



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, February 14, 2019

Public Safety Facility, 2 Fairgrounds Road, Conference Room – 1:00 p.m.

Called to order at 1:00 p.m. and announcements by Mr. Pohl

Staff in attendance: John Hedden, HDC Compliance Coordinator; Kadeem McCarthy, Administrative Specialist; Terry Norton, Town Minutes Taker
 Attending Members: Pohl, McLaughlin, Oliver, Watterson
 Absent Members: Coombs, Camp, Welch, Dutra
 Late Arrivals: None
 Early Departures: None

Agenda adopted as amended by unanimous consent.

I. PUBLIC COMMENT

None

II. CONSENT

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. Bruno, Charles	10 Monohansett Road	Addition	79-142	Linda Williams
Voting	Pohl, McLaughlin, Oliver, Watterson			
Alternates	None			
Recused	None			
Representing	None			
Public	None			
Concerns	No concerns.			
Motion	Motion to Approve. (Oliver)			
Vote	Carried 3-0//McLaughlin abstain	Certificate #	71893	

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. Roos, Geraldine	56R Madequecham Valley Rd	Fenestration revisions	88-65	JB Studios
Voting	Pohl, McLaughlin, Watterson			
Alternates	None			
Recused	Oliver			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	Juraj Bencat , JB Studios – Reviewed changes made per previous concerns.			
Public	None			
Concerns (1:01)	McLaughlin – The “B” windows are listed as awings; they should be fixed or hoppers. The porch roof pitch should be 4/12 minimum Watterson – This is an improvement.			
Motion	Motion to Approve through staff with the “B” windows to be hoppers and the porch roof pitch to be 4/12. (Watterson)			
Vote	Carried 3-0	Certificate #	71894	

IV. NEW BUSINESS

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. Town of Nantucket	'Sconset Bridge	Add landing to stairs	73.2.4-28	Mark Voigt
Voting	Pohl, McLaughlin, Oliver, Watterson			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing Public	Mark Voigt , Department of Public Works (DPW) – Presented project.			
Concerns (1:04)	McLaughlin – The replacement should be historically appropriate.			
Motion	Motion to Approve. (McLaughlin)			
Vote	Carried unanimously	Certificate #	71895	
2. 1 Caroline Way, LLC	1 Caroline Way	New dwelling	82-59	Vincente-Burin Arch
3. Rabbit Run Road, LLC	24 Rabbit Run Road	Primary dwelling pool	28-8	VDH&B
4. Rabbit Run Road, LLC	24 Rabbit Run Road	Shed	28-8	VDH&B
5. Fraker, Linda	12 Mt. Vernon Street	As-built	55.4.4-35	Permits Plus
6. Nant Historical Assoc.	15 Broad Street	Brick Install	42.4.2-61	Chris Canty
7. Flannery, Lawrence	14 Midland Avenue	Shed	59.3-171	Chris Perry
Voting	Pohl, McLaughlin, Oliver, Watterson			
Alternates	None			
Recused	None			
Documentation	None			
Representing Public	None			
Concerns	Not opened at this time.			
Motion	Motion to Hold Items 2-7 for representation. (Oliver)			
Vote	Carried unanimously	Certificate #		

V. RICHMOND DEVELOPMENT PROJECT

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
Hedden – Items 1 & 2 and 7 to 10 are actual applications. Items 3 through 6 are preliminary review.				
1. Richmond Great Point Dev.	20 DavKim Lane	New dwelling, House “B”	68-57	KOH Architects
Voting	Pohl, McLaughlin, Oliver			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing Public	Dinah Klamert , KOH Architects – Reviewed changes made per previous concerns.			
Concerns (1:11)	Pohl – A similar thing happened when we were reviewing projects in another subdivision. We approved a module in principal; the applicant then had to come in with individual applications with identical elevations and floor plans and different site plans. The building department will require individual certificate numbers for each house. This one was submitted as an application, but we don’t know where it’s going. We need to get the module designs approvable; then Richmond will come back with individual applications with siting when the unit is sold to go on a specific lot. Hedden – He expressed to Ms. Klamert the layout of modules within the neighborhood, so no two identical modules are side by side. McLaughlin – The air conditioning units (A/C) should be moved. This is appropriate to the neighborhood. Oliver – Rear elevation, the 1 st -floor right window should align under the center window above it. Front elevation, the same issue, the lower window next to the front door should align with the one above; it’s shown as an “E” window and it should be a “C” window. Pohl – Agrees with what’s been said. He’s going on record as saying that with the revisions as described, this building is approvable. In addition to telling which lot this will go on, we need to review and approve the paint color.			
Motion	Motion to Hold for revisions. (Oliver)			
Vote	Carried 3-0	Certificate #		

2.	Richmond Great Point Dev. 20 DavKim Lane	New dwelling, House "C"	68-57	KOH Architects
Voting	Pohl, McLaughlin, Oliver			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	Dinah Klamert , KOH Architects – Reviewed changes made per previous concerns.			
Public	None			
Concerns (1:37)	<p>Pohl – The louver is smaller than in the previous submittal; the previous is more appropriate. If the purchaser wants a gas fireplace, we have to see the elevation with the pipe and what lot it's going on.</p> <p>McLaughlin – Rear elevation right, it shows a door; asked if the staircase railing will block it. (The door is set back.) This submission doesn't show the gutter systems. We usually approve only gable dormers on the front, shed dormers.</p> <p>Oliver – Nothing to add. There needs to be something in the office tracking which lots the modules are going on.</p>			
Motion	Motion to Hold for revisions. (Oliver)			
Vote	Carried 3-0		Certificate #	
3.	Richmond Great Point Dev. 20 DavKim Lane	Preliminary House "D"	68-57	KOH Architects
Voting	Pohl, McLaughlin, Oliver, Watterson			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	Dinah Klamert , KOH Architects – Presented project.			
Public	None			
Concerns (1:49)	<p>Pohl – The porch roof as seen from the rear is rendered as a hipped roof; it should be a shed roof with a cornerboard above it.</p> <p>McLaughlin – The elevations aren't labeled to indicate which side is left and which is right.</p> <p>Watterson – It's a good-looking house. Need details on the fascia; it looks like a concrete block. The dormer meeting rails and eaves don't align.</p> <p>Oliver – Suggested pushing the wall up to align the eaves and meeting rails.</p>			
Motion	No action necessary at this time.			
Vote	N/A		Certificate #	
4.	Richmond Great Point Dev. 20 DavKim Lane	Preliminary House "E"	68-57	KOH Architects
Voting	Pohl, McLaughlin, Oliver, Watterson			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	Dinah Klamert , KOH Architects – Presented project.			
Public	None			
Concerns (1:56)	<p>Oliver – Need another beam between the porch roof fascia and columns.</p> <p>Watterson – The Nr. 3 side door should be a 15-light to match the double doors. The window head heights should align with the top of the doors. Need more trim around the front door.</p> <p>McLaughlin – The front door should be a 6-panel door.</p> <p>Pohl – Suggested a taller headcasing on the French doors so they align with the window head heights. Front elevation, the four "B" dormer windows are equally spaced with the left three aligned with those below; the fourth window should be shifted to align with the one below, that would also center it in the room.</p>			
Motion	No action necessary at this time.			
Vote	N/A		Certificate #	
5.	Richmond Great Point Dev. 20 DavKim Lane	Preliminary Duplex 1	68-57	KOH Architects
Voting	Pohl, McLaughlin, Oliver, Watterson			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	Dinah Klamert , KOH Architects – Presented project.			
Public	None			
Concerns (2:04)	<p>Oliver – It will be important for her to see what will be going on either side of this to mitigate the height of the wall. There doesn't seem to be more than a few inches difference in the wall height of all the buildings; this should have a more additive-massing with 1.5 story with a dormer. From the side, the ridge is too long.</p> <p>Watterson – Agrees with what's been said about a 1.5-story mass.</p> <p>McLaughlin – There are two bulkheads on one side; they should be split up. The front doors show a single bottom panel; should be 6-panel doors.</p> <p>Pohl – We don't want to see all the duplexes side by side on one area; if they are going to be in one area together, they do need to have some more additive massing. The gable forward should be emphasized; the other portion with the big ridge should be lowered to 1.5 story.</p>			
Motion	No action necessary at this time.			
Vote	N/A		Certificate #	

6.	Richmond Great Point Dev.	20 DavKim Lane	Preliminary Duplex 2	68-57	KOH Architects
Voting	Pohl, McLaughlin, Watterson, Oliver				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	Dinah Klamert , KOH Architects – Presented project; drop roof so eaves align with east elevation meeting rails.				
Public	None				
Concerns (2:18)	<p>Oliver – East elevation, the 2nd-floor middle windows should align over the windows below. The dormer should come in more on the ends; there is a lot of space in the dormer on the front façade.</p> <p>McLaughlin – No comments.</p> <p>Watterson – Nothing to add</p> <p>Pohl – East elevation, the porch should have a simple shed roof. Noted the single sidelights, which is rendered almost as a separate unit; the door and sidelights should be a single unit with flanking sidelights. The sidelights will move the 1st-floor window so they center between the columns. Agrees with Ms. Oliver about shortening the dormer.</p>				
Motion	No action necessary at this time.				
Vote	N/A		Certificate #		
7.	Richmond Great Point Dev.	20 DavKim Lane	Hardscape: Orchid Place 1	68-57	KOH Architects
Voting	Pohl, McLaughlin, Oliver, Watterson				
Alternates	None				
Recused	None				
Documentation	Landscape design plans, site plan, and photos.				
Representing	Dinah Klamert , KOH Architects – Presented project: trash enclosure, air conditioning units (A/C), Cape-Cod berm, lights and fixtures. The berm is to be asphalt. Sidewalk is also bituminous to match the curb; they are existing within areas already developed.				
Public	None				
Concerns (2:26)	<p>No concerns with the 5&1 natural to weather trash enclosure.</p> <p>No concerns with the A/C enclosures with the fence to be 3’6”.</p> <p>No concerns with the bituminous berm.</p> <p>No concern with the light fixtures.</p> <p>McLaughlin – The lighting should be downward in compliance with the Dark Sky Initiative.</p> <p>Staff – The walkway material isn’t annotated.</p> <p>Watterson – The lights are noted as 35 watts, which is warm range.</p> <p>Pohl – The only way softscape comes into to play with HDC if it is being used for screening. The berm in the photos is bituminous but on the drawing it is called out as concrete. The LED lighting should not be the cold, really bright lights and are not Nantucket; should be on the warm side like the ones downtown. If we have comments on the first ones, they will translate to the others.</p> <p>Oliver – She would be comfortable approving all four.</p>				
Motion	Motion to Approve as submitted. (Oliver)				
Vote	Carried unanimously		Certificate # 71896		
8.	Richmond Great Point Dev.	20 DavKim Lane	Hardscape: Orchid Place 2	68-57	KOH Architects
9.	Richmond Great Point Dev.	20 DavKim Lane	Hardscape: Iris Place	68-57	KOH Architects
10.	Richmond Great Point Dev.	20 DavKim Lane	Hardscape: Clover Place	68-57	KOH Architects
Voting	Pohl, McLaughlin, Oliver, Watterson				
Alternates	None				
Recused	None				
Documentation	Landscape design plans, site plan, and photos.				
Representing	Dinah Klamert , KOH Architects – Presented project.				
Public	None				
Concerns (2:46)	See discussion for Item 7.				
Motion	Motion to Approve Items 8, 9, 10. (Oliver)				
Vote	Carried unanimously		Certificate # 71897, 71898, 71899		

VI. OTHER BUSINESS	
Approve Minutes	None
Review Minutes	None
Other Business	<ul style="list-style-type: none"> • Discussion of update on Vineyard Wind project. Held • Discussion of design work session meeting for Surfside Crossing. Held
Commission Comments	None

List of additional documents used at the meeting:

1. None

Adjourned at 2:51 p.m. by unanimous consent

Submitted by:
Terry L. Norton

Historic Structures Advisory Board

Sconset Advisory Board

Madaket Advisory Board