



Town of Edgartown
Historic District Commission
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Edgartown Historic District Commission Minutes for Tuesday August 7, 2012

Commissioners Present: Carole Berger–Chairman, James Cisek, Beverly Fearey, Edith Blake, David Thompson, Bill Bishop, Robbie Hutchison & Mary Sullivan.
Staff: Bricque Garber

The Meeting was called to order at 4:02 by Chairman Berger.

The commissioners had completed a site visit at 30 Simpsons Lane, prior to the meeting.

- 1. 4:00 –33A N. Summer St. (20D-347) Dorothea Morgan/ Karen Trotie – Agent.** Applicant proposes to change 2 exterior light fixtures. Karen Trotie was not here at 4:02 when called but she had provided a proposed fixture prior to the meeting. The commission viewed the fixture proposed by the applicant. There was some discussion and it was noted that the proposed white fixture is not in keeping with the HDC and a black or bronze colonial style fixture would be a better choice for seeking approval from the HDC. It was noted that the applicant may choose to remove the existing fixtures and repair the wall. Because the applicant was not present the application was postponed until 8/21.
- 2. 4:15 - 105 Main St. (20D-65) Daniel Santangelo** – Applicant proposes to build a 660 sq. ft. garage with guest house above and build a 300 sq. ft. pool house with covered porch. Mr. Santangelo attended to present his plans, noting that he has a large parcel with an existing dwelling. He explained that the existing home has had several additions to the rear of the home, saying that the front part of the house in good shape and is historic but the rear additions are in poor shape. Mr. Santangelo said that he had originally intended to renovate the front of house 1st then add the additional structures but has decided to do the project in reverse, building in the back of the property and doing the renovations of the main house later. His presentation plan today was for the garage and guest house. He said that his architect has reviewed the proposed plans with building department and has approval of the set-backs and that the building department is okay with carriage house and pool house due to the size of the lot. (19,904 sq. ft.) He plans to use the existing curb cut. He showed plans for his proposed garage with shed doors and

showed a couple of photos of properties that had a similar look. Mary Sullivan asked about the plan for the main house. Mary said that it would **not** be usual for HDC to review only part and not the entire project. Mr. Santangelo said he wants it all to look good but cannot afford to do all of the work now. He said that the main house will need to be jacked up and new foundation built. Beverly Fearey asked about the broken fence and asked for some assurance that the fence will be fixed. Mary Sullivan asked how much time was planned between the building of the rear structures and the work on the main house. Mr. Santangelo said he plans to begin his proposed project now and do the house next year. Bill Bishop noted concerns that the rear construction may be completed and next year the applicant may return to say the front house is not savable, in view of Mr. Santangelo's description of the issues with the main house and the scope of the work he anticipates. And, may, at that time, petition for demolition of the historic home. He said he would like to see a plan for the entire project. Bill Bishop further noted that the application asks for Azek as a construction material. Mary Sullivan explained that the HDC has not approved Azek. Mr. Santangelo said that he would like to discuss the Azek at another time and was told that the use of Azek is not open to discussion. Carole Berger noted that the HDC has seen a historic home that was purchased and that the HDC wants to see the owner fix the historic house rather than build new buildings. Mr. Santangelo said that it is easier for him, financially, to do this phase first. Robbie said she would like to see prelim plans for the entire project. Bill Bishop said he wants to see completed plans for the main house. Mary Sullivan noted that main house is historic and would like to see any plan for a demolition of the back part of the house. Mr. Santangelo said he is not doing anything with the main house now, choosing to do the back first. Robbie said the HDC would like to see a master plan for the whole project not just phase one (the rear part of the property) and she would like to see a structural engineer's report on the main house. Mr. Santangelo asked if the commissioners liked the plans for the proposed new buildings the answer from all members was, no. Commissioners further noted that the pictures provided of existing garages were not pictures of homes in the Historic District. James Cisek said that the proposed new buildings should mimic the main house in design. Carole Berger said she wants to see the engineer's plan for the main house and noted that a project of this size will require a public hearing. Edith Blake reiterated that the plan for any buildings should be in-keeping with the main house. Dan Santangelo said that he needs to begin this project before fall and will talk with his architect. Edith Blake reminded him that this is a "simple colonial house" and the proposed out buildings are too elaborate. Mary Sullivan made a motion to postpone the application until August 21 to allow the applicant to confer with his architect. 2nd, Bill Bishop. Unanimous

- 3. 4:30 31 South Water St. (20D-326.1) Norman Rankow** -Applicant proposes to replace existing fence and gate and build a new pool gate and build a new cedar arbor with gate and repair/replace existing lattice fence. Norman Rankow appeared to present his plan for a new fence and gate. Robbie Hutchison recused herself from the vote. Mr. Rankow said that recently built gates will be removed as he did not know when he built the gates that the Harbor is considered to be a public way. He said that he plans to build a cedar fence, painted white, with an 8 foot section that is removable to allow an easement for the Vietors (next door) to do work if needed. He

said that the removable section is a better choice than a gate as the neighbors do not need to go back and forth regularly. Bill Bishop asked for picture of the fence and noted that tapering the end to 4 feet for the last 20 feet was approved for the Vietor's fence application. The Vietor's fence approval was reviewed by the members. Carole Berger asked the height of the proposed fence - 6 ft. said Mr. Rankow. Mary Sullivan asked if he proposed a plain fence with no lattice. Yes, said Mr. Rankow. Beverly Fearey said she thought 4 feet of fence with 2 feet of lattice might be better. David Vietor attended the meeting and described the existing fence on the Harborside side of the property. Mr. Rankow said he is happy to discuss the lowering of the fence height at the edge. It was suggested that the removable panel might slope downward to 4 feet. Norman said he can start at 4 feet and go up to 6 feet, with a removable 8 foot long section for Vietor's access. Louise Oliver thanked Mr. Rankow his plan for an 8 ft. removable section to accommodate an access easement for major construction, not for everyday use. She would like to see the height of fence at 4 feet for 20 linear feet, as was approved for her property, saying that this creates an 8 ft barrier, including the privet. The picture from Mr. Rankow shows the fence extending beyond the bulkhead. Mrs. Oliver noted that the state has jurisdiction over the bulkhead and the filled land and that the area behind the bulkhead is filled land. Norman Rankow said that there will be no post in the bulkhead as the extension is a "wing wall". Louise Oliver said she thinks the height should be 4 feet for the fence and not have a swoop on the removable section. David Vietor thinks the fence with a wing wall over the bulkhead is not aesthetically pleasing and takes exception with this end of the fence. He said that a wing extending over the bulkhead will look strange. Norman Rankow said this is necessary to be pool compliant and it is required that it must be done this way. Carole Berger said she is concerned that we are touching on areas that may not be our concern. Discussion ensued. Bill Bishop made a motion we look into the legality of what is pool compliant. Bill Bishop made Motion to postpone the application until 8/21 and conduct a site visit prior to the next meeting. He noted that he does not like the idea of fence over bulkhead but is troubled by the idea of a fence across the back to shield the pool, if that is the option. He asked David Vietor and Louise Oliver if they would be happier if the entire fence was 4" tall. Mrs. Oliver said they would be happier but want more information as to what is needed to be pool compliant. James Cisek provided a 2nd. Approved with Edith Blake a nay vote. Mr. Rankow asked for a vote for the arbor only. Beverly Feary made a motion to approve only the arbor as presented. 2nd James Cisek. Unanimous.

4. **4:45 – 34 N. Summer Street (20D-112) St. Andrews Church- Rev. Vincent Seadale/Agent.** Applicant proposes to remove and replace existing brick steps, ramp, foundations & railings. George Crawford appeared for the church. He described that the front stairs are in need of replacement and as part of the project want to bring ramp into compliance. The ramp is not currently in compliance with code and is too steep. He described that rebuilding the steps will include the addition of a riser while the landing at top will be the same. Risers will be brick with a bluestone cap. A minimal hand rail made from Architectural Bronze is proposed (sample of the bronze was passed around the table). Mr. Crawford said that they want the railing to have as little visual impact as possible. The ramp and decking will made from Ipe (tropical hardwood). The wood will be allowed to weather to gray.

There will be a railing on either side of the stair. Mary Sullivan asked if the handrail is slippery when it is raining. Mr. Crawford said he does not know but will check into this. Bill Bishop said this project almost falls under the category of normal maintenance. Mary Sullivan made a motion to approve the plan as presented. 2nd Bill Bishop. Unanimous. It was noted that construction will begin in mid September.

5. 5:00 – 30 Simpson’s Lane (20D-220.3) Chatinover & O’Connor

Raphael Magri/Agent. Applicant proposes to remove existing fence and replace with Azek fencing as is currently in place. The applicant’s agent could not attend and the application was continued to 8/21.

Old Business:

Bricque’s vacation- Bricque will miss one meeting in September and not be here to create the agenda for the 1st meeting in October.

Violations update - The Mondry house construction is being monitored by Beverly Fearey.

The Seafood Shanty wrote in response to the HDC letter asking them to put the garbage bins in the enclosure. The members reviewed letter.

6. Minutes –The minutes from 7.17.12 were approved.

The meeting was adjourned. 5:42

Respectfully submitted,

Bricque Garber

Carole Berger-Chairman

date