7 Arlington Avenue

Request to reopen public hearing

The owner's reasons for applying to partially demolish, renovate, preserve, and expand 7 Arlington Avenue

01 The house has significant structural and maintenance issues.

02 The house needs updating to accomodate year-round living. The owners are a family of 7 and are long term members of the community. This is a family house and not used for rental income or owned by a developer.

03 The house needs to accomodate one-level living so the owners can age in place.

04 The structure needs to be brought up to current energy code. The existing framing does not allow for insulation requirements. This house is not in an historic district and does not meet historic exemptions for insulation, egress, or access. See p.10.

Issues & Solutions Overview

A summary of the issues previously raised by the MVC, including those raised at the last LUPC meeting. We have juxtaposed those with the applicant's proposed solutions.

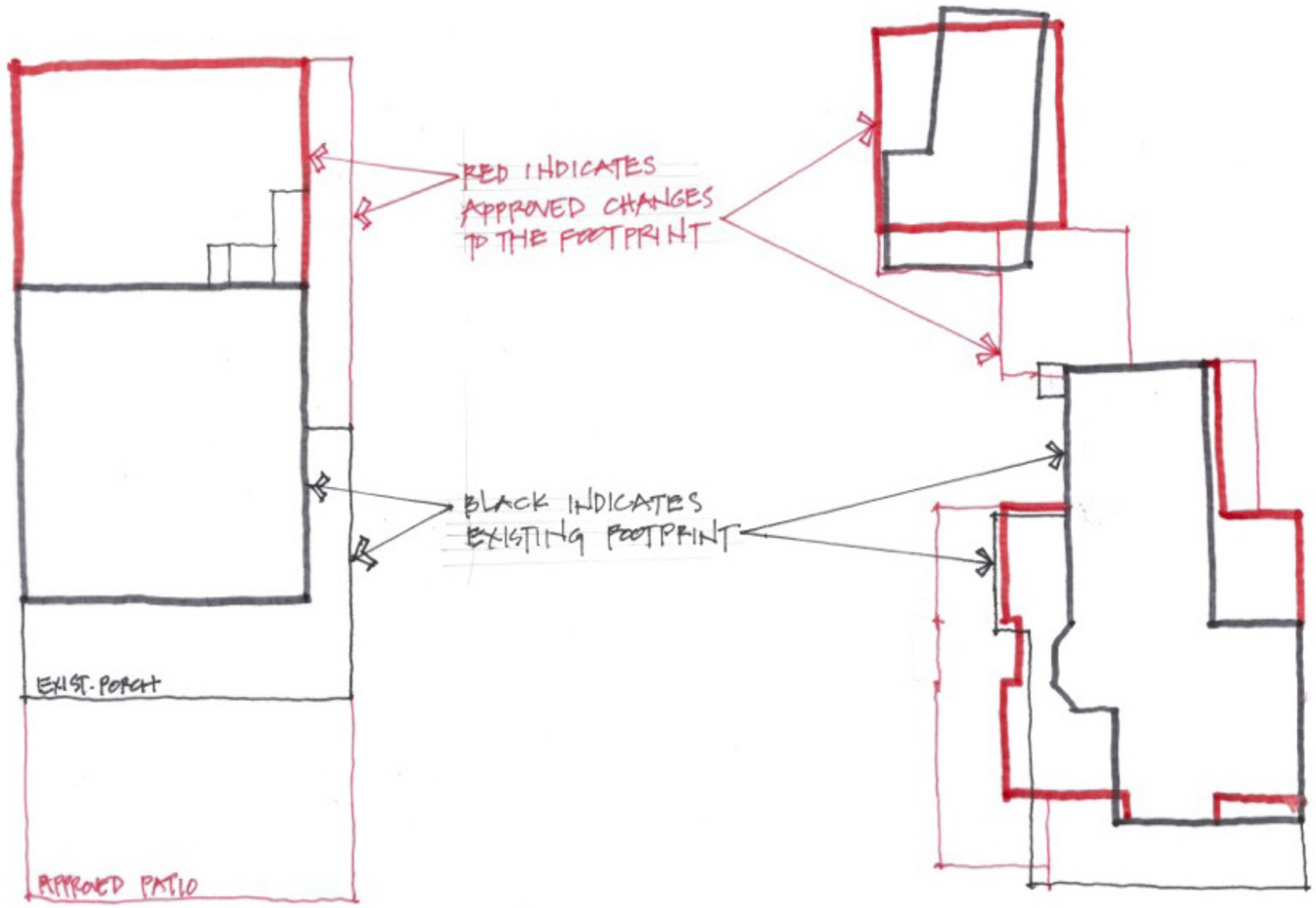
MVC ISSUE	APPLICANT'S SOLUTION
Issue 1. Respecting the historic nature of the house The house is not in an historic distict but it is considered by the Oak Bluff Historic Commission to be "significant" and "preferrably preserved," specifically: a. A section of the house was built from the original Palmer Villa, and though it's "lost all ornamental trim that animated the elevations and roof," the current house retains some of the original "Queen Anne Style irregular massing, most notably the roof forms with clipped gable dormers on both sides of the corner tower."[1] b. The entire structure as it stands is considered historic."[2] c. The proposed front elevation doesn't look anything like the current one, per commissioner's comment.	Our goal is to preserve the historical nature of this house as much as possible, specifically: a. We have modified the design to retain the notable clipped gable dormers original to the 1875 section b. We have brought on nationally-recoginzed preservation expert, Building Conservation Associates, to partner with us to achieve the highest level of historic preservation. Though the house was originally moved in 1917, the photos we have access to are from 1942 so we intend to use these to inform the design. c. In response to the comment made, the width of the tower was reduced. As shown on p.8 the proposed elevation is very similar to the existing. The majority of the square footage is being added to the rear of the building, not visible from East Chop Drive.
Issue 2. The size expansion is considered too large a. The proposed scale is too large compared to the existing house, specifically the proposed addition would not be subordinate to the original."[3] b. The house serves as the "north terminus to a distinct row of 19th Century cottages"[4] and it's requsted to preserve the scale of the house in connection to the immediate streetscape. c. It was communicated at the LUPC meeting that the letters submitted were 50/50 in response to the project.	We have made the following changes in response to the concerns: a. The size was modified, reducing it from 5,058 sq ft. to 4,460 sq ft. Please see p. 4 for additional FAR information and neighborhood comparisons. b. Please see p. 5, which shows the historic photo juxtaposed with the new building. c. Two abutters had concerns about the main house. There were 11 letters in favor of the project. The applicant has made design changes in direct response to the neighbor's concerns.
Issue 3. Concerns for environmental impact a. The proposed plan involves demolition and the impact of this could be of concern, compared to renovation. b. LUPC had concerns the landscaping plans had not been submitted. c. LUPC had concerns the previous proposal had no renewable energy.	We have assessed and planned for the following in support of the shared goal for sustainable construction: a. LEED standards for residential structures will be followed. The applicant disagrees with comments that demolition will require less embodied energy than a renovation. Existing framing will need to be sistered up to allow for insulation and to meet structural requirements. More labor and time will be required for the renovation. Please see pp.10-11. b. We will ensure all new plants are native and drought-resistan. See p.13.t c. 30 solar panels will be added to the detached bedroom and garage to offset electricity use. The entire house will be converted to electric. In addition, we will be auditing all materials for possible reuse or donation.

[1] P. 47 of Martha's Vineyard Commission file named "DRI 718 7 Arlington Ave Demolition - MVC Staff Presentation 2022-6-16"
[2] P. 41 of Martha's Vineyard Commission file named "DRI 718 7 Arlington Ave Demolition - MVC Staff Presentation 2022-6-16"
[3] P. 52 of Martha's Vineyard Commission file named "DRI 718 7 Arlington Ave Demolition - MVC Staff Presentation 2022-6-16"
[4] P. 51 of Martha's Vineyard Commission file named "DRI 718 7 Arlington Ave Demolition - MVC Staff Presentation 2022-6-16"

EXPANSION COMPS

Pictured here are two other projects that were approved by the MVC in this neighborhood <u>under the same MVC regulation as this project is being reviewed under</u>. Both projects were approved as complete demolitions. The project at 7 Arlington proposes to save the main portion of the front room in its entirety.

The existing FAR of 7 Arlington is 0.09, and the proposed FAR is 0.17. This is an increase of .08, far less than these other two projects. This FAR includes the finished basement space. If the finished basement space is not included, which would be a more accurate comparison for massing, the FAR increase would only be 0.05%.



19 Mill Square Road PREVIOUS FAR 0.13
APPROVED FAR = 0.31
CHANGE IN FAR = 0.18

9 Beecher Park PREVIOUS FAR = 0.21
APPROVED FAR = 0.37
INCREASE IN FAR = 0.16

PROPOSED STREETSCAPE VIEW

Current Street View

Proposed Street View

ARTIST RENDERING

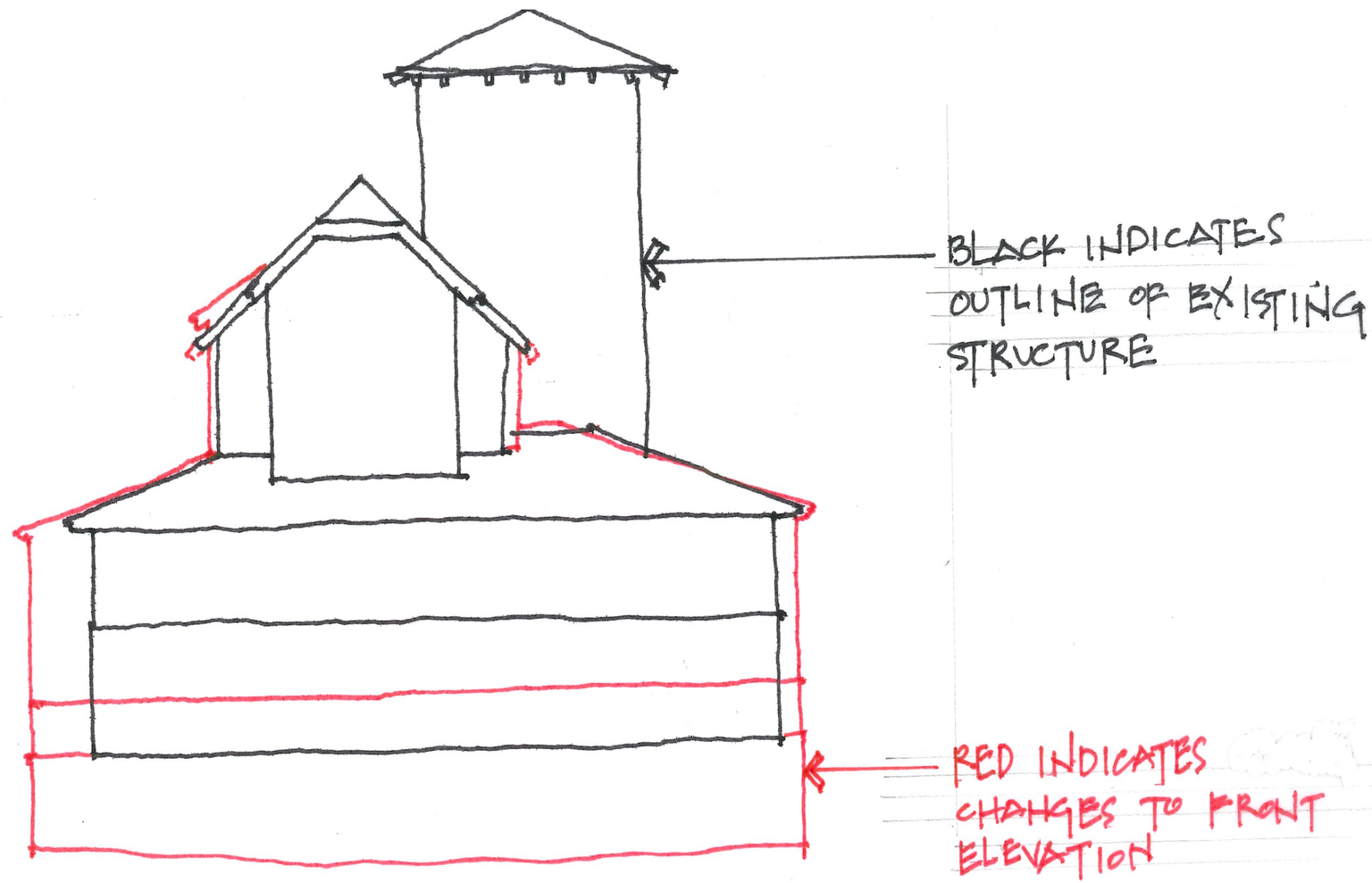
REVISED ARCHITECTURAL PLANS

There have been significant changes to the plans in response to the comments made at the LUPC meeting, which include the following:

1. Square footage including the basement was reduced from 5,058 s.f. to 4,460 s.f. This square footage number includes finished space in the basement, which does not add to the massing.
2. The FAR was reduced from 0.20 to 0.17, which is the average of the buildings in this neighborhood. Again, this calculation includes the finished basement. Without the basement space, the FAR would be 0.14
3. The width and depth of the building was reduced by 2' each, allowing the building to move farther away from the property bound common with the concerned neighbor.
4. The tower width was reduced to remain the same width as the existing tower.
5. Many of the original details shown in the historic 1942 photograph were added to the exterior fenestration of the building.
6. The roofline of the proposed garage and the detached bedroom were revised to accommodate solar panels. The proposed detached bedroom roof line no longer is proposed to be raised up with dormers, but will remain similar to the existing roof line.

EAST ELEVATION PERSPECTIVE

The front elevation facing East Chop Drive will retain a similar massing to the existing structure. The red line represents the proposed changes. This does not show the approxomiate 18” change in height but is intended to show the close relationship of the existing massing and roof line to the proposed massing and roof line. This addresses the comment made at the LUPC meeting that the proposed front elevation is dramatically different from the existing elevation.



SOLAR ENERGY

To address the LUPC's concerns for a lack of renewable energy, we are proposing to add 30 solar panels to the two out buildings. The system will be at least 10 kW. Plans will be submitted at the next public hearing.

Proposed Detached Bedroom

Proposed Garage

Updating the house to a year-round residence requires it be brought up to code. In order to bring it up to code, the home's entire infrastructure needs to be redone.

ALL NEW WALLS, JOISTS, & RAFTERS FOR INSULATION

The existing walls will have to be taken down and rebuilt so that new insulation can be installed to code.

ROTTEN PORCHES

The porches are in bad shape and will require significant rebuilding and many of the materials are rotten beyond salvaging.

ROTTEN FRAMING

A majority of the framing is sitting on dirt. There are not hurricane hold downs for proper structural support.

HEADROOM NOT TO CODE

Headroom throughout the house is not to code, which mandates ceiling heights be raised to allow for it.

CHIMNEYS IN DISREPAIR

Crumbling bricks and mortar

STAIRWELLS NOT TO CODE

Stairwells are steep and dangerous and need to be rebuilt.

AN IMPORTANT NOTE ON NON-HISTORIC DISTRICT RENOVATION

The Building Code allows buildings within a Historic Distric certain advantages which buildings not within a historic district are not awarded. Along with the structural issues, egress and insulation requirements need to be satisfied by the building code. While houses within a historic distrct are allowed freedoms from insulation requirements, buildings not within a district are required to meet the 'stretch code' requirements. This requires a much larger insulation cavity than is currently available within the existing framing. Likewise, egress requirements, including egress windows from bedrooms, are not required to meet code in a historic district. Because this building is not considered 'historic' by the building code, all egress requirements must be met. This includes windows, doors, and in some cases, hallways and stairs. It's important the MVC be aware of the discrepancies, and added difficulties and costs, of a renovation when the structure is not within a historic district.

Sustainable Construction Strategy

The house is a summer cottage made of simple wood frames and paneling. Addresing its deferred maintenance and critical infrastructure issues would require tearing the house apart—beyond the point of conducting a sound renovation.

In assessing all options, we've deemed the partial demolition approach to require less material resources and mechanical energy.

We will reuse all materials possible—and those that aren't will be donated to a reputable organization on the island.

Donation Audit List

- Windows and exterior doors
- Copper wiring and piping
- Kitchen and bathroom cabinets
- Appliances
- Lumber
- Plumbing Fixtures
- Bricks
- Flooring
- Plywood
- Bathroom vanities

Reuse Audit List

- Interior stair parts
- Interior doors
- Significant architectural details
- Moldings
- Paneling
- Interior Harware
- Stone and brick

Interiors Strategy

The construction method chosen includes disassembling the existing structure to save, reuse, and maintain as many historical elements of the existing structure as possible. The majority of the usable timbers of the existing structure can be saved and reused in the reconstruction.

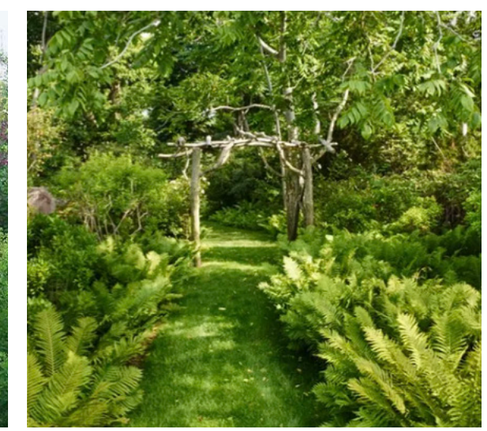
A fair amount of the existing wall sheathing can be dismantled fully intact and also ready for rearrangement in the reconstruction in a location where they will be visible and not covered with insulation. This method not only allows for the reuse of more materials but will also result in a final product that is more energy efficient.

Natural Landscape Strategy

The owner's objective is to ensure all new plants are native and drought-resistant and that they follow a toxin-free approach to lawn maintenance for the health of their family, neighbors, and the environment.

Principals to follow in the proposed natural land care and lighting plan include the following. A final exterior lighting plan will be submitted to the LUPC for review and approval prior to receipt of a Certificate of Occupancy.

- Only slow-release, water-insoluable nitrogen-source fertilizers may be used in the maintenance of landscaping.
- Landscape must only use native or low-maintenance, drought-tolerant species that are non-invasive to minimize the application of nitrogen, pesticides, and water.
- Strongly rooted shrubs should be considered to help address runoff.
- All exterior lighting shall be downward-shielded and comply with International Dark Sky Association standards.
- The color temperature of exterior lighting shall not exceed 3,000 Kelvin.



Historic Preservation Strategy

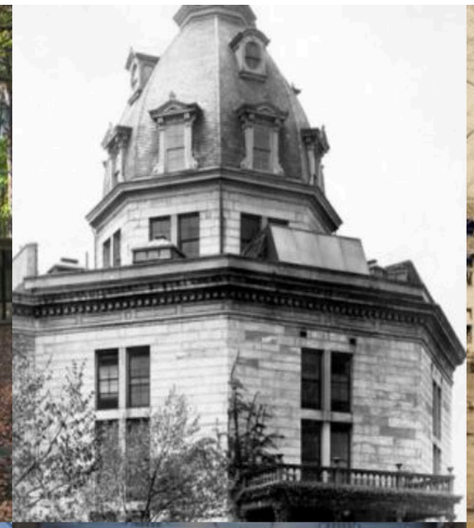
We have retained leading preservation consulting firm, Building Conversation Associates to oversee all design decisions related to preserving the historical integrity of 7 Arlington.

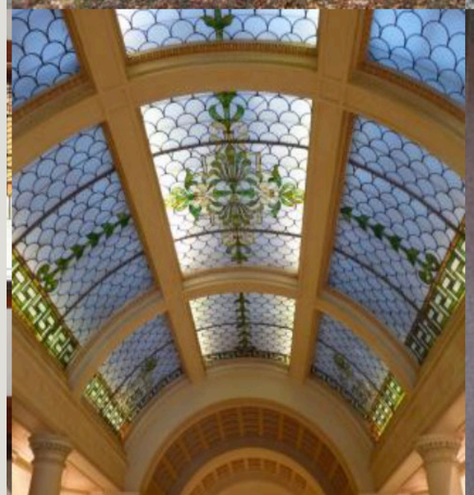
They bring deep expertise to renovating commerical and historic residential properties in the Northeast and across the country.

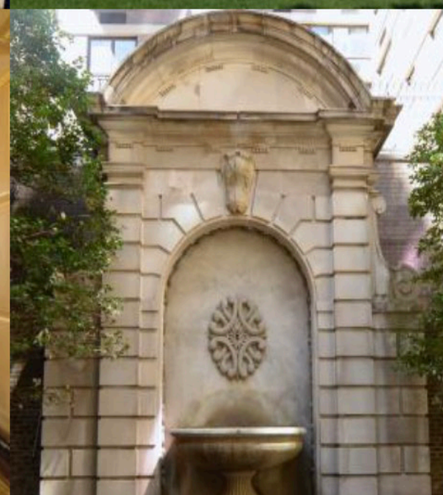
BCA

BCA New England is based in Boston and is the company's second branch, opened in 1995. We will be working with the branch's lead, Lisa Howe.

BCA New England provides a broad range of preservation services and has become one of the most well-known conservation firms in the region, with a particular expertise in historic finish analysis.

Thank you