



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



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

Commissioners in attendance: James Cisek, Chairman, Carole Berger, Beverly Fearey, Ken Magnuson, David Thompson, Edith Blake, Robbie Hutchison. Staff: Bricque Garber.

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

**Public Hearing: 28 S. Summer St. (20D-134)** Amity LLC. Lois Lisboa/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. James read the public hearing notice. There was a site visit just prior to today's hearing. Applicants architect, Louis Lisboa made his presentation showing the planned addition to the home and explained that the original building will be viewed as the prominent view from the street. He said that the current rear additions date from the 1930s and will be demolished. He reviewed the floor plan and the site plan including setbacks and noted that they plan to retain keep 61% of the green space. They plan to remove some of the current addition to comply with original setbacks. He said the addition is meant to be discrete with original box as the focal point. Carole voiced concern that the overall size and style of the addition competes with the historic home. James asked about window specifics. Edith asked about the set back of the addition from the historic house as it appears compete with the historic home. Louis showed the current elevation and the proposed new elevations and said that the addition is set back 11 feet from the primary historic house. Gary Conover discussed the shingles which are planned to be will be will be natural on the addition. The street-side original box will be shingles painted white. There is a new chimney for the kitchen but will be in the back. The original library will be maintained with its fireplace. Beverly questioned the need for raised roof height. Mr. Lisboa explained that that roof is raised but not the foundation or sills will be as they are. The roof will be raised from the current 27 ft. to 29'8" to allow for

headroom inside. The current ceilings are 7'7" and they are looking to work with roof and floors to gain the height needed. Mr. Lisboa said they plan to return to the HDC with the new landscaping plan. There were no members of the public in attendance with comment nor were any e-mails received. Ken asked about the chimney in relation to the ridge line. Mr. Lisboa showed that chimney will be forward of the ridge line. Carole asked to review the side elevations. Discussion ensued regarding the angles, dormers and dimensions. It was noted that the roof height on addition is under 26'. As there is no attic space in the addition as the ceiling height is needed. James asked about the window above the garage doors noting that it is much different in style from those on the house. They think the window above the garage door detracts and does not look historic. Discussion ensued regarding this window. Beverly noted that it looks like a more modern window and wonders why it is planned. She does favor this window sticking out and it is not an element that is liked by the commissioners. Mr. Lisboa submitted that he thinks this window is pleasing from bedroom and from front elevation, window to have a small copper "rooflet". James and Beverly believe it creates a focal point that detracts from the main box of the house. Mr. Lisboa said he does not want it to look like an attic window from street. Bricque noted that we have not received a trim package, materials list, fixtures list and specs., window specs. nor the certified elevation certificate all needed to complete the application. There was an initialed change on the application to delete 'blue' copper gutters. The fencing to be addressed on landscape plan to follow. Motion to continue the hearing, Ken Magnuson, 2<sup>nd</sup> Carole Berger. Voted to Continue to 4.7.15

**60 Winter St. (20D-111.2)** Sharon Purdy. William Gazaille/Agent. Applicant proposes construction of a new garage at rear of the building. Mr. Gazaille presented the application for a one car garage. James asked about access. Garage will be seen primarily from the parking lot behind the property. The gable only will be seen from Winter Street. Everything will match the main building. Shingles will not be painted. Beverly asked about windows. Andersen 400 series windows are planned to be 2 over 1 windows as on the main house. Motion to approve the garage as presented. Motion to approve Robbie Hutchison 2<sup>nd</sup>, Beverly Fearey. Unanimously approved. Applicant to provide cut sheet for fixtures.

**44-46 Main St. (20D-196/191)** New Moon Property LLC. Behind the Bookstore. Pam Scott/Agent. Applicant proposes addition of bay window on kitchen façade and addition of seasonal awnings. Pam Scott presented the plan for the addition of the window to be bumped out to increase the

interior space. “Rooflet” to be copper. Window will have white trim. Location of window is hard to see in the pictures. And, 2<sup>nd</sup> part of application is installing seasonal awnings to be the same as last year, with no change to awning style size or color. Motion to approve both parts of the application. Beverly Fearey. 2<sup>nd</sup>, Ken Magnuson. Unanimously approved.

**20 S. Summer St. (20D-132)** Christopher Celeste. Change to approved plan. Applicant proposes Hardscape/Landscape. Robbie Hutchison is recused and is presenting the landscape plan. The landscaping plan was reviewed by the members. Edgartown (3 ft white picket with cap) fencing in the front. Handicap access is on the side (town hall side) 3 ft. brick walk for handicap access. In rear there will be “pocket garden”. Green space with grade that elevates slightly with a small retaining wall to contain the raised lawn for handicap access. There will subtle landscape lighting with one lantern in the rear on post. Hours of operation will be 6 am to 9 pm. Landscape lights are low voltage. Motion to approve Beverly Fearey. 2<sup>nd</sup> Ken Magnuson. Unanimously approved.

**10 Main St. (20D-323.1)** Harborside Condominium Trust. CB Stark. Adam T. Inc/Agent. Applicant proposes to change front door, change gate, install planter boxes, awnings & light fixtures. Adam and Sarah York came to present application. They plan to change the way the door swings, to open out, door will remain white. The change the gate was reviewed. The gate will be changed to a new design and will be mahogany, painted white. The awning will be navy and white stripe. There was a discussion of Boral as a material for trim and Adam will bring specs and piece of Boral material to next meeting. He would like to use it for exterior trim around the new door. Motion to approve the new door and wooden gate only Robbie. 2<sup>nd</sup>, Beverley. Approved. Awning, trim around the door, planter boxes & light fixtures continued to next meeting 4.7.15.

**96 S. Water St. (29B-11.121)** Edward Goodman. John Magnuson/Agent. Applicant proposes a Change to an approved plan for a style change of 3<sup>rd</sup> floor window from approved double hung, to stationary with awning. Bricque explained that the approved window is not available in a double hung due to the size of the window. Mr. Magnuson will use the only alternative, which looks the same, but is a window with an awning bottom to provide air flow to the 3<sup>rd</sup> floor. Motion to approve Beverley, 2<sup>nd</sup> Carole. Approved.

**31 S. Water St. (20D-326)** Norman Rankow. Change to approved plan, fence. Applicant proposes to change fence design to solid boards with even

top. Norman discussed the changes requested for change to the approved plan. The approval was for the swooped fence. Norman wants to go back to the originally installed fence. There are currently no issues with the neighbors regarding fence design. Discussion ensued. The fence will extend over the bulkhead to prevent a person from walking around the fence to gain access to the pool. Motion to approve as presented as natural wood to be weathered grey or painted green. Carole Berger, 2<sup>nd</sup> Ken Magnuson. Approved.

**New/Old Business:**

Survey update Public hearings tentatively planned for June 20<sup>th</sup> and August 26<sup>th</sup>, 2015.

Balcony violation 93 N. Water discussed and voted to send letter to Selectmen.

**Minutes:** 2.17.15 Motion to approve Ken Magnuson. 2<sup>nd</sup> Edith Blake. Approved.

Respectfully Submitted:

Bricque Garber

Approved \_\_\_\_\_ 4.7.15  
*James Cisek, Chairman*