

Town of Edgartown

Historic District Commission
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~Historic District Commission~ Minutes

Thursday, November 2, 2017

Members in attendance: Christopher Scott-Chairman, Susan Catling, Ken Magnuson, Cassie Bradley, Julia Celeste, Edith Blake. Alternate: Cari Williamson. Staff: Bricque Garber.

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

Public Hearing: 76 S. Water Street (20D-167) James and Tanya Dixon. Patrick Ahearn/agent. Peter Fletcher is presenting for Mr. Ahearn. Applicant proposes to add a Nantucket dormer on the South Water St. elevation. Cover the porch over existing brick patio, new foundation, build a new carriage house behind existing house, remove existing cottage at rear and rebuild, add cabana with chimney and outdoor shower, pool and spa.

Chris Scott read the public hearing notice for 76 S. Water St. There was a site visit just prior to this hearing. Mr. Scott explained that there is no prescribed sequence as to hearing schedules when an application is to be heard by both ZBA and HDC and he recommended that the commission confine these deliberations to the main house. It was noted that the Zoning authority has determined that this application must be heard by the ZBA due to the number of buildings on the site.

Mr. Fletcher presented the plans for the renovations to the house and described the additions and changes to the site. He noted, his understanding, that the Nantucket dormer was a primary item of discussion for the previous meeting. Mr. Fletcher showed a plan that reduced the height of the long dormer, from the original presentation, and showed an option with 2 doghouse dormers. Mr. Fletcher said that the 2 dog house style dormers are not proportional on the existing roof. He further noted that none of the trim on the house will be changed as the plan is to 'spruce' up the exterior of the house. He said that the roof over the brick patio will be seen from the public way. It was further noted that the fireplaces will be gas as to not concern the neighbors. Back to the topic of the front dormer, Mr. Fletcher said that the "new" design for the dormer is shorter than previously drawn. Q: (Cassie) what is the height of the rear dormer?

A: Same height as the front dormer. There was an abutter letter which was read to the members. There being no further input, Mr. Scott closed the Public hearing and opened the meeting for the comments and questions of the members.

Mr. Fletcher said that owner has a grievance regarding this dormer as dormers have been approved on other houses, in the past. In discussing the dormer first, Cari noted the applicant's comment that the 2 dog house dormers were out of scale Q. Why not make them larger to be in scale? A: Windows are to scale so larger windows on the roof would be out of scale and making the dormers larger was not a consideration as the windows are in scale. Ken: Agreed that the single Nantucket dormer is too large and prefers there be no dormer added to this roof as it is not original to the historic façade. Julia agreed with Ken, noting that the new plan for the long dormer is not significantly smaller and what has happened in the past does condition her decision for this very historic house. Susan noted that the long dormer is very big and creates a dramatic change to the house. Edith Blake noted that 2 small dormers is a better choice than the long dormer, if there has to be any dormer. Cassie Bradley, noting that this dormer creates a lot of change and prefers the 2 small dormers, if there has to be any dormer, and suggested that maybe placing them closer together might be a better look for the 2 dog house dormers. Chris Scott noted that there is a commission preference for 2 dormers rather than the long dormer of either height and he concurs with the majority that 2 separate dormers is a better choice. Julia Celeste moved to approve 2 single "dog house" dormers as presented. 2nd, Cassie Bradley. Unanimously approved.

Edith Blake noted her concern for the preservation of the 'cranberry glass' around the door. Mr. Fletcher said they are not changing the front door, the front door glass or the current window design. Moving on the covered porch: Q: (Cassie) asked how far it (porch) is set back from the house? A. Covering the existing brick patio. There was a discussion regarding the configuration of the doors. There was a comparison and discussion of the plans as presented showing the proposed vs. existing elevations. Julia Celeste noted that this applicant is asking to create a lot of change to the side of the historic house, for this addition over the existing patio and wondered if there will be a future application to enclose the patio? Q: (Cassie) asked height of 2nd story deck A: 8-9 feet plus railing. Christopher Scott noted his concern about the historic south façade of the house and it is a major change that is very visible from the public way in an area of very historic homes. Cassie Bradley noted that the majority of the changes are on the historic façades. Susan Catling sees the porch addition not in balance with the historic house. Ken noted his sense that this porch looks like it was stuck on and not part of the plan for the historic home and concurs that this is out of balance. Christopher Scott suggested that Mr. Fletcher might consider further discussion with Mr. Ahearn as this is a very important house and the porch is out of keeping with the structure. Mr. Fletcher was asked if he would like to continue the

hearing. The hearing was continued per Mr. Fletcher's request. The date of the next meeting is 11.16.17.

4:20 – 2 Beach St. (29B-84) Alexander and Melissa Marx. Peter Rosbeck/Agent. Change to approved plan. Applicant proposes to change trim, window casings, shutters stair risers and trim, to composite painted white, from previously approved wood. Mr. Rosbeck is represented by Jeff Wass. Bricque provided a history of this application as the property was not in the Historic District at the time of the approval by the Planning Board: Julia Celeste moved to approve. 2nd, Cassie Bradley. Approved.

Minutes: October 19th. Voted to approve, Susan Catling. 2nd, Cari Williamson. Voted to approve.

New/Old Business:

**May include matters not reasonably anticipated within 48 hours of meeting.*

Bylaw amendment discussion: Bricque provided the members with the 2 proposed changes to the HDC bylaw regarding current exclusions. The members approved of the changes and they will now be reviewed by Town Council.

Winter meeting schedule: The members voted to hold meetings on the 1st and 3rd Thursdays of December and one meeting in the month of January on the 18th.

Cook St. House (Interior) Photos of the interior of the house, prior to construction, were provided to members and these photos will remain in the file for this property.

Yellow House: Christopher Scott gave an update on the RFP Process. The RFP will be distributed on 11.9.17.

Meeting was adjourned at 5:32.

Respectfully submitted:

Bricque Garber
Assistant

Approved: _____ 11.16.17