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Martha's Vineyard Commission

DRI #702 122 122 Lighthouse Road Demolition MVC Staff Report – 2021-6-9

1. DESCRIPTION

- 1.1 **Applicant:** Laura and Max Decker
- 1.2 **Owner:** Harold Wolozin, Trustee
- 1.3 **Project Location:** 122 Lighthouse Road, Map 6, Lot 7, Aquinnah
- 1.4 **Proposal:** Expansion of a single-family residence more than 100 years old and listed in MACRIS.
- 1.5 **Zoning:** Residential 1 (R1)
- 1.6 **Local Permits:** Special Permit, Building Permit
- 1.7 **Surrounding Land Uses:** Other residential properties along Lighthouse Road; the property is surrounded by Map 6, Lot 56
- 1.8 **Project History:** The house was built around 1853, and is known alternately as the Zaccheus Cooper House and the Francis Manning House. It was built in the Greek Revival style, with wooden shingles and a granite foundation. A one-story ell was later added to the west elevation (late 19th century), and a two-story ell to the north elevation. An entrance porch was removed in 1964, and two wooden decks added in the late 20th century. A separate root cellar with stone and wood construction is also located on the property.
- 1.9 **Project Summary:** The proposal is to expand the approximately 837 ft² house (not including decks) by about 140 ft². The expansion would occur over an existing deck, and the deck would be expanded by about 50 ft² to provide a landing for a new mudroom. The expansion would have one story and extend off the northwest side of the house (away from Lighthouse Road). The applicant has stated that the remaining decks may also need to be demolished.

2. ADMINISTRATIVE SUMMARY

- 2.1 **DRI Referral:** Aquinnah Planning Board
- 2.2 **DRI Trigger:** 8.1a (Demolition; listed in MACRIS), 8.1b (Demolition; more than 100 years old)
- 2.3 **LUPC:** June 14, 2021
- 2.4 **Public Hearing:** Not yet scheduled

3. PLANNING CONCERNS

- 3.1 **Character and Identity:** The proposed addition is designed to match the existing style of the building, including wooden shingles on the sides and roof. The property as seen from the road is mostly obscured by trees and shrubs.
- 3.2 **Zoning:** The building stands just outside the Island Roads DCPC, and the property is within both the Town of Aquinnah DCPC and Building Permit Limitation District. The project requires a Special Permit from the Aquinnah Planning Board, including a public hearing.