Tabernacle Phase 5
CR 1-2022

Martha's Vineyard Commission
April 14, 2022

Tabernacle Phase 5

Owner/Applicant:	Martha's Vineyard Camp Meeting Association (MVCMA); Dawn McKenna (MVCMA Interim General Manager), Ashley Khattach (MVCMA Capital Task Force)
Permits:	Site plan (Planning Board), special permit (ZBA), Conservation Commission approval for construction in floodplain, building permit, MVCMA certificate of appropriateness
Checklist:	6.2a (Public assembly place – 3,500+ ft^2), 6.2b (Public assembly place – 50+ seats); expansion does not affect the capacity of the structure

Referred by Oak Bluffs Building Dept.

Concurrence review

LUPC: 4/4/22 – Voted 5-2 to recommend concurrence

About
Layers
Find
HI-LINE DOCK
OCEAN PARK
WN HALL
Map Info
SimpliCITY by PeopleGIS
100 m
500 ft
State Plane, NAD 83 Ft
1622322, 165021

About
Layers
Find
E TRINITY UNITED METHODIST CHURCH
MY TABERNACLE
39
Map Info
SimpliCITY by PeopleGIS
50 m
100 ft
State Plane, NAD 83 Ft
1623481, 165689

Project history

- The first Tabernacle was constructed for the Methodist camp meeting revivals in 1870 and was capable of sheltering up to 4,000 people.
- The current Tabernacle was constructed in 1879 with open sides, three-tiered roof, and cupola. One of the oldest cast-iron structures in the US and is listed in the Massachusetts Cultural Resource Information System (MACRIS), as well as being part of the Wesleyan Grove National Historic Landmark District.
- Considered the centerpiece of the Campground, which is overseen by the MVCMA.
- Currently owned and maintained by the MVCMA, with concerts, lectures, graduation ceremonies, and other public uses, and accommodates up to 1,678 people with bench seating.
- The original corrugated iron roof was replaced around 1932 with asbestos cement sheeting.
- The restoration is an official project of Save America's Treasures, a federal program that recognizes projects of national importance.
- All six Island towns have approved the use of Community Preservation Funds for the proposed roof restoration, with additional allocations expected this year.

Proposal

The proposal is phase 5 of a larger restoration project that began in 2002 and has included stabilization of the wrought iron columns, removal of lead paint, replacement of interior lights with historically appropriate fixtures, restoration of the cupola and replacement of the cross, and rebuilding of the upper clerestory.

Phase 5 includes the following work:

- New corrugated fiber cement roof to replace existing asbestos cement roof
- Painting of wood roof purlins and edge trim
- Various architectural work, including new turnbuckle assemblies and U-straps
- New ~1,300 ft^2 one-story addition with backstage space for speakers and performers, a climate-controlled room for the MVCMA's piano, 10 public toilets, and improved handicapped accessibility to the stage
- Sound booth improvements
- New fire alarm system and sprinklers
- Regrading and landscaping, including walkways and lighting

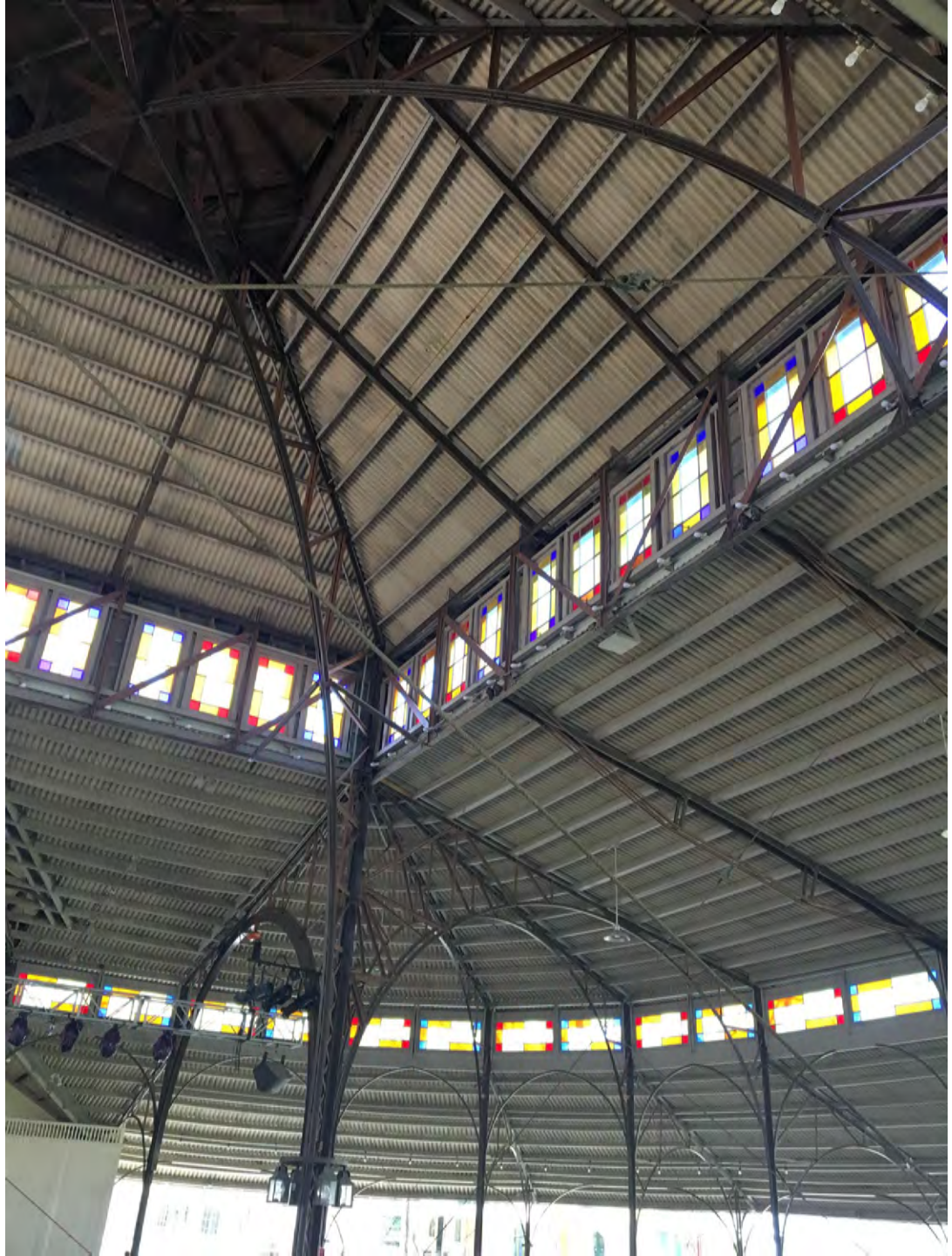
Total existing square footage: 16,331 ft^2
Total proposed square footage: 17,631 ft^2 (1,300 ft^2 new construction)

East

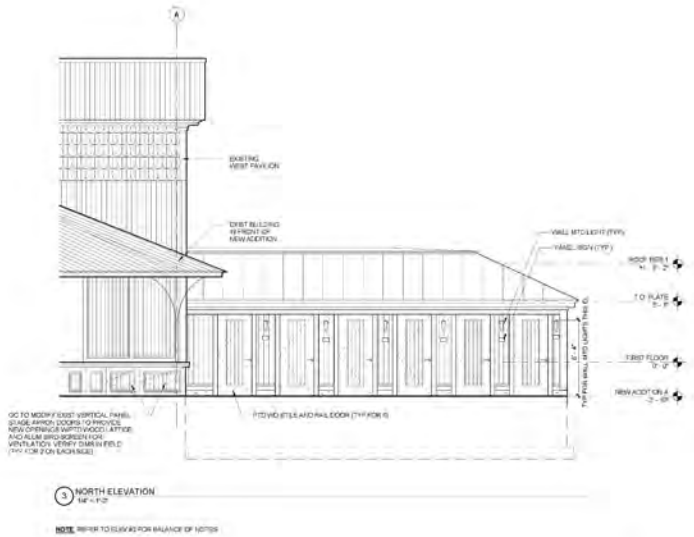
North

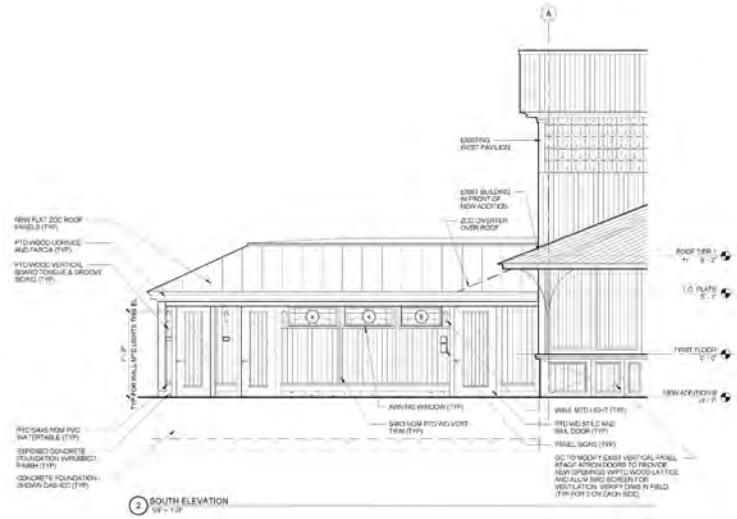
West

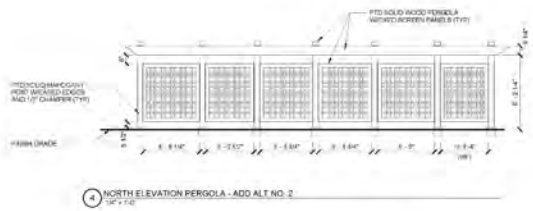
South



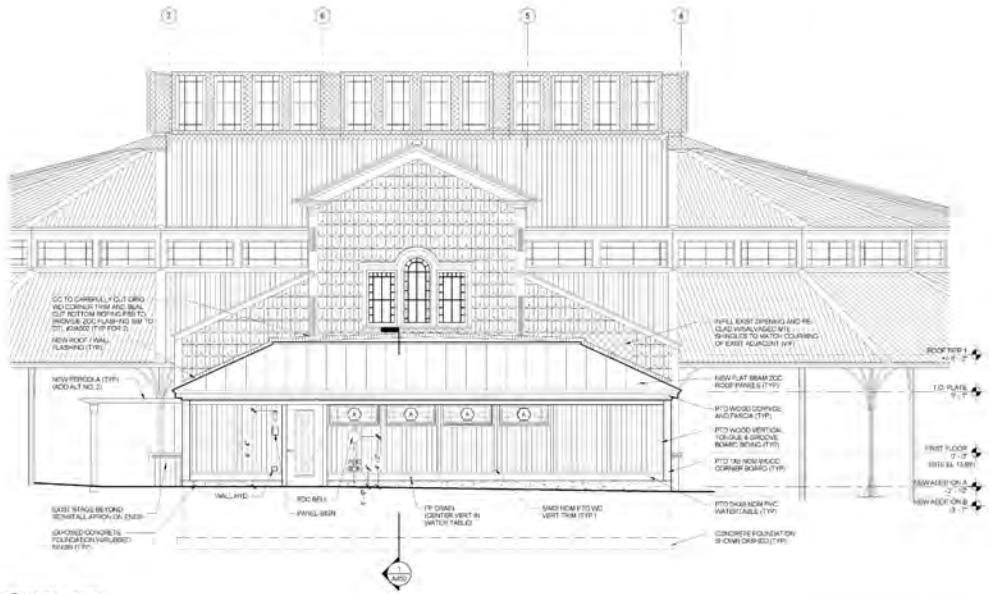
Proposed addition







NOTE: PERGOLA WORK SHOWN ON THIS DRAWING IS ASSOCIATED WITH ADD ALTERNATE NO. 2



EXTERIOR ELEVATION NOTES

1. PAINTING PER CONTR TO FIELD PAINT NEW ADDITION SIDING, TRIM WATERTABLE, WINDOWS, DOORS, PERGOLA, ETC.) COLORS TO BE DETERMINED BY ARCHITECT
2. SHOW DUMMIES ON NEW ADDITION NOT SHOWN FOR CLARITY, REFER TO ARCH ROOF PLAN ON DWG A200 FOR LOCATIONS.

DBVW ARCHITECTS

FOR REFERENCE ONLY NOT FOR CONSTRUCTION

TABERNACLE PHASE V

80 TRINITY PARK
OAK BLUFFS, MA 02557

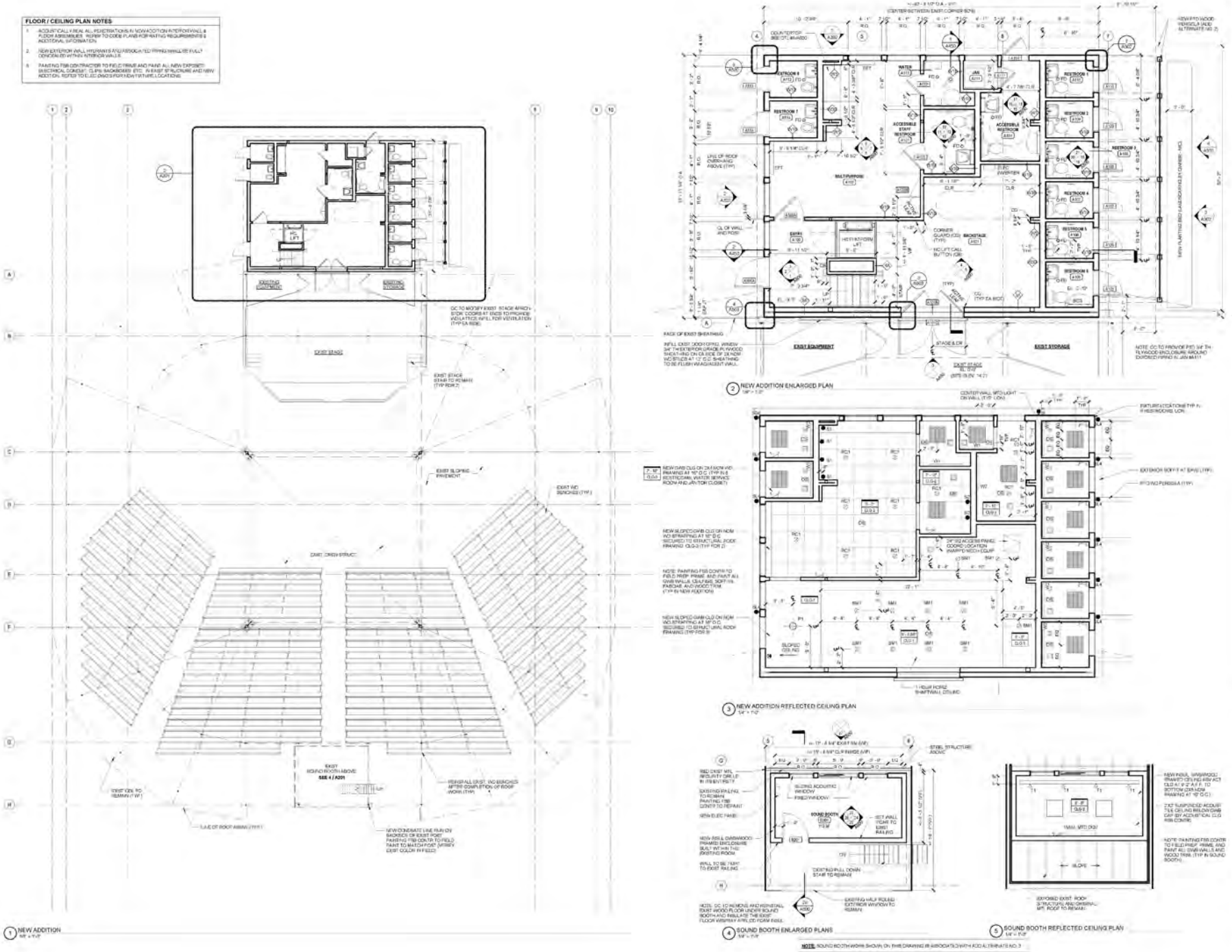
MARTHA'S VINEYARD CAMP MEETING ASSOC.

EXTERIOR ELEVATIONS - NEW ADDITION

A302

PERMIT

Proposed floorplans



DBVW ARCHITECTS

FOR REFERENCE ONLY NOT FOR CONSTRUCTION

TABERNACLE
PHASE V

80 TRINITY PARK
OAK BLUFFS, MA 02557

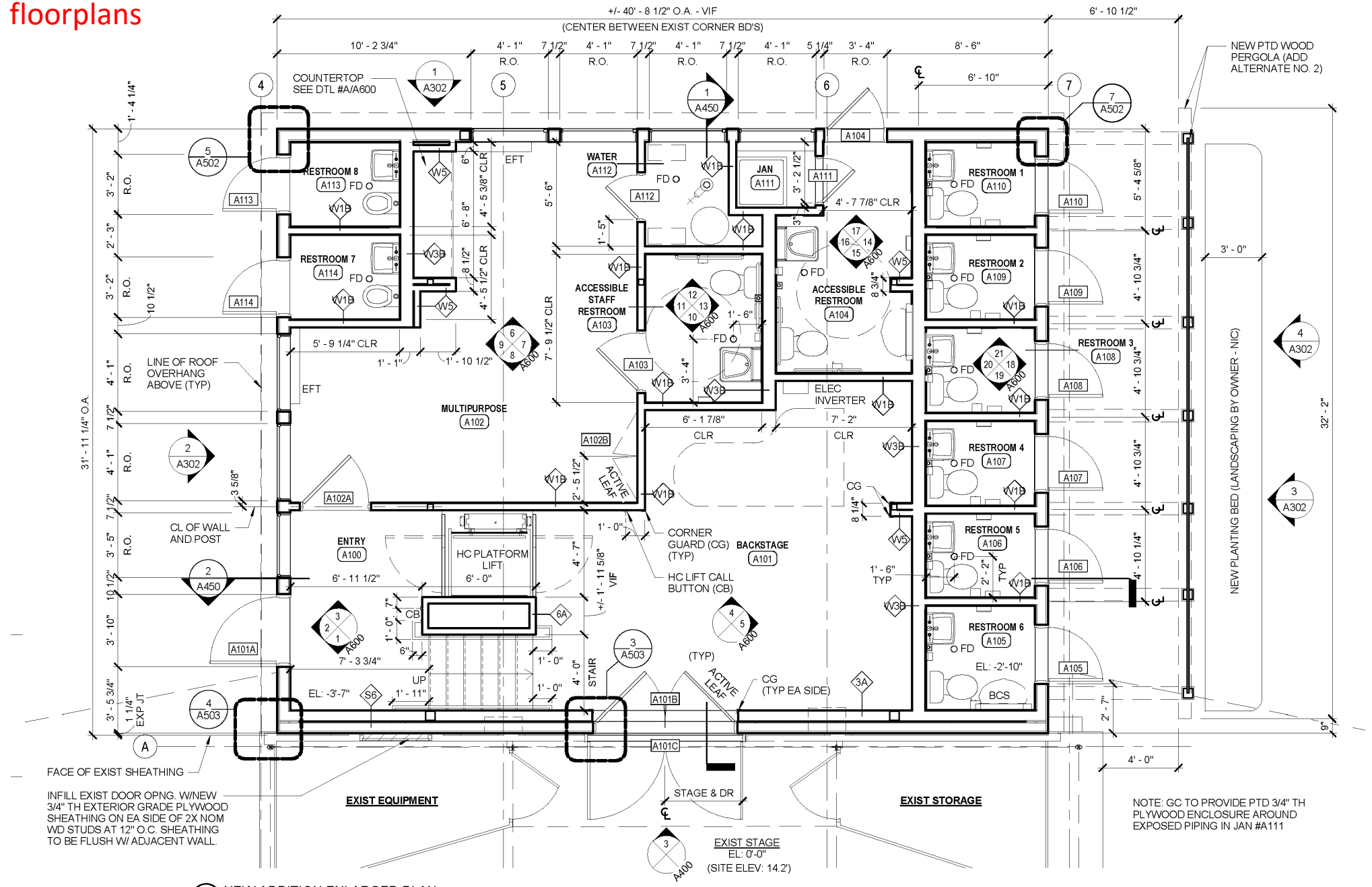
MARTHA'S VINEYARD
CAMP MEETING ASSOC

FIRST FLOOR PLAN

A201

PERMIT

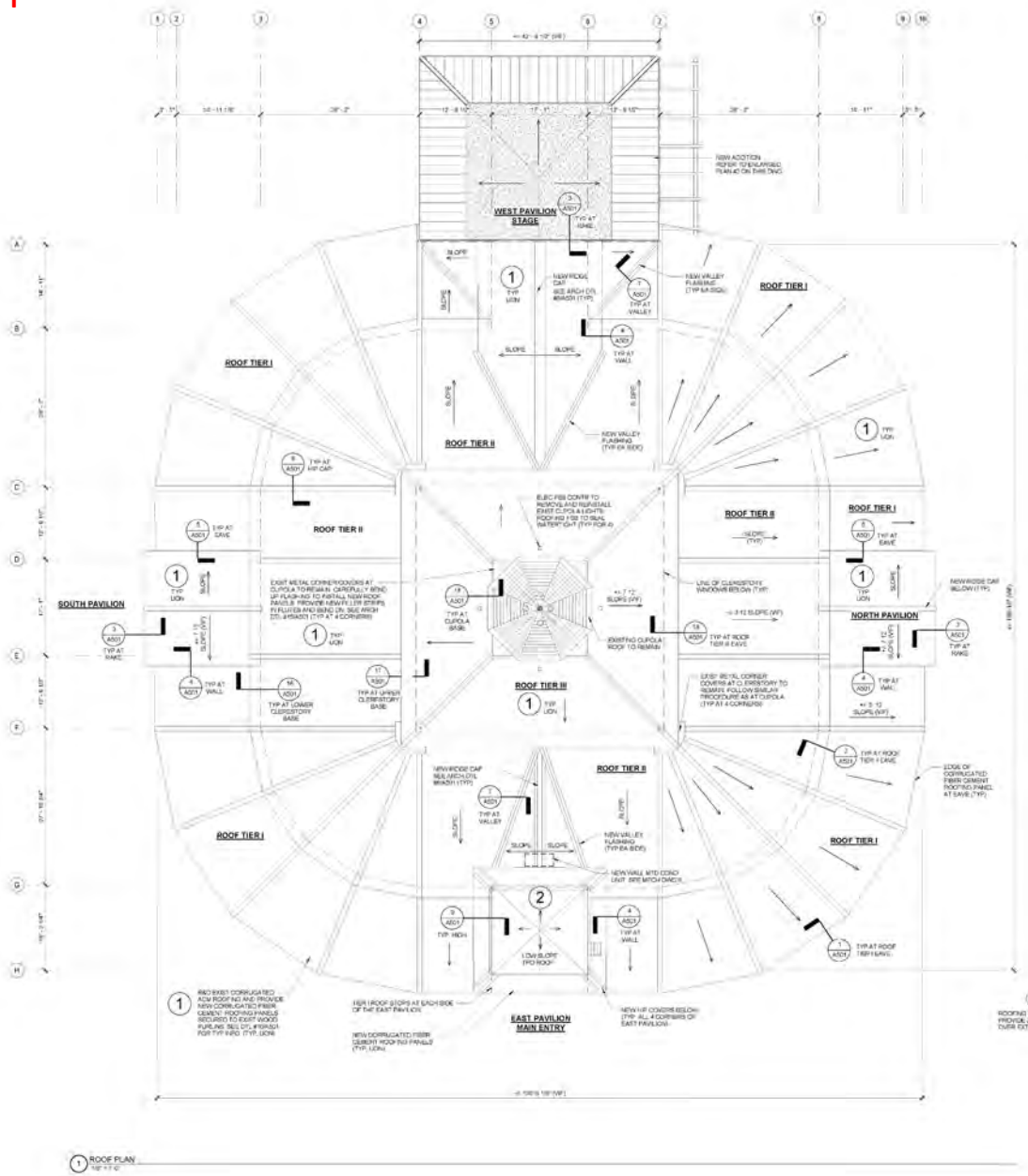
Proposed floorplans

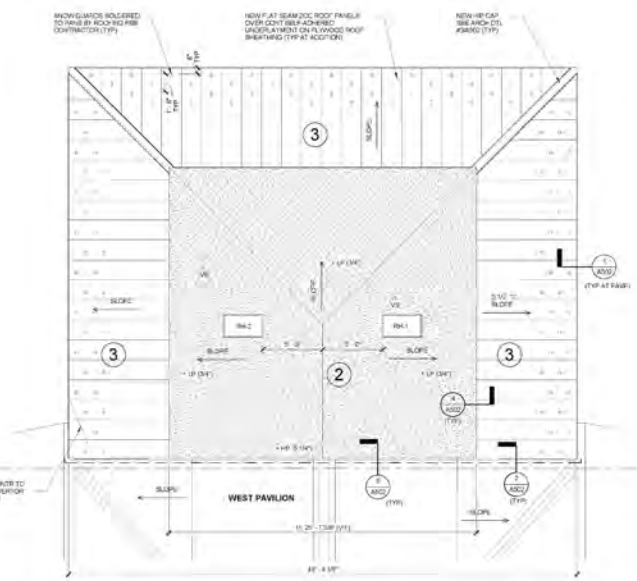


2 NEW ADDITION ENLARGED PLAN
1/4" = 1'-0"

CENTER WALL MTD LIGHT ON WALL (TYP, UON)

Proposed roof plan





ROOF DEMOLITION NOTES

1. HAZARDOUS MATERIALS ARE PRESENT IN THE ROOF. REMOVE AND DISPOSE OF EXISTING CORRUGATED ACM ROOF PANELS, ANCHORS, ASSOCIATED FLASHINGS ETC. IN THEIR ENTIRETY UNLESS OTHERWISE INDICATED. REFER TO THE HAZARDOUS MATERIAL REPORT AND ABATEMENT PLAN INCLUDED IN DIVISION 00 SPECIFICATION SECTION "ENVIRONMENTAL" FOR ADDITIONAL INFORMATION. ROOFING PANELS MUST BE REMOVED ONE SECTION AT A TIME TO ENSURE STRUCTURAL STABILITY OF EXISTING BUILDING IS MAINTAINED. A VISUAL INSPECTION PERFORMED BY A MA CP 51 LICENSED ASBESTOS PROJECT MONITOR IS REQUIRED PRIOR TO NEW ROOFING MATERIALS BEING INSTALLED.
2. RECYCLE ALL METAL MATERIALS BEING REMOVED.
3. GC MUST VERIFY AND MAINTAIN ALL UTILITIES AND INFRASTRUCTURE UNLESS OTHERWISE INDICATED.
4. PRIOR TO DEMOLITION, GC TO CONDUCT A FINAL WALK THROUGH WITH THE ARM, OWNER, AND NECESSARY SUBCONTRACTOR.
5. SAVE HISTORIC ITEMS DESIGNATED TO BE REPLICATED OR "MATCH" EXISTING FOR USE AS PATTERNS FOR NEW WORK. ITEMS MAY BE LEGALLY DISPOSED AFTER WORK IS ACCEPTED AND COMPLETE. TURN OVER SAMPLES TO OWNER IF REQUESTED. (APPLIES ONLY TO NON HAZARDOUS MATERIALS)

ROOF TYPES

1. CORRUGATED FIBER CEMENT ROOFING PANELS SECURED TO WOOD PURLINS
2. FULLY ADHERED TPO MEMBRANE ROOF SYSTEM ON 1/4" TAPERED ISULATION BOARDS OVER TAPERED ROOF INSULATION (1/4" PER FT SLOPE - UON) ON CONT. VAPOR BARRIER OVER PLYWOOD ROOF SHEATHING ON WOOD STRUCTURE
3. FLAT SEAM ZOC ROOF PANELS ON SELF ADHERED ROOF UNDER LAYMENT OVER PLYWOOD ROOF SHEATHING ON WOOD ROOF SUBSTRUCTURE

ROOF PLAN NOTES

1. FIELD VERIFY QUANTITY AND LOCATION OF PLUMBING VENTS, ROOF CONDUITS, HVAC EXHAUST, HVAC INTAKE, HVAC REFRIGERANT LINES AND CABLES. FLASH IN ACCORDANCE W/ MANUFACTURER DETAILS AND SPECIFICATIONS.
2. SIZE AND LOCATIONS OF EXHAUST FANS, MECHANICAL UNITS, VENT STACKS, AND OTHER ROOF PENETRATIONS OF ROOF MOUNTED ITEMS ARE DIAGRAMMATIC. COORD. W/ MEP DRAWINGS AND REQUIREMENTS.
3. CONTRACTOR SHALL VERIFY IN FIELD AND CONFIRM ROOF DECK SLOPES INDICATED ON THIS DRAWINGS ARE ACCURATE. NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO COMMENCING ROOF WORK.
4. ALL WOOD BLOCKING IN ROOF ASSEMBLIES SHALL HAVE JOINTS STAGGERED A MINIMUM OF 24 INCHES.
5. WOOD BLOCKING SHALL BE SECURELY ANCHORED TO ROOF DECK AND/OR STRUCTURE TO RESIST A FORCE OF 300 POUNDS PER LINEAR FOOT IN ANY DIRECTION. (TYP)
6. PROVIDE WOOD BLOCKING AS REQD TO ENSURE CONTINUOUS COPING DIMENSIONS FOR EACH INDIVIDUAL LOW SLOPE ROOF AREA. PERIMETER BLOCKING TO ALIGN WITH HIGH POINT OF INSULATION AT ALL CONDITIONS TO MAINTAIN A CONSTANT HORIZONTAL ELEVATION. (TYP)
7. NO NEW EQUIPMENT REQUIRING SERVICING SHALL BE LOCATED WITHIN 10'-0" OF ROOF EDGE. (TYP. UNLESS OTHERWISE INDICATED)
8. SEE DRAWINGS A500 AND A501 FOR TYPICAL ROOF DETAILS.
9. STAGGER JOINTS BETWEEN LAYERS OF ROOF INSULATION. (TYP.)
10. NEW ROOF CURBS SHALL BE SET WITH A LEVEL. TOP WHERE PLACED IN SLOPED ROOF AREAS.
11. NEW ROOF VAPOR BARRIER MUST REMAIN CONTINUOUS. SEAL ALL PENETRATIONS AND ALL TIE-INTO ALREADY EXISTING BARRIER AT WALLS (TYP.)
12. TAPERED INSUL. SHALL HAVE A CONTINUOUS BASE LAYER.
13. GC TO INCLUDE 10% REPLACEMENT OF THE EXISTING WOOD ROOF PURLINS @BASE BID FOR UNFORESEEN DETERIORATION. REFER TO STRUCTURAL DWGS FOR EXTENT OF WORK FRAMING AND OTHER REPAIR WORK.
14. GC TO INCLUDE 20% REPLACEMENT OF THE EXISTING WOOD FASCIA AND TRIM @BASE BID FOR UNFORESEEN DETERIORATION. REFER TO ARCH DETAILS FOR ADDITIONAL INFORMATION.
15. ALL ROOFING WORK SHOWN ON THIS DRAWING IS THE RESPONSIBILITY OF THE ROOFING FIELD/SUB-BID CONTRACTOR UNLESS SPECIFICALLY NOTED OTHERWISE.
16. NEW CORRUGATED ROOFING MUST BE DONE IN CONJUNCTION WITH ABATEMENT WORK, ONE SECTION AT A TIME, TO ENSURE STRUCTURAL INTEGRITY OF EXISTING BUILDING IS MAINTAINED.
17. PRE-DRILL ALL NEW FASTENERS INTO EXISTING WOOD ELEMENTS (TYP. UON)
18. SNOW GUARDS SPACING, NUMBER AND LAYOUT TO BE CONFIRMED BY SNOW GUARD MFG. AND THIRD PARTY ENGINEER.

DBVW ARCHITECTS

FOR REFERENCE ONLY NOT FOR CONSTRUCTION

TABERNACLE PHASE V

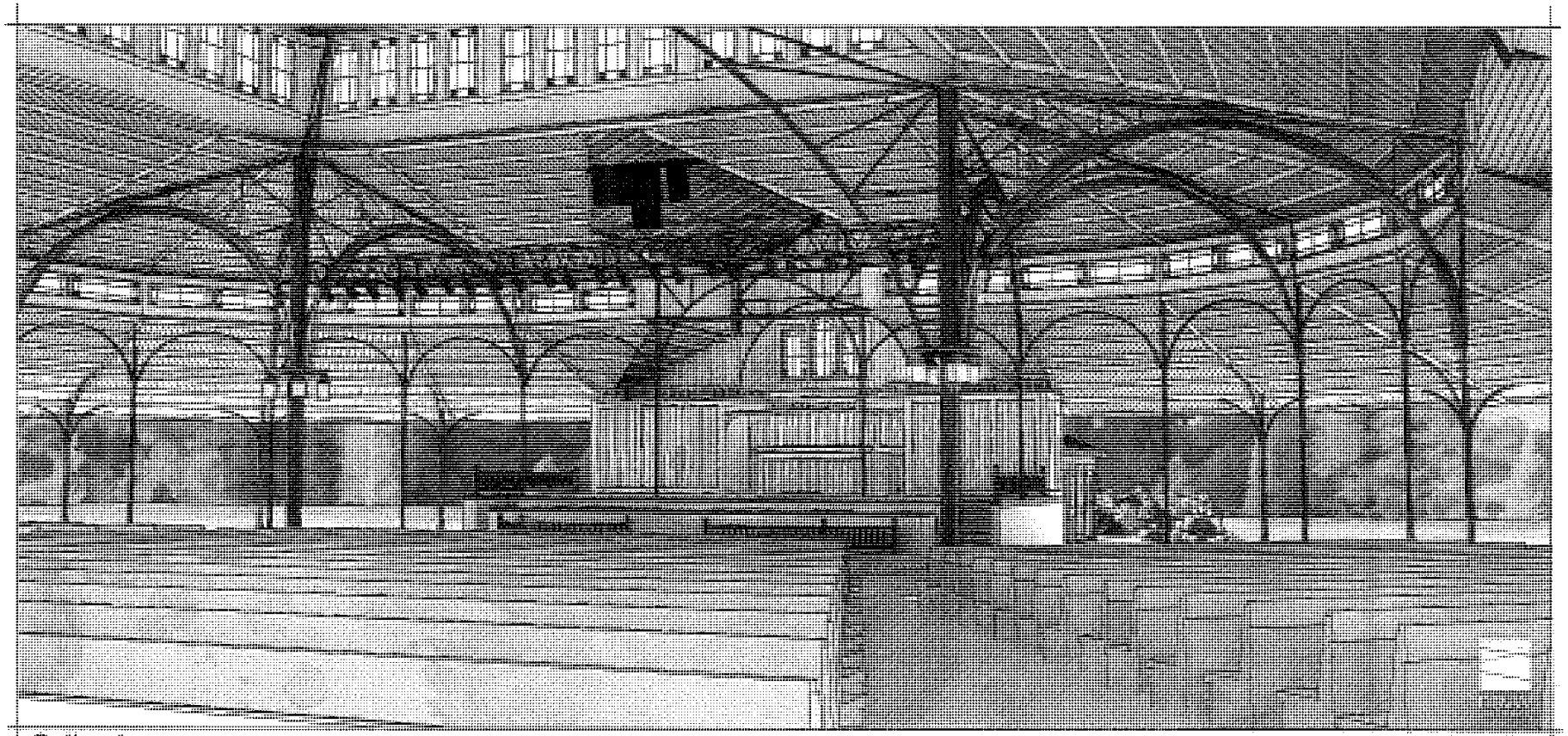
80 TRINITY PARK
OAK BLUFFS, MA 02557

MARTHA'S VINEYARD CAMP MEETING ASSOC.

ROOF PLAN

A202

PERMIT



Option A

Planning concerns

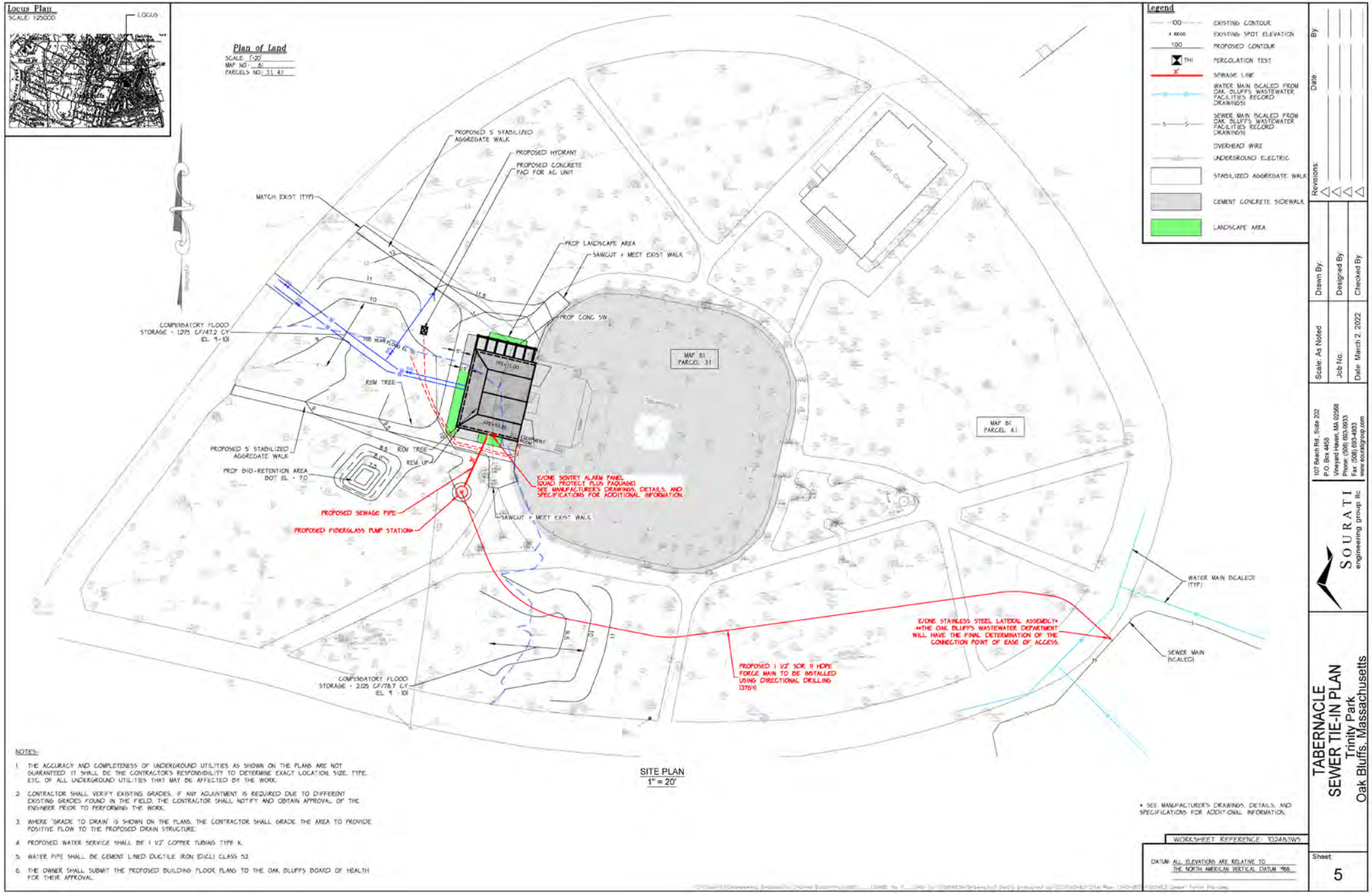
- Public facilities
- Wastewater
- Safety and health
- Stormwater and drainage
- Character and identity
- Lighting and landscape
- Energy

Public facilities

- The proposal is to restore and rehabilitate an existing public facility while maintaining the same total capacity.
- Includes 10 restrooms (including one staff and one handicapped restroom), which supports an Oak Bluffs Comprehensive Master Plan goal of increasing the number of restrooms in the MVCMA.
- MVCMA has received a variance from the Board of State Examiners of Plumbers and Gasfitters that reduces the required number of toilets for the Tabernacle from 26 to 10. All restrooms would be gender-neutral.
- The proposed addition will have an occupancy load of six people, but is meant to support existing Tabernacle uses and will not increase the total capacity.
- There would be no change in the hours or days of operation.

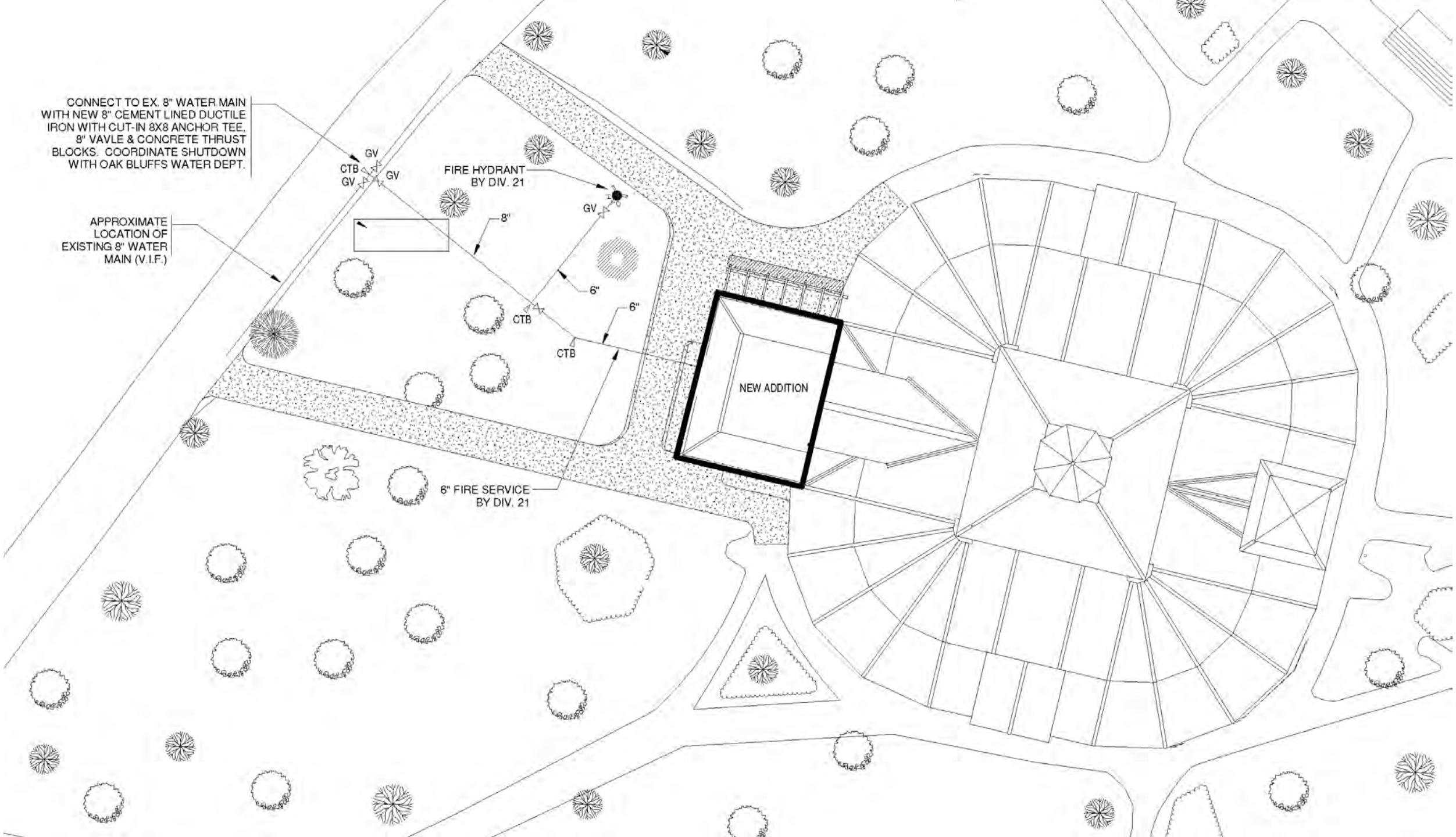
Wastewater

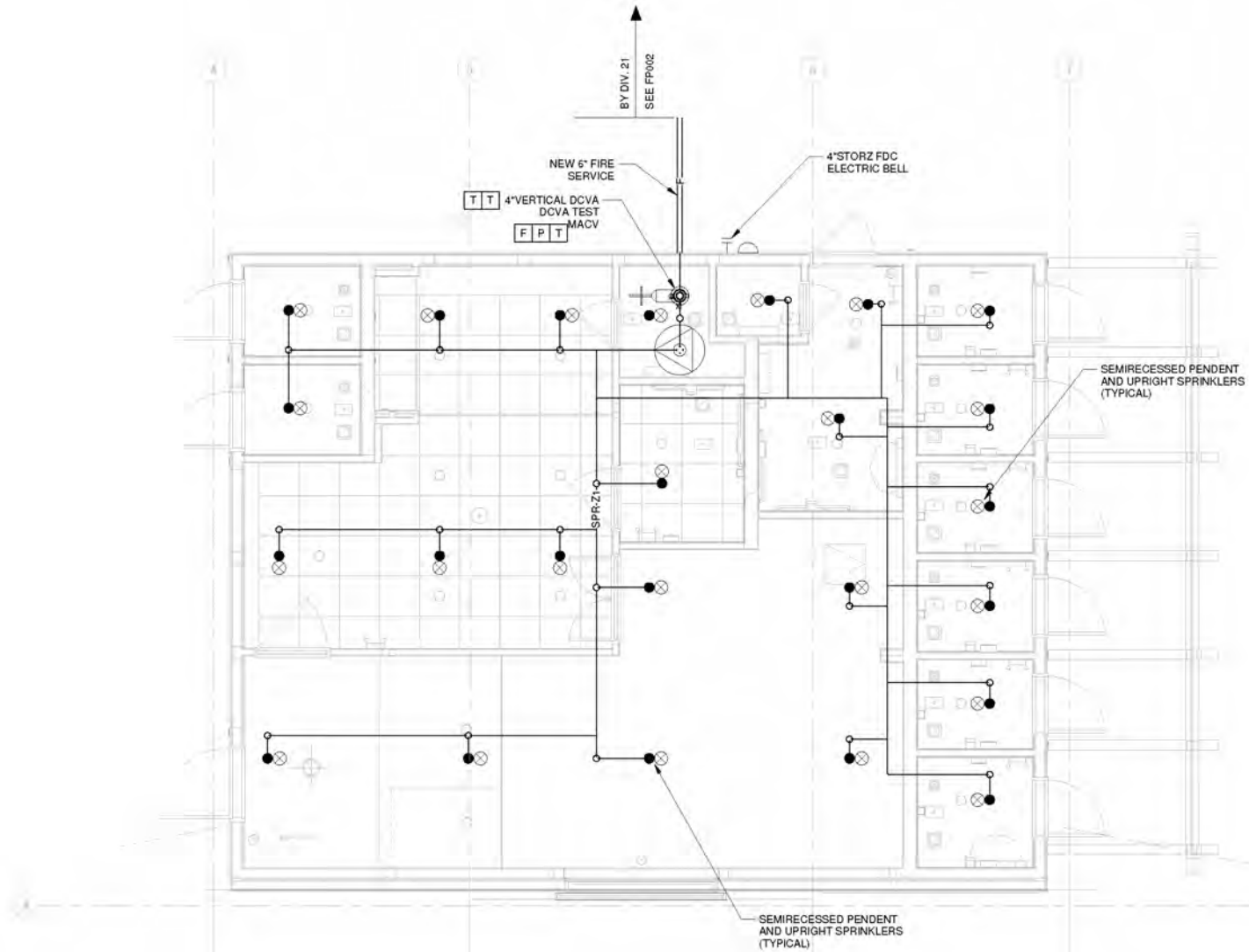
- The MVCMA is connected to the town sewer, but the Tabernacle currently is not.
- Proposal includes a new sewer line and pump, but final approval from the town to connect to the system is still pending.
- MVCMA currently provides up to six portable toilets, and will continue to do so until the new ones are connected.
- The new wastewater flow would at least partly replace existing flow from other restrooms in the area.


Locus Plan
SCALE: 1/25000
LOCUS
Plan of Land
SCALE: 1"=20'
MAP NO.: 61
PARCELS NO.: 31, 41
Legend
EXISTING CONTOUR
EXISTING SPOT ELEVATION
PROPOSED CONTOUR
PERCOLATION TEST
SEWAGE LINE
WATER MAIN (SCALED FROM OAK BLUFFS WASTEWATER FACILITIES RECORD DRAWINGS)
SEWER MAIN (SCALED FROM OAK BLUFFS WASTEWATER FACILITIES RECORD DRAWINGS)
OVERHEAD WIRE
UNDERGROUND ELECTRIC
STABILIZED AGGREGATE WALK
CEMENT CONCRETE SIDEWALK
LANDSCAPE AREA
PROPOSED 5' STABILIZED AGGREGATE WALK
PROPOSED HYDRANT
PROPOSED CONCRETE PAD FOR AC UNIT
MATCH EXIST (TYP)
PROP LANDSCAPE AREA
SAWCUT + MEET EXIST WALK
PROP CONC S/W
COMPENSATORY FLOOD STORAGE = 1,275 CF/47.2 CY EL 9-10
100 YEAR FLOOD EL 10
REM TREE
MAP 61 PARCEL 31
MAP 61 PARCEL 41
PROPOSED 5' STABILIZED AGGREGATE WALK
REM TREE
REM UP
PROP BIO-RETENTION AREA BOT EL = 7.0
E/ONE SENTRY ALARM PANEL (QUAD PROTECT PLUS PAQUABE) SEE MANUFACTURER'S DRAWINGS, DETAILS, AND SPECIFICATIONS FOR ADDITIONAL INFORMATION
PROPOSED SEWAGE PIPE
PROPOSED FIBERGLASS PUMP STATION*
SAWCUT + MEET EXIST WALK
WATER MAIN (SCALED) (TYP.)
E/ONE STAINLESS STEEL LATERAL ASSEMBLY* **THE OAK BLUFFS WASTEWATER DEPARTMENT WILL HAVE THE FINAL DETERMINATION OF THE CONNECTION POINT OF EASE OF ACCESS.
SEWER MAIN (SCALED)
PROPOSED 1 1/2" SDR 11 HDPE FORCE MAIN TO BE INSTALLED USING DIRECTIONAL DRILLING (375')
COMPENSATORY FLOOD STORAGE = 2,125 CF/78.7 CY EL 9 - 10!
SITE PLAN
1" = 20'
* SEE MANUFACTURER'S DRAWINGS, DETAILS, AND SPECIFICATIONS FOR ADDITIONAL INFORMATION.
WORKSHEET REFERENCE: 1024837W5
DATUM: ALL ELEVATIONS ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM 1988.
NOTES:
1. THE ACCURACY AND COMPLETENESS OF UNDERGROUND UTILITIES AS SHOWN ON THE PLANS ARE NOT GUARANTEED. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE EXACT LOCATION, SIZE, TYPE, ETC. OF ALL UNDERGROUND UTILITIES THAT MAY BE AFFECTED BY THE WORK.
2. CONTRACTOR SHALL VERIFY EXISTING GRADES. IF ANY ADJUSTMENT IS REQUIRED DUE TO DIFFERENT EXISTING GRADES FOUND IN THE FIELD, THE CONTRACTOR SHALL NOTIFY AND OBTAIN APPROVAL OF THE ENGINEER PRIOR TO PERFORMING THE WORK.
3. WHERE 'GRADE TO DRAIN' IS SHOWN ON THE PLANS, THE CONTRACTOR SHALL GRADE THE AREA TO PROVIDE POSITIVE FLOW TO THE PROPOSED DRAIN STRUCTURE.
4. PROPOSED WATER SERVICE SHALL BE 1 1/2" COPPER TUBING TYPE K.
5. WATER PIPE SHALL BE CEMENT LINED DUCTILE IRON (DICL) CLASS 52.
6. THE OWNER SHALL SUBMIT THE PROPOSED BUILDING FLOOR PLANS TO THE OAK BLUFFS BOARD OF HEALTH FOR THEIR APPROVAL.
Revisions: By: Date:
Drawn By:
Designed By:
Checked By:
Scale: As Noted
Job No.
Date: March 2, 2022
SOURATI engineering group llc
107 Beach Rd., Suite 202
P.O. Box 4453
Vineyard Haven, MA 02568
Phone: (508) 693-0933
Fax: (508) 693-4933
www.souratigroup.com
TABERNACLE
SEWER TIE-IN PLAN
Trinity Park
Oak Bluffs, Massachusetts
Sheet
5

Safety and health

- Proposal includes sprinklers in the new addition, as well as a fire alarm system throughout the structure, as required by the MA Automatic Sprinkler Appeals Board.
- The existing roof contains asbestos, but is not considered a current health concern since the structure is open to the air.
- The addition will improve handicapped access to the stage.

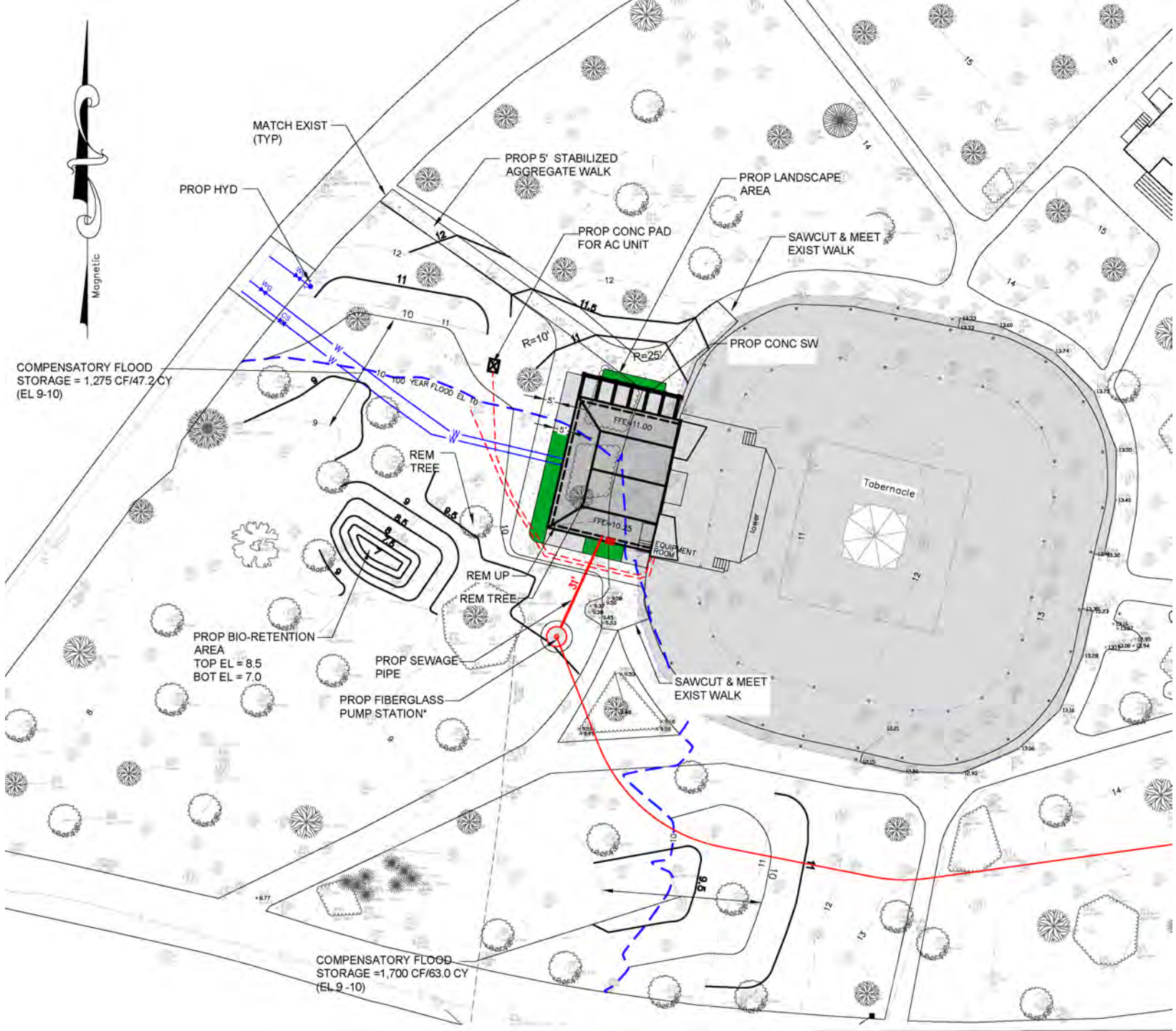

CONNECT TO EX. 8" WATER MAIN WITH NEW 8" CEMENT LINED DUCTILE IRON WITH CUT-IN 8X8 ANCHOR TEE, 8" VAVLE & CONCRETE THRUST BLOCKS. COORDINATE SHUTDOWN WITH OAK BLUFFS WATER DEPT.
APPROXIMATE LOCATION OF EXISTING 8" WATER MAIN (V.I.F.)
GV
CTB
GV
GV
FIRE HYDRANT BY DIV. 21
GV
8"
6"
CTB
CTB
6"
NEW ADDITION
6" FIRE SERVICE BY DIV. 21

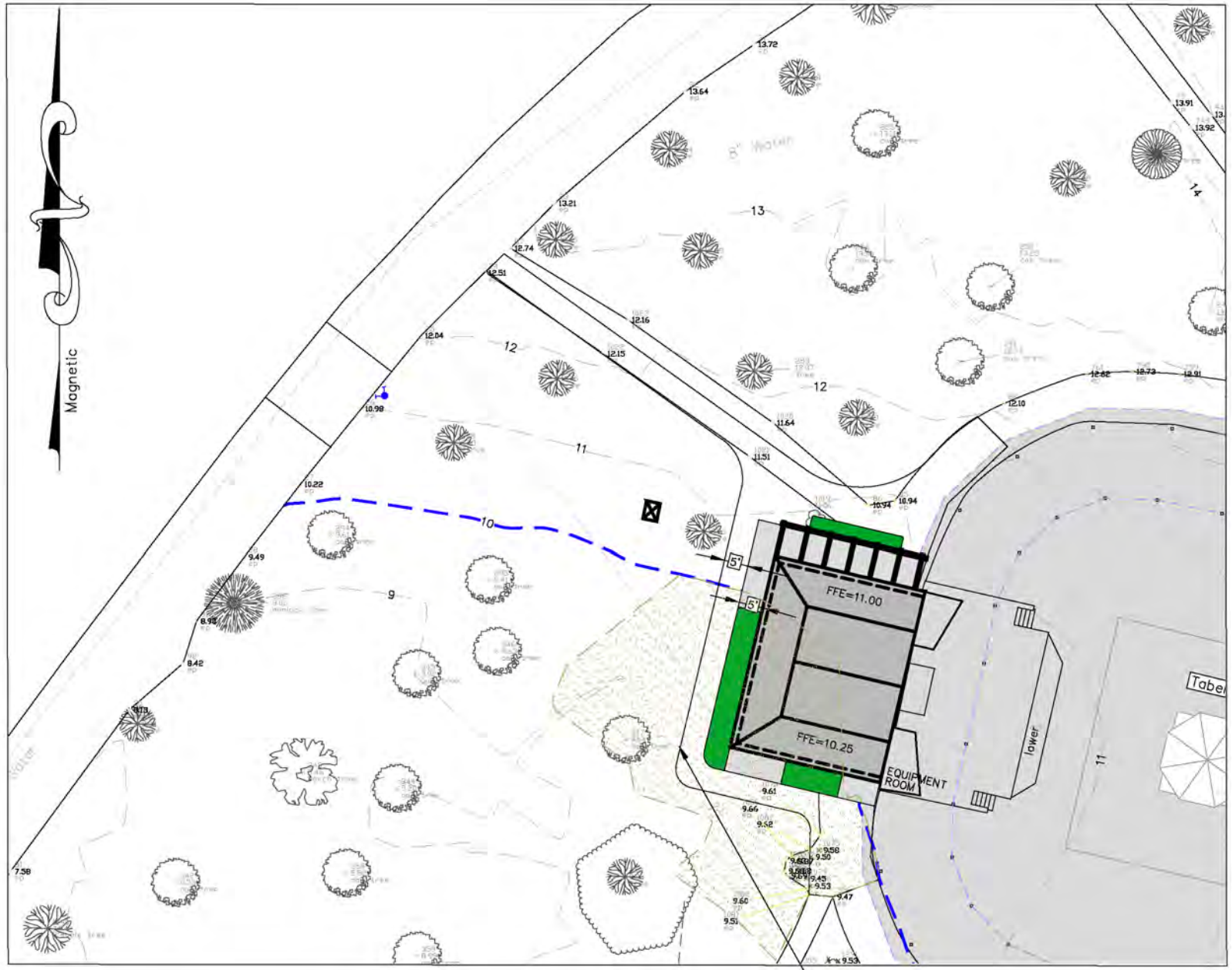


1 FP200 NEW ADDITION PLAN - FIRE PROTECTION
1/4" = 1'-0"

Stormwater and drainage

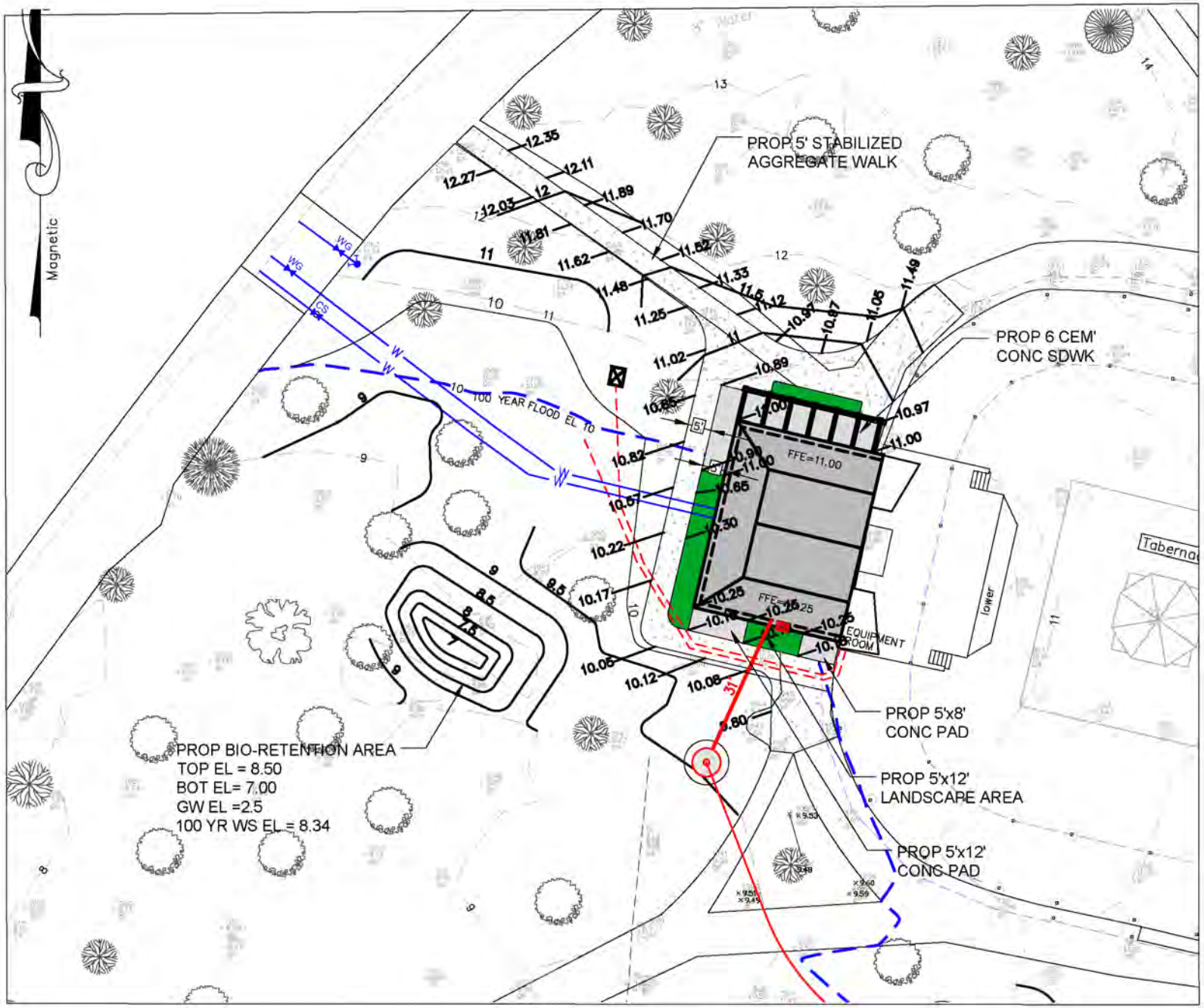
- A portion of the addition is within the FEMA AE flood hazard area and the Oak Bluffs Floodplain Overlay District.
- The addition and utilities will require some regrading, including within the floodplain.
- The volume floodplain impact is about 3,389 ft^3 (plans say 2,940 ft^3) and a bioretention area is proposed onsite as compensatory storage.


MATCH EXIST
(TYP)
PROP HYD
PROP 5' STABILIZED
AGGREGATE WALK
PROP LANDSCAPE
AREA
PROP CONC PAD
FOR AC UNIT
SAWCUT & MEET
EXIST WALK
PROP CONC SW
R=10'
R=25'
COMPENSATORY FLOOD
STORAGE = 1,275 CF/47.2 CY
(EL 9-10)
10 - 100 YEAR FLOOD EL 10
FFE=11.00
FFE=10.45
EQUIPMENT
ROOM
Tabernacle
REM
TREE
REM UP
REM TREE
PROP BIO-RETENTION
AREA
TOP EL = 8.5
BOT EL = 7.0
PROP SEWAGE
PIPE
PROP FIBERGLASS
PUMP STATION*
SAWCUT & MEET
EXIST WALK
COMPENSATORY FLOOD
STORAGE =1,700 CF/63.0 CY
(EL 9 -10)
Magnetic

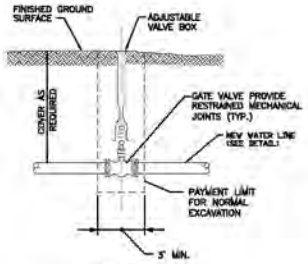


VOLUME FLOODPLAIN IMPACT = 2,940 CF/ 108.9 CY (EL 9 - EL 10). SEE SHEET 1 SITE PLAN FOR COMPENSATORY STORAGE AREAS

FLOODPLAIN PLAN
1" = 20'



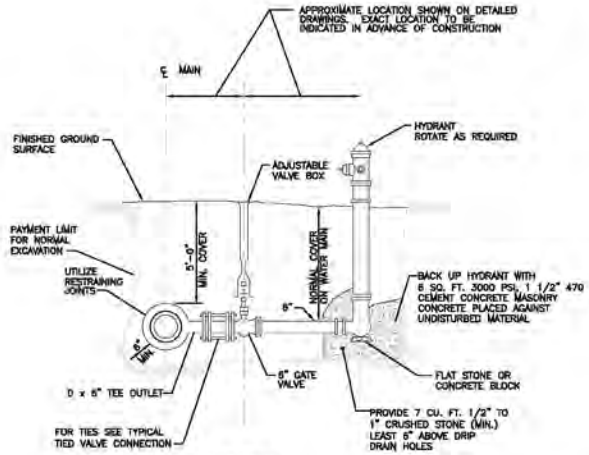
SIDEWALK & GRADING PLAN
1" = 20'



SECTION

TYPICAL GATE VALVE

NOT TO SCALE



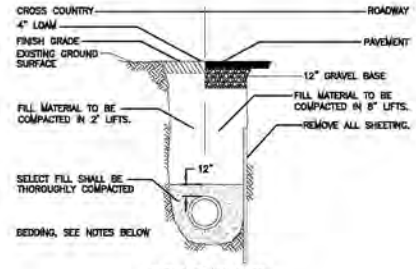
SECTION

NOTE: JOINT TYPE AS SPECIFIED

FLANGED END GATE VALVE ATTACHED TO FLANGED TEE OUTLET IS PERMITTED.

HYDRANT ASSEMBLY DETAIL

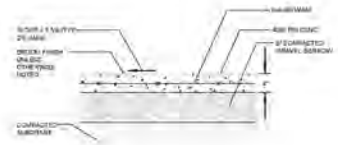
NOT TO SCALE



NOTE: 5'-0" MIN. COVER

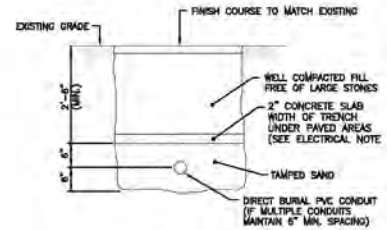
WATER SERVICE TRENCH DETAIL

NOT TO SCALE



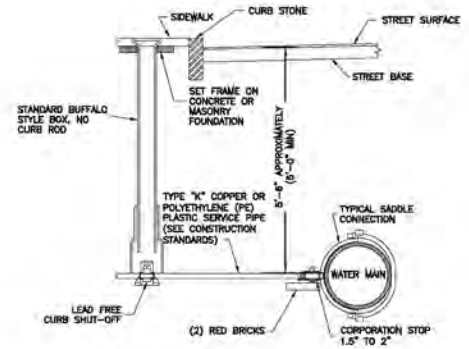
CONCRETE SIDEWALK DETAIL

NOT TO SCALE



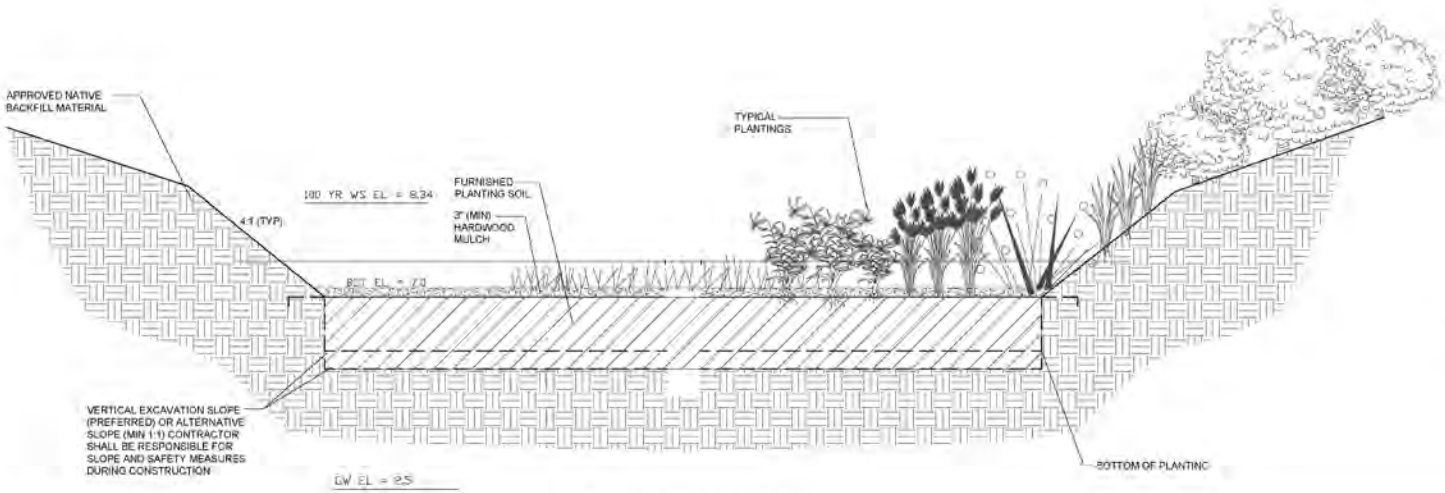
DIRECT BURIED ELECTRICAL CONDUIT

NOT TO SCALE



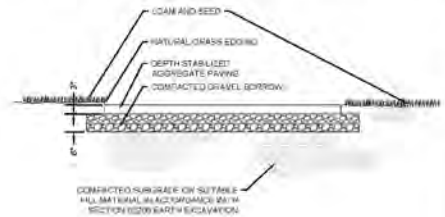
TYPICAL WATER CONNECTION FOR 1 1/2" TO 2" SERVICE

NOT TO SCALE



TYPICAL BIO-RETENTION SECTION
NTS

NOTES:
1. ORGANIC LOCK PAT-WAY AGGREGATE MUST ALWAYS BE PRE-WET FOR INSTALLATION.
2. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
3. ALL DIMENSIONS ARE CONSIDERED TRUE AND AS PER MANUFACTURER'S SPECIFICATIONS.
4. DO NOT SCALE DRAWINGS.
5. THIS DETAIL IS FOR INFORMATION PURPOSES ONLY. ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT, BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.



SECTION

STABILIZED AGGREGATE PAVING - PEDESTRIAN

NOT TO SCALE

Revisions: | By | Date

Drawn By:

Designed By:

Checked By:

Scale: As Noted

Job No.:

Date: October 30, 2021

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TABERNACLE DETAILS

Trinity Park

Oak Bluffs, Massachusetts

Sheet

4

Character and identity

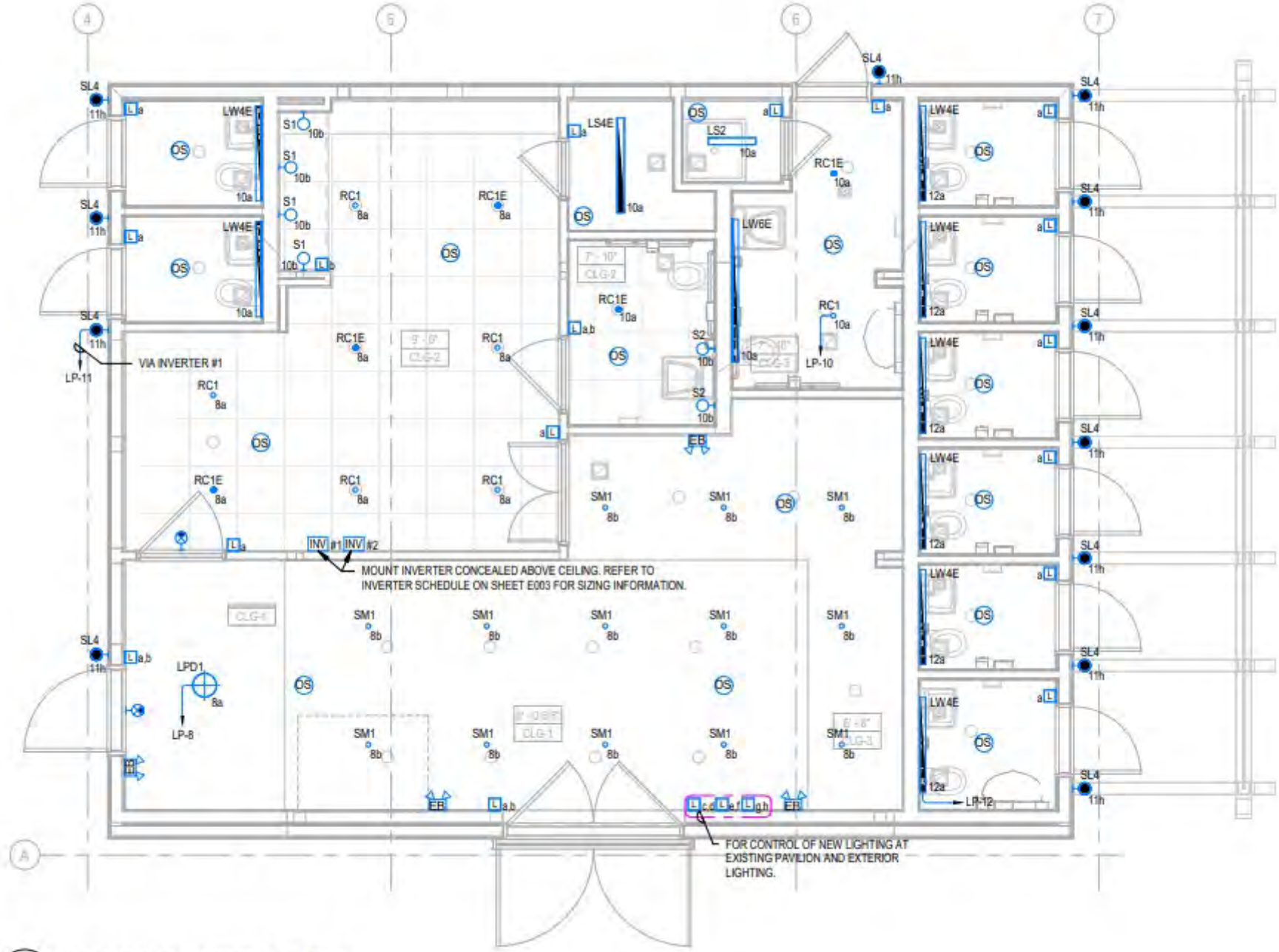
- The MVCMA issued a certificate of appropriateness for the project in February 2022, including conditions related to the addition, roof, a possible pergola, utilities, and site work.
- All exterior work will also conform to the US Secretary of the Interior's Guidelines for the Treatment of Historic Properties, and the new roof will match the profile of existing materials to the extent possible, while maintaining the historic acoustics of the building.
- According to the applicant, the proposed renovations are intended to "harmonize with the existing structure, to be respectful of it, and to complement it in terms of scale, massing, materials, and detailing." None of the existing iron features will be replaced.
- Alternative roof materials were considered, but fiber cement was chosen in part because the roof needs to be heavy enough to counter the effects of wind inside and around the structure.
- The addition will incorporate materials to differentiate it from the historic structure, with wood siding, doors, and windows, a copper roof, and other features.
- The proposed addition is in the same location as a smaller addition that was removed in the early 1900s, and is intended to pay tribute to that structure.

Other planning concerns

Lighting and Landscape: The project will involve new paths and landscape changes (subject to MVCMA review) to integrate the proposed addition. This would include replacing an existing asphalt path with stabilized aggregate, adding a bioretention area and planting beds/bushes, and removing at least one tree. A landscape plan has not yet been provided.

Exterior lighting would consist of downward-facing wall-mounted fixtures with automatic dimmers at 12 locations around the addition, including above each of the toilet doors. Lighting locations and fixture types for the project have been provided.

Energy: Utilities will be all-electric.



2 / E101 NEW ADDITION ENLARGED PLAN - LIGHTING

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

REJUVENATION

Everett Narrow LED Wall Sconce

Oil-Rubbed Bronze
Item #A1343
http://www.rejuvenation.com/s/18erh

Fixture Type SL4

Specification	Detail
Item #	A1343
Fixture Width with Shade	4 5/8"
Length / Height with Shade	11 1/8"
Adjustable Height	No
Projection with Shade	3 5/8"
Canopy/Base Diameter	4-5/8"
Fixture Weight	2.5 lbs.
Socket Type	Integrated LED
Dimmable	Yes
Voltage	120V
Power Source	hardwired
Recommended Bulb	LED A15
Articulating	No
UL Listing	Wet
Max. Wattage Per Socket	12W
Lumen	650
Kelvins	3000K
Lifespan	20,000 hours
ADA Compliant	