



HISTORIC DISTRICT COMMISSION REGULAR MEETING

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

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

~~ MINUTES ~~

Thursday, January 26, 2017

Public Safety Facility, 4 Fairgrounds Road, Community Room – 1:00 p.m.

Called to order at 1:02 p.m.

Staff in attendance: John Hedden, PLUS Administrative Specialist; Cathy Flynn, Administrative Specialist; Terry Norton, Town Minutes Taker
 Attending Members: Pohl, McLaughlin, Glazer, Oliver, Kuhnert
 Absent Members: Coombs, Camp
 Late Arrivals: None
 Early Departures: None

Agenda adopted by unanimous consent.

I. PUBLIC COMMENT

None

V. NEW BUSINESS

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. Emily Air LLC	14 Airport Road	Addition to hangar	69-78.5	Andrew Amor
Voting	Pohl, Glazer, Oliver, Kuhnert			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans and photos.			
Representing	Andrew Amor , Amor Architectural – Reviewed changes made per concerns from January 24.			
Public	None			
Concerns (1:03)	Glazer – The columns should be reduced in diameter. Oliver – This is now more in keeping with the simple nature of the area. Kuhnert – Agrees about reducing the size of the columns. Suggested highlighting the public entry by painting the door. Pohl – Agrees about the columns with a corresponding reduction in the plinths. Okay with the doors as proposed.			
Motion	Motion to Approve through staff with the columns reduced to 10 inches and a corresponding reduction in the plinths. (Glazer)			
Vote	Carried 4-0	Certificate #	67336	
2. Rugged Scott LLC	8 Thistle Road	Gazebo	67-841	Cottage & Castle
Voting	Pohl, Glazer, Oliver, Kuhnert			
Alternates	None			
Recused	None			
Documentation	None			
Representing	None			
Public	None			
Concerns (1:11)	None			
Motion	Motion to Hold for representation. (Glazer)			
Vote	Carried unanimously	Certificate #		

3.	Town of Nantucket	15 Harborview Way	Temporary seasonal trailer	42.4.2-9	Town of Nantucket
Voting	Pohl, McLaughlin, Glazer, Oliver, Kuhnert				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, photos, historic documentation, and advisory board comments.				
Representing	Mark Voigt , T.O.N. Facilities Manager – Presented project. Explained the proposed screening. For several summers, porto-potties have been used at this location; however, they have been “temporary” for several years. This is a solution that the Town feels isn’t as aesthetically detrimental to the area and it can be used for other events in the off season.				
Public	None				
Concerns (1:11)	<p>Pohl – Read HSAB comments.</p> <p>Kuhnert – A temporary permit for one season is not objectionable. HSAB thought there would be little to no adverse effect to the old historic district (OHD) with a temporary permit. Any screening around this would also have to be temporary.</p> <p>Oliver – No concerns with a temporary permit.</p> <p>McLaughlin – He would like to see a two-year stipulation on this.</p> <p>Glazer – As long as it is temporary she doesn’t have a problem. However asked why not put in a couple of porto-potties for use in the summer while creating a more permanent solution.</p> <p>Pohl – We can approve it for this season; the Town will have to come back for the 2018 season.</p>				
Motion	Motion to Approve with a temporary permit for use between May 15 and October 15, 2017. (Glazer)				
Vote	Carried unanimously		Certificate #	67337	

VI. VIEWS

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	23 Broad St LLC	23 Broad Street	As built arbor & patio	42.4.2-77	Ethan McMorrow
Voting	Pohl, McLaughlin, Glazer, Oliver, Kuhnert				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, photos, historic documentation, and advisory board comments.				
Representing	Ethan McMorrow – Presented project.				
Public	None				
Concerns (1:26)	<p>Pohl – Read HSAB comments: arbor design is not in keeping with the neighborhood; okay with patio.</p> <p>Glazer – Agrees the arbor should be simpler.</p> <p>Kuhnert – The question is the appropriateness of the design.</p> <p>McLaughlin – This is highly visible and the style is inappropriate to Nantucket. Asked why it was built without a permit. He is not willing to approve this through staff; he wants to see the redesign.</p> <p>Pohl – The brackets and the curved top of the arbor are very ornate. This looks like a Japanese gate.</p>				
Motion	<p>Motion to Approve through staff with the top of the arbor to be simplified to match the arbor at the Corner Table. (Kuhnert) Carried 4-1//McLaughlin opposed</p> <p>Motion to Reopen. (Glazer) Carried unanimously</p> <p>Motion to Hold for revisions. (Glazer)</p>				
Vote	Carried unanimously		Certificate #		
2.	23 Broad St LLC	23 Broad Street	Awning color change	42.4.2-77	Ethan McMorrow
Voting	Pohl, McLaughlin, Glazer, Oliver, Kuhnert				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, photos, historic documentation, and advisory board comments.				
Representing	Ethan McMorrow – Asked this be held.				
Public	None				
Concerns	None at this time.				
Motion	Motion to Hold for color samples. (Glazer)				
Vote	Carried unanimously		Certificate #		

3.	S/P Norwell LLC	78 Union Street Lot 1	New dwelling	55.1.4-72	BPC
Voting	Pohl, McLaughlin, Glazer, Oliver, Kuhnert				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans and advisory board comments.				
Representing Public	Joe Paul , BPC – Presented project.				
Concerns (1:35)	<p>Pohl – Read HSAB comments: east elevation has too much deck and glazing; should present as a single building; the secondary mass is larger than the primary mass; the connector is too high; recommend redesign.</p> <p>Glazer – Agrees with HSAB about the hierarchy. Noted a drafting error. The connector should not have clapboard.</p> <p>Oliver – Much of this will be blocked from Orange Street; however, the view from Washington Street and the harbor will be wide open. Agrees about the hierarchy.</p> <p>McLaughlin – All of this will be visible. The “C” and “D” windows should be fixed. The front door should be a six-panel.</p> <p>Kuhnert – Agrees with HSAB and what’s been said. Nothing to add.</p>				
Motion	Motion to Hold for revisions. (Glazer)				
Vote	Carried unanimously			Certificate #	
4.	S/P Norwell LLC	78 Union Street Lot 2	New dwelling	55.1.4-72	BPC
Voting	Pohl, McLaughlin, Glazer, Oliver, Kuhnert				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, and advisory board comments.				
Representing Public	Joe Paul , BPC – Presented project; the patio is not part of this and no fill is requested for this lot specifically.				
Concerns (1:44)	<p>Pohl – Read HSAB comments: scale and massing oversized for this location; fenestration chaotic; patio inappropriate; need change in grade and fill required.</p> <p>McLaughlin – The “B” & “C” windows should be fixed.</p> <p>Glazer – Agrees with HSAB. South elevation, the right element should not be forward of the main gable and the eave height should change between it and the connector; there is no symmetry of the second- and third-floor windows above the shed roof. West and east elevations, ungang the windows.</p> <p>Kuhnert – South elevation, secondary massing should not be forward of the main mass. Some of the windows are too close to the corners and should be pulled away from the corner boards. The massing needs some more thought.</p> <p>Oliver – Nothing to add.</p> <p>Pohl – Agrees the subordinate mass should not be proud of the entry. Would like to see the 28-foot ridge brought down. The front porch doesn’t integrate well.</p>				
Motion	Motion to Hold for revisions. (Glazer)				
Vote	Carried unanimously			Certificate #	
5.	Carrolo, Joseph	5 Old Farm Road	New dwelling	55-921	Sophie Metz
Voting	Pohl, McLaughlin, Glazer, Oliver, Kuhnert				
Alternates	None				
Recused	None				
Documentation	None				
Representing Public	None				
Concerns (1:55)	None				
Motion	Motion to Hold for representation. (Glazer)				
Vote	Carried unanimously			Certificate #	
6.	Falcon Park LLC	20 Gosnold Road	Demo house	30-86	Botticelli & Pohl
Voting	McLaughlin, Glazer (acting chair), Oliver, Kuhnert				
Alternates	None				
Recused	Pohl				
Documentation	Photos, and historic documentation.				
Representing Public	Lisa Botticelli , Botticelli & Pohl – Presented project.				
Concerns (1:55)	<p>Kuhnert – Structure is circa 1929. There is little historical integrity left due to all the changes made to it in the 1980s.</p> <p>Oliver – Agrees there is no architectural integrity left to this structure; no concerns.</p> <p>McLaughlin – No comments.</p>				
Motion	Motion to Approve as a move or demo base upon lack of integrity. (Kuhnert)				
Vote	Carried 4-0			Certificate # 67338	

7. Falcon Park LLC 20 Gosnold Road New dwelling 30-86 Botticelli & Pohl

Voting McLaughlin, Glazer (acting chair), Oliver, Kuhnert

Alternates None

Recused Pohl

Documentation Architectural elevation plans and photos.

Representing **Lisa Botticelli**, Botticelli & Pohl – Presented project; reviewed photos showing context and sight lines; it will be visible from Tuppancy.

Public None

Concerns (2:03) Discussion about the dimensions of the structure and its size in comparison to the original structure.
Oliver – Appreciates the gambrel style; it mitigates the second floor.
Kuhnert – No concerns.
McLaughlin – The decking exceeds the 30% guideline by 27 feet. Front door should be a six-panel door.
Glazer – West elevation, the second-floor “B” window on the right should shift slightly away from the corner. Suggested holding for revisions and up-dated ¼-inch drawings. Suggested allowing this to come back on January 31 at 7 p.m. after the Organizational Meeting.

Motion **Motion to Hold for revisions and updated plans and to come back on January 31, 2017. (Kuhnert)**

Vote Carried 4-0 **Certificate #**

VII. OTHER BUSINESS

Approve Minutes	None
Review Minutes	January 17, 2017
Other Business	<ul style="list-style-type: none"> Discussion of Madaket Old Historic District Map. – To be added to Organizational Meeting Agenda. Staff – Explained the expansion of the Madaket Area to be under the purview of the MAB. Staff is to ensure Brad Fleming can participate in that discussion. Terry Norton, Madaket property owner – Described areas in which houses have been around for more than 50 years and others built since the 1970s and 1980’s and different areas of Madaket. Described how the view of Madaket Harbor has changed very little since the 1950s. HDC organizational meeting January 31st. Discussion on potential agenda items and which will need Town Counsel input.
Commission Comments	None

List of additional documents used at the meeting:

1. Madaket Old Historic District Map

Motion to Adjourn: 2:44 p.m.

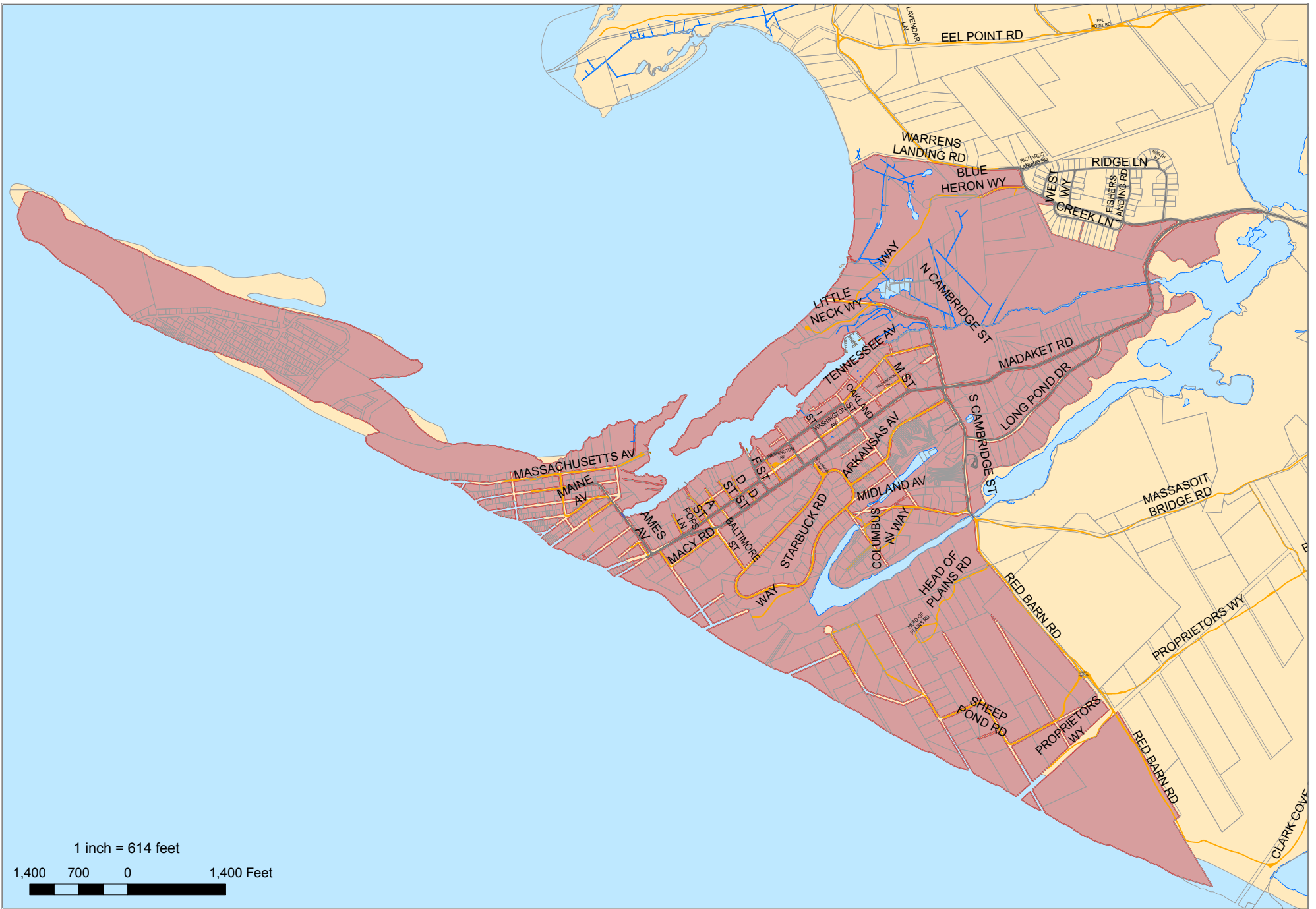
Submitted by:
Terry L. Norton and John Hedden

Historic Structures Advisory Board

Sconset Advisory Board

Madaket Advisory Board

Sign Advisory Committee



MADAKET AREA PLAN