



HDC Minutes for October 6, 2016, adopted Nov. 1

Pursuant to MGL Chapter 30A, § 18-25

All meeting notices and agenda must be filed and time stamped with the Town Clerk's Office and posted at least 48 hours prior to the meeting (excluding Saturdays, Sundays and Holidays)



MINUTES

Committee/Board/s	Historic District Commission (HDC) – NEW BUSINESS
Day, Date, and Time	Thursday, October 6, 2016 1:00 PM
Location / Address	☐ Second-Floor Training Room, 4 Fairgrounds Rd., Nantucket, MA
Signature of Chair or Authorized Person	
Please note:	If there is no quorum of members present, or if meeting posting is not in compliance with the OML statute, no meeting may be held.

HISTORIC DISTRICT COMMISSION

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

Commissioners: Kristine Glazer (Chair), Diane Coombs (Vice-Chair), Ray Pohl, John McLaughlin, Abby Camp
Associate Commissioners: Val Oliver, Matthew Kuhnert **Staff:** John Heddon, Cathy Flynn, Ed Sullivan

Called to order at 1:08 PM

Staff in attendance: John Heddon, Cathy Flynn, Ed Sullivan
Attending Members: Kristine Glazer, Diane Coombs, Val Oliver, Matthew Kuhnert
Absent Members: Ray Pohl, Abby Camp
Late Arrivals:
Early Departures: Abby Camp at 2:50 PM

Agenda adopted by unanimous consent

I. PUBLIC COMMENT

None.

II. NEW BUSINESS

1. Frazier, Dalton 73A Hooper Farm Road Shed 67-330 Self

Sitting: Glazer, Coombs, McLaughlin

Alternates: Kuhnert and Oliver

Recused:

Documentation: File with associated plans, photos and required documentation.

Representing: Dalton Frazier

Public: None

Concerns: Glazer questioned which lot was the subject of the application. Glazer noted that the shed is in the back of the lot. Oliver asked if trim color would match house.

Motion: **Motion to approve trim and roof material to match house. Photo of proposed shed to be provided for file through staff (VO)**

Vote: Carried: unanimous

Certificate #66759

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2. Sankaty Head Golf Club 100 Sankaty Road New dwelling building #1 49-2 Concept Design
Sitting: Glazer, Coombs, McLaughlin
Alternates: Kuhnert and Oliver
Recused:
Documentation: File with associated plans, photos and required documentation.
Representing: No representative at the meeting
Public: None
Concerns:
Motion: **Motion to hold for representation (MK)**
Vote: Carried: unanimous Certificate #
3. Sankaty Head Golf Club 100 Sankaty Road New dwelling building #2 49-2 Concept Design
Sitting: Glazer, Coombs, McLaughlin
Alternates: Kuhnert and Oliver
Recused:
Documentation: File with associated plans, photos and required documentation.
Representing: No representative at the meeting
Public: None
Concerns:
Motion: **Motion to hold for representation (MK)**
Vote: Carried: unanimous Certificate #
4. Dueberry, Bob 4 Charter Street Deck, enlarge brick patio 42.3.2-167 Val Oliver
Sitting: Glazer, Coombs, McLaughlin
Alternates: Kuhnert
Recused:
Documentation: File with associated plans, photos and required documentation.
Representing: Val Oliver reduce stoop/deck and expand the brick patio with no visibility
Public: None
Concerns: McLaughlin questioned visibility. No other concerns expressed.
Motion: **Motion to approve as submitted. (DC)**
Vote: Carried: unanimous Certificate #66760
5. Davis, Katherine 19 Union Street Extend fence, arbor 42.3.2-136 Jivko Kalpazanov
Sitting: Glazer, Coombs, McLaughlin
Alternates: Kuhnert and Oliver
Recused:
Documentation: File with associated plans, photos and required documentation.
Representing: Jivko Kalpazanov explained the plans and marked them up to make clear. Arbor back at top of steps. Minimal visibility.
Public: None
Concerns: Glazer was concerned about the arbors lack of consistency with neighborhood. Commission asked about colors to match house. There was confusion about the plans. Discussed the photos. Color to match existing.
Motion: **Motion to approve (VO)**
Vote: Carried: unanimous Certificate #66761

III. VIEWS TO BE HEARD, TIME PERMITTING

1. Duester 13 Monomoy Road Roof walk color change 54-198 Thirty Acre Wood
Sitting: Glazer, Coombs, McLaughlin
Alternates: Kuhnert and Oliver
Recused:
Documentation: File with associated plans, photos and required documentation.
Representing: Mark Avery house was approved in 2013 with note roofwalk should be natural to weather. Prefer to be white to match the trim on the rest of the house. 1/3 houses in Monomoy have roofwalks and almost 50% of that are painted all white. House is similar in size to other Monomoy homes. Submitted map color coded.
Public: None
Concerns: McLaughlin stated it should match the trim. Coombs white makes it contrast with a wood roof as the HDC usually requires natural to weather on a wood roof. Top could be white but skirt and legs not. Oliver did not agree. It should

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all be white. Kuhnert agreed.

Motion: **Motion to approve (MK)**

Vote: Carried: unanimous

Certificate #**66762**

2. Viano, Frank 49 Pine Street New dwelling 55.4.1-183 Val Oliver

Sitting: Glazer, Coombs, McLaughlin

Alternates: Kuhnert

Recused:

Documentation: File with associated plans, photos and required documentation.

Representing: Val Oliver, house was approved to be demolished a year ago and before that again. Property has changed Hands and new owners want a smaller house that what was approved. Neighbors are okay with the plan. Suggest a view again and to give more information.

Public: None

Concerns: Kuhnert stated that the design was overall appropriate and contextual for the area, but the height should be considered in relation to the prior approval and the surrounding structures. Glazer concerned about height and the headers on the "F" windows. McLaughlin concerned about "C" windows on the north elevation.

Motion: **Motion to hold for a view and revisions (DC)**

Vote: Carried: unanimous

Certificate #

3. Stewart, Michael 9 Rudder Lane Renovation, addition 66-364 SMRD

Sitting: Glazer, Coombs, McLaughlin

Alternates: Kuhnert and Oliver

Recused:

Documentation: File with associated plans, photos and required documentation.

Representing: Steve Roethke, been before HDC and got shed approved with a conceptual site plan too formal for Pine Valley. explained the plans and siting of the structure versus the previous approval and issues with siting.

Public: None

Concerns: Plans should be better dimensioned.

Motion: **Motion to approve (VO)**

Vote: Carried: unanimous

Certificate #**66763**

4. Stewart, Michael 9 Rudder Lane Garage/studio 66-364 SMRD

Sitting: Glazer, Coombs, McLaughlin

Alternates: Kuhnert and Oliver

Recused:

Documentation: File with associated plans, photos and required documentation.

Representing: Steve Roethke, explained the survey of other garages with doors facing the road. Said there were other two-car in the neighborhood.

Public: None

Concerns: Oliver stated that the garage is too tall and skinny, and too far forward in front of the house. Out of character with the neighborhood. Kuhnert agreed that the proposed placement of the garage was too far forward. Kuhnert suggested rotating the shed "wart". Coombs agreed, perhaps lose the breezeway. McLaughlin had concerns about the window awnings and would prefer to see double hung windows. Kristine said bigger than several others. Many garages with doors facing the street in that development.

Motion: **Motion to hold for revisions. (DC)**

Vote: Carried: unanimous

Certificate #

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5. Nantucket Yacht Club 4 South Beach Street Demo/move off 42.4.2-59 Emeritus
Sitting: Glazer, Coombs, McLaughlin
Alternates: Kuhnert and Oliver
Recused:
Documentation: File with associated plans, photos and required documentation.
Representing: Matthew MacEachern (Emeritus) and Peter McEachern (NYC), late 1960s, assessor' card states 1972. Renovated over time. Three parties want the structure. It is moveable and was two separate structures at one time. Want to build a new dormitory for Club employees. Contiguous with the tennis courts. They have the building next to it at 3 Whaler's Lane. Structure does not meet needs.
Public: None
Concerns: Commission members requested more historic information about the structure. Looked at photos. Kuhnert brought up the survey.
Motion: **Motion to hold for more information (MK)**
Vote: Carried: unanimous Certificate #
6. Nantucket Yacht Club 4 South Beach Street New dormitory building 42.4.2-59 Emeritus
Sitting: Glazer, Coombs, McLaughlin
Alternates: Kuhnert and Oliver
Recused:
Documentation: File with associated plans, photos and required documentation.
Representing: Matthew MacEachern (Emeritus) and Peter McEachern (NYC), out of necessity to construct a dormitory in order to provide housing for their employees. Building in the flood plain, contributes to the height, keeping building simple. Modular construction has some limitations. Have added some more traditional elements with two road facades. Tried to fit in with the existing context. Some members of Club have asked to have some relationship to the Club.
Public: None
Concerns: Coombs concerned about windows matching others in the area and concerned about the size of the structure. Oliver also concerned about scale and thinks that it should better tie into NYC on opposite side of street. Glazer stated that building needs more additive massing, also suggested a courtyard. Will be visible. Kuhnert concerned with scale. Height of the building could step back, maybe relocate a tennis court. McLaughlin ridge is too long. Front door should be more standard. Look at other large buildings downtown.
Motion: **Motion to hold for revisions (MK)**
Vote: Carried: unanimous Certificate #
7. Ready, John 21 Old South Road Rev. 66374, vent, fencing 68-246 Emeritus
Sitting: Glazer, Coombs, McLaughlin
Alternates: Kuhnert and Oliver
Recused:
Documentation: File with associated plans, photos and required documentation.
Representing: Matthew MacEachern, eliminate a side discharge hood vent and have a LULA inside the structure and it does require some ventilation. Need to get resolved as quickly as possible.
Public: None
Concerns: Discussion of options for the type of vent. There was fencing that showed up on Exhibit A that was no noted on The application.
Motion: **Motion to approve in accordance with Exhibit A as submitted at the meeting, including the extension of the Fence and the new parged vent chimney through staff (VO)**
Vote: Carried: unanimous Certificate #66764

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8. Carpenter, E. 17 Columbus Avenue New addition 59.3-108 Emeritus
Sitting: Glazer, Coombs, McLaughlin
Alternates: Kuhnert and Oliver
Recused:
Documentation: File with associated plans, photos and required documentation.
Representing: Matthew MacEachern was a project that came in eight years ago, north elevations and then go to rear south Very modern 1970s, both sides different language. 1/1 windows. Addition has to blend in with different styles. Rake detail would match rest of house. Removing chimney. Could maintain a more quiet addition on front and match the rear differently. Railing would be natural to weather as it is now.
Public: None
Concerns: Plans need dimensions, specifically height. Coombs stated that windows should be modified, too much fenestration on the south and ganged, Kuhnert disagreed. Oliver concerned about roofline. Kuhnert agreed about decking. MAB also flagged amount of decking as a concern. McLaughlin too much decking in relation to perimeter of the structure. Going to 94 feet of decking, too much should be 54. Discussion about fenestration on several elevations. Oliver agrees about the windows. Pitch too shallow, salt box or broken back may work better.
Motion: **Motion to hold for revisions (MK)**
Vote: Carried: unanimous Certificate #
9. Theall, Dayton 24 Nanina Drive Fence 67-513.5 Self
Sitting: Glazer, Coombs, McLaughlin
Alternates: Kuhnert and Oliver
Recused:
Documentation: File with associated plans, photos and required documentation.
Representing: Dayton Theall
Public: None
Concerns: Commission expressed concerns about “boxing in” the perimeter of yard with a 5/1 fence. Commission members preferred to have the fence moved from the front corner to the back corner of the structure. “Swoop” in gate should be modified to be straight across. Coombs suggested a 4-foot board fence instead of the 5/1 requested. Kuhnert stated that the gate style was one of taste. McLaughlin concerned about precedent of fencing yards in this new neighborhood. Glazer not in favor of the fence. No vegetation in that area and there are more houses in there to come. Not want to come to front of house. Split rail with wire was done already.
Motion: **Motion to approve a 4’ board foot fence with a cap, natural to weather, around the perimeter of the rear yard, with the fence no farther forward than the back corner of the house. The gate style on both sides will be straight through staff (VO)**
Vote: Carried: unanimous Certificate #66765

IV. OTHER BUSINESS	
Approve Minutes -	None
Review Minutes	None
Other Business -	Discussion of landscape screening. Commission members concerned about landscaping screening requirements not followed through. Kuhnert stated that perhaps the Commission should rely less on screening and more on better design.
Commission Comments	McLaughlin stated that an organizational meeting is needed to develop regulations. The guide book is inadequate.

The meeting adjourned at 2:53 PM