

# FW: Meyer MVC Document

Philip Regan <pregan@hutkerarchitects.com>

Thu 1/27/2022 5:33 PM

To: Alex Elvin <elvin@mvcommission.org>;

Cc: Jeff Meyer <meyerjeffreys@gmail.com>; Lois Meyer <loisb.meyer@gmail.com>; Sean Dougherty <sdougherty@hutkerarchitects.com>; Audrey Snare <asnare@hutkerarchitects.com>; Jake Lefeber <jlefeber@hutkerarchitects.com>; Robert McCarron <rmm@edgartownlaw.com>;

📎 1 attachment

2022.01.27\_Meyer\_MVC\_Existing-Proposed Document.pdf;

Alex

Please see the attached plan and elevation diagrams comparing the existing conditions vs. the proposed conditions. I am hopeful this will help with some of the questions that have arisen over the course of our proceedings. Two concerns that were previously raised include: size of proposed house and Greek Revival precedence;

1. I have included a square footage tabulation based on the current "big house by-law" being proposed for West Tisbury. If the by-law were to be enacted, our proposed house, at 4,600 sq. ft., would actually amount to just a bit over 50% of what would be allowed "by right" on a property of this size.
2. The 1850 New England version of the Greek Revival house was a simplified and less ornate version of its early 1800 predecessor elsewhere on the eastern seaboard. Gone were the excessively decorative trim, complete pediments and colonnaded porches. What became more common were the removal of the entry porch, the centered entry and the complete pediment. What has remained consistent is architectural balance on the gabled (formal) façade.

1948 existing facade (balanced- not symmetrical)

- A door to one side with two large windows balancing the remaining first floor wall area
- Two smaller windows balanced at the second floor
- The door/window fenestration amounts to three simple penetrations types in the façade
- All windows are traditionally divided with muntins
- Second floor "knee" walls supporting a balanced and gabled roof of a moderate pitch.
- Second floor dormers to allow for windows and head height along the "eave" walls
- Painted corner board pilasters and decorative eaves and door/window trim

2022 proposed façade (balanced – not symmetrical)

- A small window to one side with a large window balancing the remaining first floor wall area

- One medium size window balanced at the second floor
- The window fenestration amounts three simple penetration types in the façade
- All windows are traditionally divided with muntins
- Second floor “knee” walls supporting a balanced and gabled roof of a moderate pitch
- Second floor dormers to allow for windows and head height along the “eave” walls
- Woven shingle corners with unadorned cedar door and window trim

The proposed house was very intentionally designed to respect the existing Greek revival façade...both in scale and mass. However, it was also intentionally designed to move on from the past and not attempt to replicate a house from 1850. It is meant represent a house built in 2022. Anything else would be historically, and architecturally, confusing.

Please feel free to share my comments. If given the opportunity, I am happy to further elaborate in front of the Commissioners.

**Phil Regan**

Principal  
Hutker Architects, Inc.  
508.693.3344  
pregan@hutkerarchitects.com  
[www.hutkerarchitects.com](http://www.hutkerarchitects.com)

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**From:** Jake Lefeber <jlefeber@hutkerarchitects.com>  
**Sent:** Thursday, January 27, 2022 4:57 PM  
**To:** Philip Regan <pregan@hutkerarchitects.com>  
**Subject:** Meyer MVC Document

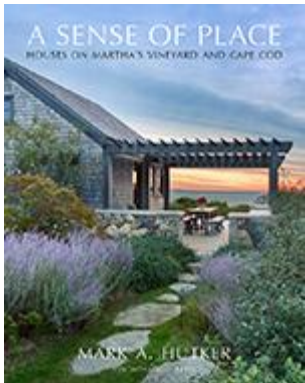
Phil,

Here is the document in a new email chain.

**Jake Lefeber**

Hutker Architects, Inc.  
508-548-8067  
[jlefeber@hutkerarchitects.com](mailto:jlefeber@hutkerarchitects.com)  
[www.hutkerarchitects.com](http://www.hutkerarchitects.com)

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