

7 Arlington Ave. Demolition
DRI 718

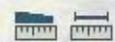
Land Use Planning Committee
April 11, 2022

7 Arlington Ave. Demolition

Owner/Applicant:	Eunu Chun and Lisa H. Kim; Chuck Sullivan (architect)
Proposal:	Demolition of a house built in 1875 and listed in MACRIS
Zoning:	Residential 2 (R2)
Permits:	Demolition permit, building permit, special permit
Checklist:	8.1a (Demolition of a house listed in MACRIS)

Mandatory review





20 m

100 ft

Project history

- The three-story four-bedroom house is listed in the Massachusetts Cultural Resource Information System (MACRIS) as the Palmer Villa House, built in 1875, which was divided and moved from Beecher Park in 1917. (Palmer Villa had been a seasonal guest or rooming house.)
- Other half of the house was moved to 11 Arlington Ave. (Associated with the Rice Playhouse and School of Elocution, which operated from 1925-1950 and was believed to be the second summer theater in the nation.)
- Houe is significant as part of the Vineyard Highlands (laid out in 1869 as an alternative to the Wesleyan Grove Campground) and because the original house was built in the Campground cottage style.
- The house is aligned with other large houses along the part of East Chop Drive known as Institute Hill (named for the Martha's Vineyard Summer Institute).
- The town assessor's office lists the building's condition as "minus good" (considered above average for Oak Bluffs), with an assessed value of \$371,300.
- Various work has been done on the building since 2016, including unspecified renovations in 2012.

Proposal

- Demolish most of the existing house, while retaining and relocating two stories of the main three-story section (minus the second-floor ceiling)
- Expand the structure as shown in the tables below.
- An existing detached bedroom would be renovated and expanded in the same footprint (425 ft²). And a new 484 ft² garage would be added.
- An existing driveway along the side of the house would be removed and replanted, and a new driveway added toward the front of the site.

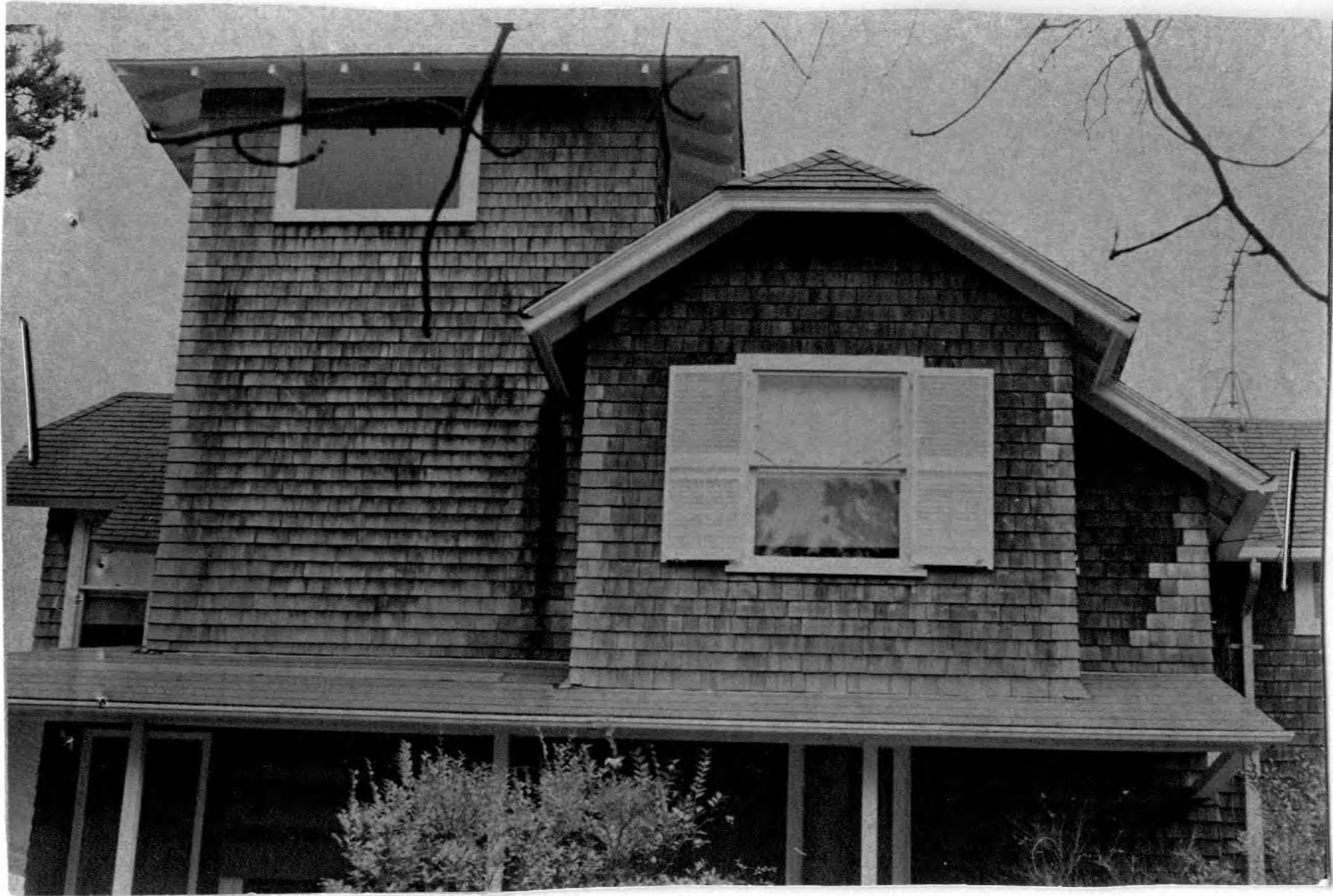
EXISTING SQUARE FOOTAGE	
NAME	AREA (SQFT)
EXISTING FIRST FLOOR	1,152
EXISTING SECOND FLOOR	941
EXISTING THIRD FLOOR	140
	2,233 ft ²

PROPOSED SQUARE FOOTAGE	
NAME	AREA (SQFT)
PROPOSED FIRST FLOOR	2,140
PROPOSED SECOND FLOOR	1,969
PROPOSED THIRD FLOOR	263
	4,372 ft ²



PALMER VILLA.





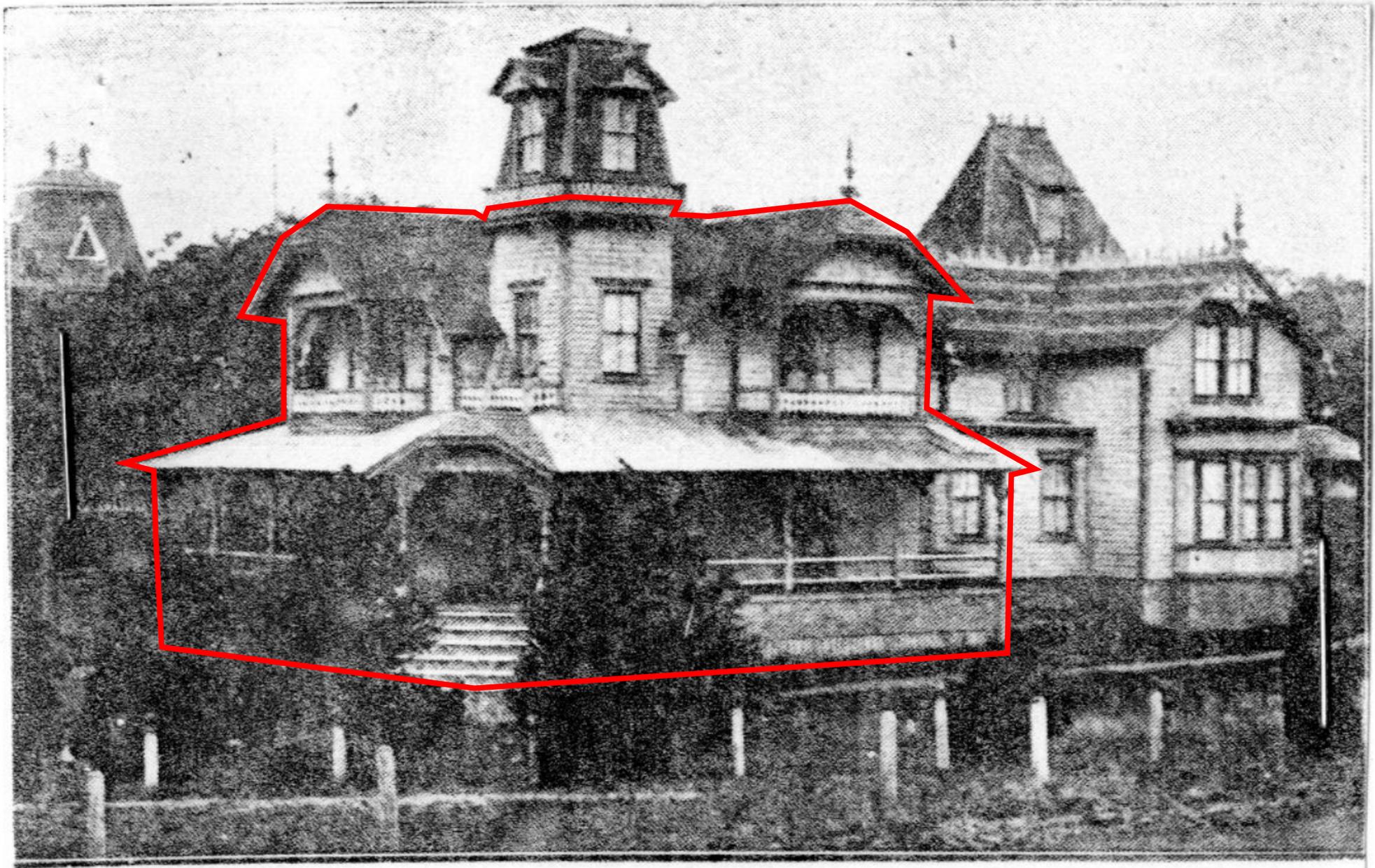








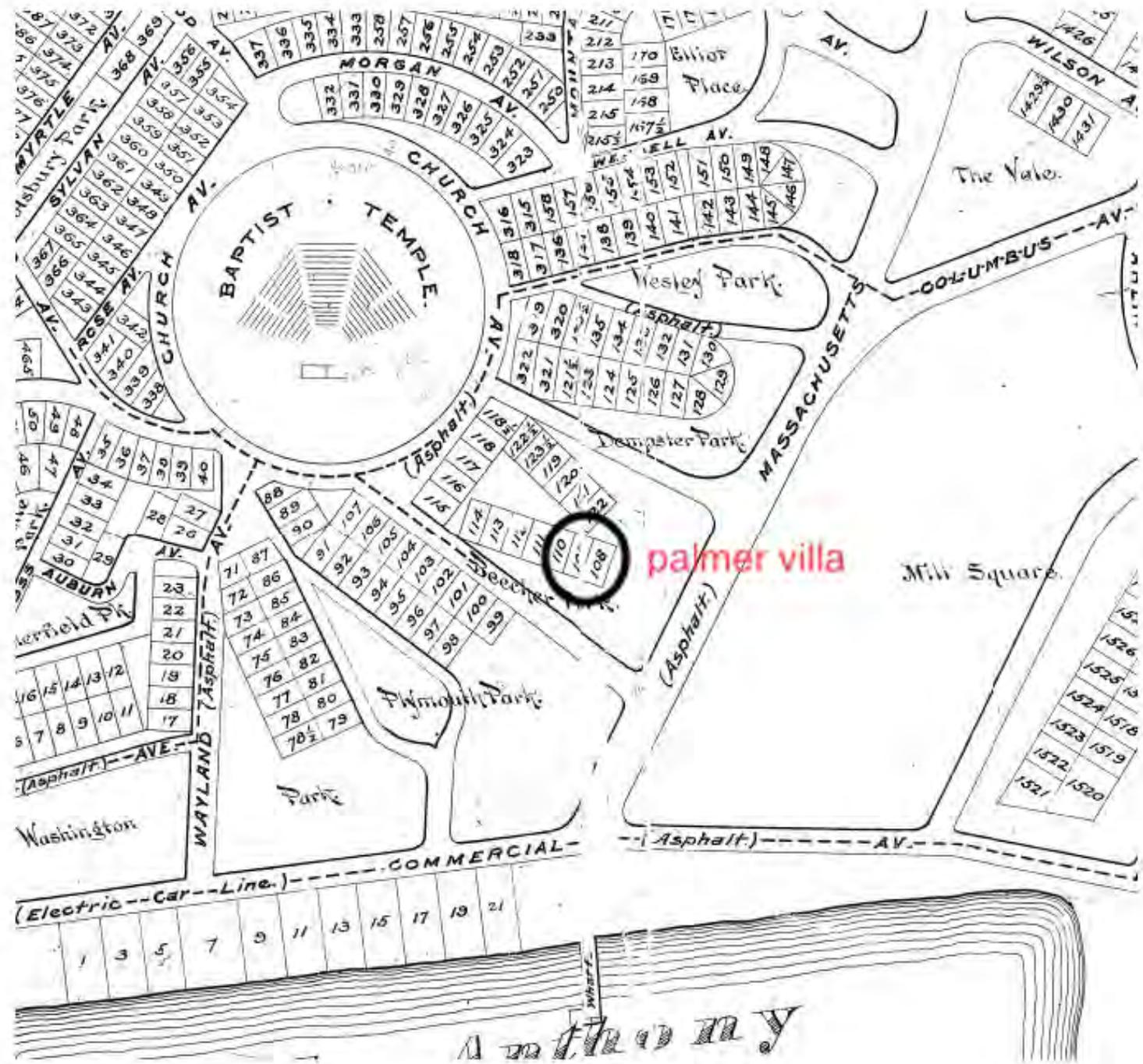




PALMER VILLA.

1887 Bird's Eye Drawing
of Cottage City





A. M. T. R. O. M. Y

11 Arlington Ave.





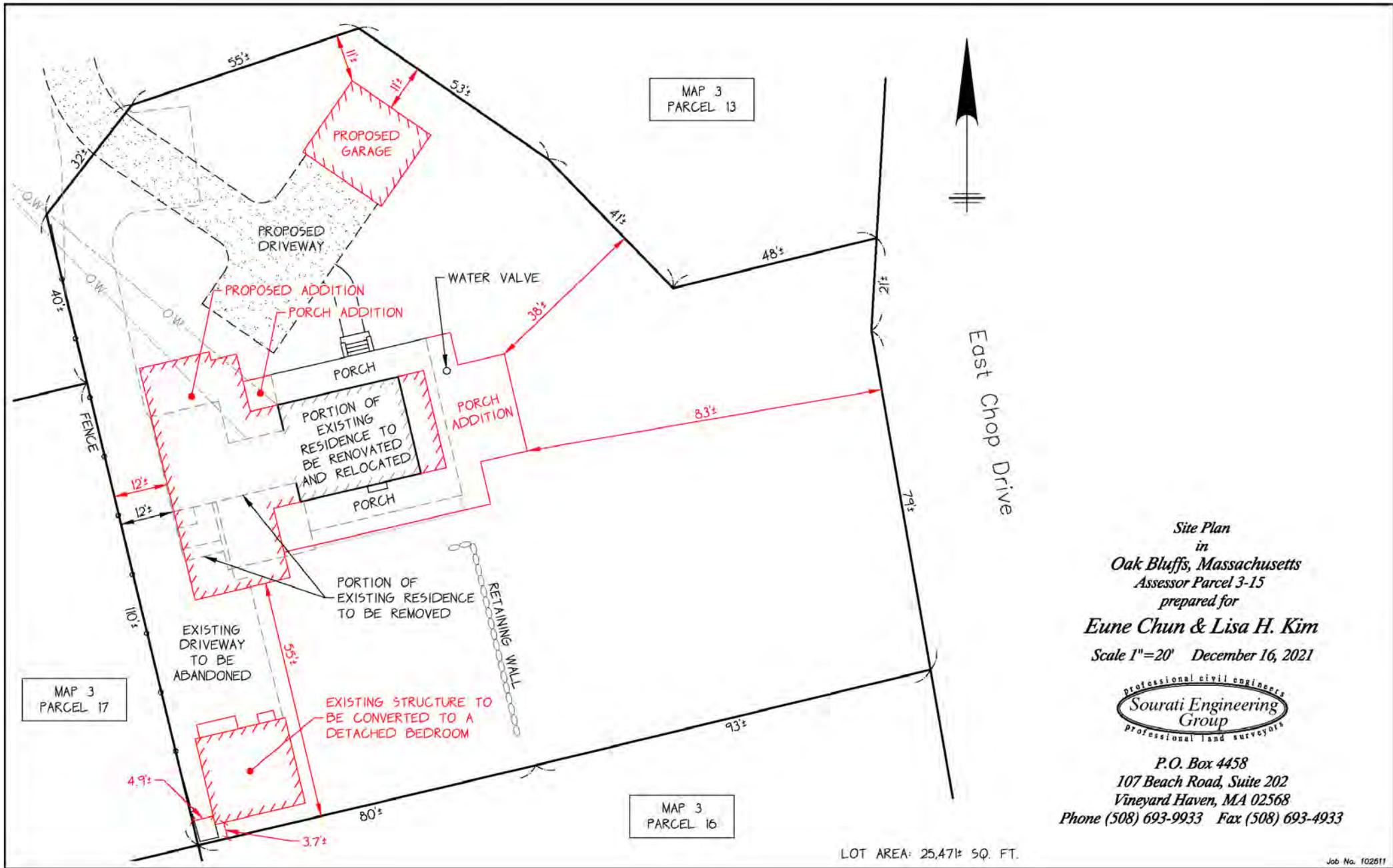


PALMER VILLA.

View from Highlands, Oak Bluffs, Mass.



c. 1912

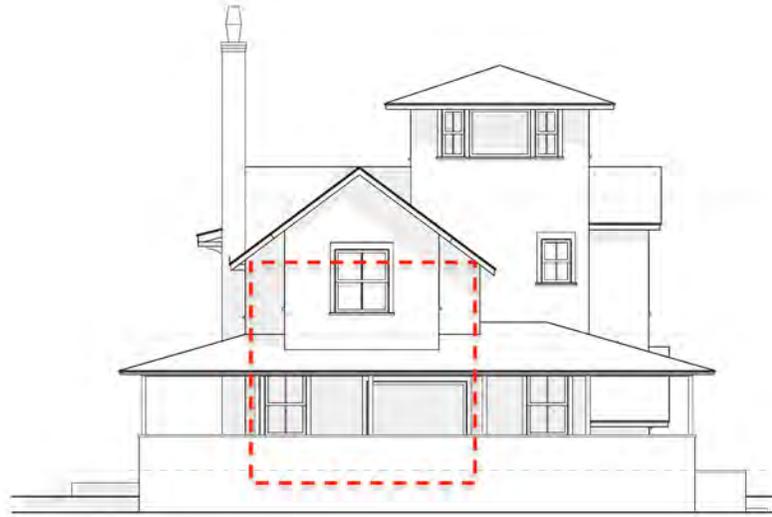


Site Plan
in
Oak Bluffs, Massachusetts
Assessor Parcel 3-15
prepared for
Eune Chun & Lisa H. Kim
Scale 1"=20' December 16, 2021

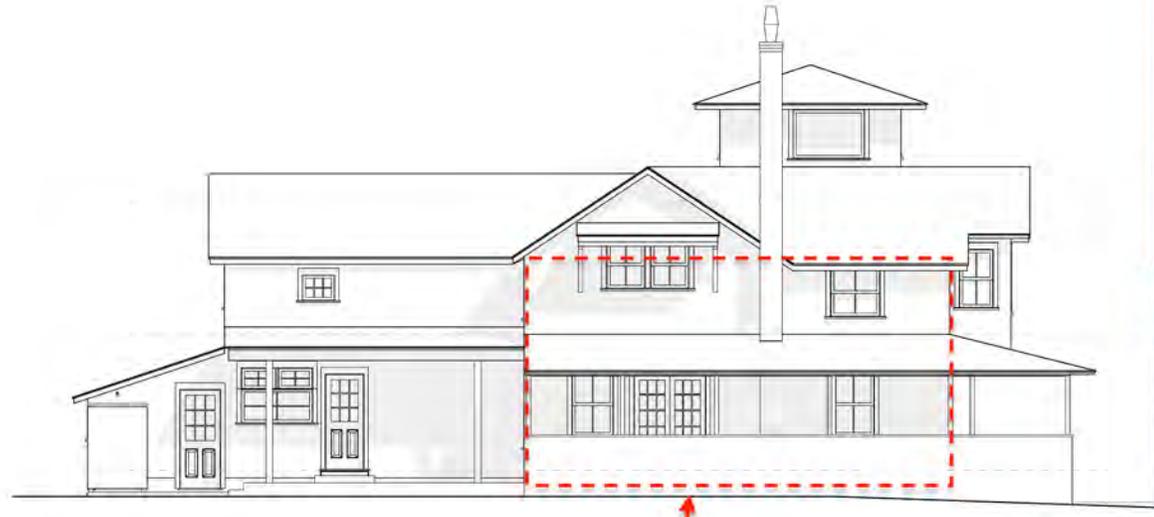


P.O. Box 4458
107 Beach Road, Suite 202
Vineyard Haven, MA 02568
Phone (508) 693-9933 Fax (508) 693-4933

Existing



NORTH ELEVATION - EXISTING
SCALE 1/4" = 1'-0"



EAST ELEVATION - EXISTING
SCALE 1/4" = 1'-0"

**PORTION OF EXISTING
STRUCTURE TO REMAIN**



SOUTH ELEVATION - EXISTING
SCALE 1/4" = 1'-0"

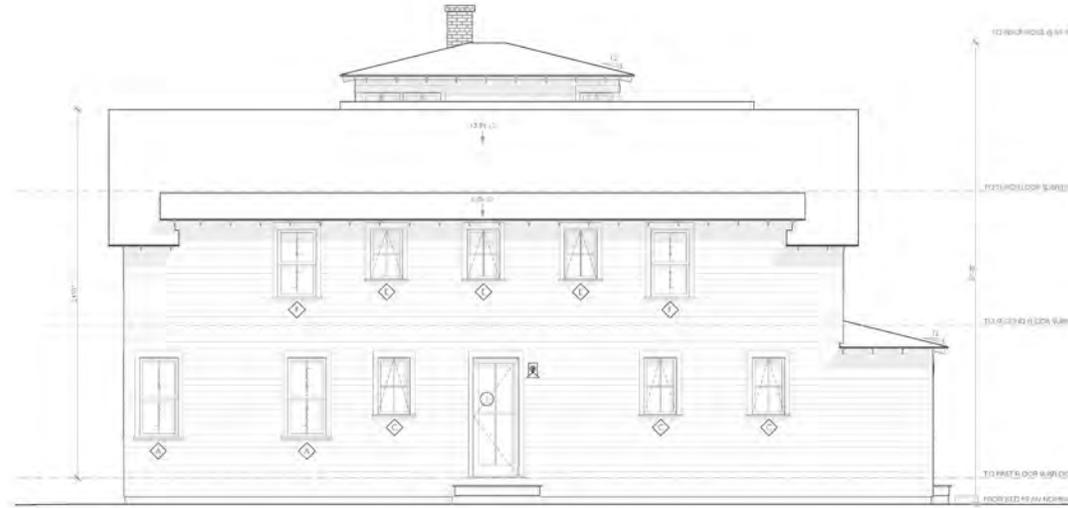


WEST ELEVATION - EXISTING
SCALE 1/4" = 1'-0"

NOT FOR CONSTRUCTION



Main house



1 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



2 WEST ELEVATION
SCALE: 1/8" = 1'-0"



FOR PERMIT ONLY

sullivan + associates
ARCHITECTS
508.693.0500
sullivanassociatesarchitects.com



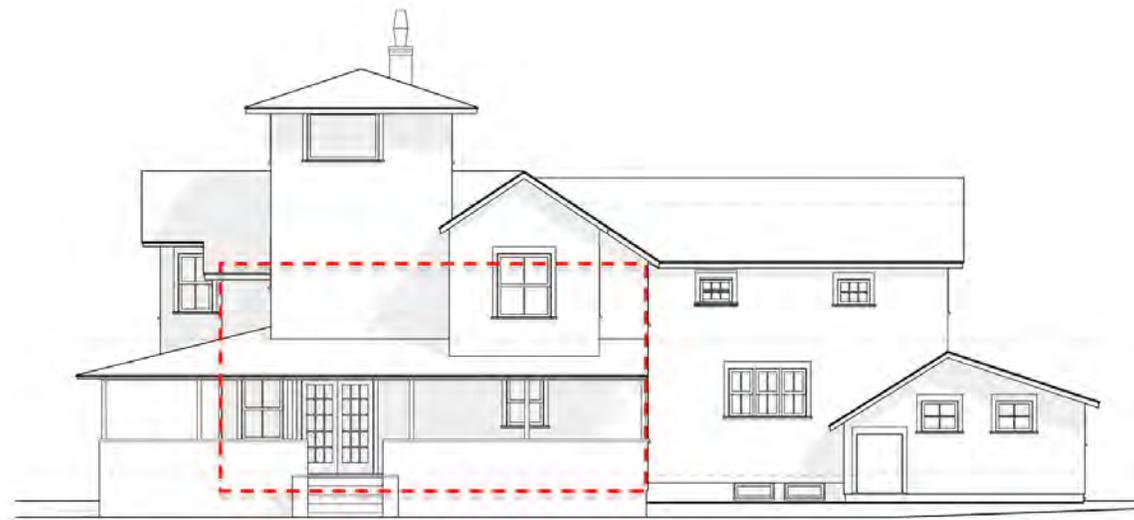
SHEET NO. DATE

PROJECT NAME: CHUN-KIM RESIDENCE
7 ARINGTON AVENUE, VINEYARD HAVEN, MA 02548
PROPOSED EXTERIOR ELEVATIONS

PROJECT NO.:
DRAWN BY: JG/MA
DATE: 2021-09-24
SCALE: 3-15-0
JOB NO.: 20C01
DRAWING NO.:

A-201

Comparison



WEST ELEVATION - EXISTING
SCALE: 1/4" = 1'-0"

NOT FOR CONSTRUCTION

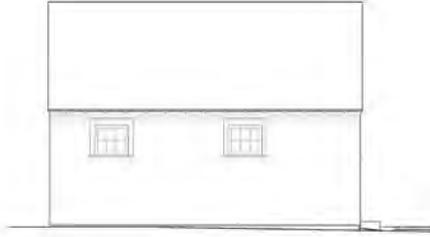


2 WEST ELEVATION
SCALE: 1/4" = 1'-0"

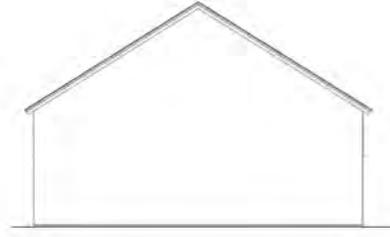
Detached bedroom



1 NORTH ELEVATION - EXISTING
SCALE: 1/8" = 1'-0"



1 EAST ELEVATION - EXISTING
SCALE: 1/8" = 1'-0"



1 SOUTH ELEVATION - EXISTING
SCALE: 1/8" = 1'-0"



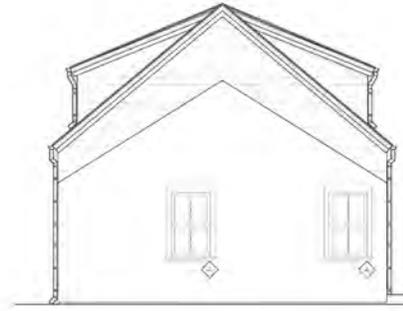
1 WEST ELEVATION - EXISTING
SCALE: 1/8" = 1'-0"



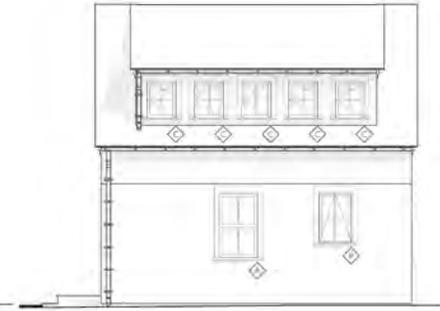
2 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



1 EAST ELEVATION
SCALE: 1/8" = 1'-0"



1 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



1 WEST ELEVATION
SCALE: 1/8" = 1'-0"



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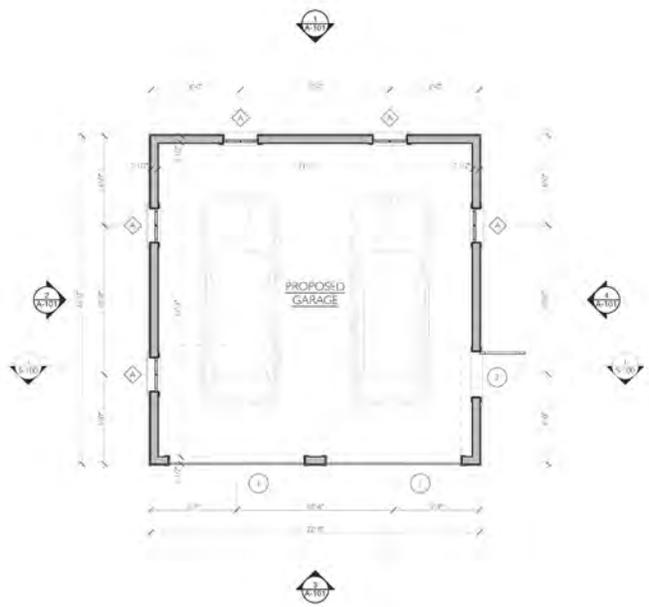


CHUN-KIM GARAGE
7 ARINGTON AVENUE, VINEYARD HAVEN, MA 02568
EXTERIOR ELEVATIONS

DATE: JG/MA
2021-10-20
SCALE: 3-15-0
20C01

A-201

Garage



FIRST FLOOR PLAN
SCALE 1/4" = 1'-0"

DOOR SCHEDULE - FOR PRICING ONLY								
MARK	QUANT.	TYPE	MANUF.	MODEL#	LITES	UNIT SIZE (NOT R/O)		NOTES
						WIDTH	HEIGHT	
1	2	GARAGE	TBC	TBC	4	9'-0"	6'-0"	
2	2	EXTERIOR	TBC	TBC	4	3'-0"	7'-0"	

WINDOW SCHEDULE - FOR PRICING ONLY								
MARK	QUANT.	TYPE	MANUF.	MODEL#	LITES	FRAME SIZE (NOT R/O)		NOTES
						WIDTH	HEIGHT	
A	3	AWNING	TBC	TBC	4	2'-4"	3'-4"	



TOTAL SQUARE FOOTAGE	
NAME	AREA (SQFT)
PROPOSED FIRST FLOOR	444 SF



FOR PERMIT ONLY

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REGISTERED ARCHITECT
 COMMONWEALTH OF MASSACHUSETTS
 REG. NO. 10000
 EXPIRES 12/31/2024

PROJECT NAME: **CHUN-KIM GARAGE**
 ADDRESS: 7 ARLINGTON AVENUE, VINEYARD HAVEN, MA 02568
 DRAWN BY: []
 DATE: 2021-10-22
 REVISION: 3-15-0
 SHEET TITLE: **FLOOR PLAN & ELEVATIONS**
 DRAWING NO: 20C01
 SHEET NO: **A-101**

Planning concerns

- Historical significance
- Character and identity
- Wastewater
- Drainage
- Energy
- Landscape

Historical significance

- Age: The structure was originally built in 1875, and divided and moved to two other locations in the Vineyard Highlands in 1917.
- History/Culture: The building is significant as part of the Vineyard Highlands, and is an example of Campground cottage construction. The original structure in Beecher Park was an elaborate seasonal home built in the Campground style and later divided and moved.
- Design/Construction: The existing structure retains some of the proportions, massing, and roof shapes of the original, but few of the original decorative features remain, as indicated by a photograph of the original Palmer Villa. The building was apparently constructed with high quality methods and materials, as indicated by its age and condition.
- Historic Portion of Existing Structure: The entire structure as it stands is considered historic.
- Previous Alterations: Unknown, apart from the division and relocation in 1917.

Historical significance

- *Contribution to Streetscape/Community*: The house is part of a wooded and gently developed area in the Highlands. It stands on a hill overlooking Oak Bluffs Harbor and is among the first and more visible houses on Arlington Ave., as approached from East Chop Drive. The house is aligned with other large houses along the part of East Chop Drive known as Institute Hill (named for the Martha's Vineyard Summer Institute), but is more heavily screened by trees and other vegetation. It is somewhat larger than other houses in the neighborhood, and stands farther back from the road. The construction dates of houses in the immediate area range from 1890 to 1930. The other half of Palmer Villa is located next door at 11 Arlington Ave.
- *Historic Designation*: The house is listed in MACRIS, but no other historic registers.
- *Visibility*: The house is visible from East Chop Drive, Arlington Ave., and Oak Bluffs Harbor, but is partly obscured by trees and other vegetation.
- *Condition*: A structural report has not been provided, although Squash Meadow Construction, which has done work on the house, provided an email noting that they had observed areas of rot and stating that the deck and roof need to be rebuilt. The applicant has stated that the kitchen, as well as most of the ceiling framing on the second floor, appears to be insulated, but that the insulated spaces might not be up to code.

Historical significance

Alternative Solutions: The proposed work is generally too extensive to be considered a rehabilitation of the existing structure. A portion of the existing structure would be retained.

The applicant has stated that windows, soffit and porch details, and some trim details will be similar to the existing house, but no exterior materials will be salvaged for the new house. Portions of the main stairway, including railing, balusters and newel posts, will be salvaged, along with interior paneling, and interior doors and hardware. The chimney of the new house would be brick with a chimney cap to match the existing chimney. The height of the new building would be 31 feet, compared to the existing height of 29 feet.

Wastewater

- The property drains into the Oak Bluffs watershed, which is considered impaired.
- There are currently five bedrooms on the property, including the detached bedroom, and plans show a total six bedrooms, including the detached bedroom.
- An existing six-bedroom septic tank will remain, with the septic tank relocated slightly to the east.
- An existing leaching field on land once owned by the Highland Trust (now East Chop Association) will remain. The East Chop Association has stated that there are no current restrictions on that portion of the property.

Other planning concerns

Stormwater and Drainage: The property is partly within the FEMA VE flood zone, but the proposed house is located on higher ground and is just outside that area. A drainage plan shows a gutter and drywell system for the main house and detached bedroom.

Energy: The proposed building would be all-electric, with a heat pump HVAC system and hybrid hot water tanks. (The existing house has electric water heating, and plug-in AC units and radiant hot water heaters.)

Landscape: The new driveway will require the removal of trees, but the applicant has stated that the demolition and new construction will not. A landscape plan has not been provided.