

Town of Edgartown
Historic District Commission
Post Office Box 5158 ~ 70 Main St.
Edgartown, MA 02539
508 627-6155 ~ HDC@edgartown-ma.us

~Historic District
Commission~
Minutes
December 20, 2016



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

Chairman Catling called the meeting to order at 4:09.

CPC Edgartown Fireman's Association: Display and protection of artifacts. Continued from 11.15.16. Andy Kelly appeared to discuss the fire museum request for CPC funds to purchase a display case to preserve artifacts. They are continuing the work of displaying artifacts, such as old buckets, in the fire museum. Primarily they are looking to provide protection for the hand-tub which has undergone substantial and expensive renovation. Motion to approve as historically significant Ken Magnuson. 2nd Edith Blake. Approved.

PUBLIC HEARING 30 Fuller St. (20B-46) Richard Worley. Fullers Energy/agent. *Members hearing the continuation of this application: Susan, Ken, Cassie, Edith and Robbie.* Applicant proposes to install 19 solar panels on house and 14 on garage. Chairman Catling read the public hearing notice. There was a site visit just prior to the meeting. Applicants chose to continue with a 5 person board. Bobby Fuller described the options per the site visit demonstration as mounted on a racking system flush on the roof. It was noted that this installation covers 2 locations and can be seen from 2 locations. Mr. Fuller described the way the panels function. Susan asked the date of the house, which was not known by the applicant. Susan noted from her research it may be as old as the early 1800's with alterations over time. Mr. Fuller views the installation of the panels as similar to adding air conditioning units to historic buildings and read passages from MG Law regarding solar installations. Additionally he read from MG Law 40C

suggesting that commissions encourage the use of solar energy systems.

Susan noted this installation would be quite visible from the public way and the Emily Post house sits just in front of this house and is a landmark. She further noted that Fuller St. was of particular interest in expansion. HDC Minutes 12.20.16 Pg 2 of 4 Members reviewed a photo taken from Fuller St. in front of the post house showing the visibility of the roof where the panels are meant to be installed. It was noted that this property sits just behind the Post gardens as was shown in the Allison Shaw photograph. Susan said that the current owners have maintained the garden as a visitor attraction.

Susan provided Guidelines from the Sec. of Interior/National Trust for Historic Preservation, which recommends placing solar panels in areas that minimize their visibility from public ways and suggest ground mount arrays in inconspicuous areas. She further noted that the garage is not a historic building. Bobby Fuller said that the solar cannot be ground mounted due to shading from trees, and there is no other roof to accommodate the solar. He said that the use of Black Panels is an accommodation to mitigate the visual impact. Susan said that project with the proposed mounting may compromise the historic district. Cassie Bradley asked about the 2 locations and wondered if the garage alone would work. Mr. Fuller said that it is necessary to have 2 installations to have maximum energy benefit. He asked the commission to take into consideration both EHDC guidelines and the Federal and State recommendations. Susan asked for other possible options and/or compromises. Bobby said that the ground is not an option due to shading. Bobby Fuller explained how the solar will be used in the house and as a silent battery back-up in the event of power failures. It was explained that the owners are year round occupants. Ken noted that the panels viewed at visit looked much like skylights. There was discussion of solar shingle technology. Bobby Fuller said that newer innovations are not yet proven and noted that he is using 40 year old proven technology.

There was continued discussion re: Solar Shingles and other new and proposed technology. Edith suggested that the applicant wait a bit for another type of solar. Mr. Fuller requested approval of garage mounting and time to try to modify the solar application on the house. The board agreed that this is may be a good compromise. James Joyce asked if the solar panels are considered a mechanical, like a vent. It was explained that it is usual in the HDC that compressors and vents are disguised and shielded from view i.e. inside chimneys or ground compressors fenced and landscaped to provide a visual buffer. Motion to approve application for installation of Black Solar Panels on the garage roof only, Robbie Hutchison. Applicant must re-apply for installation regarding the historic home. 2nd, Ken Magnuson. Unanimously Approved (*for Garage installation only, black panels*)

~~**80 S. Water St. (20D-163)** Lucy Dahl. James Cisek/agent. Applicant proposes to replace existing wood fence in kind. Continued at the request of Applicant.~~

30 Fuller St. (20B-46) Richard Worley. Derek & Bob Avakian/agent. Applicant proposes to enclose existing porch. Derek Avakian appeared to discuss the application. Members had viewed the project while at the Solar Installation site visit. Members reviewed the plans for the addition of the HDC Minutes 12.20.16 Pg 3 of 4

sidelights and noted that they can just see the porch from Fuller St. Windows will be a Pella clad windows to match the rest of the house & also replacement windows on the other side of the house. Motion to approve Ken Magnuson, 2nd, Robbie Hutchison. Approved.

107 Pease's Point Way North (20B-187) Christopher Celeste. Gary Conover/agent. Applicant proposes to remove existing fireplace and add folding doors (Nana wall). Construct outdoor fireplace and pergola. Julia was recused from this application. Gary noted that this is very hard to see from the public way. He showed pictures to illustrate the location and proposed work. The will be painted white pergola will be in the rear corner of 28 Fuller St. with outdoor wood burning fireplace. Gary Conover said that he spoke to the abutters, who have no objections. Members reviewed the pictures do not think the Nana wall will be visible. Gary described the upright columns will be painted fiberglass. Motion to approve as presented Robbie Hutchison, 2nd Christopher Scott. Approved.

24 Kelly St. (20D-301) The Newes Pub. James Neeb/agent. Applicant proposes to erect seasonal (*Nov. 1 - May 1, 2017*) entry portico. James Neeb appeared to describe the winter vestibule to try to keep the building comfortable in the winter. Construction is planned as pine framing with Plexiglas walls and wood storm door. Chris Scott asked about a permanent solution to this problem, but was noted that this is planned only for winter. Applicant noted as this is seasonal they will need to reapply next year. Motion to approve seasonal application (Nov. 1 – May 1) as presented with wood door. Ken Magnuson. 2nd, Edith Blake. Approved.

15 Winter St. (20D-217.1) Melissa Vincent. Charles Sebastian/agent. Applicant proposes to replace front window. Mr. Sebastian appeared to discuss the window replacement. Window is on the 2nd floor, 2nd building. Chris Scott asked if the association needs to approve the replacement. Applicant said there is an agent for the Nevin Sq. Bldgs. He noted that some old windows exist while most of the windows have been replaced over time with Andersen windows & trimmed with painted Azek. This replacement is 2 windows joined with mullion to duplicate the existing windows. Ken asked about trimming the window in wood. Applicant said that the wood trim does not last as long and noted that all the trim in other replacement windows has been Azak. He said that he will pay attention to the

joints, noting that the pieces are only 3-4 feet long and will be glued and screwed and will paint trim with a brush so brush strokes are visible. Motion to approve with Azek brush painted to match existing and other windows on the buildings, Robbie Hutchison, 2nd Ken Magnuson. Approved.

79 School St. (20D-157) Bart Partington. Brandon Smith/agent. Applicant proposes to replace 5 basement windows. Replace Storm Door, rebuild picket fence and shingle a section of the roof. Brandon Smith appeared to discuss this application. Windows in basement same size to duplicate HDC Minutes 12.20.16 Pg 4 of 4

recreating the little roof in black asphalt. Storm door to be Cedar painted Essex Green. Windows to be Marvin. Susan noted that this house is individually listed in the National Register of Historic Places. Applicant proposes to **continue the fence** part of the application in favor of a design to duplicate the existing fence. Roofing to be black asphalt. Motion to approve with a continuation of the Fence replacement, Julia Celeste. 2nd, Ken Magnuson. Approved.

44 Main St. (20D-196/191.1) Behind the Book Store. Pam Scott/agent. Applicant proposes to extend roofline of the 2nd annex building to enclose mechanical equipment and install beam & cap on top of "Blue Room" wall. *All members may hear this as it is a new project.* Christopher Scott is recused. Pam Scott made an application to extend the roof-line ridge to be elevated 4' above the exiting roof ridge to hide the new HVC system and addition of a cap on blue room wall facing the mini-park. Motion to approve as presented Robbie Hutchison, 2nd Ken Magnuson. Approved.

New/Old Business:

Minutes 12.06.16 Motion to approve with correction of a misspelling of Ken's last name, Julia Celeste. 2nd, Chrisopher Scott. Approved.

Respectfully submitted:

Bricque Garber, Assistant

Approved: _____ January 17, 2017
Susan Catling, Chairman