

HUTKER

ARCHITECTS

October 12, 2018

J. Allen and Katherine Smith
8 Caleb Pond Road
Chappaquiddick, MA

Timeline Narrative

Spring 2015:

- Smiths' contact Hutker Architects (HA) regarding a seasonal cottage on Chappy. Prior to making an offer they would like an opinion on renovation versus new construction with the goal of a year-round home.

Summer 2015:

- HA meets with Schofield, Barbini & Hoehn regarding previous subdivision results (acreage) and septic system possibilities.
- HA visits house and conducts a cursory review of structure, systems, sheathing, doors and windows.
- HA recommendation includes repurposing portions of the existing building with the construction of a new year-round home.

Fall 2015:

- Due diligence period meant to understand the constraints of any potential permitting hurdles.
- Research indicates a 3.02 acre property within the Coastal District, a recently installed six bedroom septic system, the existing house violates the side yard setback requirements.
- The house appears to have been built in 1930 (Town Assessors Card and Real Estate listing) or 1910 (Real Estate Listing).

Winter 2016:

- Smiths' hire HA to begin with the programming for a new house and thoughts regarding the re-use of parts and/or pieces of the existing structure.
- Smith's close on the property in February.

Fall 2016:

- Decision is made to seek a party that might be interested in taking/moving the existing structure, ideas meant to include renovation are exhausted.
- Development of plans for a new home get underway.

Spring 2017:

- Ideas of repurposing portions of the existing house resurface. Could a portion of the existing house be located on the property as a seasonal guest house?
- It was determined a second septic system (poor soils) would be unlikely, the relocated

MARTHA'S VINEYARD CAPE COD BOSTON

position would obstruct a neighbor's view and the required renovation would exceed a new build (costs the Smiths' were not interested in absorbing).

- Decision was made to remove interesting carpentry details from the existing house and repurpose them within the new house project.

Fall 2017 / Winter 2018:

- Building plans are revised with the intention of beginning construction following Labor Day 2018.

Summer 2018:

- Building plans are completed and builders are interviewed. Serpa Construction is selected and sub-contractors (excavation contractor, foundation contractor and electrician) are scheduled to begin work in early October.
- Conservation Commission Hearing is scheduled for September 12.
- Conservation Commission Hearing is postponed on September 7 due to a discretionary referral to the Martha's Vineyard Commission (MVC) submitted by the Edgartown Historic District Commission (HDC).
- The Smiths' nor Hutker Architects were alerted by the HDC, of their referral intentions.

Fall 2018:

- The project has been placed on hold indeterminately at great cost to both the Homeowner and Builder.
- A planned fall construction start could be pushed into the spring thereby resulting in a logistics nightmare as summer traffic returns.
- Scheduled sub-contractors have been cancelled.
- The Smiths' are now forced to hire additional consultants to produce structural, lead and asbestos reports for the MVC Hearing process. Professional representation costs and travel costs, in an effort to participate in the MVC review, have also resulted in added expenses.

Additional Note:

- On September 7 after hearing of the postponed Conservation Commission Hearing, HA was informed of the HDC referral, which was apparently voted on during the HDC's September 6 meeting.
- September 7, HA spoke with Commissioner Susan Catling who said the house was built in 1885 and relocated to Chappy in 1908. Susan also stated that many of the Assessors Property cards are incorrect. Lastly, she stated there is a growing community of supporters for "saving the house."
- HA has made it known, the house is available to any interested party. One interested party has surfaced with the caveat, "the cost would be beyond our means."
- If the HDC believes the house was built in 1885, and if they are correct, how is it that the Assessors office records remain incorrect?



8 Caleb Pond Road

Prominently situated atop Manaca Hill, lies this 6-bedroom home on 3 acres of land with spectacular unobstructed views of the entrance to Edgartown Harbor. The 180 degree panoramic views stretch from North Water Street and sweep through Edgartown Lighthouse and across to the Cape Pogue cliffs. The original home built in 1910 is in good condition and a new 6-bedroom septic system was installed. A long private driveway winds through beautiful fields and the property includes ownership of a beach parcel within 100 yards of the front door. A must see for anyone considering a very special Chappaquiddick offering.

Exclusively Offered at \$3,250,000.

Seller:	MA1785	Age:	1930	Water:	Private
Price:	\$3,250,000	Style:	Camp	Septic:	Private
Location:	8 Caleb Pond Road, Chappy	Living Area:	2,385 Sq. Ft.	Heat:	None
Acres:	3.24 (141,134.4 Sq. Ft.)	Bedrooms:	6	AC:	None
Taxes:	\$8,204.58	Baths:	2.5	Beach:	Private
Assessment:	\$2,304,300	Condition:	Good	Mooring:	Yes
Deed:	513/598	Outbuildings:	None	Waterview:	Yes
Map/Lot:	30/23.1, 28.1, 212	Swimming Pool:	No	Waterfront:	No

Verify all information. Have structural and mechanical inspection made by a qualified inspector.
Broker is agent of seller. Brokers make no representation regarding condition.

Edgartown - 8 Caleb Pond Road
ID: 26906 Owner: Alger

\$ 3,250,000
Available



Property Type: Single Family
Total Rooms: 10
Total Beds: 6
Total Baths: 2 full, 1 half
Frontage: None
Water Views: Yes
Sec. Dwelling: None
Zoning: R120

Lot Size: 3.24 acres
Total ELA: 2,385 sq. feet
Year Built: 1930
Water / Sewer: Well / Septic
2015 Assess: \$ 2,304,300
Land Assess: \$ 2,144,300
Build Assess: \$ 160,000
Est. Taxes: \$ 8,204.58

This 3 acres of land sits high atop Manaca Hill facing north with unobstructed views from North Water Street through the Edgartown Lighthouse to North Neck and Cape Pogue cliffs. The original 6-bedroom house was built in 1910 in its prominent position with a wrap around porch and 2nd floor screened sleeping porch. The unique combination of 2 parcels offers a long and sweeping drive access and the property includes ownership of a beach parcel, which lies across the road. A must see for anyone looking to create a beautiful Chappaquiddick home with spectacular views, all a short walk to the ferry.

Building Information

Furnished:	Un-Furnished	Foundation:		Stove:	Yes
First Floor Beds:	0	Yard:	Large with water views	Refrigerator:	Yes
Fireplaces:	Yes	Parking:	Yes	Dishwasher:	Yes
Floors:	Pine/Soft Wood	Lead Paint:	Unknown	Washer/Dryer:	Yes / Yes
Heat:	None	Other Structures:	None	TV Service:	

Outdoor/Recreation: Deck, Garden, Porch, Beach Access - Private, Porch - Screened, Water Views
Features: Outdoor Shower

Parcel/Property Information

Map: 30 **Lot #:** 212,23.1, 28.1 **Plan:** **Deed Ref:** Bk 1335 /Pg 921 **Parcel:** **Sub Area:** Chappy **Other Views:** None
Easements:

Directions/Comments: Please call listing broker for directions.

Comments/Directions

Firm and Commissions

Landvest MV	Sub Agent:	0.00	List Type:	Exclusive
Gerrett Conover	Buyer Agent:	2.00	Other Comm:	
Phone: 508-627-3757	Facilitator:	0.00	Incentives:	
Mobile: 508-627-1617	Referral:	0.0000		

TOPO.	UTILITIES	STRT./ROAD	LOCATION	Code	Appraised Value	Assessed Value
				1010	139,200	139,200
				1010	2,549,900	2,549,900
				1010	700	700
CURRENT ASSESSMENT						
Other ID:					Total: 2,689,800	
Plan1/Rec Lot#	PB18 PG5 1/28/16 SURVEY	Restriction Historic Dis				
Plan2/Rec Lot#	CF 223 LOT 5	UC-Misc Misc				
PlanNotes	PB7 PG14 THE HILLS					
GIS ID:	M_283519_793187	ASSOC PID#				

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	
SMITH JOEL A & ALGER DAVID B	1397/1073		02/09/2016	Q	1	2,800,000	00	1J	2018	1010	139,200	2017	1010	143,900	2016	1090	133,700
ALGER DAVID B	1371/1013		03/30/2015	U	1			1H	2018	1010	2,549,900	2017	1010	1,512,100	2016	1090	1,512,100
ALGER DAVID B & MARYBETH	00513/0598		11/22/2013	U	1			1A	2018	1010	700	2017	1010	700			
ALGER EDITH B & H STEDMAN	223/199		12/29/1988	U	1				2018	1010							
			11/12/1952		0												
Total: 2,689,800																	

EXEMPTIONS

Year	Type	Description	Amount	Code	Description	Number	Amount	Comm. Int.
OTHER ASSESSMENTS								
Total: 1,656,700								

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD		Street Index Name	Tracing	Batch
NBHD/SUB				
CPY6/A				

NOTES

2016: SURVEY MERGED WITH 30-23.1

Appraised Bldg. Value (Card) 137,700
 Appraised XF (B) Value (Bldg) 1,500
 Appraised OB (L) Value (Bldg) 700
 Appraised Land Value (Bldg) 2,549,900
 Special Land Value 0
 Total Appraised Parcel Value 2,689,800
 Valuation Method: C
 Adjustment: 0

BUILDING PERMIT RECORD		Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments

LAND LINE VALUATION SECTION																										
B #	Use Code	Description	Zone	D	Front	Depth	Units	Unit Price	Factor	S.A.	Disc	Acre	C.	ST.	Factor	Idx	Adj.	Notes-Adj.	Special Pricing	Spec Calc	Spec Use	S Adj	Fact	Adj.	Unit Price	Land Value
1	1010	SINGLE FAM MDL01	R12	0			130,680	SF	2.04	1.0000	8	1.0000			1.00	CPY6	2.25		V42	V42		4.25		19.51	2,549,200	
1	1010	SINGLE FAM MDL01					0.02	AC	25,000.00	1.0000	0	1.0000			1.00	CPY:	1.45				1.00		36,250.00	700		
Total Card Land Units: 3.02 AC																										
Parcel Total Land Area: 3.02 AC																										
Total Land Value: 2,549,900																										

NET TOTAL APPRAISED PARCEL VALUE 2,689,800

CONSTRUCTION DETAIL		CONSTRUCTION DETAIL (CONTINUED)	
Element	Cd. Ch.	Element	Description
Style	10		
Model	01		Standard Basic
Grade	05		Residential
Stories	2		Average +20
Occupancy	1		2 Stories
Exterior Wall 1	14		Wood Shingle
Exterior Wall 2			
Roof Structure	03		Gable/Hip
Roof Cover	03		Asph/F Glis/Cmp
Interior Wall 1	01		Minim/Masonry
Interior Wall 2			
Interior Flr 1	09		Pine/Soft Wood
Interior Flr 2			
Heat Fuel	01		Coal or Wood
Heat Type	01		None
AC Type	01		None
Total Bedrooms	05		5 Bedrooms
Total Bthrms	1		
Total Half Baths	1		
Total Xtra Fixtrs	9		
Total Rooms	02		Average
Bath Style	02		Modern
Kitchen Style	02		

OB-BUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)												
Code	Description	Sub	Sub Description	L/B	Units	Unit Price	Yr	Grde	Dp Ri	Cnd	%Cnd	Apr Value
ODS	OUTDOOR SH	L	1	700.00	Null	0	100	700				
FPL	MTL-WD C/PI	B	1	2,000.00	1991	1	100	1,500				
BUILDING SUB-AREA SUMMARY SECTION												
Code	Description	Living Area	Gross Area	Eff. Area	Gross Area	Unit Cost	Undeprc. Value					
BAS	First Floor	1,395	1,395	1,395	1,395	72.96	101,779					
FOP	Porch, Open, Finished	0	455	91	14,59	6,639						
FUS	Upper Story, Finished	990	990	990	72.96	72,230						
Ttl. Gross Liv/Lease Area:		2,385	2,840	2,476		183,649						

