



KEENAN + KENNY ARCHITECTS, LTD.

**TOWN OF WEST TISBURY HOWES HOUSE COUNCIL ON AGING
MEMO OF BUILDING DESIGN COMMITTEE MEETING NO. 4A with HISTORIC DISTRICT COMMISSION**

February 1, 2023 at 5:30 PM

PHASE: Preliminary Design
PROJECT: Howes House COA Renovations and Additions
DATE: February 1, 2023
LOCATION: Town Hall and Zoom
ATTENDING: Jen Rand, Town Administrator
Kathy Logue, Town Treasurer
Bethany Hammond, COA Staff
Skipper Manter, Chairman, Bldg. Comm.
Carol Saranson, HDC
Adrian Higgins, HDC
Alexandra Pratt, HDC
Charlie Kernick, HDC
Susan Wasserman, HDC
Nancy Dole, HDC
Annie Fisher, HDC
Sean Conley, HDC
Thomas Humphrey, MV Gazette
Joe Tierney, WT Bldg. Insp.
Josh Gothard, Music Street Architects
Michael Josefek, ACG
Donald Velozo, ACG
John Keenan, K+K Architects
Antonia Kenny, K+K Architects
Jerry Thiboutot, K+K Architects (Remote)

The following is a record of the above referenced meeting

Discussion:

1. The Howes House, Select Board and Historic District Commission meetings were called to order, quorums were noted.
2. Skipper noted to the HDC that the Planning Board request for review had been cancelled as the parking/entry drives will not be changed as per an earlier plan.
3. K+K reviewed the plans, elevations and 3D images of the proposed new COA building which will be constructed behind the original Howes House on State Road. JK explained that the existing Howes House second floor will need to be raised one foot to align with the new floor.
4. Josh G. noted his concern that street façade has no connection to the street and questioned the need for the 10' floor to floor height. JK said due to the new framing and MEP work, even with a 10' floor to floor the clear height on the first floor will only be 8' -8'6".
5. JK also noted that the existing Howes House building will need to be brought up to current code and that there will be almost nothing left of the original structure on the interior and that the spaces in the original footprint will be new.

6. Nancy D. said Historic had a meeting on this on Monday and they would have a problem if any of the existing roof lines were raised. They are also concerned that the rear (new structure) of the building is so large – and they may have a problem with this.
7. JK noted we can look at aligning the ridge lines and bringing the new building's ridge down.
8. There was a question if you could see the addition from the north side of State Road? K+K will prepare views of the proposed COA from across State Road (Alley's) and both directions.
9. Mark M. asked if the building could be built underground. Kathy L. said that there was a full story basement being utilized underground.
10. Adrian H. said that the large program was never meant to be put together with a small building in front.
11. Questions re: could you separate the buildings: old and new, large and small? HDC and Town need to come to terms with this.
12. Josh G. – this project will affect the Art Gallery views and the Library entrance. He asked what are the large program elements that can be reduced in height? He noted that it is nice to have the COA in the center of town, but too much program for the amount of space.
13. Adrian noted that increased programming means more parking issues.
14. It was suggested that maybe make the larger mass of addition barn-like.
15. Kathy noted Bethany had said the campus element is important to the clients and that the 90's addition was a different style. Nancy noted the 90's addition had a lower ridge.
16. Josh asked what other locations have been explored? Skipper noted the Town owns no other pieces of property.
17. Charles K. said the longer this goes on the less attractive this project has become. There is a conflict between historical reference and utility which may not be overcome.
18. Josh spoke for the HDC: the campus concept is understood and the COA programming has increased in need. Unless the mass at the rear is less than the front this will be an issue.
19. Carol S. stated the whole character of the center will change, it does not work, it's too big.
20. Kathy said we will not build something that will not fit the bill.
21. Sean asked if this can be reworked? JK said this is a first shot and that K+K will look at lowering ridge lines. MJ agreed this is a first step – would like K+K to keep programming but revise with more information from the Committee. He recommends allowing K+K to continue with a more detailed building showing doors and windows and come back in a few weeks for another informal meeting.
22. Nancy D. said this will change the look of the entire neighborhood if the current design was built.
23. Sean asked the HDC if there were any other comments/questions:
 - Maybe put a straw pole to voter at the next town meeting second Tuesday in April.
 - Adrian thinks funding is an issue, he noted maybe scaling back programming at this location.
 - Kathy noted that a building needs to fit the program, one that is too small to fit the program makes no sense.
24. Josh agrees with Adrian – does it make sense to put everything in one location? Adrian is concerned about the costs.
25. HH and HDC made the motion to adjourn, the vote agreed and the meeting ended at approximately 6:30 PM.

Submitted by:

Antonia A. Kenny, R.A.

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cc: Mike Josefek, Don Velozo: ACG