112 Dukes County Ave. Demolition
DRI 704

Martha’s Vineyard Commission
August 5, 2021
112 Dukes County Ave. Demolition

Applicant: Ryan and Abigail Dillon, Robert Moriarty (agent)
Owner: DC Studios LLC
Permits: Special Permit, Building Permit
Checklist: 8.1a (Demolition of a structure listed in MACRIS), 8.1b (Demolition of a structure more than 100 years old)

Referred by Oak Bluffs Building Inspector
Demolition and foundation work occurred earlier this year
LUPC: 7/12/21
Site visit: 7/28/21
Hearing: 8/5/21
Dukes County Avenue Area, Oak Bluffs Defining Characteristics (MVC, 2008)
Project history

• Former house was built around 1880 in the Victorian Eclectic style of many houses in the Campground, and is listed in MACRIS.

• As of 2020, the house had 3,200 ft², four-bedrooms, and contained commercial uses including yoga, massage, and retail.

• Demolition permit issued in Jan. 2021, after the Oak Bluffs Historic Commission determined that the building was not historically significant.

• Demolition of the house and a shed, and construction of a new foundation, took place soon after.

• The MVC informed the Oak Bluffs Planning Board on April 1 that the demolition required MVC review, at which time the Building Inspector issued a stop-work order.
Project summary

• Construct a new 3,538 ft² three-story house with a one-bedroom apartment on each floor, along with commercial space on the ground floor. (Owners intend to request a waiver to allow for residential use on the first floor.)

• All of the residential units would be for employees of DC Studios

• Proposed new footprint of structures is about 1,760 ft², including the foundation, porches and stairs (about 360 ft² larger than the previous footprint).

• New building would stand 33’11” at the ridge. (The height of buildings in the B1 district may not exceed 35 feet.)

• Owners also own properties at 114 and 116 Dukes County Ave., which they intend to develop in the future (DRI 615).
Additions to the record since 7/19/21

- Project update, clarifications, and photos 8/4/21
- Photos from site visit 7/28/21
- Drone videos 8/4/21
- Correspondence (20 emails/letters)
- Oak Bluffs Wastewater Commission Minutes 2/17/21 and 3/24/21
- Interior demolition permit 10/22/20
- Foundation permit 1/21/21
- Updated staff report 8/5/21
Planning concerns

- Historic character
- Wastewater
- Drainage
- Energy
- Traffic
- Housing and economic development
- Lighting and landscape
Historic character

• According to the MACRIS file:
  • Building is significant as part of the continued expansion of Cottage City (Oak Bluffs) as a resort and year-round community.
  • Located in Oak Grove, 15 acres of land developed by James Rothwell and Zebulon Pratt in 1871. One of the many small developments which sprang up around Wesleyan Grove and the Oak Bluffs Land and Wharf Company in the 1870s.
  • House was probably moved to its present site from an unknown previous location in 1923. It is of the Campground cottage construction.
Dukes County Ave. Area, Oak Bluffs Defining Characteristics (MVC 2008)

1. **Height**
   1.1. All buildings are 1 to 2½ stories high, and most are 1½ to 2½ stories high (the ½ floor represents occupied floor space within the volume of the sloping roofs, with windows in the gable ends and/or in dormers). A few buildings are 1 story high.
   
   1.2. The ridge heights range from 18’ to 38’.
   
   1.3. The heights of the side walls range from 1 to 2 stories.

2. **Building Mass and Setback**
   
   2.1. The width of the typical main facades range from 20’ to 31’.
   
   2.2. The height of the main façade is less than the width of the main façade.
   
   2.3. The length of side wall of main building (excluding projections) ranges from 18’ to 42’.
   
   2.4. The setback of the main façade (excluding one story projections) on the east side of Dukes County Avenue range from 20’ to 25’ from the road edge.
   
   2.5. Virtually all buildings more than one story high have a one-story projection at the front, usually either an open porch or an enclosed sunroom.
Dukes County Ave. Area, Oak Bluffs Defining Characteristics (MVC 2008)

3. Roof Shape
3.1. Most buildings have gable roofs with gable ends facing the road. A few buildings have hip roofs.

4. Building Materials
4.1. The exterior building materials are mostly naturally weathered cedar shingles. A few buildings have painted shingles or limited areas of natural wood siding. One building is wood siding.

5. Windows and Doors
5.1. Virtually all windows are double-hung (typically 2 panes over 1 pane, or 2 panes over 2 panes) with a height about double the width.
Dukes County Ave. Area, Oak Bluffs Defining Characteristics (MVC 2008)

112 Dukes County Ave. generally aligned with the above criteria, although its sidewall length was slightly longer, it was closer to the road, and it appeared to contain several newer windows.

The proposed house would be larger and taller than the previous house, but is designed to be similar to other houses in the area.
# Informational Screening for DRI Review of Proposed Demolition

## Historic/Cultural Significance

<table>
<thead>
<tr>
<th>Age:</th>
<th>Built before 1800</th>
<th>Built between 1800 and 1850</th>
<th>Built between 1850 and 1875</th>
<th>Built between 1875 and 1900</th>
<th>Built after 1900</th>
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<tbody>
<tr>
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<td>4</td>
<td>3</td>
<td>2</td>
<td>1</td>
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</tbody>
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**History/Culture:** Associated with individuals, organizations, events, activities, patterns, or developments

|               | 4                | 3                           | 2                           | 1                           | 0               |

**Design/Construction:** Distinctive physical and spatial characteristics, style, designer, construction

|               | 4                | 3                           | 2                           | 1                           | 0               |

**Contribution to Context:** Contributing or integral part of historic streetscape, grouping, or area

|               | 4                | 3                           | 2                           | 1                           | 0               |

**Integrity:** Retains essential character-defining features or has later alterations with acquired significance of which are reversible

|               | 4                | 3                           | 2                           | 1                           | 0               |

**Historical Designation:** Federal, State, Local

|               | 3                | 2                           | 1                           | 0                           |

**Total Historic Significance:** 14/20

## Other Factors

**Location/Visibility:** Visible from public way. Public space or coast/shore (where a higher score indicates relatively greater visibility)

|               | 3                | 2                           | 1                           | 0                           |

**Condition:** Estimated order of magnitude of structure condition (where a higher score indicates relatively better physical condition of the structure)

|               | 3                | 2                           | 1                           | 0                           |

**Safety Conditions:** Has the building been determined to be not safe and not secure? (where a higher number indicates greater safety and security)

|               | 3                | 2                           | 1                           | 0                           |

**Replacement Program:** A permanent replacement program has been proposed (where a lower number indicates that a replacement program has been proposed and is reasonably assured of proceeding)

|               | 3                | 2                           | 1                           | 0                           |

**Other Review:** The proposed demolition is subject to a special permit or other town review process able to require preservation (where a higher number indicates no other review)

|               | 3                | 2                           | 1                           | 0                           |

**Total Other Factors:** 10/15

**Total:** 24/38
Other planning concerns

• **Wastewater**: Bedrooms will increase from two to three. The previous house had been allocated wastewater flow for two bedrooms and 948 square feet of retail space. Wastewater Commission reviewed earlier versions of the proposal in February and March 2021, but the application was withdrawn and there was no final determination.

• **Island Housing Needs**: The new building will include three rental workforce housing units for employees of DC Studios (two tenants per bedroom). MVC staff preference would be for affordable housing units, but the applicant has stated that is not economically feasible for the project. Staff recommends applying conditions to any approval to ensure that the three apartments remain as workforce housing.
Other planning concerns

- **Stormwater and Drainage:** The footprint of proposed structures on the property is 359 ft² larger than the previous conditions. A drainage plan provided on Aug. 4, 2021, shows two drywells at opposite ends of the property, and an ejector pump to handle stormwater.

- **Energy:** The new building would be all-electric and utilize rooftop solar panels. The applicant will also install a conduit to allow for electric vehicle charging stations in the future.

- **Traffic and Transportation:** The property is accessed by Arch Ave. immediately to the south, which is a private way. The property previously had two parking spots and an additional space for turning around. The revised plans submitted on Aug. 4, 2020, show three spaces to the rear of the property, on Archer Ave.

- **Economic Development:** The proposal will support an Island business by creating employee housing.

- **Night Lighting and Landscaping:** Lighting plan shows wall-mounted lighting at five locations around the building, parking lighting at one location, and path lighting to the front and rear of the site. The applicant has stated that all exterior lighting will be Dark Sky compliant. A landscape plan has not yet been provided, but the applicant has stated that a mature oak tree on the property will remain.
Photos of current site and neighborhood
Site visit 7/28/21
Additional photos from applicant
Previous floor plans and elevations