



## HISTORIC DISTRICT COMMISSION REGULAR MEETING

2 Fairgrounds Road  
Nantucket, Massachusetts 02554  
[www.nantucket-ma.gov](http://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 5, 2017**

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

Called to order at 1:00 p.m.

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

Agenda adopted by unanimous consent.

### I. PUBLIC COMMENT

None

### II. CONSENT

<u>Owner's Name</u>	<u>Address of Proposed Work</u>	<u>Scope of Work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. Lampe, John – 67201	12 Middle Valley Road	Rev. 61824: add door	43-162	Self
2. 64 Walsh LLC – 67202	64-B Walsh Street	Rev. 66736: TDL to SDL	29-94	John Lampe
3. 64 Walsh LLC – 67203	64-B Walsh Street	Rev. 66737: TDL to SDL	29-94	John Lampe
4. Goetze, Mitchell – 67204	1 Killdeer Lane	Window well	68-656	Val Oliver
5. Carson, Erin – 67205	6 Cachalot Lane	Rev. 64820, 65508: railing	67-857	Self
6. Sevrens, Nancy – 67206	22 Vesper Lane	Hoop barn	55-246	Charlie Davey
Voting	Coombs, McLaughlin, Camp			
Alternates	None			
Recused	Oliver			
Documentation	Architectural elevation plans, photos, and correspondence.			
Representing	None			
Public	None			
Concerns	<b>Staff</b> – Explained the hoop barn is in the back of the property and to be painted grey.			
Motion	<b>Motion to Approve. (Camp)</b>			
Vote	Carried 2-0//McLaughlin abstain	<b>Certificate #</b>	<b>67201 to 67206</b>	

### III. OLD BUSINESS

<u>Owner's Name</u>	<u>Address of Proposed Work</u>	<u>Scope of Work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. Town of Nantucket	1 Sea Street	Reno pump station	42.4.2-55	Hazen & Sawyer
Voting	Coombs, McLaughlin, Camp, Oliver			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, photos, historic documentation, and advisory board comments.			
Representing	<b>Frank Ayotte</b> , Hazen & Sawyer – Reviewed changes made per previous concerns and explained why other changes as requested were not made. Passed out updated plans at the table. Original trim paint color was white with the front door and wooden fan were cottage red; the same color pallet will be used.			
Public	None			
Concerns (1:05)	<b>Staff</b> – HSAB was emailed the historic packet and invited to this meeting to comment; no one from HSAB is attending. <b>Coombs</b> – Read HSAB comments from December 19, 2016. She has no concerns with the glass blocks. Discussion about the brick flood wall matching the existing wall in the use of bricks and mortar. Discussion about the steel stop-log barriers for the doors.			
Motion	<b>Motion to Approve. (Camp)</b>			
Vote	Carried unanimously	<b>Certificate #</b>	<b>67207</b>	

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<b>2. Town of Nantucket</b>	<b>1 Sea Street</b>	<b>Hardscape</b>	<b>42.4.2-55</b>	<b>Hazen &amp; Sawyer</b>
Voting	Coombs, McLaughlin, Camp, Oliver			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, photos, historic documentation, and advisory board comments.			
Representing	<b>Frank Aytte</b> , Hazen & Sawyer – Reviewed the hardscape plan: gravel drive, not enough room for landscaping on the side yards, bayberry and cherry tree on the front and corners.			
Public	None			
Concerns (1:16)	<b>Camp</b> – The gravel drive will come up to the east wall; asked if there would be anything between the driveway and the wall. <b>Aytte</b> – There will be an 18 inch grass strip on the west side; might continue the bushes around the corners and up the side on the east side.			
Motion	<b>Motion to Approve. (Oliver)</b>			
Vote	Carried unanimously	<b>Certificate #</b>	<b>67208</b>	
<b>3. Heard, Ned</b>	<b>3 School Street</b>	<b>New dwelling</b>	<b>42.3.2-125</b>	<b>Robert Newman</b>
Voting	Coombs, McLaughlin, Camp, Oliver			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, photos, correspondence, historic documentation, and advisory board comments.			
Representing	<b>Robert Newman</b> , Sandcastle Construction, Inc. – Reviewed requested information and changes per previous concerns.			
Public	None			
Concerns (1:26)	<b>Camp</b> – Removal of shutters makes it simpler. Would like to see it evenly muntined and Nantucket grey trim with the pargetting to be grey or Essex green. <b>Oliver</b> – Okay if the shutters if they are grey and the door and foundation are green. <b>McLaughlin</b> – This fits well with the neighborhood.			
Motion	<b>Motion to Approve through staff with the foundation and front door to be Essex green and the rest to be Nantucket grey. (McLaughlin)</b>			
Vote	Carried unanimously	<b>Certificate #</b>	<b>67209</b>	
<b>4. Hirst, Milce</b>	<b>4 Halyard Lane</b>	<b>Shed</b>	<b>66-327</b>	<b>Shelter 7</b>
Voting	Coombs, McLaughlin, Camp, Oliver			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans and photos.			
Representing	<b>Jason Olbres</b> , Shelter 7, LLC – Reviewed changes made.			
Public	None			
Concerns (1:33)	No concerns.			
Motion	<b>Motion to Approve. (Oliver)</b>			
Vote	Carried unanimously	<b>Certificate #</b>	<b>67210</b>	
<b>5. Reinke, Michael</b>	<b>1 Davis Lane</b>	<b>New dwelling</b>	<b>82-70</b>	<b>Self</b>
Voting	Coombs, McLaughlin, Camp, Oliver			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, photos, correspondence, historic documentation, and advisory board comments.			
Representing	<b>Matthew Tomaiolo</b> , for the owner – Reviewed changes made per previous concerns. Ethan McMorrow			
Public	None			
Concerns (1:34)	<b>Oliver</b> – West elevation, the dormer doesn't quite meet the 3-foot side setback and meeting rails aren't aligned; the dormer is not appropriate there due to the full-height 2 <sup>nd</sup> -floor wall. <b>Camp</b> – Ms Oliver's plan would simplify the house, which needs to be simpler; this is open land and it is too grand for the area. Discussion about a solution to the west elevation dormer issue: changed the 2 <sup>nd</sup> -floor wall up to 7.6 and eliminate the dormer.			
Motion	<b>McLaughlin</b> – There are eight 6-light windows with no description and should be fixed or hoppers. Air-conditioning units (A/C) are not shown on the north elevation. <b>Motion to Approve through staff with the west elevation dormer eliminated and the eave line to run straight through; the "E" windows to be fixed; and north elevation A/C to be closed in. (Oliver)</b>			
Vote	Carried unanimously	<b>Certificate #</b>	<b>67211</b>	

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6. Be Kind LLC                      16 Pippen's Way                      Guest house                      43-94.8                      Ethan McMorrow  
 Voting                      Coombs, McLaughlin, Camp, Oliver  
 Alternates                      None  
 Recused                      None  
 Documentation                      Architectural elevation plans and photos.  
 Representing                      **Ethan McMorrow** – Presented plans of the approved house and photos from the road at the table. Presented project.  
 Public                      None  
 Concerns (1:49)                      No concerns.  
 Motion                      **Motion to Approve as submitted. (Oliver)**  
 Vote                      Carried unanimously                      **Certificate #                      67212**

7. 42 Union Street                      13 Fayette Street                      As-built vent                      42.3.2-28                      Ethan McMorrow

Voting                      McLaughlin, Camp (acting chair), Oliver  
 Alternates                      None  
 Recused                      Coombs  
 Documentation                      Architectural elevation plans, photos, historic documentation, and advisory board comments.  
 Representing                      **Ethan McMorrow** – Presented project.  
 Public                      None  
 Concerns (1:53)                      **Coombs** – Read HSAB comments from December 19, 2016: vent not appropriate.  
    **McLaughlin** – Metal vent should be painted Nantucket grey.  
    **Oliver** – It's unfortunate but is required; in the future we must be more aware and ask where these vents will be located. Suggested plantings or lattice around it.  
    **Camp** – Trellis work or planting will draw more attention to it. Need to pay the as-built fee.  
 Motion                      **Motion to Approve through staff with payment of the as-built fee. (Oliver)**  
 Vote                      Carried 3-0                      **Certificate #                      67213**

8. Nix, Richard                      43 Starbuck Road                      New dwelling                      59.3-49                      NAG

Voting                      Coombs, McLaughlin, Camp, Oliver  
 Alternates                      None  
 Recused                      None  
 Documentation                      Architectural elevation plans, photos, and advisory board comments.  
 Representing                      **Bill McGuire**, Nantucket Architectural Group, LTD – Reviewed changes made per previous concerns: reduced the height.  
 Public                      None  
 Concerns (2:00)                      **Coombs** – Read the MAB comments: all elevations exceed the 25-foot maximum for Madaket; would like to review the resubmitted plans.  
    **Staff** – Emailed resubmitted plans to MAB members and invited them to this meeting to voice concerns.  
    **Oliver** – West elevation, the main mass has lower a eave line than the additive massing; suggested for the middle connector piece eave could be dropped and a dormer added over the door.  
    **Camp** – West elevation, the far right roof line looks odd being much lower; the gable forward is overly fenestrated. Agrees with Ms Coombs about the front door and a window should be centered over it. The trim on this should be grey, not white.  
    **McLaughlin** – No additional concerns.  
    **Coombs** – The front door is a little overly grand for Starbuck Road; shouldn't have sidelights but beefier trim.  
 Motion                      **Motion to Approve through staff with west elevation 2<sup>nd</sup>-floor middle window eliminated and remaining windows aligned; middle mass roof to be even with right mass and dormers added on the east and west elevations, west elevation 1<sup>st</sup>-floor, the front door sidelights to be eliminated and trim beefed up; and trim and door color to be Nantucket grey.**  
 Vote                      Carried unanimously                      **Certificate #                      67214**

9. Nix, Richard                      43 Starbuck Road                      Garage                      59.3-49                      NAG

Voting                      Coombs, McLaughlin, Camp, Oliver  
 Alternates                      None  
 Recused                      None  
 Documentation                      Architectural elevation plans, photos, and advisory board comments.  
 Representing                      **Bill McGuire**, Nantucket Architectural Group, LTD – Reviewed changes made per previous concerns.  
 Public                      None  
 Concerns (2:16)                      **Coombs** – Read HSAB comments: heights need to be reduced.  
    **Oliver** – Color pallet should match the house.  
    **Camp** – The gable ends need to correspond in height.  
 Motion                      **Motion to Approve through staff with the north and south elevation dormers corrected to correspond with the gable ends and the color to match the main house. (Oliver)**  
 Vote                      Carried unanimously                      **Certificate #                      67215**

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10. Sherrill, Dave	6 Phippen's Way	New dwelling	43-94.5	NAG
Voting	Coombs, McLaughlin, Camp, Oliver			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans and photos.			
Representing	<b>Bill McGuire</b> , Nantucket Architectural Group, LTD – Reviewed changes made per previous concerns.			
Public	None			
Concerns (2:19)	<p><b>Oliver</b> – On the front door, the transom should not be divided. Likes the columns. There is a structure in this subdivision that was approved with cross-buck and ban boards. The window trim looks weak.</p> <p><b>Camp</b> – She thinks the transom should be eliminated. The columns are too large at 12 inches.</p> <p><b>McLaughlin</b> – The gable end cross-buck patterns and ban boards should be eliminated; it sets a bad precedent.</p> <p><b>Coombs</b> – The sidelight windows shouldn't go all the way down; the bottom should be a panel. Reduce the columns to 10 inches. Mull windows over the front door should be separated a little.</p>			
Motion	<b>Motion to Approve through staff with on the north elevation, eliminating the front door transoms and the sidelights to be 3-lights with solid bottom panel and the door to correspond; columns to be reduce to 10 inches square; and 2<sup>nd</sup>-floor two mull windows separated at least six inches; and 1¼ inches added to all window and door trim. (Oliver)</b>			
Vote	Carried unanimously	<b>Certificate #</b>	<b>67216</b>	
11. Liepa LLC	73 Hinsdale Road	AC units, chg stoop & windows	68-962	Castle Group
Voting	Coombs, McLaughlin, Camp, Oliver			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans and photos.			
Representing	<b>Chris Skehel</b> , Castle Group – Presented project.			
Public	None			
Concerns (2:30)	<p><b>Camp</b> – We have never approved A/C on the front of the house. Suggested that setting the A/C into the ground two feet with fencing and evergreen landscaping would be acceptable.</p> <p><b>McLaughlin</b> – There is room under the side window beyond the stairs, or put them in the back with the A/C there under the two windows.</p> <p>Discussion about alternate locations for the A/C.</p> <p><b>Oliver</b> – No concerns with the A/C being on the front with a natural-to-weather board fence, given the area. She would like to see an as-built.</p> <p><b>Coombs</b> – Should include the finding this is approved due to lack of alternative location.</p>			
Motion	<b>Motion to Approve due to local context through staff with the front A/C sunken two feet, surrounded by natural to weather board fence, and with evergreen planting screen. (Oliver)</b>			
Vote	Carried unanimously	<b>Certificate #</b>	<b>67217</b>	
12. Nolan, Thomas	15 Sconset Avenue	Shed	49.3.2-6	Structures Unlimited
Voting	Coombs, McLaughlin, Camp, Oliver			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans and photos.			
Representing	<b>Nancy Drahzal</b> , Structures Unlimited – Presented project.			
Public	None			
Concerns (2:47)	No concerns.			
Motion	<b>Motion to Approve. (Camp)</b>			
Vote	Carried unanimously	<b>Certificate #</b>	<b>67218</b>	
13. K225 LLC	3 Brewster Road	Rev. 64894, fence	54-261	Chip Stahl
14. Tack 3 LLC	26 Washington Street	Rev. 62137, raise, reno	42.3.2-23	CWA
15. Willse, David	33 New Siasconset Street	New dwelling	73.4.2-83	Topham Design
Voting	Coombs, McLaughlin, Camp, Oliver			
Representing	None			
Concerns (2:51)	None			
Motion	<b>Motion to Hold for representation. (Camp)</b>			
Vote	Carried unanimously	<b>Certificate #</b>		

IV. OTHER BUSINESS	
Approve Minutes	December 8 & 13, 2016 minutes: <b>Adopted by unanimous consent.</b>
Review Minutes	December 20 & 22, 2016 minutes
Other Business	<ul style="list-style-type: none"><li>• Discussion on Board of Selectmen (BOS) Memo, dated March 4, 2015, regarding professional staffing at HDC meetings. Held for a full board.</li></ul>
Commission Comments	None

List of additional documents used at the meeting:

1. None

Motion to Adjourn: 2:55 p.m.

Submitted by:

Terry L. Norton

Historic Structures Advisory Board

Sconset Advisory Board

Madaket Advisory Board

Sign Advisory Committee

PROPOSED