

# Shearer Cottage Expansion

## DRI 712

Martha's Vineyard Commission  
October 14, 2021

# Shearer Cottage Expansion

**Owner and applicant:** Eric Van Allen; Chuck Sullivan (architect)

**Permits:** Building Permit, Special Permit and/or variances

**Checklist:** 3.1b (Commercial construction of more than 3,500 ft<sup>2</sup>), 3.1h (Parking for 10 or more vehicles), 4.1c (Five or more dwelling units or rooms); mandatory review

*LUPC: 9/13/21*

*Site visit: 10/6/21*

# Additions to the record since 9/13/21

- Event guidelines
- Simplified site plan
- Updated existing and proposed site plans
- Revised floorplans and elevations
- Drainage plan and impervious area
- Parking and lighting plan
- Correspondence (23 letters)
- Town special permit application
- Clarity from town assessor on the lot boundaries
- Updated staff report (economic development, housing, nitrogen, etc.)

About

Layers

Find



Map Info

100 m

500 ft

State Plane, NAD 83 Ft  
1620915, 168094

About

ayers

pl

13

14

AVENUE

HIGHLAND

210

7

4

MORGAN

42

55 S

70

4

10

61

60 S

## Map Info



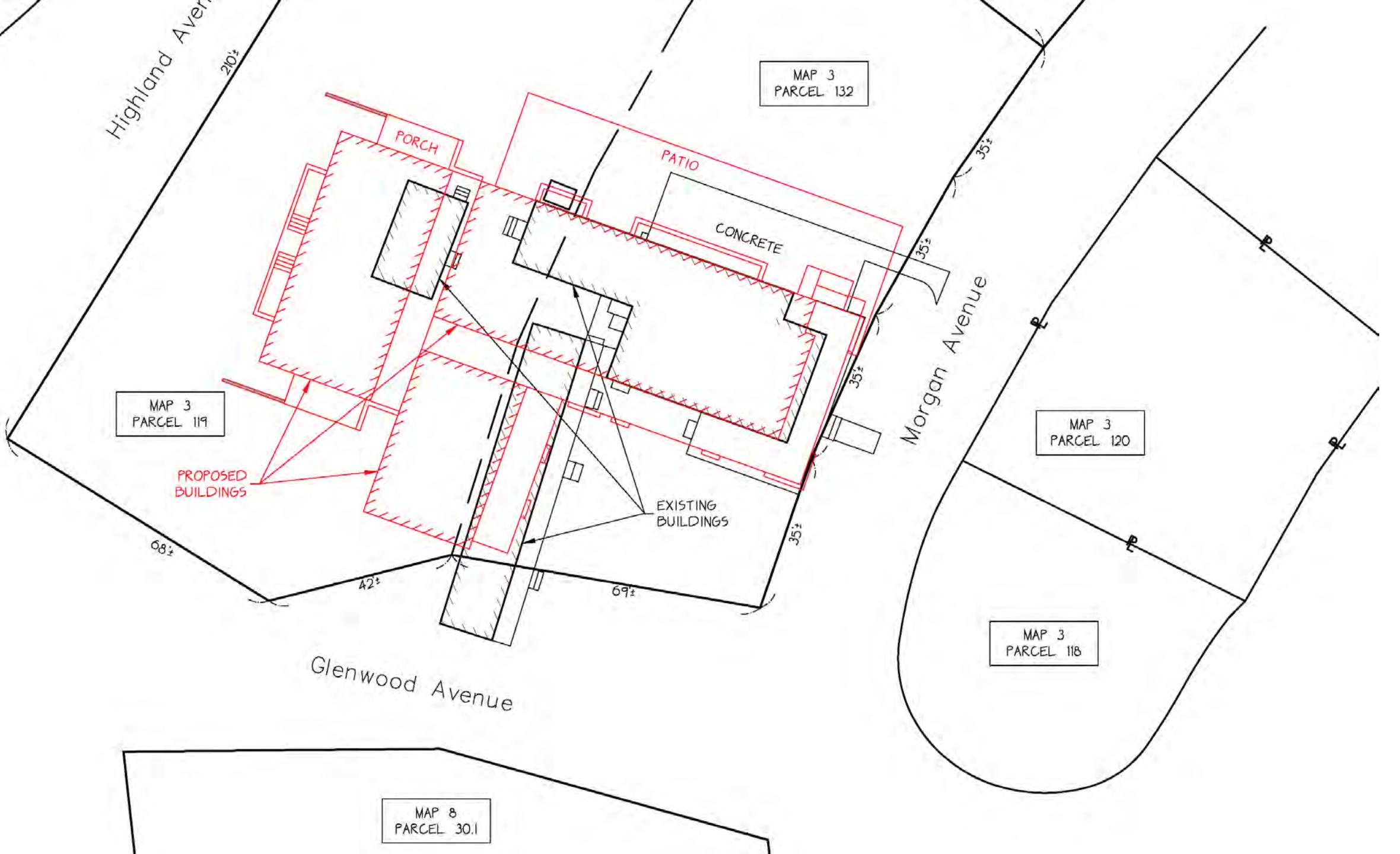


Google

100%

Imagery date: 10/6/18-newer

20 m Camera: 199 m 41°27'41"N 70°33'58"W 15 m



# Project history

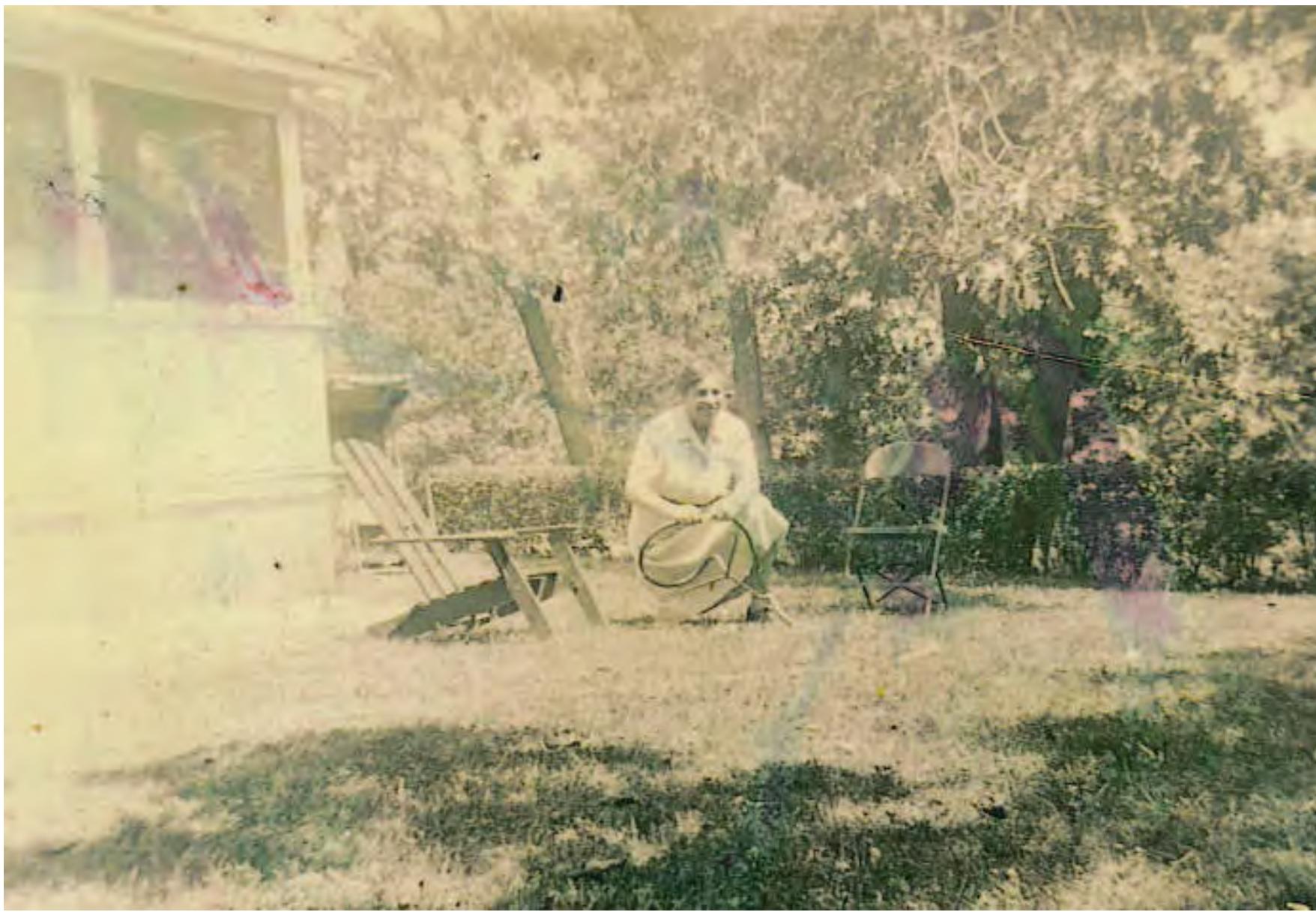
- Charles and Henrietta Shearer
  - Purchased cottage overlooking Baptist Temple in 1903
  - Cottage fully established as a business in 1912
  - Laundry business operated until 1917
- Early guests were primarily business owners, politicians, lawyers, doctors, intellectuals
- Host to many social and charitable groups
- Was listed in the Negro Motorist Green Book
- Shearer Summer Theater
- First landmark to be designated on the African American Heritage Trail of Martha's Vineyard in 1997
- Cottage featured at the National Museum of African American History and Culture in Washington, DC.
- Properties have remained in the family for more than 100 years
- Efforts to renovate and expand the cottage began in the 1980s-1990s







1918

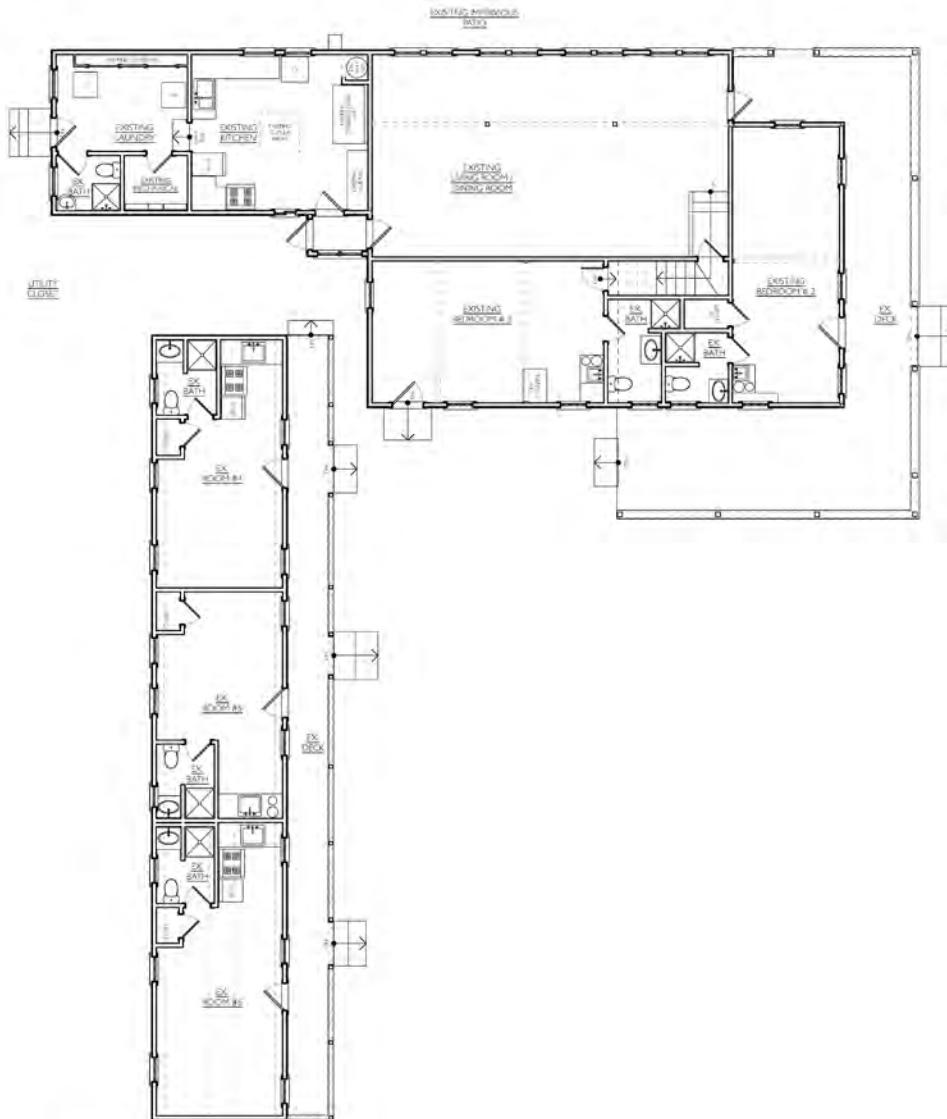


# Proposal

The properties include two main buildings:

- Two-story cottage with three bedrooms
- Separate one-story building to the south with three rooms

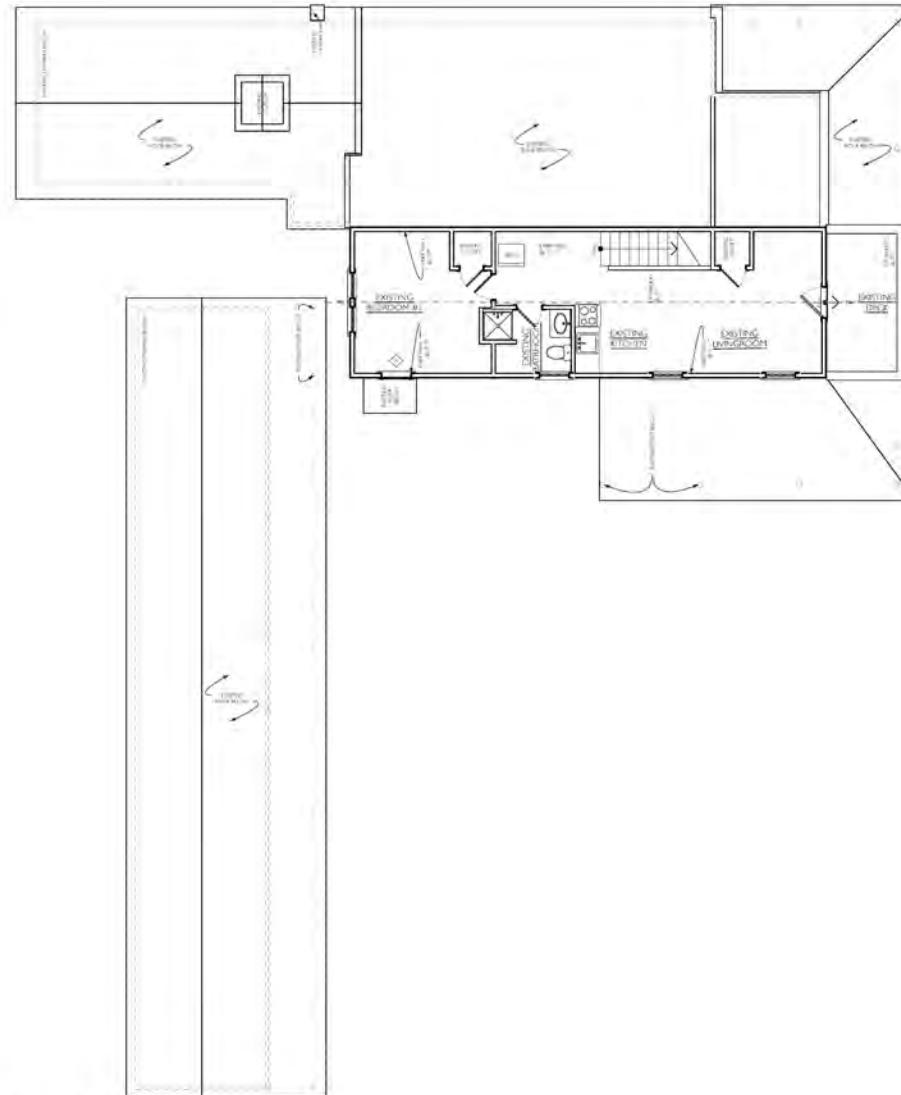
Property at 5 Morgan Ave. is currently used for parking.



**SQUARE FOOTAGE: 2,502 SF**

FIRST FLOOR PLAN - EXISTING

SCALE: 8'0" x 1'0"



**SQUARE FOOTAGE: 559 SF**

SECOND FLOOR PLAN - EXISTING

SCALE: 8'0" x 1'0"

0 4 8 16 FT

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SHEARER COTTAGE  
4 MORGAN AVENUE OAK BLUFFS, MA 02568  
EXISTING FLOOR PLANS

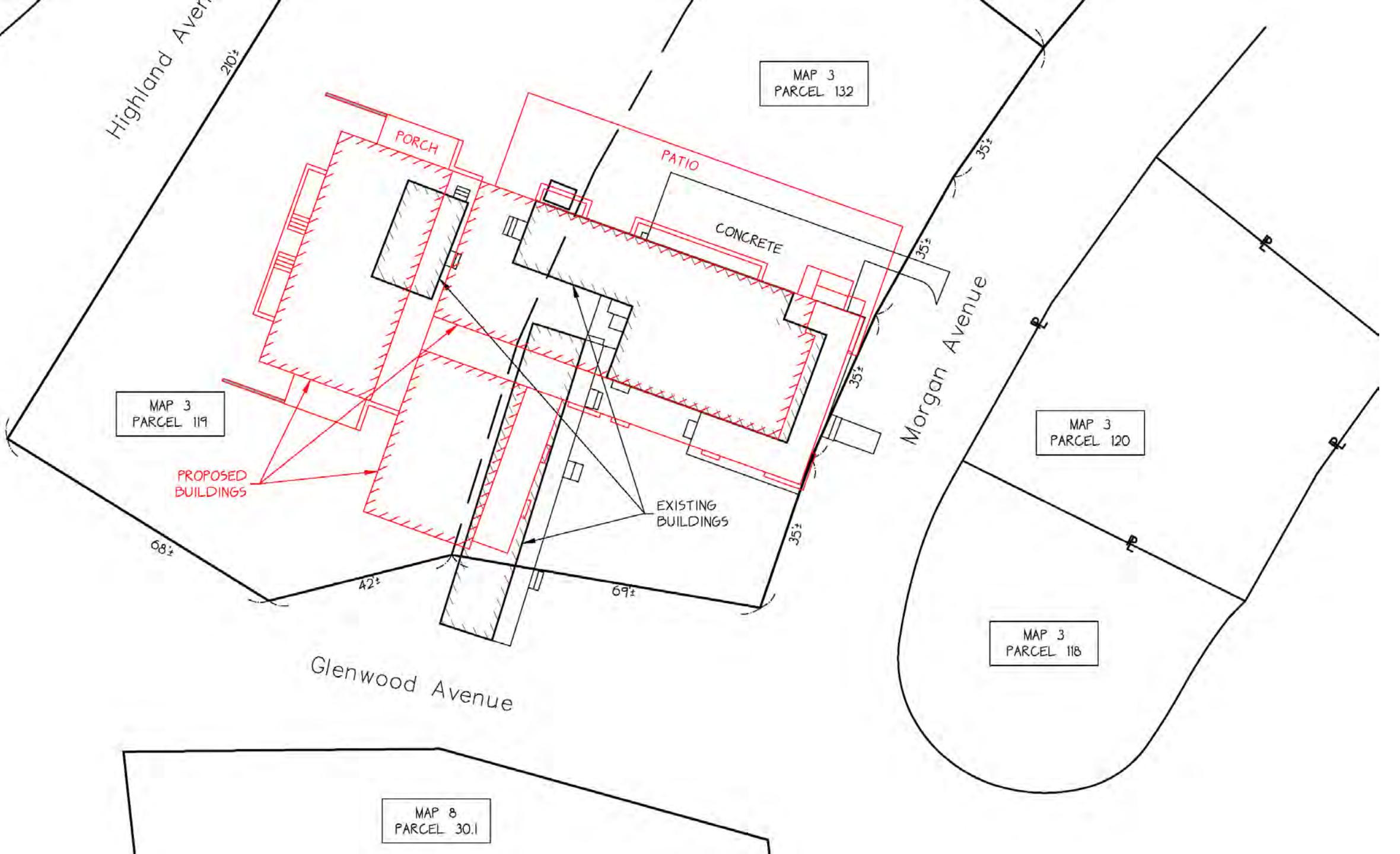
LIBRARY PT. APPROVED  
THURSDAY  
DATE: 2021-09-07  
FILE NUMBER: 3-132-0  
DRAWING NO.: 20501  
JGI/AT

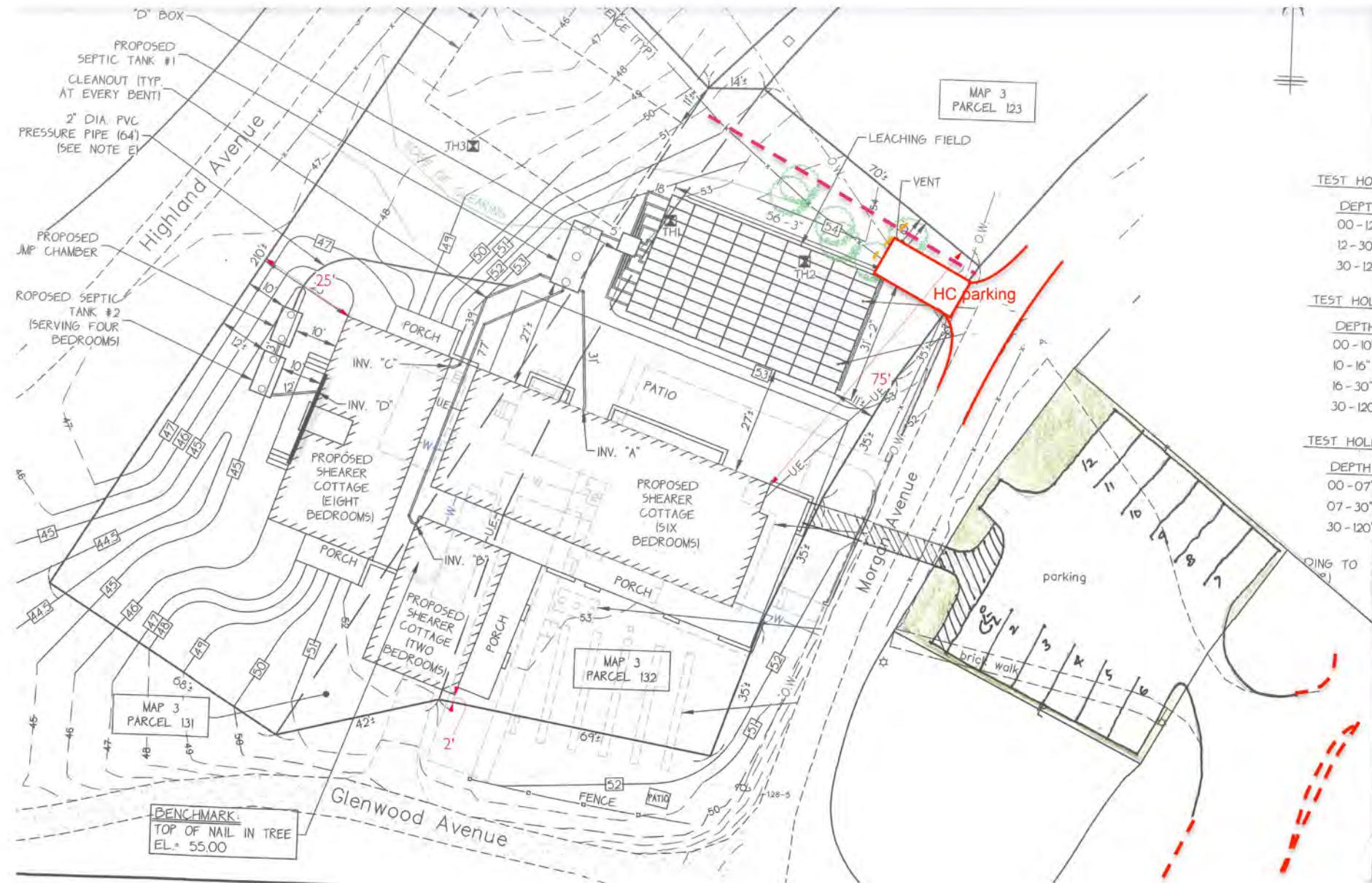
X-101



# Proposal

- Main cottage will be gut-renovated and expanded to the west, with a total of five bedrooms.
- Separate one-story building will be demolished.
- New two-story building with eight bedrooms (including a basement level) will be constructed immediately west of the main cottage.
- New one-story building with two bedrooms will be constructed immediately south of the main cottage.

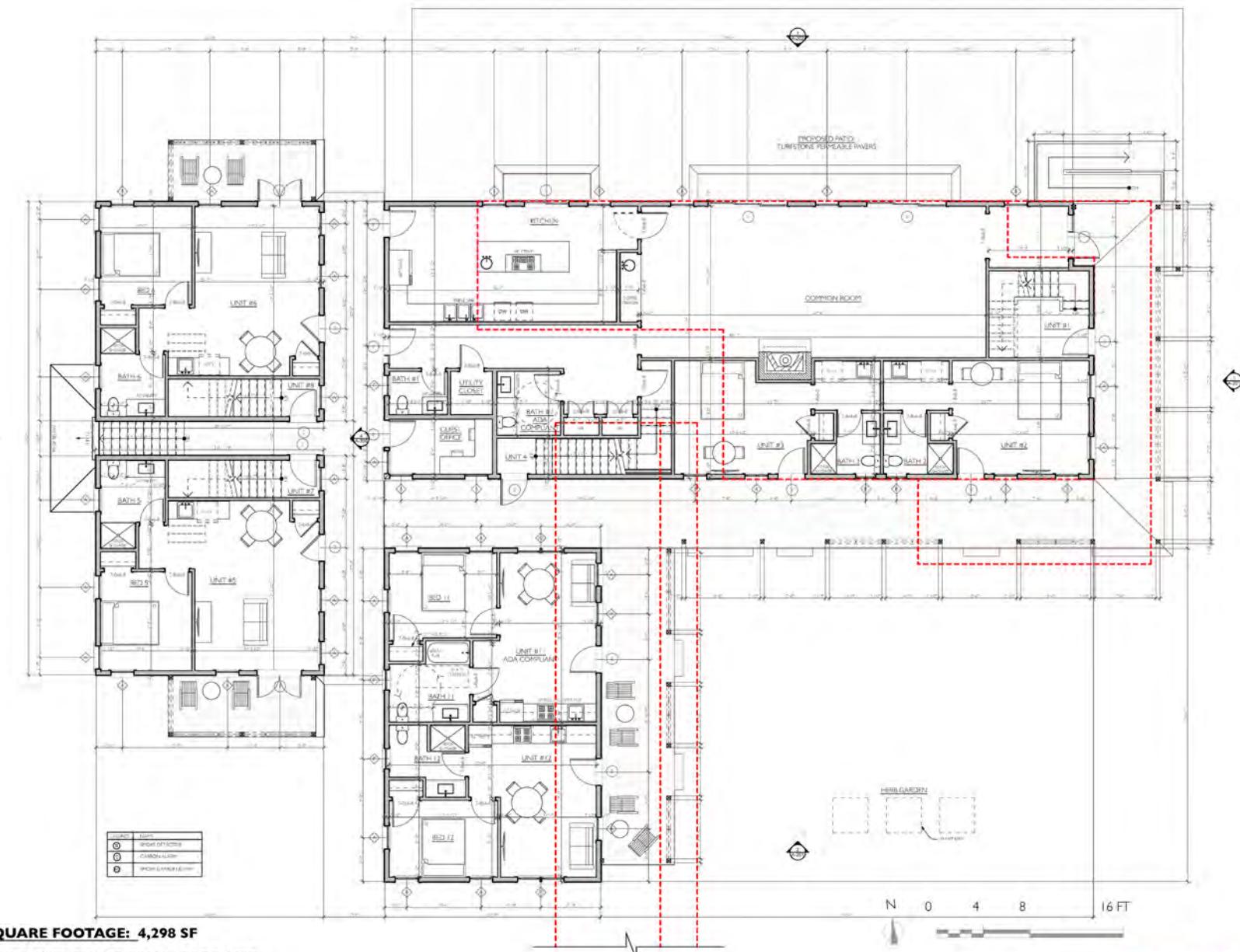




**SQUARE FOOTAGE: 4,298 SF**

**MAIN LEVEL FLOOR PLAN - PROPOSED**

SCALE: 1/4" = 1'-0"



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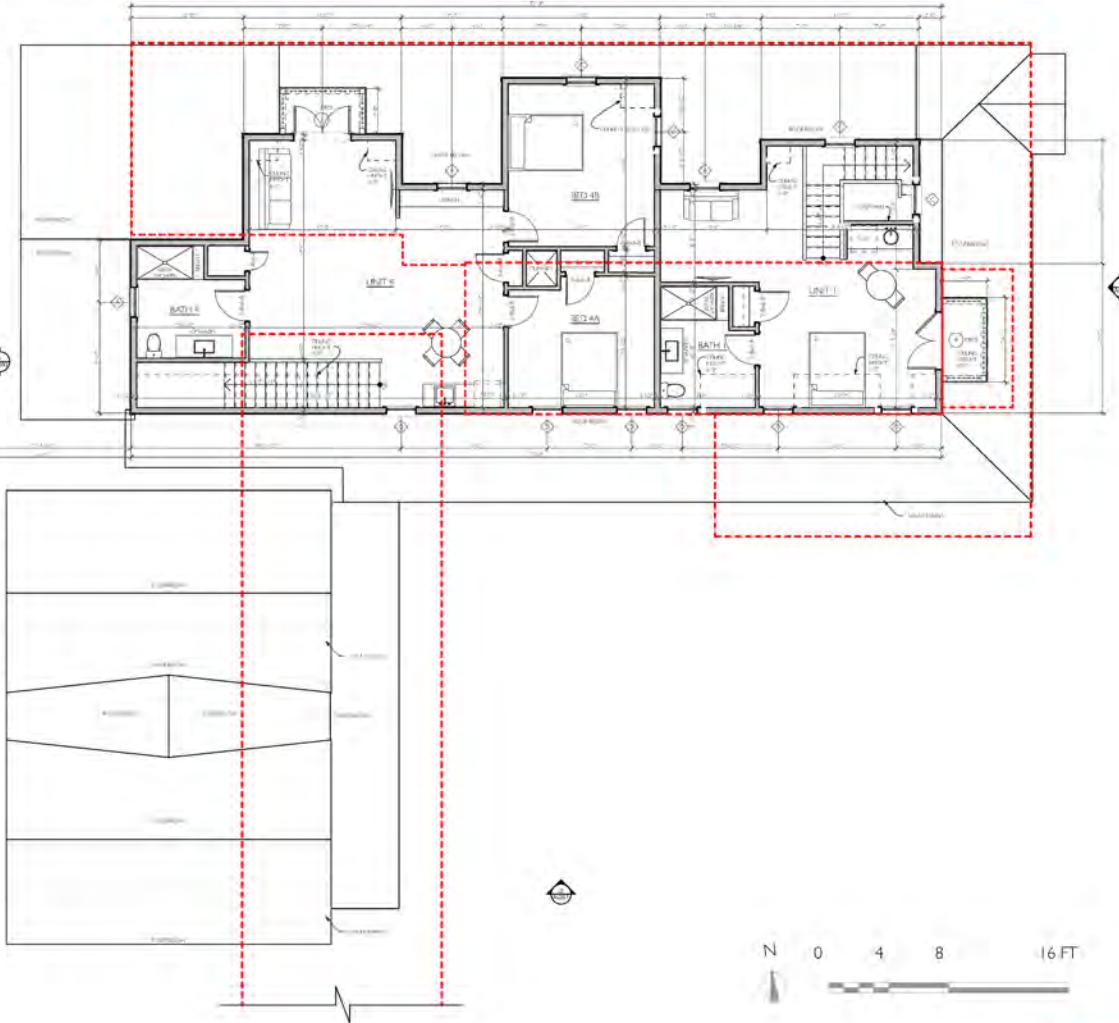
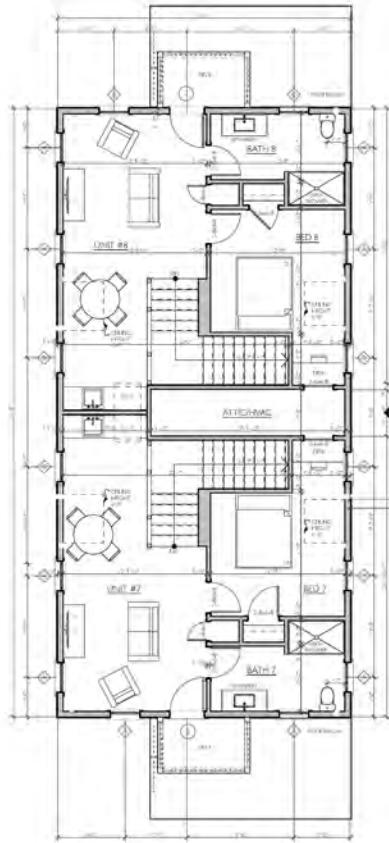
**A-101**

**PROJECT NAME:** SHEARER COTTAGE  
**ADDRESS:** 4 MORGAN AVENUE OAK BLUFFS, MA 02568  
**MAIN TITLE:** MAIN LEVEL FLOOR PLAN

**DRAWN BY:** JGI/AT  
**DATE:** 2021-10-13  
**REVISION:** 3-132-0  
**FILE#:** 20503  
**DRAWING #:**

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**ARCHITECTS**  
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A-102

**SHEARER COTTAGE**

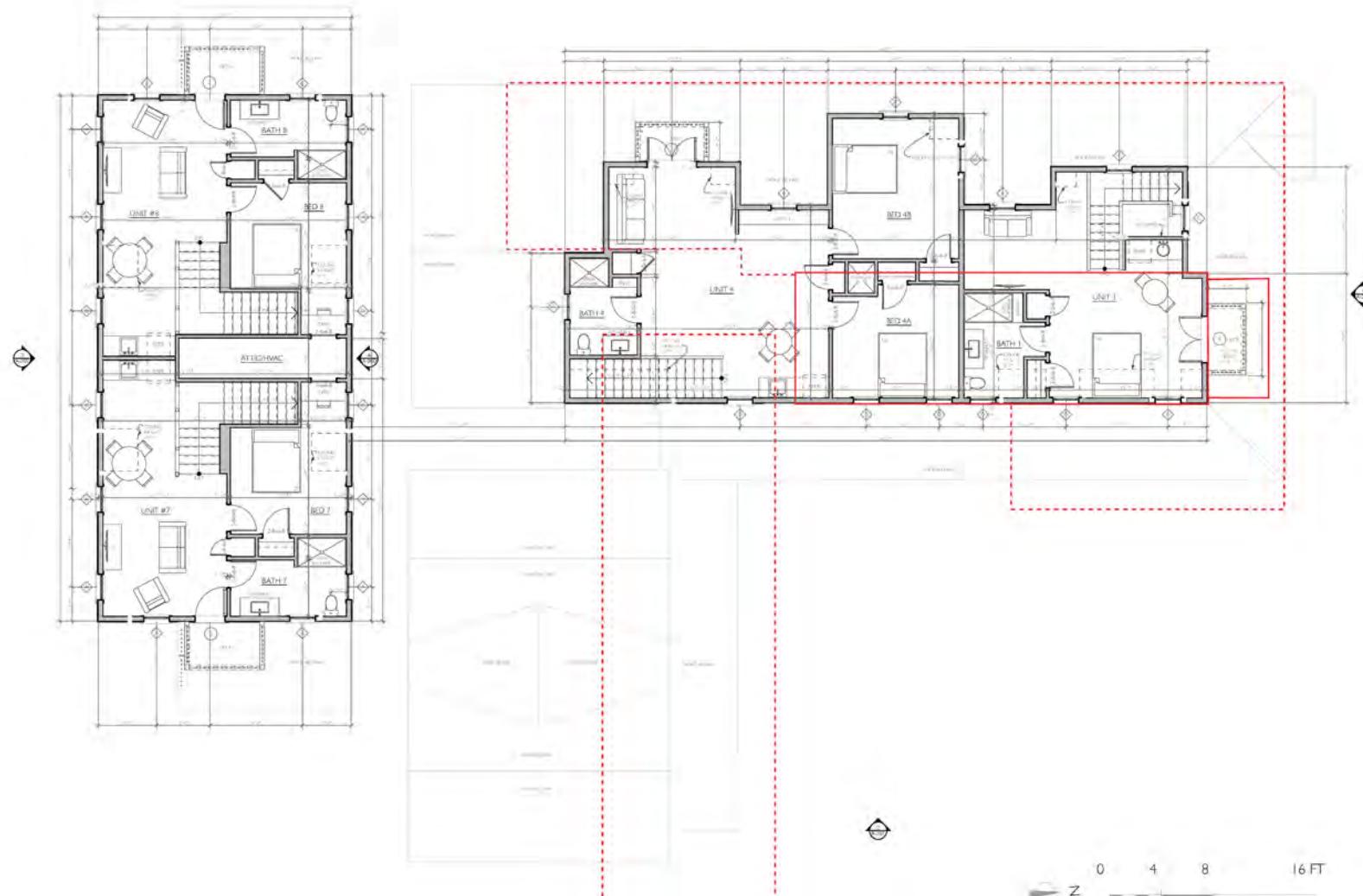
4 MORGAN AVENUE OAK BLUFFS, MA 02568  
UPPER LEVEL FLOOR PLAN

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DRAWING BY: JGI/AT  
DATE: 2021-01-13  
ELEVATION: 3-132-0  
SCALE: 1/4 INCH = 1'-0"  
DRAWING NO.: 20503

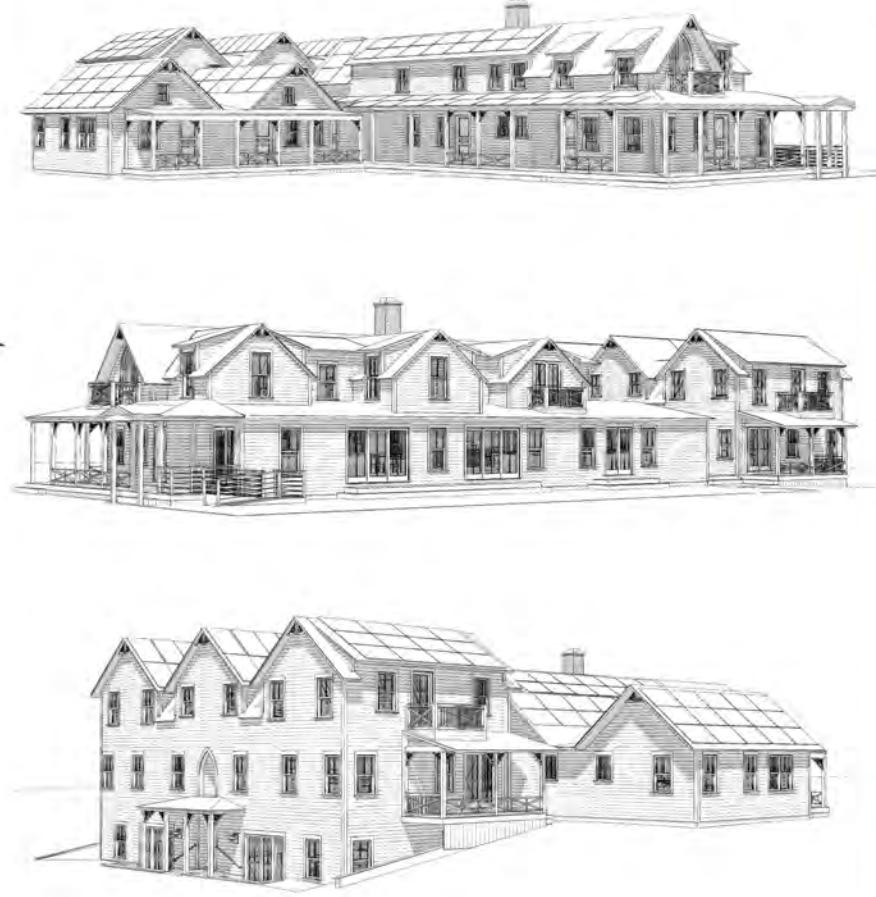
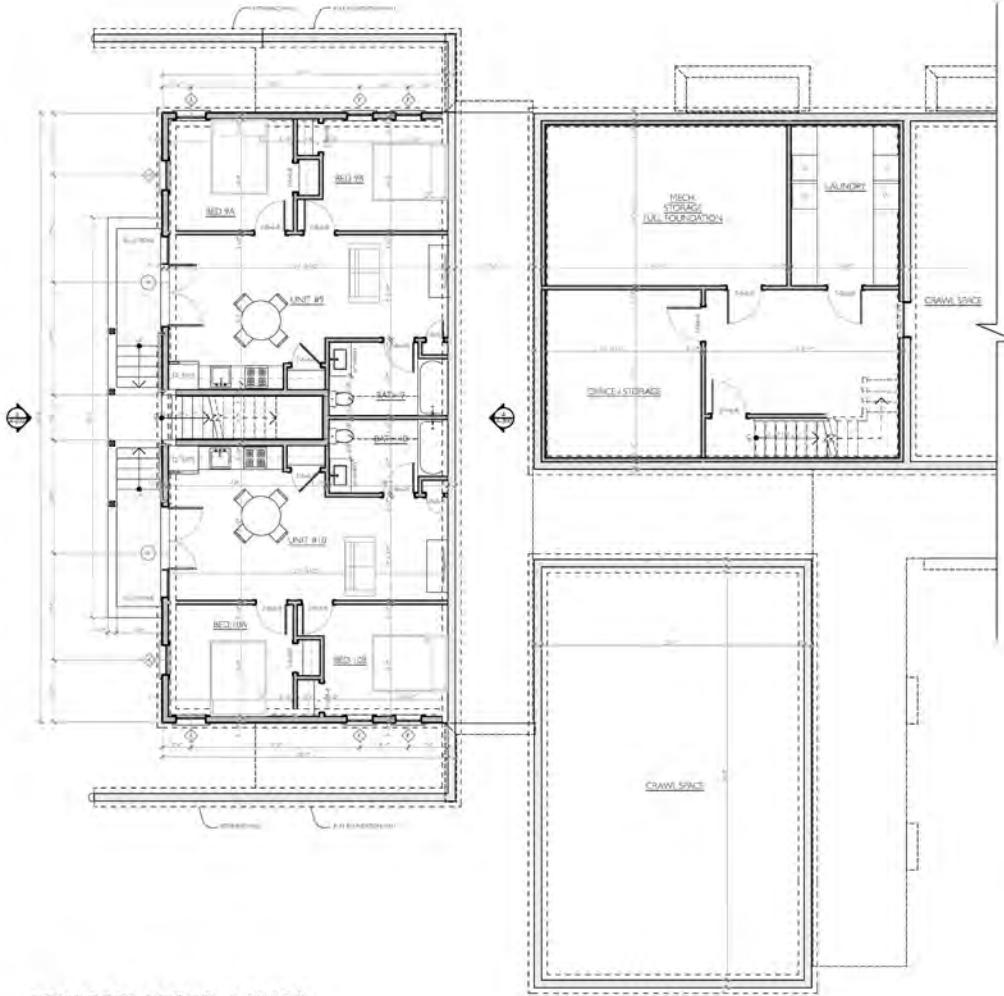
(Previous)



**SQUARE FOOTAGE: 2,520 SF**  
**SECOND FLOOR PLAN - PROPOSED**  
SCALE: 1/4" = 1'0"

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**PROJECT NAME:** SHEARER COTTAGE

**ADDRESS:** 4 MORGAN AVENUE OAK BLUFFS, MA 02568

**DRAWING TITLE:** LOWER LEVEL FLOOR PLAN

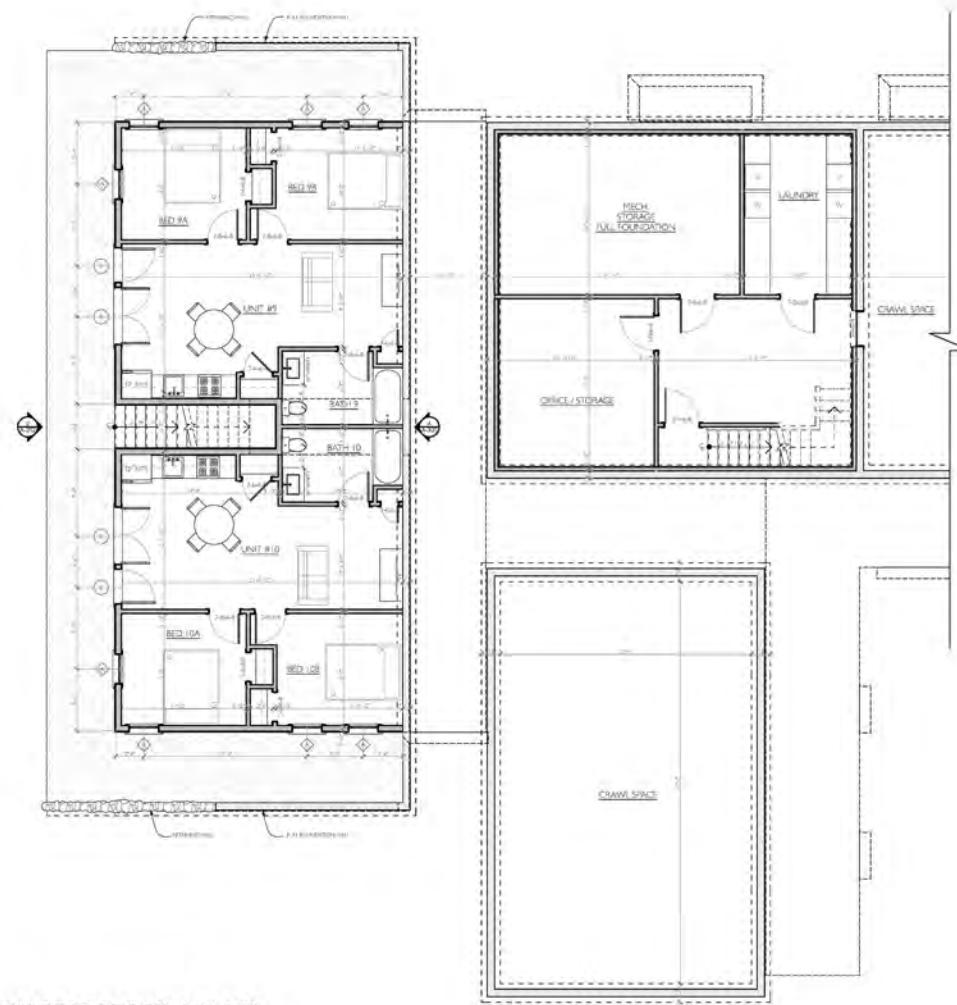
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**DRAWN BY:** JGI/AT  
**APPROVED:** 2021-01-13  
**REVISION NO.:** 3-132-0  
**DATE:** 2020-01-01  
**DRAWING NO.:** 20503

**A-103**

(Previous)



**SQUARE FOOTAGE: 2,184 SF**  
**FOUNDATION PLAN - PROPOSED**

SCALE: 31'4" x 14'0"



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**RENDERED ARCHITECTURE**  
WILLIAM C. SULLIVAN  
CHARLES R. SULLIVAN  
MARCH 2021

**PROJECT NAME:** 4 MORGAN AVENUE OAK BLUFFS, MA 02568  
**DRAWN BY:** JG/AT  
**DATE:** 2021-09-07  
**REVISED:** 3-132-0  
**CASE #:** 20503  
**DRAWING NO.:** A-103

# Proposal

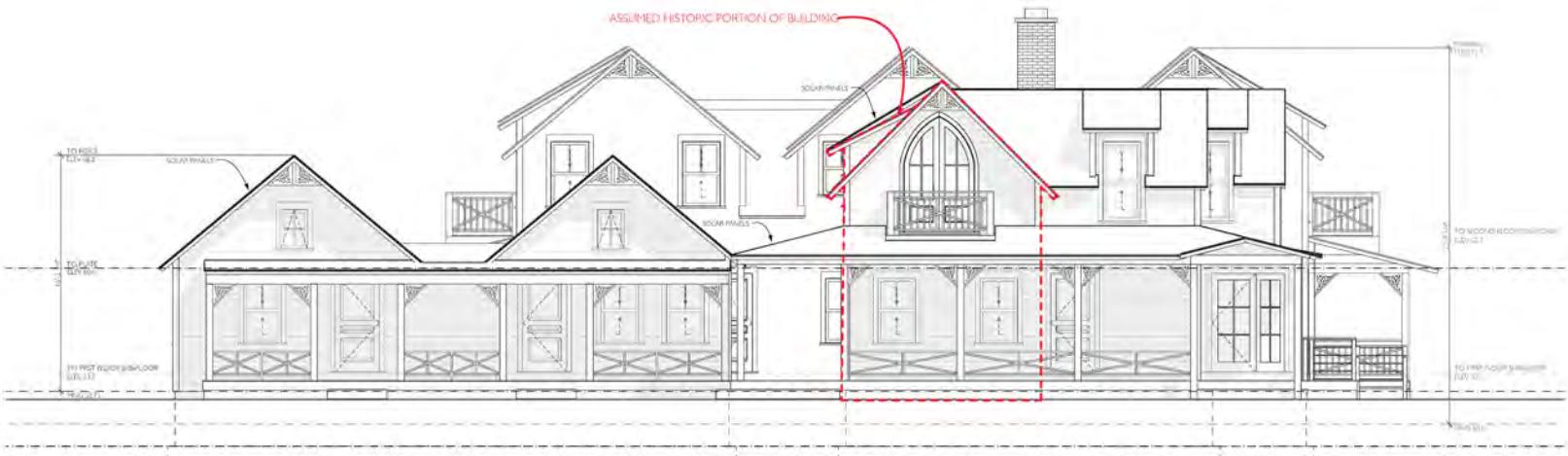
- The southern portion of the site will be regraded to allow for windows and doors on the basement level of the larger of the two new buildings.
- The total number of bedrooms on the properties will increase from six to 15, and the total square footage will increase from 3,061 ft<sup>2</sup> to 9,003 ft<sup>2</sup>, not including deck and porch space, which will increase from 906 ft<sup>2</sup> to 2,085 ft<sup>2</sup>.

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**SHEARER COTTAGE**  
4 MORGAN AVENUE OAK BLUFFS, MA 02568  
**EXTERIOR ELEVATIONS**

Project Name: Shearer Cottage  
Address: 4 Morgan Avenue Oak Bluffs, MA 02568  
Drawn By: JGI/AT  
Date: 2021-10-13  
Revision No.: 3-132-0  
Job No.: 20503  
Drawing No.: A-201



**1 EAST ELEVATION - PROPOSED**  
Scale: 1/4" = 1'-0"



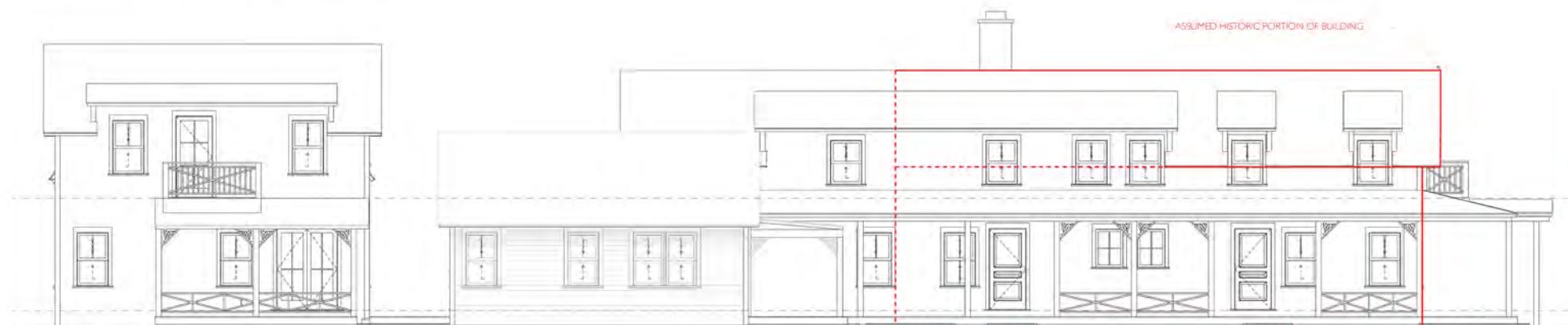
**2 SOUTH ELEVATION - PROPOSED**  
Scale: 1/4" = 1'-0"

**NOT FOR CONSTRUCTION**

(Previous)



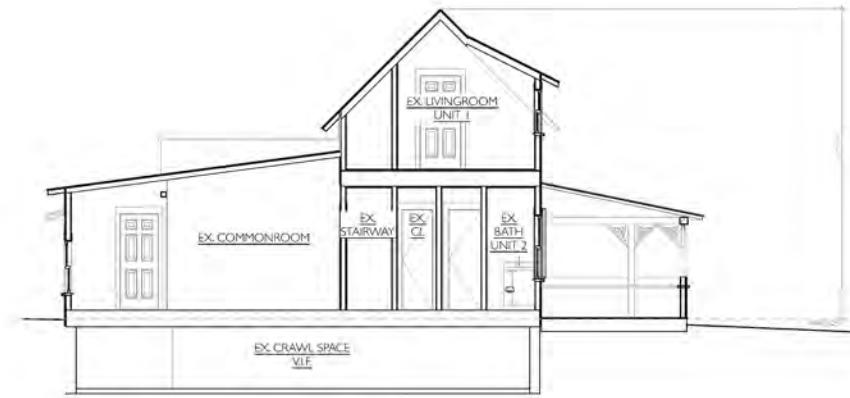
1 EAST ELEVATION - PROPOSED  
SCALE: 1/4" = 1'-0"



2 SOUTH ELEVATION - PROPOSED  
SCALE: 1/4" = 1'-0"

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RENDERED ARCHITECT WILLIAM A. SULLIVAN COMMUNITY OF NEWBURYPORT	
APR / DATE	
PROJECT NAME: SHEARER COTTAGE	
ADDRESS: 4 MORGAN AVENUE OAK BLUFFS, MA 02568	
DRAWN BY: JGI/AT	
DATE: 2021-09-07	
FILE NUMBER: 3-132-0	
JOB #: 20503	
DRAWING #: A-201	



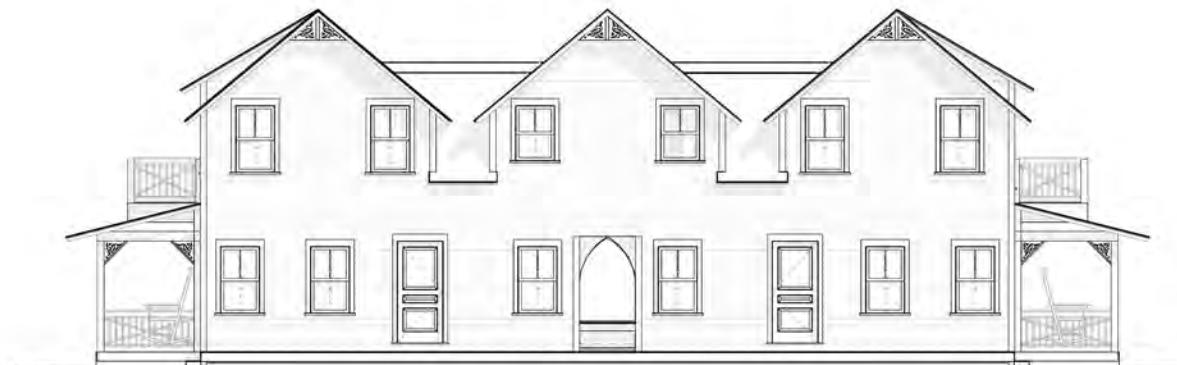
BUILDING SECTION- EXISTING

SCALE: 1/4" = 1'-0"



BUILDING SECTION- PROPOSED

SCALE: 1/4" = 1'-0"



EAST ELEVATION - REAR BUILDING

SCALE: 1/4" = 1'-0"

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**SHEARER COTTAGE**  
4 MORGAN AVENUE OAK BLUFFS, MA 02568  
**BUILDING SECTION**

DATE: 2021-06-13  
REVISION: 3-132-0  
DRAWING #: 20501  
JG/AT

A-300

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# Planning concerns

- Wastewater
- Drainage
- Energy
- Traffic
- Character and identity
- Housing and employment
- Noise and lighting
- Landscape

# Planning concerns

**Wastewater:** The property drains into Oak Bluffs Harbor, and the proposal includes a single Title 5 septic system to serve the new buildings. Information about the existing and proposed wastewater flow is still pending.

- Adjusted nitrogen load for Oak Bluffs Harbor watershed is 11.83 kg/acre/year.
- The load limit for the property (3 acres) is 7.512 kg/year.

Calculations below are for bedrooms and estimate of events only. Runoff or landscape NOT included.

Source	N load (kg/yr) with Title 5 @ 26.25 mg/l	N load( kg/yr) with I/A @ 19 mg/l	N load (kg/yr) <u>with I/A @ 12 mg/l</u>
6 bedrooms	7.26	5.26	3.32
15 bedrooms	18.16	13.15	8.30

Events *		N load (kg/yr) with Title 5 @ 26.25 mg/l	N load( kg/yr) with I/A @ 19 mg/l	N load (kg/yr) with I/A @ 12 mg/l
Indoor or Outdoor 60 people	365 days @ 60 people	29.37	21.26	13.43
Indoor or Outdoor 60 people	52 days @60 People	4.18	3.03	1.91
Indoor or Outdoor 60 people	184 days @ 60 people	14.81	10.72	6.77

\*calculated at Function room rate

# Planning concerns

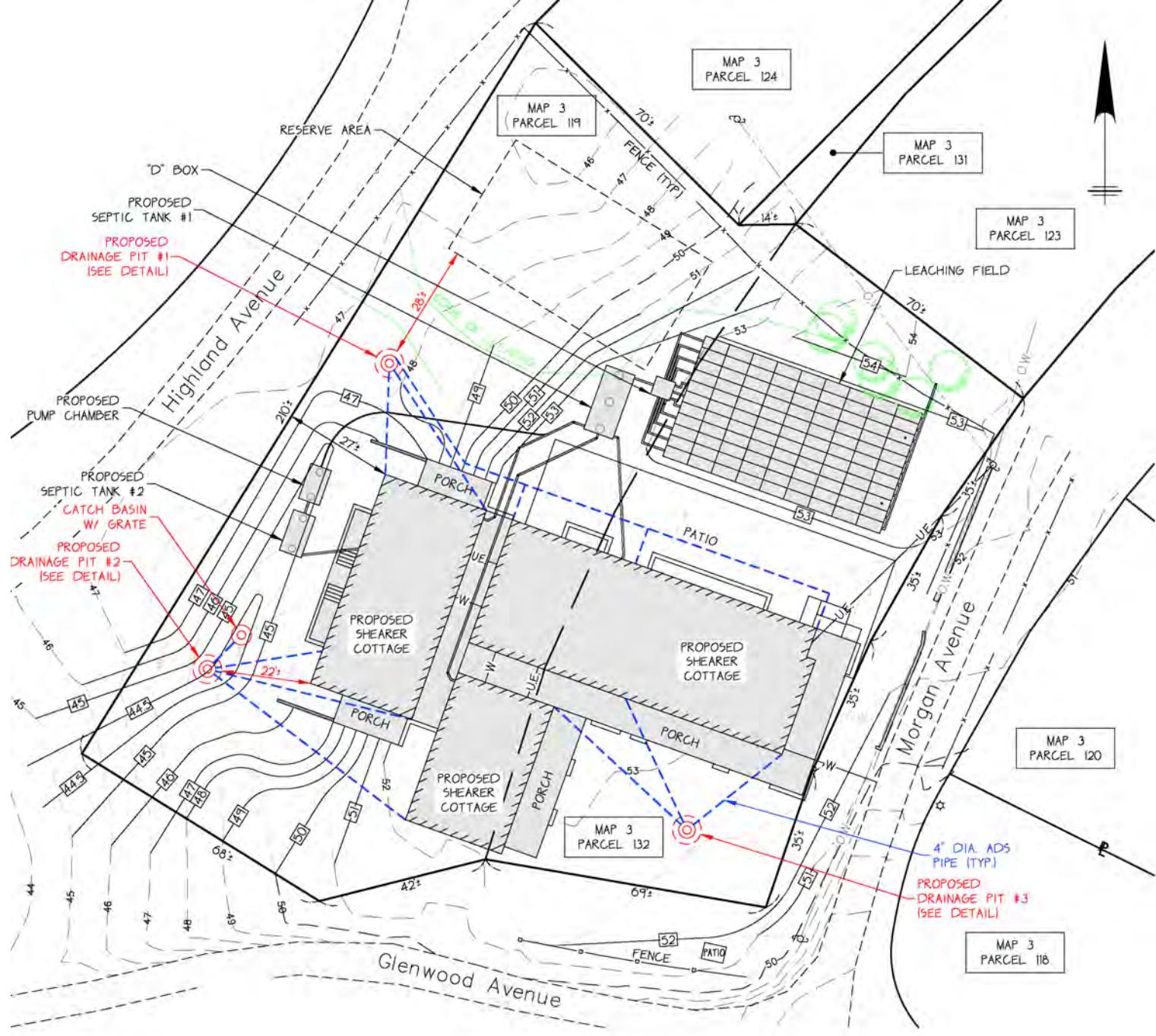
## Wastewater (staff recommendations):

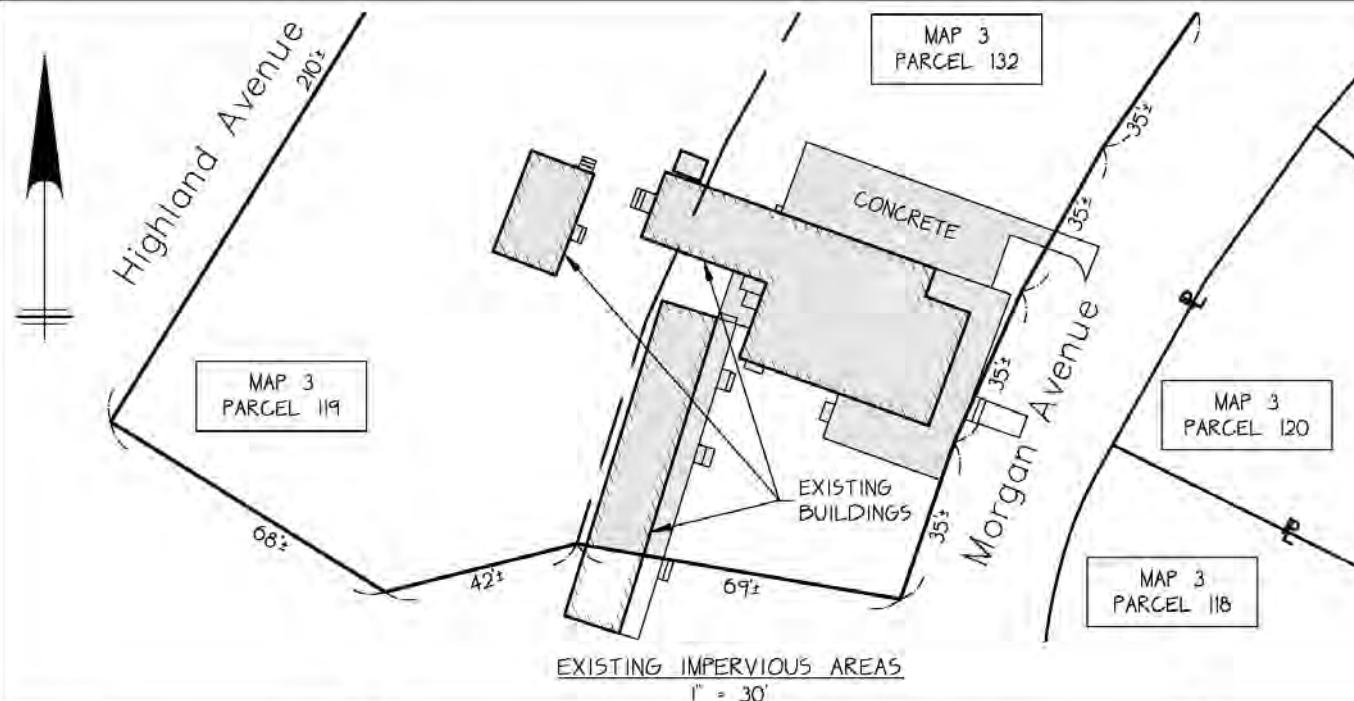
- Only slow-release, water-insoluble nitrogen source fertilizers may be used in the maintenance of landscaping.
- Landscape plans must use native or low-maintenance, drought-tolerant species that are non-invasive to minimize the application of nitrogen, pesticides, and water.
- Stormwater should be dispersed into natural vegetation and/or infiltration systems (e.g. vegetated swales, bio-swales, and rooftop vegetated areas).

# Planning concerns

**Stormwater and Drainage:** The proposed new parking area will be permeable, and a large patio proposed for the area north of the main cottage will consist of permeable turfstone pavers. The total impervious surface area will increase by about 4,588 ft<sup>2</sup> (51%). A drainage plan shows three drainage pits and one catch basin for the project.

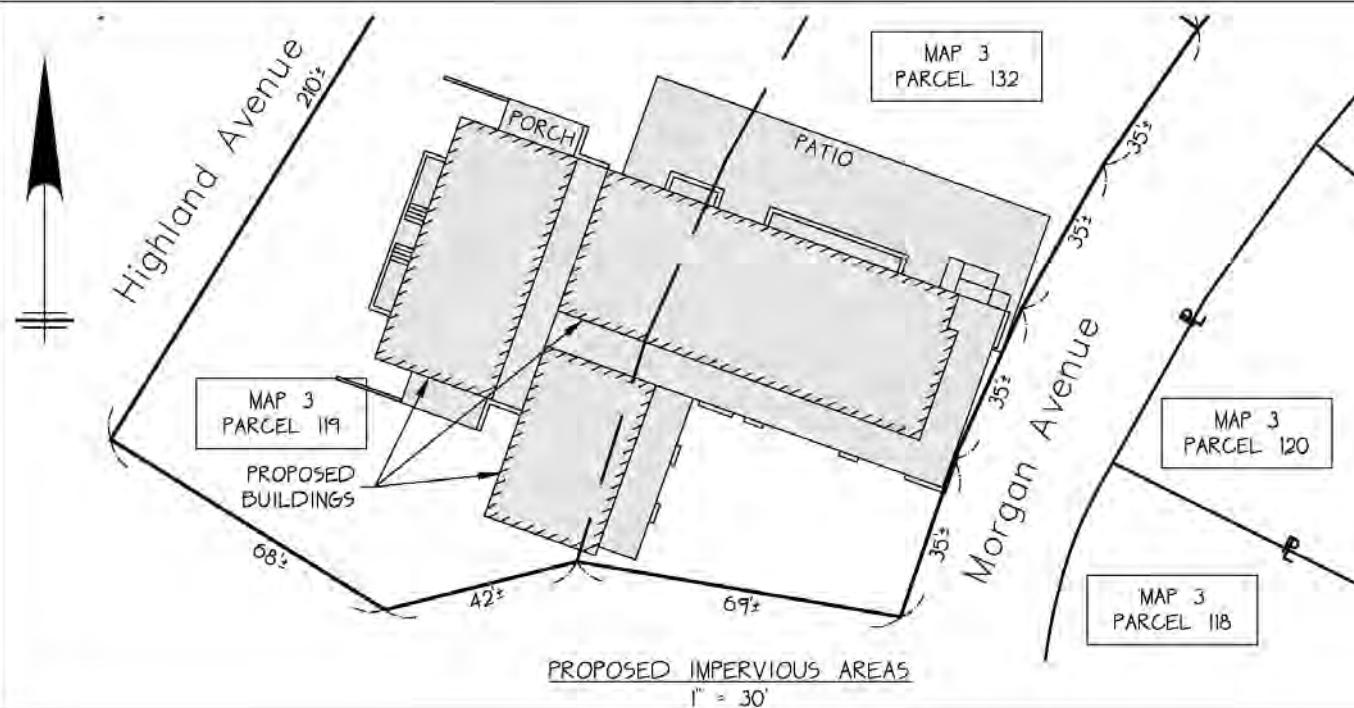
# Drainage plan





	IMPERVIOUS AREAS	PERCENTAGE
EXISTING	4,409± S.F.	15.9%
PROPOSED	8,997± S.F.	32.5%

APPROXIMATE LOT AREA:  
ASSESSOR PARCELS 3-119 AND 3-132= 27,656± SQ. FT.



*Existing & Proposed Impervious Areas Sketch  
in  
Oak Bluffs, Massachusetts  
Assessor Parcels 3-119 & 3-132  
prepared for*

*Eric P. Van Allen*

*Scale 1"=20' September 20, 2021  
Revision Date October 13, 2021*



*P.O. Box 4458  
107 Beach Road, Suite 202  
Vineyard Haven, MA 02568  
Phone (508) 693-9933 Fax (508) 693-4933*

# Planning concerns

**Energy:** The applicant is considering rooftop solar panels, as recommended by staff, and has proposed adding one or two electric vehicle charging stations in the parking lot, with a longer-term goal of having one EV station per parking space.

## **Traffic and Transportation:**

- There are currently 12 parking spaces across the street at 5 Morgan Ave, with 12 proposed, and an additional handicapped-accessible space at 4 Morgan Ave.
- The applicant plans to encourage guests to use alternate modes of transportation such as bikes and public transit, and to possibly offer free bus passes.
- All events will be by invitation only, with valet and/or shuttle service as necessary to avoid traffic and parking congestion.



**PARKING/ LIGHTING PLAN**

SCALE: 1" = 20'



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ATT.	DATE
PROJECT NAME: 4 MORGAN AVENUE OAK BLUFFS, MA 02568	
DRAWN BY: JGI/AT	
DATE: 2021-10-12	
MANUFACTURER: 3-132-0	
JOB #: 20503	
DRAWING #: A-003	

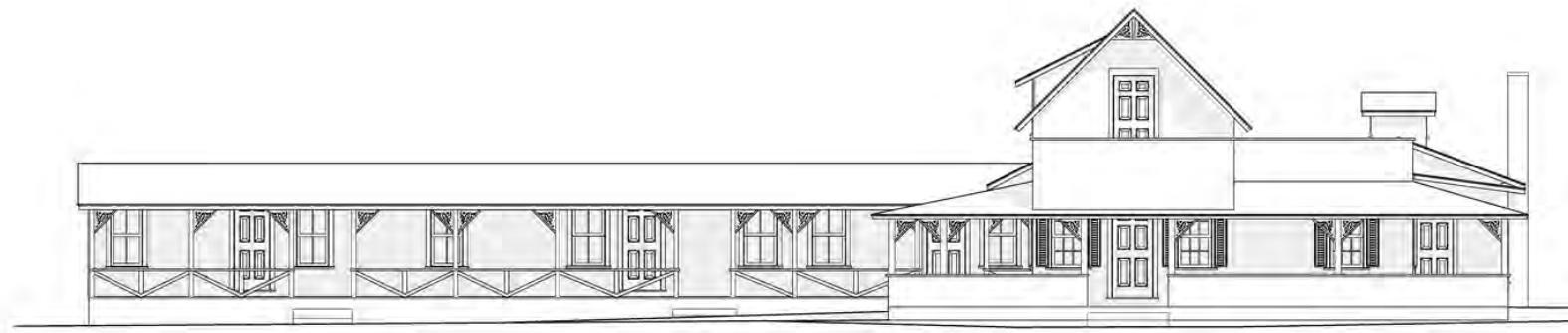




# Planning concerns

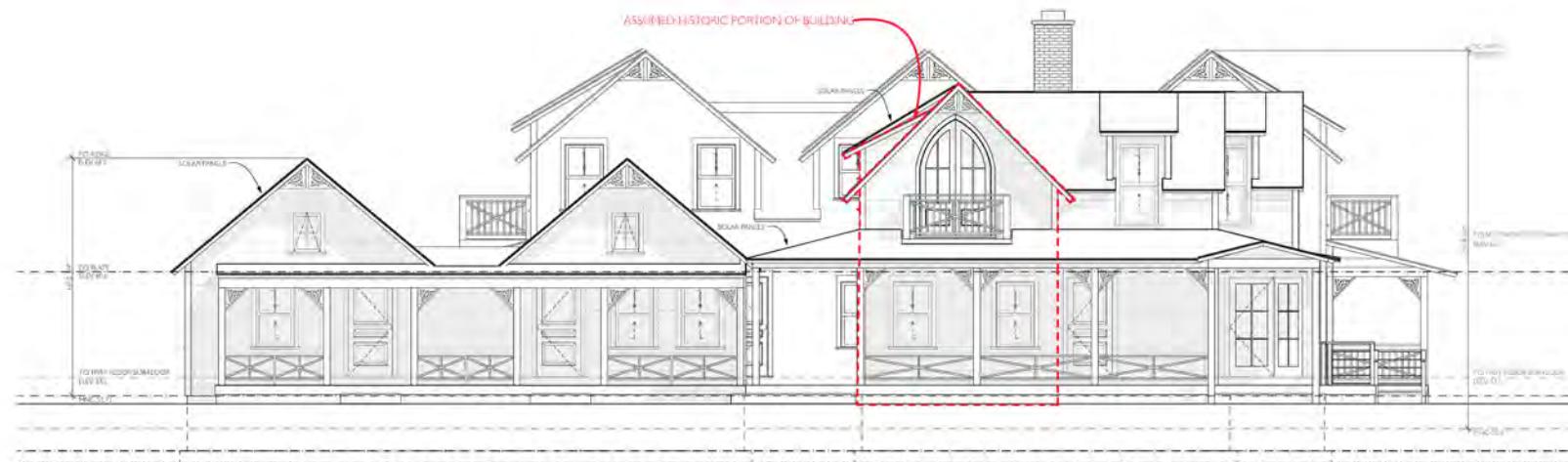
## Character and Identity:

- The new buildings and exterior renovations will retain some features of the original structure:
  - Cedar sidewall
  - Double-hung windows
  - Decorative moldings facing Morgan Ave.
- Certain historic features will be modified:
  - Replacement of the large second-floor balcony with a smaller railing and double doors
  - Replacement of the solid railing on the first-floor porch with a cross-fence design
  - Addition of a second floor on the northern part of the building.
- The new buildings to the west and south will be visible from in front of the main cottage, including the gables and chimney of the building to the west (behind the cottage).
- An existing plaque donated by the Martha's Vineyard African American Heritage Trail will be relocated to Church Ave.



EAST ELEVATION - EXISTING

SCALE 1" = 1'-0"



EAST ELEVATION - PROPOSED

SCALE 1" = 1'-0"



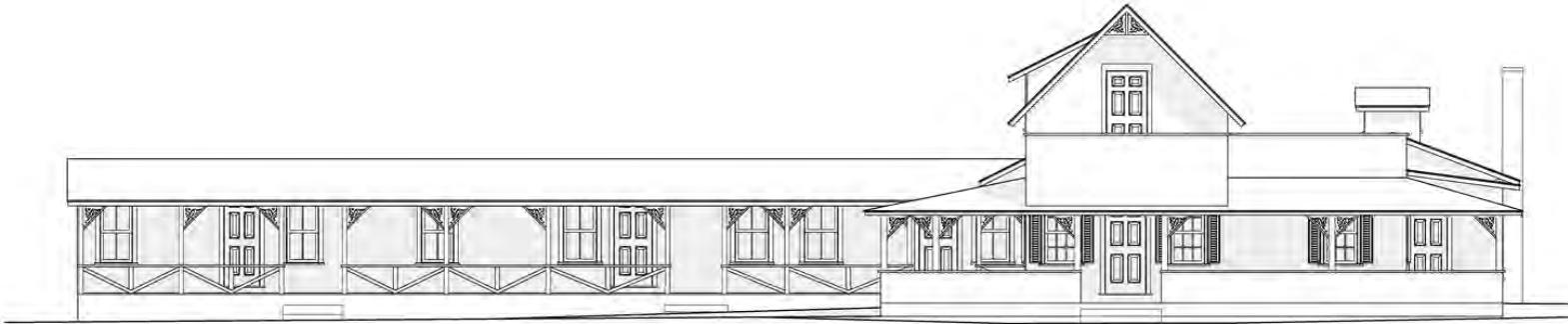
SOUTH ELEVATION - EXISTING

SCALE: 1/4" = 1'-0"



2 SOUTH ELEVATION - PROPOSED

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EAST ELEVATION - EXISTING

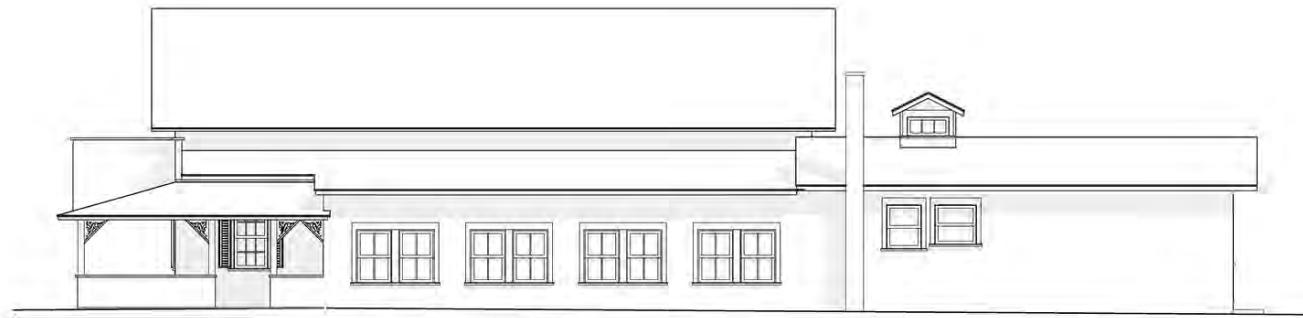
SCALE 1/8" = 1'-0"



2

WEST ELEVATION - PROPOSED

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NORTH ELEVATION - EXISTING

SCALE 1/8" = 1'-0"



NORTH ELEVATION - PROPOSED

1/8" = 1'-0"

# Planning concerns

## Economic Development and Housing:

- The cottage has recently accommodated overnight guests and private gatherings, including reunions, retreats, weddings, conferences, etc., by private invitation.
- Expanded inn will offer daily, weekly, and monthly rates, whole-house packages, and private events from May through October. The applicant has stated that the inn will also offer whole-house packages and private events, and daily rates to the extent practicable, in the off-season.
- The applicant estimates the addition of one or two new employees as a result of the project, with onsite housing for up to four employees. As proposed, the inn may also barter with local businesses seeking housing for their senior staff members.
- Food and beverage service was previously available to guests and others, but would now be limited to overnight guests and event attendees.

# Planning concerns

## **Economic Development (staff review):**

- The cottage has been a family-run business with additional contract help such as laundry and landscaping services.
  - Exact number of new jobs is not known at this time.
  - It is not known how many events will take place per year.
- Project may not have a significant impact on town services, since it is located in a densely developed residential area.
- All buildings will be up to current building and fire codes, which will be an improvement.
  - Applicant may need to coordinate with the police department depending on the size of an event or gathering.
- Will generate additional commercial Room Occupancy Tax income for the town and the state.
- Will likely increase the value of the property and generate new property tax for the town.
- Will create a small number of new temporary jobs in the professional, technical, construction, and trade industries.

# Planning concerns

## **Affordable housing (staff review):**

- According to the MVC DRI Housing Policy Monetary Mitigation Formula:
  - $11,088 - 3,967 = 7,121$  new additional square feet
  - $7,121 \times 3$  (Hotel Use)  $\times 8 = \$170,904$
- The applicant has offered to provide housing to two staff employees onsite, but the monitoring and enforcement will need to be clarified by the applicant.
- Staff would recommend waving the monetary mitigation in exchange for actual housing for employees.

# Planning concerns

## Noise and Lighting:

- Lighting fixtures at 33 locations (parking, path, and wall-mounted)
- All private gatherings would begin after 9AM and end before 8PM, with sound-generating events such as lectures limited to Fridays and weekends from 12-6PM.
- Typical events would include banquets and ceremonies, educational and cultural events, and corporate meetings, some of which would involve amplification.
- How will noise (and dust) be managed during construction?

Landscape: A landscape plan has not yet been provided, although the intent is to increase vegetation along the property lines with abutting houses, which could serve as natural sound barriers.

# Planning concerns

## **INDOOR PRIVATE EVENTS**

*Location: Great Room (60 persons max)*

*Indoor amplification: as necessary*

*Months of operation: January to December*

*Days/hours of operation: Sunday through Thursday, 10am – 8pm; Friday and Saturday, 10am – 11pm*

## **OUTDOOR PRIVATE EVENTS**

*Locations: Patio (60 persons max) and Garden (60 persons max)*

*Outdoor amplification: voice only, as necessary*

*Months of operation: May through October*

*Days/hours of operation: Thursday through Sunday, 10am – 8pm*



PARKING LIGHTING



PATH LIGHTING



EXTERIOR LIGHTING



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DRAWN BY: JG/AT	
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JOB #: 20503	
DRAWING #: A-003	

















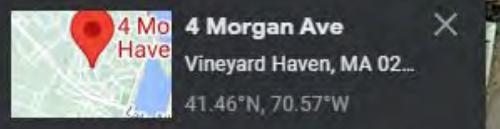








# Site context



4 Morgan Ave

Vineyard Haven, MA 02...

41.46°N, 70.57°W

4 Morgan Ave



2D









