



Town of Edgartown
Historic District Commission
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HISTORIC DISTRICT COMMISSION

~MINUTES~

NOVEMBER 19, 2013

Commissioners Present: James Cisek, Beverly Fearey, Carole Berger, David Thompson, Robbie Hutchison. Bill Bishop, absent. Staff: Bricque Garber
The meeting was called to order at 4:03 by Chairman Cisek

Public Hearing - 22 Winter St. (20D-214.1) Laura Scheuer. Fred Walters/agent. Applicant proposes to construct a 2 story, 3 unit, building. Mr. Cisek read the public hearing notice. Site visit was done this day before the meeting. Applicants presented the plans that have been slightly altered in the size of the two 4 bedroom homes. They have lowered the rear buildings by 2 feet and have reduced the footprint in the length by 4 feet. The concept is the same. They proposed suggestions to change the building style of one house, so that they are not identical looking (as suggested by the commission) and asked for input. The possible changes presented included the window design on one house or addition to a farmers porch on one of the buildings. The project was described and a sketch provided of how the buildings will sit on the lot. Robbie Hutchison noted that the site plan will need to be updated to include the landscape and hardscape and location of trees. The meeting was then opened for Public Comment. Patrick Ahearn abutter still thinks the scale, height and mass are off and described his ideas concerning the windows and details. He suggested that the HDC be given all the details of the project. He believes the carriage house is too tall and the project needs much more detail including landscaping, hardscape & complete material lists. Ms. Carter, abutter, is concerned about the size of the buildings. Ms Cooke, abutter, asked about curb cut and fate of current loading zone. Ms. Cook asked about proposed plan for use and was told that the 2 single family homes and apartment are planned to be sold separately. Ms. Cook told the commission that she thinks Winter St. is too congested for the addition of this project. Three letters were read to the HDC, 2 in opposition to the plan and one from Mr. Fuller of the Edgartown Highway Dept., regarding the proposed curb cut. The curb cut application is heard by the Selectmen on Dec. 16, 2013. Mr. Cisek suggested that the application be continued to allow the applicant to rethink the plan. Beverly Feary suggested that the windows on the first floor be larger than the 2nd or 3rd floor. The applicant was asked if they had considered an elimination of the 3rd floor on the houses. Edith Blake expressed her opinion that the proposed project is simply too big for already congested area. Carole Berger noted her concern that the residential development in the business area does not have

integration and she is not prepared to vote at this time. The idea was floated, by the applicant, to remove the gatehouse entirely. Applicant agreed to continue the application to revisit the plans. Motion to continue this application Carole Berger, - 2nd Robbie Hutchison. Unanimously approved. Application will be continued until such time as the application requests a new hearing.

Public Hearing - 29 S. Water St. (20D-345) Tom & Mary Folliard. Patrick Ahearn/agent. Applicant proposes replacing the existing garage with a new Carriage house, removal of a portion of the existing house, restoration of the existing Boathouse wing and construction of a Greek revival house within the footprint of the existing portion of the house that would be removed as well as associated hardscape, pool and landscape. Mr. Cisek read the public hearing notice. Site visit was conducted this day just prior to the hearing. Mr. Ahearn appeared to show and discuss his plans. He ran through the plans as previously presented. The house will be reduced in size and elevated 3 1/2 ft. to the street height. Folliards are now owner of record. Existing building currently covers 85% of the lot and is sitting in a hollow. Currently the home does not lend itself to the residential character of the area. The garage will be moved back to align its front with 31 S. Water, allowing for a court yard & garden space. The large tree on the property is protected. There will be no change in topography at the 31 S. Water Side. On the water side the boat house which was part of the original house, will be preserved but separated from the primary structure. The main building will be cut back to allow for the boat house to be separated and a pool added within the area of the existing Greek Revival building. Mr. Cisek opened the meeting for public Comment. Howel Kelly, noted that building materials will be donated Habitat for Humanity. some of the A letter from neighbors, Norman and Margaret Rankow of support for the project was read. Public comment closed. James Cisek asked about the history of the house. Mr. Ahearn said he believes it was built 1934. Robbie Hutchison thanked Mr. Ahearn for the completeness of his plans and presentation. Beverly Fearey made motion to approve the plans as presented, 2nd David Thompson. Unanimously approved.

81 Main St. (20D-121) County of Dukes County/Registry of Deeds. Diane Powers/Agent. Applicant proposes to place 3 condensers, for mini-splits, on the ground next to the building. Diane explained about the location of condensers. Plans to disguise with evergreens but will fence if suggested by the HDC. Discussion ensued. Looking for a combination of plants that may be flowering in the summer and green in the winter. Motion to approve condensers with plantings to screen. Robbie Hutchison, 2nd - Beverly Feary. Approved.

1311 N. Water (20D-313) 11 North/ John Roberts Trs. (Change to an approved plan). Addition of a state mandated handicap lift with access door. **And** Change from approved Kolbe windows to Pella Architectural series windows. Applicant asked to continue the application pending MAAB approval. Continued to 12.3.13.

44 Main St. (20D-196) Behind the Bookstore/Sudikoff (Change to an approved plan). Replace one window with a door. Door to match previously approved door. ADA door. It was noted that the door cannot be seen from the public way. Motion to approve Carole Berger. 2nd - David Thompson. Approved

105 Main St. (20D-65) Daniel Santangelo (Change to an approved plan). Applicant proposes the addition of Solar Panels. Continued from 11.5.13 Applicant did not appear. Application to be continued.

45 S. Summer (20D-177) Federated Church . Fred Ward/Agent. Applicant proposes to install a yellow pole in parking area to protect corner of building. Continued from 11.5.15 Mr. Ward made a suggestion regarding the yellow pole. Investigated the idea of granite post and was told it would not survive. It was suggested a cement filled iron post. Wants to remove reflectors and remove the yellow paint and go back to how it was before the paint. David Thompson suggested a curb style bumper. Mr. Ward explained that that remedy would result in loss of two parking spaces and would not allow for truck entry. James noted that large rocks at edge could create a trip hazard at night as they are not lighted suggested some type of lighting on the rocks. There was continued discussion regarding the color of the post and black was agreed upon. Motion to approve removal of reflectors from the post, post to be painted black, Carole Berger. 2nd - Robbie Hutchison, Approved.

New/Old Business:

Minutes 11.05.13. Corrected as to spelling. Motion to approve as corrected Robbie Hutchison, 2nd - Carole Berger. Approved.

Unapproved projects: 55 N. Summer-Fence. Above Chesca's, trim. Assistant to send letters.

The meeting was adjourned at 5:36.

Respectfully Submitted:

Bricque Garber
Assistant

Approved: _____ December 3, 2013
James Cisek, Chairman