



TOWN OF OAK BLUFFS
COTTAGE CITY HISTORIC DISTRICT COMMISSION
MEETING MINUTES
Meeting of Wednesday January 8, 2020 4:30 PM
Oak Bluffs Public Library, Lower Level Meeting Room

Members in attendance: Phil Regan, Matt Cramer, Barbara Baskin, Shelley Christiansen

Phil opened the meeting at 4:34 PM.

Review of the minutes of the CCHDC meeting of December 11, 2019

Matt made motion to approve meeting minutes of December 11, 2019 as amended with comments. Barbara-2nd. Approved 3-0. (Phil was not present at previous meeting and did not vote)

71 Ocean Avenue, Map 10 Parcel 7

Architect Chuck Sullivan and Contractor Ronald Jackson Jr representing owners

Discussion of further construction after the collapse of the rear of the building.

Collapse occurred November 15th 2019. Photos are provided from Nov 13, 2019 showing house up and in place on the beams. Building department was notified on November 21st, 2019 of the collapse. Building department notified the CCHDC chairman immediately.

Two storms came through at upwards of 50-60MPH winds. Contractor suggests this could have played a part in loosening up the structure.

Phil noted the good reputation of the building mover and that he didn't think the collapse was for lack of ability on the contractor's part.

The delayed notification of the CCHDC made it so that the commission could not earmark any materials for salvage.

Contractor states the windows were from 70s/80s. All salvaged materials are to be used elsewhere, for instance, the Kennebec Farmstand will be using the framing beams in another capacity.

Today, the back portion of the building is framed and ply wooded. It is ready for windows and roofing.

Board expresses concerns over process going forward. They want to ensure that the design, plan, and materials are exactly as approved.

Board also expresses that the homeowner is the applicant and they would have liked a letter from the homeowner. Contractor, on behalf of owner, expresses that owner is very concerned with historical preservation of house and making it historically accurate.

All agree that this issue is closed, but the board wants to hear from the homeowner.

Construction will continue as approved and end product will be the same.

Discussion of the shingle pattern:

Architect has two options of pattern, at the request of the board from the previous meeting in August 2019.

Barbara asks if the homeowner would do away with the scalloped shingles and use regular shaped shingles throughout the entire siding. Architect says no. The owners do not like those shingles. Architect and commissioners discuss options of scalloped shingle patterns and the difficult task of wrapping these around corners. Shingle flair is important. All sides of main front gable to be scalloped.

Board, architect, and contractor agree on scalloped shingles on front façade And two sides of front gable only.

Barbara made a motion to approved the agreed upon shingle pattern. Shelley-2nd. Approved 4-0.

5:26 PM

Non Applicable

26 Seaview Ave Extension Map 9 Parcel 56

Jason Lew-Owner

Replacement Windows.

Application needed more information. Photos of existing windows and quote provided.

Commissioners do not think they have enough information and need more information on windows specs.

Matt made a motion to continue the review until further information is received from the applicant regarding window specifications.
Barbara-2nd. Approved 4-0.

5:43PM

Other Business

14 Kennebec Ave, Map 9 Parcel 29

Demolition/Construction Discussion

This building is outside of the district but maybe CCHDC will be able to participate in some type of conversation at some point, due to its proximity to the district.

What would be the outlet for our comments? Project is going to the MVC and the CCHDC comments and concerns could be voiced there. Applicant was referred to the MVC by the OB Planning Board.

The building backs up to a single family dwelling within the CCHDC. CCHDC would love to see a rendering of what this building would look like from the park and how it would change the viewscape.

CCHDCs only real opportunity for comment will be in regards to skyline views etc.

Matt made a motion to adjourn the meeting at 5:56. Shelley-2nd. Approved 4-0.