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
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 ft², and is considered vacant.

• A 1,326 ft² detached garage was constructed in 2001.

Proposal

• Demolish the existing structures and build a new 13,536 ft² 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.
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.

• The Tisbury Historical Commission was unable to provide input on the building’s historical significance prior to the LUPC meeting on Nov. 16, but is planning to have a site review and discussion on Dec. 1, after which it could provide an opinion to the MVC.
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.
Exterior and basement photos