



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 19, 2019

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

Called to order at 4:30 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, Oliver, Welch, Watterson
 Absent Members: Pohl, Camp, Dutra
 Late Arrivals: None
 Early Departures: None

Agenda adopted as amended by unanimous consent.

I. PUBLIC COMMENT

None

II. CONSENT

Property owner name	Street Address	Scope of work	Map/Parcel	Agent
1. Johnson, Joyce – 71900	34 Easton Street	Roof chng to chrc arch	42.1.4-18	T&T Roofing
2. Carey, Chris – 71901	11 Swayze Drive	Roof chng to red cedar	66-157	Self
3. Sankaty Head Golf – 71902	100 Sankaty Road	Rev. 71502: roof	49-163	Gordon Fraser
Voting	Coombs, McLaughlin, Oliver, Welch, Watterson			
Alternates	None			
Recused	None			
Documentation	None			
Representing	None			
Public	None			
Concerns	No concerns.			
Motion	Motion to Approve. (Oliver)			
Vote	Carried 4-0//McLaughlin abstain	Certificate #	71900 to 71902	

III. SIGNS

Property owner name	Street Address	Scope of work	Map/Parcel	Agent
1. Morning Bun Café, LLC	7B Bayberry Court	Wall Sign	55-707.2	H. Woodbury
2. Morning Bun Café, LLC	7B Bayberry Court	Awning Sign	55-707.2	H. Woodbury
Voting	Coombs, McLaughlin, Oliver, Welch, Watterson			
Alternates	None			
Recused	None			
Documentation	Sign design plans, site plan, photos, and advisory board comments.			
Representing	None			
Sign Advisory	Kevin Kuester , Sign Advisory Committee (SAC) – Approvable with comments			
Concerns	No further concerns.			
Motion	Motion to Approve through staff per SAC comments. (Welch)			
Vote	Carried unanimously	Certificate #	71903 & 71904	

3.	N.I.R.	38 Main Street	Projecting Sign	42.3.1-190	Jamie Nass
Voting	Coombs, McLaughlin, Oliver, Welch, Watterson				
Alternates	None				
Recused	None				
Documentation	Sign design plans, site plan, photos, and advisory board comments.				
Representing	None				
Sign Advisory	Kevin Kuester , Sign Advisory Committee (SAC) – Approvable with comments				
Concerns	No further concerns.				
Motion	Motion to Approve through staff per SAC comments. (Welch)				
Vote	Carried unanimously		Certificate #	71905	

IV. OLD BUSINESS

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Ames, Sharon	5 Nobska Way	Addition	66-26	NAG
Voting	Oliver (acting chair), McLaughlin, Watterson				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	Steve Theroux , Nantucket Architectural Group, LTD – Reviewed lack of visibility of the cupola and context photos and photo of the mock up. The “F” windows in the cupola are mechanically operable to vent heat. Milena Ilieva, Nantucket Architectural Group, LTD				
Public	Sharon Ames, owner – Pointed out that the original design of her house cited it being a farmhouse. None				
Concerns (4:34)	McLaughlin – The height and location of the cupola is inappropriate for this style of house. The “F” windows should be fixed or tilt in. There are too many cupolas on the wrong style houses; this is not a barn or a farmhouse. Watterson – The visibility is limited; feels the applicant has proven that. Agrees it isn’t appropriate but the visibility is limited. Oliver – Would prefer the cupola be smaller. Discussion about how to make the cupola smaller.				
Motion	Motion to Approve through staff without the cupola. (McLaughlin) Not carried Motion to Approve through staff with the cupola reduced to four windows and reduced in size; approved due to lack of visibility. (Watterson)				
Vote	Carried 2-1//McLaughlin opposed		Certificate #	71906	

2.	Fraker, Linda	12 Mount Vernon Street	As-built chimney & door chgs	55.4.4-35	Permits Plus
Voting	Coombs, McLaughlin, Oliver, Welch, Watterson				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, and historic documentation.				
Representing	Mark Poor , Permits Plus – Presented project; circa 1830.				
Public	None				
Concerns (4:44)	Hedden – They have an approval for a different addition with the chimney gone. The approval for reducing the front dormer showed the chimney in place. He believes the commission should consider enforcing the fee in this case. McLaughlin – Asked if the as-built fee was paid. The changes, though made without a permit, are acceptable. Watterson – It’s a shame the chimney is gone, but he has no concerns. Welch – No concerns. If the permit is open, the policy has been it can’t be fined.				
Motion	Motion to Approve through staff with payment of the \$500 as-built fee. (McLaughlin)				
Vote	Carried 3-1//Welch opposed; Coombs abstain.		Certificate #	71907	

3.	Rabbit Run Road, LLC	24 Rabbit Run Road	Primary dwelling pool	28-8	V, D, H, & B
4.	Rabbit Run Road, LLC	24 Rabbit Run Road	Shed	28-8	V, D, H, & B
Voting	Coombs, McLaughlin, Oliver, Welch, Watterson				
Alternates	None				
Recused	None				
Documentation	None				
Representing	None				
Public	None				
Concerns (4:55)	Not opened at this time.				
Motion	Motion to Hold for representation. (Oliver)				
Vote	Carried unanimously		Certificate #		

Motion to Hold 25A Pine Street, LLC before Maloney. (Watterson) Carried unanimously

5.	25A Pine Street, LLC	25A Pine Street	Addition	42.3.2-112	McMullen & Assoc.
Voting	Coombs, McLaughlin, Welch, Watterson				
Alternates	None				
Recused	Oliver				
Documentation	Architectural elevation plans, site plan, photos, correspondence, and advisory board comments.				
Representing	Nathan McMullen , McMullen & Associates – Reviewed alternative front elevation submitted at the table. Noted he is not the architect on this but he advised the architect and the owner against a Greek Revival style; they asked him to research precedent for turning a house into Greek Revivals, which he found involved most Greek Revival structures.				
Public	None				
Concerns (4:57)	<p>Coombs – Read HSAB comments: highly stylized, out of context; needs a redesign; fixed pitched roof should go away. Read letter of support from Andrew Cowherd of 25B Pine Street.</p> <p>Noted a large number of windows are being removed on the north elevation; wants to know why because it is now under fenestrated.</p> <p>Welch – He concurs with HSAB. Agrees with Mr. Watterson the alternative submission is better.</p> <p>McLaughlin – Adding Greek revival elements does not make this a Greek Revival. Addressed concerns with the original submittal; it was pointed out that the applicant had submitted an alternative front elevation at the table.</p> <p>Watterson – The alternative is better; would prefer no sidelights and the shutters removed from the pediment window.</p> <p>Coombs – The sidelights should be three lights with a wooden panel below. The revisions should go back to HSAB.</p>				
Motion	Motion to Hold for revisions and to be resubmitted to HSAB. (Watterson)				
Vote	Carried 4-0		Certificate #		
6.	25A Pine Street, LLC	25A Pine Street	Hardscape: brick paving	42.3.2-112	McMullen & Assoc.
Voting	Coombs, McLaughlin, Welch, Watterson				
Alternates	None				
Recused	Oliver				
Documentation	Landscape design plans, site plan, photos, and advisory board comments.				
Representing	Nathan McMullen , McMullen & Associates – Asked this track the house.				
Public	None				
Concerns (5:13)	Not opened at this time.				
Motion	Motion to Hold to track with the house. (Watterson)				
Vote	Carried 4-0		Certificate #		
7.	Maloney, Rosalie	15 Old North Wharf	Rev. 71058: lift/stairs	42.3.1-26	McMullen & Assoc.
Voting	Coombs, McLaughlin, Oliver, Welch				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, correspondence, historic documentation, and advisory board comments.				
Representing	Nathan McMullen , McMullen & Associates – He had hoped the engineer would attend to explain the flood requirements and damage to the structure. Reintroduced the revisions: exterior stairs and lifting 6 inches. His client will gladly eliminate the floating front door; she does not want to move the building. Zoning has yet to render a decision.				
Public	None				
Concerns (5:17)	<p>Oliver – Thinks the changes are modest. Other structures have floating front doors. Mr. Welch’s suggestion to move it back is a good one. She would not support turning the front door into a window.</p> <p>Welch – The floating door 3 feet above grade is atypical. He had suggested as an option to have a functional front door and eliminate requirement for a large exterior stair to the 2nd floor, with the structure being raised for a new foundation, to remove the shower and stairs in the rear and push the house back to allow room for a front stoop. He can’t approve this based upon an inaccurate Photoshop; would prefer to see a comparative streetscape accurately locating the neighboring homes, two to each side, with accurate massing, and window casings and doors. His primary concern is the structure being out of proportion with the guidelines but that’s been approved.</p> <p>McLaughlin – Doesn’t think the side stoop should be cantilevered. He agrees with Mr. Welch about a streetscape.</p> <p>Coombs – Asked if the owner had considered moving the building back as Mr. Welch suggested.</p>				
Motion	Motion to Hold for additional information on a 1/4-scale streetscape study showing adjoining structure massing and window and door locations. (Welch)				
Vote	Carried 4-0		Certificate #		

HDC Minutes for February 19, 2019, adopted Mar. 12

8. Hidalgo, Jose 28A Evergreen Way Shed 68-713.2 Self
 Voting McLaughlin, Oliver, Watterson
 Alternates None
 Recused None
 Documentation None
 Representing None
 Public None
 Concerns (5:30) Not opened at this time.
 Motion **Motion to Hold for representation. (Oliver)**
 Vote Carried 5-0 Certificate #

9. Nant. Historical Assoc. 15 Broad Street Brick patio and planters 42.4.2-61 Chris Canty
 Voting Coombs, McLaughlin, Oliver, Welch, Watterson
 Alternates None
 Recused None
 Documentation Landscape design plans, site plan, photos, and advisory board comments.
 Representing Chris Canty
Ed Rudd – Presented project.
 Public None
 Concerns (5:31) **Coombs** – Read HSAB comments: prefer more green space; too much impervious surface in a flood zone.
Watterson – No concerns.
Oliver – Agrees with HSAB about having green space; otherwise it’s a big, solid mass of brick. Wants to see the planter design. Likes the suggestion of incorporating a planter with seating.
McLaughlin – Asked the type of brick being used. (Stiles and Hart)
Welch – Suggested extending brick in and having it on the back side adjacent to the building for 1 or 2 feet and pitching away to grade with plantings, an in-brick planter area; there should be some type of green space rather than a brick place. His concern is the proposed planters won’t do justice to a building of this stature; another option is a planter that serves as a bench and have drainage away from the building. Would like slightly larger-scale drawing. Planters shouldn’t be contemporary in nature. Creating an off-street sitting area may be another option. Suggests bring a few options in for review.
Coombs – Asked what material was used that is painted white: wood on a wooden sill. If you put two rows of brick up to the building, it will dispel the water but there are no drains shown on the plans. Bricking it all in is not what Nantucket is. The proposed planters are unattractive; the plantings have to be better conceived; no more brick. The proposal does not blend with the landscaping of neighboring structures.
 Motion **Motion to Hold for revisions to brick and planters in the front of the building and other options, to be resubmitted to HSAB. (Welch)**
 Vote Carried unanimously Certificate #

10. Heydt, Candice 20 Brant Point Addition/roofwalk/chimney 29-153 Topham Design
 Voting Coombs, McLaughlin, Oliver, Welch, Dutra
 Alternates None
 Recused None
 Documentation None
 Representing None
 Public None
 Concerns (5:47) **Hedden** – The representative has requested that this be held without opening.
 Not opened at this time.
 Motion **Motion to Hold for representation at request of applicant. (Oliver)**
 Vote Carried unanimously Certificate #

11. Mackey, Liam	3 North Union Street	Rev. 71811: windows	42.3.1-214.2	Emeritus
Voting	Coombs, McLaughlin, Oliver, Welch			
Alternates	None			
Recused	Watterson			
Documentation	Architectural elevation plans, site plan, photos, historic documentation, and advisory board comments.			
Representing	Matt MacEachern , Emeritus Development – Presented project. He is applying to ADA Access Board for permission to relocate the ramp; it will be applied for under the hardscaping application.			
Public	None			
Concerns (5:47)	<p>Coombs – Read HSAB comments: contributing; no concerns.</p> <p>Oliver & Welch – No concerns.</p> <p>McLaughlin – The railing material isn't listed. (4X4 cedar post with railing mahogany.)</p> <p>Discussion about the accessibility ramp.</p>			
Motion	Motion to Approve as submitted. (Welch)			
Vote	Carried 4-0	Certificate #	71908	
12. Marmelo, LLC	16 Quince Street	Dormer addition	42.4.3-58	LINK
Voting	Oliver(acting chair), McLaughlin, Welch, Watterson			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	Victoria Ewing , LINK – Reviewed changes made per previous conditions.			
Public	None			
Concerns (5:56)	<p>(5:46) Motion to Hold for representation. (Oliver) Carried unanimously</p> <p>Welch – The dormer on the opposite side would be more appropriate regarding presentation; if the dormer is reduced it will be 3 feet off the gable ends and more appropriately proportioned.</p> <p>McLaughlin – Confirmed the dormer windows are double hung. Agrees with Mr. Welch</p> <p>Oliver – The dormer should move to the other side; this is visible down Quince Street from Academy Hill.</p>			
Motion	Motion to Approve through staff with the dormer to be placed on the south elevation and reduced so that it is 3 feet from the gable ends; and with dormer corner boards and window casings abutting. (Welch)			
Vote	Carried 4-0	Certificate #	71909	
13. Haley, Victor	94 Orange Street	Addition	55.1.4-47	Concept Design
Voting	Coombs, McLaughlin, Welch			
Alternates	None			
Recused	Watterson			
Documentation	Architectural elevation plans, site plan, photos, historic documentation, and advisory board comments.			
Representing	T.J. Watterson , Concept Design – Reviewed changes made per previous concerns.			
Public	None			
Concerns (6:06)	<p>(5:44) Held to the end of the agenda by unanimous consent.</p> <p>Coombs – Read HSAB comments: contributing, south elevation less than 1 foot between windows 6 over 9 and 3 instead of 4 windows; east elevation, same as south.</p> <p>South and east windows, agrees the windows should be separated at least one shingle course.</p> <p>McLaughlin – No comments.</p> <p>Welch – No comments.</p>			
Motion	Motion to Approve through staff with the south and east elevation windows separated one shingle course. (McLaughlin)			
Vote	Carried 3-0	Certificate #	71910	

14. Seidner, Marc 15 Wood Hollow Guest house 72-24 CWA
 Voting Coombs, McLaughlin, Welch
 Alternates None
 Recused None
 Documentation Architectural elevation plans, site plan, and photos.
 Representing **Amy Ledoux**, Chip Webster Associates – Reviewed changes made per previous concern; we are considering this a secondary dwelling rather than a pool house.
 Public **Oliver** – There is a full-on view of this from Chuck Hollow; it is very visible.
 Concerns (6:15) (5:45) Motion to Hold for representation. (Oliver) Carried unanimously
Welch – As the secondary structure, Ms. Coombs is correct; though this sits well back on the lot and only visible is above the scrub line. He wants annotation on the locus map the points at which the photos were taken.
McLaughlin – No matter where you are on Nantucket, the 2nd-floor of a structure is visible; the second floor will be visible. The south elevation is over fenestrated and exceeds the 50% guidelines. Need a description of the “E” and “F” and “D” windows on the window and door schedule. The cupola is not appropriate to this style and should be eliminated.
Coombs – As the secondary structure, it should not exceed 22 feet; the drawings must reflect that. This is very visible. There are very few dimensions on the drawings; we need to know the length, height, and width. She’d like the square footage of this as well as that of the main house. This is visible from three streets so would need a lot of screening to be rendered not visible.
 Motion **Motion to Hold for revisions. (Welch)**
 Vote Carried unanimously Certificate #

V. OTHER BUSINESS

Approve Minutes	February 5, 2019: Motion to Approve. (Welch) Carried unanimously
Review Minutes	February 7 & 12, 2019
Other Business	<ul style="list-style-type: none"> • Discussion and update of Vineyard Wind project. Held • Discussion drafting a letter to the Select Board in regards to upper Main Street. <p>Coombs – Department of Public Works (DPW) Director Rob McNeil did work on the street and sidewalk along Straight Wharf without permission. It says in our charge, the Town should review their plans with the HDC. Mr. McNeil wants to rebuild the upper Main Street using an impervious tar base, then sand, then stone dust, then cobblestone starting north of the Bank. It was suggested that this was not a good idea because the tar will get warm in the summer and the cobbles will shift and rain water can’t infiltrate so will rush down the street to the drains on lower Main Street. Mr. McNeil said he would put samples of various road bases out at the DPW starting this summer. She’s also concerned because the impervious base doesn’t allow the trees to penetrate and reach water; she suggested the trees be wrapped with wrought-iron fences. From the Pacific Club to Straight Wharf, the old granite curb was replaced with new sharp-edged curbing; two taxis have sliced their tires on them. She believes the old curbstone should be put back in, but no one seems to know what happened to it. Heavy trucks are destroying Main Street and should be restricted from using it. She is working on setting up another meeting with Mr. McNeil in March.</p> <p>In our charters says we have purview over Town projects and that was supported as evidenced by the Select Board upholding HDC appeals.</p> <p>Discussion about the HDC possibly sending letter to the Select Board and the DPW Director asking them to meet with us and asking the Town not to start work without an HDC permit.</p> <p>Discussion about sourcing antique granite curbing.</p> <p>Hedden – This item will remain on the agenda for discussion until more board members are here.</p> <ul style="list-style-type: none"> • Discussion of design work session meeting for Surfside Crossing. Held
Commission Comments	None

List of additional documents used at the meeting:

1. HDC Enabling Legislation.
2. Scrap book

Adjourned at 6:54 p.m. by unanimous consent

Submitted by:
 Terry L. Norton

[Historic Structures Advisory Board](#) [Scosnet Advisory Board](#) [Madaket Advisory Board](#) [Sign Advisory Committee](#)