

## WEST TISBURY HISTORIC DISTRICT COMMISSION

### MEETING MINUTES

Date of Meeting: January 30, 2023

Meeting at 5:30 PM

Attending: Sean Conley, Nancy Dole, Charles Kernick, Josh Gothard, Mark Mazer, Anne Fisher

Absent: Carol Sarason

Also Attending: Susan Wasserman, Rosemary Ovian

5:30 pm hearing. We approved application for 11 Music, LLC for 11 Music Street Map 32 Lot 60 to remove four large Norway maple trees as shown on application, and presented by applicant, Josh Gothard. Josh recused himself, since he is owner of the property. The trees are invasive, but also they pose a hazard to the outbuildings as they are only 2 feet away.

Rosemary asked that she be informed when Haggerty Co. (certified arborist) plan to remove the trees, because she wants to be sure no damage will be done to the four Stewartia trees that she planted in that area. She would like to come from California and be present when the work is done.

Susan asked about a dead tree on the property, half of which is on Garcia lot, and Josh said that it is not dead, rather, has been pruned severely, and is expected to recover fully.

Josh said that Indigo Farm will be coming in the spring to landscape in front of the house, where septic recently required tree removal, with specimen plants.

Mark made a motion to approve, and the application was approved as submitted. It is agreed that Rosemary will be informed when the work is scheduled.

There will be a joint meeting of the Howes House Building Committee and the HDC on February 1<sup>st</sup> Wednesday at 5:30 pm to look at the most recent proposals for the Howes House project, including circular drives and a new curb cut and changes to the flow of parking lot shared with Library.

HDC discussed the size of the existing lot where the expansion of Howes House would result in an increase in sq ft from 6000 to 9000 sq ft. and felt the proposed addition was too large for that site.

We agreed that the existing elevations should not change.

The addition should be equal or secondary in height to the existing historic building.

We agreed that the more space that the architect put underground, the better.

From the design guidelines of the WTHDC:

#### **“Additions and New Construction**

SIZE: The size and scale of a proposed addition in relation to that of existing and neighboring buildings will be evaluated.

MASSING: A proper addition is not overwhelming. Its height, width and depth (massing) are similar in scale to or smaller than the original structure. Additions should be subservient to the original structure, and should be located where least visible from the public view.

ROOF CONFIGURATION: Proposed additions should match or harmonize with the roof style and details of the existing building.

NEW CONSTRUCTION should blend in well to the surrounding neighborhood by using similar scale, materials and siting.”

There were other concerns, but the general feeling was that it was going to be very difficult to find a design that was compatible with the surrounding village, that allowed for a predicted increase in use of 20% over the coming years, that included all the programs that the Council on Aging would like to provide, and that met State requirements.

The new curb cut and additional parking spaces next to building was also problematical, as it would encroach on existing green space which is an important characteristic of the historic district.

The application by the Vineyard Transit Authority to make de minimus changes to an already approved application was approved.

Respectfully submitted,

Nancy Dole, Secretary

Approved on 3/13/2023