible with the historic building. Chris said that the developers can discuss dormers but noted that dormers may be a tough sale and this information that may be passed on to the potential developers along with the desired retention of the chimney.

Gino Courtney described a possible commercial use on the 1st floor with 2nd & 3rd floor being used for housing. Gino discussed the interior stairs and the space required for staircases. It was noted that housing is badly needed downtown. The HDC is comfortable with encouraging applicants to present imaginative plans. Gail Croteau noted that the YHC will not outline specifics, as to use, to encourage creative development. It was noted that it is desire of the town to move the process along expeditiously.

4:30 - 1 Pierce Lane (20D-80) Sal & Anne Giordano. Pam Scott-Agent. Applicant proposes to install windows on existing open porch and replace porch skirt and steps. Christopher Scott was recused from hearing this application. Susan will Chair this hearing. Pam Scott presented the plan for the enclosure. She displayed photos of the existing house and described the desire to enclose the open porch using Marvin windows. Motion to approve as presented, Robbie Hutchison. 2nd, Carole Berger. Approved.

~~**4:40 -Adjacent to 76 Fuller St. (20B-3.22)** Verizon. Elizabeth Mason agent. Verizon proposes to install a single wireless canister antenna measuring 12x38.7 inches. Antenna will be affixed to the side of a replacement pole at 24.1 ft. above ground level. Cancelled by applicant.~~

4:50 - 86 Main St. (20D-61) St. Elizabeth’s Roma Catholic Church Cotuit Solar-agent. Applicant proposes to install 46, 285 watt, black on black, modules on three roof surfaces on the Pent Lane side of the church. Conrad Geyser, for Cotuit Solar, described the panels as black framed in black, with the Array on the rear of the church, Pent Lane side. There will be conduit running along the side of existing mass. Chris Scott told him that this application will be referred for public hearing to gain public input. Susan asked about how much land belongs to the Church and wondered about a

ground mounted system as an alternative. Conrad discussed the ground area and pointed out a large tree. Mr. Geysler asked for an initial reaction from the board if possible. Robbie noted the distinctive look of the black panels on the light roof. Julia Celeste said she sees it as important gain the abutters input. Carole asked about the prospect of another color and was told it was black or silver. Susan noted that the majority of this installation will be very visible. There was a discussion regarding solar shingles and the future of solar. Motion to continue to a public hearing with site visit at 3:30. October 5th, Chris Scott. 2nd, Julia Celeste. Unanimous to send to PH.

5:00 - 124 S. Summer. (29A-12.4) Vivian Zetoonjian TTEE. Doug Best-agent. Applicant proposes a 2 story addition to a 2 story home & covered entryway. Susan Catling was recused from hearing this application. Doug Best showed pictures and drawings. The 16x20 ft. addition is only visible by 2 neighbors. Both neighbors sent email of approval. Carole asked about the pitch of the dormer. Answer - same as existing pitch. Bricque did a site visit and said you will not see the addition from the Summer St. and the south side (road side) has a very tall fence. Robbie noted that it is a 1986 House. Julia Celeste made motion to approve. Robbie Hutchison provided a 2nd. Approved.

5:10 – 69 Peases Pt. Way, S. (20C-201) Stephen Golding. Rafael Loubeck-agent. Applicant proposes to replace 6 windows and siding. Applicant did not attend. Application moved to 9.21.17. *Applicant did not appear to present so the application will be postponed to the meeting on 9.21.17*

Minutes: July 20, 2017:

Motion to approve Susan Catling, 2nd Carole Berger. Approved.

New/Old Business:

Robbie 🥺 *Robbie will be moving to Florida at the end of the month so must sadly leave the commission after 10+ years of service. She will be greatly missed as a wise voice for historical preservation with a human understanding of the wants and needs of the applicants. Robbie's ability to look at a site plan and see it in 3 dimensions is uncanny and has provided great guidance for the HDC.*

Bricque's Vacation: Commission approved of Doug Finn to create agenda and take minutes for the meeting on 9.21.17.

Meeting adjourned at 6:15.

Respectfully submitted:

Bricque Garber, Assistant

Approved: _____ 9.21.17

Christopher Scott, Chairman