



**Town of Edgartown**  
Historic District Commission  
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**Edgartown Historic District Commission**  
**Minutes**  
**February 15, 2024 4:00 PM**

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 4:12 pm. Members in attendance: Peter Rosbeck, James Cisek, Cari Williamson, Ken Magnuson, Hilary Grannis, Susan Catling..

**4:00: 71 Davis Lane (20D-46.1)** Conover Restorations/Agent. Bronze handrails at the front entry to meet building code. Bike enclosure with gate, and fence on side of the garage. Agent shared photos of the property, discussed railings and side balusters. The railings would be a simple OG railing with bronze finish or black. The bike enclosure is an open air enclosure on the side of the garage with a canvas top and cedar left to weather. Agent stated instead of canvas top it could be copper left to weather. The fence would be code compliance and had been previously approved. James Cisek asked the location in relation to the street, which is at the end of Davis, Susan Catling stated the renderings have nothing to do with house, the height of the fence and the width of the balusters look very strange. Ken Magnuson asked if there was a cut sheet of the proposed canvas top, a sample and color and the height of the fence. Agent could provide samples depending on what the commission agreed to. Agent does not disagree with the commission regarding the height of the fence which is 5' and he will go back to the homeowners. Julia Tarka said the commission would separate out the balusters from the railings and have a vote on that and he could withdraw and resubmit the enclosure fencing which would make more sense because it will be different heights and material. Peter Rosbeck stated that maybe a cedar pergola and perhaps a way to slat it to shed the water off the roof and keep the structure as low as possible. My question on the railing, are you asking for that specific railing? Answer: No, these are just examples from around town. We would prefer an open railing but if the building inspector says we need the baluster we will have them. All of these details need to be addressed and I am listening to the

commission's comments. Ken Magnuson would approve the railings if the balusters were not there. Hilary Grannis said a 4' high fence would be a better height, a pergola type cover for the bike enclosure and Reade would want the baluster to code. Susan Catling wants to separate the railing from the bike issue. I would be against a canvas top it doesn't belong in the historic district. James Cisek asked if there would be another place on the property for the bike storage. Agent said the layout of the property would be very tight. Julia Tarka said the house was a huge massing and anything added to the property to make it bigger gives me pause. James Cisek asked the color of fence. Motion to Approve the railing but if the building inspector does not require the baluster we would just have the handrails and not approving the bike storage or fence at this time as submitted by Peter Rosbeck seconded by Ken Magnuson. Unanimous vote to approve.

**4:30: 128 Upper Main (HobKnob) (20C-179).** Ubaldo Miller/Agent. Replace two existing windows (1 double and 1 single) for two new windows – shorten 1 window 6". No one showed for this application.

**4:45 25 High Street (20D-158).** David Dutton/Agent. Install a 6' high privacy fence. Material to be used is PVC solid board vinyl. Agent shared photos of the property and renderings. The fence is for privacy and both neighbors agree to the fence. The end of the fence is spindles to see oncoming traffic. James Cisek asked if there were only 3 sections. Answer: No, the rendering should have shown four sections at 6' in length with a total of 24' ending at the corner of the building. Ken Magnuson mentioned the type of vinyl being proposed. Answer: Not the shiny type, all solid Azek material and painted white. Agent mentioned the other neighbor wanted to continue the fence to his garage. Julia Tarka asked if the fence would be on the same property, Answer: Yes, both parties are in agreement. Motion to Approve with the understanding that the fence will run the entire length to the garage by Susan Catling and seconded by Ken Magnuson. Unanimous vote to approve.

**5:00: 39 Main (Suka) (20D-207.2)** Longfellow Design Build/Agent. Remove existing windows, and replace to match existing window pattern. All framing and doors to be pine. Agent shared photos and renderings of the property. The material will all be wood to match existing trim not touching siding and replicate what is there. James Cisek asked about the arch and door, could they match what is existing? Answer: The window is Marvin and matches the style existing. Susan Catling asked about repairing the original windows. Answer: The client felt it would be better to replace then to put a band aid on the problem. Susan Catling stated that the location is on Main Street, a very prominent historic street with original windows and needs to be considered in replacing the windows. James Cisek agrees with Susan, if the windows could be restored, especially for the front windows the side windows are not as important. Cari Williamson agrees with Susan and James.

Peter Rosbeck states that these windows should be wood. Ken Magnuson, James Cisek and Hilary Grannis agree they would want the front windows restored if possible. Agent asked when in the process of restoring and find that they cannot be repaired, where do we go from there? Hilary Grannis said custom pane single windows. Julia Tarka suggested this application be moved to a site visit and a public hearing. Motion that we continue the application to a site visit and public hearing made by James Cisek seconded by Susan Catling.

**5:15 75 South Water (20D-336)** Josh Gothard/Agent. Two single story additions and one two story addition to the existing house. Construction of a new 2 car garage/guest house. Reconfiguration of existing fence and parking area. Agent shared renderings, photos and discussed the history of the home, property and proposed demolition and proposed additions. The roof deck is recessed into the proposed sunroom with only a 1' rail showing. Most of the one story sunroom is in place of a large existing tree. There is 15' of addition with 15' easement and 10' in between. The proposed curb cut relocation is currently 32' and proposed is to reduce to 16' with a two car garage instead of the current three. The garage doors face the street to give the owner a larger green space, cars had previously blocked the view from the street. The garage/guest house also blocks what was open and viewable utilities from the street. The view from the harbor with the sunroom and two story addition is 25' set back from the front facade. The guest house is 600 sq. ft. instead of 900 sq. ft. which is allowed. Natural cedar roof and trim. Maintain Essex green paint color, Chimney is stucco with a black top as existing. Fencing would be designed to match existing. The garage door would be overhead doors designed to look like swing doors. Exterior lighting is in the federalist style.

Julia Tarka asked the commissioners for their questions and input. Susan Catling agrees to a public hearing and asked the percent of the demolition. Answer: 1.6%. The addition to the house is 1000 sq. ft. is that correct? Answer: 1000 on the house and 800 for the garage/guest house combined. Will you have a fireplace in the sunroom? Answer: yes. It appears that on three sides of the structure the windows have been changed. The size of the garage/guest house is almost unrecognizable from how the structure is today. Answer: The family wanted to add space the family needs with respect to the historic integrity especially what is visible to the public including the harbor side view. Ken Magnuson agrees to a public hearing. The guest house seems to be blocking the structure and I am not in favor of a second story deck and the sunroom looks too contemporary and there is a lot of glass. Cari Williamson agrees with Ken that the glass in the sunroom is too contemporary for the era, and that the garage/guest house should be subordinate to the historic home and yes to a public hearing. James Cisek agrees to a public hearing and feels the street view is as important as the harbor view and feels the garage takes away from the house. Hilary Grannis asked if the house will be lifted to fix the basement? Answer: Yes. Julia Tarka explained the new rules regarding a lift to a structure.

Have you spoken to the Planning Board or to the Highway Department regarding the curb cut? Answer: Not yet. Julia Tarka asked to see more information on the garage doors, I have seen swing doors that the HDC has approved that just do not look good. James Cisek also mentioned the Conservation Committee as well as the Tribe for the agent to contact. Julia Tarka said the sunroom gives her pause regarding the view and also the garage doors facing the street but also understands the challenges of where to place it. Agent addresses the commissions concerns. Susan Catling spoke of their neighbor at 81 South Water Street getting rid of the chimney on their sunroom. Answer: We really wanted to match the roof pitch so the roof deck has another purpose. Motion to send to a public hearing made by Susan Catling and seconded by James Cisek.

**New/Old Business:** A Motion to Approve minutes from 2.1.24 was made by Cari Williamson and seconded by Hilary Grannis. Unanimous vote to approve. Julia Tarka was not able to vote because she was not at the last meeting.

A Motion to Adjourn was made by Susan Catling and seconded by James Cisek Meeting adjourned at 5:35 pm.

Respectfully submitted:  
Sharon Brainard, Administrator

Approved: \_\_\_\_\_ 02/15/2024  
As voted