



**Town of Edgartown**  
Historic District Commission  
Post Office Box 5158  
70 Main Street  
Edgartown, MA 02539

~Historic District Commission~  
**MINUTES**  
February 17, 2015

Members in attendance: James Cisek - Chairman, Robbie Hutchison, Ken Magnuson & Edith Blake. Staff: Bricque Garber

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

**Public Hearing: 20 S. Summer St. (20D-132) Christopher Celeste.**

Applicant proposes demolition of two additions and construction of a new 26x31' - two story addition, at the rear of the structure. There was a site visit just prior to the meeting. James read the public hearing notice. Robbie Hutchison read a disclosure, that she has worked for the applicant as a landscape designer. Garrett Conover presented the plans for the partial demo to rear additions and the plans for the addition at the rear of the building. Landscaping and hardscape will be presented at a later date. It was noted that the primary elevation change is on the parking lot side of the bldg. The addition is designed to replicate the current structure in height, style, materials, roofing, trim & windows. Mr. Cisek opened the hearing for public comment. There being no public comment the public hearing was closed and the hearing was opened to the board for discussion. Edith Blake asked about replacing a chimney which must have been removed in the past. Mr. Conover noted that there are currently fireplaces in the structure. Robbie Hutchison likes the how the new addition compliments the old building. Beverly Fearey noted her approval in a email. It was noted that the square footage increase will be less than 100 sq. ft. after removal of additions and construction of the addition. Edith would like to see some addition of height to break up the line of the flat roof. Ken Magnuson made a motion to approve the plans as submitted. 2<sup>nd</sup>, Robbie Hutchison. Unanimously Approved.

**25 Simpsons Lane. (20D-224.2) John Chirgwin.** Heidi Raihofer/agent. Applicant proposes to replace 3 side doors and trim. The doors are vinyl clad which was previously approved for the windows. The doors are exposed to weather with no overhang. Color to be blue as current doors. She described the current front door on the street side and said will keep. James said that the

HDC has preferred wood doors. Heidi explained the weather and rot are a big problem as there is no cover overhanging the doors. And, storm doors are hard to manage with luggage as these doors enter rooms. Edith Blake made the motion to approve the doors. Robbie noted that they are not very visible in this location and provided the 2<sup>nd</sup>. Unanimously approved.

**28 S. Summer St. (20D-134) Amity LLC. VL Architects/Agent & Garrett Conover/Agent.** Applicant proposes a 60% demolition and rebuild at the rear of building and construction of a 1,182 sq. ft. two story addition. New foundation and roof elevation. Louis Lisboa architect and Gary Conover, builder, presented the application. The plans were displayed and explained to the members. The applicant proposes to raise the building and build a new foundation. Mr. Conover said that they will obtain a certified elevation certificate before the next meeting. All materials will duplicated in keeping with the original building and in line with the Historic District guidelines. Mr. Lisboa showed the plans for the addition and explained that this conversion from an inn to a house will require much interior renovation as there is currently no kitchen etc. The main building will be mostly the same as currently exists. There will be no change to façade' the parts/additions that will be removed date from the 30's and 40's. The addition is set back from the original building to keep the original building as the focal point. The entire rear yard will be preserved. Motion to send to public hearing, Edith Blake. 2<sup>nd</sup>, Robbie Hutchison. Approved for public hearing on March 17, 2015. Preferring to paint pre-primed shingles on the new construction, the applicant will bring a sample to the public hearing.

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

**Mailing:** Bricque told the members that the expansion survey, letter and map was mailed on 2.12.15.

**Minutes:** 2.3.15 As there is not a quorum here who attended the meeting on 2.3.15, the approval of the minutes will be continued to the next meeting.

Adjourned: 5:01

Respectfully submitted,

Bricque Garber  
Assistant

Approved: \_\_\_\_\_ 3.3.15  
*James Cisek, Chairman*