

1. No Meeting Agenda

There is no agenda available for this meeting. Please view the minutes.

1.1. Old Business Packet For 9/3-20

Documents:

[2 STONE ALLEY - ADDITION FOR 9-3-20.PDF](#)

[2 STONE ALLEY PWPRT PRESENTATION FOR OLD BUS FOR 9-3-20.PDF](#)

IV. OLD BUSINESS

Property owner name	Street Address	Scope of work	Map/Parcel	Agent
1. Showstack, M. 01-0505	29 Sheeps Pond Road	Emergency demo	63-35	Scott Valero
Voting	Pohl, Coombs, McLaughlin, Oliver, Dutra			
Alternates	Welch			
Recused	None			
Documentation	Site plan, photos, historic documentation, and advisory comments.			
Representing	None			
Public	None			
Concerns (4:34)	Oliver – Scott Valero asked this be reviewed without him; structure is circa 1979. No concerns.			
Motion	Motion to Approve the request for an emergency demolition due to its non-historic. (Oliver)			
Vote	Carried 5-0	Certificate #	HDC2020-01-0505	

2. 450 Green Park, LLC	2 Stone Alley	Addition	42.3.1-102	LINK
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Voting Pohl, Coombs, Oliver, Welch
 Alternates None
 Recused None
 Documentation Architectural elevation plans, site plan, photos, correspondence, historic documentation, and advisory comments.
 Representing Victoria Ewing, LINK
 Chris Skehel, Cottage Group
 Public Linda Williams, for Virginia Andrews
 Virginia Andrews, 1&3 Stone Alley
 Sarah Alger, Sarah J. Alger p.c., for Virginia Andrews
 Jay Maroney, for Crosby's Union Street abutters
 Concerns (4:39) **Pohl** – Read HSAB comments: no quorum, Lucy Dillon & Brook Meerbergen. Read Micky Rowland's comments of concern. Read Angus MacLeod's comments of concern. Read Jascin Finger's comments of concern.
Ewing – Reviewed changes made per previous concerns and reviewed grade changes. Reviewed packet of historic photos supporting the existence of retaining walls and justifying the proposed retaining walls. The closest abutting structure is closer to the road and taller than anything being proposed.
Williams – Repeated requests have been to extend south and not down the hill. Feels not enough has been changed. Reviewed photo packet indicating what impact will be and more historic photos and that there is sufficient space to add on southward. Doesn't agree with the proposed grading plan. Asked for a denial due to lack of response to repeated requests and the applicant should come back with something more appropriate.
Andrews – Stated previously the applicant has claimed there is nothing historic about Stone Alley, to which she disagrees; 2 Stone Alley as a contributing structure. It was an agricultural building converted to a cottage; Eliza Codd was the design architect and resided in the house. Read a letter from Matthew Kuhnert about Ms. Codd and his concerns against the proposal.
Alger – Agrees with what's been said and comments read into the file. This is an important contributing structure. The proposed addition overpowers the historic nature of the structure and forever would change the streetscape of Stone Alley. The massing of Ms. Andrew's house is irrelevant to the massing of this addition; each structure should be considered on its own merits. Her clients are concerned the applicant's tactics will wear the commission down until it is approving the application to get it off the table. Asked this be denied without prejudice and they come back with a more appropriate design.
Maroney – The massing is huge, and the retaining and wall will create a massive vertical wall looming over the abutters. Also encourage a denial and redesign.
Skehel – Definition: "An alley is a narrow street with walls or buildings on both sides." They are saying they want to keep this open. The owner feels he has made drastic changes. If we move this south, that could change the appearance of the Unitarian Meetinghouse Clock from Union Street. In the last five years, the properties along Union Street below this property have changed and no property looks as it did in any of the presented historic photos.
Coombs – Confirmed the length east to west is 63'7" and east elevation height is 35'4". Agrees with the concerns of the abutters; we have repeatedly asked that it extend south rather than east. The HDC guidelines limit the height at 30 feet regardless of zoning or the Planning Board. Three stories on Stone Alley is not appropriate. This should follow the existing streetscape and there should be no berms. We need to keep buildings designed by historic architects of note like Ms. Codd.
Welch – First and foremost, regards the discussion we've been having about the shift to the south; to be acceptable this has to happen. The connector and secondary mass are too close to Stone Alley historic setting. The applicant's agent has mentioned the applicant's perception of modifications and being sensitive however there is a difference between the applicant's perception of their design conformance to-date, and their actually being receptive to HDC concerns—we've not gotten much traction with HDC concerns addressed. Confirmed through applicant's agent that addition segments along Stone Alley have not been moved any further away. East elevation, there is a discrepancy that does not represent the jog between the existing structure, the proposed additions and the dormer and as drawn on the proposed plans; the covered porch corners and trim details need to replicate the existing exactly; the proportion of window height to the wall is different, too much at approximately 3' vs. 1' existing and this needs to be addressed; porch window bays should be

reduced by at least 2, which pulls the porch addition away from Stone Alley by making it narrower, which necessitates changing 2nd-floor windows adjusted to align accordingly. Not redesigning, simply illustrating types of concepts that are appropriate to him. Provided examples of other concepts: South elevation, the height of the secondary gable needs to read as purely secondary to the main structure which can be accomplished by decreasing the width, which also lowers the height; doors on the 1st floor are 7'6", which can be decreased North elevation, comments on width and height and porch trim details stand; rim board header at the dormer windows and doors would allow a decrease in height. If the addition has to be a shift south and east, that could make a dramatic difference.

Oliver – We have consistently said it should move to the south and taken off the street; she did a sketch on how to do that. Massing of the addition has no additive interplay. Asked about the possibility of a completely separate structure leaving the existing as is. It would go a long way if the connector were only one story.

Discussion about the possibility of a second structure versus an addition.

Pohl – He is certain the maximum ridge height on one side, which is measured 4 feet away from the wall, exceeds the allowed zoning height on the north and south side; he checks that every time this comes in and no change has been made. Supports moving this more south. The foundation plan shows the wall 1-foot thick that doesn't allow for a veneer over the concrete. This addition is too tall because it is being built on a precipitous slope.

Discussion about measuring the maximum allowable zoning ridge height.

Welch – Requested any rebuttals to comments at this hearing be submitted in writing prior to the next hearing.

Motion to Hold for revisions. (Welch)

Motion
Vote

Carried 4-0

Certificate #

3. ACK Crazy, LLC 01-0484 9 West Chester Street Add front exterior stairs 42.4.3-112 JB Studios

Voting Pohl, McLaughlin, Oliver, Dutra

Alternates None

Recused None

Documentation Architectural elevation plans, site plan, photos, historic documentation, and advisory comments.

Representing Juraj Bencat, JB Studios

Public None

Concerns (5:50) **Bencat** – Reviewed changes made per previous concerns.

Oliver – There is way too much parking with two driveways and way too much brick. We asked that the brick parking be broken up and that existing parking be given up.

Dutra – Agrees with Ms. Oliver. We requested changes that weren't made.

Pohl – Cross parking off this application. We are only reviewing the friendship stairs.

McLaughlin – No comments.

Motion to Approve the stairs as drawn and through staff with the understanding parking is not included. (Dutra)

Motion
Vote

Carried 4-0

Certificate #

4. Borislav, Iliev 12-0380 9 Maclean Lane Rev.12-0340: roof/windows 55-485 JB Studios

Voting Coombs (acting Chair), McLaughlin, Camp, Oliver, Dutra

Alternates Welch

Recused None

Documentation Architectural elevation plans, site plan, and photos.

Representing Juraj Bencat, JB Studios

Iliev Borislav, owner

Public None

Concerns (5:56) **Bencat** – Reviewed the proposal.

Camp – At 30 feet, this seems tall; asked if the neighborhood has similar heights. Basement access on the front is not approvable.

Dutra – Okay with the design and height. The basement access being on the front is a concern.

Oliver – If the rear deck were reduced, there would be room for the basement stairs. Not as concerned about the height. Suggested eliminating the friendship stairs; put in a porch across the front with the basement access incorporated into the porch. Feels the roof is being raised to much for one small window; would like to see the ridge brought down.

McLaughlin – South elevation right, the basement access on the front. Casement window should be fixed.

Coombs – This is too tall at 30 feet; most buildings are 1.5 stories. Agrees with Ms. Oliver about the basement access.

Motion to Hold for revisions. (Camp)

Motion
Vote

Carried 5-0

Certificate #

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 42.3.1 PARCEL N°: 102
 Street & Number of Proposed Work: 2 Stone Alley
 Owner of record: 450 Green Park LLC
 Mailing Address: 5 Hardney Farms Road
Morristown, NJ 07960
 Contact Phone #: (508) 690-4612 E-mail: SANDROX@CASTLEGROUP

AGENT INFORMATION (if applicable) 99.com

Name: LINK PERMITTING & DESIGN
 Mailing Address: PO Box 1001
NANTUCKET MA 02554
 Contact Phone #: (508) 221-8274 E-mail: LINK02554@GMAIL.COM

FOR OFFICE USE ONLY ✓ 11228

Date application received: 5/29/19 Fee Paid: \$ 440

Must be acted on by: 8/02/19, 10/8/19, 12/15/19

Extended to: 01/07/2020, 6/6/20, 8/5/20, 2/07/20

Approved: _____ Disapproved: 10/4/20

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

- New Dwelling Addition Garage Driveway/Apron Commercial Historical Renovation Deck/Patio Steps Shed
- Color Change Fence Gate Hardscaping Move Building Demolition Revisions to previous Cert. No. _____
- Pool (Zoning District _____) Roof Other _____

Size of Structure or Addition: Length: 40' Sq. Footage 1st floor: 1200 Decks/Patio: Size: 34' X 12' 1st floor 2nd floor
 Width: 30' Sq. Footage 2nd floor: 1000 Size: 6' X 24' 1st floor 2nd floor
 Sq. Footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____
 Height of ridge above final finish grade: North 29'6" South 26'6" East 34' West 26'6"

Additional Remarks

Historic Name: GEORGE B. UPTON HOUSE REVISIONS* 1. East Elevation BUMP REAR ELEVATION OUT, ADD DOORS + WINDOWS ADD 1ST FLOOR + 2ND FLOOR DECK BSMT WINDOWS
 Original Date: _____ (describe) 2. South Elevation ADD WINDOW, EXPAND DECK, ADD 2ND FLOOR WINDOWS
 Original Builder: _____ 3. West Elevation RELOCATE CHIMNEY
 Is there an HDC survey form for this building attached? Yes N/A 4. North Elevation RAISE MAIN RIDGE
 *Cloud on drawings and submit photographs of existing elevations. MOVE REAR WALL OUT, ADD WINDOWS, DOORS, DECKS

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ Block Block Parged Brick (type) _____ Poured Concrete Piers

Masonry Chimney: Block Parged Brick (type) _____ Other _____

Roof Pitch: Main Mass _____/12 Secondary Mass _____/12 Dormer _____/12 Other _____

Roofing material: Asphalt: 3-Tab Architectural
 Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____
 Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: Wood Aluminum Copper Leaders (material) _____

Leaders (material and size): WOOD

Sidewall: White cedar shingles Clapboard (exposure: _____ inches) Front Side
 Other _____

Trim: A. Wood Pine Redwood Cedar Other _____
 B. Treatment Paint Natural to weather Other _____
 C. Dimensions: Fascia MATCH EXISTING Rake MATCH Soffit (Overhang) MATCH Corner boards MATCH Frieze MATCH
 Window Casing MATCH Door Frame MATCH Columns/Posts: Round Square _____

Windows*: Double Hung Casement All Wood Other _____
 True Divided Lights (muntins), single pane SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): TDL SDL Front _____ Rear _____ Side _____
 Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways TBD Walkways TBD Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____
 Trim _____ Sash _____ Doors _____
 Deck _____ Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 5.29.2019 Signature of owner of record _____ Signed under penalties of perjury

LOCUS MAP 42.3.1 PARCEL 102



FIELD STONE RISERS TO MATCH EXISTING



EXISTING FIELD STONE WALL



EXISTING FIELD STONE WALL



FIELD STONE FOUNDATION WALL



PROJECT

2 STONE ALLEY RESIDENCE

2 STONE ALLEY
 NANTUCKET MA 02554

ARCHITECT

PAUL ALDEN CURTIS
 13 DWIGHT STREET, BOSTON MA
 T (617) 423-7896

SURVEYOR

J. MARCKLINGER & ASSOCIATES, INC.
 PO BOX 896, NANTUCKET MA
 T (508) 945-7054

BASE PLAN INFORMATION

ZONING CLASSIFICATION: R-OH
 MINIMUM LOT SIZE = 5,000 SQ. FT.
 MINIMUM FRONTAGE = 50
 FRONT YARD SETBACK = NONE
 REAR YARD SETBACK = 5 FT.
 SIDE YARD SETBACK = 5 FT.
 GROUND COVER RATIO = 50%
 EXISTING GROUND COVER RATIO = 9.7%

"TOPOGRAPHIC" PLOT PLAN
 NANTUCKET, MA.

(NANTUCKET COUNTY)

SCALE 1 IN. = 10 FT

2 STONE ALLEY

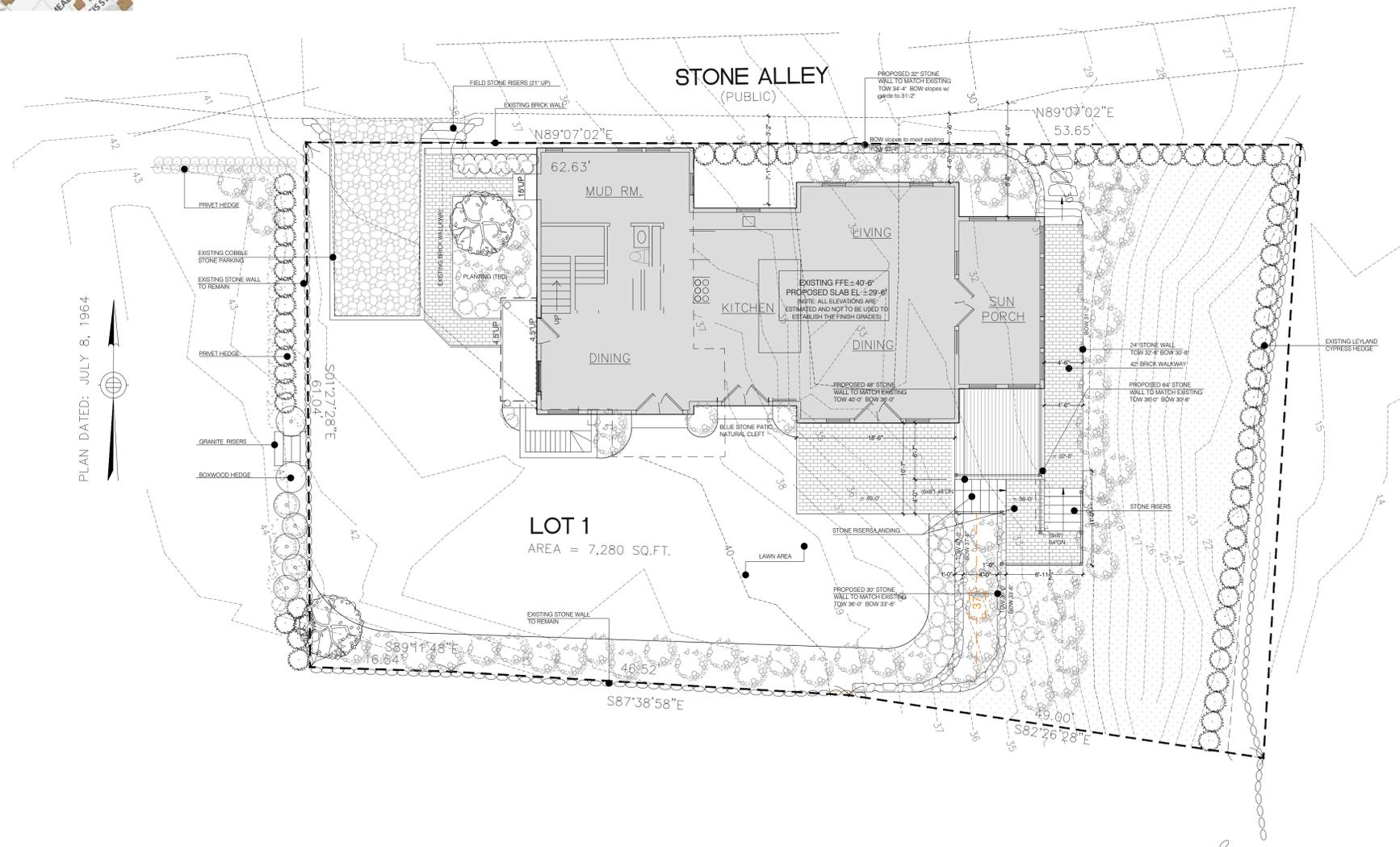
JANUARY 30, 2017

L.C.C. 11559-B CERT.: 24475

ASSESSORS MAP 42.3.1, PARCEL 102

OWNER: 450 GREEN PARK LLC

JOSEPH MARCKLINGER P.L.S.
 J. MARCKLINGER & ASSOCIATES, INC.
 PROFESSIONAL LAND SURVEYORS
 P.O. BOX 896
 NANTUCKET, MA. 02554
 (310) 945-7054



SITE PLAN

DRAWING INFO

DATE AUGUST 3, 2020 (REV)
 SCALE 1/8" = 1' - 0"

REVISIONS

DATE AUGUST 23, 2019
 DATE NOVEMBER 11, 2019
 DATE NOVEMBER 26, 2019
 DATE NOVEMBER 26, 2019
 DATE DECEMBER 12, 2019



PROPOSED WEST ELEVATION
SCALE: 1/4" = 1'-0"



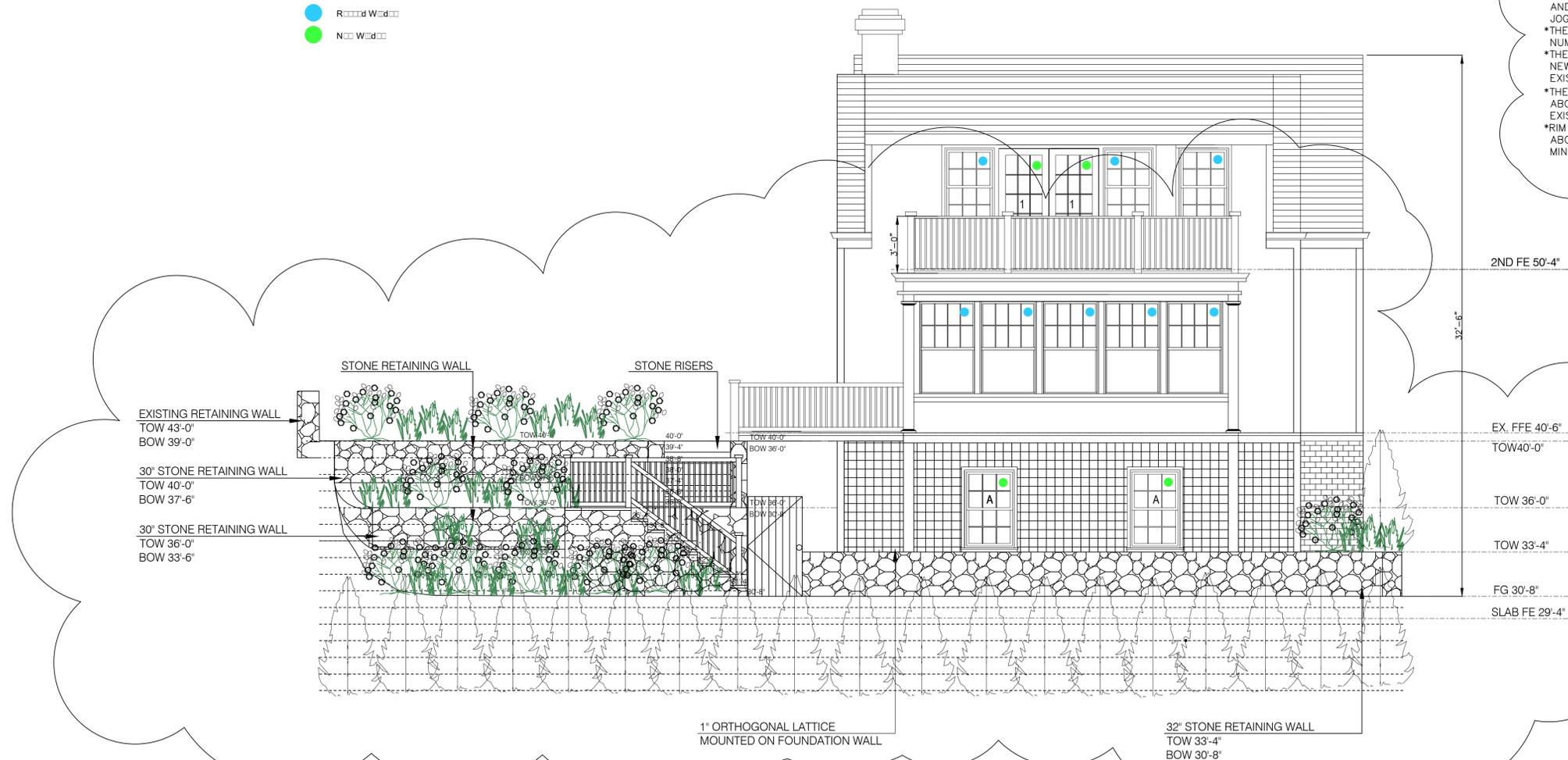
EXISTING EAST ELEVATION
SCALE: 1/4" = 1'-0"

- Window
- Recessed Window
- New Window

REVISION NOTES:

IN RESPONSE TO CONCERNS EXPRESSED AT THE MEETING OF JANUARY 21ST, THE FOLLOWING REVISIONS HAVE BEEN MADE TO THE PLANS AND ELEVATIONS:

- *THE DISCREPANCY BETWEEN THE EAST ELEVATION AND THE PLANS AS FAR AS THE LOCATION OF JOGS IN THE ELEVATION HAS BEEN CORRECTED
- *THE PORCH HAS BEEN REDUCED AND THE NUMBER OF WINDOW BAYS
- *THE HEIGHTS OF RIDGES HAVE BEEN REDUCED ON NEW ADDITION TO BE SECONDARY TO THE EXISTING STRUCTURE
- *THE TRIM DETAILS OF THE NEW PORCH ROOF ABOVE WINDOWS HAVE BEEN CORRECTED TO EXISTING EXACTLY MATCH ORIGINAL EXISTING
- *RIM BOARD HEADERS HAVE BEEN EMPLOYED ABOVE DORMER WINDOWS AND DOORS TO ASSURE MINIMUM HEIGHT OF THE NEW ROOFS



PROPOSED EAST ELEVATION
SCALE: 1/4" = 1'-0"

JAMES D. SMITH,
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522 BAY LANE, CENTERVILLE, MA 02632
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REVISIONS		NO.	DESCRIPTION	BY	DATE
	INITIAL		ISSUE	JDS	11/19/19
	REVISED		JDS	12/12/19	

JOB LOCATION:
2 STONE ALLEY
NANTUCKET, MA
EAST & WEST ELEVATIONS

SHEET
A5
FILE#: JDS19056
DATE: 08/05/20
PROJ. MGR. JDS
C.M. N/A

REVISION NOTES:

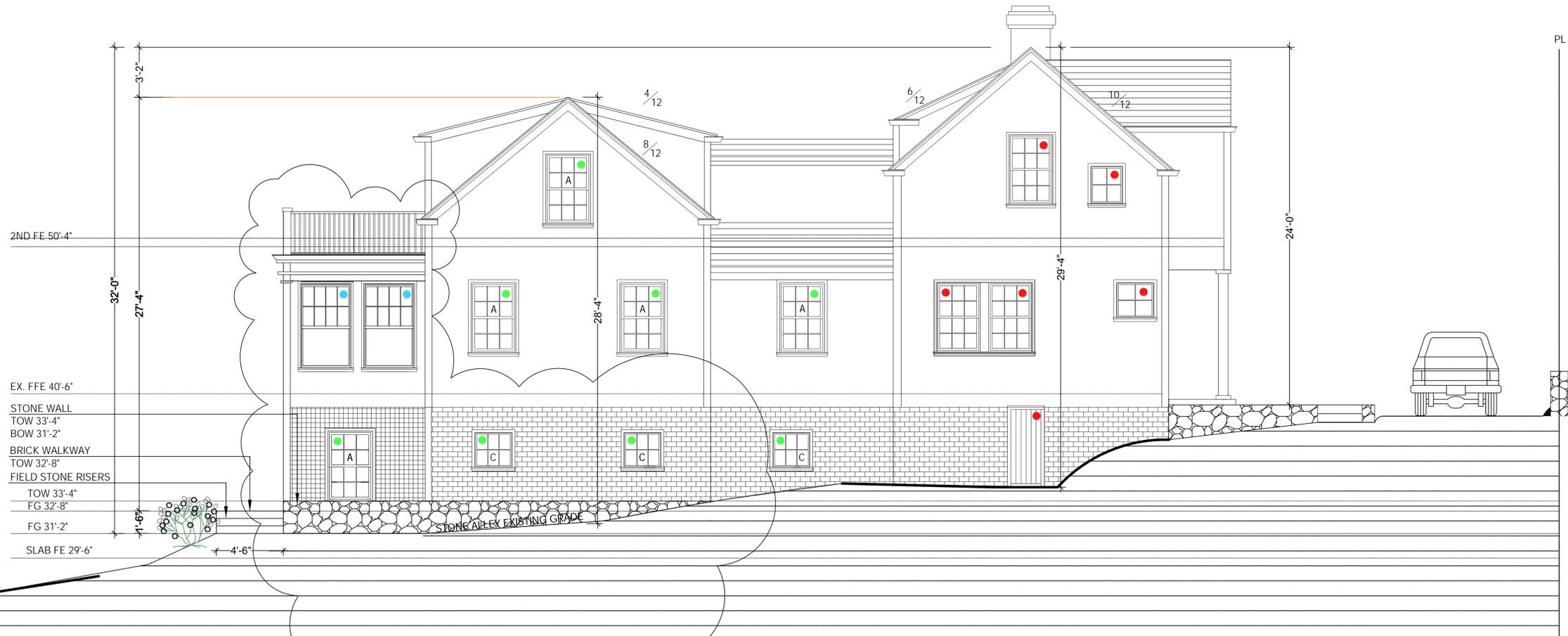
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- *RIM BOARD HEADERS HAVE BEEN EMPLOYED ABOVE DORMER WINDOWS AND DOORS TO ASSURE MINIMUM HEIGHT OF THE NEW ROOFS



EXISTING NORTH ELEVATION

SCALE: 1/4" = 1'-0"



PROPOSED NORTH ELEVATION

SCALE: 1/4" = 1'-0"

**JAMES D. SMITH,
ARCHITECT, AIA**

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NO.	DESCRIPTION	BY	DATE
1	INITIAL	JDS	11/19/19
2	REVISED	JDS	12/12/19
3	REVISED	JDS	08/05/20

JOB LOCATION:

2 STONE ALLEY
NANTUCKET, MA

NORTH ELEVATIONS

SHEET

A7

FILE#: JDS19056

DATE: 08/05/20

PROJ. MGR. JDS

C.M. N/A



EXISTING SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

REVISION NOTES:

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PROPOSED SOUTH ELEVATION
SCALE: 1/4" = 1'-0"
SCALE: 1/4" = 1'-0"

- Window Left in Place
- Reused Window
- New Window

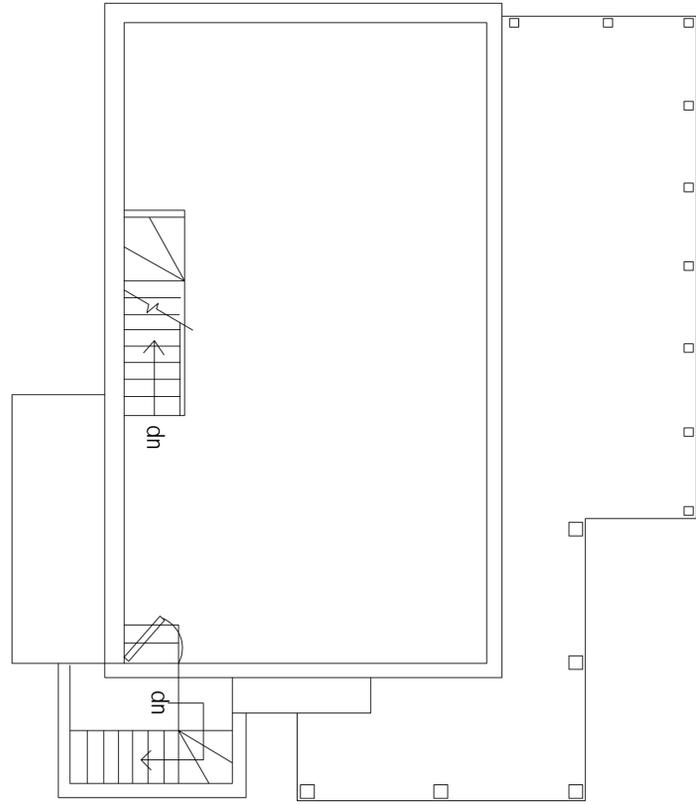
**JAMES D. SMITH,
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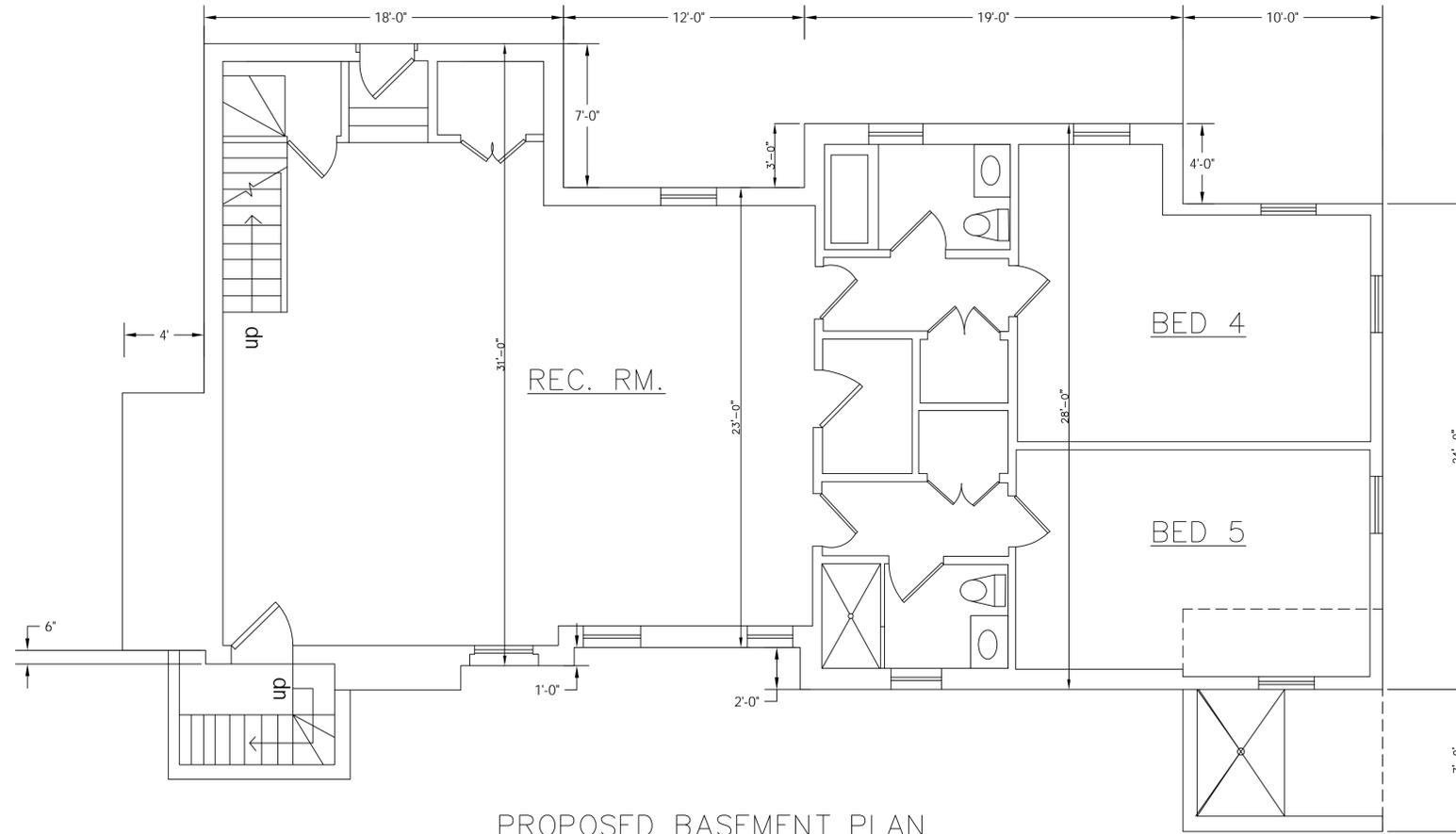
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INITIAL	ISSUE	JDS	11/19/19
REVISED	JDS	12/12/19	
REVISED		08/05/20	

JOB LOCATION:
2 STONE ALLEY
NANTUCKET, MA
SOUTH ELEVATIONS

SHEET
A6
FILE#: JDS19056
DATE: 08/05/20
PROJ. MGR. JDS
C.M. N/A



EXISTING BASEMENT PLAN
SCALE: 1/4" = 1'-0"



PROPOSED BASEMENT PLAN
SCALE: 1/4" = 1'-0"

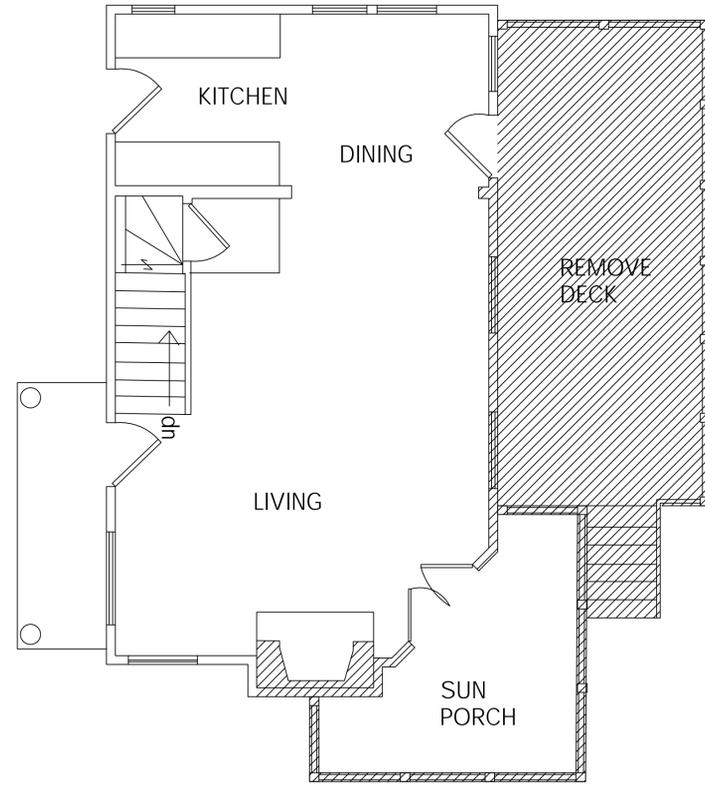
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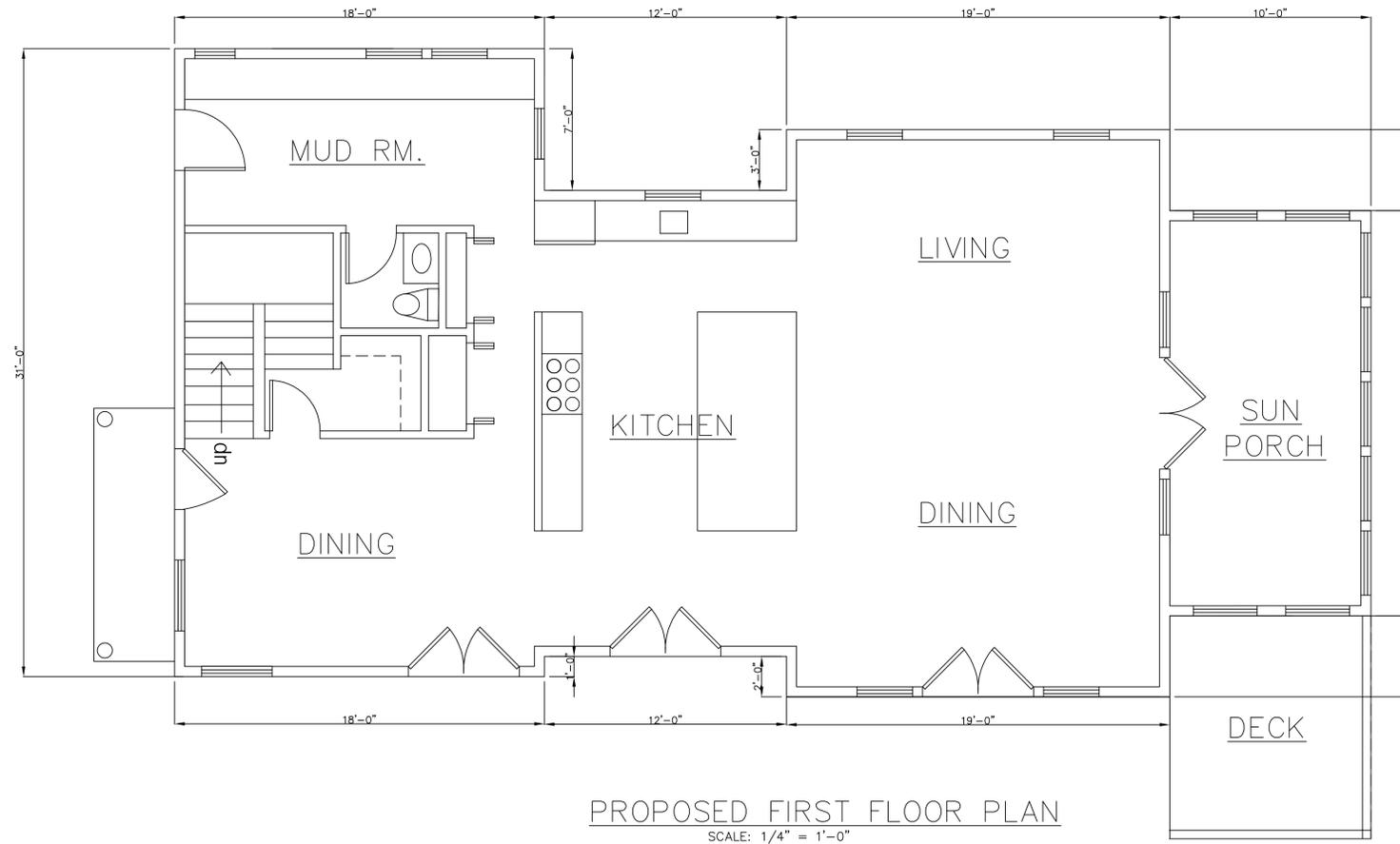
REVISIONS			
NO.	DESCRIPTION	BY	DATE
1	INITIAL ISSUE	JDS	11/16/19

JOB LOCATION:
2 STONE ALLEY
NANTUCKET, MA
BASEMENT PLANS

SHEET
A1
FILE#: JDS19056
DATE: 08/05/20
PROJ. MGR. JDS
C.M. N/A



EXISTING FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



PROPOSED FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

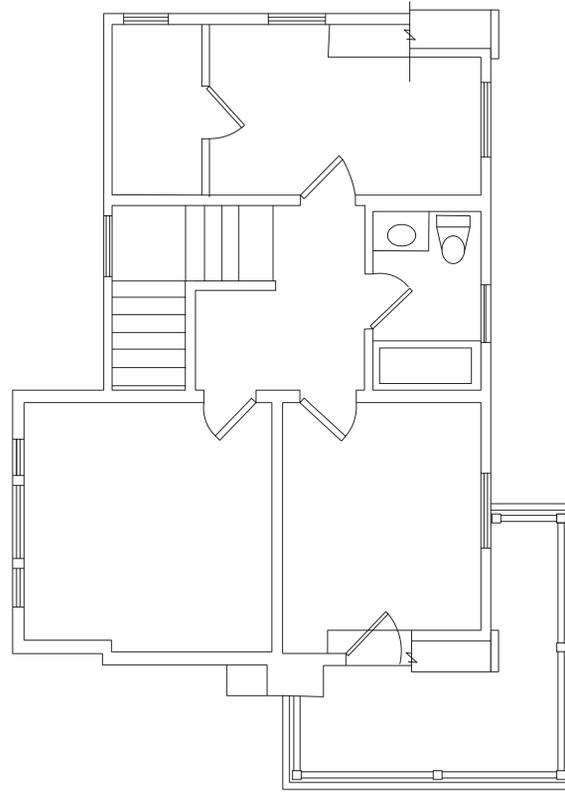
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REVISIONS			
NO.	DESCRIPTION	BY	DATE
1	INITIAL	JDS	11/16/19
2	REVISED	JDS	03/10/20

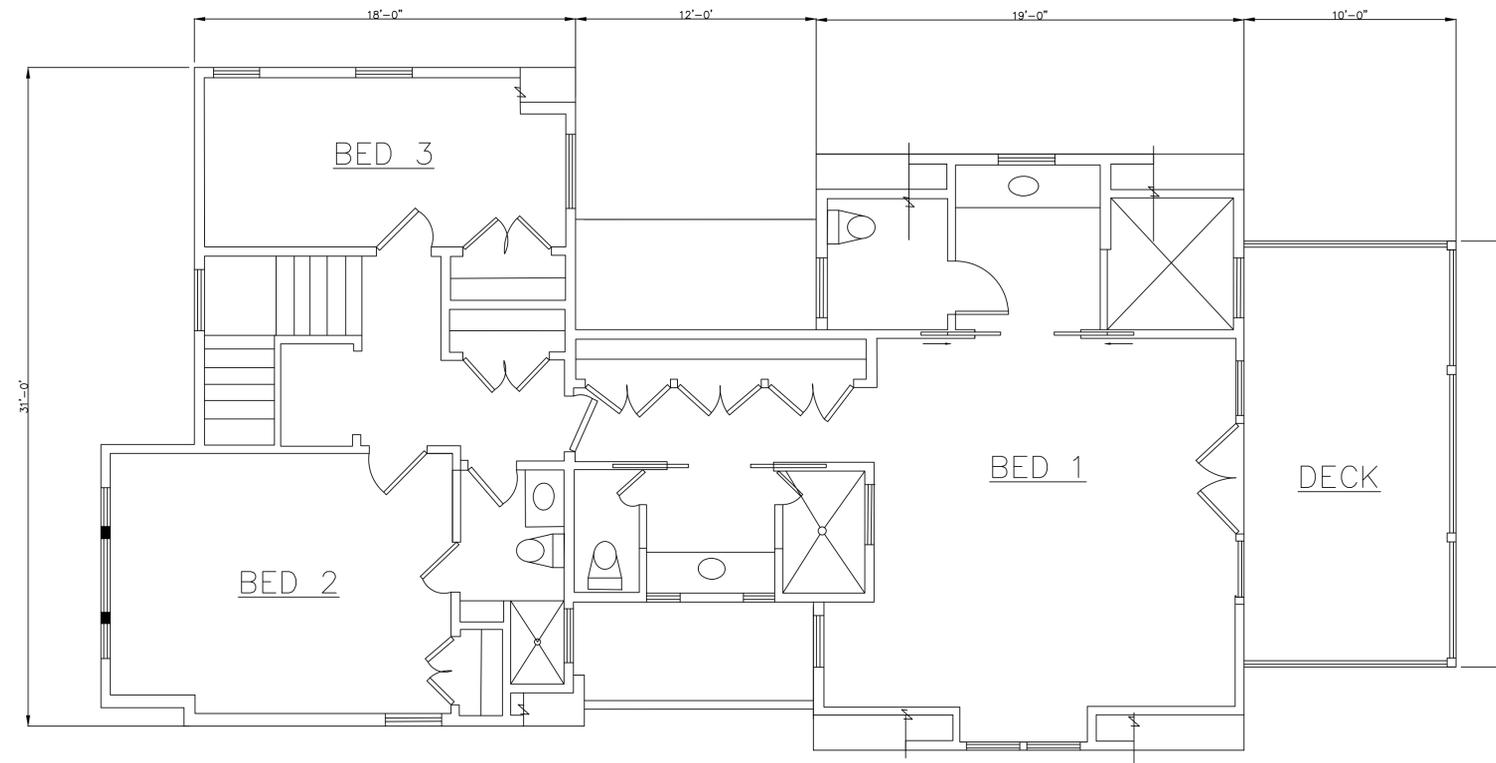
JOB LOCATION:
2 STONE ALLEY
NANTUCKET, MA
FIRST FLOOR PLANS

SHEET
A2
FILE#: JDS19056
DATE: 08/05/20
PROJ. MGR. JDS
C.M. N/A



EXISTING SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"



PROPOSED SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"

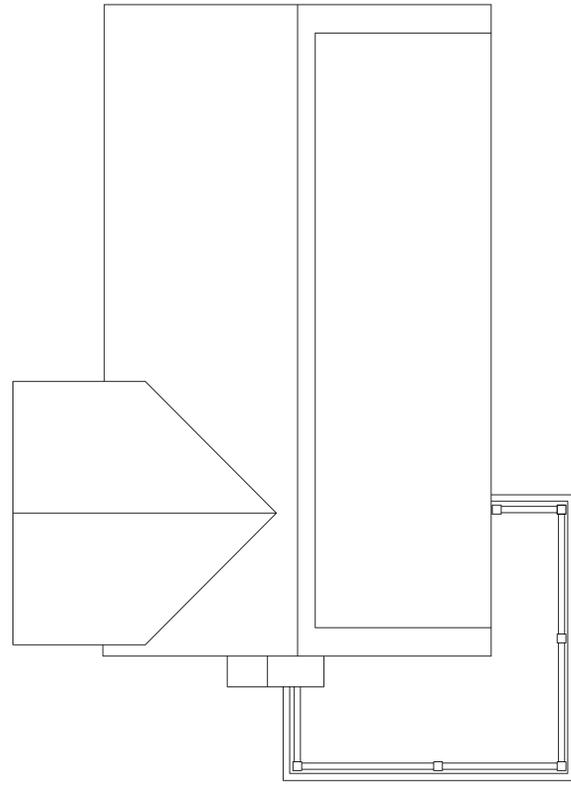


REVISIONS	
NO.	DESCRIPTION
INITIAL	ISSUE
JDS	11/16/19
REVISD	JDS 03/10/20

JOB LOCATION:
 2 STONE ALLEY
 NANTUCKET, MA
 SECOND FLOOR PLANS

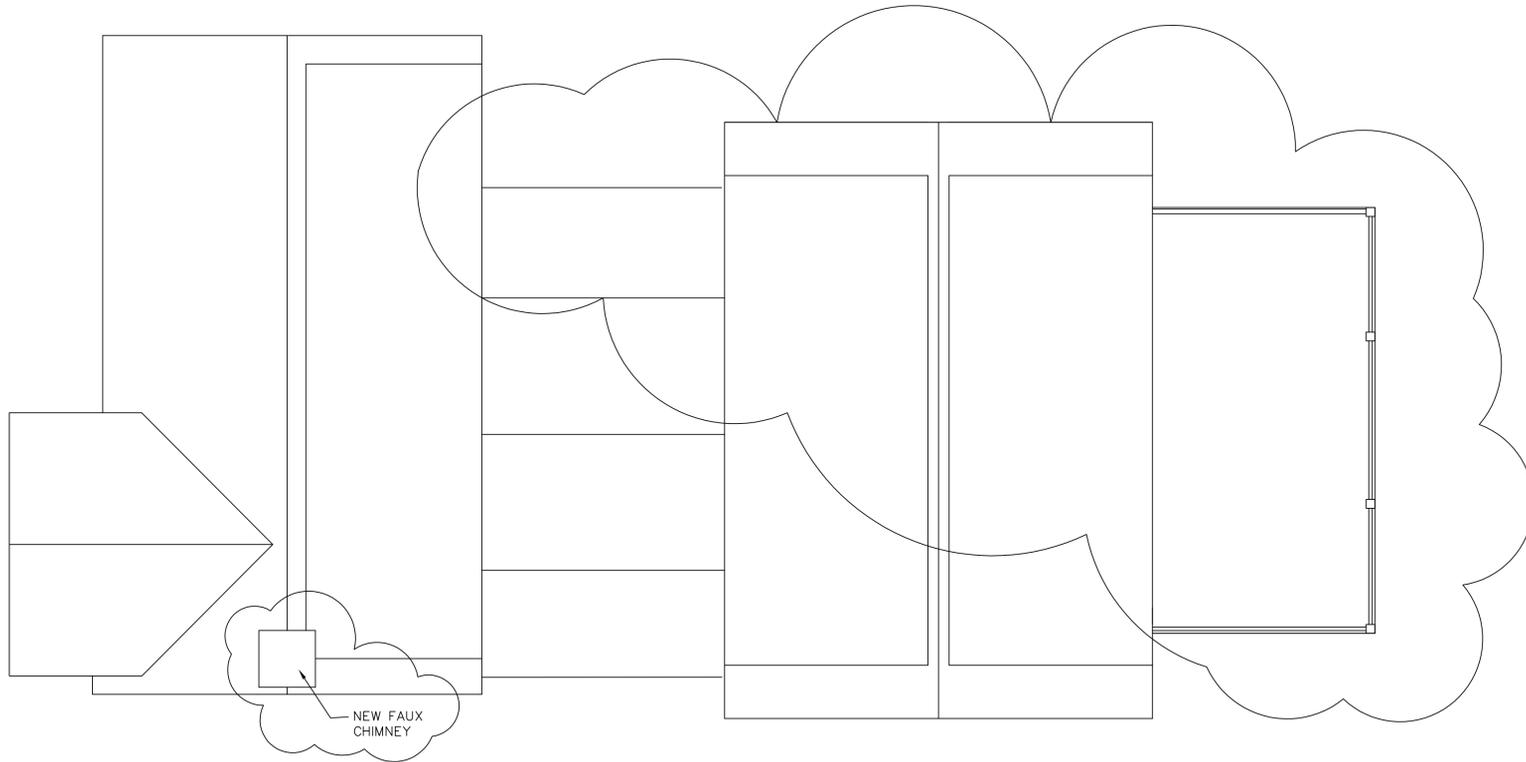
SHEET
A3
 FILE#: JDS19056
 DATE: 08/05/20
 PROJ. MGR. JDS
 C.M. N/A

**JAMES D. SMITH,
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 PHONE: 508-367-8920 EMAIL: JAMESDSMITH1@COMCAST.NET



EXISTING ROOF PLAN

SCALE: 1/4" = 1'-0"



PROPOSED ROOF PLAN

SCALE: 1/4" = 1'-0"

NEW FAUX
CHIMNEY



**JAMES D. SMITH,
ARCHITECT, AIA**

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REVISIONS			
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2	REVISED	JDS	03/10/20

JOB LOCATION:
2 STONE ALLEY
NANTUCKET, MA

ROOF PLANS

SHEET
A4
FILE#: JDS19056
DATE: 08/05/20
PROJ. MGR. JDS
C.M. N/A

2 Stone Alley

Revisions - August 2020

Intro

Thank you for the opportunity to present our latest revisions to the HDC. Our presentation is divided into three sections:

1. Updates Made to Proposal
2. Proposal Relative to the Neighborhood
3. Appendix

We have great respect for the work the HDC is doing to maintain the island we all love.

1. Updates Made to Proposal

1. Updates Made to Proposal

This submission represents extensive alterations that we believe address the core of the HDC's feedback; moving the home to the south and away from Stone Alley, ensuring the addition's heights are appropriate, reducing the sun room size to utilize only existing windows, enhancing additive massing, and creating an attractive planting/hardscape area adjacent to Stone Alley and to the east.

We appreciate the HDC's continued oversight of our project and we hope this proposal meets with your approval. The following section addresses the HDC's minutes from our last meeting.

Updates

HDC Feedback Points from January 20th, 2020 Meeting	Addressed?
A. Move the structure south & away from Stone Alley	YES
B. The maximum ridge height on one side (measured 4 feet away from the wall) exceeds the allowed zoning height on the north and south side.	YES
C. Covered porch corners and trim details need to replicate the existing porch exactly	YES
D. The proportion of window height to the wall is different, approximately 3' vs. 1' on existing	YES
E. Porch window bays should be reduced by at least two windows, which pulls the porch addition away from Stone Alley by making it narrower (2nd-floor windows to align accordingly)	YES, but windows were unable to align due to construction
F. On the South elevation the height of the secondary gable needs to read as purely secondary to the main structure	YES

A. Move the structure south & away from Stone Alley

- The house has again been moved south off of Stone Alley as the HDC has requested. (See Site Plan L00)
- Now, when compared to direct neighbors, this addition is the furthest off of Stone Alley (See Slide 15)
- This addition closely follows the historical precedence (See Slides 21-29)

B. The maximum ridge height on one side (measured 4 feet away from the wall) exceeds the allowed zoning height on the north and south side.

- We've updated drawings to better reflect the North wall wrapping around to the east side of the house at the existing grade which brings all ridge heights within guidelines. (See North Elevation Plan Page A7)
- The average height of the house remains below average height of neighboring properties and in keeping with the neighborhood (See Slide 16).

C. Covered porch corners and trim details need to replicate the existing one exactly

- We have corrected the drawings in this submission to properly depict porch details to meet the HDC's request (See East Elevation Plan Page A5).



D. The proportion of window height to the wall is different, approximately 3' vs. 1' on existing

- We have corrected the drawings in this submission to properly depict window height to wall proportion to meet the HDC's request (See East Elevation Plan Page A5)



E. Porch window bays should be reduced by at least 2, which pulls the porch addition away from Stone Alley by making it narrower

- We have reduced the porch window count by two windows so that the porch repurposes existing windows only to meet HDC's request (See East Elevation Plan Page A5).
- This window reduction has once again reduced the structure's east fenestration.
- East fenestration is in keeping with the neighborhood (See Slides 30-42)

F. On the South elevation the height of the secondary gable needs to read as purely secondary to the main structure

- These revised drawings better represent the details of the secondary gable, which shows that it is secondary to the main structure. (See South Elevation Plan Page A6).

2. Proposal Relative to the Neighborhood

2. Proposal Relative to the Neighborhood

We are comparing this latest proposal to the neighbors listed below:

Neighbors that directly abut 2 Stone Alley

- 11R Union Street
- 9 Union Street
- 1 Stone Alley
- 10 Orange Street
- 12 Orange Street
- 14 Orange Street
- 14R Orange Street

The neighbors whose homes abut Stone Alley

- 1 Stone Alley
- 10 Orange Street
- 12 Orange Street
- 9 Union Street

The homes that can be seen from Union Street

- 1 Stone Alley
- 14R Orange St
- 16 Orange St
- 18 Orange St
- 20 Orange St
- 22 Orange St
- 26 Orange St
- 28 Orange St
- 32 Orange St
- 34 Orange St



Proposal Relative to the Neighborhood (Con't)

This proposal represents a home sized and designed in a similar manner to those around us.

In fact, the following exhibits depict how, relative to our neighbors, our latest structure is now essentially the same or materially underutilizing:

- A. Setback Off Stone Alley
- B. Roof Height
- C. Building Length
- D. Lot Coverage
- E. East Elevation Fenestration

A. Setback off Stone Alley

Stone Alley Abuters	Distance off Stone Alley
1 Stone Alley	6' - 8'
2 Stone Alley addition	7'6" - 12'6"
9 Union	3' - 5'
10 Orange	2' - 10'
12 Orange	8' - 12'

B. Roof Height

2 Stone Alley Abuters	Height
9 Union	32' 6"
11R Union	30'
10 Orange	33' 4"
12 Orange	32'
14 Orange	36'
14R Orange	29' 6"
2 Stone Alley	32'
1 Stone Alley	35'
NEIGHBORHOOD AVG	32' 5"

C. Building Length

Neighborhood	Length
9 Union	41'
11R Union	35'
10 Orange	76'
12 Orange	43'
14 Orange	60' 6"
14R Orange	36'
16 Orange	62'
18 Orange	62'
2 Stone Alley	59'
1 Stone Alley	76'

D. Lot Coverage

Neighborhood	Lot Coverage
9 Union	29%
11R Union	41%
10 Orange	37%
12 Orange	40%
14 Orange	38%
14R Orange	38%
16 Orange	32%
18 Orange	30%
2 Stone Alley	25%
1 Stone Alley	43%
NEIGHBORHOOD AVG	36%

E. East Elevation Fenestration

- In this submission we have included photos of the neighborhoods east facades as viewed from Union Street which shows our east facing fenestration is in keeping with the neighborhood. (See Slide 30-42).

3. Appendix

A. Historical precedence

Photographs in chronological order 1910-1960

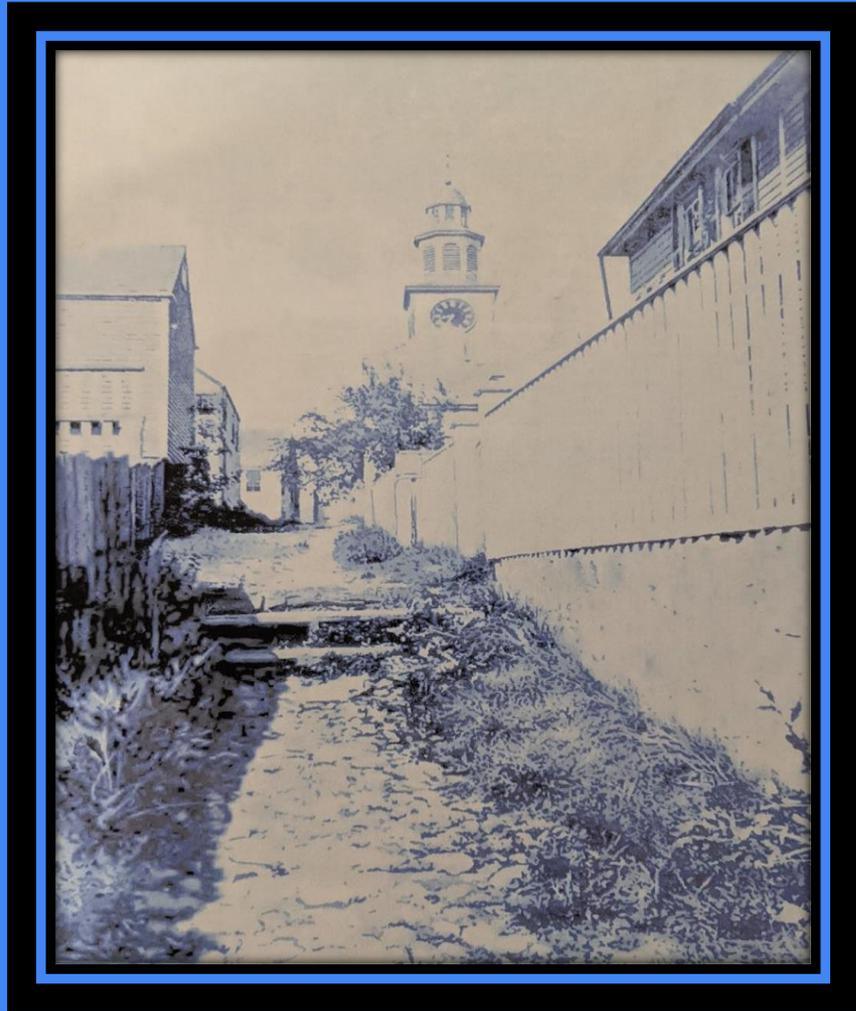
2 Stone Alley

- Proposed addition in 2020 includes unchanged historical west facade
- Viewed from Orange Street, the addition will be obscured by this unchanged existing west facade
- Existing dwelling historically sits avg. 2-3 ft off Stone Alley



Historic Stone Alley

- Town Clock, NHA archives
- Proposed addition in 2020 historical view remains uninterrupted



2 Stone Alley 10 Orange Street 1 Stone Alley

- c. 1910s
- 2 Stone Alley fence historically sits avg. 4 ft off of alley
- 10 Orange Street built out directly to property line on alley
- 1 Stone Alley fence historically sits avg. 2 ft off of alley



2 Stone Alley 10 Orange Street 1 Stone Alley

- c.1928
- 2 Stone Alley fence and trees
- 10 Orange Street built directly to property line with stone retaining walls & board fencing on top of wall rising avg. 8 ft + above grade at alley way
- 1 Stone Alley historically avg. 5-6 ft off of alley



10 Orange St 2 Stone Alley

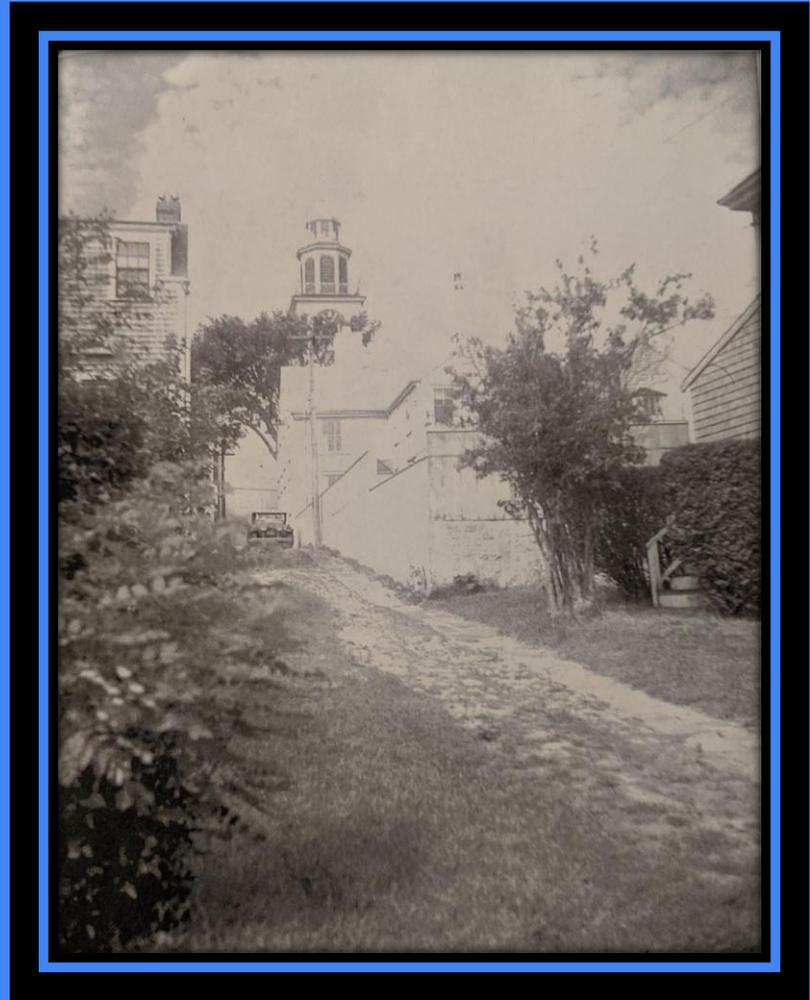
- c. 1928
- 10 Orange Street walls with fence directly on alley way historically avg. 8 ft + in heights
- 1 Stone Alley, a three story structure shown on left



2 Stone Alley

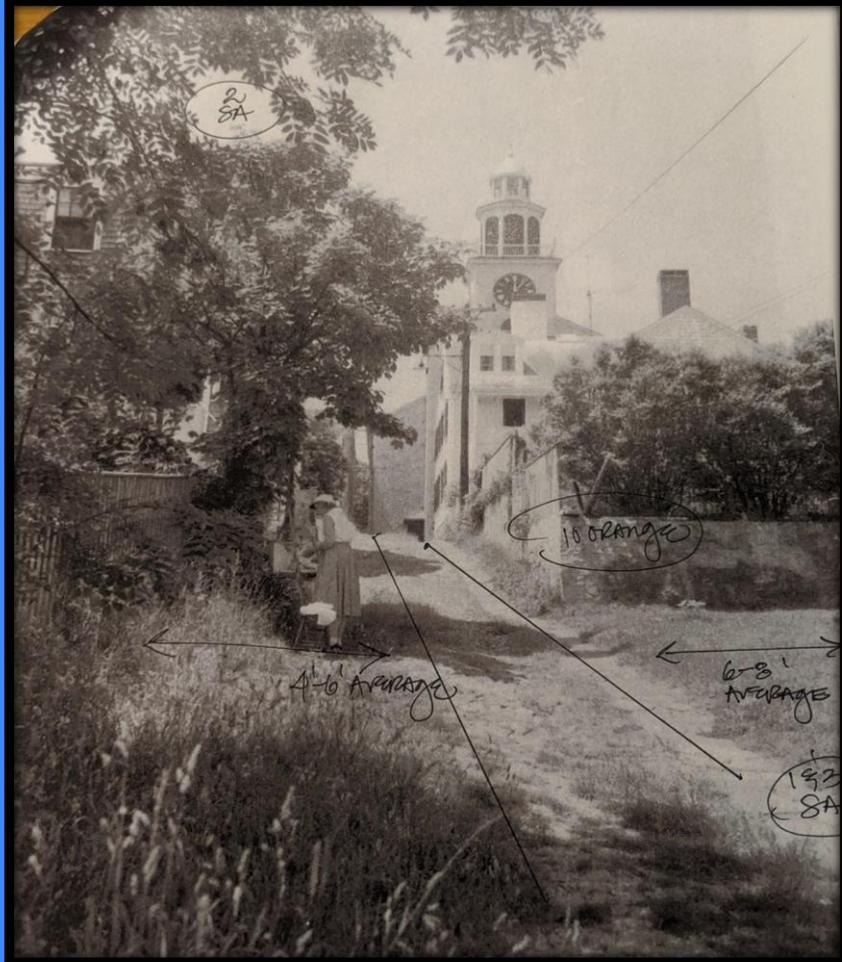
10 Orange Street

- c. 1930s
- 2 Stone Alley fence with landscaping historically matches existing and proposed 2020 vegetation
- 10 Orange Street built to property line, walls, fencing, heights



2 Stone Alley 10 Orange Street 1 Stone Alley

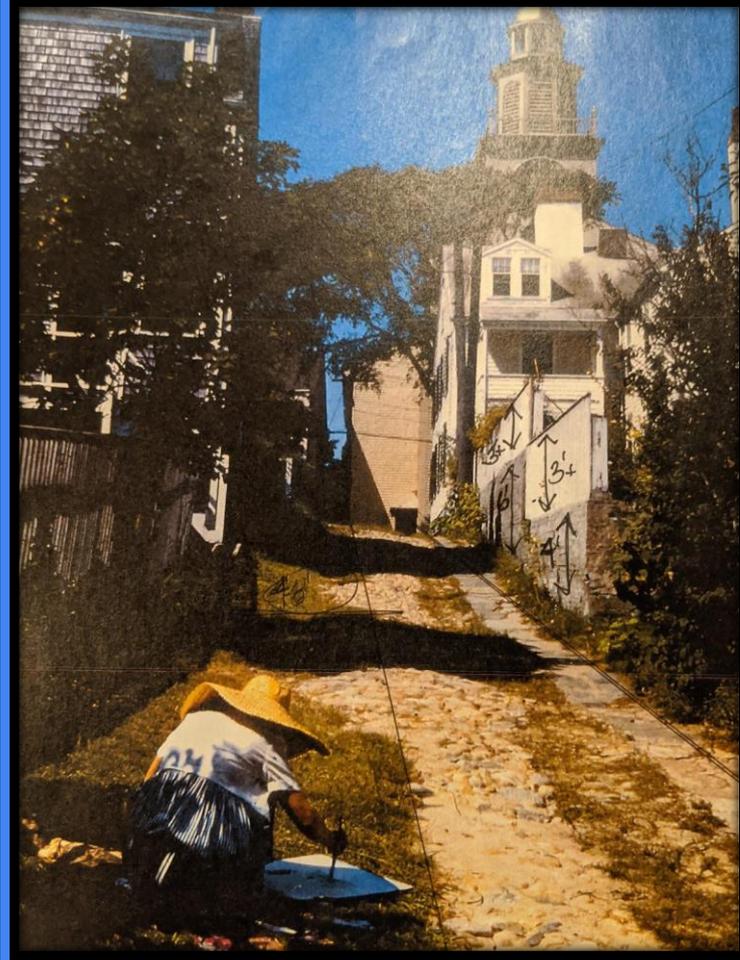
- c. 1950s
- 2 Stone Alley fence and vegetation historically avg. 4-6 ft off of alley
- 10 Orange Street built to property line, walls, fencing, vegetation, heights
- 1 Stone Alley historically avg. 6-8 ft off of alley



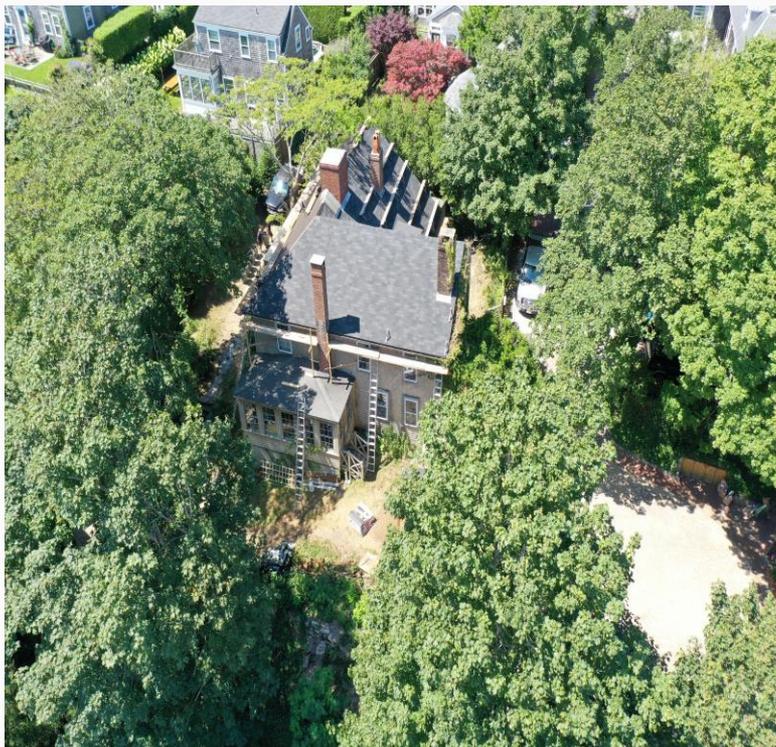
2 Stone Alley

10 Orange Street

- c. 1960s
- 2 Stone Alley fence and dwelling historically avg. 4-6 ft off of alley
- 10 Orange Street built to property line, walls, fencing, vegetation heights



B. East facades as viewed from Union Street





(R to L) 10 Orange St, 12 Orange St, 14 Orange St, 14R Orange St, 2 Stone Alley (foreground)

















28 Orange Street





34 Orange Street