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Martha's Vineyard Commission Land Use Planning Committee Minutes of the Meeting of June 5, 2006

Held in the Stone Building, New York Avenue, Oak Bluffs.

Commissioners Present: Christina Brown, John Breckenridge, Chris Murphy (left the room for the Woodland Center portion), Ned Orleans, Paul Strauss, Deborah Pigeon Kathy Newman,

MVC Staff Present: Mark London, Paul Foley,

1. Woodland Business Center Phase 1 (DRI 39-M)

Present for the Applicant: Sam Dunn

Project Location: Woodlands Business Center, State Road, Tisbury, MA. Map 39, Lots 2.12 (0.43 acres), Lot 2.13 (.67 acres), Lot 2.14 (0.82 acres), Lot 2.15 (0.48 acres).

Proposal: To replace an old greenhouse with a new one-story building on the same footprint (968 sf) with one retail unit.

Chairman Brown opened the meeting at 5:30. The purpose of the meeting is to consider plans and timetables regarding lighting, landscaping and the parking plan. According to the Commission's decision, these must be approved by LUPC. She asked commissioners to read a letter from Sam Dunn explaining his proposals.

Discussion

- It was agreed that the LUPC would discuss the parking layout and timetables. The landscaping and lighting plan will be dealt with at LUPC on June 19. The LUPC directed the Lighting and Landscaping committees to get together with the applicant before then to agree on the final plans.

Parking Plan

- Mr. Dunn provided a drawing that shows markings on the pavement for parking spaces and circulation. He proposes to extend the planter area with marking on the paving to start with, rather than physically to block the area.
- Mr. Dunn explained his proposal for internal signage. Small trucks are to park along the hedge to keep them out of the main vehicular circulation. He will also be giving the store owners handouts with directions for parking to educate their customers.
- **LUPC agreed by consensus to approve the parking circulation plan.**

2. Bird Nest's Cottage (DRI 592) 5:50 pm

Present for the Applicant: Carol and Everett Dargan

Present for the Town: Renee Balter, Oak Bluffs Historical Commission

Project Location: 10 Dorothy West Avenue, Oak Bluffs, MA Map 8 Lot 44 (0.1 acre)

Proposal: To demolish or move an historic home. Originally the applicants planned to demolish the house but have since looked into moving the house or keeping the front portion and building an addition in the rear.

Oak Bluffs Historical Commission

- Rene Balter of the Oak Bluffs Historical Commission (OBHC) summarized OBHC's position.
 - The Commission referred the building demolition because they feel their prime mission is to save the historic treasures of OB. The project came to the OBHC because the house is older than 100 years old (the house was built in 1876). The OBHC held a public hearing that designated the house "preferably preserved" which started a six-month demolition delay (the only restriction the OBHC can impose on a house outside the Historic District).
 - The OBHC recommendation is to preserve the front building, the tower and the octagonal guesthouse but to allow the owners to replace the building in the back because it has no historical significance and is dilapidated. For example, they could build a new, two-storey, well-insulated addition to the rear that could accommodate the family's year-round needs and the usage could expand into the front portion during the summer. OBHC viewed this as a good compromise that saves the historic portions of the building and allows the owners to modernize.
 - Recently the OBHC heard that the applicants are thinking of moving the building, possibly across the street. It is her understanding that there was a controversy about thirty years ago about whether or not that land is parkland.
 - This site is not in a historic district. This house is in an area that was proposed to be a historic district; it was withdrawn this year but the OBHC will probably put it back before the Town Meeting next year. The OBHC have estimated that there are about 1200 historic houses in Oak Bluffs. If this house were in the Cottage City Historic District (CCHD), it could not be demolished. If it were illegally demolished in the CCHD, the owner would have to rebuild it exactly the way it is today.
- The project was referred by the OBHC to the MVC under DRI Standards and Criteria number 3.401a (The demolition or exterior alteration of any structure which has been identified as having historic significance by a local historic commission or architectural commission...), a mandatory referral.
- There was some discussion of whether moving the building would constitute an "exterior alteration" that would still trigger 3.401a.

Proposal

- Carol Dargan, the applicant said that they planned to demolish because of the price of rehabilitation. At this point it is their desire to move the house or restore the house if they

can get assistance. They have heard it might be possible to get CPA funds. They understand the tower and the porch are very important.

Costs and Possible Funding

- Commissioners asked if there is money that might be available for this project?
- Rene Balter said it is her understanding that OB will get somewhere in the neighborhood of \$.5 million this year from the CPA, but that this money is to be spent only on town projects.
- It was noted that the applicants initial concern was the cost of renovation but the cost to demolish and rebuild would be roughly the same.
- Carol and Everett Dargan confirmed that they are no longer thinking of demolishing the house.
- Mr. Dargan explained that one option is to donate the house to the Dorothy West Foundation, a non-profit, that would move it (at their cost) to their property across the street and use it for an artist-in-residence program.

Historic Preservation

- Rene Balter added that the house is important in and of itself but it is also important within the setting because of the other important houses in the neighborhood. She indicated that if they wanted to move it across the street that might be ok. If they wanted to move it to Chappy that would change the setting and would not be acceptable.
- It was noted that in historic preservation, moving a building is not generally an acceptable practice, however, on MV there is a long tradition of moving houses, so the kind of thing that is not normally acceptable elsewhere may be acceptable here.

Possible Compromise

- Rene Balter said that if the Dargan's would clearly state that they will not demolish the front of the house and the tower and if the letter of intent is satisfactory to the Historic Commission, then they may be willing to withdraw the DRI referral to the MVC.
- It was also noted that, based on their current position, it would be useful that the applicants modify the demolition permit application to remove the request for the front and tower.
- There was also some discussion that it might be useful to have the Commission continue to be involved so that, if the existing building were to be moved and replaced, the Commission could ensure that the new building on the site was compatible with the historic area.
- Rene Balter said that the OBHC have a meeting on June 19th and that they can try to work out an agreement then.
- Commissioner John Breckenridge invited the Dargans and Renee Balter to come see his house, a similar historic home, to get some ideas about how to go about it and to show them how nicely it can be renovated and expanded.

The meeting was adjourned at 6:40 pm.