

**Town of Edgartown**  
~Historic District Commission~  
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**Historic District Commission**  
**Zoom Meeting Minutes**  
**Thursday, July 1, 2021**



In accordance with Chapter 20 of the Acts of 2021, this meeting was held through remote conference technology only.

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

Mr. Scott opened the meeting at 4:04 & the public hearing notice was read for 40 Fuller St.

**Public Hearing- 40 Fuller St. (20B-47)** Edwin & Louise Brooks. Brooks & Falotico/agent. Applicant proposed addition of family room, staircase, laundry room, 2<sup>nd</sup> floor bedroom, kitchen expansion, side entry & new chimney. The plans were presented and described by Louise Brooks. Ms. Brooks described this as the final phase of renewing the home from the 1860's and removing non-historic structures. She reviewed the photos of the house and the proposed plans. The garage remains 'as is' with new shingles. The added sq. footage is in the rear left of the building. There is no impact on the right side rear. All the vinyl siding removed replaced with cedar shingle to weather. The current Grade change in rear will be lessened. Photos were displayed and showed the ongoing phase one work and the existing rear elevations. She described the plans as improving and honoring the 1860's house. The site plan was shown. Proposed front elevation was reviewed showing added roof lines of the two spaces. Questions: Chris Scott -net sq. ft. change? A: 680. Susan Catling: Are the 2 gables taller than the original building? A: one is 3 ft higher and one is 18 inches higher. Reframing is required to meet code. And the chimney does need to be raised by 3 feet. Ken Magnuson, would usually not be in favor, given the height of the new roof gables but this house benefits from the change of gables and roof heights. Chris Scott agreed with Ken. Noting the house is so close to the street that the context will not be lost.

Public Hearing opened: No speakers. No letters.

Public Hearing closed. Member's deliberations: Cari Williamson noted her issue with the gable height has been remedied given the location near the street. Nice job with the front façade preserving the old house. Ken Magnuson noted gable heights and roof slopes make the gable heights reasonable and this will tie the house together. Peter Rosbeck asked about the Chimney scale as shown. Chris Scott said that the addition is fitting and provides balance. Julia Celeste sees this plan as a more cohesive design that respects the original 'box'. Motion to approve, noting the increase of the chimney height by 3 feet, Ken Magnuson. 2<sup>nd</sup> Julia Tarka. Unanimously approved.

**8 Peases Pt. Way South (20D-19)** John Ettinger & Linda Simpson. Fullers Energy/agent. Applicant proposes the addition of 14.4 kw (40 panels), solar array on the southwest facing roof. David Smith for Fullers Energy, presented the plan for the Solar array. The panels will be all black not shiny with minimal visibility in the summer. The panels have an anti-reflective coating. Photos were displayed and described as having a fairly low visual impact. Mr. Smith further noted that the racking or frame is black, also and is a 4 inch rack with skirt on the front edge. Panels are interrupted by the width of the chimney.

Ken Magnuson thinks this is a very visible location and solar would be too prominent for this location. Susan asked about ground array as an alternative. Mr. Smith said it is not viable on the ground due to the small yard and trees. Susan asked if there was an alternative roof surface? Mr. Smith said there are no other viable surfaces for the solar collection. Susan Catling noted her concerns about the visibility from town, saying the guidelines suggest solar on the least visible locations. There was a discussion about a site visit and Mr. Smith noted a similar array at a location across from Stop and Shop. Motion to send forward for a Public Hearing, Julia Tarka. 2<sup>nd</sup> Cari Williamson. Unanimously approved.

**60 N. Water St. (20D-228)** Charles Hajjar. Chuck Sullivan/agent. Applicant proposes to demolition and reconstruct the back building of the Edgartown Inn, commonly known as the barn. Peter Gearhart for the applicant. Mr. Hajjar attended, as well.

Mr. Gearhart noted the age of the “Barn” as approximately 1900, though no definite documentation has been found relative to the age the building. No MACRIS sheet nor dating in the Gazette records or the Registry of Deeds. He noted that the building sits approximately 150 ft. back from N. Water St. A driveway between the old Library and the Inn is the access. He noted that this was probably part of the original Warren Property and has been part of the Inn property for a long while. The building shows in 1979 Waste Water records as 5 suites. The project was approved by ZBA. The building has no foundation. Photos were shown from digging under the building. It appears as a timber frame was laid on the ground. However, there is a 10x12 stone foundation under the current building believed to have been an out bldg before the barn was built. Barn framing does not appear to be from a previous structure, it is likely not an older frame that was reused. The date of the 1900’s is indicated by the lumber that was used. Mr. Gearhardt said that it is not possible to jack-up this structure.

The planned new building is approx 560 sq. ft. larger. The current storage sheds would become porches. The rest of the site will be unimproved. There is a gravel parking lot (6 cars). The current asphalt to be removed to add brick drive way. Materials include Kolbe windows to match other buildings, cedar shingles, mahogany decking, lanterns at the entry doors. Low level lighting.

Chris Scott asked members for questions and/or comments. He noted that the entire property is benefiting from the input of this owner. He said that this property is adjacent to the many residential properties and it is very rare for HDC to allow for a demo of a property over 100 years old, though he condition of the structure has been well documented. Cari Williamson noted the need for a Public Hearing. She said while the

new design is tasteful and in keeping with what is there, it is a very old structure. Peter Rosbeck asked why it cannot be jack it up. A: It is only connected at the timber joints to put steel under for lifting would be problematic. The whole thing sits on 2x6s and 2x8s. Peter noted the clarification of not jacking-up and saving. Chris asked if the materials may be used by others. A: Yes, I think so worth talking to others about moving/using the frame. Chris Scott said he feels comfortable moving this to public hearing. Susan Catling, noted that there are very few barns remaining and we are talking about the character of the village. If you buy in this area you are a steward of the land. Julia asked if the reason demolition is just because it does not fit the use? Peter does not think there will be much fabric left if it was saved. Susan noted that it is visible from the street. Peter agrees that the attempt to lift and put it back together will lose the integrity. He noted that some sections are good and can those good parts be incorporated into the new structure. A: Peter Gearhardt said that yes, they may be able to use “some or more than some” of the existing in the new project. Chris noted it is tough for the HDC to approve a total demolition asked if most of some of the current building may be used in the renovation rather than demolition. A: Understood, they are fond of the framing. Chris suggested that the application might be tailored and geared toward some disassembly and reassembly rather than demolition. Cari, too, asked about disassembling. A: There is room on the site for good staging and they favor adaptive reuse on this site and will update the application to incorporate reuse. Motion to send to public hearing, Cari Williamson. 2<sup>nd</sup> Christopher Scott. Unanimously approved.

**53 S. Water St. (20D-330.3)** Stephen Ruscokwski. Donaromas- Cammie Naylor/agent. Applicant proposes to replace 8 - 6ft. fence panels on the south side boundary with a 4.5 ft. board fence with 18 inches of lattice on top. Cammie discussed the fencing swooping to the existing picket if possible given the location of the Phone pole. The adjoining neighbor is in favor of the fence and sent an email of approval. Ken sees no problem. Susan noted visibility from the Harbor. Motion to approve, Ken Magnuson. 2<sup>nd</sup> Susan Catling. Unanimously approved.

**137 Upper Main St. (20C-9.1)** Zilphagael LLC/d.b.a. Atria. Christian Thornton/agent. Applicant proposes to change a double hung kitchen window, to a dutch-door with a landing, to provide ‘to-go’ services and additional kitchen egress. Dutch-door to be painted green. Motion to approve: Ken Magnuson. 2<sup>nd</sup> Cari Williamson. Approved.

### **New/Old Business:**

189 Katama Road- historical significance outside HD for review by the MVC: The building sits outside the EHDC and has been referred by the building inspector to the MV Commission as a Historical Building over 100 years.

The home at 189 Katama Road is visible from the Harbor the commission has asked for an opinion as to the Historical significance of the building as the current owner has requested to demolish the building. Cari, Carole and Chris attended a site visit. Susan Catling previously visited the home. It is known that the house dates from 1916 or before. The builder’s corner block in the basement at the chimney bears the date of 1916. Chris noted that the ‘wings’ were most likely original. The floor plan makes sense with the building

date of early 1900s. Chris, Susan, Carole & Cari noted an opinion that the house is a historically significant part of the heritage of the town and the harbor. The house was owned by one family for over 100 years. Historic photos show the siding as white clapboard but it is now shingle. Top of the original copper gutter is still there. There have been some minor changes. The little shed dormers are original but the larger center dormer not original to the house. Much original details are still there. Chris does not believe the roof line has been altered but the original trim has been removed. There members saw the interior and noted the period detail, noting this is a very prominent building. Cari said you get a feeling of structure and integrity when in the house. Plaster walls do not show cracking. Peter asked if there was a home inspection at the time of the purchase. Chris Scott made the motion to send a letter to the MVC noting that this property is an important prominent home and historical building seen from Edgartown Harbor. Peter Rosbeck is not in favor of the sending a letter. 2<sup>nd</sup> Susan Catling. Approved with Peter Rosbeck voting nay.

55 King Point Way: This is another building outside the EHDC that will be considered by the MVC. We have not been formally requested to provide an opinion for this home so Chris Scott made motion to table discussion of this property. 2<sup>nd</sup> Ken Magnuson. Approved.

**Minutes 6.24.21:** To be approved on 7.15.21

The meeting was adjourned @ 5:51

Respectfully submitted:

Bricque Garber

Approved: \_\_\_\_\_ 7.15.21  
As voted