



Martha's Vineyard Commission

OLD STONE BUILDING • 33 NEW YORK AVENUE
P.O. BOX 1447, OAK BLUFFS, MASSACHUSETTS, 02557
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April 1, 2021

Tom Perry
Building Official
Town of Oak Bluffs
Oak Bluffs, MA

Re: 112 Dukes County Ave - Demolition

This letter supersedes our correspondence to Ewell Hopkins of March 19, 2021 regarding the Demolition of a Historic Structure on 112 Dukes County Ave.

In that correspondence, we based our determination on the fact that the subject property was in a historic district. After more consideration we have concluded that the property is in fact not in a historic district and should have been and must now be referred to the MVC.

Section 8.1 of the DRI Checklist, Version 13, is very clear.

8.1 Demolition of Historic Structures: The Demolition of any structure that:

- a) **has been identified as having historic significance by a local historic commission or architectural commission, by a general plan of the Town, by the Massachusetts Historical Commission, or is listed with the National or Massachusetts Registers of Historic Places (see attached map); or**
- b) **was constructed before January 1, 1900 – with MVC Concurrence**

Exempted from this section 8.1 are structures located within:

- established historic districts and which are already protected by local historical or architectural commission review that has the legal authority to condition and permanently deny an application; or
- the Martha's Vineyard Camp Meeting Association's Wesleyan Grove National Historic Landmark District

As mentioned above, properties over 100 years old or on a Massachusetts listing of historic properties must be referred to the MVC. The only exemption are those properties located in a recognized historic district.

As the property is not in a historic district it **must** be referred. We understand that there are other historic properties that have applied for demolition that must follow this same process.

If you have any questions, or want to discuss further please contact me or Christina Mankowski, our historic planner.

Sincerely,

Adam Turner
Executive Director
Martha's Vineyard Commission

cc: Ewell Hopkins, Alexa Arieta, Pamela Melrose, Ryan Dillon, Christina Mankowski, Lucy Morrison



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March 19, 2021

Oak Bluffs Planning Board
Attn: Ewell Hopkins
Chairperson
Oak Bluffs, MA

Re: 112 Dukes County Ave - Demolition

The purpose of this letter is to inform you that based on the demolition application date of November 16, 2020 the applicable DRI Checklist to determine referral of this property is Version 13, which was effective until January 15, 2021, and states the following:

8.1 Demolition of Historic Structures: The Demolition of any structure that:

- a) has been identified as having historic significance by a local historic commission or architectural commission, by a general plan of the Town, by the Massachusetts Historical Commission, or is listed with the National or Massachusetts Registers of Historic Places (see attached map); or
- b) was constructed before January 1, 1900 – with MVC Concurrence Exempted from this section 8.1 are structures located within:
 - established historic districts and which are already protected by local historical or architectural commission review that has the legal authority to condition and permanently deny an application; or
 - the Martha's Vineyard Camp Meeting Association's Wesleyan Grove National Historic Landmark District

As the structure located at 112 Dukes County Ave is located within an established historic district, per section 8.1b, the Oak Bluffs Historical Commission (OBHC) has the authority to determine the significance of the structure. The OBHC has determined it "Not Significant" therefore it does not need to be referred or reviewed by the Martha's Vineyard Commission.

If you have any questions, or if there is anything else we can assist you with, let us know.

Sincerely,

Adam Turner
Executive Director
Martha's Vineyard Commission

cc: Tom Perry, Alexa Arieta, Pamela Melrose, Ryan Dillon, Christina Mankowski, Lucy Morrison