



Town of Edgartown
Historic District Commission
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Edgartown Historic District Commission Minutes ~ 8.21.12

Commissioners in attendance: Carol Berger - Chairman, James Cisek, Beverly Fearey, Mary Sullivan, David Thompson & Bill Bishop Staff: Bricque Garber

There was a site visit at 3:30 at 31 S. Water St., regarding a proposed wing wall at the bulkhead.

The meeting was called to order by Chairman Berger at 4:03 PM.

- 1. 4:00 – 85 North Water St. (20D-284) Brooker MA Trust. Dudley Cannada/Agent.** Applicant proposes to enclose existing porch. Mr. Cannada appeared and provided his plan. His client wants to enclose the one story porch. He provided photographs of the existing porch and described the porch which is hard to see from the street. The plan is to maintain the porch structure and set the fenestration inside. Mr. Cannada said that the spirit of the porch will stay the same and they will retain as much glass as possible. There will be no change in existing windows and the siding will not be changed. Dudley asked if a public hearing will be needed. Carole Berger and Beverly Fearey said they did not think public hearing is needed. Motion to approve as presented, was made by Beverly Fearey. David Thompson provided the 2nd. Unanimously approved.
- 2. 4:15 – 46 N Cooke Street (20D-33) Ted & Katherine Gage/ Allen Shinn. Patrick Ahearn –Agent.** Applicant proposes to remove rear wing, connector and garage and replace with new wing, mud-room and 2 car garage, add shed dormer at rear & add 2 windows. Mike Tartamella from Mr. Ahearn's office presented the plans to the commission. He said that the Admiral Shinn house dates from 1840 (Edith Blake has corrected the building date of the house to 1763), with the original primary structure being the "box" in center of the structure. Many additions were added to house in 80's and 90's. He outlined the existing structure additions that are proposed to be removed, noting that from Cooke St. the house will appear the same. Mr. Tartamella explained that the new addition will be more in keeping with the original house. He said that the 15% demolition does not include any of the original historic house. The part to be removed and replaced is presently 1780 sq. ft. and the new addition will be 1950 sq. ft. The plan is to begin the project on October 19th and finish by July 1. He showed several elevations to the commission showing existing house and the plan for the addition and the carriage house, noting again that the additions will be more in-keeping with the original house. James Cisek asked about skylights noting the skylights on the plan and saying it is not usual for this commission to approve skylights. Mary Sullivan noted that this is a significant historic building and the work is substantial enough to warrant a

public hearing. Bill Bishop asked for trim details for next hearing listing sizes and materials, a description of fixtures and 'cut sheet' for the windows. James Cisek made a motion to refer this application for public hearing. Beverly Fearey, 2nd. Unanimous. The application will be heard in a Public Hearing on October 2, 2012.

- 3. 4:30 - 31 S. Water St. (20D-326.1) Norman Rankow** – Continued from 8.7.12. Applicant proposes new fence. Bricque Garber showed a new fence drawing provided by Mr. Rankow. The application asks for approval for an Azek fence, a section eight foot in length to be six feet high and a section four feet in length, at the harbor edge, to be four feet high. The fence to be erected between houses. Walter Dello Russo appeared for Mr. Rankow, who was delayed.

Beverly Fearey pointed out that this application shows Azek which had been previously discussed. Mr. Rankow's prior drawing showed both Azek and Cedar painted with, as possibilities." Mr. Rankow had been advised that the HDC would prefer cedar painted white. Mr. Dello Russo was asked if he was authorized to make changes for Mr. Rankow. He answered, "Yes, I could. Bill Bishop pointed out that the fence, previously approved, for the neighbor was 4 feet high for 20 linear feet. Beverly asked why the entire fence is not 4 ft. tall. Beverly Fearey pointed out that the height, as drawn, may block the view of the neighbor and thinks the proposed plan looks "funny". Bill Bishop said he would like to see the fence be 4 ft. high for the entire length of the fence. James Cisek pointed out that if the removable part is 4 ft. high it would be lighter and easier to remove. Mary Sullivan noted that it was clearly discussed, in the last meeting, that Azek would not be approved.

Abutters were present to speak about the fence. Carole Berger told the neighbors that the HDC cannot speak to the safety issues but are voting only on the appearance of the fence. Mr. Dello Russo asked if the fence would be okay if it is four feet tall, and built from cedar, painted white. He asked if the overall design is okay. Carol Berger told him the HDC cannot design the fence but can approve or deny the plan presented. George Davis, attorney, spoke for the Vietor family who has the abutting house at 29 S. Water St. He told the commission that the building code requires a 4 ft. barrier to be pool compliant. Mr. Davis said that the bulkhead area is not usable per state law. He suggested that the fence be moved back from the bulkhead and the height is 2 ft or 3 ft. with a lattice top. He said further that, if the bulkhead cannot be legally used as a barrier, the fence must be built on the bulkhead or back from the bulkhead to be pool compliant. Mrs. Louise Oliver spoke to say that there are designs that might be more pleasing and satisfy the safety requirements. She maintained that the bulkhead itself is not high enough to be pool compliant. And, whatever is decided cannot be built until the DEP issues a license. Bill Bishop, noted that what is before the HDC is an 11 foot section of fence, not other fences or pool compliant issues. "We have an 11 foot section of fence to look at and in our purview we can only look at the 11 foot fence." Mrs. Oliver noted that the previously built, solid fence was removed due to the ruling from the Conservation Commission.

Mary Sullivan said that she is surprised by this week's plan as she thought there would plans that would represent what was discussed and informally agreed to by the applicant at the HDC's prior meeting, which included a discussion of a lattice top for the fence. Bill Bishop noted that we did discuss the heavy style of the proposed fence. He noted that the abutters are not happy and made a motion that the applicant come back to the commission at the next meeting with another plan option. At that point,

Mr. Dello Russo decided to withdraw the application and said they will re-file the fence application. Ellen Kaplan, attorney, representing the Reeds, an abutter, asked why we are not seeing the entire fence in this application, both sides and the perpendicular part of this fence. The application was withdrawn.

- 4. 4:45 – 105 Main St. (20D-65) Daniel Santangelo** – Continued from 8.7.12. 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 showed the commission several pictures. He said that he wants to assure the commission that he has no plan to take down the front the house there is only one reason for not renovating the main house now, wanting to do the out buildings first as a place to stay while doing the renovation of the main house. He showed a prototype picture of a guest house that he believes is consistent with the style of the main house. He showed the HDC several illustrations of other colonial homes, consistent in style with 1800's houses. He had some photos of Edgartown houses. He said he is looking for a suitable compliment for the primary house. He told the commission that Pam Fox, a historian, thinks his design is a pretty good compliment to the main house. He discussed his carriage house drawings explaining how he sees the design as a compliment the house. He further displayed the plot plan of the lot and the layout of the proposed new buildings and the existing home. He told the Commission that he may do only an interior renovation to the main house depending on how the project goes. He said he wants some direction from this commission as to what they would consider reasonable. He said that he did look at Asher Benjamin designs as suggested by Edith Blake in the last meeting. He described the main house as a simple colonial house with 2 additions.

James Cisek asked Mr. Santangelo for a final set of plans that can be submitted for a public hearing. Beverly Fearey said she is not thrilled with the arched garage doors preferring a more of square door. Carole Berger does not object to the arched door. Mr. Santangelo explained that the proposed guest quarters are above the garage and is approx. 900 sq. ft. Bill Bishop asked why he is planning pool house but no pool. Mr. Santangelo said that the pool house to be an out building that his family can use while the main house is being renovated. Bill Bishop asked about the additions on the main house that were described in the previous meeting, reiterating that he wants to see the plan for the entire project as we cannot relate these buildings to the main house without seeing planned additions for the original house. He told Mr. Santangelo that the HDC wants to see what you are thinking for the main house as relates to the whole project. He further said that it would be good to show the main house as it relates to the proposed addition of new buildings. Mary Sullivan told him, "We want to get an understanding of what this very important corner looks like, so we can consider the project as a whole," and asked for an entire plan for the property. Mr. Santangelo asked, "What do you think about garage doors?" Carole Berger said that she wants to see a completed plan, noting her concerns regarding the main house design as it will relate to the entire project. Mr. Santangelo said he will bring a comprehensive plan to the next hearing with elevations and a best guess on a plan for the front house.

- 5. 5:00 - 30 Simpson's Lane – Chatinover & O'Connor. Raphael Magri/Agent.** Continued from 8.7.12. Applicant proposes construction of an Azek fence. James Cisek told the applicant that it has been previously determined that Azek is unacceptable. And asked that the fence be removed. Mrs. O'Connor said that a neighbor had an approved, by the HDC, for Azek corner boards, for their fence. Bill Bishop said that this Commission has not approved any Azek fencing in the Historic District. Carole Berger

noted that the fence at 30 Simpson's Lane has been in violation for some time. The applicant said that they did not know that they needed to get approval to build a new fence. There was discussion as to whether the fence can be seen from a public way. Mary Sullivan noted that it is the responsibility HDC to see that the fence is congruent. Carole Berger said that the fence should be consistent with abutting fences and be harmonious with the area. Carole said that she does sympathize with the homeowners desire to use the fence as a sound barrier. Ms. O'Connor read from the bylaws of the HDC saying that this commission cannot deny an application based upon composite. Mary Sullivan told them that the composite is not the only reason for not approving the application and told them that we are not telling them that they cannot build a fence but that this fence is unacceptable.

The bylaws were read to the applicant. Mary Sullivan asked Mr. Chatinover and Ms. O'Connor if they would like to amend the application, or do they want to have the vote taken, which if denied would allow for a 20 day appeal period. The applicant said they wanted a vote. Mary Sullivan made a motion to deny the application. James Cisek provided the 2nd. The vote to deny the application was unanimous.

6.5:30 - 33A N. Summer St. (20D-347) Dorothea Morgan/ Karen Trotie – Agent. Applicant proposes to change 2 exterior light fixtures. Continued from 8.7.12. The applicant did not attend the meeting. After some discussion, it was decided that the Assistant will contact the applicant and tell her to remove the existing fixtures and repair the wall.

7. Minutes – Approval of minutes from 8.7.12. Minutes were amended as to item 2, line 22. - “Mr. Bishop would like to see completed plans for entire project.” Motion to approve as corrected was made by James Cisek. Mary Sullivan 2nd. Unanimously approved.

The meeting was adjourned at 6:16 PM

Respectfully submitted:

Bricque Garber, Assistant

Approved: _____ date _____
Carole Berger - Chairman