



Town of Edgartown
Historic District Commission
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Edgartown Historic District Commission Minutes

Tuesday, February 19, 2013

Commissioners present: Carole Berger, James Cisek, Mary Sullivan, David Thompson, Edith Blake, Alternate. Staff: Bricque Garber

Mrs. Berger called the meeting to order at 4:00.

- 1. 4:00 – 33 Main St. (20D-205)** 193 Worchester Rd. Assoc. LLC/ John Kane – agent. Applicant proposes to replace dilapidated attic vents with windows to match what is existing on the rest of the structure. Tim Starzyk appeared showing pictures of the attic vents under discussion. Will replace with 6 over 6 to match the house and the house next door. No trim will be replaced. Motion to approve as presented Mary Sullivan, 2nd James Cisek. Approved.
- 2. 4:15 – 62 N. Summer St. (20D-101)** Sharon & Ken Scott/ Rich Cassius-agent. Applicant proposes to remove and replace stockade fence with same. Pictures showing existing fence were provided. Motion to approve as presented James Cisek, 2nd Mary Sullivan. Approved.
- 3. 4:30 - 4:15 – 44 Main St. (20D-196)** New Moon Property LLC. Tharp Group/Pamela Scott – Agent. Continuation of Application: Applicant proposes renovation of Edgartown Books facade & replacement of existing addition for bookstore & coffee café uses. Pam Scott appeared to further discuss the project, specifically the fencing. She provided drawings of the plan for the new wood front fence and gate to be painted white and the rear fence and gate to be natural wood. Mary Sullivan made the motion to approve front fence and gate (painted white) and approve the rear natural fence and gate. This approval to be attached to the approval from the meeting on 2/5/13. 2nd – James Cisek. Unanimously approved. This is phase one of the project. Applicant will appear in March to discuss phase 2.
- 4. 4:50 – Public Hearing Continued. 105 N. Main St. (20D-65)** Daniel Santangelo. Discussion of 4 items relating to the application: Cupolas, dormers (shed vs. gable), construction material for chimney & existing fence. Bill Hohenstein, construction supervisor for Mr. Santangelo, appeared with updated drawings. Abutters Nancy and Howell Kelly attended. Mr. Hohenstein told the commissioners that Mr. Santangelo has eliminated the cupolas from the plans, and

showed elevation drawings without the cupolas. He said that Mr. Santangelo will use brick for the chimney on the pool house. Brick will match the existing main house's brick chimney. Mr. Hohenstein told the commission that Mr. Santangelo will repair and repaint the fence before the upcoming, Spring & Summer season. He will replace the fence at the time of construction on the main house and that Mr. Santangelo will replace light fixture on the front of the house. Mr. Hohenstein showed plans for a change from the shed dormers to a Nantucket style dormer, on front of the garage/guest house to keep the ridge height down from a full gable dormer, as was discussed at the previous meeting. Edith Blake asked about the dormer on the rear that does not match the other dormers. James Cisek is not concerned with small shed dormer in the rear and Carole Berger concurs. Mr. Hohenstein displayed some drawings of the main house, though not included in this application. Carole Berger opened the hearing for public comment. Nancy Kelly likes the Nantucket dormer much better than the shed dormer. She is concerned about the chimney smoke and sparks and was assured that the chimney height meets code. Carole asked if there were any further public comments and there being none, the public hearing was closed. James Cisek asked for size of corner boards and was told that they are 1x6 with a 1x8 wood frieze and fascia. There were some questions about windows and were told that the windows are Andersen 400 series windows. Questioned about the downspouts, Mr. Hohenstein said that the downspouts would be wood or a wood casing around metal. The house will have a white clapboard front and shingles on the side. Nancy Kelly asked about driveway material & said she would like to see porous material on driveway. Mr. Hohenstein said that it is currently crushed stone and is not sure of the plan for driveway. He was asked about the slope to garage and told the commission that he does not think there is any plan to change grade. James Cisek asked about pool house columns. Carole Berger noted that the columns help hide the fireplace from the street view but recommends more screening to hide the fireplace from Main St. Mr. Hohenstein said he is sure they will do a lovely job landscaping and will screen the fireplace with landscaping. After some discussion regarding the columns, Mr. Hohenstein offered to square the columns (rather than round as on the plans) and said that he can speak for the builder/owner in offering to square the columns. David Thompson made a motion to approve the application, with the following conditions:

- Cupolas to be removed from the plan.
- Nantucket dormers to replace shed dormers on garage/guesthouse.
- Repair and repaint the existing fence prior to the 2013 season.
- Re-hang the light fixture on front of the house.
- Red brick, to match the main house chimney, for the chimney on pool house.
- Square columns (rather than round as shown on the plan) on the pool house terrace.
- Shed dormer on rear of pool house. No dormer on the front of the pool house.
- *The commissioners requested that there be a screening to protect the view of the outdoor fireplace from Main St.*

2nd was provided by James Cisek. Vote in favor, Edith Blake, James Cisek, Carole Berger & David Thompson. Nay vote, Mary Sullivan. Mrs. Sullivan noted that she thinks the project is too big, that there is too much mass and that it is inappropriate for the area. Motion was approved.

New/Old Business:

Minutes from 1.8.13 Motion to approve. James Cisek, 2nd David Thompson. Approved.

Minutes from 12.18.12 Motion to approve David Thompson, 2nd James Cisek. Approved.

Minutes from 2.5.13 Motion to approve James Cisek, 2nd Mary Sullivan. Approved.

HDC Bylaw, Section 9A – Ordinary Maintenance – Warrant Article: The commission was notified that the bylaw is on the warrant for a vote at the Town Meeting on 4/9/13.

HDC member project assignments & overseer reports - continued

Historic District Guidebooks and CD's - Workshop/Q&A with Chris Skelly in May. –Bricque will work on scheduling this workshop.

Ordinary Maintenance approvals form. Continued until April

Propose April Meetings 4/2 & 4/23 –(Missing 4/16). Motion to approve date change, James Cisek. 2nd David Thompson – approved.

Meeting was adjourned. @ 5:41

Respectfully Submitted:

Bricque Garber
Assistant

Approved _____ date _____
Carole Berger-Chairman

Approved: 3/5/13