

# Town of Edgartown

## ~Historic District Commission~

Post Office Box 5158 ~ 70 Main St. Edgartown, MA 02539  
508 627-6155 ~ HDC@edgartown-ma.us

## Historic District Commission

### Meeting Minutes

Thursday, August 12, 2021



In accordance with Chapter 53 of the Acts of 2020, this meeting will be held through remote conference technology only.

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

Mr. Scott called the meeting to order and the Public Hearing Notice was read. Mr. Scott provided the procedure for the Public Hearing.

**4:00 – Kelley House Campus Renovations: 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 shack & pool, fencing & hardscape. There was a formal site visit on 8.9.21 at both 10 AM and 6 PM.

Michael Luft-Weissberg and Andrew Kotchen, agents for the applicant, were in attendance to describe the project. Andrew Kotchen provided the project overview and described all aspects of the project. He began with the site plan overview. The master plan intent is to unify the Kelley House campus and open it up and connect sidewalks and buildings. All landscape will be redrawn and much fencing will be removed to add to the green experience. Moving the pool to the center of the site will take the pool to a more central location and off the streetscape. The parking has been redesigned. Brad Guidi spoke to the fence and green space.

1742 Structure: The drawings were reviewed and the various add-ons to the historic building, over time, were highlighted. The drawings were reviewed. The mass will be increased due to the addition of the height on the additions. The foundation and window placement were shown and compared to existing.

Garden House: The house will get a new entry proportional to the buildings. The current front has “no sense of entry”. All vinyl siding will be removed. The goal here is to enhance the building and the entry into and through the building.

Carriage House: Corner location with a plan to open an entrance. The pool will be moved to the center of the campus. The new gable is a bit larger than the original gable. There will be new shingles, white trim, Essex green shutters.

Shack: Charming building dated to 1920. The building was framed with conventional lumber. The building is in poor condition and has no foundation and is moldy. The Shack will be repositioned on the site and will be used as a snack bar and restrooms. The building will be rebuilt with the portholes as existing and more portholes added. The cobblestone fire place will be reused as possible and a chimney will be added. It was noted that the current structure is so dilapidated that there is not much to save.

Edgar/Carriage House: The exterior stairway to be removed. The building will remain in its current location and will become a fitness center. This building boasts very little visibility from the public way. The garage doors will be removed and replaced with glass.

Equipment Shed to be relocated to house the pool equipment and a workshop. The design for this shed will be submitted in the future date.

1742 Building: Chris Scott noted that in reviewing the master plan of the project, there is a macro review and a fine detail review. The fine detail view of the project including the equipment shed, all elements of the hardscape & lighting, windows, trims, gutters etc. will require further review. To make sense of the project and provide complete review, the HDC will provide the macro review, at this meeting. Beginning with the Kelley St. side where there is the most visual impact from the public way. The existing conditions were compared with the proposed. It was noted that the right hand portion of the façade of the 1742 building is not historic. The age of the last portion dates from the 1960-70s. The middle part was not dated but likely from the mid 1900's. Chris asked commissioners for comment/questions. Q: Susan Entry Awning location? A: showed on the plan. Q: Cari, how many guest rooms are proposed and how many exist. A: staff housing to be moved off site and the increase in guest rooms will be 15. Chris noted that the changes, as proposed, tie things together.

The Public Hearing was opened to the public: Mary Stewart Allen is concerned about density. Julia noted that the interior use is not within our Purview. No further comment. Public hearing closed.

Members Comments: Cari Williamson noted a large improvement, though more dense. Susan Catling agreed with Cari that that it is a nice improvement. Carole Berger sees this as a great improvement particularly the roof lines. Carole noted she will be glad to see the new siding shutters and proper shutter hardware. Ken agreed, but questions the glass doors? A: It will be a retail component. Chris Scott noted the respect for the most historic aspect of the property. Q: Balcony on NE elevation? Balconies are existing and the railing on the 3<sup>rd</sup> floor will be screening for mechanicals. Motion to approve: Susan Catling. 2<sup>nd</sup> Ken Magnuson. Unanimously Approved. Micro details to be reviewed at a future date.

Garden House: This building dates from the 1970s. Carole Berger asked about the roof at the entry. A: Darker Copper color. Asphalt roof. Chris noted that this is a very large uninteresting building in the midst of the HD. The existing bump-out is a bit peculiar and this plan creates a piece that is less monotonous. Ken Magnuson said that this seems like a lot of glass and appears a bit too contemporary. Susan shares the concern it looks like a movie theatre entry and is too contemporary. Susan sees the large amount of glass as a concern. A: The height of the entry piece is same as existing and the solid face of the building already has several windows and the proposed is approx 30% larger.

Carole Berger noted that she does not object to the proposed entry as it is a 1970s building and she does not think we should try to convert it to something it is not. She sees the proposed entry as in proportion to the very large building and sees it as respectful of the 1970's box. Chris likes it and agrees with Carole. Ken noted that Carole has provided some clarity here. This part of the application was opened to the Public.

PH: Mary Stewart Hammond thinks this breaks up the bulk of the building in a very pleasant way. We should not try to make this a historic building. No other Public comment. Public Hearing was closed.

Motion to approve, Christopher Scott. 2<sup>nd</sup> Carole Berger. Further discussion. Cari would like to see the grids, shown in black, as white rather than black. Susan asked about the reason for the longer covered roof in the rear. A: for rain cover. The applicant offered to change the mullions & muntins to white. Voted: In favor: Carole, Cari, Ken, Chris & Julia. Voting nay: Susan Catling. The motion is approved.

Edgar/Carriage House: This is a 1950's building that currently has open air café/bar. The plan provides more open space adjacent to the town green space. Current plate glass will be replaced with 6x6 on Kelley St. The East elevation will be mostly screened by plantings. South elevation shows the new addition with the connector where the bar is. Commission questions: Q: Ken asked about skylight visibility. A: May be seen from the park but very little if any visibility. Q: Julia asked about the height of the new building. A: 4 ft. taller than existing building. Chris noted this is a very commercial area, and he has no issue with the addition. Julia likes the retail windows on Kelley St. in a commercial district. The applicant noted that the proposed windows tilt up and are not fixed double-hung windows.

Chris Scott opened the Public Hearing, there was no comment and the Public Hearing was closed.

Cari Williamson sees the plan as very impressive. Susan noted that across the street is a jumble of little buildings; this plan works to unify the corner. Carole Berger sees this as a big improvement. Ken noted that if it were a truly historic construction the addition would not be subordinate, but the pool substitute is valuable and works well. It was noted that all lighting will be deferred to a subsequent hearing, along with other construction details. Julia Tarka noted that the proposed doors are unique, in a good way. Motion to approve: Ken Magnuson. 2<sup>nd</sup> Susan Catling. Unanimous Approval.

Shack: This 1920's structure was closely viewed by the members during the site visit. It was noted that the members see structure as perhaps "too far gone" to save. Chris Scott concurred, with the applicant and noted that this building is in really terrible shape; the roof is swayed there is no foundation and the rafters are moldy. However, the building shape is very appealing and the porthole windows and the 'rubble-stone' fireplace are charming. The applicant noted that the intent is to recreate the exact scale of the building on a proper foundation and reuse the porthole windows, as placed and add more. The idea for the inside, is to recreate what is there. Comments: Ken Magnuson asked about the proposed foundation visibility? A. Maybe 3-4 inches of the foundation may show and

entry will be ADA compliant. Addition of a brick chimney was discussed and seen by the members as adding charm to the building. The applicant agreed that they will add a brick faced chimney. Susan Catling thinks the chimney is a great addition. Chris noted that the mold is pervasive and there has been no maintenance since the building was constructed. Carole, noting that the roof was hand cut cedar shingles, requested that the new roof be covered with heavy shake shingles. Chris Scott agreed that it is a small building but this building would benefit from the shake shingles. Opened for Public Comment, there being none, the Public Hearing was closed. Julia Tarka made the motion to approve with the addition of a brick faced chimney and a cedar shake roof. 2<sup>nd</sup> Ken Magnuson. Unanimously approved. .

Carriage House: This building dates from 2001. The plan is to remove the exterior stairs, and retain all other aspects of the building. The garage door will be removed and replaces with glass doors. Operational doors collapse back onto the sides. This will be used as a fitness area. Q: Cari, shutters colors? A: All dark green shutters throughout the project. Motion to approve. Julia Tarka, 2<sup>nd</sup> Chris Scott. Unanimously Approved.

Chris Scott made a motion to approve the concept of master plan as presented with conditions including but not limited to: Addition of a chimney and heavy cedar shake roof, to the shack and color change for ‘grids’ at the Garden House to white. A further review of all aspects of lighting, hardscape, gutters, shutters, and any other fenestration on any façades that are visible from a public way. Further HDC review of such details to be done at the time the applicant has received all other board approvals, as may be necessary. Ken Magnuson provided the 2<sup>nd</sup>. Mr. Scott noted that the applicants have done a good job and have been respectful to the town and the HD. The members of the Commission thanked the applicant for the thoughtful and thorough submission. Unanimously Approved.

Adjourned: 5:32.

Respectfully submitted:  
*Bricque Garber*

Approved: \_\_\_\_\_ 9.2.21  
*As voted*