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Martha's Vineyard Commission

CR 4-2023 Crackatuxet Cove Road Alteration

MVC Staff Report – 2023-6-1

1. DESCRIPTION

- 1.1 **Owner:** 10 CC Road LLC
- 1.2 **Applicant's Agent:** Bob & Derek Avakian of Vineyard Construction Services
- 1.3 **Applicant's Agent:** Isabella Tinana Diaz of Patrick Ahearn Architect, LLC
- 1.4 **Project Location:** 10 Crackatuxet Cove Road
- 1.5 **Proposal:** To relocate the historic portion of multi-addition dwelling to another part of the dwelling as an addition.
- 1.6 **Zoning:** RA-120 (three-acre zoning)
- 1.7 **Local Permits:** Edgartown Conservation Commission, Edgartown Building Department, Edgartown Wastewater Department
- 1.8 **Surrounding Land Uses:** To the Northwest the project site fronts Crackatuxet Road and also abuts a portion of 18 Crackatuxet Road, which is a parcel in Contiguous Related Ownership. Also to the Northwest, beyond Crackatuxet Cove Road, is a dwelling. To the Northeast, the project site fronts Great Plains Way. Beyond is a large portion of the Nature Conservancy's Herring Creek Farm. To the Southwest is a parcel is Contiguous Related Ownership and a portion of the Nature Conservancy's Herring Creek Farm. To the Southeast is a portion of the Nature Conservancy's Herring Creek Farm
- 1.9 **Project History:** The original home at the project site is Circa 1920, according to an Edgartown Assessor's Card. The home has undergone several renovations and additions since then. The most recent major work was in the 1990s. On May 31, 2023 the Chair of the Edgartown Historic District Commission indicated a letter addressing the project may be forthcoming.
- 1.10 **Project Summary:** As part of a larger remodeling project which includes demolition of a non-historic, free-standing "sail loft," renovation of a guest house, installation of a pool, and installation of an advanced septic system, the project calls for the removal of the historic portion of the main dwelling at the project site and subsequently grafting that portion onto another area of the dwelling as an addition. Some windows in the historic portion of the dwelling would also be altered in the process.

2. ADMINISTRATIVE SUMMARY

- 2.1 **DRI Referral:** Edgartown Building Department, April 26, 2023
- 2.2 **DRI Trigger:** 8.1-A Demolition or Relocation of Historic Structures:
"Any Demolition or relocation of a structure that...[subsection b] is more than 100 years old." *Mandatory Concurrence Review*
- 2.3 **LUPC:** Voted Monday May 15, 2023 to recommend that the Commission not concur
- 2.4 **Full Commission:** June 1, 2023

3. PLANNING CONCERNS

- 3.1 **Scenic Values, Character, and Identity**
Whether or not the old portion of the house at the proposed relocation site would constitute a cultural, character, or identity loss if relocated and potentially partially altered.
- 3.2 **Environment / Habitat:** Possible Natural Heritage flora and fauna concerns in a demolition process due to adjacent conservation land.

