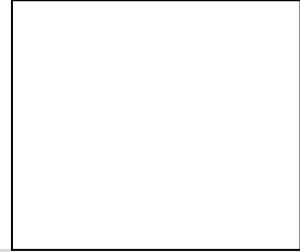




MINUTES

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)



Committee/Board/s	Historic District Commission (HDC) – NEW BUSINESS
Day, Date, and Time	Thursday, October 20, 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 1:05 PM

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

Agenda adopted by unanimous consent

I. PUBLIC COMMENT

None

IV. NEW BUSINESS NOT HEARD ON 10/18/2016

1. Maistro, Mark	78 Pleasant Street	Fence	55-654
Sitting	Glazer, Pohl, Camp, Kuhnert		
Alternates	None		
Recused	None		
Documentation	File with associated plans, photos and required documentation.		
Representing	Concept Design, TJ Waterson, 2006 dwelling new neighbors to the north, issues with noise and other issues, would appreciate more screening, 25 – 30 feet. NTW 5/1		
Public Concerns	None		
Motion	No concerns expressed		
Vote	Motion to approve (RP) Carried: unanimous		

Certificate # 66741A

2. Hostetler, Ames 53 Baxter Road Window changes 49-17
Sitting Glazer, Pohl, Camp, Kuhnert
Alternates None
Recused None
Documentation File with associated plans, photos and required documentation.
Representing Will Stephens seeking window revisions in basement areaway, reducing scope of work.
Public None
Concerns Review of previous approvals, light-well fenestration gotten less and smaller, adding safety fence around walk-down. There was some confusion about what was new and already approved. Rebuilding chimney to match existing. No further concerns.

Motion **Motion to approve (RP)**
Vote Carried: unanimous **Certificate # 66742**
3. Norris, Mark 130 Main Street Demo dwelling 42.3.3-96.3 Self
Sitting Kuhnert, Pohl, Camp
Alternates None
Recused None
Documentation File with associated plans, photos and required documentation.
Representing Mark Norris and Steven Cohen, applicants' attorney, Cohen took issue with the Dept. of Interior report as not binding and in some respects the report is not accurate or relevant. Cape is not important design in that location certainly or unique. The existing approval from 2001 and the current design and neighborhood context do not lend itself to keeping this structure. Only standard as to what is appropriate is whether in context, how fits on lot and in neighborhood. Listing it as contributing as of 2012 versus the HDC's own historic survey that says it is not contributing is irrelevant in this instance. HDC has never applied the federal standard. Arbitrary and capricious to decide if everything before 1975 mean it is historic, in conflict with the HDC ACT and jurisdiction and is a stretch.

Public None
Concerns Kuhnert: Read a letter of objection to the demolition at length and felt that the structure was important to the OHD. Camp and Pohl did not agree and felt that the demolition was approvable given the evidences presented at the public hearing to justify the demolition. The house could not be moved due to the existing protected trees. The existing structure did not lend itself to being reused on site with additions. Pohl supported approval. House is charming but does not mean that it has to stay there, recent vintage. Want to make sure that the new house is in harmony with the context. Camp agreed with Pohl. Local survey lists it as noncontributing.

Motion **Motion to approve the demolition of the dwelling as proposed (RP)**
Vote Carried: two (Pohl, Camp) to one (Kuhnert) **Certificate # 66743**
4. Norris, Mark 130 Main Street New dwelling 42.3.3-96.3 Self
Sitting Kuhnert, Pohl, Camp
Alternates None
Recused None
Documentation File with associated plans, photos and required documentation.
Representing Mark Norris and Steven Cohen, applicants' attorney, removed a window on the one-story mass and reduced the width by two feet. Wanted to keep the colonial four-bay. Code compliance would make it difficult to use the existing house to add onto. Only save four walls with entire roof structure was being taken off. Cannot move it closer to the street due to the trees.

Public None
Concerns Camp wanted it on the same site as existing cape. Not changing the street scape as much. Size is appropriate as the one next door was also a four-bay.. Camp still thinks addition not relate back to an historic home of this period. Too wide. Why not part of renovation as approved in 2001. Discussion was deferred to Tuesday, 10/25/2016. Kuhnert felt it was a challenging case. Cannot comment on proposed design without considering the existing building. Agreed that the proposed design that was in harmony with the neighborhood. Siting was consistent with the existing building. Cited the National Historic Landmark study.

Motion **Motion to hold for revisions (RP)**
Vote Carried: unanimous **Certificate #**

- | | | | | | | |
|----|---|---|----------------------------|-----------|-------------------|----------------------------|
| 5. | Sharp, Randolph
Sitting
Alternates
Recused
Documentation
Representing

Public
Concerns
Motion
Vote | 12R Skyline Drive
Glazer, Pohl, Camp, Kuhnert
None
None
File with associated plans, photos and required documentation.
Carrie Thornewill, proposed to connect the garage to the main dwelling. Explained the site. Not visible. Removal of a second floor deck and change the front door and add sidelights.
None
Discussed the plans and visibility.
Motion to approve due to limited visibility (AC)
Carried: unanimous | Rev. 66224 attach garage | 79-35 | Thornewill Design | Certificate # 66744 |
| 6. | Coyne, James
Sitting
Alternates
Recused
Documentation
Representing

Public
Concerns
Motion
Vote | 19 Stone Post Way
Glazer, Pohl, Camp, Kuhnert
None
None
File with associated plans, photos and required documentation.
Ben Rowland not demolishing it but renovating it. Change the front façade to something more consistent and aesthetically pleasing, and lift the structure and rotate it about 10 degrees for new foundation with walk-down.
David Boyce spoke, next door neighbor, good neighbors and spoke in favor of the application.
No concerns expressed.
Motion to approve (MK)
Carried: unanimous | Main house lift, additions | 73.3.2-72 | Rowland & Assoc. | Certificate # 66745 |
| 7. | Coyne, James
Sitting
Alternates
Recused
Documentation
Representing
Public

Concerns
Motion
Vote | 19 Stone Post Way
Glazer, Pohl, Camp, Kuhnert
None
None
File with associated plans, photos and required documentation.
Ben Normand trying to make it look like a carriage house/barn structure. 22'7", more traditional design.
David Boyce had concerns about the garage. Appreciate the design but concerned about the massing.
Break up the roof line in the back, less appearance of massing, no cupola is appropriate. No barns in the area.
Cottages in neighborhood are not this design.
Concerns about the exterior stairs and no support for the cupola. Camp wants it to come down to 22 feet.
Motion to hold for revisions (MK)
Carried: unanimous | New garage | 73.3.2-72 | Rowland & Assoc. | Certificate # |
| 8. | The Crox Parantoux Tr
Sitting
Alternates
Recused
Documentation
Representing
Public
Concerns
Motion
Vote | 30 Nobadeer Avenue
Glazer, Camp, Kuhnert
None
Pohl
File with associated plans, photos and required documentation.
Julie Jordin has extensive planting to screen it.
None
No concerns expressed
Motion to approve (AC)
Carried: unanimous | Hardscape – sports court | 87-35 | Julie Jordin | Certificate # 66746 |

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|-----|----------------------|--|----------------------|----------------------------|--------------|
| 9. | Brown, David | 5 Bunker Hill Road | Renovation, addition | 73.4.2-33 | Greg Nichols |
| | Sitting | Glazer, Pohl, Camp, Kuhnert | | | |
| | Alternates | None | | | |
| | Recused | None | | | |
| | Documentation | File with associated plans, photos and required documentation. | | | |
| | Representing | David Brown wanted to renovate the structure into a year-round dwelling. Explained the site with new driveway. Showed photos of existing and submitted original photos. Renovated over time. Original record and approval is in the file. | | | |
| | Public | None | | | |
| | Concerns | Asked to have a plan of what still exists not changed from original, what was changed, existing conditions and what is being changed. Easier to see them side by side. Identify windows, Brown said all been replaced already. SAB, noted that it was incomplete not enough historical information as to what is left. | | | |
| | Motion | Motion to hold for further information. | | | |
| | Vote | Carried: unanimous | | Certificate # | |
| | | | | | |
| 10. | Brown, David | 5 Bunker Hill Road | Demo garage | 73.4.2-33 | Greg Nichols |
| | Sitting | Glazer, Pohl, Camp, Kuhnert | | | |
| | Alternates | None | | | |
| | Recused | None | | | |
| | Documentation | File with associated plans, photos and required documentation. | | | |
| | Representing | David Brown, since subdivided, cannot access the garage | | | |
| | Public | None | | | |
| | Concerns | No concerns expressed | | | |
| | Motion | Motion to approve (RP) | | | |
| | Vote | Carried: unanimous | | Certificate # 66747 | |
| | | | | | |
| 11. | Habbs, George | 18 Parsons Lane | New dwelling | 75-102 | Permits Plus |
| | Sitting | Glazer, Pohl, Camp, Kuhnert | | | |
| | Alternates | None | | | |
| | Recused | None | | | |
| | Documentation | File with associated plans, photos and required documentation. | | | |
| | Representing | Mark Poor owners wanted to maximize views with design and siting in middle of lot facing Tom Nevers Pond. Explained the plans. Classic t-shaped building. 2200 SF two-story structure. | | | |
| | Public | None | | | |
| | Concerns | Might be helpful to have ridge poles, need to see context and visibility. Height of the structure is of concern, limited visibility for first floor. Need traditional sill on the windows not picture-framed. | | | |
| | Motion | Motion to hold for revisions and a view (AC) | | | |
| | Vote | Carried: unanimous | | Certificate # | |
| | | | | | |
| 12. | Kinman, Dunes LLC | 15 Head of Plains | Demo dwelling | 63-55 | Permits Plus |
| | Sitting | Glazer, Pohl, Camp, Kuhnert | | | |
| | Alternates | None | | | |
| | Recused | None | | | |
| | Documentation | File with associated plans, photos and required documentation. | | | |
| | Representing | Mark Poor, | | | |
| | Public | None | | | |
| | Concerns | Shed had been approved to demo on consent. MAB was okay with the demo. One of two remaining hexagon structures on the island. Had been damaged by fire several years ago. | | | |
| | Motion | Motion to approve to allow the demo (AC) | | | |
| | Vote | Carried: unanimous | | Certificate # 66748 | |

13. Congleton, William 6 Marble Way Commercial barn 66-103 Brook Meerbergen
Sitting Glazer, Pohl, Camp, Kuhnert
Alternates None
Recused None
Documentation File with associated plans, photos and required documentation.
Representing Brook Meerbergen, letters referred to barn-board siding and wanted shingles.
Public Sam Parsons unintelligible comments. Seemed to be supportive of the size.
Concerns Neighbors did not like the approach of barn-board. Camp agreed with no barn-board. Pohl went along with neighbors as well as the rest of the board.
Motion **Motion to approve with shingled sides (AC)**
Vote Carried: unanimous **Certificate # 66749**
14. Harvey, EJ 56 Hooper Farm Lot 147 New dwelling 67-317 Emeritus
Sitting Glazer, Pohl, Camp, Kuhnert
Alternates None
Recused None
Documentation File with associated plans, photos and required documentation.
Representing Alex Bagmets simple structure that fits into the neighborhood. 29'4 tall.
Public None
Concerns Concerned about height. Pohl concerned by the height and t-shaped two-story mass. Second floor windows in the wrong place versus the eave. Details of a pre-fab structure are not consistent with the neighborhood. Full two-story boxy mass, bring ridge down, no shingle course between window head and eave. At least a foot in height. Single-family structure, why exterior stair? Camp odd design features, outside stairs make it look like duplex. Kuhnert, height come down to match the neighborhood. Vary ridges. Exterior stair unusual. Glazer design not in keeping with the neighborhood. Small houses, scale is out of context.
Motion **Motion to hold for revisions (AC)**
Vote Carried: unanimous **Certificate #**
15. Harvey, EJ 56 Hooper Farm Lot 147 New cottage 67-317
Sitting Glazer, Pohl, Camp, Kuhnert
Alternates None
Recused None
Documentation File with associated plans, photos and required documentation.
Representing Alex Bagmets
Public None
Concerns None expressed
Motion **Motion to hold to track the primary dwelling (RP)**
Vote Carried: unanimous **Certificate #**
ABBY CAMP **LEFT MEETING @ 2:50, LEAVING GLAZER, POHL,** **KUHNERT**
16. Harvey, EJ 56 Hooper Farm Lot 148 New dwelling 67-317 Emeritus
Sitting Glazer, Pohl, Kuhnert
Alternates None
Recused None
Documentation File with associated plans, photos and required documentation.
Representing Alex Bagmets
Public None
Concerns Too similar to other lot, too large for neighborhood needing a reduction in scale and almost 30 feet. Same concerns as Lot 147. East elevation too over fenestrated. Height is an issue. Need grounding elements. Full two-stories all around it. Kuhnert fenestration pattern regimented.
Motion **Motion to hold for revisions (MK)**
Vote Carried: unanimous **Certificate #**

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17. Harvey, EJ	56 Hooper Farm Lot 148	New cottage	67-317	Emeritus
Sitting	Glazer, Pohl, Kuhnert			
Alternates	None			
Recused	None			
Documentation	File with associated plans, photos and required documentation.			
Representing	Alex Bagmets			
Public	None			
Concerns	None expressed			
Motion	Motion to hold to track primary dwelling (RP)			
Vote	Carried: unanimous		Certificate #	
18. 106 Surfside LLC	106 Surfside Road	Demo/move dwelling	67-180	Emeritus
Sitting	Glazer, Pohl, Kuhnert			
Alternates	None			
Recused	None			
Documentation	File with associated plans, photos and required documentation.			
Representing	Alex Bagmets lot was rezoned, purchased and subdivided.			
Public	None			
Concerns	No concerns expressed			
Motion	Motion to approve (RP)			
Vote	Carried: unanimous		Certificate # 66750	
19. 106 Surfside LLC	106 Surfside Road	New dwelling	67-180	Emeritus
Sitting	Glazer, Pohl, Kuhnert			
Alternates	None			
Recused	None			
Documentation	File with associated plans, photos and required documentation.			
Representing	Alex Bagmets, new house is sited close to the existing structure's location, back from the street, closer to the East.			
Public	None			
Concerns	No concerns expressed			
Motion	Motion to approve (RP)			
Vote	Carried: unanimous		Certificate # 66751	
20. Netore Real Est. Trust	59 W. Chester Street	New dwelling	41-223	
Sitting	Glazer, Pohl, Kuhnert			
Alternates	None			
Recused	None			
Documentation	File with associated plans, photos and required documentation.			
Representing	Alex Bagmets			
Public	Mary Ann Easley from 57 W. Chester Street expressed concerns related to grading and run off as the area is very wet with poor drainage. Asked that no grade changes take place as the neighbors on both sides had not changed the grade. She stated that she had not received the notice that had been sent out ten days before the meeting.			
Concerns	Members agreed about minimizing the change in grade. Concerned about being too close to the road and ridge too high. No raise in grade. Pohl well designed building but too tall in relation to neighbors and too close to road. Have it relate more to the neighbors on both sides.			
Motion	Motion to hold for revisions			
Vote	Carried: unanimous		Certificate #	

21. Hawthorne Park LLC 49 Hummock Pond etc Demo abandoned dwelling #1 56-5 etc.
Sitting Glazer, Pohl, Kuhnert
Alternates None
Recused None
Documentation File with associated plans, photos and required documentation.
Representing None
Public None
Concerns None
Motion **Motion to approve the demo**
Vote Carried: unanimous **Certificate # 66752**
22. Hawthorne Park LLC 49 Hummock Pond etc Demo abandoned dwelling #2 56-5 etc.
Sitting Glazer, Pohl, Kuhnert
Alternates None
Recused None
Documentation File with associated plans, photos and required documentation.
Representing None
Public None
Concerns None
Motion **Motion to approve the demo**
Vote Carried: unanimous **Certificate # 66753**
23. Hawthorne Park LLC 49 Hummock Pond etc Demo garage/storage building 56-5 etc.
Sitting Glazer, Pohl, Kuhnert
Alternates None
Recused None
Documentation File with associated plans, photos and required documentation.
Representing None
Public None
Concerns None
Motion **Motion to approve the demo**
Vote Carried: unanimous **Certificate # 66754**
24. Hawthorne Park LLC 49 Hummock Pond etc Demo garage/storage building 56-5 etc.
Sitting Glazer, Pohl, Kuhnert
Alternates None
Recused None
Documentation File with associated plans, photos and required documentation.
Representing None
Public None
Concerns None
Motion **Motion to approve the move/demo**
Vote Carried: unanimous **Certificate # 66755**
25. Hawthorne Park LLC 49 Hummock Pond etc Demo garage/storage building 56-5 etc.
Sitting Glazer, Pohl, Kuhnert
Alternates None
Recused None
Documentation File with associated plans, photos and required documentation.
Representing None
Public None
Concerns None
Motion **Motion to approve the demo**
Vote Carried: unanimous **Certificate # 66756**

VII. OTHER BUSINESS	
Approve Minutes -	
Review Minutes -	
Other Business -	<ul style="list-style-type: none">-Brief discussion about something that was not on the posted agenda but had been at one time. A VOTE was taken about adding detail to the agendas.-Town counsel was to be asked to come on October 31st to meet with the HDC, also not on the agenda-Glazer stated she was stepping down from chairmanship Tuesday, 10/25/2016 and the election of a new chairman was to be on the agenda
Commission Comments	

Adjourned at 3:53 PM