

Oak Bluffs Community Preservation Committee
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Joan Hughes, Chairman
Jevon Rego, Vice Chairman
Amy Billings
Jim Bishop
Jim Dearing
Stephen Durkee
Bo Fehl
Charles Rock
James Westervelt
Margaret Knight, Admin. Assis't

Oak Bluffs Community Preservation Committee Minutes

November 21, 2016, 7:00 p.m.

Present: Joan Hughes, chair, Jevon Rego, vice-chair, Amy Billings, Jim Bishop, Jim Dearing, Steve Durkee, Bo Fehl, James Westervelt, Charles Rock by speakerphone

Also Present: Margaret Knight, CPC Admin Assistant, Joyce Graves, Dan Waters, Phil Wallis, John Andersen, Barney Zeitz, Steve and Peggy Zablonty

The meeting was opened at 7:00 p.m.

Minutes:

Minutes for the 10/17/16 meeting were approved. Minutes for the 11/7/16 meeting were approved, with one abstention.

CPA funds for Fy2018:

Joan said because of the smaller state match received this month, the funds available for projects for FY2018 are about \$1,152,783. There is discussion at the state level of how to ensure future funds for the CPA Trust Fund.

Project presentations:

Cottagers Corner Restoration

Dan Waters said they had gotten a quote on rebuilding the existing windows (for \$25,300) and copies were passed around. Dan said the Cottagers want to do some historic preservation on the building, which is well over 100 years old and has had many uses including town hall and fire station. He said for over 60 years the building has been home to the Cottagers, a group of African American women who do philanthropic work in the community. Joyce Graves said this is the only former fire station in town that is still open to the public, and that it is accessible to anyone who wants to use it. Dan said the request is for roofing and windows. He said the existing roofing is asphalt. He said they got quotes on Andersen 400 windows (\$34,000), which the Cottage City Historic District Commission (CCHDC) does accept. He said because of the CPA requirement to go by the Secretary of Interior Standards, they got the quote from Carlton Sprague to restore the 23 windows. Jevon said the Andersens are about \$1,500 per window and the restoration is

about \$1,000 a window. Margaret read from the Standards "Historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and other visual qualities and, where possible, materials." Jevon said he didn't think the CPA could fund an Andersen 400 window because it's vinyl clad. In answer to Bo's question as to what time period they want to rebuild to, Dan said they are rebuilding as of now. He said he didn't know if the windows were original. Joan said the CPA mandate is historic preservation. Jim said the Cottagers need to go to the CCHD before doing any exterior work, and that the given estimates are before hearing what the CCHD would require. Joyce said they got the CCHD application, and that Colleen said they should submit a sample of the roof. Jim said that needs to happen before the CPC can vote on the project. Dan said the building inspector said they need to apply for a building permit before the review happens. Jim said that people often come to the CCHD for comments before seeking approval. There was question if the building is in the Copeland District as well.

Joan said the CPC has to deal with historic preservation not just upgrading. She said the historic district will have something to say about materials, etc. and what time period. She suggested they get answers before the committee votes in January. Dan said it sounded like they shouldn't bother asking about Andersen 400s since the CPC would not approve them. Joan said the work would have to go out to bid, but that probably no one else would be able to do the work. Jevon said there was a question whether if The Cottagers paid for Andersen 400s themselves, the building would still be historic. Dan said they will go to the historic districts for approval.

Marine Hospital Roof

Phil Wallis and Dan Waters were present. Dan said this application is not for new money but to use the present grants of \$100,000 for cedar shingles rather than the slate the money was approved for. He said the change of use is due to further research that showed the roof was originally cedar shingles. He said the original estimate for slate was \$594K in 2013 and now the estimate for cedar is \$655K due to the fact that more structural work has been found to be needed, as well as an increase in the price of materials. Dan said Consigli is the contractor. Phil said the full estimate is based on subcontractors' estimates. Phil said the shingles would be Alaskan yellow. Joan said the CPC wouldn't be giving any new money, and that it is just a change of use. Phil said the slate roof was put on in 1938.

Trinity Church Stained Glass Window Restoration

John Andersen said there are 8 windows left to restore and that this application is for 4 of them. He said the church is open to the public in the summer. He said the insurance company has confirmed that the windows are covered, and gave a copy of the policy cover letter. He said they are asking for the grant to maintain the building as a historic building. He said if the church leaves the building, the windows will stay. Bo said the building would revert back to the Campground, that it leases the land. In response to Jevon's question about long term maintenance, John said they are always working to maintain the buildings and that the window work Barney is doing will be good for 75 to 100 years.

Oak Bluffs Fire Museum Artifacts

Steve and Peggy Zablotny were present to talk about the design work for the artifacts project. Steve Z. said they would look at what the artifacts are, what condition they are in, document their dimensions, and do interpretation which involves figuring out how to link the artifacts together to tell a story. He said they did the Museum in Edgartown. They figure out what kind of design to do based on the mission, the audience, and what the artifacts are. Peggy said they would figure out which artifacts need to be protected. Amy said some of the photos are copied so the original can be protected.

Peggy said this project would take the exhibits to the point of a final design budget. Steve said they would recommend using local contractors. In response to Jevon's question about a public bid, Amy said they would qualify as a single source. She said she has given them \$2,500 from the Museum account so they can start this winter, so the grant could be a little smaller.

Oak Bluffs Antique Fire Truck Restoration

Bo said the restoration is not just the engine but all the mechanical systems. Amy said this was the second town fire vehicle (first after the horse drawn one) and was in the Cottagers' building. Amy said it would be drivable after it is restored. Amy said the work would get done in a timely way once the funds are available.

Updates:

Oak Bluffs School recreation project

Amy said the project would have to go out to bid. She wondered what would happen if they didn't have enough money, if they would be able to say they would only do part of the project. Joan said there were two issues: giving money to something that should be part of the school budget, and whether this was for maintenance/repair or rehab. She said the money requested is for a patch job. Amy said even if they do a full restoration, they would need to comply with ADA laws. Joan said the CPC would be interested in public access, and that in order for that to happen, it needs to be ADA compliant. Amy said what they've asked for is not enough if the project is a restoration to be open to the public, which would include ADA access. Amy said the building inspector needs to tell them what they need to do.

Jim B. said the biggest request is for the field, and questioned how that would need to be ADA accessible. Amy said it may mean adding walkways. Jevon said despite the way the application is written, he thought the committee should try to work with them more to make the application work. He said the CPA legislation was written exactly for projects like this, and that it would mean taxpayers' dollars whether it was in the school budget or CPA. Joan said all aspects of the school are struggling for more money, and that she had a problem with a lack of a master plan to address all areas of the school.

Jevon said part of the problem is different administrations, but he would like to figure out how to fund something at the school. Amy said she had told the former administration that they needed to apply for redoing the whole thing. She said she had written an email with things that should be in the application and that they are not. Jim B. said the only part he was in favor of was the fixing the field, that it's in very bad shape, and that the field gets used a lot by the town. Joan said she didn't want them to be coming back in five years because the job wasn't done correctly. Joan said there should be more people involved in doing the project than just the principal. There was some discussion about the committee's interest in the playing fields, more than the basketball and tennis courts, which may not be eligible as requested.

Amy said Megan could go to the building inspector for information of what's needed. Jim D. said a drainage system would need to go in the field. Jim B. said there has never been a problem with drainage. Amy said maybe they need to do a design first. Margaret said they came in last year for a design grant which was not recommended. Bo questioned why they didn't present it to the school committee. Amy questioned if the CPC could fund a design. Jim W. questioned why the School can't amend their application. Joan said they should have a master plan of what they want to do, who's going to use it, and how they're going to pay for it. There was general agreement to allow the School to amend the application to be a design phase. Joan said they need to find other ways to fund the project than just CPA. Amy said they have some in-kind work and that they could apply for part of the project to CPC. Jevon said the school board and Youth Soccer should be involved, and said he would work with the principal to get the application rewritten. Jim D. suggested the field be big enough to have cross fields at each end. Jim B. said the present baseball field would be perfect for the younger players.

PALS

Margaret said Chilmark was going to look at the project because DOR had responded favorably about it.

Shoreline Engineering

Joan said that the state is going to give \$191K toward the engineering for redoing the beaches and jetties. She said there will be enough money to get to the point of being ready to put sand on the beaches. She said the state suggested the East Chop Bluff could be done piece by piece with different grants.

The meeting was adjourned at 8:30 p.m. The next meeting is scheduled for Dec. 5.