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APPENDIX A

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD
BOSTON, MASS. 02125
617-727-8470, FAX: 617-727-5128

PROJECT NOTIFICATION FORM

Project Name: <u>Tabernacle Restoration Phase V</u>	After review of the MHC's files and the materials you submitted, the MHC has determined that the proposed project will have "no adverse effect" on significant historic or archaeological properties.
Location / Address: <u>80 Trinity Park</u>	
City / Town: <u>Oak Bluffs, MA 02557</u>	
Project Proponent	
Name: <u>Martha's Vineyard Camp Meeting Association/Attn: Andrew Patch, President</u>	<i>Brona Simon</i> 9/30/21
Address: <u>MVCMA, P.O. Box 1685</u>	Brona Simon Date
City/Town/Zip/Telephone: <u>Oak Bluffs, MA 02557 Phone: 508-693-0525</u>	Executive Director State Historic Preservation Officer Massachusetts Historical Commission

Agency license or funding for the project (list all licenses, permits, approvals, grants or other entitlements being sought from state and federal agencies).

<u>Agency Name</u>	<u>Type of License or funding (specify)</u>
National Park Service	Save America's Treasures Grant (application in progress)
State Plumbing Board	Variance for number of fixtures

Project Description (narrative):

INTRODUCTION

The Tabernacle is a historic national treasure and a central part of the Martha's Vineyard Camp Meeting Association's (MVCMA) property located in Trinity Park, Oak Bluffs, MA. The Tabernacle was built in 1879 and is a covered open-air public venue open seasonally that can seat approximately 1,678 people. This is the fifth stage of the Tabernacle restoration that began in 2002. The approximately 17,000 square foot roof with three levels of roofing was originally constructed of corrugated iron sheeting. Later it was replaced with corrugated cement-asbestos sheeting fastened to wood purlins. The age of the current roof is believed to date to 1932. A March 2020 roof condition survey produced by Hoffmann Architects of Hamden, CT indicated that the roof has reached the end of its useful life. The Tabernacle was named an Official Project of "Save America's Treasures." In 2005, the Martha's Vineyard Camp Meeting Association, including the Tabernacle, was designated as one of only 2,600 National Historic Landmarks in the Country. The MVCMA is also the #1 attraction on Martha's Vineyard according to TripAdvisor.

PROJECT DESCRIPTION:

The Tabernacle is a historic open wrought iron structure which was constructed in 1879 to replace an older canvas tent located at the center of the Methodist cottage community in Trinity Park. It was originally designed by architect J.W. Hoyt of Springfield, Massachusetts and employs a structure comprised of T-shaped iron members, L-shaped angle iron, and pipe with wooden roof purlins supporting a multi-tiered corrugated asbestos cement roof. The upper structure consists of three roof tiers surmounted by a tower which rises to a height of 100 feet. The Tabernacle is approximately 130 feet across, and its main arches span 61 feet, making it one of the largest iron structures in the United States. The structure has been in continuous use for religious and cultural activities since the day it was constructed.

Phase V of the restoration project includes a proposed new addition/accessory structure, approximately 1,100 gsf in area, containing permanent gender-neutral toilet rooms intended to serve occupants, staff, and other island visitors, and provides an alternate accessible route to the stage.

Proposed Work:

The project includes the following scope of work:

1. New corrugated fiber cement roof to replace the existing corrugated asbestos cement roof installed in the 1930's.
2. Painting of the wood roof purlins and roof edge trim.
3. Select structural work; including adding new in-plane roof turnbuckle assemblies (one in each bay), and new U-strap purlin hold-downs.
4. Construction of the new addition/accessory structure.
5. Sound booth improvements.
6. New fire alarm system in the Accessory Structure.
7. Grounds and landscaping including walkways and lighting
7. All exterior work shall conform to the U.S. Secretary of the Interior's Standards for the Treatment of Historic Buildings, as administered by the National Park Service.

According to the Town of Oak Bluffs Assessor's records, the Tabernacle has its own tax parcel (Lot. 81-3.1 on Tax Map 11) and is located in the "Residence One" zoning district (the "R1 District") under the Town of Oak Bluffs Recodified Zoning By-laws (the "Zoning By-laws"). The Tabernacle borders the Zone AE special flood hazard area (the "AE zone"), as shown on the Dukes County Federal Insurance Rate Map ("FIRM"), and the Floodplain District Overlay District (the "FPOD"). Additional information regarding the Tabernacle can be found at <https://www.mvcma.org/tabernacle.html>.

Does the project include demolition? If so, specify nature of demolition and describe the building(s) which are proposed for demolition.

No

Does the project include rehabilitation of any existing buildings? If so, specify nature of rehabilitation and describe the building(s) which are proposed for rehabilitation.

Yes, the roof of the Tabernacle dates to 1932 and contains asbestos materials. This roof will be replaced with a new corrugated fiber cement roof matching the profile of the existing materials to the extent possible. Great care has been taken to identify a material that both looks like the existing materials and maintain the historic acoustics which originally allowed a preacher to project throughout the Tabernacle without amplification. A sound engineer is part of the project team.

Does the project include new construction? If so, describe (attach plans and elevations if necessary).

Yes. The Addition consists of a room for speakers/ performers at Tabernacle events, a storage room, wheelchair accessibility improvements including a lift to stage level, and public restrooms. A climate controlled room will be built to protect and preserve a Steinway piano, generously donated to the MVCMA. Although it is the intent to build a set of public restrooms to help the Town of Oak Bluffs meet its Comprehensive Master Plan goal to expand public restroom capacity in the MVCMA. Initially it may be plumb ready for future connection. While Oak Bluffs does have a Town sewerage system in this area, capacity to add these additional fixtures may require some additional permitting that may take longer to obtain. The new addition has been designed to harmonize with the historic structure, to be respectful of it, and to complement it in terms of scale, massing, materials, and detailing. Please refer to the attached design plans, elevations, and rendering which are in the design development phase. Historically an accessory structure was affixed to the same location on the back wall of the Tabernacle. The design elements for this new construction pay tribute to that original building.

950 CMR: OFFICE OF THE SECRETARY OF THE COMMONWEALTH

APPENDIX A (continued)

To the best of your knowledge, are any historic or archaeological properties known to exist within the project's area of potential impact? If so, specify.

None known: Area was undeveloped prior to construction of the Tabernacle

What is the total acreage of the project area?

Woodland _____	acres	Productive Resources:	
Wetland _____	acres	Agriculture _____	acres
Floodplain .025 _____	acres	Forestry _____	acres
Open space _____	acres	Mining/Extraction _____	acres
Developed .11 _____	acres	Total Project Acreage .135 _____	acres

What is the acreage of the proposed new construction? _____ .025 _____ acres

What is the present land use of the project area?

Developed – The Martha's Vineyard Camp Meeting Association property consists of 19.947 acres of land which includes Open space, Woodlands, and Floodplain. Trinity Park where the Tabernacle sits, is the centerpiece of the land. The Tabernacle sits on .11 acres and is surrounded by open space park land.

Please attach a copy of the section of the USGS quadrangle map which clearly marks the project location.
See Attached

This Project Notification Form has been submitted to the MHC in compliance with 950 CMR 71.00.

Signature of Person submitting this form: _____

Date: SEPT 01, 2021

Name: Andrew Patch

Address: 80 Trinity Park

City/Town/Zip: Oak Bluffs, MA 02557

Telephone: 508-693-0525

REGULATORY AUTHORITY

950 CMR 71.00: M.G.L. c. 9, §§ 26-27C as amended by St. 1988, c. 254.

7/1/93

950 CMR - 276