

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

Zoom Meeting Minutes

Thursday, August 5, 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, Carole Berger, Ken Magnuson, Julia Celeste, Peter Rosbeck & Cari Williamson. Staff: Doug Finn/Host, Bricque Garber.

4:00 –Public Hearing: 60 N. Water St. (20D-228) Charles Hajjar. Chuck Sullivan/agent. Applicant proposes to remove and reconstruct the back building of the Edgartown Inn, commonly known as ‘the barn’. Peter Gearhart presented the plans for the project beginning with the site plan noting there are 3 buildings on 3 lots, and this is the building behind the Carnegie Library/Museum. The building will be dismantled and materials repurposed, as much as can be used. The current building does not have a foundation. They plan to try to salvage the frame of the existing barn using the structural members where possible. The building will be moved onto a new foundation. The gable is larger to accommodate worker housing. The code requires two stairways and sprinkler system, thus the need for more space. A long driveway leads to dirt area. Driveway will be brick up to the building and a gravel or shell surface for parking for 6-7 cars. Fence will be rebuilt in its current location. The lot is fairly level, there will be trenching by the driveway and a dry well added along with perimeter landscaping at the fence line. Street post light and lanterns on the building will be added. Q: Chris Scott is there any change to the architecture? A: No, the plan has not changed since the hearing. The bump out for the internal fire escape is not visible.

The Public hearing was opened: Speaking in favor of the project was Ben Hall. Mr. Hall noted that the building has history and proposed clean up of the site and building and will be an asset. Mary Stewart Hammond spoke in favor but questions the height of the building; will it be in accord with other than buildings? A: it is a bit taller but is few feet lower than the inn but sits on a hill so it may appear taller. No additional public comment, Mr. Scott closed the Public Hearing.

Member comments & questions: Carole Berger. Front has barn doors are they on a rail? A: Yes, they plan to reuse the doors and rail. Embracing the idea of repurposing the material, they intend to repurpose as much as the can. Ken Magnuson Q: Fencing? A: Stockade without lattice in the rear of the lot. Carole is in favor of the project. Cari is favorable. Ken in favor and appreciates the work to repurpose to help create character for the new building. Susan found an 1892 Map with the barn on the map. She expressed concern about how much will be saved as there are few barns. Peter noting there is a leap of faith here as it is unknown how much they might be able to repurpose. Mr. Gerhardt said they will continue contact with the HDC and follow up. Chris noted the HDC role is to approve or deny but would like the applicant to come back after investigation to let us know how the project progresses. Peter Rosbeck commends the applicant for taking the direction of reusing as much as possible. Julia echoed Peter and appreciates the attempt to repurpose materials. She noted concerned about the fence as stockade rather than board with lattice but conceded that it is not visible from a public way. Chris appreciates that the barn will be

a barn building when completed and noted the track record of the applicant with projects that have been reviewed by this commission. Ann Hajjar noted that they will use whatever they can even if not for the structural components, they will use materials in the interior space. Christopher Scott made the Motion to approve. 2nd Ken Magnuson. Unanimously Approved.

4:15 – Public Hearing: 8 Peases Pt. Way South (20D-19) John Ettinger & Linda Simpson. Fullers Energy/agent. Applicant proposes the addition of a 14.4 kw (40 panels), solar array on the Southwest facing roof. Mr. Ettinger, the applicant is in attendance. Mr. Smith presented the application for the addition of panels to the SW roof of the new house. There was a site visit yesterday at 6 PM. Chris noted that the site visit happened during bad weather and a mock-up was not provided for the site visit, due to a supplier problem. He asked the members if they were prepared to go forward with the application at this meeting. No member opposed for hearing this application at this meeting. Mr. Smith described the rack as 3 ½ inches off the roof edge and will be skirted so there is not view under the racking. He noted that the entire electrical package is inside the house. No questions from the members the Hearing was opened for Public Comment. There were no members of the public in attendance to speak to the application. A letter was submitted from the Energy Committee; the letter was provided to the members prior to the meeting and not read aloud. Julia Tarka asked how much power would be generated- it is enough or more than enough to cover the house. A: Approximately, all that is needed for the house and coach house. Carole Berger noting that there was no mock up and she could not see what it would look like, said she is not set to approve without a better viewing. Cari would like to have seen it, too but noted that solar panels are beginning to look much more like roofing and is in favor. Ken Magnuson said that he has been about 50/50 strictly based on impact and this is a prominent site, and if the trees were missing it would be visually impactful. Susan agrees noting that this is the entrance to the Historic District and there is an impactful view from both sides. Susan is not in favor. Chris Scott concurs that the visual impact is important and noted that this property is on the edge of the district and it is a new building. Peter Rosbeck sees it as very visible and is not ideal. Julia Celeste said that it will be visible on the structure but noted the energy concerns. Susan noted that the HD is the economic driver of the down town and there is much value to preservation. Motion to approve Chris Scott. 2nd Cari Williamson. Voting in favor, Chris Scott, Peter Rosbeck, Cari Williamson & Julia Tarka. Voting nay, Susan Catling, Carole Berger & Ken Magnuson. The application is approved by a vote of 4 to 3. Chris Scott noted that this is a process is a balance and like-minded people do not always agree. David Smith thanked the board and assured the board that they will do their best to make the array blend.

4:25 – 32 Cottage St. (20D-263.1) Change to an approved plan. Susan Stewart. Sam Sherman/Agent. Applicant proposes to enclose stairway to basement and grade in lieu of open deck and stairs. Sam noted the side of the rear yard is seen from Cottage. He compared elevations and described making an interior open stair. This removes the bulkhead and allows for more light. Mr. Sherman noted that this provides an improvement on the exterior of the house. Q: Window configuration. A: Awning window. The members did not vote to send this to a Public Hearing. Motion to approve, Susan Catling. 2nd Peter Rosbeck. Unanimously approved.

4:35 – 127 S. Water St. (29B-35) Change to an approved plan. Tina Kohonen. Patrick Ahearn/agent. Applicant proposes to eliminate carriage house and relocate approved new house on lot & minor modification to house exterior. Mr. Ahearn made the presentation noting that the applicant will not build the approved carriage house. Chris & Peter are recused. Susan will chair the hearing. New construction with removal of the Carriage house and relocate the house and incorporate the garage into the project. Mr. Ahearn described the change as a less intensive use of the lot. The will remove double hung windows and add the garage door. There is no change to the sq. ft., only the moving of the house back off South Water from 30 ft as originally approved, back to rear of the lot. Susan noted that the previous Public Hearing produced only positive comments

but this is a substantial move and different abutters may have an interest. There were no member comments or questions. Motion to send to Public Hearing, Julia Celeste. 2nd Ken Magnuson. Approved for a public hearing on September 2, 2021

4:45 – 49 Davis Way (20D-135) Change to an approved plan. Gregg Jubin & Christina Aragona. Christopher Pagliaro/agent. Applicant proposes to add zinc coated copper gutters and leaders. Mr. Pagliaro presented the plan to add gutters to the house. 1/2 round copper coated gutter not on the Davis Lane side. Noting a need has been displayed through the accompanying photos, due to water intrusion in the basement. It was the desire of the owner not to have gutters but they are faced with this water intrusion and find no other way to divert the runoff from the roof. They plan for the house to be finished in September. Questions? Why not red copper? Owner does not like the color of red copper. Peter noted that the zinc covered copper is grey and will become less visible on structure. Motion to approve, Peter Rosbeck. 2nd Cari Williamson. Unanimously approved.

5:05 – 66 North Water St. (20D-233) Change to an approved plan. Liza Murrell Trs. Robbie Robinson/agent. Applicant proposes to move the approved pool fencing. Robbie explained they are proposing a lower picket fence in front and at the rear of the driveway the fence and gate will be 4 ft per code. No questions. Motion to approve Susan Catling, 2nd Carole Berger. Unanimous approval.

New/Old Business:

Minutes July 15th. Motion to approve Chris Scott. 2nd Susan Catling. Approved.

- Reminder: Site visits for the Kelley House application on Monday August 9 at 10 AM or 6 PM. Public Hearing for this project next Thursday 8.12.21. Chris noted that this application will be considered by other Boards and the Wastewater management plan may create delays.
- Bricque noted that the Treasurer has requested updated signatures for the approval of HDC bills/warrants. This year Carole Berger was added to the list of signers along with the co-chairmen. Motion to approve 3 signers Julia Tarka. 2nd Cari Williamson Approved.

Meeting Adjourned @ 5:25

Respectfully submitted:
Bricque Garber

Approved: _____ 8.19.21
As Voted.