



**Town of Edgartown**  
Historic District Commission  
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# HISTORIC DISTRICT COMMISSION

## ~MINUTES~

DECEMBER 3, 2013

**Members** in attendance: James Cisek, Chairman, Carole Berger, Bill Bishop, David Thompson, Edith Blake, Beverly Fearey, Robbie Hutchison/absent. Staff: Bricque Garber.

Chairman Cisek called the meeting to order at 4:02. PM.

**4:00 - 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. John Roberts appeared with plans outlining the changes. He described the need for handicap access. Incline lift is subject of debate between the selectmen and the Handicap Access Board. This plan requires the removal of one window next to the entrance of the building. Window removed in favor of a hidden door that will open to allow for access. Also, requesting a change from the approved Kolbe windows to Pella windows. He answered questions about the door and how it would open stating that there will be no impact on the sidewalk. James asked about the door design and materials. John said that door will be clapboard and will be indistinguishable from the wall. The window brand change was requested. Want to replace the front door and asked if the HDC will need to consider the change of the front door. He was told that the door will have to be approved. Bill Bishop made a motion to continue this application and look more closely at the plans and window specifications for the change in window brand. Mr. Roberts made the call and returned to the meeting with the Window schedules. Bill asked about the window grills. Motion to continue, withdrawn by Mr. Bishop. Applicant would like to gain approval, today, for the window change. John stated that the windows will be Pella, true divided light, windows with factory applied wood mullions. Applicant said that he does not wish to gain approval for handicap door as it is under consideration from Handicap board and Edgartown Selectmen. Motion to approve the windows change, David Thompson, 2<sup>nd</sup> - Beverly Fearey. Approved. Continuing the Handicap door until the approval from the Handicap Board and the Edgartown Selectmen. Applicant would like to gain approval for removal and replacement of the front door. Door approval continued to the meeting on 12/17/13.

**4:15 - 105 Main St. (20D-65) Daniel Santangelo** (Change to an approved plan). Applicant proposes the addition of Solar Panels. Continued from 11.19.13. Mr. Santangelo provided a drawing of the panel and pictures from a similar installation on a five pitch roof. He showed the mounting bracket and showed members a small piece of the bracket and panel as an example of what would be visible from the road. He described it as about 5 inches high and only slightly visible from any public way, noting that the racking and panels are recessed approx. 3 feet from the roof edge to minimize the view from the public way. Mr. Santangelo showed the original plans.

Bill Bishop asked about the view from Fisher property. Carole Berger said that it can be seen from the Fisher House, portico. Carole acknowledged the applicant's effort to diminish a view from a public way, saying that if HDC wants to promote solar this application has a minimum impact. Bill Bishop asked to see the roof with a mock-up of the panels as previously requested and as was done by a previous applicant. The representative of South Mountain Solar said that they do not do this exercise as it does not represent the project and they do not want to go on to the roof of the homeowner without a contract. Carol Berger, made a motion to approve as presented- 2<sup>nd</sup> Edith Blake. There being no votes to pass the motion, Carole made motion to amend her motion in favor of a site visit on the 12/17/13 at 3:30 before the meeting. 2<sup>nd</sup> – Beverly Fearey. Unanimously Approved. Mr. Santangelo said he will be there or the rep. from South Mountain will be there.

**4: 25 - 105 Main St. (20D-65) Daniel Santangelo.** (Change to an approved plan). Applicant proposes to add a shed dormer on front of pool house. Work completed. Commissioners reviewed the package as supplied by the applicant. Mr. Santangelo acknowledged that there was a communication error as this item had been discussed by Mr. Santangelo's foreman in a previous meeting and he had agreed to removal of the dormer. The removal of the dormer had been a condition of approval but the architect was not given the final conditions. Saying that this mistake is unfortunate, Mr. Santangelo does not think the dormer detracts from the character of the building. Mr. Santangelo said that there are 200 shed dormers in the area, and showed pictures of properties in the area with shed dormers. He said that the dormer on his house is functional and adds light to the building. James Cisek told him this dormer was removed for a reason. Carol Berger noted that at the time the removal of the dormer, in the front, the rear dormer was agreed to, to add light into the building. Though this was an inadvertent mistake, Chairman Cisek said that the decision to remove the dormer was reasoned Noting that this is an auxiliary building to the main historic home. Bill Bishop said that this dormer was originally removed for a reason. Bill Bishop thinks that project is looking busy and the new construction is beginning to compete with the main house. Motion to deny this application, Bill Bishop. 2<sup>nd</sup> – Carole Berger. Application denied.

Applicant may appeal this decision.

**4:35 – 105 Main St. (20D-65) Daniel Santangelo.** (Change to an approved plan). Applicant proposes to change window manufacturer. Work completed. Applicant noted that he chose MidCape lumber for his materials and that this company is a Marvin dealer. He showed window samples and described the product with impact glass, saying they are basically the same type of windows and are consistent with the Andersen window. While the grids are slightly different the difference is not discernible from 7 feet and for all intents and purposes the windows styles are virtually identical. He noted that the addition of impact glass changes the grill pattern. Carole Berger asked why the applicant did not come to make an application to change the windows. James Cisek noted that he is not happy that this happened, but asking to remove windows not a good choice. Bill Bishop made a motion to approve the change of windows. 2<sup>nd</sup> – David Thompson. Unanimously approved.

**4:45 - 82 S. Water St. (20D-162) John Brittain.** Don O'Shaughnessy/Agent. Change to approved plan. Foundation to be brick faced. Picture of the house with stone was shown to the commission. Motion to approve change to brick, Beverly Fearey. 2<sup>nd</sup> – Bill Bishop , Approved.

**4:55 - 82 S. Water St. (20D-162) John Brittan.** Don O'Shaughnessy/Agent. Applicant proposes the addition of 2 window wells, replacement of front door, replacement of all windows & replacement of chimney. Don O'Shaughnessy described the windows as Andersen 400 Series True divided light with factory applied grills. Carole asked if the front windows might be replaced with original windows from whole home and the others replaced with new. Don described the existing

windows as hard to open and tweaked. Bill agreed with Carole, and said this would be a great compromise to use the best in the front and replace all the others. Don said he will 'build-out' the window trim to match existing historic trims. The commissioners asked if he would keep some original windows if possible. Don O'Shaughnessy said he will check into it but believes most have been replaced in the past and there is not much, if any, original glass. Motion to approve Andersen 400 series windows throughout, with heavy 'built out' casings and historic heavy sills, window wells as shown and custom built front door to match existing – Mahogany with historic style glass sidelights as drawn. Beverly Fearey. 2<sup>nd</sup> – David Thompson. Approved. Motion to approve duplication of chimney in block and stucco with brick upper portion & Bluestone cap, painted white, Beverly Fearey. 2<sup>nd</sup> – Bill Bishop. Approved.

**5:10 – 61 N. Summer St. (20D-222) Mark Casella.** Robert Piper-Roche/Agent. Applicant proposes to convert attic in to bedroom, create a mudroom entryway, alter existing porches, and build a garden shed, new fencing and brick paving. Footprint not expanded. The commissioners reviewed application, plans and the history of the house as presented. Robert walked the commissioners through the plans. The existing plan and the proposed plan were given to the HDC members for comparison. Motion to send the application to a public hearing on 2/4/14, Bill Bishop. Site visit to be held at 3:30 the same day. 2<sup>nd</sup>- Beverly Fearey. Approved. Sent to Public Hearing.

***New/Old Business:***

- *Meet with possible alternates- The two alternates were not able to attend the meeting today.*
- *Sovergn bank's window signage was discussed and will be referred to the sign committee.*
- *When new foundations are constructed the new elevation height, from the existing grade, may be notable. A discussion about the grade ensued and it was agreed that the new elevation height should be requested on applications for new foundations.*
- *Minutes 11.19.13 Motion to approve minutes - Carole Berger, 2<sup>nd</sup> David Thompson. Approved.*

*Meeting Adjourned. 6:36 PM*

Respectfully Submitted:

Bricque Garber

Approved \_\_\_\_\_ 12.17.13  
*James Cisek, Chairman*