

Martha's Vineyard Commission (MVC)
33 New York Ave, Oak Bluffs, MA 02557
P.O. Box 1447 Oak Bluffs, MA 02557

Vineyard Haven Historic Commission (VHHC)
PO Box 1239 Vineyard Haven, MA 02568

JUN 1 2019
TOM TATE

June 16th, 2019

Dear MVC members, LUPC members, VHHC,

I am writing to seek your support for replacing the main house on our property with an environmentally friendly and energy efficient home.

We have owned this property for more than 25 years. We have loved every minute of our time here.

We have tried to be good stewards of this beautiful spot and have maintained the house just as we found it 25 years ago. But the house is now in need of major work; it is being held together by the amazing efforts of Richard Toole. It is in need of major upgrading and the most efficient way to do that is to replace the existing structure as it needs new windows and doors, electrical, new plumbing, new kitchen and upgraded electrical, internet.

We have been trying to sell the property for 8 years now, and the stumbling block has been that everyone sees the main house as a tear down. There is little left of any of the original old house, as rooms were added or altered in the 40's and 60's.

My husband was recently diagnosed with Alzheimer's so the maintenance and taxes on this property has become a great financial burden and we need to sell. Anyone who buys it will want to work on the main house. Our immediate abutters on both sides, the Emmets to the East and the Thompson's to the West, agree and approve of the house being removed and replaced and we can document their support upon request.

The back of the house, which faces the Sound (the only public exposure) was changed in the 60's to a modern glass facade with an exterior steel spiral staircase to the second floor. As much as I love this house I must admit it has no historical or architectural significance; it is just an old house.


It is our hope that you will approve the buyers' proposal so that this may become a house and property to be enjoyed in the 21st century.

Included please find some photos and a bit of research from Rob Kendall for your review.

Feel free to contact me directly at 310-433-4147 with any questions.

Thank you for your consideration.

Rita Stern Milch
556 Chappaquonsett Road


Cc Kenneth Barwick
Cc Patty & Robert Kendall
Cc Tom Tate

Supporting Materials and Photographs of Existing Conditions

The owner is here through June 28th at which point there they have renters as of July 1st through Labor Day. Pending Concurrence referral from the Tisbury Building department, which was requested two weeks ago, it is my understanding that Adam Turner, in efforts to try and help but with no assurance if a site visit is even possible, has tentatively scheduled a potential site visit on Monday June 24th. If this occurs, and if the Tisbury Historic Committee might also be able to conduct their site visit at that time it would be greatly appreciated. We will fully understand and respect if this timing doesn't work.

We have learned that even the consideration of moving 50% of the old dining room portion of the main house is not an option. Tisbury will *rightfully* not allow another separate non-conforming structure on this precious land, nor will they, and correctly so, allow us to add it to one of the other non-conforming structures. Any contemplations of such an irrational relocation of the old and smaller dining room part are not allowed and are clearly not financially viable.

This property is not listed in any historic district, is located on a very private 22 acre lot which is not visible or accessible to public. As can be seen in photo survey I'll include below even the one "old" remaining dining room has large glass siding doors, new brick fireplace, recent fireplace damper commonly available from Cottles lumber company, non-historic aluminum window jambs facing drive. Even the window trim inside and out is not historic as it is not custom milled, but instead is common flat 1x4 casings.

If the LUPC would please consider not concurring with this Concurrence Referral and help save the seller expense and time of a potential protracted DRI review we would greatly appreciate it as their Buyer's offer does have a time limit with time being of the essence.

If either or both committees wish to visit next Monday June 24th the owner will be there all morning up until 2:00 p.m. or so and would be happy to receive you.

In that both MVC and VHHC has the authority to, in some instances, allow for removal and replacement of "old" homes may I please ask what criterion you might require in order to do so?

What if a home owner comes to both of your committees at MVC and VHHC with the following....

- Majority of square footage was added on, over the years, to the small old de minimis core.
- Property is located in no established historic district.
- No local historic commission or architectural commission has, to date, deemed said property as having historic significance.
- Property is not listed with the National or Massachusetts Registers of Historic Places.
- Not listed in either Historic, Traditional Neighborhoods or Scenic Road districts
- Property has no association with historically significant individual, group, organization or event.
- Property design has been significantly altered and has little or no potential historical significance.
- Property has no known or significant regional impact.
- Twenty two acre property is located in rural setting, down mile long dirt road, not visible by public.
- Property is not accessible to the public.
- Long time generational owner support for removal and replacement in light of no historic significance or visibility from public.
- Two immediate abutters, East and West, proactively support removal and replacement.
- Long time owners have been unable to sell property over many years, even for renovation.
- Other structures on the property to remain as is. Any minor alterations only by approval.
- Exterior lighting would meet, or exceed, Town ordinance downward facing.
- Water to come from private well, no Town water use.
- No traffic issues as result of removal and replacement
- No access issues would impact the town or island
- No parking issues would impact the town or island
- All existing vegetation/landscaping to be protected. Only native softscape to be added.
- Any salvage items of removal to be proactively donated to MV Habitat for Humanity

The probable BENEFITS to Tisbury, to the Vineyard, of removal and replacement are...

- o Net Positive replacement which gives more energy than it takes. (future island model)
- o Reduced use of fossil fuel and reduction of carbon footprint.
- o PV Solar and Green roof helps reduce burden on local utilities.
- o Voluntary Reduction of 7 approved bedrooms down to just 5 bedrooms.
- o Existing cesspools to be replaced with BOH approved Title IV septic.
- o Zero visibility from public ways.
- o Replacement footprint is pulled back from waterfront.
- o Replacement ridge height is to be reduced.
- o Voluntary removal of one (1) of 7 non-conforming structures, with only 6 remaining.
- o Replacement employs, primarily, local craftsman and their families.
- o Replacement meets all Town of Tisbury ZBA requirements.
- o Replacement meets all Town of Tisbury Con Com requirements.
- o Replacement meets all Natural Heritage requirements, envelop not an NHESP habitat.
- o Replacement home increases property values and local tax revenues.
- o Sale of said property contributes to Land Bank conservation efforts.
- o Buyer voluntarily offers \$5,000 donation to MV Affordable Housing Fund.
- o Sale of said property would immediately help alleviate current family hardship.

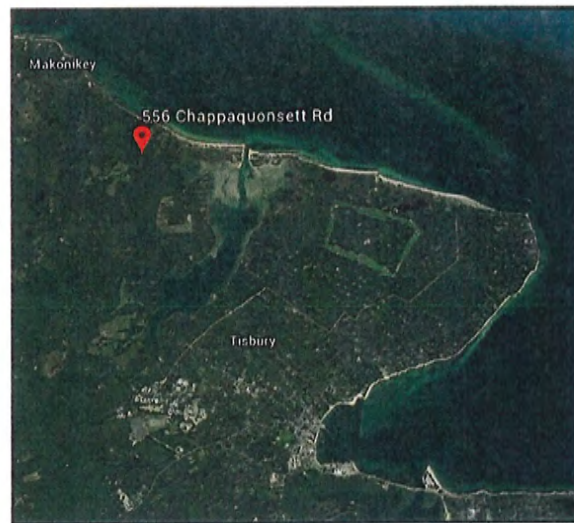
In quick research of MVC website we make note of just two approvals of demolition of historic buildings both located in densely populated historic neighborhoods....

- o Edgartown's Beach Street Property
- o Oak Bluffs Masonic Avenue (Bradley Memorial Church)

We ask the LUPC to consider if our removal and replacement request can be approved in that we believe our proposed demolition is in no way any more significant than either of these two above historic projects.

We are aware that there are other MVC demolitions of non significant structures allowed as well.

Locus map with aerial photos indicating our rural 22 acre property, not visible from public view.



The only side visible from a potential "public way" is from a boat on the North side.

Please note how the entire North side has giant large format glass windows and doors, not at all historic.

Please also note the modern steel spiral staircase.



This next photo is of the West side which is not visible from the water.

Yes, this side looks old but the fireplace was retrofitted long after the house was originally built.

As can be seen the fireplace and exterior chimney are built with contemporary "water-struck" bricks and current day common damper and new mortar, none of which is historic.



South drive side, not at all visible from any public way, or ever seen by anyone at all as it is located deep into our 22 acres lot.

While this South side may look old please note that even the windows are newer aluminum jambs, not at all historic.



As can be seen the interior of these newer windows (aluminum jambs) and doors are trimmed with everyday common 1 x 4 casings, not with historic custom molded trims.



The East Elevation shows newer large glass sliding doors, which we installed over 40 years ago, into the only "old" room in the house, the dining room. As can be seen there are recent, none historic casement windows located above the dining room.



Below is the view from inside the "old" dining room. Any site visit would show this room has big glass sliding doors, smaller aluminum frame windows facing south, new brick and damper fireplace, and recent 6 x 6 quarry tile... none of which is historic.



This is the East kitchen wing with new contemporary big glass units installed over 40 years ago.



View from upper bedroom above "old dining room, shows new none historic casement windows.



Interior photo of interior stair with recent Brosco balusters, not historic.





Closet doors in "old" part of house, recent non historic hollow core, 1 x 4 flat common trim

