



Town of Edgartown
Historic District Commission
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~Historic District Commission~
MINUTES
August 4, 2015



Members in attendance: Carole Berger- vice-chair, Beverly Fearey, Ken Magnuson, Susan Catling & Ann Floyd. Staff: Bricque Garber. Absent: James Cisek

Carole Berger opened the meeting at 4:14 PM.

6 S. Water St. (20D-188) Eugene Courtney. Dudley Cannada/Agent. Applicant proposes a new foundation, addition & some exterior changes. Continued from 7.21.14. Carole Berger read the public hearing notice for 6 S. Water St. There was a site visit just prior to today's meeting. It was explained to the applicants that they have the right to delay the vote for their application 3 members are not in attendance. Dudley Cannada reminded the commission that they are here for 2 applications. The first is the application for the foundation. He noted that the building was probably moved here from a location near the water tower. It has 7'10" ceilings on first floor & 6'10" on the 2nd floor. He said the goal is to save the basic historic house as well as it can be saved. The basic form of the house will be maintained. The rear addition was probably added in the late 19th century & the 2 over 2 windows were probably added in 1980's. Front door's "broken pediment" is not original. They propose removing the pediment and making it more consistent with the age of the house. They will maintain shingles and will be replicating corner boards in cedar & asphalt shingles for the roof. They will be adding a small window to new foundation. The front steps will be rebuilt in similar style with 15 panel front door. Windows to be 6 over 6 to make the windows more appropriate to the age of the house. The addition will be set back 21 feet from the front of the building making it 28 feet from sidewalk. The back of the house to be done with fiber cement board, for fire safety concerns, and is really not visible from any public way. All replacement windows and doors as they are currently. All siding white cedar left to weather. The small widows walk is 2 1/2 feet on the NE side. There is an addition of 2 doors and roof over 2 doors, and replacing windows where they exist and addition of 2 windows. The applicant would prefer not to have 2 dormers but prefer one as on the other side of the house. Applicant would like to remove the chimney which is a 20th Century addition. The public was invited to comment for or against the project. There was no public comment. Carole closed the Public Hearing. There was a discussion regarding the dormer(s) to match the one, members preferring one dormer to match the other one. Ken Magnuson asked about the need for the widows walk. Dudley explained the view of the harbor as an asset to this house and noted that it will be hard to see from a public way. Discussion ensued. Susan Catling asked about the chimney and if it interrupts the view. There was discussion about approving the application with the

condition of the longer dormer (to match the other existing dormer) and retaining the chimney. It is the opinion of the commission that historically the widows walk would be tied to the chimney. Ken Magnuson would like to see the chimney stay & Beverly Fearey agreed. Ken made the motion to approve with condition of the dormer built to match the south west side dormer and retaining the chimney. 2nd, Ann Floyd. Motion Approved.

124 N. Water St. (20D-274) Frank & James McKay TTE. Chuck Sullivan/Agent. Applicant proposes to remove shed and bunkhouse and deck and add an addition at the rear, add a porch & patio and relocate the driveway. Carole Berger read the public hearing notice for 124 N. Water St., application Continued from 7.21.14. Applicants have the right to delay the vote for their application due as 3 members are not in attendance. Chuck Sullivan provided revised drawings which were reviewed at the site visit prior to the meeting. He said the house will be lifted 16 inches for new foundation noting that a large majority of the existing house is below grade. The 3 houses on the southwest street have a bit more setback. They will remove the current porch and creating porch on the other side of the house. They will relocate driveway to the other side of the house. There is the addition of one shed dormer to the north east side. Windows will be replaced to match existing. Chuck Sullivan noted that the existing windows were replaced at some time in the 20th century. There will be the addition of one step up to the front door. There will be brick veneer on the new foundation. They plan to level the grade in the rear which will increase the grade on the southwest side. Chuck made some changes from the original plans, the eliminated the outdoor fireplace, allowing for a shed roof on the NE side. The chimney would not be functioning but would house exhaust vents. He changed the mullions in 1/2 round window & changed the door-window configuration. Ken asked about light the fixtures. Chuck provided a materials list and brought a window. Aluminum clad with simulated divided light. The one he brought was dark but he said they would be white. The meeting was opened for public comment:

Gene Barbato and Jan Barbato Conroy abutters spoke to specific items: They noted the roof top deck or “widows walk” is not consistent with surrounding homes. They are concerned with the many decks and the relocation of the driveway. Linda Forrester of 128 N. Water agrees with Gene Barbato and is concerned with the height and outdoor roof space and the side porch. Chuck Sullivan addressed the height of the building for Ms. Forrester & noted that the base of the Maple tree determines the grade and is the intention of all concerned to keep the tree. Being no further public comment the Public hearing was closed.

The commissioners appreciate the down scale of the chimney. Notes from James Cisek (who could not be here) were concerned the widows walk size and height. James noted that the widows walk is not part of the roof framing. Additionally, he had concerns about the trim on the front windows. Chuck said they will be reproduced exactly. Carole Berger noted that this board has never approved all aluminum windows and would like to see the front door restored. It was noted that the ‘new porch’ roof is not accessible from the inside so is not suitable as a view deck. Discussion ensued regarding the widow’s walk. The board asked to see another window that is not aluminum for all windows visible from a public way. The applicant was asked about the driveway surface? Answer. “Asphalt base with shells.” Susan Catling does not like the movement of the house 30” away from the current location. Discussion ensued. Ken is primarily concerned with the size of the widows walk planned to be 13x11. Discussion regarding how to lower the widow’s walk or

should there be a widows walk on this house. The general feeling is that it is too large and is not consistent with the style of this particular home. Carole Berger remembered that the main reason for moving the house was to avoid the destruction of the sidewalk and noted that that is not a great reason to move the house. Discussion ensued regarding moving the house. Chuck suggested reducing height of the widow's walk by one foot and reducing the size by 25%. The moving of the house, the widows walk & windows are still concerning to the commissioners. Motion to continue the discussion to the meeting on 8.18.15, Ken Magnuson. 2nd, Beverly Fearey. Moved to continue

69 S. Water St. (20D-333) James Shane. Bobby Fuller/Agent. Applicant proposes to install 10 solar panels on the roof of the porch. Bobby Fuller presented the plan to install the panels to avoid the addition of a generator. He showed photos and noted that the panels will not be visible. Carole Berger said she really needs to see the mock-up on the roof before voting to approve. Members agreed. Motion to continue for a site visit. 8.18.15 Carole Berger. 2nd, Ann Floyd. Moved to continue.

100 Main St. (20D-58) Matt & Hillary Dyroff. David Bordsky/Agent. Applicant proposes to replace all windows on main house, remove screened porch addition & add windows. Add 6 ft. fence to match existing. Mr. Dyroff brought the Marvin rep. to discuss the windows. Same windows as approved for Caruso wood sash, aluminum clad. Marvin Integrity series. He described the 2 types of windows as applied for. Beverly Fearey noted that the existing windows look to be original and asked if the 4 windows on the first floor facing the street could be preserved or rebuilt? Mr. Dyroff does not like the idea of interior storms and is concerned about the look from the inside of the house. The application includes the removal of the rear porch and addition of 5 windows & trim to match the rest of the house. Motion to approve as presented with the condition that the replacement of the 2 (front porch) front windows will be continued for further review on 8.18.15, Beverly Fearey. 2nd, Ken Magnuson Approved.

New/Old Business:

Request for review from MV Commission as to the historical significance of two houses: 2 Beach St. & 83 Pohogonot Rd. The commission has asked for the opinion of the EHDC with regard to referring the demolition applications for public hearing. The commissioners reviewed the information package sent from the MV Commission and recommended that both demolition applications be referred for public hearings as they find both houses to be historically significant. It was noted that the house @2 Beach St. is very close to the current historic district and would be included in the proposed expansion.

Minutes 7.21.15. Motion to approve minutes, Ken Magunson. 2nd, Beverly Fearey. Approved.

Changes to the map of the propose expansion will be discussed at the next meeting.

Respectfully submitted: *Bricque Garber, Assistant*

Approved: _____ 8.18.15
Chairman