



**TOWN OF OAK BLUFFS  
COTTAGE CITY HISTORIC DISTRICT COMMISSION  
MEETING MINUTES**

**Meeting of Wednesday, February 9, 2022 at 05:00 PM. This is a virtual meeting via Zoom**

Members Present: Matt Cramer, Phil Regan, Amy Billings, Shelley Christiansen, Jojo Lambert. Denby Olcott arrived at 5:15PM.

Absent Members: Barbara Baskin.

Review of the minutes of the CCHDC meeting of January 12, 2022.

Phil makes a motion to approve the meeting minutes from January 12, 2022 as written. Shelley-2<sup>nd</sup>. Approved 5-0 (Denby not yet present).

Amy asks about 43 Ocean ave. They appear to be doing work and she asks that we look into it.

**Continuance:**

**5:15PM**

**61 Tuckernuck Ave Map 11 Parcel 71**

**Presented by George Sourati on behalf of owner Brenda Delany Slaughter**

Proposed demolition of an existing single family dwelling partially built in 1880. Construction of new Single family dwelling.

Applicant requested a continuance to March 9<sup>th</sup> at 5:15pm. Shelley makes a motion to accept the request for continuance. Jojo-2<sup>nd</sup>. Approved 5-0.

**Continuance (of new determination)**

**57 Pequot Ave Map 11 Parcel 32**

**Presented by Joyce Graves**

Install new light fixtures. Add 2 side doors to the front double doors, similar to wide firehouse doors seen in 1911. Add functioning bell to the bell tower. Install Marquis on post. Continued from November 10<sup>th</sup> meeting. Commissioners requested specifications in order to make determination.

Applicant requested a continuance to March 9<sup>th</sup> meeting. Phil made a motion to accept the request. Amy-2<sup>nd</sup>. Approved 5-0.

**133 Seaview Ave Map 18 Parcel 26**

**Presented by owner Kevin Looby**

Replacement of a 16x12 shed at rear of property. Shed meets all setback requirements and has approval of conservation commission.

Owners present the shed, that has already been constructed on site. Shed is from Pine Harbor Sheds. 12x16. Photos provided, as well as an aerial drawing. Board asks for additional photos from other locations, such a Vanessa Way and Seaview Ave.

Phil makes a motion to refer to a public hearing because it is a new structure. 6-0. Public Hearing scheduled for March 9 at 5:30PM.

### **7 Narrangansett Ave Map 10 Parcel 22**

**Presented by contractor Charles Sebastian, on behalf of owner Jacquelyn Randolph**

Proposed removal of two walls previously built on porch to return the porch to its original design.

Matt shares his screen with photos and drawings. The wall board had been removed to show existing cedar shingles that match the house. Top railing remains. New head casings will match existing, as well as the scrolled railing.

Phil makes a motion that no public hearing is required, and to approve the project as presented. Jojo-2<sup>nd</sup>. Approved 6-0.

### **New Determinations**

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

**Presented by George Sourati on behalf of owner Joseph Moujabber**

Changes made to previously approved application or demolition and reconstruction. Previous application approved March 13, 2019.

George Sourati presents the changes to the previously approved project. They are adding a door on the Oak Bluffs Ave side of the building. The first floor will be commercial space and be a bakery. No exhaust vent will be needed as the equipment will be all electric.

Lighting to be down shield at all egress doors. George provides three options. Board asks whether the lighting will be above the doors or beside. George says that they are flexible with this.

No sign has yet to be designed.

Phil suggests to remove a window at the first floor to add some siding between the door and windows, and to remove the transom above the door, as the windows are taller than the door and it doesn't line up well.

George agrees to remove one window and center the five windows.

Shelley asks that they try to salvage anything historical.

The board inquires about step lights and the material of the landing at the new door. George says he will provide them when they become available.

Phil makes a motion that no public hearing is required for these changes, and to approve the changes as presented, with the reduction of 1 window, and that they will return with lighting and signage. Jojo-2<sup>nd</sup>. Approved 6-0.

#### **115 Seaview Ave Map 10 Parcel 151**

**Presented by owner Danroy Henry**

Construction of a 30" stone wall, made from the original historic foundation stones.

Owner is present. He states that he had previously met with the highway dept, the fire dept, and a neighbor.

Foundation stones were used to help create the wall. These were stones from the original home built 122 years ago.

Members comment that the fence was more appropriate in this area than a stone wall, that is out of place and very "up island".

Phil asks if they can plant things in front of it to soften the look, or can we lower the wall?

Members ask if a stop work order was issued? Mr Henry states that the building inspector told him he could continue working, but needed to go to the board for approval.

Alexa confirms that the owner had previously inquired with the building department about whether or not permission from CCHDC would be necessary. She could not confirm if he was given an answer by the building inspector. Alexa says that she presumes that a stop work order was not formally issued, because generally a stop work order can only be issued for a building code violation, and a stone wall does not require a permit.

Phil makes a motion to stop work until we can confirm with the building inspector what happened. There was no second.

Phil makes a motion to approve the wall due to hardship and a miscommunication between the inspector and CCHDC. Denby 2<sup>nd</sup>. Approved 5-0. Jojo recused herself.

Denby made a motion to adjourn the meeting at 7:32pm. Amy second. Adjourned 6-0.