Old Stone Bank Condos
DRI 674-M

Final Tisbury Historical Commission Recommendations
March 14, 2022
Old Stone Bank Condos: MVC review summary

L UPC: 12/7/20, 2/22/21
Hearing: 3/11/21
Site visit: 3/22/21
Record closed: 3/25/21
Post-hearing L UPC: 4/5/21, 4/12/21, 4/26/21
Deliberation: 4/29/21
Written decision: 5/13/21
L UPC returns: 6/28/21, 7/19/21, 8/9/21, 9/27/21
Condition 2.1 modified (DRI 674-M): 8/12/21
Modification to allow for restaurant (DRI 674-M2) currently under review
Residential (R) and Commercial (C and O) Units as Amended July 2021

- R4, R5
- O1, O2
- R6, C2
- R8
- C1, C5, O3, R3
- R9, C3
- R10, R11, R12, C4
- R7
Condition 4.4

The Tisbury Historical Commission’s final review of the architectural details of Buildings A-F, accounting for the Applicant’s offers and MVC conditions, shall return to the LUPC for approval prior to the issuance of a Building permit.
Condition 4.4 chronology

7/18/21: THC provided recommendations to the MVC, based on a meeting it had in June. Included an endorsement of the project, but also a request for additional materials to be submitted, and specific items that the final plans should include.

7/19/21: LUPC voted to accept the recommendations, and further require "permit-ready" plans to be submitted to the THC for final review, acknowledging the request for additional information in the THC recommendation. LUPC review and approval of the final report was required prior to a building permit.

8/2/21: MVC staff sent a letter allowing the town to issue demolition and foundation permits in the meantime, emphasizing that a building permit could not be issued until the original THC recommendations were addressed and the final THC recommendations were approved by LUPC.

Sept. 2021: THC reviewed architectural drawings dated 9/15/21 (updated from July to include a hip roof instead of gable roof and an additional deck on unit R4.) The THC reviewed and approved the plans, but efforts by the applicant and MVC staff to obtain a written recommendation were not successful. (The town used the 9/15/21 plans for permitting.)

Jan. 2021: The applicant sent the new THC chairperson a letter responding to the July recommendations, arguing that the earlier plans were adequate, that certain items had already been addressed, and that others were not reasonable. The applicant also asked the THC to approve the addition of decks on units 4 and 9.

2/2/22: THC met and reviewed the plans dated 9/15/21 again, voting to recommend one of the proposed decks.

2/7/22: THC provided its final recommendation, including approval of one of the proposed decks, and updated conditions that supersede the July letter. The conditions include a future site inspection, responsibility of the applicant to correct any mistakes, and a recommendation to not include rooftop solar. The chairperson later clarified that the THC had agreed unanimously that the July recommendations were excessive. The chairperson also confirmed that the drive-through building (building C) is now proposed as having one story, rather than two. (This would require a DRI modification.)

2/11/22: The town building inspector confirmed that a building permit had been issued based on an understanding from the former THC chairperson that the THC had approved the project in September.
THC recommendations (July 2021)

• THC voted to recommend proposal.
• Requested the following submissions for THC review:
  a) A minimum 4’x4’ sample of all proposed paint or finish colors of the exterior siding (clapboards or shingles).
  b) Confirmation and approval by the THC of all paint and or natural finishes of all exterior trim, sidewall, rails, decks, and stairs.
  c) A minimum 4’x3’ sample of the wire mesh deck and rail material inclusive of color options proposed on the aforementioned plans.
  d) Location and type of screening for all exterior mechanicals such as HVAC units, storage tanks, generators, pumps, etc.

• Request the MVC to require applicant to submit the following:
  e) All exterior lighting for approval by THC and the planning board.
  f) All door and window selections and trim details, including manufacturer specs for approval by THC.
  g) Specifications of all fences and gates for approval by THC.
  h) Samples and specs for all paving including steps, walkways, parking, and mechanical pads, for approval by THC and the planning board.
THC recommendations (July 2021)

• Requested that all plans for final THC approval contain the following:
  1. All areas where existing conditions are to be retained, repaired or replaced to match existing – to be clearly noted on exterior elevations.
  2. Photos of all exterior fenestration, doors, eves, bracket work, and rafter details, for historic cataloging and verification.
  3. Proposed changes to any existing conditions shall be photographed and include detailed scale drawings of the proposed change, such as windows, window trim and sash, doors, door trim and hardware, exposed rafters, soffits, facia, frieze and rake boards, new openings or changes to any of the stonework on the main building.
  4. The applicant will clearly denote all changes to the original Stone Bank building prior to permitting.
  5. The applicant will assume full and complete responsibility to restore and/or correct any changes, omissions, or damage to the existing bank building, both included and not included in the final submission and approval by THC/MVC.
  6. Third-party verification of compliance with all plans and conditions.
THC recommendations (February 2022)

• Written to supersede July recommendations.
• THC voted to recommend the proposed changes, including the second-floor balcony on unit R4.

• Updated recommendations/conditions:
  1. An on-site inspection (date TBD). Applicant will provide sample mock-ups of the following: Proposed paint colors and/or natural finishes of all exterior trim, sidewall, rails, decks, and stairs; and samples of the wire mesh, rail materials, fences, and paving.
  2. The applicant will continue to assume full and complete responsibility to restore and correct any changes, omissions, or accidental damage to the existing main building.
  3. THC will not recommend rooftop solar, based on the pre-existing historical roofs and the pitch of the new construction not being conducive.
9/15/21 plans reviewed by THC for February 2022 recommendations
Old Stone Bank Condos

Still needed prior to a Certificate of Occupancy:

Housing mitigation payment
Final landscape plan
Reference slides
Walkways and Site Features

(Revised; see floor plans)
Landscape and lighting
Building A as amended July 2021

EAST ELEVATION UNITS C-1 & C-5

SCALE: 1/8" = 1'-0"

01.21.2021 04.10.21
Building B

SOUTH ELEVATION UNITS R-4 & R-5 AND O-1 & O-2

SCALE: 1/8" = 1'-0"

12.17.2020
01.04.2021
03.07.2021
Building D2

NORTH ELEVATION UNIT R-8
SCALE: 1/8" = 1'-0"
02.07.21

WEST ELEVATION UNIT R-8
SCALE: 1/8" = 1'-0"
02.07.21
Buildings E and F

EAST ELEVATION UNITS C-4 & R-1
SCALE: 1/8" = 1'-0" 01.04.2021 01.05.2021 01.10.2021

EAST ELEVATION UNITS C-5 & R-9
SCALE: 1/8" = 1'-0" 01.04.2021 01.05.2021 01.10.2021
Unit 8 Looking Southwest from Lower Stam Lot, Elevated View
Looking West From Town Lot at Annex with Unit 6 Above and Unit 7 to Right
Looking Southwest at Unit 8 From Harbor