22 Hatch Road Demolition
CR 10-2021

Land Use Planning Committee
January 24, 2022
22 Hatch Road Demolition

**Applicant:** David and Lisa Grain; Chris Alley and Gerret Conover (agents)

**Owner:** 22 Hatch Road LLC

**Permits:** Demolition permit, building permit, possibly special permit

**Checklist:** 8.1b (Demolition of structure more than 100 years old)

Concurrence review

*LUPC: 11/16-22* – Voted not to make a recommendation and that the project could proceed to MVC once Tisbury Historical Commission had provided input

Several attempts by applicant and staff to obtain written input

Second LUPC scheduled to determine next steps
Project history

• The existing main house was built in 1900, with several renovations/additions since 1993.

• The house is not within the town historic district, or listed in the Massachusetts Cultural Resource Information System (MACRIS).

• The house currently has two stories, six bedrooms, and a gross area of 7,290 ft$^2$, and is considered vacant.

• A 1,326 ft$^2$ detached garage was constructed in 2001.

Proposal

• Demolish the existing structures and build a new 13,536 ft$^2$ five-bedroom house.
Planning concerns

- Character and identity
- Structural integrity
- Material use
Character and identity

• According to town assessor records, the main house is of conventional design with a gable/hip roof structure and wood shingles, and the grade (construction materials and craftsmanship) is considered excellent.

• A record of renovations and additions submitted to the MVC shows exterior work having occurred on three sides of the building:

  - **1993:** New 1,100 ft² deck on east side of house, replacement of existing screen porch, new doors to deck.
  - **1997:** One-story 240 ft² addition with shed roof on the west side of the house to expand the kitchen; remodeling of kitchen space.
  - **2001:** Renovations and additions to the south side of house to enlarge three existing rooms.
LAND LOCATED IN  TISBURY MASS.  PREPARED FOR  ALAN P. FREWICK TE.

REGISTRY OF DEEDS REFERENCES:  PLAN  DEED CERT 8580

On the basis of my knowledge, information, and belief, I certify to:

CHASE MANHATTAN PRENOMAL  FINANCIAL SERVICES, INC.
Character and identity

• The house includes a wrap-around porch and angular second-story balcony facing east (toward Vineyard Sound), a second-floor balcony facing west, brick chimneys, and some elements of Greek Revival style, including round tapered columns, and gable roofs with wide trim.

• The house is visible from Vineyard Haven Harbor, but is partly obscured by bushes. The southeast portion of the property is within the Coastal District.

• Applicant has stated that the proposed ridge will be lower than the existing ridge, but higher than the maximum height allowed in the Coastal District (24 feet for pitched roofs or 13 feet for flat or shed roofs), which will likely require a special permit.
Character and identity

- The Tisbury Historical Commission (THC) was unable to provide input on the building’s significance prior to the LUPC meeting on Nov. 16, but planned to have a site review and discussion on Dec. 1, after which it would provide an opinion to the MVC.

- The LUPC agreed that the project could proceed to the full MVC once the THC opinion was provided.

- The THC met and discussed the project in December, but has not provided an opinion to the MVC. MVC staff and the applicant made several inquiries with the THC, and it was ultimately decided that the LUPC would meet again and determine whether a separate independent review is necessary in lieu of the THC opinion.

- The THC has since stated it will provide a report by the end of the week.
Structural integrity

• Structural evaluation by John Lolley in November 2021 noted:

  • Significant deterioration of the stone/cement foundation, which has weakened the foundation wall
  • Some bowing of the support timbers in the basement
  • Cupping/bowing of the first-level floors and support timbers due to dampness in the basement
  • Warping of floors on part of the second level
  • Interior doors that don’t close properly
  • Possible mold on the first level

*The report concludes: “Overall, the house is in average condition for its age. It is recommended that the structural and dampness issues be addressed if continued to be used as a residence.”*
Material use

• The applicant is willing to provide salvaged materials to a non-profit organization prior to demolition, but there are no specific plans to do so.

• The applicant’s agent was unaware of any efforts to relocate or further renovate the house as alternatives to demolition.
<table>
<thead>
<tr>
<th>Factor - Significance</th>
<th>Score</th>
<th>Comments/Data in Support</th>
</tr>
</thead>
<tbody>
<tr>
<td>Age</td>
<td>1</td>
<td>The home was built in 1900.</td>
</tr>
<tr>
<td>Historical/Cultural</td>
<td>0</td>
<td>The home is not associated with a historically significant group, individual, organization, etc.</td>
</tr>
<tr>
<td>Design/Construction</td>
<td>1</td>
<td>The structure shares similar design elements of classic New England seaside architecture with the surrounding homes however has been renovated in the last 20 years.</td>
</tr>
<tr>
<td>Location/Visibility</td>
<td>2</td>
<td>The house is partial visible from Hatch Road and Vineyard Haven Harbor, but not from Main Street.</td>
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<tr>
<td>Town Review</td>
<td>1</td>
<td>The home is not subject to any other town review regarding the proposed demolition.</td>
</tr>
<tr>
<td>TOTAL (maximum = 13)</td>
<td>5</td>
<td>The structure holds minimal historic significance.</td>
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Exterior and basement photos
Interior photos