



AUGUST 28, 2023

COA 23-40

**Owner / Applicant**

James Michael Nole

**Location**

209 Avenue D

**Parcel ID**

2403-705-0117-000-0

**Historic Status**

This Building is a contributing structure located in the Edgartown Historic District.

**Recommendation**

Approval

**Staff**

Maria Lewicka, AICP  
 Historic Preservation Planner

**HISTORIC PRESERVATION BOARD : PUBLIC HEARING**



**PROPOSED RENOVATION**

**BACKGROUND**

This contributing structure was built in 1900 as a two-story gable roof, Frame Vernacular structure. Notable architectural features include a tiered porch, center entrance, drop siding exterior wall fabric and 1/1 double-hung sash windows.



**REQUEST**

In January 2020, the subject structure was considered for demolition approval by the Historic Preservation Board (HPB). Prior to the scheduled Board hearing, the then-owners withdrew their application. The property was sold and the new owners submitted COA application for restoration and addition to the existing structure. This application was approved by the HPB in 2020. Nevertheless, the property was sold again and a new owner submitted for the board approval new plans for a total renovation of the structure and converting it to a duplex.

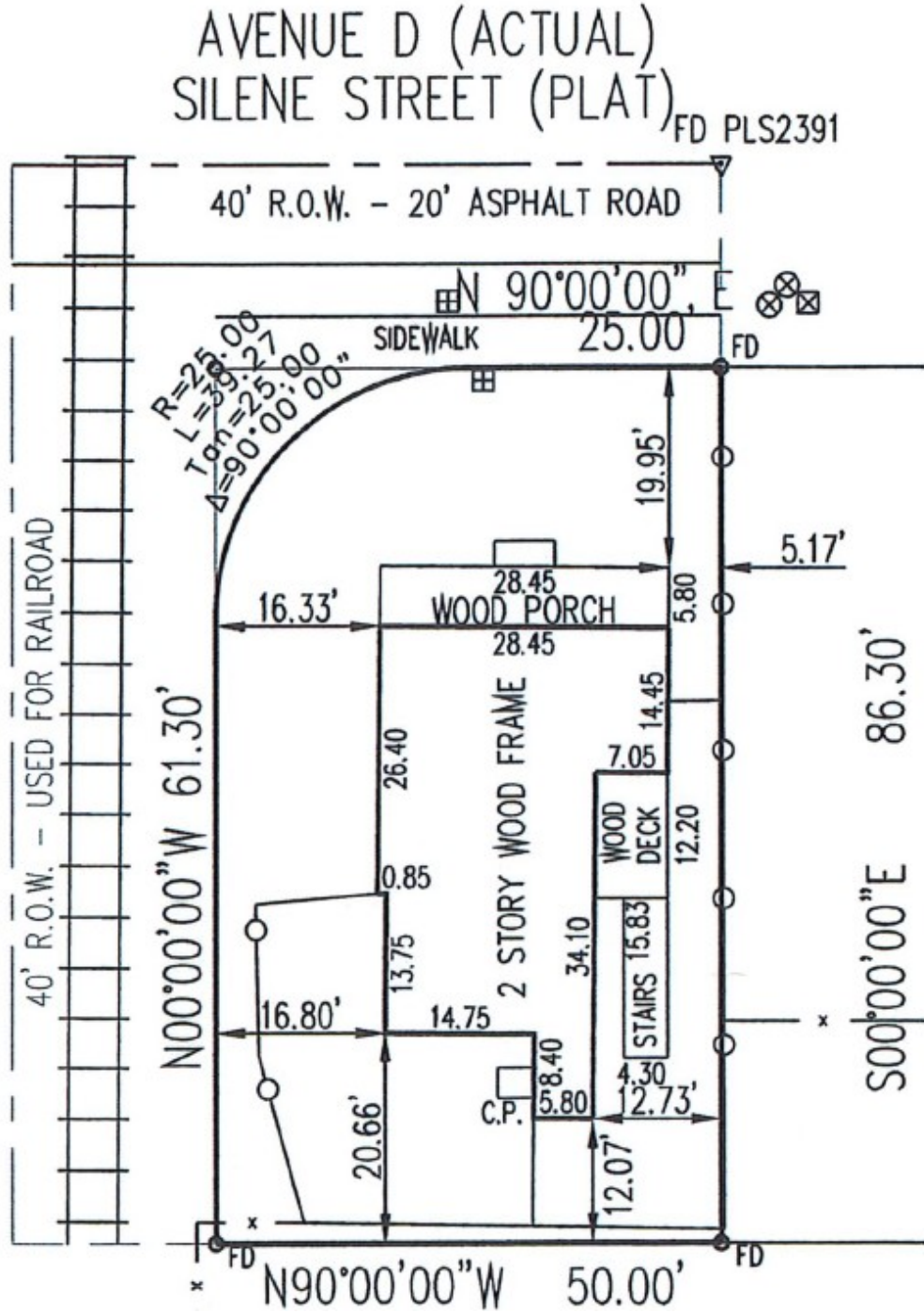


**SITE LOCATION**



**PHOTOS OF THE EXISTING STRUCTURE**

TELECOMMUNICATION - EASEMENT OVER  
 F.E.C. RAILROAD R.O.W. PER O.R.B. 3477 PG. 2428  
 HIGH STREET (PLAT) F.E.C. RAILROAD (ACTUAL)

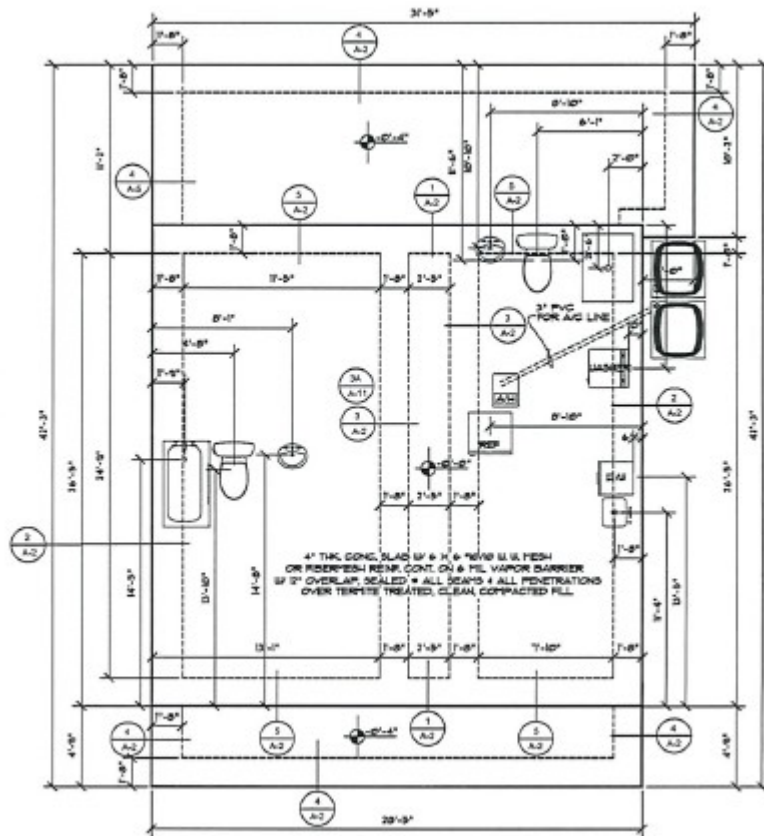


**PROPERTY SURVEY**

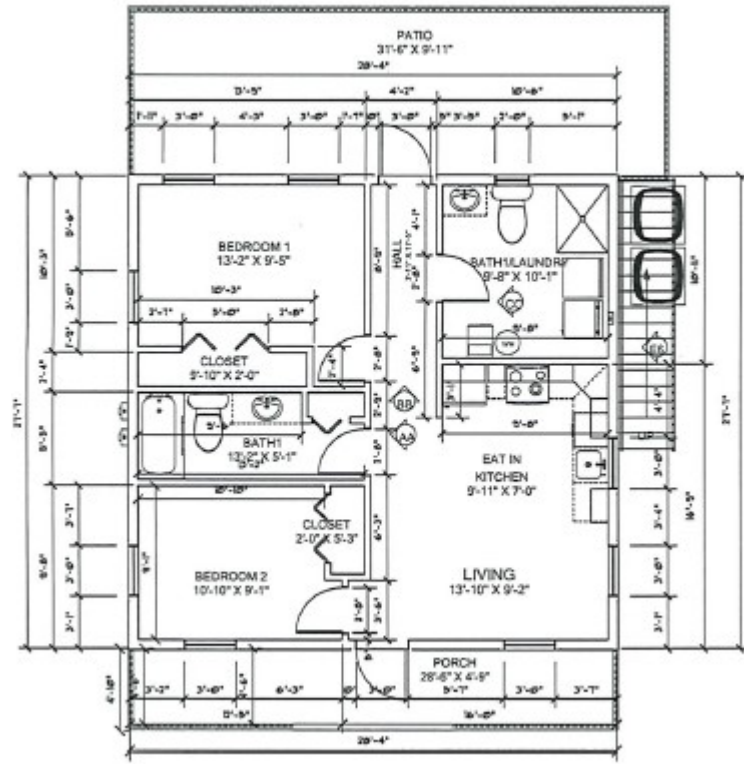




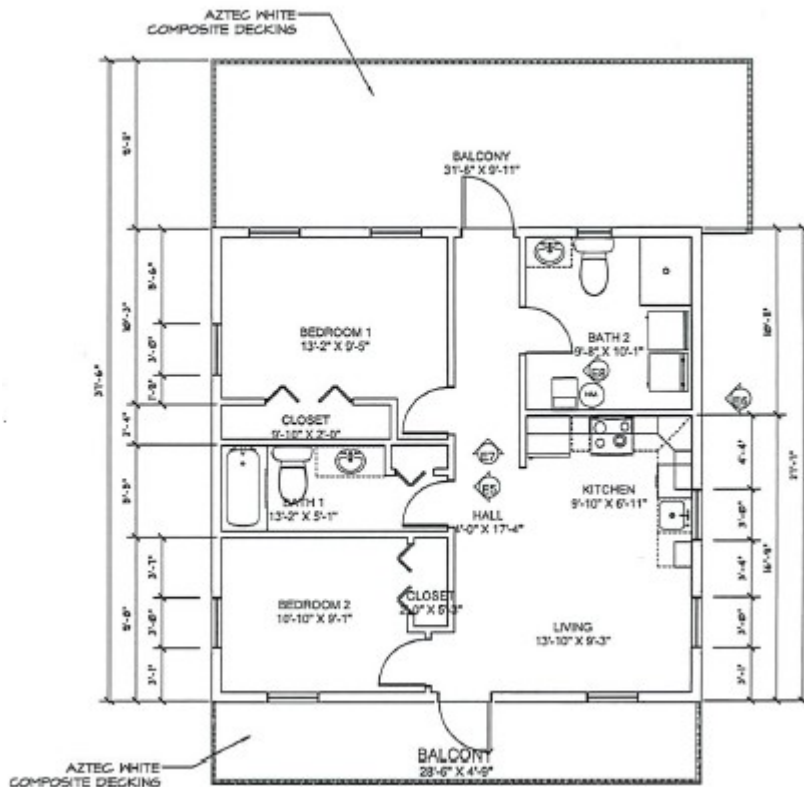
**FRAME ISOMETRIC**



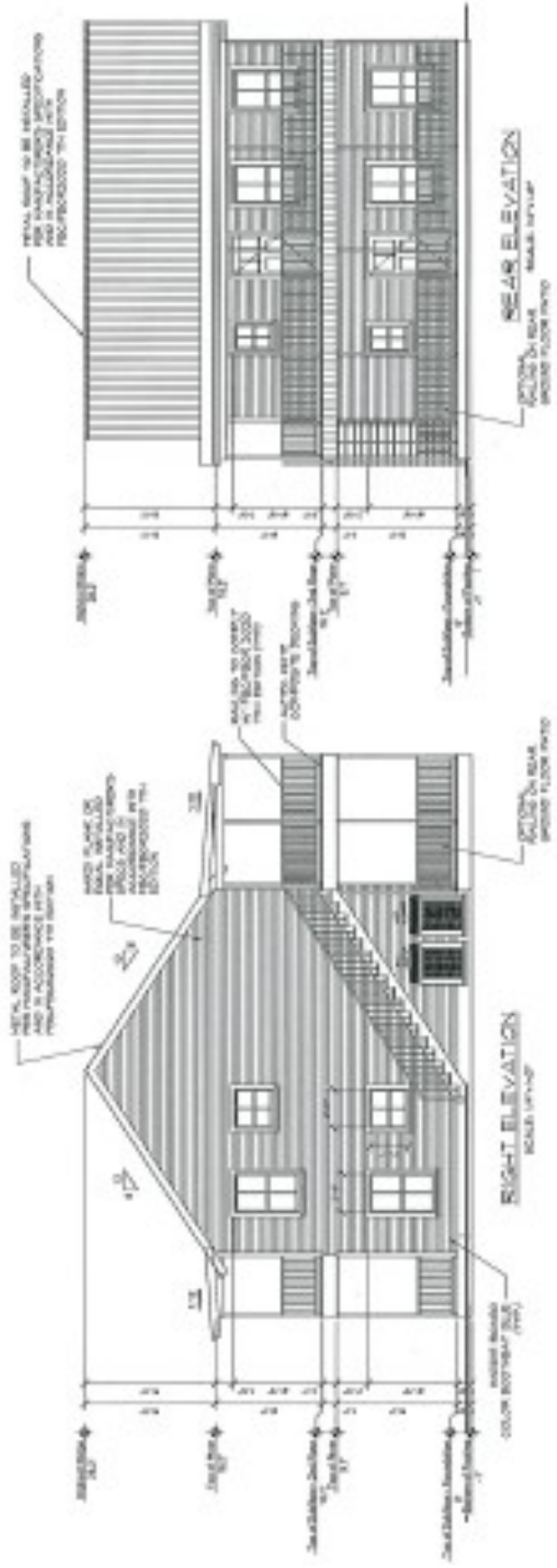
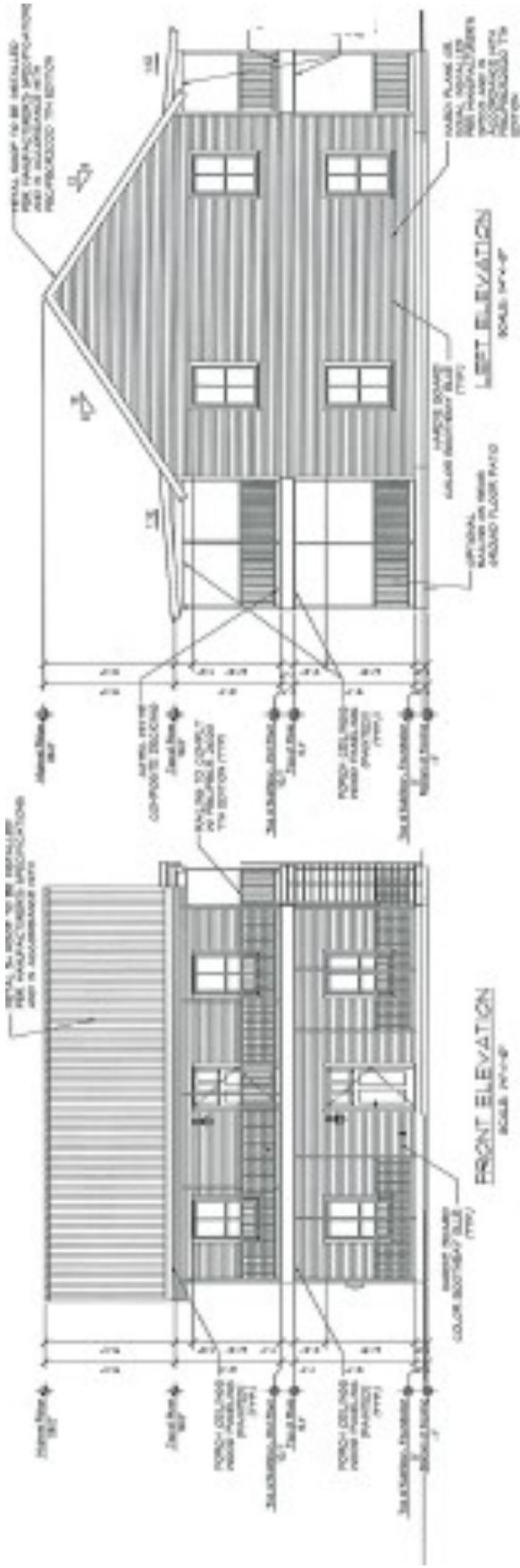
**RENOVATION FOUNDATION PLAN**



**PROPOSED FIRST FLOOR PLAN**



**PROPOSED SECOND FLOOR PLAN**



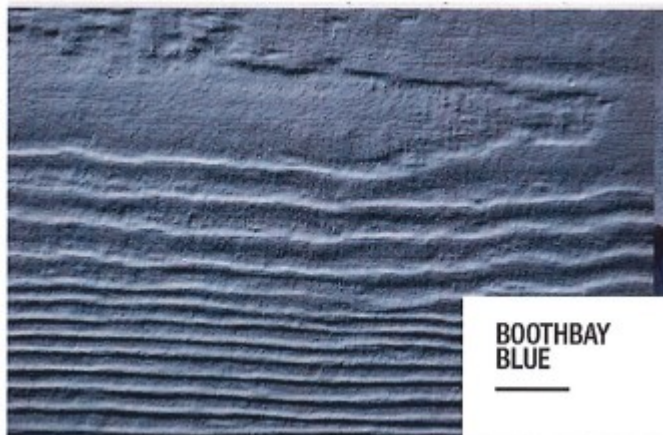
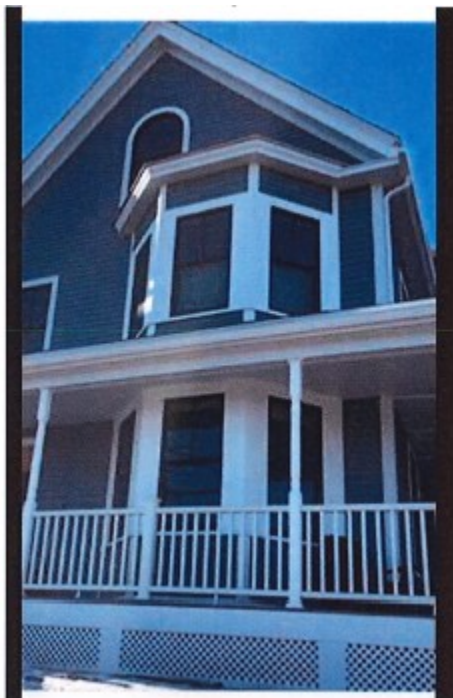
# PROPOSED FACADES OF THE BUILDING



**EXAMPLE OF THE DOOR THAT WILL BE ON THE FRONT OF HOUSE - 3068 SWINGING/PEDESTRIAN DOOR.**



**EXAMPLE OF THE WINDOWS THAT WILL BE ON THE FRONT OF HOUSE - 3050 SH IMPACT WITH SCREEN.**



**EXAMPLE OF THE HOUSE COLOR:  
JAMES HARDIE BOARD COLOR  
BOOTHBAY BLUE**

## **S T A F F   A N A L Y S I S**

### **Secretary of Interior Standards for Consideration**

- 5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
- 9. New additions, exterior alterations, or related new construction shall not destroy historic materials

## **S T A F F   R E C O M M E N D A T I O N**

The detailed restoration of the original building, and change of the use to a duplex will improve the functional efficiency of the residence and enhance the property's contribution to the historic character of the Edgartown Historic District.

Staff recommends approval of the COA application as it meets the Secretary of the Interior's Standards 5 and 9.