

Office of the DRI Coordinator

DRI 757 Capt. Newcomb House Demolition
Administrative Remand

April 5, 2024

Greg Monka, Building Commissioner
Tisbury Building Department
66 High Point Lane
Tisbury, MA 02568

Dear Commissioner Monka:

On March 5, 2024, the Commission received a referral from your office under trigger 8.1a Demolition or Alternation of a MACRIS-listed structure. The referred project focuses on the Capt. Newcomb House at 87 Main Street in Vineyard Haven. This project was assigned DRI number 757. After conversations and email exchanges with John Kruse of Sea-Dar Construction and Jennifer Hart of Hart Associates Architects and following a Zoom discussion held with these individuals, others associated with the project, and the owners of the property, and after review of a plan set and Sea-Dar letter (both attached), it has become apparent this project consists of *in-kind* reconstruction and therefore the project falls short of meeting the necessary trigger criteria. Moreover, despite foundation work being part of the project, the height of the building is not projected to change.

After consultation with the Chair and Executive Director, I am remanding this project to your office due to lack of evidence to support 8.1a Demolition or Alternation of a MACRIS-listed structure. Your office and all relevant Tisbury departments, boards, and committees may commence reviews and permitting of this project. Should this project change in a manner that meets the threshold for 8.1a Demolition or Alternation of a MACRIS-listed structure, your office can certainly issue another referral.

Thank you.

Respectfully,



Rich Saltzberg
DRI Coordinator



April 3, 2024

Mr. Rich Saltzberg
Martha's Vineyard Commission
DRI Coordinator
33 New York Avenue / PO Box 1447
Oak Bluffs, MA, 02557-1447

RE: PROPOSED SCOPE OF WORK FOR 87 MAIN STREET, TISBURY, MA

Mr. Saltzberg:

Per our conversation on Monday please find a more detailed description of the intended work for 87 Main Street.

We propose upgrading the current decaying structure at 87 Main Street to a safe and watertight dwelling. We propose to rehabilitate the home with the intent of making the exterior of the house look just as it looks today, but in a repaired state.

While we propose significant changes to the interior layout of the home, the exterior footprint, rooflines, and volume of the exterior will remain intact. All exterior siding, windows and doors and exterior trim will match the existing, either by means of repair or replacing in kind, matching all dimensions and details.

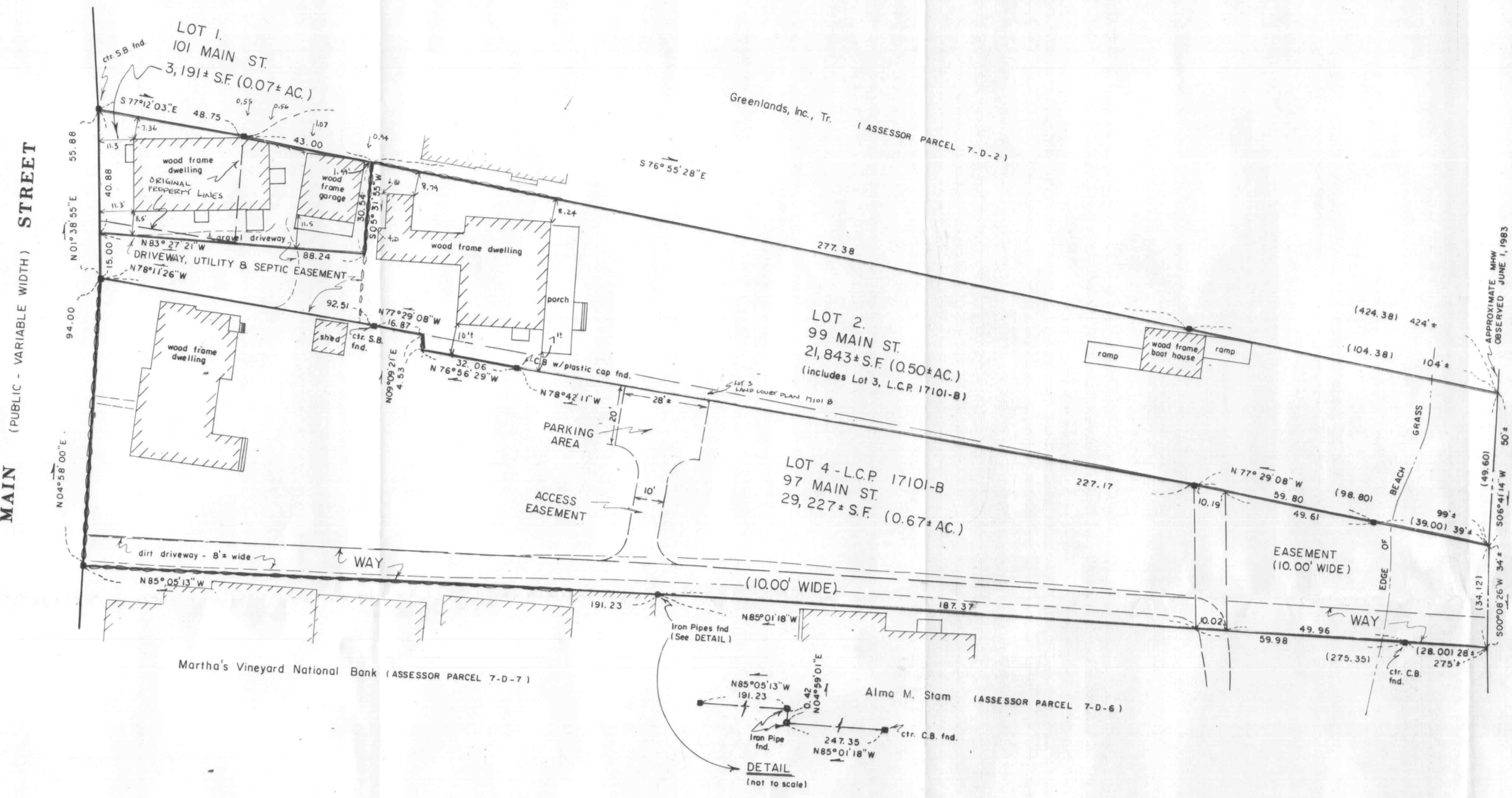
The proposed work will also include the excavation and pouring of a new concrete foundation for a new basement area and reframing the existing floor structure per current code requirements. Exterior walls will be insulated per the required HERS rating. Windows will have insulated glass with simulated divided lites, with muntin's matching existing muntin layouts and profiles.

It is with profound respect for the history of the home 87 Main Street that the Owners are undertaking this project.

Thank you,

A handwritten signature in blue ink, appearing to read "JK", with a stylized flourish extending to the right.

John Kruse
Vice President
Sea-Dar Construction



The certifications shown hereon are intended to meet Registry of Deeds requirements and are not a certification to title or ownership of the property shown. Owners of adjoining properties are according to current town assessors' records.

This survey and plan were prepared in accordance with the Procedural and Technical Standards for the Practice of Land Surveying in the Commonwealth of Massachusetts.

I certify that the preparation of this plan conforms with the rules and regulations of the Registers of Deeds effective Jan. 1, 1976 and as amended.

Signature of Douglas R. Hoehn, Professional Land Surveyor. Date: 13 April 1994. Seal of Douglas R. Hoehn, No. 33004, State of Massachusetts.

TISBURY PLANNING BOARD ENDORSED APPROVAL UNDER SUBDIVISION LAW IS NOT REQUIRED DATE 5/4/94

ENDORSEMENT IS WITHOUT REGARD TO BUILDABILITY OR PERMITTED OCCUPANCY, DOES NOT STAY ENFORCEMENT OF ZONING VIOLATIONS AND IS SUBJECT TO OTHER NOTATION HEREON.

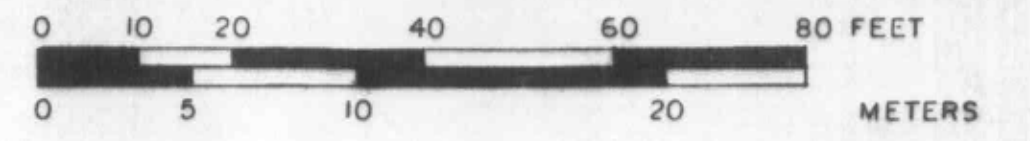
- LEGEND
- denotes drill hole in stone bound found, unless noted.
- - - denotes stone wall
x-x-x-x-x denotes wooden fence.

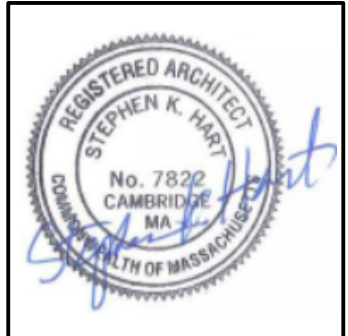
PLAN OF LAND IN TISBURY, MASS.

PREPARED FOR MVY REALTY TRUST MICHAEL T. PUTZIGER, TRUSTEE

SCALE: 1" = 20' APRIL 13, 1994

SCHOFIELD, BARBINI & HOEHN, INC. CIVIL ENGINEERS & LAND SURVEYORS STATE ROAD, P.O. BOX 339, VINEYARD HAVEN, MA 02568





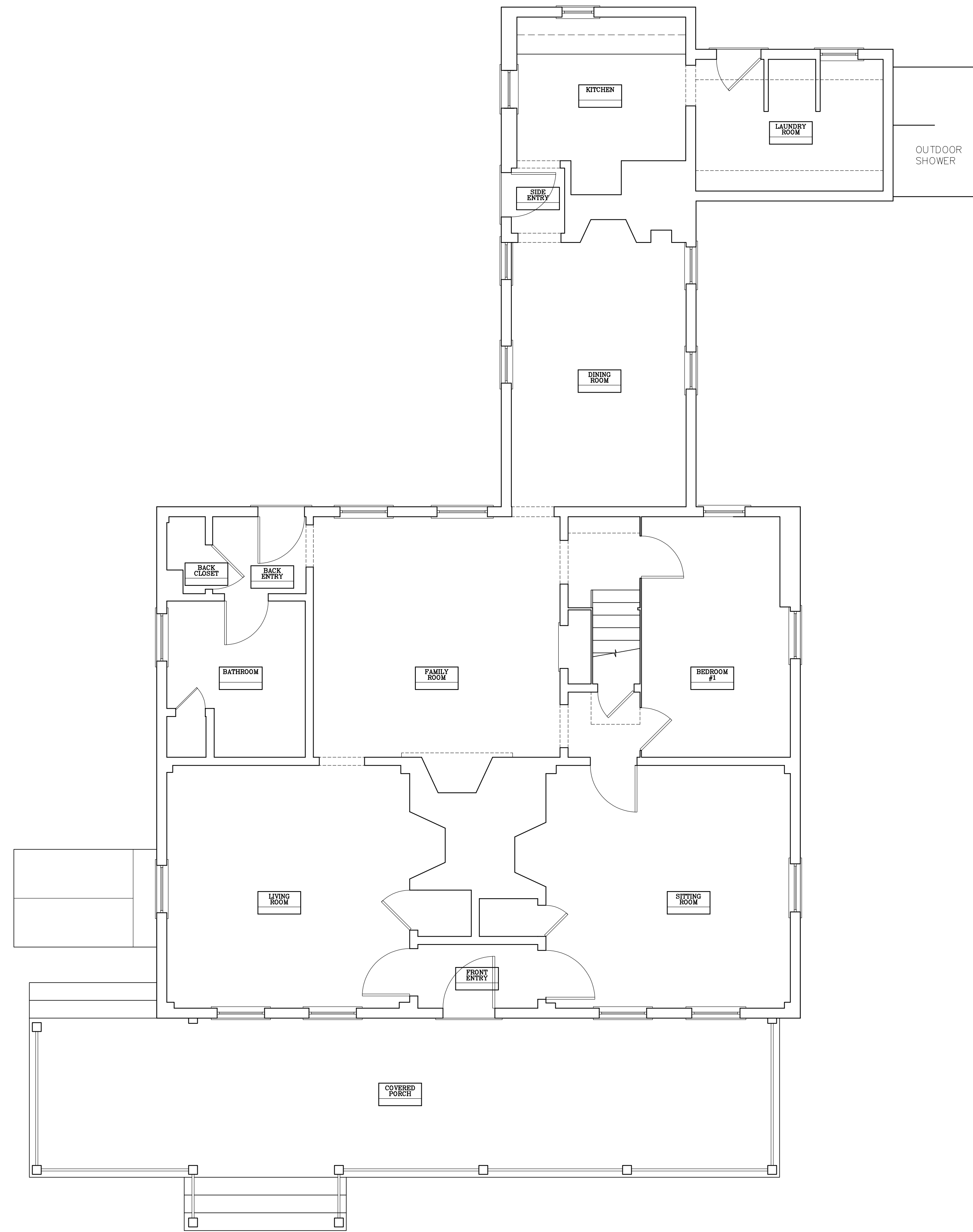
ARCHITECTS
 Hart Associates, Inc.
 phone 617-489-0030
 fax 617-489-0091
 50 Church Street
 Belmont, Massachusetts
 02478

Palitz Residence
 87 Main Street
 Vineyard Haven, MA

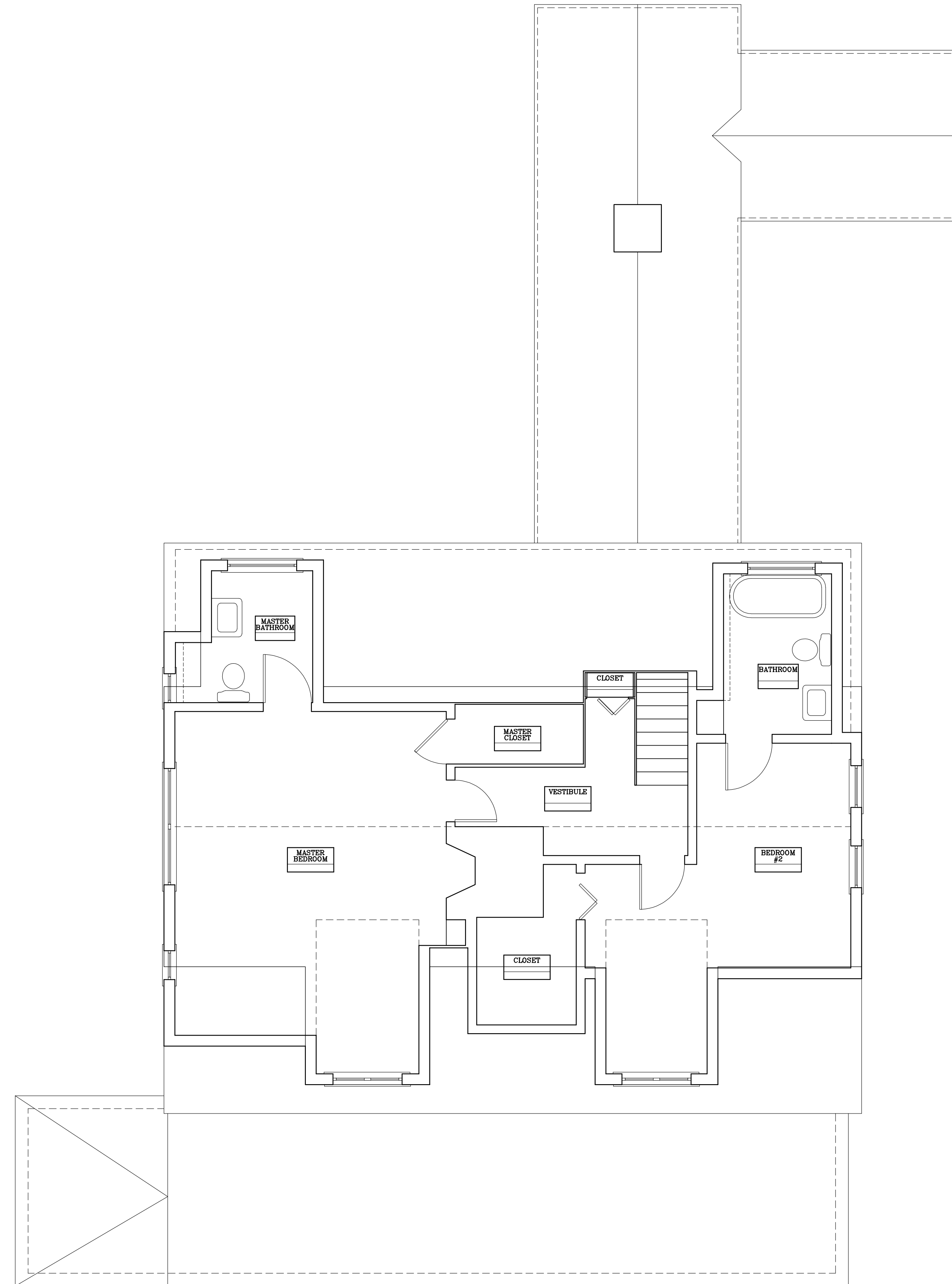
Existing Floor Plans
 SCALE: 1/4" = 1'-0"

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EX1.1

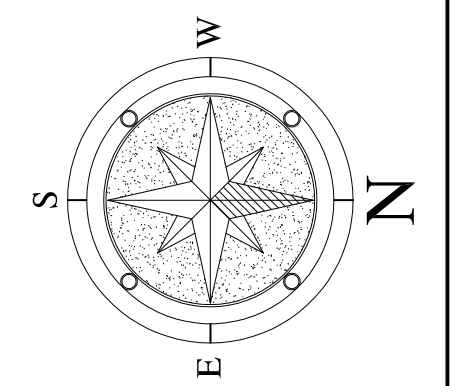


1 EXISTING FIRST FLOOR PLAN
 SCALE: 1/4" = 1'-0"

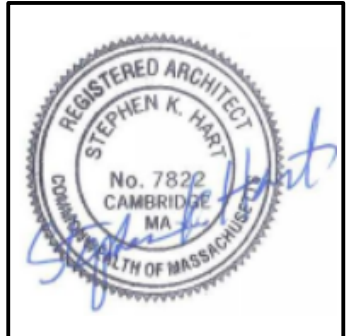


2 EXISTING SECOND FLOOR PLAN
 SCALE: 1/4" = 1'-0"

EXISTING FLOOR PLANS



04.01.2024



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Existing Exterior Elevations
 SCALE: 1/4" = 1'-0"

ISSUED					
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EX2.1



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



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



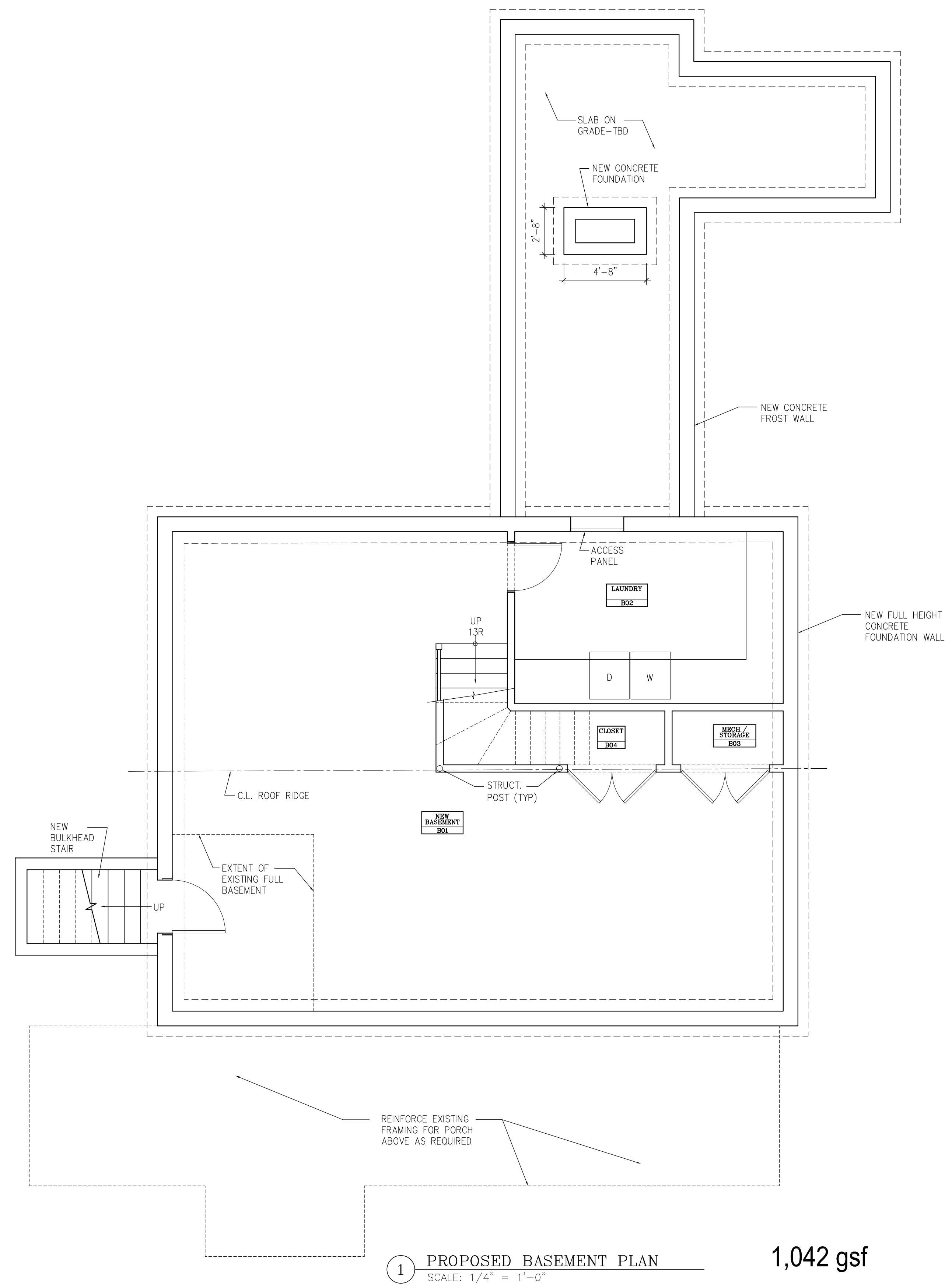
3 **EXISTING NORTH ELEVATION**
 SCALE: 1/4" = 1'-0"



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

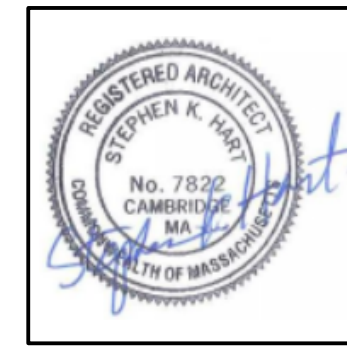
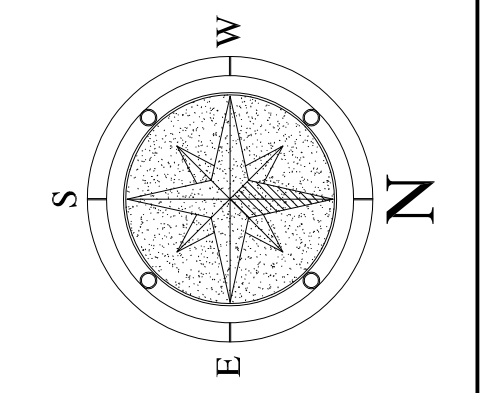
EXISTING ELEVATIONS

04.01.2024



1 PROPOSED BASEMENT PLAN
SCALE: 1/4" = 1'-0"

1,042 gsf



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Hart Associates, Inc.
phone 017-489-0030
fax 017-489-0091
50 Church Street
Boston, Massachusetts
02116

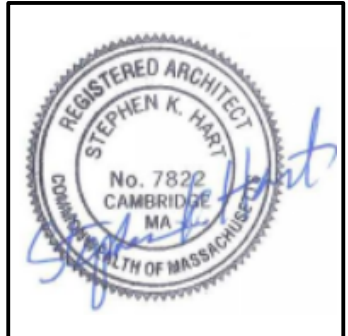
Palitz Residence
87 Main Street
Vineyard Haven, MA

**Proposed
Basement Plan**
SCALE: 1/4" = 1'-0"

ISSUED	1	2	3	4	5	6

A1.0

REVISED FOR PERMIT 02.06.2024
FOR PERMIT 03.27.2023



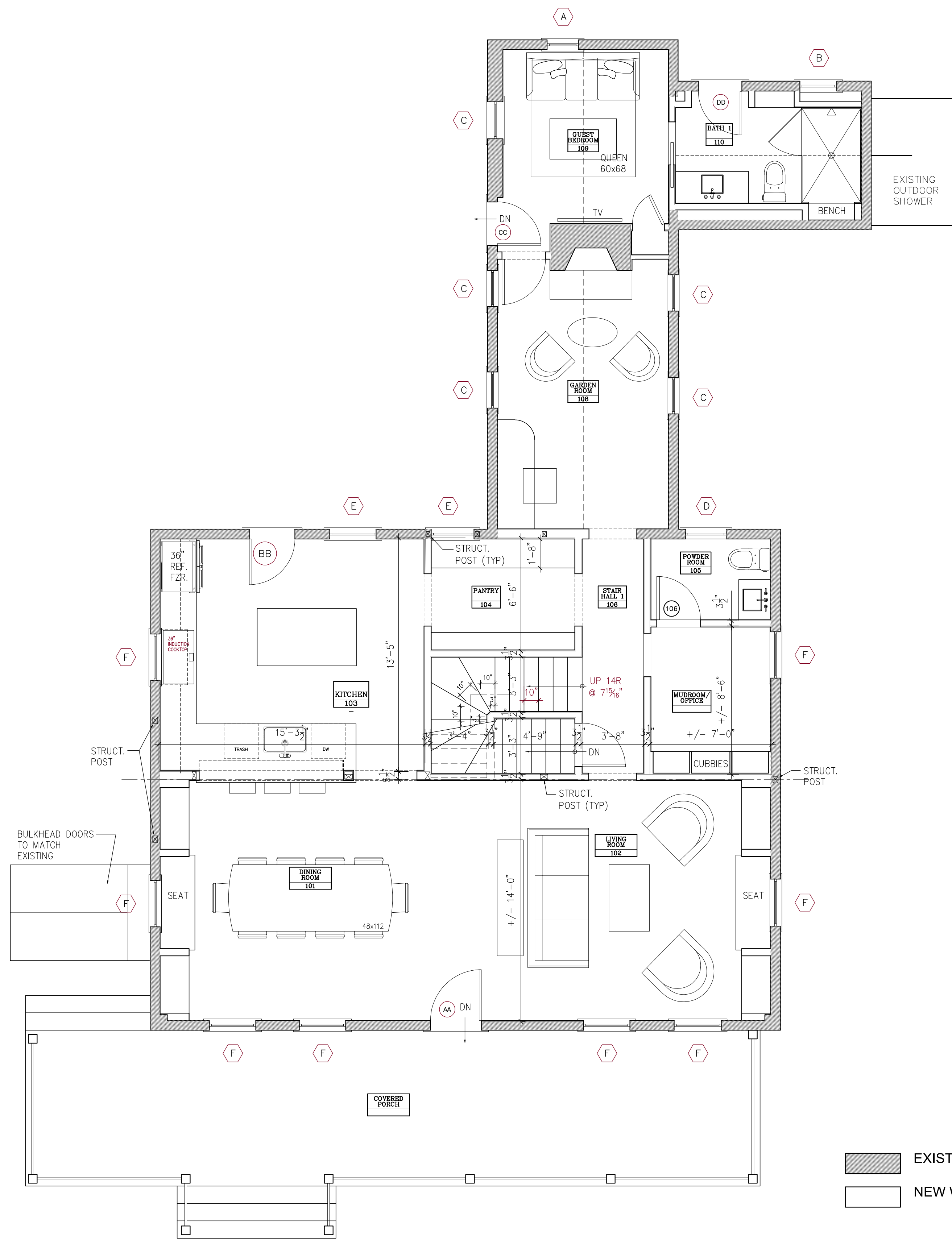
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 Vineyard Haven, MA

Proposed Floor Plans
 SCALE: 1/4" = 1'-0"

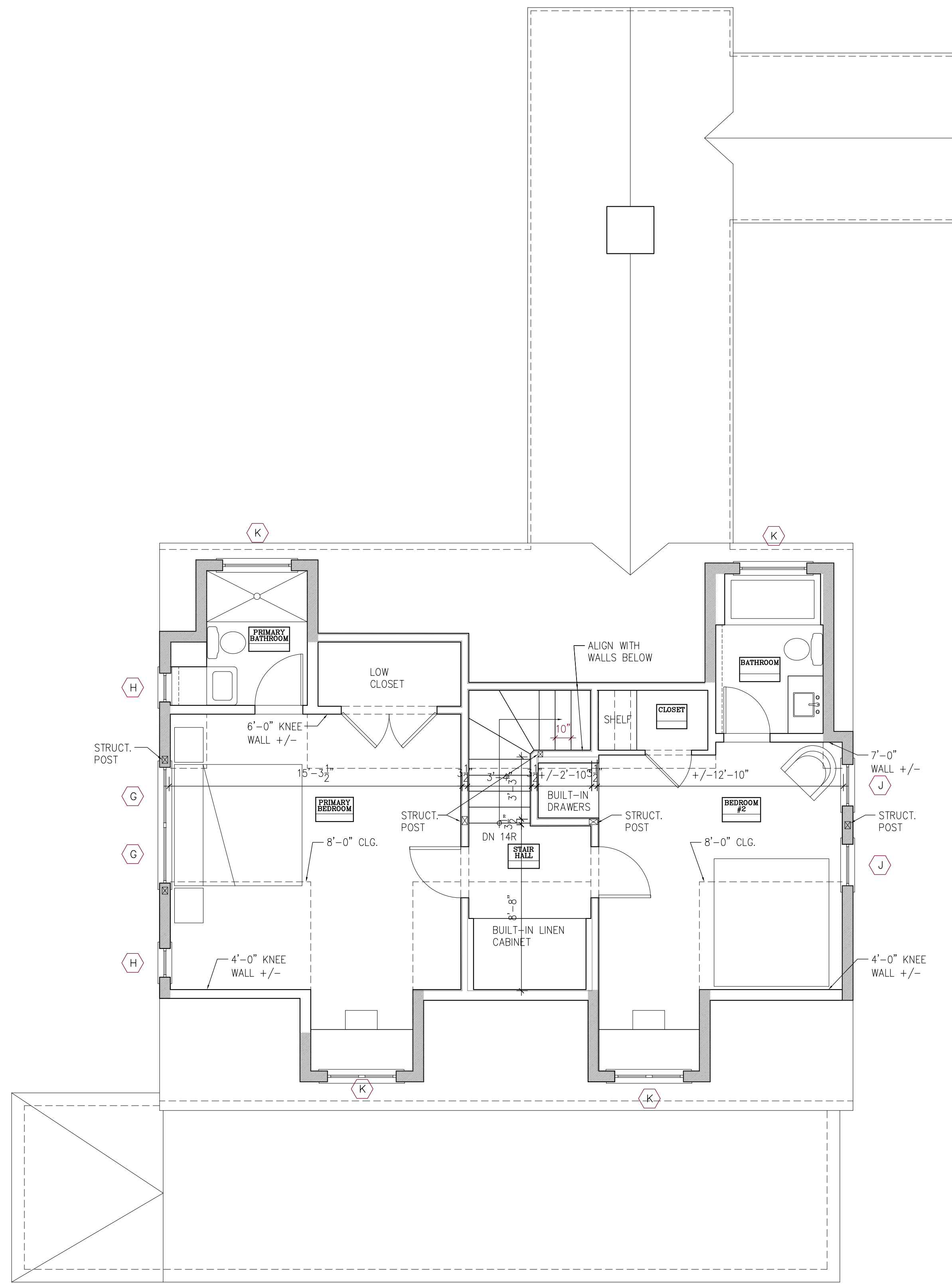
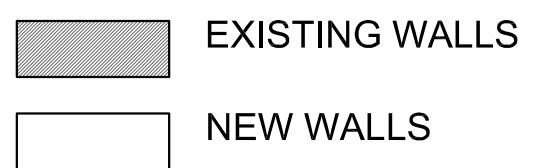
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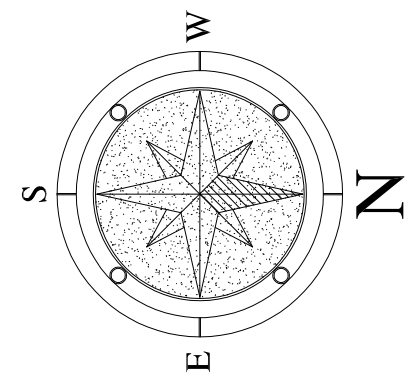


1 FIRST FLOOR PLAN
 SCALE: 1/4" = 1'-0"

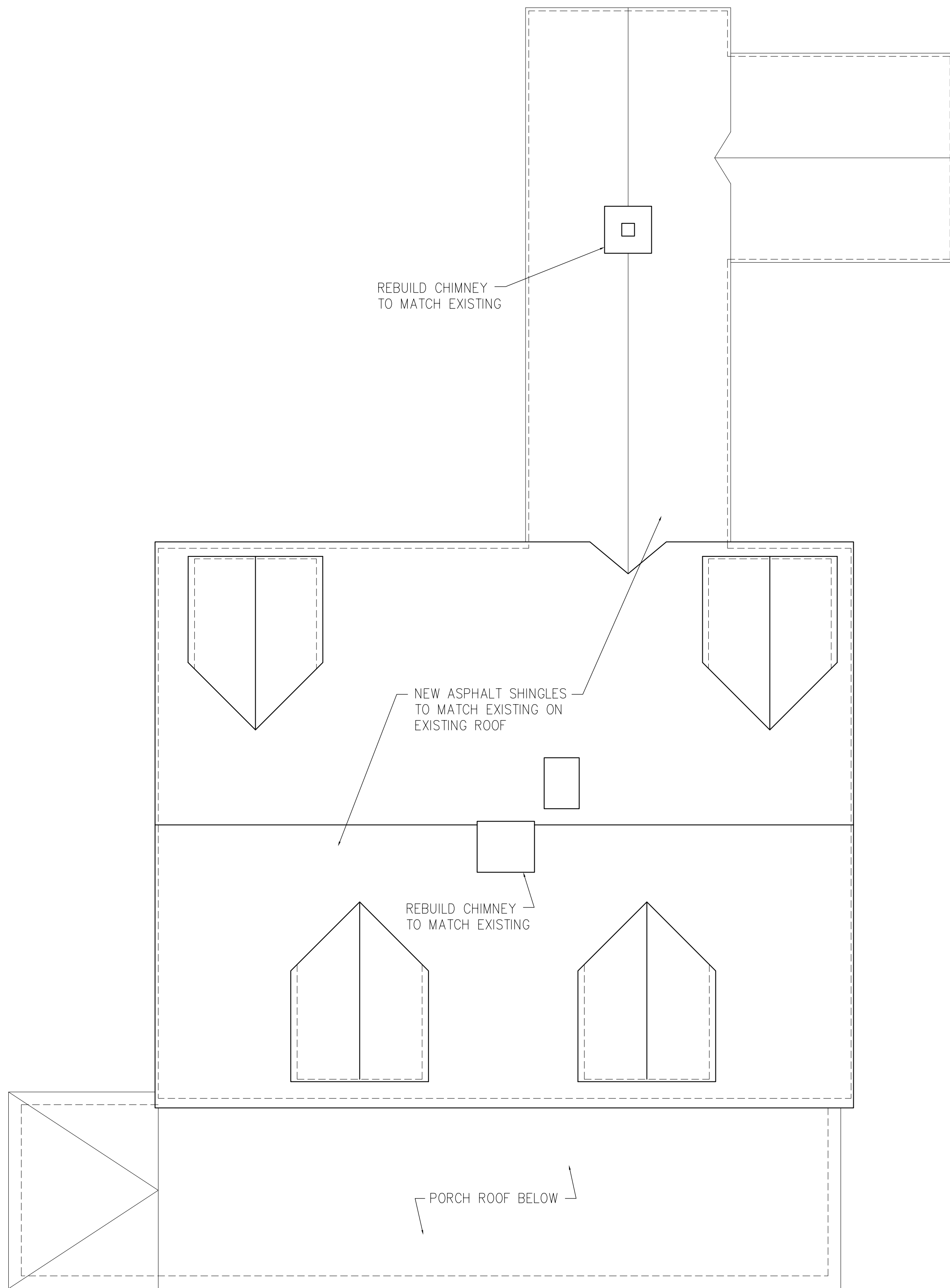
NOTES:
 -ALL DIMENSIONS TO ROUGH FRAMING UNLESS NOTED OTHERWISE



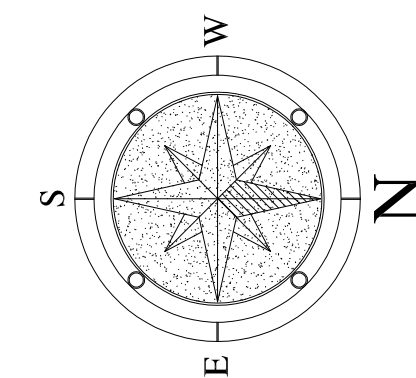
2 SECOND FLOOR PLAN
 SCALE: 1/4" = 1'-0"



WINDOW TAGS ADDED 04.01.2024
REVISED FOR PERMIT 02.06.2024
FOR PERMIT 03.27.2023



1 PROPOSED ROOF PLAN
SCALE: 1/4" = 1'-0"



EXTERIOR DOOR/WINDOW SCHEDULE

KEY NO.	MANUF./ MODEL NO.	FRAME SIZE WxH	QUANT.	STYLE	REMARKS
AA	CUSTOM	3'-3"x7'-4" V.I.F. MATCH EXIST	1	ENTRY	WOOD AND GLASS DOOR WITH SIDELITES- SEE EXT. ELEV'S (VERIFY ALL EXIST. DIMENSIONS IN FIELD)
BB	CUSTOM	2'-10"x6'-10" V.I.F. MATCH EXIST	1	ENTRY	WOOD AND GLASS DOOR- SEE EXT. ELEV'S (VERIFY ALL EXIST. DIMENSIONS IN FIELD)
CC	CUSTOM	2'-9"x6'-5" V.I.F. MATCH EXIST	1	ENTRY	WOOD AND GLASS DOOR- SEE EXT. ELEV'S (VERIFY ALL EXIST. DIMENSIONS IN FIELD)
DD	CUSTOM	2'-10"x5'-10" V.I.F. MATCH EXIST	1	ENTRY	WOOD AND GLASS DOOR- SEE EXT. ELEV'S (VERIFY ALL EXIST. DIMENSIONS IN FIELD)
A	MARVIN WOOD ULTIMATE UWDH	2'-2"x3'-11" V.I.F. MATCH EXIST	1	DOUBLE HUNG	SEE EXT. ELEV'S (VERIFY ALL EXIST. DIMENSIONS IN FIELD)
B	MARVIN WOOD ULTIMATE UWDH	2'-5"x1'-7" V.I.F. MATCH EXIST	1	DOUBLE HUNG	SEE EXT. ELEV'S (VERIFY ALL EXIST. DIMENSIONS IN FIELD)
C	MARVIN WOOD ULTIMATE UWDH	2'-5"x3'-8" V.I.F. MATCH EXIST	5	DOUBLE HUNG	SEE EXT. ELEV'S (VERIFY ALL EXIST. DIMENSIONS IN FIELD)
D	MARVIN WOOD ULTIMATE UWDH	2'-5"x4'-3" V.I.F. MATCH EXIST	1	DOUBLE HUNG	SEE EXT. ELEV'S (VERIFY ALL EXIST. DIMENSIONS IN FIELD)
E	MARVIN WOOD ULTIMATE UWDH	3'-2"x5'-8" V.I.F. MATCH EXIST	2	DOUBLE HUNG	SEE EXT. ELEV'S (VERIFY ALL EXIST. DIMENSIONS IN FIELD)
F	MARVIN WOOD ULTIMATE UWDH	3'-0"x4'-2" V.I.F. MATCH EXIST	8	DOUBLE HUNG	SEE EXT. ELEV'S (VERIFY ALL EXIST. DIMENSIONS IN FIELD)
G	MARVIN WOOD ULTIMATE UWFOA	3'-2"x5'-2" V.I.F. MATCH EXIST	2	CASEMENT	SEE EXT. ELEV'S (VERIFY ALL EXIST. DIMENSIONS IN FIELD)
H	MARVIN WOOD ULTIMATE UWAWN	1'-10"x2'-1" V.I.F. MATCH EXIST	2	AWNING	SEE EXT. ELEV'S (VERIFY ALL EXIST. DIMENSIONS IN FIELD)
J	MARVIN WOOD ULTIMATE UWDH	2'-5"x4'-3" V.I.F. MATCH EXIST	2	DOUBLE HUNG	SEE EXT. ELEV'S (VERIFY ALL EXIST. DIMENSIONS IN FIELD)
K	MARVIN WOOD ULTIMATE UWFOA	3'-10"x4'-7" V.I.F. MATCH EXIST	4	CASEMENT	SEE EXT. ELEV'S (VERIFY ALL EXIST. DIMENSIONS IN FIELD)

WINDOW AND DOOR NOTES-

- ALL NEW DOORS AND WINDOWS TO BE BY MARVIN U.N.O.
- ALL NEW WINDOWS AND DOORS TO BE SIMULATED DIVIDED LIGHT- MUNTIN PATTERNS TO MATCH EXISTING
- ALL WINDOWS TO BE PAINTED U.N.O.



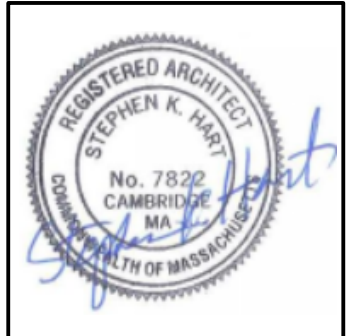
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02476

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Proposed Roof Plan
SCALE: 1/4" = 1'-0"

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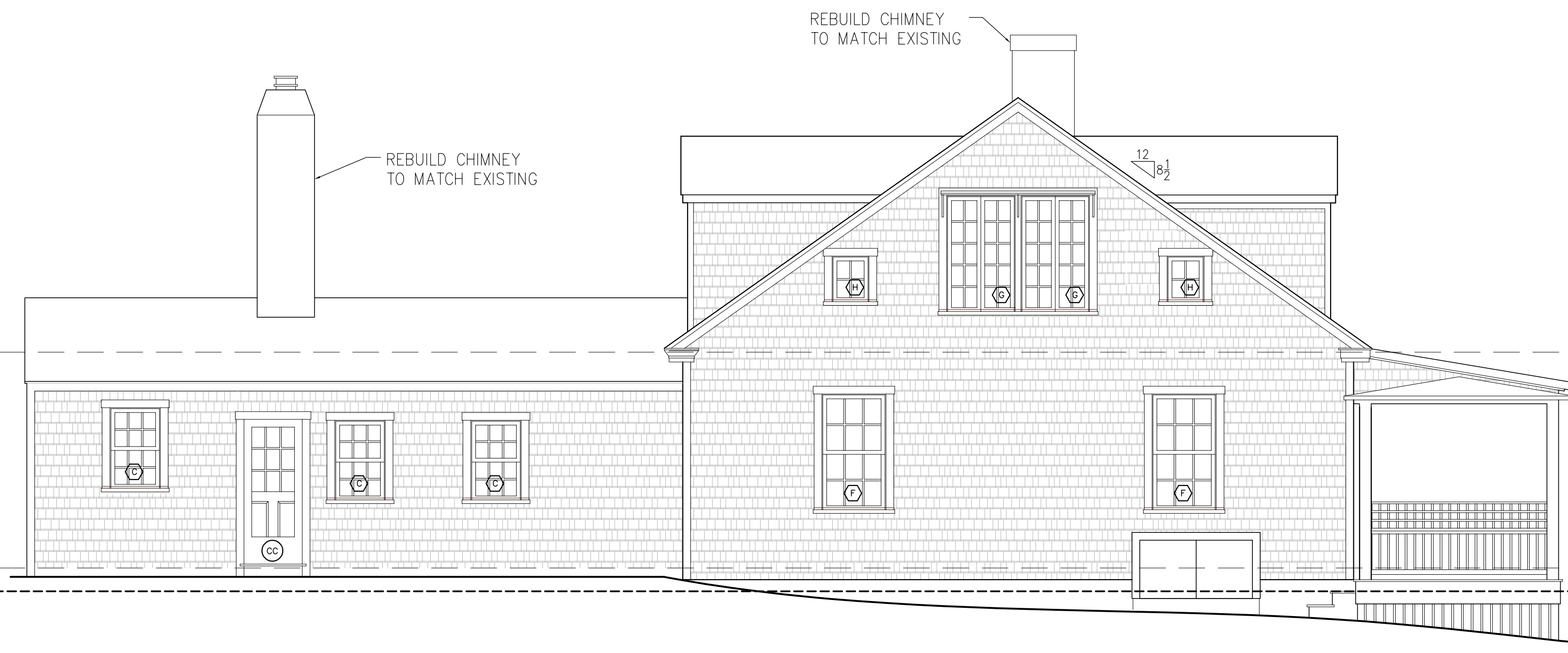
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Proposed Elevations
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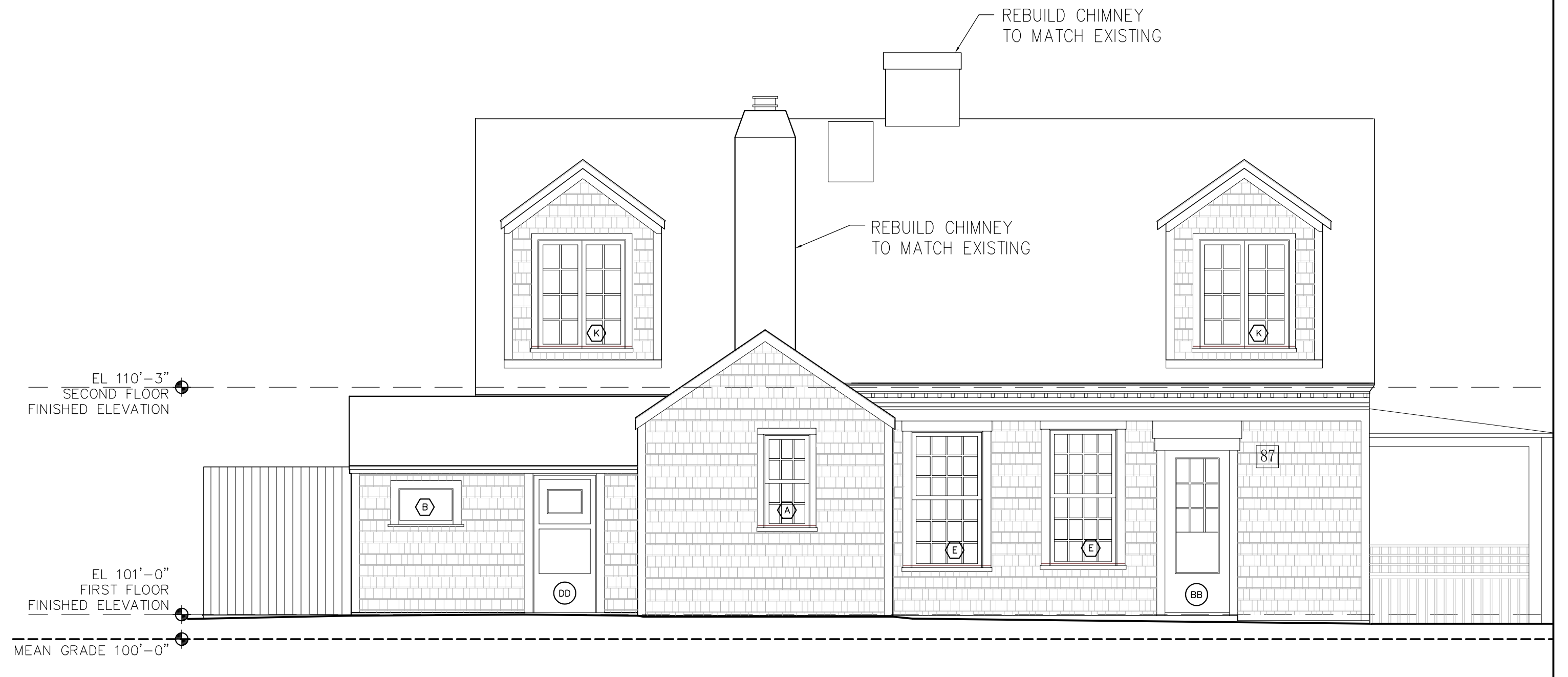
1 EXISTING SOUTH ELEVATION
 SCALE: 1/4" = 1'-0"



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



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



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

EXTERIOR ELEVATION NOTES

- REPLACE EXISTING SINGLE GLAZED WINDOWS AND EXTERIOR DOORS WITH DOUBLE GLAZED WINDOWS AND DOORS TO MATCH EXISTING
- REPLACE EXISTING ASPHALT ROOF SHINGLES TO MATCH EXISTING
- REPLACE EXISTING WALL SHINGLES TO MATCH EXISTING
- REPAIR OR REPLACE ALL EXISTING EXTERIOR TRIM TO MATCH EXISTING

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