

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

**Meeting of February 13, 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, Frank Williams, Denise Williams, Richard Leheny, Chuck Sullivan

4:34 PM-Chairman Phil Regan called meeting to order.

Review of meeting minutes from January 9, 2019

Matt motioned to approve minutes of the meeting of January 9, 2019, as amended. Denby 2<sup>nd</sup>.  
Approved 5-0.

**New Business**

**71 Ocean Ave (Map 10 Parcel 7)**

Presented by architect Chuck Sullivan, on behalf of owners at B&B Family LLC

Proposed renovation of a 7 bedroom two family dwelling, to a 7 bedroom one family dwelling. Demolition of back portion of building and existing front porch. New rear addition with similar footprint, and new front porch. Demolition and replacement of portion of roof. Demo of two existing shed dormers, replaced with new gable dormers. All new windows and doors (except arch top at front house) New siding.

Applicant indicated they would keep all gingerbread details. Adding new scalloped shingles at top part of gable.

Barbara mentioned that this is the original Corbin House, and suggested Chuck look to "City in the Woods" for design ideas.

Applicant also said that the landscape architects are working on a fencing/landscaping plans.

Matt made motion to refer to public hearing. Shelley-2<sup>nd</sup>. 5-0 approved.

Public Hearing scheduled for Wednesday, March 13, 2019 at 4:45PM.

4:52PM-Phil opened the public hearing

## **Public Hearing**

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

Presented by Richard Leheny on behalf of owner Andrew Upton

Proposed addition to consist of enlarged 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.

Architect presented photos of existing house. There are currently 3 bedrooms. One bedroom to be turned into master suite with new full bath. Addition is on Pocasset side of house and will extend a total of 11 ½ feet. They will create a proper gable at end of addition. New windows on second floor will be awning style, and Anderson A Series. They will match soffit and trim to existing. No replacements of any additional windows.

Barbara inquired about adding new gutter. Leheny confirmed they would be adding half round to match. He also said that they would use half screens, as preferred by board. (full screen obscures window detail).

Matt inquired about metal gutter on new portion. Leheny said he would suggest metal gutters and downspouts on new portion of home, as opposed to the PVC currently.

There were no public comments.

Matt made a motion to approve the application, with amendments to include new gutters be metal, as well as changing existing downspouts to metal. Also include ½ screens only on new windows. Shelley-2<sup>nd</sup>. Approved 5-0.

5:12 PM

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

Presented by George Sourati and Ethan McMorrow on behalf of Owner Joe Moujabber

Demolition of one-story commercial structure; construction of two-story commercial building with one-bedroom apartment on the second floor.

Public Hearing Continued from January 9, 2019.

Roof line has been changed as requested. Brackets have been thickened. False door eliminated, and windows spread out.

Ridge poles were installed. The actual ridge is far inside these poles, but the roof was not safe to install in accurate places. Height is accurate.

Board confirmed it does not appear to be higher than the Flying Horses.

Barbara noted the transom over the door, that she felt to be “too much”

Shelley added that she appreciates the efforts to reduce the massing of the structure.

Phil recommended removing the transom could make a good place for signage.

Barbara suggested painting the second story the same color as the flying horses to help it blend in, though this was not an opinion matched by the remainder of the board.

Phil talked about his walk around town, and showed photos to all members in regards to the height of the building from various locations in town, and varying angles. From the SSA, one loses sight if the Tabernacle and trinity church steeple. He said it is nice to see the church spires when coming in to town off the boat, and the second story would interfere with this view from that location.

2 letters were read into the record.

Chairman asked for public comments.

Jason Lew commented on how pathetic the building currently is, and supports do something with it.

Commissioners commented that 80% of materials have been specified, but they are still lacking information and clarity making it unable to approve the project currently. Following information is lacking:

Full materials list

Soffit information

Downspout locations and materials

Who is responsible for repairing the sidewalk on town property, after the building is rebuilt in its proper location?

Information on second set of stairs

Siding material

Fencing plan

Roof equipment

Commission asked the owners if the second story is a non-negotiable portion of the project, which they indicated it was.

All commissioners are happy with the progress and the direction the project seems to be going in, but cannot vote at this time as they need additional information clarified.

Reminded the applicants that they would still need approval from ZBA, Conservation, OBHC.

Public hearing has been continued to March 13<sup>th</sup>, 2019 at 5:00.

Matt Cramer motioned to accept the continuance. Barbara-2<sup>nd</sup>. Approved 5-0.

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

#### **Presented by owners Frank and Denise Williams**

Proposal is for Cosmetic Rehabilitation of 1800 SF Arts and Crafts style home.. Removal and replacement of all roofing, siding and trim. Replacement of roof deck and rear landing. Lattice at roof deck to be replaced with heavier gauge and painted white. Removal of landing and exterior driveway entry. Repair fence and keep natural. Replace existing outdoor shower and landing. Rem oval of existing shed not to be replaced. All new Anderson 400 windows. One window will change from a double hung to an awning style window. No screens. Applicant agreed to Anderson 400 Series Woodrite.

Commissioners requested they the eyebrow window be made the same width as the window below.

Applicant agreed.

Commissioners asked to leave the roof deck railing at a height of 36" (which is residential code) rather than the proposed 42". Applicant agreed.

Chairman opened the hearing to public comment.

Jason Lew, a direct abutter commented on how the roof deck is right at his master bedroom window, and previous renters had often partied late into the evening and were quite bothersome. He inquired to the owners regarding their rental intentions, to which they said they did not intend to rent the home regularly.

Mr Anderson, another direct abutter, commented in favor of the project. He is happy that after the past 10 years of disrepair, the home is getting the work in needs.

Owners confirmed garage to be resided in the same Cape Cod Grey stained cedar shingles to match the main house.

Matt Cramer made motion to approve with amendments, which include changing windows to the Anderson 400 Woodrite series. Barbara-2<sup>nd</sup>. Approved 5-0.

### **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 continue public hearing until representation is present and additional information has been provided. Barbara-2<sup>nd</sup>. Approved 5-0 to continue.

Continued until Wednesday March 13<sup>th</sup> at 5:15PM.

Matt made motion to close the public hearing at 6:55PM. Shelley-2<sup>nd</sup>. Approved 5-0.

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

Discussed providing feedback for the master plan and the need to offer the opinion of the CCHDC.

Need to re-appoint members of the board. Alexa to check with Alice Butler in selectmen's office in regards to scheduling these.

Matt made motion to adjourn the meeting at 7:09PM. Barbara-2<sup>nd</sup>. Approved 5-0.

Respectfully,

Alexa Arieta

Office Administrator, Building Dept