



Proposed Minutes for March 17, 2009
HISTORIC DISTRICT COMMISSION

37 Washington Street
Nantucket, Massachusetts 02554
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Commissioners: Dirk Roggeveen (Chair), Linda Williams (Secretary), John McLaughlin, Valerie Norton, David Barham
Associate Commissioners: Diane Coombs, John Wagley, Dawn Hill Holdgate **Staff:** Mark Voigt, James Grieder, Terry Norton, Ann Medina

~~ MEETING ~~

March 17, 2009 – OLD BUSINESS
Cyrus Peirce Middle School Cafeteria – 5:00 pm

Called to order at 5:00 p.m. Staff in attendance: J. Grieder & T. Norton

I. SIGN POLICY HEARING Part 5

- 1. Flag signs
- 2. Chalkboards / menu boxes
- 3. Umbrella signs
- 4. Rock signs

Sitting McLaughlin, Roggeveen, Williams, Coombs

Alternates

Representing

Concerns Additional information submitted by D.Barham to be reviewed by Commission. Staff to write up proposed change in two versions with and without umbrellas

Motion Motion to Hold for 3/24

Vote 4-0

Barham arrived 5:04 p.m.

II. OLD BUSINESS

1. Briggs/Dingwiz 97 Low Beach Road – SAB New dwelling 76-31.2 Permits Plus

Sitting Roggeveen, Williams, Barham, Coombs

Alternates

Representing Mark Poor

Crickor & Peter Baytarian

Concerns (5:05) Coombs: Not changed much from original. Front elevation door side-lights too wide. West elevation shed dormer on top of shed bumpout does not presents well; left extension with one window; fenestration chaotic. Vents on gables should not be louvers. Rear elevation six-sided porch not traditional with this style. East elevation Door with side-lights too wide & six-sided porch. Front elevation needs more additive massing making central mass shorter.

Barham: Massing concerns about connecting garage, central mass lacks additive massing with strong gable ends and middle diminished by hips, top-heavy second-floor element over understated entry supporting a second-story deck.

Question about pitch of roof indicates should end below roof of central 2nd-floor porch, but drawing does not indicate that; needs to be corrected. Third-floor shed dormer over porch on front elevation. West elevation shed dormer over shed roof. Rear elevation hipped roof over octagon porch is too complicated for simple rural roof forms defining rest of building. Off-center dormer over garage and low-hipped roof on East elevation, chimney seems low and “runty”.

Williams: Agrees with Barham. High eaves, no main mass, side lights, element over front door, 3rd-floor thing is not appropriate. I just don’t have a main mass with additive massing. It has gables hanging off it. West elevation turret thing, intersecting roof lines, back issues and front issues, very low pitches on this thing. These look with a sharper pitch than drawn in the back.

Roggeveen: Site plan indicates no screening of front from road. Does not reflect traditional Nantucket massing. Need to go with something more traditional. This has no sense of anything being added on, gables don’t read as historical evolution. Applicant needs to work on design or bring in model showing design is not a big block as it appears in drawings.

Motion Motion to Hold for revisions

Vote 4-0

Certificate #

Norton arrived 5:12 p.m.

Proposed Minutes for March 17, 2009

2.	Cappadona, Nikki	20 Bartlett Road	New duplex	67-594	D. Holcomb
Sitting	McLaughlin, Roggeveen, Williams, Norton, Barham				
Alternates	Coombs				
Representing	David Holcomb				
Concerns	(5:31) Norton: Too much building on a small lot could set precedence. Needs to be laid out differently to alleviate massing such as in an ell. Williams: Agrees with Norton. Looks like one big parking lot in back, jams to those on “this” lot. Too massive, too tall, too big boxy for this small corner lot. Barham: Agrees. Does not have additive massing. The corner of building is almost in parking and scalps the back yard. McLaughlin: no comments. Roggeveen: Not an appropriate approach to have two houses “smushed” together. Should look like one house. Had success with some duplexes on Nobadeer Farm Road.				
Motion	Motion to Hold for revisions				
Vote	5-0		Certificate #		
3.	Cappadona, Nikki	20 Bartlett Road	Move/demo	67-594	D. Holcomb
Sitting	McLaughlin, Roggeveen, Williams, Norton, Barham				
Alternates	Coombs				
Representing	David Holcomb – aerial photos indicated built between 1971 & 1979. Registry of deeds has 1979.				
Concerns	(5:31)				
Motion	Motion to Hold for house				
Vote	5-0		Certificate #		
4.	Cliffside Beach Inc.	46 Jefferson Avenue	Replace fence	30-44	J. Glidden
Sitting	McLaughlin, Roggeveen, Williams, Norton, Barham				
Alternates	Coombs				
Representing	J. Glidden – this design is a compromise of years of litigation. Neighbors want to see a picket fence even if it is backed by a solid wood fence.				
Concerns	(5:43) McLaughlin maximum height should be 6 feet. Barham thinks it is not visible. Norton thinks it is visible and there are already two fences on lot with no continuity. Williams believes it will be visible, applicant has to pick one style of fence. Roggeveen : board wants continuity in fencing.				
Motion	Motion to Hold for revisions				
Vote	5-0		Certificate #		
5.	Hutton, Inez	49 Polpis road	Add 2 skylights	54-21	T. Boyes
Sitting	McLaughlin, Roggeveen, Williams, Norton, Barham				
Alternates	Coombs				
Representing	Tom Boyes				
Concerns	(5:47) Norton: original approval was very specific about skylights.				
Motion	Motion to Approve due to lack of visibility				
Vote	4-1 Norton		Certificate #	53538	
6.	Taber, Mason	2 L Street – MAB	Addition & increase height	59.4-261	L. Arnold
Sitting	McLaughlin, Roggeveen, Norton, Barham, Coombs				
Alternates	Williams recused				
Representing	Lloyd Arnold: when built was a 24X24 box. Shed bumpout added later.				
Concerns	(5:49) MAB comments reread. Norton: without railing, the added deck is less visible when otherwise it would be too much deck. Filling in and changing ridge turns house into a bigger box. Barham: This looks large compared to houses around it. Coombs: Agrees. Roggeveen: Break back of “lean-to” and keep main ridge and pitch. Would preserve original mass and create additive massing. McLaughlin: Not a true saltbox.				
Motion	Motion to Hold for revisions				
Vote	5-0		Certificate #		

Proposed Minutes for March 17, 2009

7. NHA/Greater Light	8 Howard Street – HSAB	Rev. COA 52138	42.3.3-11	C.W.A.
Sitting	McLaughlin, Roggeveen, Williams, Norton, Barham			
Alternates	Coombs			
Representing	Mark Avery – Landscaper removed front hedge and foundation is now exposed – submitted photos. Steve Blashfield – Original approval addressed removal or replacement of portions of foundation. Has become evident more will need to be done.			
Concerns	(6:01) Williams: No concerns. Norton: sorry about use of engineered lumber. Barham: agrees. Brick and grout to be used should match character and kind as exists. Would be in favor if using lime mortar. Mortar and brick tell the story of the building. McLaughlin: no concerns.			
Motion	Motion to Approve Through Staff with brick and mortar to match respective earlier work of each area.			
Vote	5-0	Certificate #	53539	
8. Booya LLC	9 Crows Nest Way	Move on shed	12-20	D. Kennedy
Sitting	McLaughlin, Roggeveen, Williams, Norton, Barham			
Alternates	Coombs			
Representing	Roda Weinman			
Concerns	(6:13) Williams and Norton: no concerns. McLaughlin: objects to location. Barham: it will be sitting on ground that slopes and hesitates to see it floating 8 to 16 inches above the ground. Roggeveen : stack should be black			
Motion	Motion to Approve Through Staff with stack painted black			
Vote	3-2 McLaughlin & Barham	Certificate #	53540	
9. PKG Design Building	53 West Chester Street	Shower & window changes	41-614	Bott. & Pohl
Sitting	Williams, Barham, Coombs			
Alternates				
Representing	Lisa Botticelli – moved shower to rear.			
Concerns	(6:16) No concerns			
Motion	Motion to Approve			
Vote	3-0	Certificate #	53541	
10. Brownell, Judith	127 Orange Street	New commercial building	55-146	V. Oliver
Sitting	Roggeveen, Williams, Barham, Coombs			
Alternates				
Representing	Val Oliver Judith Brownell			
Concerns	(6:18) Williams: Hatch on Bear St side. East elevation French door should have kickplate. Coombs: no concerns. Barham: 1 st -floor plan on West elevation door set back under porch. Corner residential works well. Commercial end fenestration looks too commercial on a house. Should look like two houses that grew together and one now happens to be commercial. Needs more traditional house treatment altered to have shop windows. Windows on Orange St side are not selling and can remain traditional. Roggeveen: Thinks it reads ok as a house with a shop added on.			
Motion	Motion to Approve Through Staff with East door kick plate. West entrance flush with main mass; 3 rd window on East instead of “Junior” sign and separating ganged window on 2 nd floor to relate to those below.			
Vote	4-0	Certificate #	53542	
11. Brownell, Judith	129 Orange Street	Demo/move	55-146	V. Oliver
Sitting	Roggeveen, Williams, Barham, Coombs			
Alternates				
Representing	Val Oliver Judith Brownell			
Concerns				
Motion	Motion to Approve			
Vote	4-0	Certificate #	53543	

Proposed Minutes for March 17, 2009

12. Presta, Barbara					
	53 Orange Street – HSAB	Basement windows	42.3.2-153	D. Wiley	
Sitting	McLaughlin, Roggeveen, Norton, Barham, Coombs				
Alternates	Williams: upset that she is not sitting in place of Coombs. (Refer to March 3 minutes)				
Representing	Chris Skehel				
Concerns	(6:27) McLaughlin: window wells should all be the same. Barham: windows should come up to right under the sill all the way around. Why brick on one side and stone on another? Would prefer to have detail showing how sashes will be worked in. Norton: should be all brick as a later addition. Would like details about West elevation; need elevation showing where basement door will be.				
Motion	Motion to Hold for revisions				
Vote	5-0				Certificate #
13. ‘Sconset Trust					
	122 Baxter Road – SAB	Lighthouse “Welcome”	48-5	Rbt. Felch	
Sitting	McLaughlin, Roggeveen, Williams, Norton, Barham				
Alternates	Coombs				
Representing	Robert Felch				
Concerns	Caroline Ellis: To be mounted on wood pedestal at an angle of 45degrees and max height of 45”. (6:34) Roggeveen: photos show non-permitted rock sign on last stone of wall. Don’t like the angled idea for this sign. Williams: it has to be high enough to meet ADA requirements.				
Motion	Motion to Approve Through Staff with welcome vertical on wooden posts beveled at top to match gate				
Vote	5-0				Certificate # 53544
14. ‘Sconset Trust					
	122 Baxter Road – SAB	Lighthouse “Geology”	48-5	Rbt. Felch	
Sitting	McLaughlin, Roggeveen, Williams, Norton, Barham				
Alternates	Coombs				
Representing	Robert Felch				
Concerns	Caroline Ellis: At a height of 30 inches. (6:34) No concerns				
Motion	Motion to Approve Through Staff on wooden posts.				
Vote	5-0				Certificate # 53545
15. ‘Sconset Trust					
	122 Baxter Road – SAB	Lighthouse “Site Layout”	48-5	Rbt. Felch	
Sitting	McLaughlin, Roggeveen, Williams, Norton, Barham				
Alternates	Coombs				
Representing	Robert Felch				
Concerns	Caroline Ellis: 45 degree pedestal. (6:34) No concerns				
Motion	Motion to Approve Through Staff on wooden posts.				
Vote	5-0				Certificate # 53546
16. ‘Sconset Trust					
	122 Baxter Road – SAB	Lighthouse “Maritime History” s	48-5	Rbt. Felch	
Sitting	McLaughlin, Roggeveen, Williams, Norton, Barham				
Alternates	Coombs				
Representing	Robert Felch				
Concerns	Caroline Ellis (6:34) No concerns				
Motion	Motion to Approve Through Staff on wooden posts.				
Vote	5-0				Certificate # 53547
17. ‘Sconset Trust					
	122 Baxter Road – SAB	Lighthouse “Coast Guard”	48-5	Rbt. Felch	
Sitting	McLaughlin, Roggeveen, Williams, Norton, Barham				
Alternates	Coombs				
Representing	Robert Felch – present location roughly same as historical location near the lighthouse. Caroline Ellis				
Concerns	(6:34) Williams, McLaughlin, Barham, & Norton: no concerns. Roggeveen: wants the “Coast Guard” sign to the front of the site, not buried in the back of the site.				
Motion	Motion to Approve at proposed location				
Vote	3-2 Roggeveen McLaughlin				Certificate # 53548

Proposed Minutes for March 17, 2009

18. Merson, John	71 Baxter Road - SAB	Move & renovation	49-26.1	J. Merson
Sitting	Roggeveen, Williams, Barham, Coombs			
Alternates				
Representing	John Merson – submitted two options – one working with shed roof, one working with hipped roof. Drawings exaggerate “hippieness” of roof. We don’t want to demo this house down and build a new “international” style house. We want to preserve this one.			
Concerns	(6:48) Barham: Still have problems with two-story version of this house, design does not maintains its historical relationships. The latest drawings still do not work that well – this is not a reasonable translation of this one-story modern building into two stories. Perhaps applicant should look at ground level and below ground level. Would willing to consider proposal of bring house up 24 inches enough to float a row of windows below and thus keep original roofline. McLaughlin: design is architecturally inappropriate for ‘Sconset. Coombs: Loses feeling of stretched single story. Williams: Hip-roof design should be more conventional, that would lower lines. Roggeveen: could be problems excavating in an eroding coastal bank. Would be willing to see a new structure using the same idiom, since this building is losing much fabric in the move and reduction.			
Motion	Motion to Hold for revisions			
Vote	4-0	Certificate #		

19. Merson, John	71 Baxter Road - SAB	Move/demo garage	49-26.1	J. Merson
Sitting	Roggeveen, Williams, Barham, Coombs			
Alternates				
Representing	John Merson			
Concerns				
Motion	Motion to Hold for house			
Vote	4-0	Certificate #		

Break 7:04 to 7:15 p.m.

20. Nantucket Land Bank	86 Union Street – HSAB	Partial demo & renovation	55-404	B. Perry
Sitting	McLaughlin, Roggeveen, Williams, Norton, Barham			
Alternates	Coombs			
Representing	Bruce Perry			
Concerns	(7:15)			
Motion	Motion to Approve			
Vote	5-0	Certificate # 53549		

21. Dillon, Lucy	37 Liberty Street – HSAB	Hardscaping	42.3.4-118	L. Dillon
Sitting	McLaughlin, Roggeveen, Williams, Norton, Barham			
Alternates	Coombs, Wagley			
Representing	Lucy Dillon Kevin Kuester			
Concerns	(7:17)			
Motion	Motion to Approve			
Vote	5-0	Certificate # 53550		

22. Stone, William	2 Atlantic Avenue – HSAB	Window revisions	55.4-98	Emeritus
Sitting	McLaughlin, Roggeveen, Coombs, Norton, Barham			
Alternates				
Representing				
Concerns				
Motion	Held at applicants request to incorporate code changes			
Vote	5-0	Certificate #		

Proposed Minutes for March 17, 2009

23. Hammer, Jay	6 King Street – SAB	Foundation & grade elevation	73.1.3-86	S. Cohen
Sitting	Roggeveen, Williams, Norton, Barham, Coombs			
Alternates				
Representing	Stephen Cohen (applicant) – prefer 12” elevation change and 8” grade change. Engineer argues against lower than street level. Zero increase is not an HDC issue and where the house is now. Want out of that drainage hole. Roda Weinman (abutter self) – Has a problem with a change in ridge height. Bill Hunter (abutter Reindel) – Ridge height should not change. How can change grade and not address parking. Sara Alger (abutter Young) – Ridge height should not change			
Concerns	(7:19) Barham: house is sitting in hole and 12” change will help building and not damage neighborhood. Scenarios 2 & 3 the grade change is only four inches level with the street. Coombs: 12” is a lot and would like to see something that keeps it where it is. Would consider scenario 3 which is 8”. The height of the house relates to trees and telephone poles and thus it would become very noticeable. Agree with Norton about plan keeping where it is. Norton: Did ask for plan showing it staying at elevation with draining and grading to mitigate problem. That’s what we asked for and instead got three scenarios. Williams: agrees with Barham. On foot, the house will only be two inches above the street. Wants to see it level with the street. Roggeveen: The ground is rising due to thatch in the lawns building up over years. Once it is below the ground, it needs to be lifted out with ground pitched back toward the road. Still is a pedestrian neighborhood and should be raised as little as possible. Zero increase is a legitimate option that should be pursued.			
Motion	Motion to Approve option Nr. 3 for elevation only. Applicant to still pursue design changes.// Motion to Hold design plans for revision			
Vote	3-2 Norton & Coombs//5-0		Certificate #	

24. Greenhound LLC	10 Washington Street – HSAB	Master sign plan	42.3.1-142	C. Palmieri
Sitting	McLaughlin, Roggeveen, Williams, Norton, Barham			
Alternates	Coombs			
Representing	Christine Palmieri			
Concerns	(7:50) SAC comments read. Barham concerned about size of lettering on quarter board. Roggeveen: that sign exists.			
Motion	Motion to Approve			
Vote	5-0		Certificate # 53551	

III.HDC BUSINESS	
Review Minutes -	Mar. 10
Approve Minutes -	Mar. 3 adopted by unanimous consent
60 Day Denials -	
Other Business -	Land Bank , 15 N. Liberty St. – Stain vs NTW. – Bruce Perry: Perry said stain, HDC said color. Norton: stain wears dull. Have never approved full-body stain in OHD. Roggeveen: paint chips and peals. Board wants it painted grey. Presta , 125 Orange St. – gable trim – going with as approved per applicant’s note. Kevin Kuester – Sign Advisory supplicant. Motion to Approve to SAC 5-0
Commission Comments	April 2 Conference – Williams: there is a line item of \$1600 and some change for travel. Wants to attend and wants town to pay/reimburse for trip. Roggeveen: that is staff business not board besides that money is not available just because it is still there. If anyone wants to go, they can submit reimbursement chit at end of year. Williams: won’t wait till end of year, would submit immediately upon return. Roggeveen: Dept. Heads are not approving. Grieder: Dept. Head meeting stated only necessary travel is being paid for. Travel to conferences for commission members does not fall under that.

Adjourned: 8:08 p.m.

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