



JULY 23, 2018

COA 18-55

Owner

Paul S Moyer

Representative

David Cleveland

Location

531 N 2nd Street

Parcel

2403-705-0070-000-8

Historic Status

Contributing structure located in the Edgartown Historic District.

Requested Action

Consideration of an approval for the construction of a new roof over existing flat roofs and building carriage house.

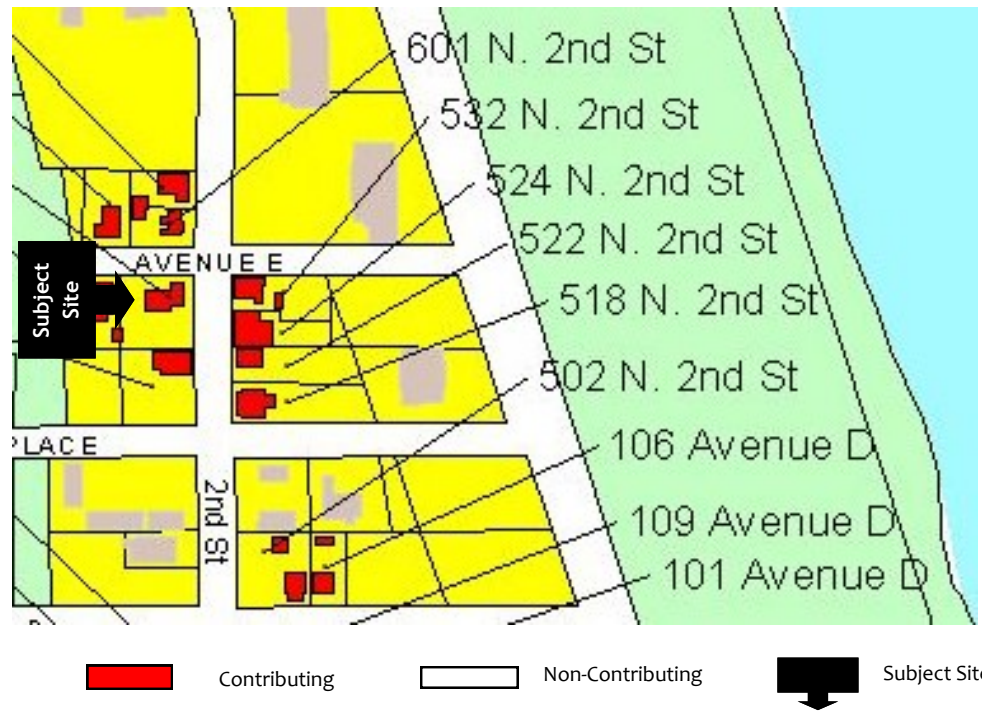
Recommendation

Approval

Staff

Maria Lewicka, AICP
Historic Preservation Planner

HISTORIC PRESERVATION BOARD : PUBLIC HEARING



EXISTING CONDITIONS :

This two-story frame vernacular residential structure is listed as contributing in the Edgartown Historic District. Notable architectural features include a gable roof, centered entrance and entrance porch. Fenestration consist of 2/2 double hung sash windows. This structure was built in 1916.

In 2002 building was extensively remodeled including front porch addition.

REQUEST

The applicant is requesting consideration of an approval for the construction of a new roof over existing flat roofs (1st Phase) and building carriage house to be used by the owner (2nd Phase).

The applicant plans to convert main house to three (3) vacation rental units.

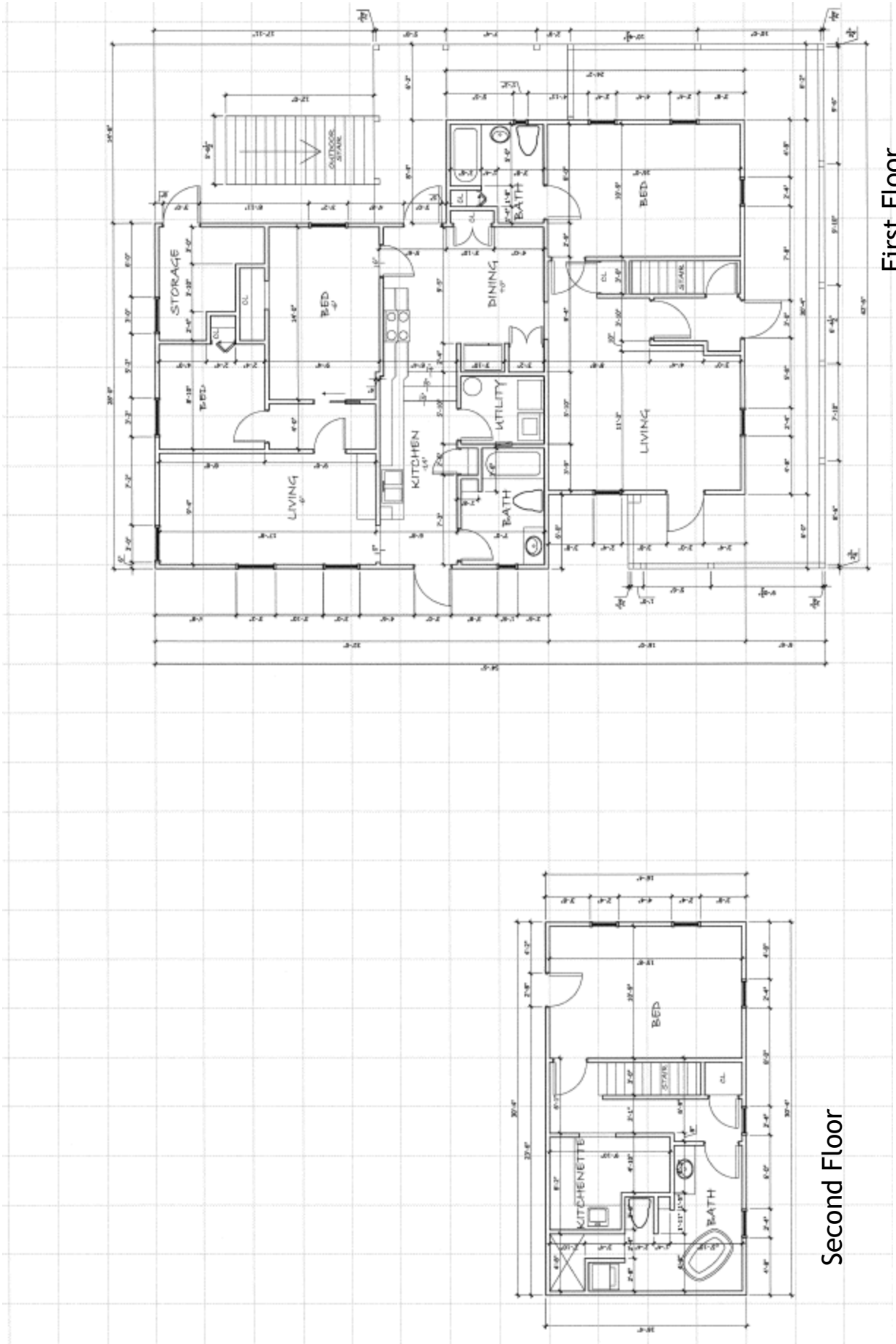
All new finishes will match existing.



Front/2nd Street Façade of the Existing Building



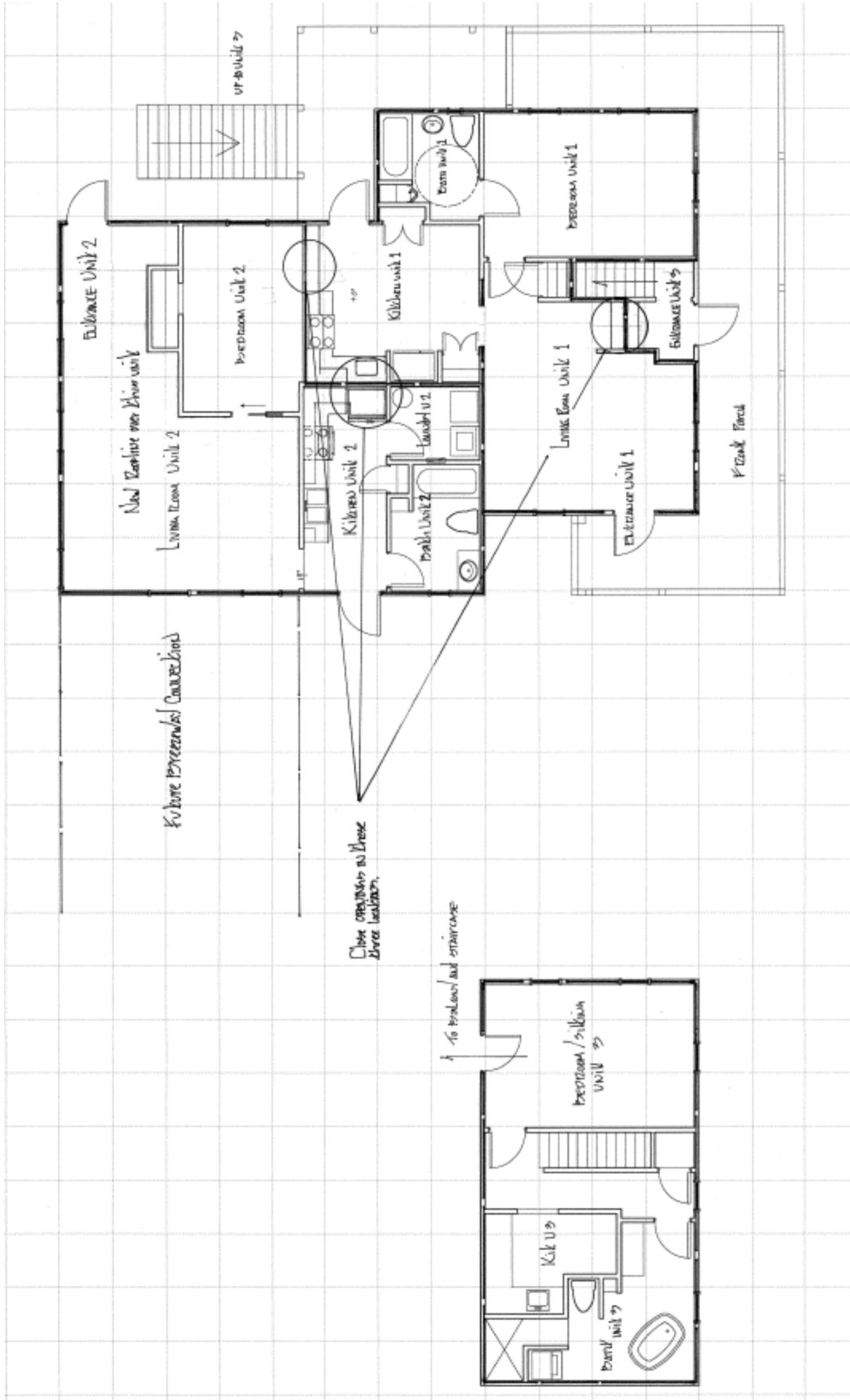
Side/Avenue E Façade of the Existing Building



Existing Floor Plans

First Floor

Second Floor



Revised Floor Plans



Neighboring Properties



STAFF ANALYSIS

Secretary of Interior Standards for Consideration

- 9) New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
- 10) New additions and adjacent or related new constructions will be undertaken in a such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

STAFF RECOMMENDATIONS

One of the goals of historic preservation is to create new buildings designed in harmony with both adjacent contributing structures as well as the close surroundings of the overall Edgar Town development patterns.

The design scheme of the proposed additions are compatible with the architectural style of the adjacent structures in massing, size, scale and continuation of some architectural elements.

Staff recommends approval of the proposed additions as they meet Secretary's Standards 9 and 10.



Property to the North/East of the Subject Structure