

TOWN OF TISBURY

TISBURY HISTORICAL COMMISSION
WILLIAM STREET HISTORIC DISTRICT COMMISSION
VINEYARD HAVEN, MASSACHUSETTS 02568

TELEPHONE
508-696-4200

Dear Members of the Tisbury Selectboard; Mr. Rogers, Mr. Gomez and Mr. Kristal,

It is with great enthusiasm for the Project the Tisbury Historical Commission recommends your support for the proposed mixed-use development at 75 Main Street 'The Stone Bank' presented to the THC by Sam Dunn on February 3, 2021.

Members of the THS found the mixed-use proposal to be a positive and needed contribution to the in-town area providing a modest increase in business/retail space, creatively incorporating small studio, one- and two-bedroom housing units, covered parking and the private courtyard area for the residents. Additionally, the reconfiguration and mixed use of the property may inspire an enhanced use of the Stone Bank proper on Main Street. We applaud Mr. Dunn's willingness to protect existing shade trees, the creation of the pocket park and the continued public use of the walkways between the waterfront parking and Main Street.

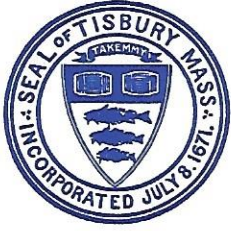
The motion to recommend the project both to you, the Selectboard, and the Martha's Vineyard Commission as a Development of Regional Impact with Historical Significance is conditional (see below).

On February 3, 2021 The THC unanimously voted to conditionally approve and recommend a mixed-use development for property located at 75 Main Street 'The Stone Bank' as presented by Sam Dunn on 2/3/2021 inclusive of residential use on the 'walk-out' level of the main building facing the courtyard, second floor residential usage in buildings; B, C, D1, D2, E and F. The Applicant will obtain THC approval for all landscape and architectural details.

Respectfully submitted on behalf of the Tisbury Historical Commission,

Harold W. Chapdelaine, chairperson

Tisbury Historical Commission/William Street Historic District Commission



TOWN OF TISBURY

TISBURY HISTORICAL COMMISSION
WILLIAM STREET HISTORIC DISTRICT COMMISSION
VINEYARD HAVEN, MASSACHUSETTS 02568

TELEPHONE
508-696-4200

Tisbury Selectboard
51 Spring Street
Vineyard Haven, MA. 02568

February 8, 2021

Proposed mixed-use development at 75 Main Street

Dear Tisbury Selectboard,

We are writing to offer strong support for the proposed renovation and reuse of the Stone Bank property in Vineyard Haven.

The Stone Bank sits on an irregularly "L" shaped parcel fronting both Main and Union Streets. The bank, arguably one of the most important buildings on Martha's Vineyard, has stood vacant for the past four years. The applicant proposes to secure new tenants for the bank itself and to add eleven residences and almost 5000 square feet of commercial space behind the bank building. The commercial space will be attractive for a variety of users, professional offices, artisans, and those who cannot pay the rents on Main Street.

What is particularly attractive to us is the applicant's decision to arrange the buildings to create a quadrangle. Many small towns have spaces or areas, while accessible to the public remain less well known to visitors. Cherished by residents they are not the domain of the daytripper. This quadrangle will be such a space.

We have met twice with the applicant, and the project has improved with each visit. The original plan called for several three-story buildings, which have now been reduced to two-stories with dormer windows in the attics, more in keeping with the scale of the village beyond Main Street.

The applicant has divided a single building beyond the east end of the quadrangle into two smaller structures, one of which becomes the east "wall" of the quadrangle. The two smaller buildings are now in scale with an existing residence nearer the water. All the buildings in the project are sufficiently different one from another that they appear to have been the work of different owners. Different windows, an exterior stair on one, an occasional balcony, make it seem that several folks decided over time to create a quad, rather than a single hand orchestrating a single project.

One additional building faces Union Street. The street is an important link between the ferry and Main Street, acting as the town's front door. Several years ago the Tisbury select board installed a sidewalk on the north side of the street. Until now that side of the street was still dominated by a parking lot. This building on the north side, partially blocking views of parked cars, creates another stop along the way making the street more interesting and more worth discovering. A network of internal pathways passing through the project also links Main Street with Union Street.

Finally, we should note that the new residential units are consistent with town policy to create more life in downtown. Apartment residents will use the town's facilities year-round. The project adds life and character to Vineyard Haven.

Sincerely,

Tisbury Historical Commission