

Town of Edgartown
~Historic District Commission~
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Historic District Commission

Zoom Meeting Minutes

Thursday, June 24, 2021



Members in attendance: Christopher Scott, Susan Catling, Carole Berger, Cari Williamson, & Julia Tarka. Absent: Ken Magnuson. Staff: Doug Finn-Host & Bricque Garber.

This meeting was postponed from June 24, 2021.

In accordance with Chapter 20 of the Acts of 2021, this meeting will be held through remote conference technology. The meeting is being recorded.

4:00 - 92 South Water St. (29B-11.21) Steven & Nancy Donovan. Kevin Cusack/agent. Applicant proposes to add 9x4 ft. addition to the garage. Chris Scott opened the meeting at 4:04. Kevin Cusack explained that the addition is being sought to house the pool equipment in the 36 sq. ft. addition. The plan was displayed and it was noted that the proposed addition is 205 ft from the street. He noted the proposed addition is approximately the size of a trash container. Mr. Cusack said that there will be sound reduction that will reduce any sound to the equivalent of a human whisper.

Mr. Scott asked about the correspondence and the members noted that they have read the abutter's letters as part of the shared meeting materials. He further noted that the pool equipment location per se was not within the purview of the HDC. In this case it was originally said to be as inside a structure and the HDC only reviews facades. Mr. Scott explained that the neighbors will be allowed brief comments. Stephen Moriarty spoke for the Brown Family. He noted the history of the application process and explained that, at the time, the project was heavily opposed and concerns of the rear abutters were noted by the architect. Pool equipment and it was noted by Mr. Ahearn as it was a concern of several abutters. Abutters tempered their objections, given the assurances of Mr. Ahearn. Mr. Morality said that approval of the change at this stage undermines the public comment process. It was noted that the recent fencing is not considered by the HDC as a barrier to the public view. Mr. Moriarty said that the Commission, with this much public comment, made a good decision and given the well considered approval it should not be amended. Chris Scott asked Mr. Ahearn (present on the zoom) Why are we here looking at this? Patrick Ahearn said that the issue pertains to discussions with the Browns however he believes that the Donovans were under the impression that plans that were submitted showed a location behind the garage. Contractor relied on the plans provided to the building department, not those approved by the HDC. The Donovans believed that they could put it behind the garage and did not see his comments as part of the final approval. Kevin Cusack relied on the plans.

The neighbors, however, relied on the discussion and comments and statements of the Architect. Mr. Brown spoke in opposition and noted that a neighbor at 94 S. Water has their equipment outside and not attempt to mute the sound, by the owner, have been successful and the noise has become worse as the mechanics age. The Brown's own pool equipment is in a sound proof closet in the garage and family has not had any issue with the sound. The Browns, too, have a classic car garaged in a smaller garage and this 3 bay garage should allow room for the pool equipment. Lot density is a concern and the Donovan's plan was agreed upon. Nothing has changed to require a design change. Members and neighbors had a reason to believe that promise was made.

Susan Catling noted that the HDC does not deal with noise, however we approved a 3 car garage and wonders why the board would want to approve a further expansion to a large garage. Cari Williamson agreed that the garage is already large and she sees no reason to expand a three car garage. Carole Berger noted that the location of the equipment was not conditional to the approval, as it was described as inside the structure, she, too, sees no reason to add on to the garage saying that expanding further "seems a stretch". Julia Celeste agrees whole heartedly that the 3 car garage is already extensive. Chris noted that the 3 car garage, normally not considered appropriate in the HD, was approved, primarily due to its orientation. Susan Catling made a motion to deny the application. 2nd Cari Williamson. Unanimously voted to deny the application.

(Abutters in attendance: Emily Brown, Steven Brown, Sarah Jane Hughes, Jane Bradbury, as well as Mr. Moriarity, Counsel for the Brown family)

4:15 - ~~7 Starbuck Neck (19A-9)~~ Withdrawn, prior to hearing, per applicant.

4:30 - 68 School St. (20D-24) Lonna Wais. Merrell Langley/agent. Applicant proposes to remove and replace window/glass doors on guest house with smaller configuration including a French-door, in place of slider. Photos Elevations were shown the slider is 26 yrs. Old delaminated and not easy to move. The change will be a new unit Pella to match existing. Plan calls for a reduction from 16 ft. to 12 ft. in-swing French door. Questions/comments: Susan Catling noted the reduction is more in keeping with the building, Cari, Carole, Julia and Chris agreed. Motion to approve, Carole Berger. Julia Tarka 2nd. Unanimous approval

4:50 - 23 & 24 Kelley St. (20D-298.1, 300, 301 & 302) Kelley House Hotel. Andrew Kotchen/agent. Applicant proposes modifications to the existing structures of the Kelley House Hotel campus: Addition to the Historic Hotel building, redesign entry of the Garden House, expansion of the Edgar Bldg., relocation of the pool, fencing & . Andrew turned it over the Jason Brown owner described the work on the project. He presented the view of the village and the hope to make the project as great as it can be. New York city firm has worked on Nantucket and have an understanding of historic villages. He displayed the site and noted the individual structures. The master plan for the project was to tie the structures together and open the campus more to the public to connect back to dock. 1st the pool is moved to the center away from the primary public way. They plan to maintain the parking plus green-scape area making a better entry sequence from Dock St. and the Memorial Wharf. The restaurant expands and the Kelly St. landscaping is reworked removing the picket fence and opening the landscape. The garden house is only

front and rear entry. The 1740 structure restore and added on to. The shack moved and restored and addition of a pedestrian walk through from N. Water to Dock St. The plan is to opening-up the spaces rather than fencing them off.

The 1742 House. No changes to the original structure but there are currently additions that are not historic and these compete with the original structure. The plan is to make it look like additions were added over time. The garden house entry will be rescaled to the building. Currently, there is a large flat façade. The Edgar building, viewed as not historic, will be added to on the south side, with dining on the east side.

He reviewed all facades and described the proposed changes. Dormitory building to have added entries from front and rear to break up the long dormitory look. Carriage house will have minor changes, garage doors removed to be replaced with glass doors. The shack to be repurposed as restrooms and snack bar, after relocating on the lot.

Questions: Chris Scott said this project is “a lot to unpack”. The HDC will want more history of the various components and time with the plans on the site. In general, the property needs reinvestment. Susan Catling said that she appreciates that this will be more open to the public and has questions regarding the 1742’s history. She noted that the The Shack is very old and we want it preserved. Overall, this plan shows as great improvement. Cari Williamson sees the presentation as concise and easy to follow noting there is much change here. Carole Berger said that overall the concept looks great and she likes buildings being tied together. Julia Tarka agreed noting the proposal is very ambitious. Chris Scott sees this as a sensible way to proceed and noted the comprehensive approach as appreciated by the HDC. It was noted that site visits will be needed with paper plans in hand. Bricque will coordinate with the applicant to set site visits. Prior to the Public Hearing. Date to be determined. Motion approved to move the application forward to a site visit and Public Hearing in August

New/Old Business:

Meeting schedule/ September :Bricque explained that she will be away most of September so there will only be a meeting on September 2nd that month.

MVC Review: Susan explained that there are 2 old houses, to be considered by the MVC. Both are outside the Historic District. Both are Katama and over 100 yrs old. A site visit has been scheduled for the house at 189 Katama Rd. on Monday @ 1:00 site visit. Members are encouraged to attend.

Minutes 6.3.21

Motion to approve the minutes, Susan Catling. 2nd Cari Williamson. Unanimously approved.

Respectfully submitted:

Bricque Garber, Assistant

Approved _____ July 15, 2021
As voted