



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

### **Minutes**

### **June 6, 2024**

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

Julia Tarka, co-chair, Peter Rosbeck, co-chair, Ken Magnuson, Hilary Grannis, Susan Catling, James Cisek, Cari Williamson.

Julia Tarka called the meeting to order at 4:00 and provided public hearing protocol.

**PH 84 South Water:** This public hearing was continued from May 16, 2024 after the public portion of the hearing was closed in relation to a few items the applicant was going to make changes to plans. Dormers were simplified and tie in with the south elevation which has two hop dormers on the side and a simple shed dormer in the back part of the building. The garden house was lowered 10", lowering the plate height and the pitch shallower. The process with Ever Source to bury the wire underground has already started and revised the chimneys to remain natural. Two existing chimneys to be rebuilt, one on the north side will be left natural brick. The old window on the porch will stay in place, the door is also going to stay with the sidelights. Mr. Sullivan stated he will revise the plans to clearly label the old window and door to remain in place.

Julia Tarka asked for commissioner feedback. Peter Rosbeck has no concerns, Ken Magnuson has no concerns and appreciates taking into account the boards comments. Susan Catling asked about the chimney on the right side, is it going through the dormer? A.: Chimney is on the outside because it doesn't work internally, tapered, moved it away from the road. You would not see the back side of the dormer and we need headroom in the bedroom. Susan Catling is concerned about the massing on the property and is not in favor. Hilary Grannis likes the

changes and is in favor. James Cisek is in favor of the main house but not the summer cottage. Cari Williamson is in favor of the improvements but feels there is too much massing and is not in favor as is. Julia Tarka appreciates all the changes and thank you for listening to the board's feedback, I am in favor. Peter Rosbeck made a motion to approve the project as submitted, Ken Magnuson seconded. Peter Rosbeck, Julia Tarka, Hilary Grannis and Ken Magnuson voted in favor, Susan Catling, Cari Williamson and James Cisek are opposed. *The application was approved as submitted.*

Minutes from May 16, 2024 were approved. Susan Catling made the motion to approve, Cari Williamson seconded. *Unanimous vote to approve by the board.*

Minutes from the Executive Session were approved. Susan Catling made the motion to approve. *Unanimous vote to approve by the board.*

**PH 71 Davis:** Gary Conover discussed the architectural plan starting with an interim fence at 4' to accomplish pool code. The versions proposed are either picket or wire. A fence on the porch accomplishes pool code which cannot be seen anywhere. Some sort of enclosures for bikes and trash, there is bluestone and compressors there now. Two posts, lattice and a shallow roof, or flat or pergola and left to weather or stained dark green. A cedar fence around the compressors left to weather.

Julia Tarka opened discussion for the board before public comments. Julia Tarka asked if the compressors and the bluestone were part of the original application, A.: Compressors yes, I was not part of the original application so I don't know about the bluestone. James Cisek asked if the enclosure would be attached to the house or free standing. A.: Freestanding. 4 x 4 left to weather and anchored to the base and bolted through with airspace between.

Julia Tarka opened discussion to the public. Seeing none the public part of the public hearing was closed and moved to board deliberation. Peter Rosbeck does not like the use of a temporary fence that is already in place in the back from Gary's admission. I would not approve the fencing now but do like the pergola with boarding or sail cloth in between and lattice with the condenser. Ken Magnuson doesn't mind the fence in the back as it cannot be seen. I am not in favor of anymore additions, there are other ways that refuse, bikes and condensers could be screened with landscaping. Susan Catling in not in favor of the project due to massing. Hilary Grannis agrees with Ken and Susan. James Cisek is against any other additions. Cari Williamson is in favor of screening the condensers not more structures. Julia Tarka agrees with Peter, that if you cannot see the pool fencing out of view as the pool was not voted on by our committee due to not being seen by the public view. I don't

think the condensers were presented in the original application as in the public view and how you screen them and I would check with Ahearn's office as to why they were not presented in front of this committee. I would keep the condensers not in the public view. I am not in favor of any more additions on this property. Ken Magnuson also stated the slab of concrete was not approved and urge you to come and look at the plans that were approved which I know you were not a part of originally. Applicant Withdrew. Motion to accept applicant's withdrawal was made by Susan Catling and seconded by Hilary Grannis. *Unanimous vote to accept withdrawal of applicant by board.*

**11 & 13 Dock:** Bill Roman asked for a continuance due to late arrival of shop drawings. Motion to Accept applicant continuance was made by Peter Rosbeck and seconded by Susan Catling. *Unanimous vote to approve continuance by the board.*

**PH 75 South Water:** Owners of the home discussed elements which have been changed significantly from the first rendering of their home. Josh Gothard showed a Greek Revival rendering as an option for a sunroom. Julia Tarka asked the board for comments, seeing none the public portion was open. Members of public in favor spoke and discussed garage options for windows and roof. There was no one from the public who opted to speak against the project. The board moved to deliberation. Susan Catling is not in favor of the sunroom and size of the garage. Ken Magnuson appreciates the hard work what has been done by the applicant but cannot vote for the sunroom. Hilary Grannis prefers the original hip roof of the sunroom and in favor. James Cisek likes the hip roof and the sunroom but doesn't like the dormers above the garage. Cari Williamson agrees with others regarding the garage and likes the hip roof on the sunroof. Julia Tarka is appreciative of all the hard work, she is in favor of the two story addition, the garage but not the sunroom at that location on such an historic home. Peter Rosbeck is in favor of the application.

Josh asked the commissioners for clarification, is the vote for approval with a contingency we submit drawings? Julia stated that the public portion of this hearing has been closed so Josh would need a continuance of the hearing for a specified date and submit new drawings as long as changes aren't dramatic. Josh asked the commissioners for their comments on changes for the garage. James Cisek thinks the two shed dormers look out of place and no hip roof. Josh shared Jane Bradbury's photo of a single bay with a gable. Cari Williamson likes the design but a smaller window, a six light and pushing the dormers back from the garage, leaving headroom for the bedroom. Josh asked about the sunroom and the hip roof with the two windows.

Josh asked if there could be a vote for the sunroom and submit the changes for the garage after? Julia stated if the garage was eliminated from the vote and come back to the HDC with a new application and rendering, that could be approved. Josh

Gothard withdrew the garage from the application to vote on the remaining elements. Motion to Accept Motion to Withdraw the garage from the application was made by Hilary Grannis, seconded by James Cisek. A motion to approve the hip roof sun room and not the garage made by Hilary Grannis, seconded by James Cisek. Cari, James, Hilary and Peter in favor. Opposed are Julia, Ken, and Susan. *Sunroom with a hip roof windows was approved.*

**Highway Department:** Alan DeBettencourt from the Highway Department which received a \$200,000 grant, presented plans to upgrade the safety and improvements on Pinehurst where the VTA project stopped at the end of Church Street-Winter Street intersection and Pease's Point Way down to the back exit of the Preservation Trust to make a safer space for bike parking. Sidewalks, crosswalks, sitting areas, benches and lighting (some surplus) will be implemented to start the improvement of the expansion of the downtown area. Susan Catling would like the proposed benches to be changed to town benches. Drainage and water issues were discussed and keeping the bollards in place for safety. The full board applauded Alan for securing the grant for the town. Motion to Approve the application with the swap to town benches made by Susan Catling seconded by James Cisek. *Unanimous vote to approve application as voted.*

**60 Cooke:** Paul Pertile showed the original west elevation proposing a back porch, which the owners decided against. Handrails were put on front steps for code and a copper exhaust fan for the stove. From Pease's Point Way, with all the vegetation removed, a 12' view of the windows would be seen. The original cut sheet from 1/5/2022 was in the original application and does show snap out grills which I did not notice and probably should have been true divided lights. Julia Tarka discussed what was approved which were the two windows, the porch and the door and asked applicant to review the HDC files. Reade Milne let me know that what was approved did not happen in the build. The question is what would we like to have happen here, the windows that are there now are the windows you installed Paul and that was not the understanding when we were on site. A.: I don't know what I said in my presentation if they were going to be true divided windows, the cut sheets were simulated with removable grill and I tried to go back to what was proposed and I apologize, I did not know they had removable grills. This is one house out of five on this compound and I do not want to upset the HDC. We kept the integrity of this historic home, we do have a new kitchen.

Julia Tarka asked for feedback from the commissioners. Susan Catling stated she could not imagine that if he had said removable grills the committee would have passed it. Ken Magnuson said if it isn't visible from a public way we could have voted it non-applicable, but new information shows it is visible from a public way, we need to go back and look at the minutes. A.: The cut sheet was in my original proposal and I don't know why they had removable grills. Julia Tarka stated they are asking

for approval for what they have built, the handrails, vent and not demo a window; you cannot build half of something. Julia Tarka asked the committee if they had a problem with these two picture windows with no grills. We are looking at what is built, what are we okay with being approved. Ken Magnuson verified that the handrail and the vent were not on the original application. Ken has no problem with either but I do not want to set a precedent for snap on windows being seen from a public way. Motion to approve the handrails and vent made by Ken Magnuson seconded by James Cisek. *Unanimous vote by the board to approve handrails and vent.* The board asked Sharon Brainard to research the meeting for accuracy and will resume this meeting on June 20, 2024.

**55 Cooke:** Discussion on second porch railing and lantern. The lowering of the rail was missed and I did send in a letter to reduce the railing side to 27” and I am not sure of the lantern. Mr. Moran showed the original application which shows no lantern and another application which shows a lantern. The front elevation is on Cottage Street. Ken Magnuson stated this rendering is for a true second floor porch with a lantern and when the deck was not approved the lantern stayed. A.: The owners like light when looking outside. James Cisek and Cari Williamson, Susan Catling all feel it is not needed for code and looks strange. Julia asked about the 27” for the rail and the board agreed, and also about how his clients would feel about the removal of the lantern.

**New/Old Business:** Discussion of board meeting dates for July, suggesting July 11 and 25<sup>th</sup>. Ken Magnuson asked about the 60-day time limitation, is it for Edgartown? A.: Julia Tarka stated according to the Office of the Attorney General, we could not change the time limitation. Ken: I don’t think we should vote on an application when the address is in violation. Julia: There must be a way so we can structure our application, not stamping in the application if there is a violation.

Motion to Accept May 2<sup>nd</sup> and April 25, 2024 minutes made by Cari Williamson, seconded by James Cisek. Unanimous vote by the Board to Approve, Hilary Grannis abstained.

James Cisek made a Motion to Adjourn the meeting, seconded by Susan Catling. *Unanimous vote by the board to adjourn the meeting.*

Meeting adjourned at 7:00 pm.

Respectfully submitted:  
Sharon Brainard, Administrator

Approved: \_\_\_\_\_ 6/6/2024

As voted