



**Town of Edgartown**  
Historic District Commission  
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# Historic District Commission

## ~MINUTES~

February 4, 2014

Members in attendance: Carole Berger-Vice Chairman, Beverly Fearey, Edith Blake & Bill Bishop. Staff: Bricque Garber. Absent: James Cisek, David Thompson & Robbie Hutchison.

The meeting was called to order by Vice Chairman, Berger at 4:00.

**1. Public Hearing 61 N. Summer (20D-222) Mark Casella .** Robert Piper-Roche/agent. Applicant proposes to convert attic to bedroom, create a mudroom entry way, alter existing porches, build a garden shed, new fencing and brick paving, footprint not to be expanded. Mr. Piper-Roche. Chairman Berger read the public Hearing Notice. The members of the Commission had made a site visit just prior to the meeting. Mr. Piper-Roche presented the revised plans for the remodel. The plan submitted is very close to the originally presented plans. He answered questions, explaining the extension of the roof line above kitchen and the addition above the existing shed to allow for mud-room/utility-room and upper bathroom. The proposed windows are Andersen TDL 400 series (factory applied mullions inside and outside) The original application shows Marvin but they will use Anderson as described. The letter from the abutter was read to the commission. Carole asked for complete specs. regarding the exterior lighting. Bill Bishop noted the nice job on the trim detail and feels the new changes are minor. There being no further public comment the public hearing was closed. Mr. Piper-Roche was asked to bring a final set of plans to the next meeting, dated to reflect the current date. Motion to approve as presented conditioned up approval of a final plans at the meeting on 2.18.14, Bill Bishop 2<sup>nd</sup>, Beverly Fearey. Unanimously Approved.

**2. 11 N. Water (20D-313) Island Realty Trust/ John Roberts Trs.** (Change to an approved plan). Applicant proposes to change front door location and style and change previously approved windows. John Roberts & Bruce Stewart appeared with a new set of door and window specifications. The new design calls for a change of the approved Pella windows, to a Pella style with a transom. The front door will be moved to the front of the building with wood clapboard siding. The applicant provided the new door specifications

with a flat top vs. the arched top as drawn on the spec sheet. The Azek that is currently on the building will be removed. Previous application and plans will be withdrawn in favor of the new plan and application dated 2.4.14. Motion to approve the new windows and new door with a straight line, upper detail on door, as presented, Edith Blake. 2<sup>nd</sup>, Beverly Fearey. Approved.

**3. 68 Winter St. (20D-110.1 – 110.6) 68 Winter St. Realty Trust/Thomas McGrath.**

*(Edgartown Lodge)*. Applicant proposes renovations/maintenance. Including: roof, windows, doors, siding, removal of chimney, remove propane tank, remove Azak & Trex, lighting, rear privacy walls and change railings. Mr. McGrath appeared and told the commission that previously submitted plans have been withdrawn in favor of this new plan to update and repair existing building. All Azek & Trex will be removed. Mr. McGrath provided pictures of other homes in the area and pictures of the existing building and discussed his plans for repair of the of the building. All entrance doors will facing Winter St. and will be 36” doors as per code. The exterior, rear, dividing panels to be cedar shingles to match the building. Propane tank will be removed and not replaced. Railroad ties will be removed. Existing windows will remain. Exterior door to be solid core, fir doors, painted Edgartown green. Carole Berger asked for specs for the lanterns and the doors as well as a rendering of the porch. Motion to continue to 2.18.14. Motion to approve the removal and replacement of the roof as presented (asphalt black) Bill Bishop. 2<sup>nd</sup>, Beverly Fearey. Approved.

**4. 99 Main St. (20D-64) MV Preservation Trust/Dr. Fisher Hse. Vineyard**

Construction/agent. Applicant proposes remove and replace roof, replace trim with cedar, Mahogany and mold cast resin. The applicant approved the voting presence of Mrs. Berger, who is a Preservation Trust board member. Meg presented pictures of the current rot. Bob Avakian discussed moldings. As the moldings are curved, it is planned to remove existing molding and send out to be cast in resin. The cost of trying to match the existing moldings with wood would be prohibitive for the non-profit. Applicant noted that only this portion of the trim will be case in resin and painted, all other work will be done in wood, painted white. Motion to approve as presented including custom castings in resin (flex trim) to be used only where the current moldings are curved at the top part of the building, Edith Blake. 2<sup>nd</sup>, Beverly Fearey. Approved.

**\*5:00 ~ 62 N. Water St. (Capt. Warren House) – Informal Discussion with Architects.**

Ms. Brooks made a presentation of preliminary plans noting the owners intent to bring the house back to its original colonial look. She brought photos and drawings. She noted that the owners would like to lift and move the house to the left. She showed preliminary drawings of the proposed changes to the house, making it appear much more simple and historic. They are proposing to move the house to the left and add a garage in the rear, moving the curb cut. She noted that they do intend to retain and restore the front door. There was discussion with members regarding the current layout and proposed driveway. Applicant will return in the near future with completed plans for submission to the HDC.

**\*5:15 ~ 101 S. Water (29B-19) Garret Conover** - Q&A regarding Caruso remodel. Mr. Conover and Mr. Ahearn appeared to discuss the project under construction at 101 S. Water St. There have been concerns about the elevation, tree removal and new retaining wall. Mr. Conover provided answers and explanation to the questions saying that the project is in a very awkward stage right now. The landscaping has not yet begun but will, when finished, changes the appearance of the current elevation. The large retaining wall will be faced with rock and will be mostly hidden behind large evergreen trees & bushes. The tree removal and replacement has been approved by the selectmen and was subject of a public hearing. The new trees are very large and those removed were near the end of their natural lives. He expressed the concerns of the owners that all is completed according to plans. Both Mr. Conover and Mr. Ahearn will make themselves available to answer any further questions if/when they arise.

***New/Old Business:***

**Neglected Building Bylaw** – Bricque reported that the new bylaw is now in effect.

**Minutes 12.17.13.** - Mr. Bishop had to leave the meeting at 5:50. Approval of minutes was postponed due to lack of quorum

Meeting adjourned. 5:58

Respectfully submitted:

Bricque Garber, Assistant

Approved \_\_\_\_\_ date \_\_\_\_\_  
Carole Berger, Vice Chairman