

**Town of Edgartown**  
Historic District Commission  
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~Historic District Commission~  
**Minutes**

December 6, 2016



Members in attendance: Susan Catling, Chairman, Edith Blake, Robbie Hutchison, Christopher Scott, Ken Magnuson, Ann Floyd (A). Julia Celeste (A). Absent: Cassie Bradley, Carole Berger. Staff: Bricque Garber.

Chairman Catling called the meeting to order at 4:03.

**CPC** –Edgartown Fireman’s Association: Display and protection of artifacts. Andy Kelly. Continued from 11.15.16. Andy Kelly did not attend the meeting to present the application this will be continued.

**78 Peases Pt. Way North (20B-58.1)** Patrick Ahearn/agent. Applicant proposes Demolition of existing house and construction of a 4 bedroom home and carriage house + pool. Ann Floyd is sub for Cassie Bradley and Julia Celeste sits in for Carole Berger. There was a site visit prior to this hearing. Patrick Ahearn made his presentation for the property describing the building as having undergone significant renovations 1969. He said it does not have any historical value today due to the many renovations. Mr. Ahearn noted that this property was purchased by the neighbor to be used in conjunction with the applicants existing home as a multi-generational addition to his property. He is proposing that the house be removed in favor of a 3 bay carriage house. He reiterated that this building is not historic and the plan is for a companion property to the current Murry property will “read” well on the streetscape. He said that the construction materials will be historically appropriate matching the current Murry house.

Susan questioned the age of the house and Mr. Ahearn noted that 90% of the historic building was lost due to renovation again noting that it is not a historic home. Susan referenced assessor’s records showing 1800 as the date of the house. Susan provided historical evidence of the early date conceding that the roof line was changed in the late 1950’s or early 1960’s. Susan discussed the history and read the print literature to substantiate a date in approx. 1860. She noted that it might have been moved but is probably not a campground house and is more in line with an early Greek revival farm house. Susan read extensive history of the house dating it to the 1860’s. She said that this house is important to the village. Noting, “We have an old farm house that has a distinct history in Edgartown.” Ann Floyd said she only saw one section of the original house

during the site visit, and noted that the foundation, windows and front door are not historic. The Chairman disagrees and believes the house is the original house is almost completely present today. Patrick does not think that this is the original house and notes that over time the house has gone away, again stating that 90% of the house is not there, saying that if the commission deems the house as historic his client will move it to the back of the lot. The discussion continued. Edith noted that this house has a lot of history and believes it would be a travesty to tear it down as it is an Edgartown farmhouse and should not be replaced with 3 garage doors but should be saved.

The discussion continued to the proposed carriage house. Patrick again presented the plan as a continuation of the Murry's property at 74 Peases Pt. Way N. and described the carriage house size as appropriate scale given the size of the house. Susan read from the bylaws and the current HDC guidelines as regards the 3 bay garage, noting the 3 bay garages are not appropriate in historic districts, and noted that this is a large garage that would be prominent on the streetscape. Mr. Ahearn was asked about the site plan and setbacks. He said the property line to be moved to meet setbacks and that he has talked to ZBA saying there is not a problem with the setback. Edith said that the existing house is an enchanting Edgartown house and should be preserved. Ken Magnuson asked for examples of 3 car carriage houses. Patrick noted locations of other 3 bay garages in the village. Susan noted that approvals for 3 bay garages were likely made at time in the past or that these garages may not have been constructed within the district at the time they were built. Patrick said this is a carriage house that is a "companion piece" to the existing home and approvals have happened in the past. There was a discussion regarding leaving the center of the 3 doors as a view window to look through to the house. Patrick said he will make such a change to the plans. Motion to send to public hearing, Ken Magnuson. 2<sup>nd</sup>, Julia Celeste. Approved to send to Public Hearing on Feb. 14<sup>th</sup>, 2017.

**42 South Water St. (20D-181.1)** Mark Lapman. Perfection Fence/agent. Applicant proposes to replace historic fence to duplicate existing fence. Mr. Lapman described the fence as dating from 1930's. Todd Skulsky for Perfection Fence made the presentation. He presented a 'mock up' of the fence and described the solid foam material and the construction which is solid density cellular foam. The material is made by the Perfection Fence. It is a very dense material and the fence is constructed like a stick built fence. Ken asked about the painting of the finished fence and was told it is Benjamin Moore. When asked about expansion by Mr. Magunson, it was explained that there is minimal expansion only in very long lengths. Julia asked about weathering issues and was told there are none. Mr. Skulsky noted that there is aluminum inside the supports to provide stability. Christopher Scott noted that this property owner is incurring the cost of replacing this intricate and historic fence and should be commended for the effort. Christopher Scott made the motion to approve the application. 2<sup>nd</sup>, Ann Floyd. Unanimously approved.

**87 Pease's Pt. Way North. (20B-81.2)** Michael & Diane Whelan. Hilary Grannis/agent. Applicant proposes to demolish existing (1995) house and construct a new single family home with attached garage. There was a site visit prior to this hearing.

Ann Floyd is sub for Cassie Bradley and Julia Celeste for Carole Berger. Ms. Grannis presented the plans for the new house. Members agreed that there is no historic significance to the existing structure. There was a discussion regarding the addition of a chimney which was seen as a good addition. Hilary Grannis agreed to add a chimney to the center part of the roof line and supply a new elevation with the chimney. Edith Blake noted that historically there were many houses in town of various colors and suggested a color other than white for the house. Discussion ensued. Ms. Grannis noted that this is a non conforming lot and will have to be heard by ZBA. Regarding density she noted that only 18% of the land will have buildings on it. She showed photos of other houses on the street. The plans call out wood trim, wood gutters & Pella windows. Motion to send to public hearing, Julia Celeste. 2<sup>nd</sup>, Robbie Hutchison. Approved to send to public hearing on January 17, 2017.

**82 N. Water (20D-253)** Marion Hogan. Gary Conover/agent. Applicant proposes to remove single door and window and replace with Pella French Door. Gary Conover presented his plan to remove a door and window and add a French door. Motion to approve, Robbie. 2<sup>nd</sup>, Ken Magnuson. Approved.

**16 Pent Lane (20D-50)** Chuck Sullivan/agent. Applicant proposes a 100% demolition of the existing house and reconstruction of new single family home. Continued from 11.3.16. (to hear this continuation: Edith Blake, Julia Celeste, Carole Berger, Susan Catling, Christopher Scott & Robbie Hutchison). Chuck Sullivan noted that the applicants have met with neighbors and have made changes to the plans noting the garage moved to the East side of the lot. Susan Asked about access to the garage. There is no drive way to the garage and it would be used for storage and if the tree dies it may be used as a garage. The plan shows a 20x22', 400 sq. ft. room above the garage. The current plan eliminates attic space in the main house, and the ridge height is reduced to 25ft. 2". Mr. Sullivan said that they have done their best to accommodate the neighbors concerns. There will be living space in basement, but with window wells only in the back of the house.

Mr. Croteau, abutter, noted that this application represents the 3<sup>rd</sup> demolition request of this meeting and believes that the town is under siege and the green space is disappearing. He wants to see the green space preserved on the streetscape, noting that public way green space is a benefit to everyone. He sees this new revised proposal as still too large and too close to the street. He provided a comparison of the square footage of the original proposal and the new house. Noting the sq. ft of the built up area including the garage space (1466 sq. ft, on the 2<sup>nd</sup> floor) and noted that this proposal is over 4 times the size of the existing house. He noted that 1/3 of the property is building under this proposal and this proposal is twice the density of the neighborhood houses. He said that the proposed garage is bigger than the existing house. He further provided a shadow exhibit. He noted concerns about the Stewartia Tree and massing as his primary concerns. But addressed: a time table for construction, building materials, exact location of the buildings, paving and parking materials, lighting fixtures, windows, shutters & fencing. Mr. & Mrs. Croteau sees the history of the town as being threatened. Bricque read a letter from the tree warden addressing the drip line & root system of the tree. Allison Conway, spoke regarding other homes of similar mass in the same neighborhood.

Mr. Croteau noted that the average density is less. Chuck Sullivan said that in making comparisons, if properties cannot be compared for density from Main St. then the houses in the rear should not be compared either. Susan closed the public hearing. Bricque explained to the members that they may choose to refer the application to ZBA. Noting that while massing is appropriately a consideration of the HDC it is more often addressed by the Zoning Board of Appeals as regards new construction and noting that this project will have to go to ZBA due to the non conforming lot size. Christopher Scott made motion to refer to the ZBA. He would like to seek guidance from a ZBA decision, saying the garage appears to be a detached guest house as it has no drive way access. Members noted they do not want to give up their authority regarding the building size but view a decision by ZBA to be helpful here as this would have to go to ZBA anyway. 2<sup>nd</sup>, Robbie Hutchison. Unanimously voted to continue pending decision from ZBA.

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

File review: 2 Pierce Lane/fence/wall Ken presented pictures and discussed the fence as built and the fence that was approved. There is considerable difference between the fence as construction and the approval. A letter to the owners, from the Highway Superintendent, was provided to the members. Ken Magnuson made a motion to send a violation letter to the owners. 2<sup>nd</sup>, Edith Blake. Unanimously, voted to send violation letter regarding the fence

The members voted to have only one January meeting on the 17<sup>th</sup>.

### **Minutes 11.15.16**

Motion to approve minutes, Ken Magnuson. 2<sup>nd</sup>, Robbie Hutchison. Approved.

Respectfully submitted:

Bricque Garber  
Assistant

Approved: \_\_\_\_\_ December 20, 2016  
*Susan Catling, Chairman*