



Proposed Minutes for January 5, 2010
HISTORIC DISTRICT COMMISSION

37 Washington Street
 Nantucket, Massachusetts 02554
 Telephone: 508.228.7231 Fax: 508.325.7572
www.nantucket-ma.gov

Commissioners: Dirk Roggeveen (Chair), Valerie Norton (Secretary), John McLaughlin, Linda Williams, David Barham
Associate Commissioners: Diane Coombs, John Wagley, Dawn Hill Holdgate **Staff:** Mark Voigt, James Grieder, Terry Norton, Ann Medina

~~ MINUTES ~~

January 5, 2010 – NEW BUSINESS
 Cyrus Peirce Middle School Cafeteria – 5:00 pm

Called to order at 5:02 pm. Staff in attendance: M. Voigt & J. Grieder

I. CONSENT	ADDRESS	PROPOSED WORK	MAP-PARCEL	AGENT
1. Barber, Nathan – 54528	7 Kelley Road	Change, add windows	54-27	M. Barber
2. Adams, Mark – 54529	31 Wigwam Road	Shed	77-7.6	Self
3. Donovan, Laurie – 54530	11 Nanahumacke Lane	Rev: COA #53183, 54465	65-84	NAG
4. Hayford, Susan – 54531	43 Madaket Road	Change window types	41-414	J. Hayford
5. Fezza, Andrew – 54532	36 Sheep Pond Road	Rev: COA #54304 (shed A)	63-63	Structures Unltd
6. Fezza, Andrew – 54533	36 Sheep Pond Road	Rev: COA #54304 (shed B)	63-63	Structures Unltd
7. Rhodes, Gleaves – 54534	89 Squam Road	Rev: COA #54334	13-3	L. Thornewill
8. Squinto, Steve – 54535	10 Long Pond Drive	Change windows	59-24	Sherburne Mgmt
9. Union Lodge – 54536	30 Main Street	Restore removed window	42.3.1-215	A. Norton
10. Knutti, Kenneth – 54537	4 Grove Lane	Rev: COA #53808 (windows)	41-557	Self
11. Liddell, Mary – 54538	23 Hussey Street	Rev: COA #54328	42.3.4-55	R. Scheide
12. Shockey, Donald – 54539	27 Morey Lane	Fence/gate	73.3.2-39	G. Thorsen
Sitting	Roggeveen, Norton, Williams, McLaughlin, Barham			
Alternates	Coombs, Wagley			
Representing				
Concerns				
Motion	Motion to Approve. (Williams)			
Conclusion	Carried (McLaughlin abstained)		Certificate #	54528-54539

II. OLD BUSINESS	ADDRESS	PROPOSED WORK	MAP-PARCEL	AGENT
1. Dreamland Foundation	17 South Water Street – HSAB	Rev: COA #53439,53822	42.3.1-11.1	P. Roggeveen

Sitting Norton, Williams, McLaughlin, Barham, Wagley (Roggeveen recused)
 Alternates Coombs
 Representing Patty Roggeveen, Bill Hunter, Tom Catalano, John Lodge, David Moore, Stephen Cohen (abutter)
 Concerns **Norton:** Agreed with Williams comments. Does not want to see the dormers removed, or the window types changed. Adding the crossbucks in front of the balusters would be one solution to the railings. Agreed with Barham about enhancing the Victorian detail.
Williams: The blank walls reflect the utilitarian nature of the building. Would prefer a monitor-style cupola, should be larger to reflect the scale of the building. Does not mind the roof pitch of the new section. The misaligned windows made sense in the context of the hotel with its wings but not in the original meetinghouse or the later theater. Removing the dormer would not reflect the evolution of the building. 8/12 (preferable) or 12/12 would not be consistent with what was built in the Victorian period when the dormers were added. Additive massing rather than one long ridge should be preserved. Appreciates the larger windows on the Oak Street side and the reuse of the original framing. The louvers as presented are a concern. Agreed with Barham that the flanking windows should be moved away from the French doors. Does not mind the 6/6 on the new section of the building. Would prefer old windows to be used on the Oak Street side.
McLaughlin: Original crossbuck design should be preserved. Triangular windows on the East elevation should be rectangular. The cupola should be removed. The doors on the East elevation are too large. More panes in the dormer windows would produce more harmony in the building. Agreed with Williams on the reuse of the original windows. The application needs to be revised to reflect the changes; the copper downspouts should be replaced with wood. Agreed with Norton and Williams about the dormers; they are there and should remain.

Proposed Minutes for January 5, 2010

Concerns continued **Barham:** The windows on the West elevation should reflect the original design as a meetinghouse (symmetrical) rather than the later iteration that is asymmetrical and was added after the hotel additions were removed. The center dormer and smaller dormer windows was a Victorian addition and could be removed, but if they are to remain the originals should be removed. The three elements on the North side with identical ridgelines are awkward, and the shed dormer is not traditional in design. The eaves on the rear portion of the North side do not align due to the adjacent segment. The scale of the doors below works with the pavilion above. The pediment of the East dormer aligns over the window where one would expect a structural element, and the pediment is too large. Cross-gables are typically discouraged. The cupola should be enlarged given the current gable as it seems undersized. The wall surface on the rear addition should be broken up more. If the gables are to remain, they should more clearly state their Victorian nature with more ornamentation. This is a new building, not a preserved one – how can the new structure best reflect what used to exist?

Wagley: Agreed with McLaughlin about the pane sizes (8/12), and Barham’s comments. Would accept the removal of the gables if it would eliminate the 2/2 windows. Statement added to record.

Motion **Motion to Hold for revisions and additional information to return at the beginning of the meeting upon submittal.** (Williams) [Sets need to be stapled and bubbled.](#)

Conclusion Carried Certificate #

2. T.O.N./N.H.S. 48 Sparks Avenue Wind turbine 55-242 D. Fredericks

Sitting Roggeveen, Norton, Williams, McLaughlin, Barham
 Alternates Coombs, Wagley
 Representing **Dave Fredericks**

Emma Young: Is the cemetery the only concern of the commission? *Answer: Not exclusively.* This structure would eventually be historic itself. What is the concern with the color? *Answer: The question about color was simply for more information rather than prescriptive.*

Barbara Gookin: This is a machine, like radio towers, and should be treated differently than a building. A gray color would require daytime strobe lighting.

Jim Hollis: Consider the children.

Concerns **Roggeveen:** No objections to the proposed location in white. The WECS will be visible from the historic cemetery regardless of the color or siting. The mixture of infrastructure and natural vistas is not inherently objectionable, but the view from the harbor is a concern. The aesthetics of the skyline can negatively affected, but not objectionable as such.

Norton: Somewhere between McLaughlin and Barham. Recently become aware of the view of these new technologies and it is a concern. The mid-island area impact is not the only concern – long distance is also a factor. The color should not be white. Concerned about the view coming to town through the harbor. Multiple turbines are more distracting than a single one, which is beautiful. The original windmills projected above the town, and this would echo that.

Williams: Given the industrial nature of the mid-island area the siting is appropriate for a WECS. Doesn’t care about the extra 20 feet. Not concerned about the color since it will be clearly visible. Does not agree with putting it at the NES.

McLaughlin: The precedent set by an approval of this application is a concern; the visual impact from the water would be dramatic. The Bartlett Farm windmill has precedent in that there were previous windmills approved there. Windmills should be at least 2 miles back from the water. The tower should be painted gray. The purpose here is to minimize impact from a public way. The design of the turbine in this location is inappropriate.

Barham: What is the net cost of moving the WECS to the elementary school site? *Answer: @\$69,000.* Agrees with McLaughlin about precedent. New technologies when they are permitted are revisited over time to evaluate the ongoing impact. Would prefer to locate it at the second location at the lower height or at NES at the full height. The color should be gray. Does not object to red lighting but white strobe lighting would be a concern.

[Need paint chip sample of the water tower color.](#)

Motion Motion to Approve as submitted with single red light on the top. (Williams) failed. (2-3) Chair in favor. (Barham, Norton, McLaughlin opposed)

Motion to Approve at location 2 at the lower height painted gray with single red light on top. (Barham) failed. (1-3) (Williams, Norton, McLaughlin opposed)

Motion to Approve as submitted in gray with single red light. (Williams) failed. (1-3) (Barham, Norton, McLaughlin opposed)

Motion to View from 1-3pm from Monomoy, Brant Point, harbor etc. with balloon in place at position 2 at the higher height and return next meeting before the Dreamland application. (Barham)

Conclusion Carried. Certificate #

[Break 7:38 to 7:47pm.](#)

Proposed Minutes for January 5, 2010

III. NEW BUSINESS		ADDRESS	PROPOSED WORK	MAP-PARCEL	AGENT
1.	Goldberg, Louise	156 Orange Street	Move on-site	55-61	Emeritus
Sitting	Roggeveen, Norton, Williams, McLaughlin, Barham				
Alternates	Coombs, Wagley				
Representing	Matt McEachern				
Concerns	No concerns.				
Motion	Motion to Approve. (Williams)				
Conclusion	Carried			Certificate #	54540
2.	“ACK” Yacht Club	1 South Beach Street – HSAB	Window replace/door change	42.4.2	V. Raimo
Sitting	Roggeveen, Norton, Williams, McLaughlin, Barham				
Alternates	Coombs, Wagley				
Representing	Vin Raimo				
Concerns	HSAB comments read.				
Motion	Motion to Approve. (Williams)				
Conclusion	Carried			Certificate #	54541
3.	Hecht, Nikos	15 Baxter Road – SAB	Replace windows & doors	73.1.4-5	R. Winters
Sitting	Roggeveen, Norton, Williams, McLaughlin, Barham				
Alternates	Coombs, Wagley				
Representing	Ron Winters				
Concerns	Roggeveen: What is the age of the house? Do any of the original windows exist?				
Motion	Motion to Approve based on lack of historic windows. (Williams, amended by Norton)				
Conclusion	Carried			Certificate #	54542
4.	Lynch, Michael	19 Main Street – SAB	Roof material change	43.3.1-12	D. Jones
Sitting	Roggeveen, Norton, Williams, McLaughlin, Barham				
Alternates	Coombs, Wagley				
Representing					
Concerns	Was the roof originally slate? When was the slate roof added?				
Motion	Motion to View with additional information about the history and the cost of slate as a roof material. (Williams)				
Conclusion	Carried			Certificate #	
5.	Sestrimski, Svetovar	23 Wampanoag Way	Play house	68-311	S. Sestrimski
Sitting	Roggeveen, Norton, Williams, McLaughlin, Barham				
Alternates	Coombs, Wagley				
Representing	Svetovar Sestrimski				
Concerns	Roggeveen: Horizontal panes in the windows are a concern. Norton: The hip roof, the ganging of the windows and the pane orientation is a concern. The location in front of the house may be OK given the neighborhood. Williams: Does not have an issue given the location.				
Motion	Motion to View. (Norton)				
Conclusion	Carried			Certificate #	
6.	Damsker, Ben	9 Swain Street	Rev: COA #53953	42.4.1-78	M. Rowland
Sitting	Roggeveen, Norton, Williams, McLaughlin, Barham				
Alternates	Coombs, Wagley				
Representing	Ben Normand				
Concerns					
Motion	Motion to Approve. (Norton)				
Conclusion	Carried			Certificate #	54543
7.	Einstein, William	76 Cliff Road	Rev: COA #54467	30-70	M. Rowland
Sitting	Roggeveen, Norton, Williams, McLaughlin, Barham				
Alternates	Coombs, Wagley				
Representing					
Concerns					
Motion	Withdrawn by applicant.				
Conclusion	Carried			Certificate #	

Proposed Minutes for January 5, 2010

8.	Arnold, Gale	110 Wauwinet Road – HSAB	Rev: COA #54372	11-29	M. Rowland
Sitting	Roggeveen, Norton, Williams, McLaughlin, Barham				
Alternates	Coombs, Wagley				
Representing	Ben Normand				
Concerns					
Motion	Motion to Hold for revisions. (Williams)				
Conclusion	Carried				Certificate #
9.	Housing Nantucket	3 Norquarta Drive	Rev: COA #52957	67-511	A. Marcavitch
Sitting	Roggeveen, McLaughlin, Barham				
Alternates	Coombs, Wagley				
Representing	Ben Normand				
Concerns					
Motion	Motion to Approve. (Norton)				
Conclusion	Carried				Certificate # 54544
10.	McGrady, John	15 Atlantic Avenue – HSAB	Addition (small wart)	55-8.4	A. Noll
Sitting	Roggeveen, Norton, Williams, McLaughlin, Barham				
Alternates	Coombs, Wagley				
Representing					
Concerns	Barham: House with a wart this narrow and long is a problem.				
Motion	Motion to View. (Barham)				
Conclusion	Carried				Certificate #
11.	Riccio, John	33 West Chester Street – HSAB	Re-roof: material change	41-30	J. Lydon
Sitting	Roggeveen, Norton, Williams, McLaughlin, Barham				
Alternates	Coombs, Wagley				
Representing	James Lydon				
Concerns					
Motion	Motion to View. (Williams) Example: South side corner of Cliff and North Liberty.				
Conclusion	Carried				Certificate #
12.	Read, Margaret & Phillip	14 Sherburne Turnpike	Addition	30-197	SMRD
Sitting	Roggeveen, Norton, Williams, McLaughlin (Barham recused)				
Alternates	Coombs, Wagley				
Representing					
Concerns					
Motion	Motion to View. (Williams)				
Conclusion	Carried				Certificate #
13.	Wheeler, Michael	14 Shimmo Pond Road	Pool & fence	43-17	M. Lombardi
Sitting	Roggeveen, Norton, Williams, McLaughlin, Barham				
Alternates	Coombs, Wagley				
Representing	Mark Lombardi				
Concerns					
Motion	Motion to View with appropriate locus map. (Williams)				
Conclusion	Carried				Certificate #
14.	Wheeler, Michael	14 Shimmo Pond Road	Retaining walls and steps	43-17	M. Lombardi
Sitting	Roggeveen, Norton, Williams, McLaughlin, Barham				
Alternates	Coombs, Wagley				
Representing	Mark Lombardi				
Concerns					
Motion	Motion to View.				
Conclusion	Carried				Certificate #

Proposed Minutes for January 5, 2010

15. Gillespie, Jane	34 Somerset Lane	Wind turbine	66-73	Twig Perkins
Sitting	Roggeveen, Norton, Williams, McLaughlin, Barham			
Alternates	Coombs, Wagley			
Representing	Eric Lauritzen			
Concerns				
Motion	Motion to View with larger site plan and a height pole. (Norton)			
Conclusion	Carried		Certificate #	
16. Reinig, James & Ellen	15 Milk Street – HSAB	Rev. COA 54197	42.3.3-85	L. Thornewill
Sitting	Roggeveen, Norton, Williams, McLaughlin, Barham			
Alternates	Coombs, Wagley			
Representing				
Concerns	HSAB comments read.			
Motion	Motion to Approve through staff with appropriate window schedule. (Norton)			
	NOTE: Outdoor shower NOT approved on this application.			
Conclusion	Carried		Certificate #	54545
17. Curran, Kevin	90 Tom Nevers Road	Rev: COA (remove chimney)	91-41.1	E. McMorrow
Sitting	Roggeveen, Norton, Williams, McLaughlin, Barham			
Alternates	Coombs, Wagley			
Representing	Ethan McMorrow			
Concerns				
Motion	Motion to Approve. (Williams)			
Conclusion	Carried		Certificate #	54546
18. Rapp, Todd	23 Orange Street – HSAB	Pool and fence	42.3.2-9	E. McMorrow
Sitting	Roggeveen, Norton, Williams, McLaughlin, Barham			
Alternates	Coombs, Wagley			
Representing	E. McMorrow			
Concerns	Kevin Dale: The trees will be preserved. The only things of relevance to this board are the fences, per Ken Beaugrand. Curtis Barnes: If the only access is via the public way, through the church parking lot, that is a concern. Ken Beaugrand: The design of the features needed to hide the pool is inappropriate for the neighborhood. Impacts views on both Orange and Fair Street. Kevin Kuester: Mature trees on the site will not withstand the impact of building a pool.			
Concerns	HSAB comments read. Barham: The roots extend out to the drip line of the tree, and would have to be but. Check on status of trees as town trees. Court decision on pools.			
Motion	Motion to View. (Williams)			
Conclusion	Carried		Certificate #	
19. NHA Properties	11 Monohansett Road	Rev: COA#54327 (skylight)	79-173	A. Marcavitch
Sitting	Roggeveen, Norton, McLaughlin, Barham (Williams recused)			
Alternates	Coombs, Wagley			
Representing				
Concerns				
Motion	Motion to Approve. (Norton)			
Conclusion	Carried		Certificate #	54547
20. 20 Cliff LLC	20 Cliff Road – HSAB	Addition & basement	42.4.4-52	C. Skehel
Sitting	Roggeveen, Norton, Williams, McLaughlin, Barham			
Alternates	Coombs, Wagley			
Representing				
Concerns	HSAB comments read. Roggeveen: New basement is proposed. Barham: The basement windows are not called out, replacing vent. All elevations need to be provided.			
Motion	Motion to View with all elevations, window schedule and survey and historic information. (Williams)			
Conclusion	Carried		Certificate #	

Proposed Minutes for January 5, 2010

21. Johnson, Alexandra	5 Roberts Lane	Additions	56-38	J. Hollis
Sitting	Roggeveen, Norton, Williams, McLaughlin, Barham			
Alternates	Coombs, Wagley			
Representing	Jim Hollis			
Concerns				
Motion	Motion to View with revised drawings showing the entire elevations and photos. (Williams)			
Conclusion	Carried			Certificate #

22. Neff, Linda	1 Dionis Beach Road	Windscreen fence	32-55.2	L. Neff
Sitting	Roggeveen, Norton, Williams, McLaughlin, Barham			
Alternates	Coombs, Wagley			
Representing	Lin Neff			
Concerns	Roggeveen: Landscaper input about possible screening would be helpful.			
Motion	Motion to View with more information about the plantings. (Williams)			
Conclusion	Carried			Certificate #

IV.HDC BUSINESS	
Review Minutes -	Dec. 22
Approve Minutes -	Dec. 15 – APPROVED BY UNANIMOUS CONSENT.
60 Day Denials -	
Other Business -	Ethics memos to be distributed via email.
Commission Comments	

Adjourned 9:30 p.m.

HSAB – Historic Structures Advisory Board SAB – ‘Sconset Advisory Board
 TAB – Tuckernuck Advisory Board MAB – Madaket Advisory Board

