

Application to
WEST TISBURY HISTORIC DISTRICT COMMISSION

Instructions: Please type or print. Submit application and exhibits in three complete sets. Add sheets as necessary.

Check type of Certificate applied for:

CERTIFICATE OF APPROPRIATENESS for work as described and exhibits filed.

CERTIFICATE OF NON-APPLICABILITY for the following reasons:

- Not visible from any public street, public way, public park, or public body of water.
- Reconstruction similar to original following fire or other disaster.
- Maintenance, repair or replacement, using same design, materials, colors.
- Proposed work, materials and colors exempted from review by the Commission.
- Meeting requirements certified by authorized public officer to be necessary for public safety because of unsafe condition.
- Other.

CERTIFICATE OF HARDSHIP for a determination as to whether owing to conditions especially affecting the building or structure involved, but not affecting the historic district generally, failure to approve an application will involve a substantial hardship to the applicant, and as to whether such application may be approved without substantial detriment to the public welfare, and without substantial derogation from the intent of the WTHD By-Law.

LOCATION of work 90 MUSIC ST Assessor's Map 32 Lot 25.3

OWNER SIG VAN RAAN Telephone 617 259 0846

ADDRESS 90 MUSIC ST (PO Box 3132)

APPLICANT same Telephone _____

PARTTIME ADDRESS 108 E 82 ST, 5-C NYC NY 10028

CONTRACTOR IVORY LITTLEFIELD Telephone 508 560 8772

ADDRESS W. TISBURY

DESCRIPTION OF ALL PROPOSED EXTERIOR WORK:

CONSTRUCTION OF GARAGE
RELOCATION OF DRIVEWAY
CONSTRUCTION OF Addition To House

REFER
TO
ATTACHED
NARRATIVE

LIST EXHIBITS: Drawings, specifications, photographs, materials and colors attached to application.

DRAWINGS + PHOTOS ATTACHED

CHECKLIST:

- site plans showing existing structures and proposed changes
- photographs of existing conditions
- list of materials and /or color samples / catalog cuts
- scaled architectural drawings of proposed work if required

Signatures (both are required)

[Signature]
Applicant Date

[Signature]
Owner Date

Incomplete applications will be returned.

Received by WTHDC: Date _____ By _____

To The West Tisbury Historic District Commission

Back in 1994, when my late wife and I presented our building plan to the ZBA (and before The Historic District was expanded to this part of Music Street) we were complimented for presenting a design that was in keeping with the rural feel of Music St.

It is within that spirit that we present a proposal for a garage and an addition that is harmonious with the architectural character of the existing house and the neighborhood And does not detract from the aesthetic values of the district.

As the Commission is aware, our immediate neighbors who bought the Dye's Farm and Dianne Power's house, are likewise committed to and are committed to restoring and maintaining The rural ambiance for which Music St is noted.

We are presenting a plan that has four phases: the construction of a garage; the relocation of our present driveway; the construction of a small addition to our house and the placement of solar panels on both the house and the garage. Below are the details which are illustrated by the accompanying photos and drawings.

Relocation of Driveway – We hope to relocate the existing driveway approx 70 or so feet east of our present driveway, away from the curve in the road which we have found to be a rather risky spot. (In fact, our neighbor is likewise planning to eliminate his present driveway, which is directly next to ours, likewise for the same reason as there already exists another driveway to his property). We plan for our new driveway to connect directly to our new garage. No trees Need be cut other than one overhanging branch and brush clearance. Beetle Bung Tree Co. (Matt Flanders) will do the work for the driveway. (As illustrated in the proposed site plan attached). Refer to photos marked 1-6

Construction of Garage – The contractor is Ivory Littlefield.

Elevation and Floor plan drawings done by architect consultant.

We hope to construct a 24'x22' 2 car garage with a second floor wet studio (toilet and sink). As indicated in the site plan, the existing shed will be demolished and removed. The garage Will be situated so as to avoid cutting any trees and within the neighboring setbacks and roadside setback. It is likewise situated to afford simple proximity for a septic tie in to the existing 3 BR septic system. Refer to photos marked 7-10 and likewise to the drawings marked A 201; A202;A101;A300 and General Notes A001

It should be noted that there will be a dormer on the south facing rear of the garage as indicated in A 201. **And there will not be a dormer on the North facing street side of the garage** (we decided to eliminate that detail)

The general notes on page marked A001 indicate the specific details as conforming to building codes.

Construction of Addition to Existing living room of house – Contractor, Ivory Littlefield

We hope to construct a 20,x26' extension to our living room as indicated in elevation and floor plan drawings marked A200 and A100. And referenced in photo marked 11. The primary reason for the need of an extension is that our present living room as part of an open floor plan also serves as a workspace, a piano studio and dining area. Expanding the space will enhance both of us, our abilities to work from home and live here more comfortably year round. All windows, siding and roofing will conform to the existing house and proposed garage. We likewise plan to install solar panels on the new addition as well as the present house situated on the rear facing sides out of the public view. Construction details in line with the general notes as described on attached A001

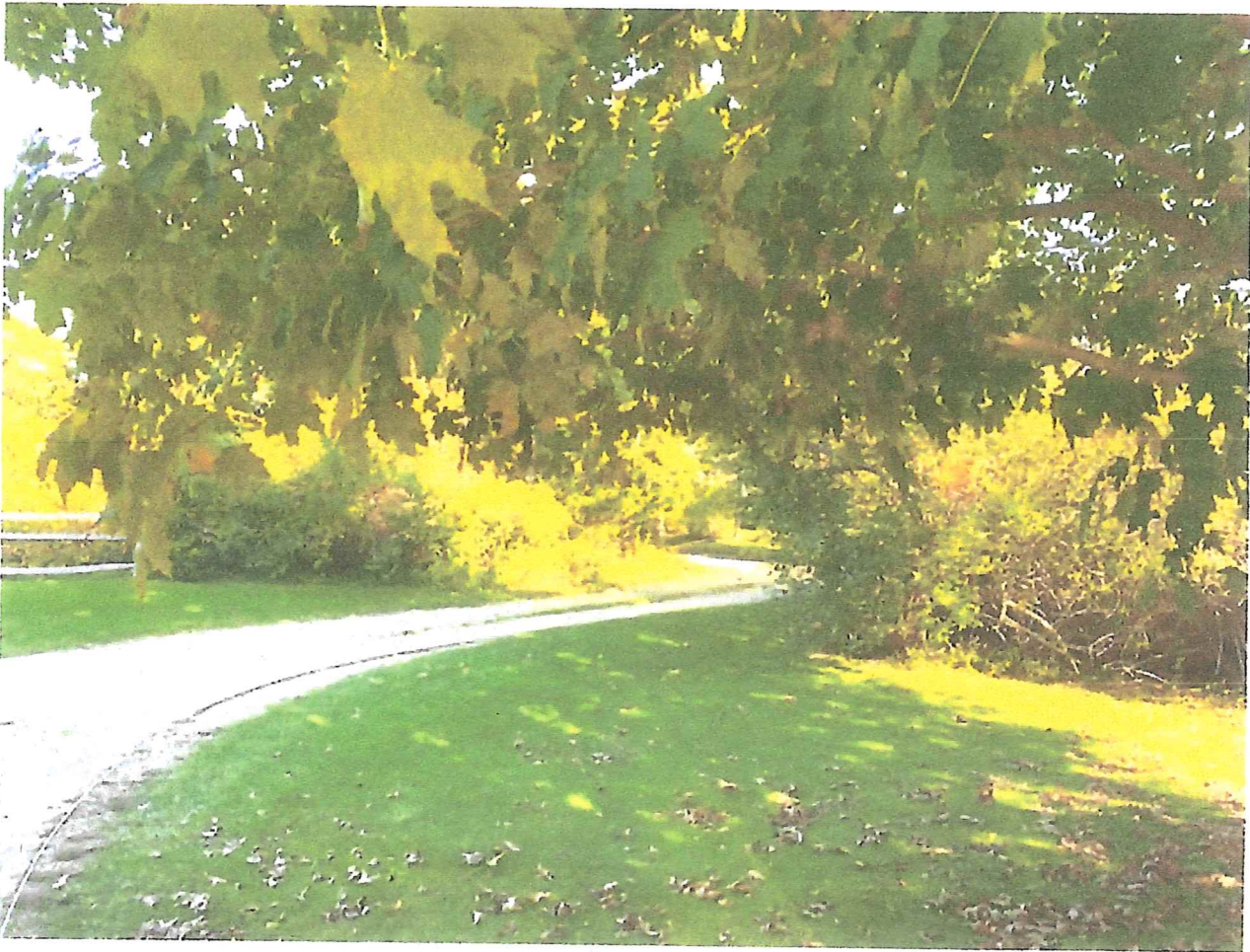
We present this proposal in the spirit of collaboration with the historic commission.

Respectfully,

Sig Van Raan and Susan Dickler



Car approaching curve on Music St.



Present driveway as it comes in from Music St



View of driveway from the curve point of Music St

3



Approaching the curve – present driveway on the left

4 B



Site of proposed driveway cut in (between the cones)
No trees to be cut other than an overhanging branch



Brush to be removed for proposed driveway



Site of proposed garage. Shed to be demolished and removed

No trees will be cut



Proposed garage to be cedar shingled to replicate house

A handwritten signature or mark, possibly the number '8', located in the bottom right corner of the page.

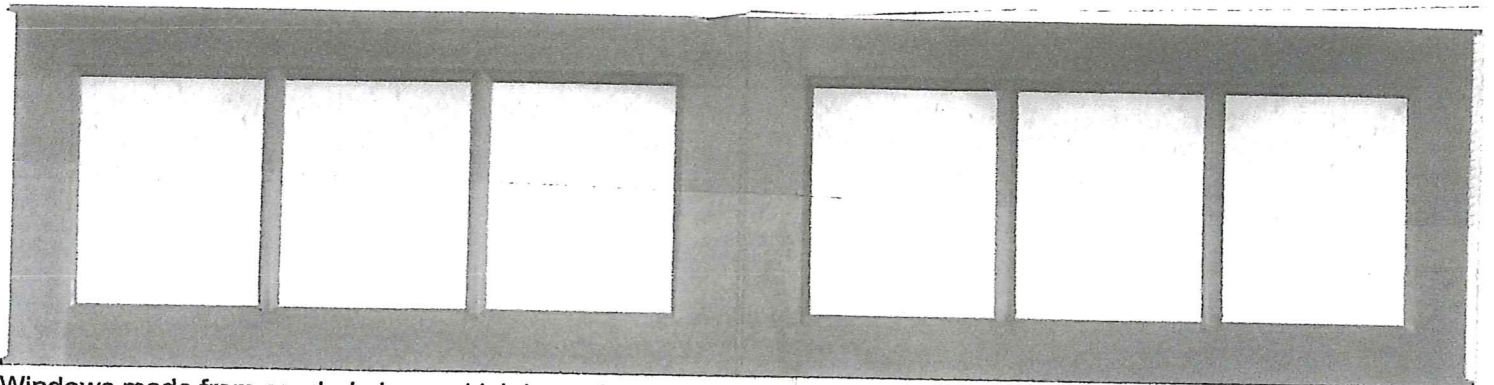


Window detail and trim color to be replicated with
Proposed garage



Proposed garage doors

10/13/21, 12:20 PM

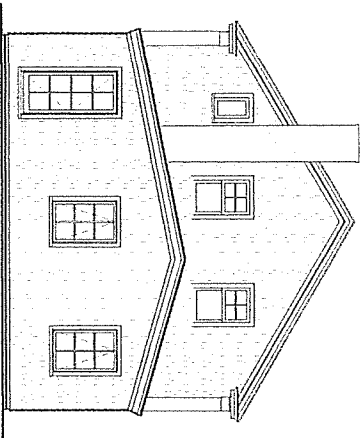


Windows made from seeded glass, which is marked with tiny bubbles and usually a bit wavy, is a unique feature that's reminiscent of the Victorian era.



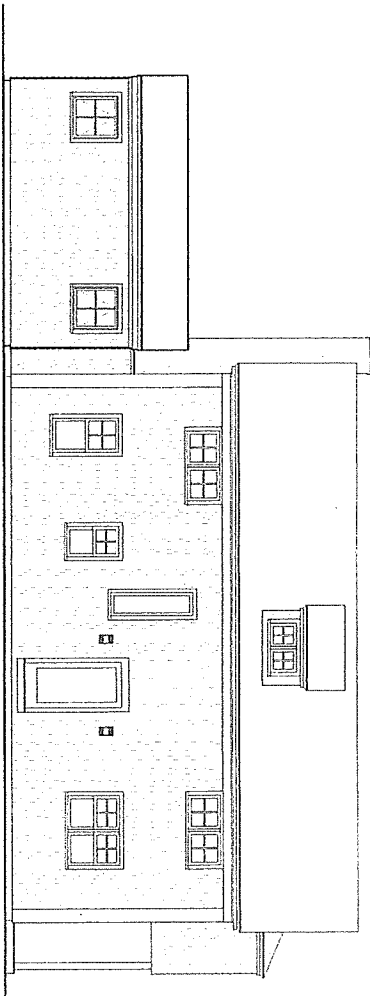
Side of house with proposed living room extension

11



NORTH ELEVATION

SCALE 1/4" = 1'-0"



EAST ELEVATION

SCALE 1/4" = 1'-0"

2

DRAWINGS PROVIDED BY
OWNER
NOT FOR CONSTRUCTION

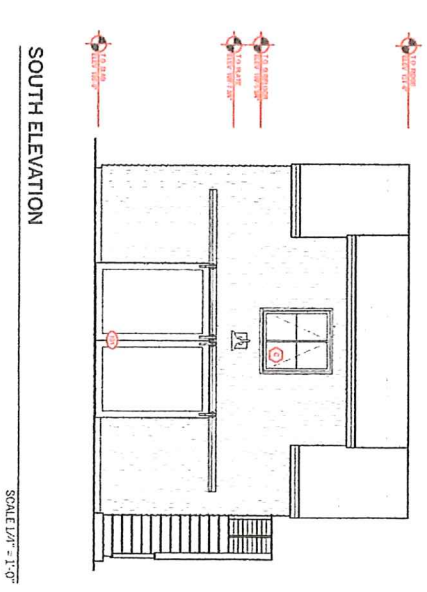
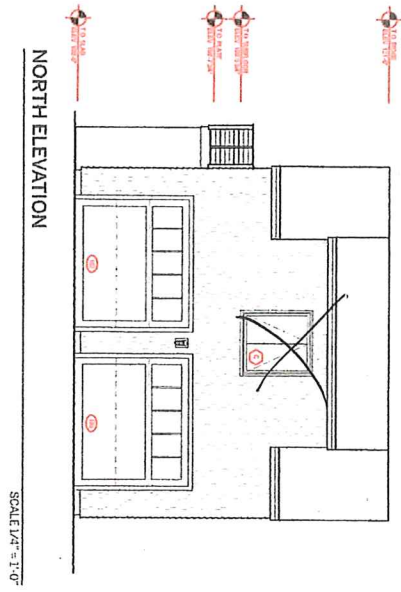
11/18/21 HISTORICAL APPLICATION

VAN RAAN/DICKLER
RESIDENCE
90 MUSIC ST.
WEST TISBURY, MA

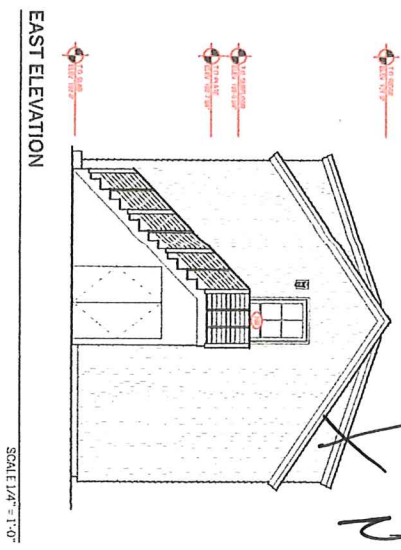
ADDITION
ELEVATIONS

A200

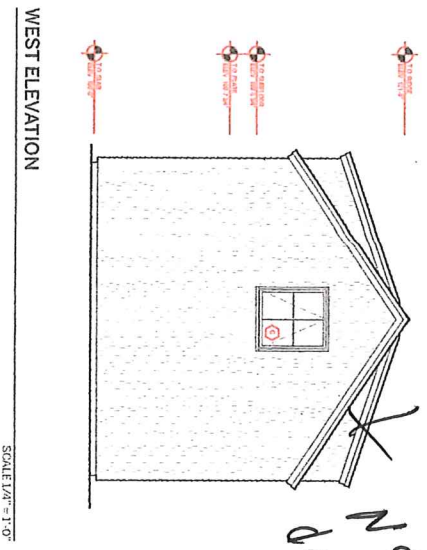
No dormer
or window



No dormer



No dormer



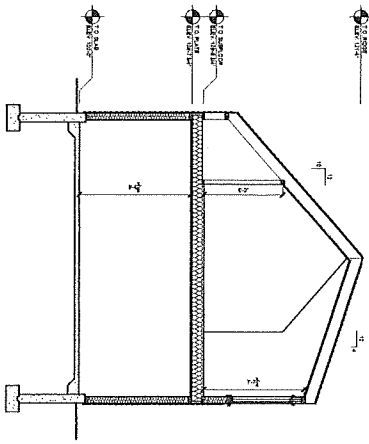
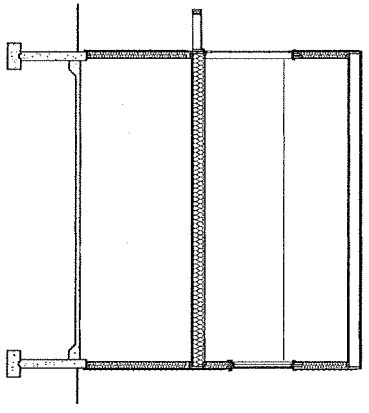
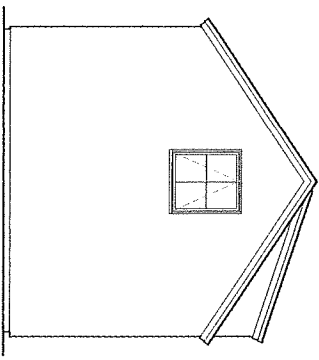
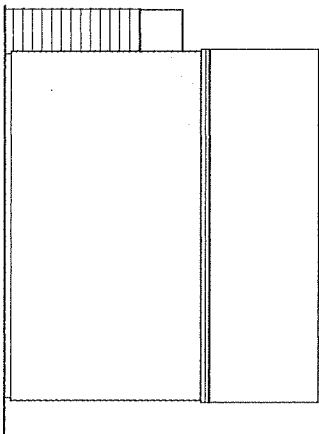
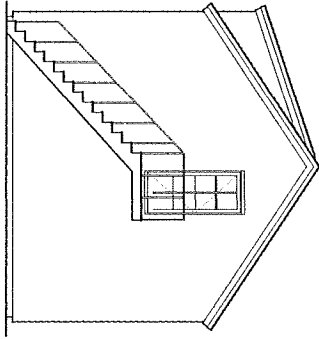
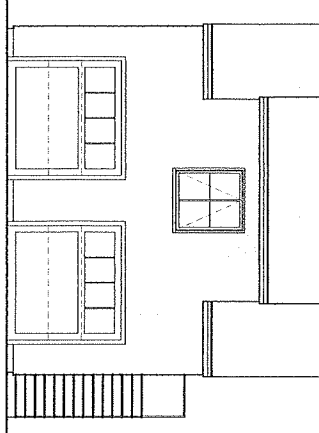
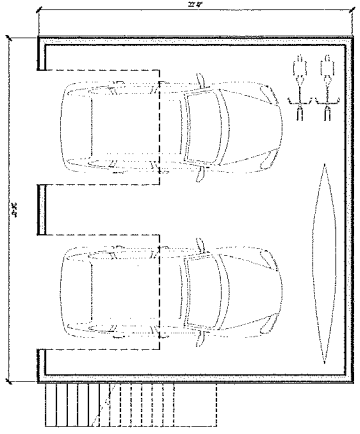
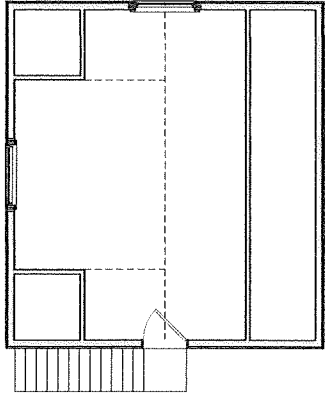
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11/18/21 HISTORICAL APPLICATION

VAN RAAN/DICKLER
RESIDENCE
90 MUSIC ST.
WEST TISBURY, MA

GARAGE
ELEVATIONS

A201

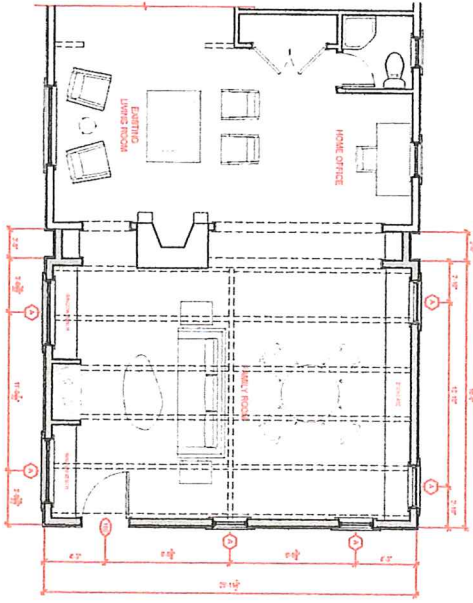


NOT FOR CONSTRUCTION

GARAGE

SCALE 1/8"=1'-0"

A202



FIRST FLOOR PLAN

SCALE 1/4" = 1'-0"

NO.	TYPE	MODEL	DESCRIPTION (UNIT SIZE, GRADE)	REQ. QUANTITY	UNIT PRICE	EST. QTY.	UNIT PRICE	EST. QTY.	REMARKS
A	Window	612	2'-11 1/2" x 3'-11 1/2"	4	Yes	Painted	Industry Brown	Industry Brown	
B	Window	721	2'-5 1/2" x 3'-5 1/2"	4	Yes	Painted	Industry Brown	Industry Brown	
C	Window	912	2'-11 1/2" x 3'-11 1/2"	4	Yes	Painted	Industry Brown	Industry Brown	
D1	Window	Overhead	4'-3" x 4'-9"	4	Yes	Painted	Industry Brown	Industry Brown	
D2	Window	Overhead	4'-3" x 4'-9"	4	N/A	Painted	Industry Brown	Industry Brown	
E	Window	720	2'-5 1/2" x 3'-11 1/2"	4	Yes	Painted	Industry Brown	Industry Brown	

WINDOW SCHEDULE

ROOF PLAN

SCALE 1/4" = 1'-0"

NO.	LOCATION	TYPE	DESCRIPTION	UNIT PRICE	REMARKS
D1	Living Room	Window	2'-5 1/2" x 3'-5 1/2"	4	Industry Brown
D2	Dining Room	Window	2'-11 1/2" x 3'-11 1/2"	4	Industry Brown

DOOR SCHEDULE

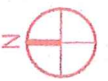
A100

ADDITION FLOOR PLANS

VAN RAN/DICKLER
RESIDENCE
90 MUSIC ST.
WEST TISBURY, MA

11/18/21 HISTORICAL APPLICATION

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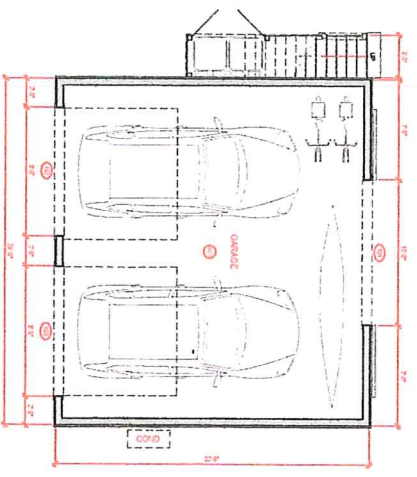
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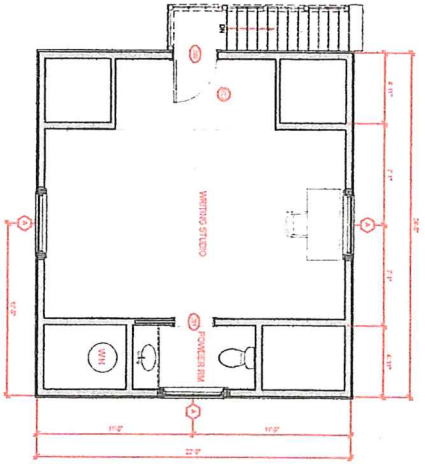
GARAGE
FLOOR PLANS

A101



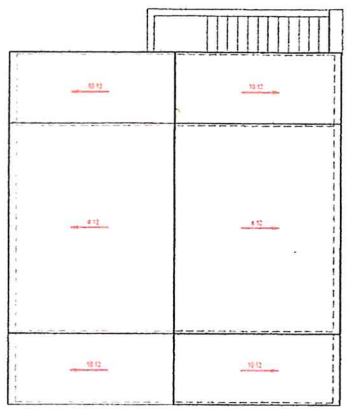
FIRST FLOOR PLAN

SCALE 1/4" = 1'-0"



SECOND FLOOR PLAN

SCALE 1/4" = 1'-0"



ROOF PLAN

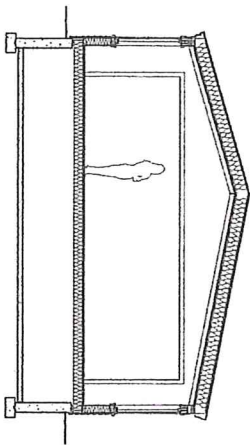
SCALE 1/4" = 1'-0"

NO.	TYPE	VELOC.	DESCRIPTION	NO. SILL	NO. HEAD	NO. CASE	NO. GLASS	NO. FIN	NO. FIN	NO. FIN	NO. FIN	NO. FIN
A	Window	912	Window	2' 11 1/8" x 7' 11 1/8"	2' 9 3/8" x 4' 0"	4	4	4	4	4	4	4
B	Window	721	Window	2' 5 1/2" x 3' 5 1/2"	2' 6 1/4" x 3' 6"	4	4	4	4	4	4	4
C	Window	912	Window	2' 11 1/8" x 3' 11 1/8"	2' 9 3/8" x 4' 0"	4	4	4	4	4	4	4
D1	Window	Overhead	Window	4' 7" x 4' 0"	4' 3 3/4" x 4' 0"	4	4	4	4	4	4	4
D2	Window	Overhead	Window	4' 3 3/4" x 4' 0"	4' 3 3/4" x 4' 0"	4	4	4	4	4	4	4
E	Window	721	Window	2' 5 1/2" x 2' 11 1/8"	2' 6 1/4" x 3' 6"	4	4	4	4	4	4	4

WINDOW SCHEDULE

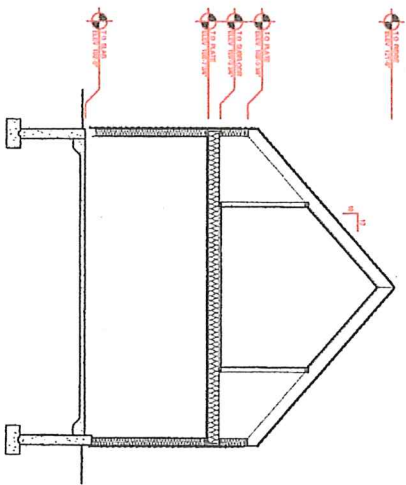
NO.	LOCATION	NO.	DESCRIPTION	NO.	NO.	NO.	NO.	NO.	NO.	NO.	NO.	NO.
101	Living Room	101	Living Room	3' 0 1/8" x 6' 9 1/8"	3' 1 1/8" x 6' 9 1/8"	8	8	8	8	8	8	8
102	Garage	102	Garage	3' 0 1/8" x 6' 9 1/8"	3' 1 1/8" x 6' 9 1/8"	8	8	8	8	8	8	8

DOOR SCHEDULE



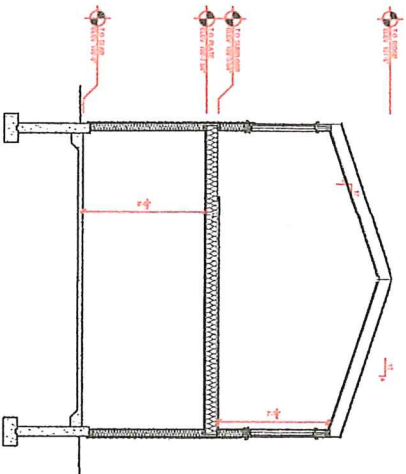
ADDITION BUILDING SECTION

SCALE 1/4" = 1'-0"



GARAGE BUILDING SECTION

SCALE 1/4" = 1'-0"



GARAGE BUILDING SECTION

SCALE 1/4" = 1'-0"

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11/18/21 HISTORICAL APPLICATION

VAN RAAN/DICKLER
RESIDENCE
90 MUSIC ST.
WESTTISBURY, MA

BUILDING
SECTIONS

A300

GENERAL NOTES:

- CODES: ALL WORK SHALL CONFORM TO THE MASSACHUSETTS STATE BUILDING CODE 8TH EDITION.
- DO NOT SCALE DIMENSIONS FROM DRAWINGS. USE CALCULATED DIMENSIONS ONLY. NOTIFY THE OWNER IMMEDIATELY IF ANY CONFLICT EXISTS.
- CONTRACTOR SHALL VERIFY ALL CONDITIONS PRIOR TO INITIATING THE WORK. NOTIFY THE OWNER OF ANY DISCREPANCIES.
- VERIFY ALL ROUGH IN DIMENSIONS FOR EQUIPMENT. PROVIDE ALL BUCK-OUT BLOCKING, BACKING, AND JACKS REQUIRED FOR INSTALLATION
- VERIFY LOCATION OF ALL EXISTING UTILITIES AND SLEEVING. CAP MARK, AND PROTECT AS NECESSARY TO COMPLETE THE WORK. PROVIDE AS BUILT PLAN OF ALL UTILITY LOCATIONS.
- ALL WOOD IN CONTACT WITH CONCRETE TO BE PRESSURE TREATED
- SERVICE WATER PIPES IN UNHEATED SPACES TO BE INSULATED.
- PROVIDE FIREBLOCKING AT ALL LOCATIONS REQUIRED BY THE MASSACHUSETTS STATE BUILDING CODE
- PROVIDE DRAFTSTOPPING AT ALL LOCATIONS REQUIRED BY THE MASSACHUSETTS STATE BUILDING CODE
- INSTALL ALL DOOR HARDWARE HANDSETS AT 36" TO CENTERLINE UNLESS OTHERWISE NOTED. VERIFY W/ OWNER.
- USE CAST IRON WASTE LINES FOR ALL PLUMBING IN CEILINGS AND WALLS.
- ALL INSULATION MATERIALS SHALL HAVE FLAME SPREAD RATING NOT TO EXCEED 25 AND A SMOKE DEVELOPED RATING NOT TO EXCEED 450, PER MASSACHUSETTS STATE BUILDING CODE.
- CLEAR DEBRIS FROM ALL VENTILATION DRILL HOLES AND NOTCHES.
- THE CONTRACTOR IS REQUIRED TO COORDINATE BETWEEN THE TRADES THE SEQUENCE OF CONSTRUCTION AND THE REQUIRED REVIEW AND APPROVALS FOR THE HOUSE TO BE CERTIFIED AS ENERGY STAR COMPLIANT.

ZONING INFORMATION:

PROJECT ADDRESS:
 60 MUSIC STREET
 WESTTSISBURY, MA 02568

JURISDICTION:
 WESTTSISBURY, MA

ASSESSOR'S MAP PARCEL NUMBER:
 32 25 3

LAND USE ZONE:

DRAWING LIST:

- A000 TITLE SHEET
- A001 GENERAL NOTES & PROJECT DATE
- A002 EXISTING PHOTOS
- A100 ADDITION FLOOR PLANS
- A101 GARAGE FLOOR PLANS
- A200 ADDITION FLOOR PLANS
- A201 GARAGE FLOOR PLANS

LAND USE REQUIREMENTS:

LOT SIZE:
 FRONTAGE:
 SETBACKS:
 ADDITION:
 GARAGE:
 HEIGHT RESTRICTION:

GROSS BUILDING AREA

ADDITION:
 GARAGE:

BUILDING CODE INFORMATION

BUILDING CODE: MASSACHUSETTS STATE BUILDING CODE 8TH EDITION
 ENERGY CODE: 2015 IECC (ADOPTED BY MASSACHUSETTS AUGUST 12, 2016)

DRAWINGS PROVIDED BY
 OWNER
 NOT FOR CONSTRUCTION

11/18/21 HISTORICAL APPLICATION

11/18/21	HISTORICAL APPLICATION
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VAN RAAN/DICKLER
 RESIDENCE
 90 MUSIC ST.
 WESTTSISBURY, MA

**GENERAL
 NOTES &
 PROJECT DATA**

A001