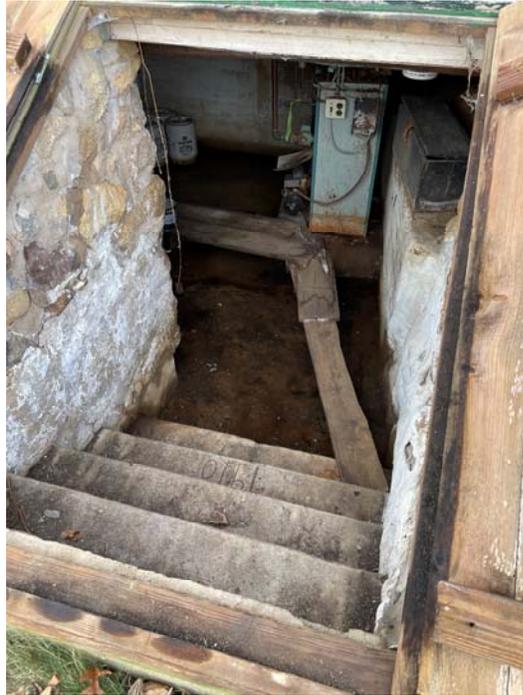


MARTHA'S VINEYARD COMMISSION

6-6-2022

Land-Use Planning Committee Meeting

1. Summary from the structural report
 - Attached Structural report as received from the inspection inspector. Did not include Summary.
2. Confirm when the house was last occupied.
 - House was last occupied in October, 2021.
3. Existing building elevations, including delineation of what is considered the original or historic portion of the building, and later additions.
 - See attached Building Analysis and Proposed Drawings.
4. Photograph of the step in the crawl space with the date 1904.



Date on Steps- 1910

5. Clarify in more detail how the project will comply with town, state, and FEMA requirements pertaining to the floodplain.
 - See attached Drawings- Proposed site plan and elevations
 - The new house will comply with current zoning by-laws.
 - 100 year flood plain- AE velocity zone-New house will comply with FEMA Flood Plain requirements. Top of Subfloor Elevation- 11.00

6. Clarify whether a renovation of the house (rather than demolition) would qualify for exemptions under the MA building code or FEMA regulations.
 - The building is located in the 100 year flood plain. Pursuant to FEMA rules, repairs costing more than \$130,000 (50% of the assessed building value) would require that the house foundation be raised to elevation 10 and first floor subfloor elevation 11.
 - It was agreed at the Oak Bluffs Historical Commission public hearing that “based extensive work required...” it would not be appropriate to elevate the building.
7. Grading plan, showing current and proposed contours above NAVD88.
 - Our intention is to comply with the Conservation Commission and FEMA Flood Plain requirements.
8. Diagram or rendering showing the FEMA flood elevation.
 - See attached Proposed Elevations.

MVC Staff Applicant Meeting:

- **History of any renovations, additions, relocations, or other significant work on the building since its original construction.**

The Oak Bluffs Historical Commission minutes of the April 20, 2022 public hearing stated:

Our research as well as the owner's, revealed the house was once located in the MVCMA grounds and moved to its present location in the late 1800's by Henry Chadwick and was his chicken farm.

At the April 20, 2022 public hearing, the Oak Bluffs Historical Commission concluded that the front of the 17 School Street house (two rooms on the first floor) is original.

Several additions appear to have been added to the rear of the house ((1) middle section where the kitchen is located; (2) rear area and porch in the back).

- **Current floorplans and elevations delineating the original portion of the structure.**

Refer to the building analysis and proposed presentation drawings

- **Any photographs or drawings showing the original building and its development over time.**

Refer to Building Analysis and inspection report.

- **Delineation and description of features that are unique to the structure, representative of the architectural style of the building, or that may be considered historically significant.**

The Oak Bluffs Historical Commission found that “[t]he architectural details were definitely indicative of Campground style of the 1860's.”

Features: porch columns, rake trim, windows, shutters, gingerbread.

- **Description of any historically significant events or people associated with the building, with any supporting documentation.**

The house was owned by Henry Keyes Chadwick who was a poultry farmer.

- **Structural report describing the building's current condition.**

Refer to Building inspection report of 17 School Street, Oaks Bluffs, MA by Todd Cleland, Real Estate Consulting Inc., April 12, 2022.

More than 175 photographs document the compromised structural and mechanical elements of the house.

- **Narrative statement explaining why demolition is necessary, including a description of any alternatives that were pursued, with accompanying documentation.**

Refer to Building inspection report of 17 School Street, Oaks Bluffs, MA by Todd Cleland, Real Estate Consulting Inc., April 12, 2022.

More than 175 photographs document the deficiencies with all elements of the house.

The photographs show the compromised structural and mechanical aspects of the house, including the foundation, walls, ceiling, framing; chimneys, roof, trim, windows, electrical, plumbing, HVAC; interior: walls, floors, stairs, and doors.

The Oak Bluffs Historical Commission minutes of the April 20, 2022 public hearing stated:

The applicants distributed copies of the Inspection Report done by Real Estate Consulting, and their updated plans for proposed replacement,

Based on the Inspection, comments by the applicants and on site observations, and its location in Flood Zone, it was evident that extensive work was required.

The building is located in the 100 year flood plain. Pursuant to FEMA rules, repairs costing more than \$130,000 (50% of the assessed building value) would require that the house foundation be raised to elevation 10 and first floor subfloor elevation 11.

It was agreed at the Oak Bluffs Historical Commission public hearing that "based extensive work required..." it would not be appropriate to elevate the building.

Breese Architects presented a design that incorporates the features of the original house.

The Oak Bluffs Historical Commission minutes of the April 20, 2022 public hearing commented:

Although much of the house isn't salvageable and the new design incorporates and replicates the original look of the house, as a central component, the owner and architects were amenable to including as much of the actual elements as possible in the rebuild...posts, windows, shutters, rake trim, gingerbread, and any other materials where possible.

- **The house is vacant, documentation as to efforts taken by the current owner to secure the house from deterioration.**

The property was purchased by the current owner on October 18, 2021. The owner has taken necessary precautions to secure and protect the house including winterizing.

Immediately after purchase she had extensive debris from several prior owners removed and cleared the house widely infested with rodents.