

Edgartown Historic District Commission - Minutes

Thursday, September 21, 2017

A regular meeting of the Edgartown Historic District Commission was scheduled for Thursday, September, 2017 at 4:00 PM at the Edgartown Town Hall, 70 Main Street, Edgartown, Massachusetts.

CALL TO ORDER

Call of Roll:

Present: Christopher Scott (Chair), Susan Catling, Robbie Hutchison, Cassie Bradley, Julia Celeste;

Alternates: Peter Rosbeck (voting), Cari Williamson, Minah Worley

Not Present: Edith Blake, Carole Berger

Staff present: Douglas Finn, Clerk

Mr. Scott called the meeting to order at 4:00 PM, and a quorum was declared.

AGENDA

4:00 – 69 Pease’s Pt. Way South – window replacement

The applicant or agent was not yet present to speak to the matter; therefore, the matter was tabled until later in the meeting.

4:30 – 78 South Summer St. – Remove asphalt, doors, windows, and vinyl siding, and replace

The Commission considered an application from Cheryl-Bart Schwartz, of South Salem, NY, for the removal and replacement of roofing and windows. The applicant’s agents, Ted Box and Robert London, were present. Mr. London presented a series of images that described the existing windows to be replaced, and the roofing. Asphalt on at least one roof will be replaced with matching asphalt shingles. Vinyl siding will be replaced with Azek clapboard to match.

Mr. Scott asked if some of the work would be done away from the public view. Client responded that some of the work would be out of view of the public way.

Mr. Box stated that the client’s intention would be to preserve the historic look of the house, but using modern more durable materials.

A question about an aluminum gutter in the rear of the house – would it be replaced?

Answer: The gutter would probably be removed, but no specific replacement has been determined as of yet. Possibly composite? Possible single-piece fiberglass? The agent

described it as the only gutter on the house, and while it will likely be removed, it may not be replaced.

Question about scrollwork under eaves – would it be preserved or replaced? Yes – absolutely. Existing damaged scrollwork would be replaced with replicated scrollwork patterned after existing material.

Question: Windows? They will all be Anderson A-series windows.

Question: Will the siding be Azek specifically? Answer: Azek or Versatex.

Mr. Scott recommended adding that to the application, so as to allow for the use of either in the approval. Mr. Scott also recommended that the scrollwork be specifically added to the application, so as to allow for that work to be completed as part of this project.

There being no further questions or comments,

It was MOVED by Celeste, SECONDED by Catling,

To approve the application as presented; asphalt roofing to be removed, and replaced with Certaineed Asphalt Architectural shingles; replacement of windows and doors with Anderson A-Series windows and doors; remove gutter and downspout at rear; replace existing wood clapboard with Azek clapboard; removal of existing window trim, replacing with Azek or Versatex trim; repair of eave trim as needed; repair of front fascia as needed, by replicating existing scrollwork with new materials, and replacing.

VOTED 6, 0, 0.

69 Pease's Pt. Way South – window replacement

The Commission considered an application, submitted by Stephen T. Golding, 69 Pease's Point way South, for replacement of windows and siding. The chair took up the matter as tabled earlier in the meeting.

The applicant's agent stated that the project would include replacement of older windows with new windows to match the rest of the house; and replacement of existing vinyl siding with cedar shingles. Trim would be Azek or Versatex. Windows would be 400 series Anderson Windows. Trim would be PVC / composite board. The building is quite a distance from the road, which affects the visibility of specific material choices. Single pane windows with a removable grill were installed previous to the expansion of the historic district elsewhere in the house; the window choice in this case will match those existing windows.

Question: Will you be painting the cedar shingles? Answer: No.

Question: Will you be painting the trim? No – not needed. The existing trim is unpainted composite, and the same will be used, and will match.

There were specific questions in regard to replacement of a large, multi-unit window, which will be replaced by two separate double-hung windows, spaced appropriately.

There being no further questions,

It was MOVED by Bradley, SECONDED by Catling

To approve the application as presented, permitting window replacement / siding; windows shall be Anderson 400 Series windows (1 over 1, with internal grid, as to match existing windows), existing vinyl siding will be replaced with unpainted Grade "A" white-cedar shingles; painted white wood trim will be replaced with either Azek or Versatex trimboard, to match the rest of the house.

VOTED: 6, 0, 0.

4:45 – 18 Dock Street – Roof work - remove and replace shingles

The Commission considered an application, submitted by Barbara and Kevin Butler, 18 Dock Street, Edgartown, for roof and related repairs. Mr. James Neeb, Neeb Construction, was present as agent for the applicant, and presented the details of the project.

Mr. Neeb described the roof as being in serious disrepair, and in dire need of replacement, with water coming through now.

Existing single tab asphalt shingles will be replaced with higher quality architectural shingles. Some flashing will be replaced as needed. Some removal of existing cedar shake shingles will be required; shingles will be replaced with same. White painted wood trim may need replacement. All trim will be replaced with same -- white-painted wood.

Mr. Neeb presented photos of the existing roof, and spoke to the condition of the various areas of the roof, including failed attempts by others to repair previously.

Mr. Scott recommended the addition of wood trim removal and replacement to the application.

It was MOVED by Celeste, SECONDED by Rosbeck

To approve the application; permitting the removal of old roof material, and install new; replace painted white wood trim as necessary with same; replace cedar roof shingles as necessary with same; replace asphalt roofing with three-tab architectural shingles; replace EPDM rubber roofing with same.

VOTED: 6, 0, 0.

Review and Approve Minutes: September 7, 2017

The minutes of September 7, 2017, were reviewed.

It was MOVED by Hutchison, SECONDED by Catling

To approve the minutes as presented.

VOTED: 5, 0, 1.

Old Business

There was no old business presented for consideration.

New Business *

Mr. Scott has stated that the “Yellow House” request for proposals has been moved to the state. Attorney Rappaport has relayed that the inclusions requested by the HDC remain in the RFP, and the state is reviewing the final RFP documents. A six week lead time is expected between the issuance of the RFP, and the conclusion of the process. A site visit with potential respondents will be held a week into the RFP process.

Mr. Scott stated that the process seemed to be moving along fairly well.

OTHER

The meeting was the last for Ms. Robbie Hutchison as a member of the Commission, she leaving the board, and the island, at the end of the month. Commission members offered their sincere thanks and best wishes.

ADJOURNMENT

It was MOVED by Celeste, SECONDED by Catling

To adjourn.

VOTED: 6, 0, 0.

The meeting stood adjourned at 4:32 PM.

Respectfully submitted,

Douglas Finn, Clerk

APPROVED by a vote of the Commission:

Chris Scott, Chairman

Date