

TOWN OF OAK BLUFFS
COTTAGE CITY HISTORIC DISTRICT COMMISSION
MEETING MINUTES
Meeting of Wednesday March 13, 2019, 4:30pm
Oak Bluffs Public Library, Lower Level Meeting Room

Commissioners in attendance: Phil Regan (chairman), Matt Cramer, Barbara Baskin, Shelley Christiansen, Denby Olcott

Chairman opened the meeting at 4:39PM

Review of meeting minutes from 02-13-2019.

Barbara made motion to approve meeting minutes as amended. Matt-2nd. Approved 5-0.

Chairman opened the public hearing at 4:45.

4:45PM: 71 Ocean Ave (Map 10 Parcel 7)

Presented by architect Chuck Sullivan, on behalf of owners at B&B Family LLC

Proposed renovation of a 7 bedroom two family dwelling, to a 7 bedroom one family dwelling. Demolition of back portion of building and existing front porch. New rear addition with similar footprint, and new front porch. Demolition and replacement of portion of roof. Demo of two existing shed dormers, replaced with new gable dormers. All new windows and doors. New siding.

Letter read into the record from Margaret Towers, owner at 30 Samoset Ave. Concern that work will be done during summer season and that noise and construction will be disruptive to neighbors. Request that owners refrain from doing work in the peak season, which they define as June 15-Sept 15. Chairman stated that CCHDC does not have jurisdiction over this, but suggested that neighbors come to an agreement amongst themselves. Chuck mentioned that the homeowners did not intend to do work during the summer season.

There were no public comments.

Commissioners asked to have decks be painted rather than oiled mahogany. Chuck Sullivan agreed to this.

All trim to be painted. Eaves to be open but painted.

Window/door schedule not included. Loewen aluminum clad windows are called out in materials list. Chuck said they are planning on using full screens.

All commissioners agreed that they prefer the scalloped shingles on the entire second floor down to the shingle flair.

Gabel where the chimney is located shows an exterior chimney. Chimney as drawn splits the gable in an unnatural way. Chuck indicates that it was there at one point. If on exterior wall it should be painted. Chairman requests that this chimney be set inbound rather than outbound.

Planning on returning for the shed and the fencing once landscape plans are complete. To include Mechanicals and HVAC condensers. Chuck indicated it would be in the fenced in area.

Matt commented on the width of the brackets and the size difference depending on which gable it is on. Asked to make all consistent.

Matt made a motion to approve the application with amendments which are: moving chimney inside building envelope (exposed brick to be at the roofline only), painted decking, decorative shingles all around second floor and brought down to the shingle flair, Half screens on all windows. Applicant to return with landscaping elements to include shed, fence, HVAC condensers.

Barbara-2nd. Approved 5-0.

5:40PM: 10 Oak Bluffs Avenue (Map 9, Lot 34)

Continued from February 13, 2019.

Presented by Ethan McMorro on behalf of Owner Joe Moujabber (George Sourati not present)

Demolition of one-story commercial structure; construction of two-story commercial building with one-bedroom apartment
Have discovered a lot of brackets on the interior that are usable and will be repurposed.

Design changes: Bay window simplified with shed roof.

Removed transom above door.
Painted and wood clapboard as it is today.
Roof overhangs will have horizontal boards.

Chairman open to public comment

Amy Billings asked for clarification on second story siding. Ethan confirmed it to be cedar siding with yellow painted trim.

Letter from Jeff and Kate Young submitted from January 24th that was not received. Letter in support of project, and in support of second story.

No further public comments.

Commissioners asked for confirmation on window/door selection. Plans specify Anderson Architectural Series and Simpson (Wood painted) doors. A units to have screen panels built for inside of units, not to be on exterior. Second story windows to have half screens.

No proposal for restaurant venting, lighting or signage.

Fencing is for a 8' security fence.

Matt made motion to approve the application with the requested detail provided by applicant. Addition of trim board being added behind exposed rafters on section AA and BB. All other details of gazebo to match as presented. Clarification of screens to be interior on the first floor and half screens on double hung windows on the second floor. Denby-2nd. Approved 5-0.

6:13PM: 16 Pequot Ave (Map 10 Parcel 94)

Continued from February 13, 2019

Builder/Applicant-Michael Calheta on behalf of Owner-Kelley Ellsworth

Proposed construction of 10'X14' shed in back yard. Design to match the existing house.

Scaled down size to 8X12 to meet 5' setback. Front of the shed to be at the driveway. No cupola. Transom above door. Door to face parking. Smaller door to face side yard. Window to match main house. (Fixed sash. 6 over 6) Asphalt roof shingles. Exposed rafter tails. Painted to match main house.

Matt made motion to approve with above clarifications. Barbara-2nd. Approved 4-0. (Shelley recused herself as an abutter)

Matt made motion to exit the public hearing at 6:20PM. Barbara-2nd. Approved 5-0.

New Application/Determination

6:20 PM : 3 Uncas Ave (Map 11 Parcel 156)

Presented by Michael Sawyer and Robert Sawyer

Proposed demolition of single family home. Construction of mixed use building consisting of 8 work force housing units and a drive through bank.

Chairman reminded the applicant that until any permits are issued by the CCHDC or by the building department, exercises like the SWAT Team exercise that were performed cannot be allowed. Chairman also reminded the applicants that leaving doors open etc is causing damage. If building is left to decay during the application process, building is looked at back to the date in which it was first brought to the attention of this board. Any deterioration of the building during the application process is in the lap of the owners.

No pictures of the current building presented.

Robert Sawyer expresses that the immediate objective is demolition. It is a "danger" and uninhabitable. Once demolition is allowed, they can proceed with development.

Commissioners are questioning the completion of the application.

Barbara indicated she would feel irresponsible endorsing the demolition of a building for a project that is not allowed, per zoning. This building is on the historical register, and she feels that it can be repaired in its current state.

Robert indicated that there is no market for a residential home in this neighborhood and it is not financially feasible. He stated that it is a commercial neighborhood, not residential.

Denby inquired what next steps would be if the zoning is not approved. Applicants did not know.

Phil's comments are in regards to the Hiawatha ave neighborhood, and how the argument years ago (by residents) at construction of the Bowling Alley was that this was a residential neighborhood.

Phil questions why this application is before them before approval by the ZBA.

Barbara comments that the Historic Commission cannot be responsible for solving the housing crisis. She is here to advocate for the building and the historical aspect of the neighborhood.

Phil reiterates Barbara's sentiments of the role of the CCHDC.

Commissioners agreed that the incomplete application would not be acted upon until further information is submitted. It was suggested to the applicants that they get further direction from planning board and/or zoning.

6:50 PM: 5 Oak Bluffs Ave (Map 9 Parcel 39)

Presented by Jeffrey Corr on behalf of owner Jeff Young

Replacement of windows on Oak Bluffs Avenue side of building.

Replacement of first floor windows only. Vinyl outside, wood inside. They match the second story windows.

Current windows are different sizes. Commissioners suggest they would like to see windows all the same size.

Commissioners recommended using the Anderson Woodrite or Anderson A Series units (since the specified windows were unknown to the commission and they would not be able to approve tonight without a sample)

Shelley made a motion to forgo the public hearing. Barbara-2nd. Approved 5-0.

Shelley made a motion to approve the application as amended, using the Anderson A Series, all to be sized as the larger windows in the drawings. Total width of bank of windows to conform with current, and with the advisement to provide abutter envelopes to the Building Dept for notification of the abutters. Matt-2nd. Approved 5-0.

Other Business/Non Applicable Applications

14 Samoset (Map 10 Parcel 28)-Remove and replace existing porch stairs to match existing. All same materials.

Need photographs showing existing. Could approve outside of meeting with photos present.

Matt made motion that application is tabled until photographs of existing are received. Shelley-2nd. Approved 5-0.

33 Ocean Ave (Map 9 Parcel 14)-Reroofing/residing. All materials to match existing.

Specs for roofing required.

Matt made motion to table application until photographs are obtained and materials list/roofing specs are received.

49 Ocean Ave (Map 10 Parcel 168)-Repair porch floor and railings. Materials specified.

Ray Santinello-owner/applicant.

Phil to call owner for clarification of project.

Matt made motion to table this application until clarification on scope of work is received from the applicant.

75 SeaView Ave-Oak House (M 10 P 82)- (Not on the agenda)

Elizabeth Steele-owner

Replacement of 8 windows from single pane windows to impact rated double pane windows. These are to match the windows already approved and replaced.

Matt made motion to approve application as it stands. Phil-2nd. Approved 5-0.

7:37PM-Shelley made motion to close the meeting. Shelley-2nd. Approved 5-0.

Commissioner Reports

Continued discussion of CCHDC operations and suggested improvements

A discussion of the Oak Bluffs Draft Master Plan as it relates to the Cottage City Historic District

Respectfully,

Alexa Arieta

Office Administrator, Building Dept