

**Town of Oak Bluffs**  
**Cottage City Historic District Commission**  
**Meeting Minutes**

**Meeting of January 9, 2019**

**Oak Bluffs Public Library, Lower Level Meeting Room**

Commissioners in attendance: Phil Regan (chairman) Matt Cramer , Shelley Christiansen, Barbara Baskin, Denby Olcott

Also Present: Alexa Arieta, George Sourati, Joseph Moujabber, Ethan McMorrow, Michael Calheta, Frank Williams, Denise Williams, Richard Leheny

Review of meeting minutes from December 12, 2018

Matt motioned to approve minutes of the meeting of December 12, 2018, as amended. Denby 2<sup>nd</sup>. Approved 4-0. (Phil abstained because he was not at previous meeting)

4:38 PM: Phil called meeting to order.

**New Business**

**35 Wamsutta Ave (Map 11 Parcel 120)**

Presented by Richard Leheny for owner

Proposed addition to consist of new family room on 1<sup>st</sup> floor, and expanded bedroom on 2<sup>nd</sup> floor, with new full bath. Foundation to be non-conditioned crawlspace. New addition footprint at ground level to be 141 SF, adding a total 242SF additional finish living space to existing residence.

Addition to pick up plane of roofline, match eave detail, match profile of existing windows. Add 2 awning windows of 2<sup>nd</sup> floor. Maintain ridge line. Project is visible from 2 public streets. Board asked for window schedule to be included.

Matt made motion to refer to public hearing. Barbara-2<sup>nd</sup>. 5-0 approved. Scheduled for Wednesday, February 13, 2019 at 4:45PM.

4:45 PM-Phil opened the public hearing

**Public Hearing**

**10 Oak Bluffs Ave (Map 9 Parcel 34)**

Presented by Ethan McMorrow and George Sourati. Owner Joseph Moujabber also present.

Proposal is to demolish existing structure and reconstruct a new commercial building with one bedroom apartment on the second floor.

- Photos of old building, previous location, site plans, aerial photos, and renderings of proposed new construction presented.
- First floor to consist of 1243 SF of commercial space
- Second floor to consist of 557SF one bedroom apartment
- Footprint will conform to property, while current building is partially on town property
- Reconstruction of historic roofline, lower portion of building to be removed
- Created a more pronounced octagon from the original plans
- Total height of building to be 24'

Board questioned if new building will be taller than flying horses ridge?

Who will be responsible for patching the sidewalk back together once the portion of the building on town property is removed?

If they add a stove and need venting, they would need to come back to CCHDC for further review.

Mechanicals will be in alleyway and not visible from the public way

Board expresses not wanting to replicate the look of the bank at the opposite end of the block

Neighborhood beauty is that everything is unique and different

Arches included in new design with brackets to be recreated exactly as originals

Board questioned is brackets were the only thing to be saved.

George indicated that starting from scratch would make the most financial sense, but would save as much as possible and recreate look as much as possible

Phil questioned whether the roof form can be kept intact? Requested that brackets be kept as templates at the very least

George indicated not much other than the kiosk roof could be saved. The interior is multilevel and not salvageable.

Applicants confirmed they have not yet applied for a demo permit

Board inquired about the new door/window? Window meant to look like a door, but without steps, looks awkward.

Board also indicated they would need a list of all materials and trim details

Barbara asked about the plans for signage and salvaging the letters on the gazebo.

Previous owner will not allow existing signage to be used on exterior of building.

Ethan indicated they would shingle "gifts" on the roof with cedar shaker shingles.

Shelley asked that they reach out to the museum to see if they possibly wanted any items

Public Comment opened up at 5:13PM

Public Comment varied with support and concern.

Rene Balter suggested that it be replicated exactly as it is. She said it was not just a building to her, but the heart of downtown. It is a unique a wonderful building, and to goes together with the block of three buildings. She expressed concern over the second floor, saying that the second floor will take over and

throw the block out of scale. She added that the apartment will not make a difference in the local housing crisis.

Robin Meader is the manager of the flying horses. She reminded everyone that the gazebo on the bank takes away from the flying horses.

Funi Burdick is the executive director of the Vineyard Trust, who owns the Flying Horses. She thinks the design is a nice job, that the second floor is nicely set back, and that the overall look is very much keeping with the look and feel of the area. She is in support, but is concerned about sightlines. She asked that the entryway of the Flying Horses not get obscured.

Amy Billings suggested that a post be put up to show height of the upper roof.

Burt Combra is 81 years old and lived here all his life. He remembers this building from being 8 years old. He is surprised the building is still standing and said that it is rotten and unsafe. He commended new owner for spending \$700K for the building. Said he has to do something to help make up his money, and that this is one little apartment for his manager. He says "Joe does first class work." He supports the project 100% and couldn't think of a better person to do it.

Doug Ulwick is an Oak Bluffs architect, resident, and historian. He said it is the "herald Kiosk" and tearing it down and replicating is making it "Disney". He suggested that the commission needs to preserve history and that allowing demolition sets a precedent.

Mark Wallace is a neighboring business owner. He supports the project. He said the building is a "horror show". He added that the bank replica is a huge accomplishment.

Caleb Caldwell-He appreciates all the work done so far. He is in support and thinks it is good for the town.

Wesley Brown-Suggested that too much attention is paid to the look of buildings, and not enough about what it will look like from somewhere else. He said you can no longer see the Flying Horses coming from beach road because of another house that went up a few years back. He added that the view of the Trinity Church cross will be obscured by the 2<sup>nd</sup> floor, and that these historic views need to be paid attention to.

David Wilson is a former CCHDC member and OB Resident. He gave compliments on a first class proposal, but that in a perfect world, there would be no second floor. He added that it is a "handsome design" and loves the bay windows. He questioned the height. He also suggested that this has all of the hallmarks of an SF Pratt structure. He suggested that the roof and corbels be able to be saved.

Board Member Olcott does not agree with the second story. She thinks the trim is too busy and that eliminating the door and replacing with windows would be better. She thinks the simpler, the better.

Board member Baskin reviewed the mass historical database and does not think that this is a SF Pratt design. She believes the second story on the new building will hurt the roofline of the flying horses and dominate the block. She referenced the shallow, low pitched rooflines in the neighborhood, and said she would favor that for the second story, as the second story is hard for her to agree with.

Board member Cramer said that they have done a great job on plans, but needed additional info on lighting. He suggested that the door be made more of a focal point, and felt that the molding on A.2 is too fancy and the scroll work too "fake". He would prefer thicker brackets to be more in scale.

Board member Christiansen said she is not totally opposed to the second story, but wanted to see it reduced and noted buildings in the area have smaller second stories. She would prefer to see if recessed back a bit to see the Flying Horses.

Chairman Regan agreed with the board on the second story, and said it is too close to the parapet wall. He feels second story needs to be visually disconnected from the kiosk piece. He would like the opportunity to get out of the car and go walk around the area. He suggested revisiting the wall heights and adding dormers to create a smaller presence.

Hearing is continued to Wednesday, Feb 13<sup>th</sup> at 5:00.

Matt Cramer made a motion to accept continuance. Approved 5-0.

Public hearing was closed at 6:13PM.

### **New Applications/Determinations**

#### **5 Saco Ave (Map 9 Parcel 54)**

**Presented by owners Frank and Denise Williams**

Proposal is for Cosmetic Rehabilitation. Removal and replacement of all roofing, siding and trim. Replacement of roof deck and rear landing. Removal of landing and exterior driveway entry.

Board members commented on making a decision on whether the fence was being repaired, or replaced. Also needed a decision in regards to the shed, and if it is being demolished, or moved.

Matt made motion to refer to a public hearing. Barbara-2<sup>nd</sup>. Approved 5-0. Public hearing scheduled for Feb 13 at 5:15pm.

#### **16 Pequot Ave (Map 10 Parcel 94)**

Applicant/Builder: Michael Calheta for owner Kelley Ellsworth

Proposal is to build a 10'X14' shed. To be stick built to match the images provided. To be painted to match color of house with white trim.

Will be placed to right of arbor at end of driveway. Will be accessible from yard, with gable end facing the driveway. No electricity.

Matt made motion to refer to a public hearing. Shelley-2<sup>nd</sup>. Approved 5-0. Scheduled for Feb 13<sup>th</sup> at 5:30pm.

### **Old Business/Other Applications**

#### **15 Pequot (Map 10 Parcel 75)**

Owner-Fleming

New Windows. New mahogany Decking.

Photos of house provided per request. Suggested all windows are replaced as 2/2 or as exact replacements.

Matt made motion to adjourn the meeting at 6:49. Barbara-2<sup>nd</sup>. Approved 5-0.

Respectfully,  
Alexa Arieta  
Office Administrator, Building Dept