



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

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

Members Present: Matt Cramer, Phil Regan, Amy Billings, Denby Olcott, Jojo Lambert, Barbara Baskin, Shelley Christiansen.

Review of the minutes of the CCHDC meeting of February 9, 2022.

Amy motions to approve the minutes. Denby-2<sup>nd</sup>. Approved 6-0. Barbara abstained as she was not present at last meeting.

**Continuation of Public Hearing-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.

A continuance was requested by applicant George Sourati via email on 3/9/22. Phil makes a motion to grant the continuance. Barbara-2<sup>nd</sup>. Continuance approved 7-0.

**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.

A continuance was requested by applicant Joyce Graves via email. Phil motions to grant the continuance. Amy-2<sup>nd</sup>. Continuance approved 7-0.

**New Determinations**

**11 Pennacook Ave Map 10 Parcel 89**

**Presented by owner Richard Banks and Judy Banks-Johnson (owners). Contractor Neal Gade not present.**

Remove and replace all 20 windows with Anderson 400 Series, 2 over 2. No header changes. All trim to match existing, 1x5 solid gold pine. All remaining round top windows to remain as original. All floor to ceiling windows in front living room to remain as existing, to be repaired. All stained glass windows to remain intact and in exact same locations.

The owners present the project. They are proposing 400 series windows in the locations mentioned. Will retain all stained glass windows, and floor to ceiling windows at front of home.

Phil asks if the windows are made of fibrex or vinyl? Owners are unsure. They are proposing to replace all windows 2 over 2 (even those that are currently 6 over 6 or 1 over 1)

Phil motions to approved without a public hearing under the following conditions: CCHDC needs to understand the material of the windows and the mutton detailing. All trim to be replaced as is, including sills. ½ screens to be included, rather than full screens. Submit details to chairperson. Barbara-2<sup>nd</sup>. Approved 7-0.

### **Public Hearing-5:30PM-begins at 5:43**

#### **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.

Applicants show photos, as requested by the CCHDC, including aerial photos, and additional angles from public ways.

Matt opens up to the public.

Guy Clements, of 18 Vanessa Way, says he has no issues with the shed.

Maura McGroarty, 38 Katama Ave, says it is difficult to see from Vanessa Way, doesn't feel it blocks any views, and thinks it fits in perfectly.

A letter from abutter Louis Wilson, questioning commission procedures, was read into the record.

Public comment is closed.

Matt asks about the steps, and owners suggest they will be granite, if possible.

Phil makes a motion to approve the shed as constructed. Jojo-2<sup>nd</sup>. Approved 7-0.

### **New Determination:**

#### **69 Tuckernuck Ave, Map 11 Parcel 76**

##### **Presented by Ann Clark on behalf of owner William Calhoun**

Add a two story framed addition to include sunroom, half bath, and bedroom. The addition will be clad in white cedar shingles to match existing, and will include an open front porch.

Applicant walks through the project with photos of existing and plans for addition.

Phil mentions the history of the building as having been a tackle shop?

Phil thinks the pitch of the addition is not the same and doesn't match up right. Wishes the addition could be more "secondary" to the existing structure.

Shelley asks if the bay window in the existing structure can be removed. Owners states it is his favorite part. They also discuss the interesting dormer. This is needed for the existing shower at the second floor, where it is difficult to stand up.

Barbara agrees with Phil on the roofline and thinks the addition to too prominent. She also thinks the windows at the addition need to be separated, as the entire new area seems to be glass.

Ann states that this first floor addition is intended to be a sunroom, so the glass is needed. She also comments on the roof pitch, and is concerned about the slope of the roof if they drop the roofline.

Denby suggests that if the first floor windows were 2 over 1 with a chunky sill, this might help tie it in to the mainhouse.

Matt agrees with all in regards to ridge being dropped, as well as the eave height.

Matt comments that the west elevation second story windows are too far apart, and that the dormer on the other side needs a window. Ann expresses that it is not practical to have a window in the shower.

Phil makes a motion that a public hearing will be required. Barbara-2<sup>nd</sup>. Approved 7-0. Public hearing scheduled for April 13<sup>th</sup> 2022 at 5:30 PM.

Amy suggests that it will be helpful to the committee to see photos from the back street of the proposed project.

### **2 Pennacook Ave, Map 10 Parcel 134**

#### **Presented by Luis D'Agostino on behalf of the Seaview Condominiums**

Replacement of windows throughout the building, over a five year plan. Proposed windows to be Marvin Elevate, fiberglass exterior windows. New windows to be one over one, same as existing. Awning windows to be replaced with double hung windows, where possible.

Luis presents the proposal to replace all windows over the course of five years with Marvin Elevate.

It is believed that the Seaview was built in the late 1980s to replace the building that burned down.

Phils requests a sample of the window, as they are unfamiliar with this model. He also indicates that Fiberglass windows aren't ordinarily approved. We need to be careful with window selection as this is the largest building in the district.

Applicant says he will get us a sample and drop it off at the Building department.

Shelley makes a motion that no public hearing is required. Jojo-2<sup>nd</sup>. Approved 7-0.

Phil makes a motion that Luis provide a sample and specifications, and that windows are noted on images of the building. Denby-2<sup>nd</sup>. Approved 7-0.

Shelley inquires about the lightbulbs and whether or not they can be changed out. Luis states that this would be doable and they should talk about it offline.

### **Other Business**

Denby inquires about the streetscape signs. Alexa will ask administration where these came from and if they are permanent.

Amy asks about 43 Ocean Ave. railings are being replaced with like railings.

Amy inquires about Wamsutta ave and the work being done over there.

Phil makes a motion to adjourn. Amy-2<sup>nd</sup>. 7-0 adjourned.