

Town of Edgartown
~Historic District Commission~
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Historic District Commission
Meeting Minutes
Thursday, June 25, 2020



In accordance with Chapter 53 of the Acts of 2020, this meeting was conducted through remote conference technology only.

Members in attendance: Peter Rosbeck, Christopher Scott, Susan Catling (phone), Carole Berger (A), Cari Williamson & Molly Costello. Absent: Ken Magunuson & Julia Celeste. Staff: Doug Finn- Host & Bricque Garber.

Public attendees: J. Chittick, G. Greeley, J. Schwartz, L. Allegaert, M. Boris. J Hayes, P. Hayes, S. Weinstein, S. Piazza, S. Doyle, M. White & P. Cunningham.

The meeting was called to order at 4:09 by Mr. Scott. Before Mr. Scott read the Public Hearing Notice, Mr. Ahearn requested to withdraw the 2 applications relating to 124 & 128 Upper Main St., at the request of his clients. The applicant plans regroup and discuss concerns with abutters. It was noted that the application had forwarded to the Martha's Vineyard Commission & to the Edgartown Zoning Board of Appeals. Motion to allow the applicant to withdraw Carole Berger. 2nd, Susan Catling. Unanimously approved.

Public Hearing: 124 Upper Main St. (20C-180) Martin (Skip) Tomassian. Patrick Ahearn/agent. Applicant proposes to add a new wing to main house, add three gable dormers to Main St. side of main house, renovate 1962 vintage garage into guest room, remove existing 1938 office structure with apartment, add new landscaping and parking area. - **Withdrawn**

Public Hearing: 128 Upper Main St. (20C-179) YICMV Hotel LLC (Hob Knob). Patrick Ahearn/agent. Applicant proposes to add a new rear porch and 2 guest rooms in a new wing, expand garden room by 71 sq. ft. and add new pool and landscaping. -**Withdrawn**

131 N. Water St. (20B-107) Harbor View Hotel Owner LLC. Sean Murphy/agent. Applicant proposes to change from and cedar single roof to a copper roof on the electric/mechanical room on the Thayer St. side of the building. Shutter review (continued from 4.4.19).

Copper Roof: Mr. Murphy described the location of the copper roof and the reasoning for the replacement of the wood shingle roof due to leaks. He acknowledged that the work was done prior to obtaining the HDC approval and a permit from the Bldg. Dept.

Mr. Murphy described the slope of the small roof as inadequate for shingles and his belief that copper was the most appropriate choice for the slope given the other possible options of rubber or asphalt. Mr. Schwartz and Ms. Allgaert, both abutters voiced their objections to the copper roof as presented. Objections included the process for applying and the copper itself. There was discussion regarding the roofing material over the “meeting room” and porch. Reade Milne, Edgartown’s Building Inspector appeared to provide a general understanding of roofing materials for shallow sloping roofs. Mr. Schwartz looked out of his window and at the flat roofs and said that they are black in color and believes this roof should be black, as well. While it is likely that the existing flat roofs are rubber, it is not definitively known, by Mr. Murphy, what material covers the flat roofs but he offered to find out.

Peter Rosbeck noted that cedar on that slope does not meet code and that the copper roof may look shiny now but will age and become a brown color. Cari noted that metal has been used for roofing for centuries and there are many examples of copper in the Historic District. She agreed with Peter noting the patina will make the metal look antique and appropriate. Rubber is clearly not a historic material. Mr. Scott noted the limited view of the roof from the public way and referenced some copper roofing on the Daniel Fisher House. Mr. Scott further noted that repairs to leaking roofs are often done quickly as it could be detrimental for applicants to have to wait for HDC approval. It is not terribly unusual to see a roof application, after the work has been completed due to leaks.

The abutters remained opposed to the copper. Mr. Murphy requested to continue the application to a future meeting where he can provide a better schedule of the roofing materials currently on the Hotel. Motion to continue, Molly Costello. 2nd, Peter Rosbeck. Voted to continue until the next HDC meeting.

Shutters: Mr. Murphy referenced previous approvals and a discussion and aapproval on 4.4.2019 regarding whether or not the Hotel might add shutters. It was decided at that time that the shutters would not be immediately installed in favor of allowing the new construction to weather before final decisions were made. The applicant has decided that they prefer the building without the shutters. There was discussion of the members and it was noted that historic photos show that the building had shutters, at times, had no shutters at times and had some shutters at times. Susan noted that there is not a historical record to encourage shutters be added. Cari noted the many windows and her vision of a really ‘busy’ façade if the shutters are added. It was additionally noted that some windows are very close together and would be difficult to shutter properly. Cari sees the building as more stately without the addition

of shutters and members concurred. Motion for the building to remain, as is, sans shutters, Susan Catling. 2nd, Cari Williamson. Unanimously approved.

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72 N. Water St. (20-D-242) Lorna & Douglas Garron. Doug Best/agent. Applicant proposes to enlarge the side entrance by 2' in width & length to accommodate basement stairs, install new fence to match existing, and provide clarification on existing split rail fence. Susan Catling is recused from hearing this application. This application was taken up out of the agenda order. Mr. Best presented the plan for the side entrance and provided drawings and photographs. It was noted that this area is not very visible from the street. The fence was presented as a 6 ft. fence addition to match the existing 6 ft. fence. The split rail fence which had been questioned by the HDC was revealed to be an old, existing fence and not subject to further review. Motion to approve the side entry changes as proposed and the additional fencing to match existing . Cari Williamson. 2nd, Molly Costello. Unanimously approved.

49 Davis Lane (20D-135.2) Gregg Jubin. Christopher Pagliaro/agent. Applicant proposes to replace window with Dutch Door and replace entry stair platform. This application was taken up out of the agenda order. Mr. Pagliaro presented the drawings for the change from window to door. Motion to approve, Chris Scott. 2nd, Carole Berger. Approved unanimously

Old/New Business: Minutes: 6.04.2020

Mr. Scott noted that there has been a request from the Energy Commission for an HDC member to attend meetings regarding the induction charging stations. Mr. Scott will follow up to see if there is anything to be offered by HDC in this regard, given the HDC approvals are in place for the VTA project on Church St.

Bricque advised that there will be a Public Hearing on July 16 on an application for a pool and pool fencing at 73 N. Water St., and materials will be forwarded to the members via 'snail' mail.

Motion to approve minutes as submitted, Chris Scott. 2nd, Peter Rosbeck. Unanimously approved.

Respectfully submitted:

Bricque Garber
Assistant

Approved: _____ date _____