



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, Abigail Camp, Vallorie Oliver,
Associate Commissioners: Stephen Welch, Terence Watterson, Jessie Dutra

~~ MINUTES ~~

Tuesday, January 8, 2019

Public Safety Facility, 4 Fairgrounds Road, Training Room – 4:30 p.m.

Called to order at 4:32 p.m. and announcements by Ms. Coombs

Staff in attendance: John Hedden, HDC Compliance Coordinator; Kadeem McCarthy, Administrative Specialist; Terry Norton, Town Minutes Taker

Attending Members: Coombs, McLaughlin, Camp, Oliver, Welch, Watterson, Dutra

Absent Members: Pohl,

Late Arrivals: Dutra, 4:33 p.m.; Watterson, 4:34 p.m.

Early Departures: None

Agenda adopted as amended by unanimous consent.

I. PUBLIC COMMENT

Virginia Andrews – Read a written statement into the record regarding the proposed upper Main Street repairs.

II. CONSENT

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. Swindell, Mark – 71727	21 Kendrick Street	Roof change	76.4.1-1	Paul Bullock
2. SKB Investments, LLC – 71728	14B Greglen Avenue	Rev. 71497: house	68-182.1	Brook Meerbergen
3. SKB Investments, LLC – 71729	14B Greglen Avenue	Rev. 71498: garage	68-182.1	Brook Meerbergen
Voting	Coombs, McLaughlin, Camp, Oliver, Welch			
Alternates	Watterson, Dutra			
Recused	None			
Documentation	None			
Representing	None			
Public	None			
Concerns	No concerns.			
Motion	Motion to Approve. (Oliver)			
Vote	Carried 4-0//McLaughlin abstain	Certificate #	71727 to 71729	

III. OLD BUSINESS

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. Schoudel, Jon	13 Union Street	Garage/studio	42.3.2-16	BPC
Voting	Coombs, McLaughlin, Camp, Oliver, Dutra			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, and advisory board comments.			
Representing	Doug Mills , BPC – Reviewed changes made per previous concerns; he could move the structure three feet back but it relates less to the house.			
Public	None			
Concerns (4:42)	<p>Oliver – Asked if the building could be pushed back about five feet; to her it's still an anomaly.</p> <p>Camp – She's okay with it; though she understands Ms Oliver's concerns.</p> <p>McLaughlin – East and north elevations, the ten steps come down have no railing.</p> <p>Dutra – No concerns.</p> <p>Coombs – Any extra distance from the street would be good; this will be a very noticeable part of the streetscape with the stone wall.</p> <p>Discussion about moving the structure back three feet and whether or not there is a need to move the walls as well.</p>			
Motion	Motion to Approve through staff with the structure moved back three feet. (Camp)			
Vote	Carried 4-1//Oliver opposed	Certificate #	71730	

2. Siasconset, LLC					
	27 West Sankaty Road	Studio	73.4.2/7.1	Marsha Fader	
Voting	Coombs , McLaughlin, Camp, Oliver, Watterson				
Alternates	Welch, Dutra				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, and advisory board comments.				
Representing	Marsha Fader – Presented project; porthole windows are common in ‘Sconset; doesn’t believe it will be visible.				
Public	None				
Concerns (4:50)	<p>Coombs – Read SAB comments: no concerns.</p> <p>Camp – Architecture is appropriate and probably won’t be visible. Nobody uses the dirt road.</p> <p>Watterson – No concerns.</p> <p>McLaughlin – Questions visibility of the porthole window on the north elevation.</p>				
Motion	Motion to Approve as submitted. (Camp)				
Vote	Carried 5-0	Certificate #	71731		
3. McCreary, Lewis					
	47 Sankaty Road	Deck	49/64	Kent Murphy	
Voting	Coombs , McLaughlin, Watterson, Dutra				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	Kent Murphy – Held for a view to see if half-round is visible from the road. He’ll replace it with an 8X10-glass, 4-light window, but he doesn’t think it will be visible because it will be blocked by the ell.				
Public	None				
Concerns (4:58)	<p>Watterson – He thinks the south elevation half-round will be visible coming in from Polpis across an empty lot. Would go with a 4-light window.</p> <p>Dutra – Agrees about the 4-light window.</p> <p>McLaughlin – The half-round window will be visible from a publicly travelled way.</p> <p>Coombs – Suggested proceeding and when they get to framing the half-round, re-apply.</p>				
Motion	Motion to Approve through staff with an 8X10-glass, 4-light window in the south elevation porch gable. (Watterson)				
Vote	Carried unanimously	Certificate #	71732		
4. Cannonbury Lane Partners					
	2 Westerwick Drive ‘Sconset	New dwelling	73/31	Workshop/APD	
Voting	Coombs , McLaughlin, Camp, Oliver, Welch				
Alternates	Watterson, Dutra				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, and advisory board comments.				
Representing	Michael Luft-Weissberg , Workshop APD – Presented project.				
Public	None				
Concerns (5:04)	<p>Coombs – Read SAB comments: pitch of lower roof too flat; west elevation chimney too large; south elevation, dormer too large and door shouldn’t have sidelights and porch supports are too western.</p> <p>Oliver – Appreciates the single-story feel. It would be helpful to see the previously approved buildings for comparison. Agrees with SAB about the porch brackets, door style, and scale of the chimney. The chimney is unusual in its lack of connection to the house. Okay with the low, flat rear roof. The dormer should be broken into multiple smaller dormers</p> <p>Camp – The sidelights should be larger or eliminated; the 4-light French door to the right is competing with the front door. The middle dormer window should be eliminated.</p> <p>Welch – Agrees about the chimney massing. The porch eave is 8’9” above the deck and makes the brackets look undersized; the porch should have a beam with the brackets placed lower and the porch columns should be 6X6 or eliminate a few in favor of these larger posts.</p> <p>McLaughlin – The “A” fixed window should be inoperable; inoperable would be a better term over fixed.</p> <p>Coombs – The paneled door with sidelights is not appropriate; the house doesn’t call for sidelights. The 1st-floor windows are six feet tall with the top at 7’6”, which is high. East elevation, almost everything is ganged; there are too many ganged windows. The west elevation dormer has eight windows all ganged; should be separated. The chimney is very tall; suggested raising the corbelling and bring down its height.</p>				
Motion	Motion to Hold for revisions. (Camp)				
Vote	Carried 5-0	Certificate #			

5. Motta, Joseph	38 Cliff Road	Partial demo	42.4.4-43	Self
Voting	Coombs , McLaughlin, Camp, Oliver, Welch			
Alternates	Watterson, Dutra			
Recused	None			
Documentation	None			
Representing	None			
Public	None			
Concerns (5:17)	Staff – He has been trying to get in touch with the applicant. Not opened at this time.			
Motion	Motion to Hold for representation. (camp)			
Vote	Carried 5-0		Certificate #	
6. Merola, Justin	5 Cherry Street	Roof change/fix/repair	55/375	Josh Morash
Voting	Coombs , McLaughlin, Camp, Oliver, Dutra			
Alternates	Welch, Watterson			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, and advisory board comments.			
Representing	Jeff Morash – Presented project.			
Public	None			
Concerns (5:18)	Coombs – Read HSAB comments: contribution; wood or 3-tab. Oliver – Architectural Moire Black shingles is approved for the old historic district. Camp – Hates to see the wood roof shingles go. Dutra – No concerns. McLaughlin – No comments			
Motion	Motion to Approve as submitted. (Oliver)			
Vote	Carried 5-0		Certificate #	71733
7. Jose Hidalgo	28A Evergreen Way	Shed	66/713.2	Self
Voting	Coombs , McLaughlin, Camp, Oliver, Dutra			
Alternates	Welch, Watterson, Dutra			
Recused	None			
Documentation	None			
Representing	None			
Public	None			
Concerns (5:21)	Not opened at this time.			
Motion	Motion to Hold for representation. (Camp)			
Vote	Carried 5-0		Certificate #	
8. 58 North Liberty, LLC	58 North Liberty	Window revision/shutter	41/253	Self
Voting	Coombs , McLaughlin, Camp, Oliver, Dutra			
Alternates	Welch, Watterson			
Recused	None			
Documentation	None			
Representing	None			
Public	None			
Concerns (5:21)	Not opened at this time.			
Motion	Motion to Hold for representation. (Oliver)			
Vote	Carried 5-0		Certificate #	
9. ACK Tree Tops, LLC	28 Centre Street	Fenestration change	42.3.1/164	Self
Voting	Coombs , McLaughlin, Watterson, Dutra			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, Robert Durocher window report, and advisory board comments.			
Representing	Rachel Renner – The report indicates that trying to repair windows could cause more damage.			
Public	None			
Concerns (5:23)	Watterson – Reading the report, it looks like it would be impractical to repair the windows; he has no concerns. Dutra – He has no comment because he feels he doesn't have the necessary knowledge. He will trust Mr. Durocher. McLaughlin – Our job is to preserve; these should all be replaced with wood, true-divided light (TDL). Coombs – Reread the HSAB comments: windows should be repaired.			
Motion	Motion to Approve as submitted. (Dutra)			
Vote	Carried 3-1//McLaughlin opposed		Certificate #	71734

10. Pickard	9 Grove Lane	Rev. 68478: add windows	41/273	Thornewill Design
Voting	Coombs , McLaughlin, Camp, Oliver, Watterson			
Alternates	Welch, Dutra			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, and advisory board comments.			
Representing	Luke Thornewill , Thornewill Design – Presented project.			
Public	None			
Concerns (5:32)	Coombs – Read HSAB comments: two windows not appropriate where shown; smaller single unit higher in gable. Oliver – Agrees with HSAB; suggested a four-light either side as high as possible; or fit them on top of the windows to read as one. Camp – It’s in the back so she has no concerns, though likes the idea of making them look like two oversized windows. McLaughlin – Agrees with HSAB; the proposed isn’t appropriate; they’ll look like transoms.			
Motion	Motion to Approve through staff with the added windows set and framed to look like two large windows. (Camp)			
Vote	Carried 3-2//Watterson and McLaughlin opposed	Certificate #	71735	
11. Roos, Geraldine	56R Madequecham Valley	Fenestration change	88/65	JB Studios
Voting	Coombs, McLaughlin, Watterson, Dutra			
Alternates	None			
Recused	None			
Documentation	None			
Representing	None			
Public	None			
Concerns (5:41)	Not opened at this time.			
Motion	Motion to Hold for representation. (Oliver)			
Vote	Carried unanimously	Certificate #		
12. Donato, Mark	106 Orange Street	Roof top solar	55-400.1	ACK Smart
Voting	Coombs, Welch, Dutra			
Alternates	None			
Recused	None			
Documentation	None			
Representing	Tobias Glidden , ACK Smart – Asked this be held for next Tuesday’s meeting for four commissioners.			
Public				
Concerns (5:41)	Not opened at this time.			
Motion	Motion to Hold for Tuesday, January 15, 2019 meeting. (Dutra)			
Vote	Carried 3-0	Certificate #		
13. Malone, Barb	6 Hiawasse Lane	New dwelling	56/471	Val Oliver
Voting	Coombs , McLaughlin, Camp, Welch, Watterson			
Alternates	Dutra			
Recused	None			
Documentation	None			
Representing	Val Oliver – Asked this be held for next Tuesday meeting.			
Public	None			
Concerns (5:42)	Not opened at this time.			
Motion	Motion to Hold for January 15 meeting at applicant’s request. (Camp)			
Vote	Carried 5-0	Certificate #		

14. Pagnum, Charles	19 Lily Street	Addition	42.4.3/42	Val Oliver
Voting	Coombs , McLaughlin, Camp, Welch, Watterson			
Alternates	Dutra			
Recused	Oliver			
Documentation	Architectural elevation plans, site plan, photos, and advisory board comments.			
Representing Public	Val Oliver – Presented project; she could shift the mass back.			
Concerns (5:43)	<p>Coombs – Read HSAB comments: Mass shift toward existing structure & rear; too long relative to street.</p> <p>Camp – Thinks the two masses close together won't read well. No concerns.</p> <p>Welch – Asked the connector eave and gable be lowered on the far side so it continues to step down.</p> <p>McLaughlin – Right behind this is Town property, Academy Hill; he stood there and saw the rear. Agrees with Mr. Welch.</p> <p>Watterson – Likes Mr. Welch's suggestion.</p>			
Motion	Motion to Approve through staff with the north elevation roof eave and ridges lowered approximately six inches. (Welch)			
Vote	Carried 5-0	Certificate #	71736	

15. Delay, Mike	14 Cherry Street	Rev. 71492: fenst. & chimney	55/350	Val Oliver
Voting	Coombs, Camp, Welch, Watterson, Dutra			
Alternates	None			
Recused	Oliver, McLaughlin			
Documentation	Architectural elevation plans, site plan, photos, historic documentation, and advisory board comments.			
Representing Public	Val Oliver – Presented project; simulated-divided light (SDL) windows were previously approved. She was hired for the window changes; since she submitted the application, the building was demolished with only the front wall remaining.			
Concerns (5:50)	<p>Coombs – Read HSAB comments: need age of building; TDL appropriate.</p> <p>Staff – This building has been demolished; there needs to be further clean up.</p>			
Motion	Motion to Hold for more information. (Welch)			
Vote	Carried 5-0	Certificate #		

IV. OTHER BUSINESS	
Approve Minutes	December 18, 2018: Motion to Approve. (Camp) 5-0//Welch & Watterson not voting.
Review Minutes	December 13 & 20, 2018
Other Business	<ul style="list-style-type: none"> • Discussion and update of Vineyard Wind project. Held. • Discussion of Department of Public Works (DPW) Public Information Session and proposed upper Main Street road & sidewalk work. Staff – This is posted as an HDC meeting, scheduled January 10 at 6 p.m. in the 4 Fairground Roads Training Room. Coombs – Feels it's important for as many commissioners as possible to attend. We need to maintain our historic integrity to include old elms and cobble streets. Her concern is damage to the root systems. Welch – He'd like to know how other municipalities with historic trees have handled it. There is a question if HDC has any control; past history indicates we don't. Wants HDC find the degree level of input; if we are talking about putting grading for a brick base, it is sensible to do what we can. He finds it hard to believe that the DPW intends to cut the roots of the trees. Oliver – The Coastal Resiliency workshop is concerned about maintaining a municipality and handling run off. Tobias Glidden – There is no way HDC will supersede DPW from protecting pedestrians. There is a way to protect the tree roots with little brick arches. McLaughlin – No one knows what DPW did with the old curbing off lower Main Street.
Commission Comments	<p>McLaughlin – Submitted his papers to run again in April for his HDC seat.</p> <p>Camp – 44 & 42 Orange Street are historic with entrances on the side; the two buildings are falling apart. Asked this be added to the agenda for discussion.</p> <p>Welch – There's a shed going in right on the street on Prospect as you approach Milk.</p>

- List of additional documents used at the meeting:
1. Written statement dated January 8, 2019 from Virginia Andrews

Adjourned at 6:16 by unanimous consent

Submitted by:
Terry L. Norton