



HISTORIC DISTRICT COMMISSION SPECIAL MEETING

2 Fairgrounds Road
Nantucket, Massachusetts 02554
www.nantucket-ma.gov

Commissioners: Kristine Glazer (Chair), Diane Coombs (Vice-chair), John McLaughlin, Raymond Pohl, Abigail Camp
Associate Commissioners: Vallorie Oliver, Matt Kuhnert
Staff: Mark Voigt, John Hedden

~~ MINUTES ~~

Thursday, June 9, 2016

PLUS Conference Room, 2 Fairgrounds Road, Training Room – 1:00 p.m.

Called to order at 1:10 p.m.

Staff in attendance: J. Hedden, Administrative Specialist; T. Norton, Town Minutes Taker
Attending Members: Glazer, Coombs, Pohl, Camp, Oliver, Kuhnert
Absent Members: McLaughlin
Late Arrivals: None
Early Departures: Pohl, 2:17 p.m.

Agenda adopted by unanimous consent.

I. PUBLIC COMMENT

None

II. HOSPITAL

1. Nantucket Cottage Hospital 57 Prospect Street New Hospital 55-3 RJ O'Connell & Assoc
- Voting Glazer, Coombs, Pohl, Camp, Oliver
Alternates Kuhnert
Documentation Associated site and elevation plans, photos, correspondence, and required historical documentation.
Representing John Twohig, Health-care Law Goulston and Storrs
Sebastian Martello, Cannon Design
Joe Sheridan, Goulston and Storrs
Bill Fleming, William Fleming Associates
Haley Darst, Lighting Designer Cannon Design
Frank Kovack, NCH
- Public None
Concerns **Twohig** – Introduced team present and reviewed some of the concerns expressed at the June 2 hearing.
Martello – Reviewed changes made per concerns of June 2 hearing.
Kuhnert – Asked if the letters will be blue to match the NCH logo.
Martello – That is temporary and will be part of the sign application; signage is not under consideration at this time.
Camp – Asked if the balustrades on the front elevation porches, are at code height or taller than required.
Martello – The railing is 46 inches high.
Pohl – Commercial code requires railing to be 42 inches high.
Camp – Would prefer the railing not be so high; asked it be brought down 4 inches to the code minimum.
Glazer – Assuming the windows are being factory ordered pre-painted from Andersen, she's not sure platinum grey is one of their colors; their color chart should be referenced.
Martello – The Andersen color is close enough to blend with platinum grey trim. The roof will be 3-tab charcoal grey.
Coombs – The Vesper Lane revised fenestration looks better.
Pohl – The main gable on the Vesper Lane side, the shadow line implies a rake overhang.
Martello – It is cantilevering a tiny bit.
Glazer – On the west elevation right, there are now 4 windows and previously there were 8.
Martello – Noted that they could add windows back.
Discussion about using ship-lat versus clapboard in the entrance pediments.
Pohl – A beam was introduced on the east elevation main entrance pediment but it wasn't added on the north elevation emergency entrance pediment. Also the drip edge on the pediments should complete itself. The gable horns should also have a drip edge; also dormers should have a small frieze board into which the window tucks and overlaps the corner board and no little board under the sills.
Oliver – Nothing to add.

Camp – The little pieces on either side of the dormer headboards. (Those will go away.)

Kuhnert – No comments.

Glazer – Have trim details on the windows and pediments, reduce the height of the porch railings to 42 inches.

Motion

Motion to Approve through staff with the addition of a beam on all entry porticos; dormers to have a frieze board on three sides and remove the water table under the sill of the dormer windows; add the drip edge to the horns on the gable returns; add a drip edge on the lower cord of both entry pediments; and lower the east elevation 2nd- floor porch railings to 42 inches. (Pohl)

Vote	Carried unanimously	Certificate #	65979
2. Nantucket Cottage Hospital	57 Prospect Street	Demo existing hospital	55-3 RJ O’Connell & Assoc
Voting	Glazer, Coombs, Pohl, Camp, Oliver		
Alternates	Kuhnert		
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.		
Representing	John Twohig, Health-care Law Goulston and Storrs Sebastian Martellotto, Cannon Design Joe Sheridan, Goulston and Storrs Bill Fleming, William Fleming Associates Haley Darst, Lighting Designer Cannon Design Frank Kovack, NCH		

Public Concerns **None**
Martellotto – Explained that the existing hospital will continue operating until the new one is operational, then the old one will be demolished.

Twohig – Explained that from the time the new hospital is complete to full certification is about six weeks. He will work with Mr. Kuhnert in regards to documenting the history and architecture of the existing hospital.

Motion **Motion to Approve the demolition as soon as the new hospital is operational. (Camp)**

Vote	Carried unanimously	Certificate #	65980
3. Nantucket Cottage Hospital	57 Prospect Street	Hardscaping for hospital	55-3 RJ O’Connell & Assoc
Voting	Glazer, Coombs, Pohl, Camp, Oliver (Pohl departed at 2:17 p.m., Kuhnert on vote)		
Alternates	Kuhnert		
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.		
Representing	John Twohig, Health-care Law Goulston and Storrs Sebastian Martellotto, Cannon Design Joe Sheridan, Goulston and Storrs Bill Fleming, William Fleming Associates Haley Darst, Lighting Designer Cannon Design Frank Kovack, NCH		

Public Concerns **None**
Fleming – Off the Vesper Lane and Prospect Street entrances and around the healing garden, will have Nantucket native fieldstone 18” retaining walls. There is a gravity modular block wall along the north property line.

Pohl – His issue is the look of the gravity block wall; asked if it could be cast in place concrete and pargetted.

Fleming – To do that, the footing would have to be large and would encroach into the park. The gravity block wall would be screened with vegetation.

Pohl – Asked if there are different textures. If the Town owns the park, he thinks the Town will allow the encroachment.

Twohig – Stated that they had gone to the Town about how close to the park they could get and ran into objections from the public. This wall avoids any touching of the park.

Discussion about ways to hide the gravity block wall: fence, cedar facing, lattice.

Pohl – The Building Department views any wall over 4-feet high as a structure in regards to setback.

Fleming – There is an effort to bring that wall down to 3 feet tall.

Twohig – They will look into changing the treatment of the stone, how to cover it, and what the finalized grading will be.

Fleming – Showed a sample of the paver to be used at the main and emergency entrances and the terraced spaces.

Oliver – Asked if the compacted stone dust to be used in the healing garden is wheelchair accessible.

Fleming – Compacted stone dust is acceptable by Americans with Disability Act standards.

Martellotto – Reviewed comments about the lighting from the last hearing: reduce the number of fixtures and location of period lighting and minimize lighting along the property to the east. Explained the changes in the lighting plan: reduced the number of poles to 46; the height of period lighting remains at 12 feet; use of warm LED fixtures; increased the height of poles in the parking area to 30 feet tall; the height of poles in driving areas is 21 feet.

Pohl – There are two issues: 1) the number of fixtures and 2) the overall lumens. Asked if the number of lumens is less than before.

Martellotto – The light source has changed and diffuses the lighting.

Oliver – Asked if there ground lighting might make up for the weak spots.

Twohig – Stated they were told by the Planning Board that Bollard lighting wasn’t preferred on Nantucket.

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Coombs – The situation here calls for looking at that possibility. A 30-foot light pole is taller than most Nantucket buildings.

Martellotto – There is a switch that dims the light until detection of movement causes the light to increase.

Twohig – This is a Union facility that requires a minimum level of lighting. If that isn't provided and someone is hurt on the premises, the Town is absolutely liable.

Glazer – The pole height went from 21-feet to 30-feet; asked if there is something in between.

Oliver – Asked if the light poles closest to the building have to be 30-feet tall.

Coombs – The use of bollard lighting is ultimately the HDC's decision.

Camp – Asked how it is determined which direction the lighting falls from a fixture.

Martellotto – Explained that a double-headed pole lights on two sides.

Glazer – We need to know how many of the poles are double headed. The 21-foot tall pole looks very tall.

Kuhnert – Suggested investigating the use of bollard lighting to supplement the light poles and possible help reduce the number in tall poles.

Twohig – They will explore how many 25-foot poles would be necessary, the use of bollard lighting, and enumerate the double-headed poles.

Discussion about the next hearing being during a regular Tuesday meeting; next old business meeting is June 21.

Darst – Stated there is no issue with bollard lighting but asked where the board proposes it be located. The poles are good for facial recognition and safety/security; bollards are typically foot lighting and can't replace the tall poles.

Glazer – We are looking for ways to reduce the height of the poles and keep the number down.

Motion

Motion to Hold for revisions. (Coombs)

Vote

Carried unanimously

Certificate #

IV. HDC BUSINESS

Next hearing date	TBD
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Motion to Adjourn: 2:23 p.m.

Submitted by:

Terry L. Norton