



**Town of Edgartown**  
Historic District Commission  
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## **Edgartown Historic District Commission**

### **Minutes**

### **January 04, 2024**

In accordance with Chapter 53 of the Acts of 2022, this meeting will be held through remote conference technology only.

Julia Tarka opened the meeting at 4:00 pm. Members in attendance: Julia Tarka, co-chair, Peter Rosbeck, co-chair, James Cisek, Cari Williamson, Ken Magnuson, Hilary Grannis, Susan Catling.

The Public Hearing notice was read into record by Sharon Brainard.

**4:00: PH 114 North Water (20B-107)** Joe Delory/Agent. Agent discussed measurements of only Option B which would require no lift. The FFE of the structure before demolition was 16.1, post is 16.4 which makes a 3 and 5/8" difference. Discussion of moving the third floor window down off the rake board by 3 and 5/8" leaving the FFE at 16.4". The ridge would match the pre-construction ridge of 44.1 following the 7 and 1/4 roof pitch which was the original of the home. Proposing 8 hand crafted Parry wood windows, refurbished front door, wood window trim around the Parry wood windows. Composite trim for the rake board and columns, painted white. Brick deck, fiberglass gutters (painted white) and copper downspouts. Cedar clapboard painted white, four Pella Lifestyle window series in the rear windows. 15 Pella Lifestyle series, 2 Pella Reserve series. Composite trim for the windows on the side painted white and 15 Pella Lifestyle Series. Ken Magnuson: Are you taking Option A off the table? Mr. Delory: Yes. Susan Catling: At the last meeting the board was in favor of Option A. Joe Delory: I heard a mix and opted to go with Option B.

Julia Tarka opened public comments. Linda Ambler-Osborn, a next door neighbor, shared pre-demolition detailed photos of the structure and discussed what she

witnessed during the demolition. Julia Tarka closed the public portion of the hearing and took comments from the board.

Ken Magnuson: OK with the window selection but not sure about the Option B and the orientation of the windows and the negative space between them. I would be in favor of Option A with the material presented. Peter Rosbeck: In response to Louise Ambler-Osborn's remarks, Peter Rosbeck stated: We do not administer what the HDC approves, that is up to the building department. I don't think there is any haste going forward with this project. The agent has shown us all the details that we have asked. I would be fine with the proposal that has been submitted here. Susan Catling: Asks that Joe Delory answer Louise Ambler-Osborn's question about the roof pitch. Joe Delory: The roof pitch matches in the front as in the rear at 7 1/4. Susan Catling: Is this the same pitch? Joe Delory: Yes, as original. Susan Catling: I am in favor of the Parry windows with wood trim but not in favor of composite trim on the rest of the front. The materials are fine but I am only in favor of Option A. Cari Williamson: In favor as proposed. Are the gutters fiberglass? Joe Delory: Composite. Hilary Grannis: In favor of Option A, the house should have been put back at the same elevation. Discussion of the Pella windows. James Cisek: OK with the front windows and Pella windows. Discussion of the roof and materials to be used going forward. I am in favor of Option A and the material presented.

Julia Tarka asked the agent if he would like to change his application to Option A and he asked if the HDC could reconsider Option B. There was a discussion of the front steps and height. Discrepancy on the measurement of the front step and apron, Peter Rosbeck stated the agent needed to be very specific with these measurements. Don't just give a number. You can't add more than what is code to each step. If we can keep it to two steps it comes down to A) lift the house and cut a new foundation B) Visually, as long as there are no extra steps. Discussion of Option A and Option B. Hilary Grannis suggested that Schofield go to the site and give the height of the sidewalk and the height of the FF. If there is 16 1/2" you would be fine and would have my vote for Option B. Julia Tarka: Come back with a plan in two weeks with a plan to show that it would remain two steps? Joe Delory: Yes. Julia Tarka: We need to have a specific time when continuing an application, continuing to January 18, 2024 at 4:15. Motion to Continue by Cari Williamson, seconded by James Cisek. Unanimous vote to accept motion.

**4:20: 39 Main Street (20D-207.2)** Longfellow Design Build/Agent. Remove existing windows and replace to match existing window pattern. Window frame to be Azek to match existing. Replace front door to match existing. Agents discussed the vinyl clad window replacement. James Cisek wants the windows restored due to the location and age. The third floor windows stay the same. Hilary Grannis wants the windows to remain wood and should be restored. The look will be drastic if

replaced with Marvin. Susan Catling: Is there any thought on repairing what is there? We have no issue of the quality of the replacement but as you would see on our guidelines, we would opt for restoring not replacing. Peter Rosbeck: the windows that are there are amazing, and in this instance I would go for restoring. Ken Magnuson: I agree to restore. Cari Williamson agrees with that the windows should be wood and be restored. Motion to Withdraw made by James Cisek, seconded by Ken Magnuson. Unanimous vote to approve Motion.

**4:30: 50 Cooke Street (20D-31)** Gus Lioncio/Agent. Replace nine windows with new Andersen A Series. James Cisek: I thought a denial letter was sent to the applicant, they should be restored because they are the original windows. Julia Tarka: the board previously denied a different application for a different window. Peter Rosbeck: Our concern was not the type of replacement but to keep the existing windows and restore. Susan Catling: I would like to see the original windows restored. Ken Magnuson: Restore the original windows and no type of replacement windows would be appropriate, Cari Williamson: The windows should be restored. Hiliary Grannis: Restore the windows. Motion to Accept Withdrawal by James Cisek, seconded by Ken Magnuson. Unanimous vote to approve Motion.

**4:45: 73 North Summer (20D-236)** William Spear/Agent. Replace 4 windows (installed mid-1970's) in dining room. This is the middle section of structure and not visible from street. Agent shared photos of home where windows cannot be seen from the public way. Wooden trim with Azek around the windows. A vote for a Certificate of Appropriateness was made by Ken Magnuson, seconded by James Cisek. Unanimous vote to approve Motion.

**5:00: 131 North Water Street (20B-107)** Rod Jane/Agent. Enlarge openings to existing window wall, presently the Menemsha Room. Remove existing windows. Install sliding French doors. Add small exterior deck in from wall with railings and solid side walls that include shingles and wood/Azek trim. Reconfigure pool fence. Discussion of site plan was viewed. Views from Starbuck Neck were shown. Clarification of small 4 1/2' deck and French doors do not lead to the pool. Exhibit B from Starbuck Neck, the window is barely a sliver of a view. This is the only view from a public way. The exterior wall of the Mayhew building, the porch will come out 4.5' will tie into the corner post. Pool fence will be relocated to the right of the column where the oval design is and this is where people will walk in to the pool. Exhibit C. Elevation looking back at the pool, the façade will have an enclosing fence. Marvin Ultimate Sliding Door system. Aluminum clad, painted, no false muttons, trim is Azek and wood. The rest of the enclosing will match the existing white cedar shingles. Exhibit D. is a blow up side view and front façade. This is a half elevation showing architectural detail, 4 doors, garden façade, Walls on both sides are higher.

Rod Jane addressed letters which came in from the public. The porch outside the sliding doors does not have direct access to the pool area. There is no change of use or capacity of the room but a better ambience and a better experience for the guests. There was talk of tabling this applicant due to litigation which has been on-going since 2019, and we have been before the HDC during this time and this application has nothing to do with the ongoing litigation.

Susan Catling, In favor of the application, during her site visit noted barely or nothing at all can be seen from a public way, no to a public hearing, Cari Williamson, no public hearing and is in favor of the application. Peter Rosbeck, yes to a public hearing as a formality, Ken Magnuson agrees to a public hearing, Hilary Grannis is in favor of the application and does not feel it is visible from a public way. Julia Tarka feels it makes sense to send to a public hearing due to public interest. Ken Magnuson made a motion to send to a public hearing seconded by James Cisek. Cari Williamson voted against sending this application to a public hearing.

### **New/Old Business**

The letter to Reade Milne regarding 114 North Water Street was approved by the board Hilary Grannis made a Motion to approve and Susan Catling seconded.

Minutes for 12.21.23 were approved. James Cisek made a motion to adjourn the meeting, Susan Catling seconded. The meeting ended at 6:00 pm.

Respectfully submitted:  
Sharon Brainard, Administrator

Approved: \_\_\_\_\_ 01/04/2024

As voted