

September 9, 2021

Via E-mail

Martha's Vineyard Commission
c/o Adam Turner, Executive Director
P.O. Box 1447
Oak Bluffs, MA 02557

Re: *55 King Point Way, Edgartown
Request for a Public Hearing*

Dear Members of the Commission:

On behalf of Richard and Bette Saltzman, residents of 65 King Point Way and abutters to 55 King Point Way, I write to urge the Martha's Vineyard Commission ("Commission") to vote that the demolition of the existing cottage at 55 King Point Way ("Proposed Project") warrants full review before the Commission. Structures such as this one – out-of-fashion, modest cottages located on former farmland – are increasingly threatened by development pressures and will soon disappear completely if they are not protected.

I. History & Significance of the Existing Cottage

The house at 55 King Point Way, visible from Edgartown Great Pond, is one of the few remaining early summer cottages in Katama, and may have been part of a working farm. As noted by Susan Catling of the Edgartown Historic District Commission, the house was built in 1904, likely by William F. Jernegan, a local businessman and politician, who acquired land in Katama from around 1896 to 1906. (Our clients were informed by the prior owners that the original cottage was over two hundred years old.) Starting in the 1990s, the house underwent several alterations, including a near total renovation in 2002. The 2002 renovations, however, did not change the external appearance of the cottage. Remaining internal features include the original staircase, some wood paneling, and some portions of the foundation, and perhaps some floorboards as well.

II. Proposed Project

The Proposed Project is three times larger than the existing cottage and the proposed design is not of a similar historic style. The plan is to demolish the entire existing house, guest house, and garage and replace it with a complex replete with a much larger main house, fitness center, and swimming pool with extensive patios, walkways, and other landscaping. In order to complete the Proposed Project, certain parts of the property need to be regraded, vegetation cleared, and trees planted. The change in scale is quite large, and the dramatic change from the existing house to the Proposed Project will likely be

noticeable from Edgartown Great Pond. Overall, the Proposed Project is 7,522 square feet larger than the existing cottage. It also constitutes removal of 11,529 square feet of surrounding vegetation.

	Existing	Proposed	Net Change
Main House	2,553	7,601	+ 5,048
Accessory Buildings	851	3,325	+ 2,474
All Buildings	3,404	10,926	+ 7,522
Vegetation	- 20,347	8,818	- 11,529

Table 1. Summary of Net Change in Square Footage

III. The Demolition of the Historic Cottage

Although this cottage sits outside the Edgartown Village Historic District, it provides historic and cultural value as one of the last early summer cottages in Katama. Indeed, the cottage was all but entirely rebuilt in 2002, yet the exterior remained true and faithful to the original 1904 design. It is, after all, the exterior that the public views from Edgartown Great Pond. Here, due to its rural location, the house lies outside the Edgartown Village Historic District. Additionally, although the house is not listed on MACRIS, Susan Catling noted that it should be surveyed for MACRIS and it was on an inventory provided by former Commission Executive Director Mark London. Importantly, full Commission review will enable a close look at this historic structure when the Historic District Commission cannot.

IV. Conclusion

Summer cottages, even those rebuilt such as the one at 55 King Point Way, are becoming increasingly scarce. The demolition of one of the last remaining summer cottages in Katama is worth full Commission review, and the Saltzmans urge the Commission to vote in favor of such review.

Respectfully submitted,

Richard and Bette Saltzman
by their attorney,



C. Dylan Sanders