

# Cottage City Historic District Commission

## Hearings & Meeting

March 9, 2016

5:15 pm

Town Hall Meeting Room

Oak Bluffs, MA.

### **Commission Members Present:**

Co-Chair Phil Regan, Co-Chair Matt Cramer, David Wilson, Barbara Baskin, James Westervelt (recorder)

Also attending: OB Building Official Mark Barbadoro

Meeting called to order by Co-Chair Phil Regan at 5:22pm. The commission reviewed and approved minutes from the January 13, 2015. **Vote: 4 in favor, 1 abstained.**

**5:30pm Motion to open a public hearing for M10/P88, 10 Pequot Ave. by Matt, 2<sup>nd</sup> by Barbara.**  
**Vote: Unanimous.**

### **Public Hearing**

**5:30pm-Map 10/Parcel 88, 10 Pequot Ave.**

**Gene Erez representing owner Donna Getty**

**Construction of a first floor addition and second story dormer**

Gene appeared before the Commission in November and now at this hearing to update the Commission on the scope of the application. Gene says the front of the structure would remain the same as now. Windows would be Andersen Woodrite series. Windows along the lower west elevation would be awning style. He would like to replace posts and railing/spindle system with mahogany duplicating existing posts, railing and spindles. The addition, dormer and rear deck are not visible from a public way. Questions, answers and suggestions regarding doors, windows and the scope of the project took place.

**Phil asked if anyone from the public had comments on the proposed work. No comments from the public.**

Gene added that they wish to remove a non-functioning chimney from the rear of the structure and mechanicals (two condensing units) would be placed behind the porch and would not be visible from a public way.

Matt requested Gene to make specific notations to the application regarding all the work to be done. Matt also discouraged the use of the awning windows along the west elevation, as they would not be historically appropriate.

Barbara agreed with Matt's comments and suggested and also commented on the full light doors saying full lights are not appropriate for the district. Barbara asked if Gene would be willing to write down all of the specifics including materials on the application and plans so we know exactly what is being done.

Phil thought that the "c" windows on the front porch should have the upper sash divided as well as having the awning windows divided. Phil also suggested changing the vanity and toilet would enable the installation of two double hung windows instead of two awnings.

Gene agreed to step aside to make all of the notations for the project on the application and plans.

**6:00pm-Motion to suspend the hearing to allow Gene to make write out all of the changes and come back later in the meeting by David, 2<sup>nd</sup> by Barbara.**

**Vote: unanimous.**

**6:11pm Motion to hold a public hearing for M11/P81, 75 Tuckernuck Ave by Barbara, 2<sup>nd</sup> by David.**

**Vote: Unanimous.**

**Public Hearing**

**M11/P81, 75 Tuckernuck Ave.**

**Brooks Mostue and Paul Hegarty representing the owners**

**Reconstruction of a first floor porch, construction of a second story balcony, and the replacement of the existing windows.**

Brooks told the commission that they just appeared before the Copeland District Committee and were requested to provide materials list and dimensions. He will provide Copeland and our commission with a complete materials list with dimensions as well as any other information we request. He said the proposed work would be done over time. He commented on the metal post and the structure of the porch and is interested in making the structure more in line with the district by having wood turned posts.

Phil said that many of our suggestions, made at an earlier informal meeting, have been incorporated in the application. Matt would said he would like to see more information such as a window schedule, floor plan identifying the windows to be replaced and post details. David cautioned enclosing the post baseboards to tightly to prevent rot. Matt then suggested using Borat to encase the posts where it meets the cement floor. Phil then added how important the balcony ceilings were. Phil said according to the plan pressure treated framing and joist hangers would be visible which would not be something good in the district. Painting, boxing would be advisable. Matt then asked that Brooks detail the balcony framing and how they will address these issues in the application.

Phil asked for comments from the public-no comments made.

Brooks had hoped to get approval to move forward tonight but he still must meet with the Copeland Committee next month. After more discussion of some of the details it was agreed to continue the hearing at our next meeting in order for Brooks to notate all of the details for framing, windows, doors, posts, railings, roofing, screening, etc. on the application.

**Motion to continue this public hearing on April 13, 2016 at 5:30pm.**

**by David, 2<sup>nd</sup> by Jim.**

**Vote: Unanimous**

**Motion to close the public hearing for 75 Tuckernuck Ave and go back to Public Hearing for Gene Erez, 10 Pequot Ave. by Barbara, 2<sup>nd</sup> by David.**

**Vote: Unanimous**

Gene Erez presented and explained his plans with all of the notations suggested and agreed upon in detail on the application and plans.

**Motion by David to approve the application as noted in detail for a Certificate of Appropriateness, 2<sup>nd</sup> by Barbara**

**Vote: Unanimous in favor**

## **New Applications/Determinations**

### **27 Nashawena Park, Map 11, Parcel 111, Nina Hitchens; construction of a garden shed**

Matt Cramer recused himself at this time.

Peter Hitchens (spouse) presented plans for an 8'x 12' garden shed to the rear of the house. Application calls for asphalt roofing shingles to match the existing shingles on the house, unfinished white cedar siding shingles with painted pine trim, one Anderson 400 double hung window, and one fiberglass door. The door is not visible from a public way.

**Motion not to hold a public hearing for this project by David, 2<sup>nd</sup> by Barbara  
Vote: 4 in favor 0 opposed.**

**Motion to approve application for a Certificate of Appropriateness  
by David, 2<sup>nd</sup> by Barbara.  
Vote: 4 in favor 0 opposed**

### **37 Ocean Avenue, Map9, Parcel 6**

#### **Dale Manning representing Teresa Clarke; replacement of porch posts**

Due to a medical procedure contractor Jim Bishop appeared in place of Dale Manning.

David said our bylaws require the commission to address outstanding issues before taking up new applications. A prior application for this property was given approval for a white painted fence, but during the discussion phase it was strongly suggested that the applicant check with the town regarding property boundaries. Some suggestions made at the time where shrubs instead of a fence, fencing only along the south side (Healey Way) or Ocean Park was not an appropriate place for a fence. David went on to say that a plastic or vinyl white fence was erected encircling the front of the house and it appears to be on town park property.

David said our administrative rules require that we first hold a public hearing to determine if there exists a violation before we can review this new application.

Phil thanked David for his summary and added that he cannot remember ever seeing details of a fence for the original application and when it was erected we suspected it was on town property. Phil said the owner has been notified a number of times of this and the fence still remains. Phil also said we do not have authority to give permission for a fence on town property unless the town or parks dept. applies for one in the district.

David said that owner has the right to due process so a public hearing is necessary.

**Motion to hold a public hearing for 37 Ocean Avenue, Map 9, Parcel 6, on April 13, 2016 at 6:00pm to determine whether they are in violation and for a hearing on the application for replacing porch posts, by David, 2<sup>nd</sup> by Matt.**

**Vote: Unanimous in favor of the motion**

Phil or Matt will see that a certified letter will be sent to Ms, Clarke. Amy Billings, Parks Commissioner, will submit letters from the Parks Commission

### **35 Narragansett Avenue, Map10, Parcel 39;**

#### **Architect Chuck Sullivan representing the owner**

#### **Demolition of existing house and construction of a new 2 story residence**

Chuck presented an application for a 2-story residence. The present structure appears to be an old carriage house, he explained. Phil cautioned Chuck to be aware of the scale and height of the new structure especially the details from porch deck to porch roof.

**Motion by David to hold a public hearing for 35 Narragansett Avenue, Map 10, Parcel 39 on April 13, 2016 at 6:15pm, 2<sup>nd</sup> by Jim.**

**Vote: Unanimous in favor of the motion**

**7:30pm Motion to adjourn by Barbara, 2<sup>nd</sup> by Jim**

**Vote: Unanimous**