



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 ~~

Thursday, March 14, 2019

Planning and Land Use Services, 2 Fairgrounds Road, Conference Room – 1:00 p.m.

Called to order at 1:03 p.m. and announcements by Ms. Coombs

Staff in attendance: John Hedden, HDC Compliance Coordinator; Cathy Flynn, Administrative Specialist; Kadeem McCarthy, Administrative Specialist; Terry Norton, Town Minutes Taker
 Attending Members: Pohl, McLaughlin, Welch, Watterson
 Absent Members: Coombs, Camp, Oliver, Dutra
 Late Arrivals: Welch, 1:06 p.m.
 Early Departures: Watterson, 2:15 p.m.

Agenda adopted by unanimous consent.

I. PUBLIC COMMENT

None

II. OLD BUSINESS

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map-Parcel</u>	<u>Agent</u>
1.	N.H.A.	13-15 Broad Street	Door change	42.4.2-61	Doug Scholm
Voting	Pohl, McLaughlin				
Alternates	None				
Recused	None				
Documentation	None				
Representing	Doug Scholm, NHA Project Manager				
Public	None				
Concerns (1:00)	Not opened at this time.				
Motion	Held for Tuesday meeting due to lack of quorum.				
Vote	N/A		Certificate #		
2.	Watts, Shirley	0 Valley View Drive	New dwelling	67-873	Ronald Conway
Voting	Pohl, McLaughlin, Welch, Watterson				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans and site plan.				
Representing	Linda Williams – Presented project. Brian & Robert Conway				
Public	None				
Concerns (1:06)	Welch – Should add soffits on the gable ends. Suggested a six-light top sash left of the mudroom door and centered in the wall. McLaughlin – If air conditioning units (A/C) are added, need to come back for screening. Watterson – Agrees with what’s been said.				
Motion	Motion to Approve through staff with louvers in the gables and six-light sash left of the front door. (McLaughlin)				
Vote	Carried unanimously		Certificate # 72056		

Proposed HDC Minutes for March 14, 2019

3.	Ivanov, Stoyan	18 South Shore Road	New dwelling	80-66	Linda Williams
Voting	Pohl, McLaughlin, Welch, Watterson				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	Linda Williams – Presented project.				
Public	None				
Concerns (1:12)	Discussion of roof shingles; to be dual grey. McLaughlin – The west elevation will be visible from the road.				
Motion	Motion to Approve as submitted. (Watterson)				
Vote	Carried unanimously		Certificate #	72057	
4.	Cotswold Two, LLC	8 Chester Street	Door change,A/C&railing	42.4.3-64	Linda Williams
Voting	Pohl, McLaughlin, Welch, Watterson				
Alternates	None				
Recused	None				
Documentation	None				
Representing	Linda Williams – Asked this be held for Tuesday, March 19. Wants the same board on this that approved the colors.				
Public	None				
Concerns (1:19)	Not opened at this time.				
Motion	Motion to Hold for Tuesday, March 19 meeting at applicant's request. (Watterson)				
Vote	Carried None		Certificate #		
5.	Heydt, Candice	20 Brant Point	Addition,roofwalk&chimney	29-153	Topham Design
Voting	Pohl, McLaughlin, Welch				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	Joe Topham , Topham Design – Reviewed project; there are 1½-story houses in that area that have roof walks.				
Public	Linda Williams – She did a survey of roof walks in the Brant Point area; it is the only place roof walks are on 1½-story houses.				
Concerns (1:21)	McLaughlin – This is only 1½ story and doesn't meet the policy. Welch – The hatch seems to be arbitrarily placed. The roof walk feels long for the structure; should be only 2 bays centered on the roof. Reducing the roof walk to 2 bays will simplify the building. (Can't hear Mr. Welch's comments; everyone is talking.) Pohl – Agrees with Mr. Welch.				
Motion	Motion to Approve through staff with the roof walk to be 2 bays wide and approved due to the context of the Brant Point area and limited visibility. (Welch)				
Vote	Carried 3-0		Certificate #	72058	
6.	Tavis, Emmanuel	3E Sun Island Road #4	New dwelling	69 269.3	Topham Design
Voting	Pohl, McLaughlin, Welch, Watterson				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	Joe Topham , Topham Design – Presented project; colors are natural to weather trim with grey sash and doors.				
Public	None				
Concerns (1:33)	McLaughlin – No concerns. Watterson – No concerns. Welch – The height is due to modular construction; if it goes to stick-built for some reason, the height has to be reduced. Suggested a cap on the casings.				
Motion	Motion to Approve through staff with caps on the front elevation windows and doors and with the height approved due to its being modular construction. (Welch)				
Vote	Carried unanimously		Certificate #	72059	

Proposed HDC Minutes for March 14, 2019

7.	Washed Ashore, LLC	3 Sun Island #5	New dwelling	69-268	Topham Design
Voting	Pohl, McLaughlin, Welch, Watterson				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	Joe Topham , Topham Design – Presented project.				
Public	None				
Concerns (1:41)	(Some machinery running for the first three minutes of this hearing; nothing is intelligible.) McLaughlin – No comments. Watterson – Looking at 2 nd floor front elevation, there is too much shingle space over the front door. Suggested widening the shed roof over the door and making it a gable. Welch – The portico could be a porch. The brackets seem heavy; reduce the size of the brackets under the shed roof portico. He doesn't agree with widening the shed roof. This has the same modular height issue as Nr. 5.				
Motion	Motion to Approve through staff with adding caps to the front-elevation, 1st-floor door and window casings; the portico roof to be a wider gable roof and grounding it to the deck with columns doors and with the height approved due to its being modular construction. (Watterson)				
Vote	Carried unanimously			Certificate #	72060
8.	Washed Ashore, LLC	3 Sun Island #6	New dwelling	69-268	Topham Design
Voting	Pohl, McLaughlin, Welch, Watterson				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	Joe Topham , Topham Design – Same as Nr. 4.				
Public	None				
Concerns (1:48)	Pohl – Reviewed approval for Nr. 4; would want the same conditions.				
Motion	Motion to Approve through staff with caps on the front elevation windows and doors and with the height approved due to its being modular construction. (Watterson)				
Vote	Carried unanimously			Certificate #	72061
9.	Washed Ashore, LLC	3 Sun Island #7	New dwelling	69-268	Topham Design
Voting	Pohl, McLaughlin, Welch, Watterson				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	Joe Topham , Topham Design – The same as Nr. 5.				
Public	None				
Concerns (1:50)	Pohl – This has the same front as Nr. 5 so we will apply the same bracket conditions.				
Motion	Motion to Approve through staff with adding caps to the front-elevation, 1st-floor door and window casings; the portico roof to be a wider gable roof and grounding it to the deck with columns doors and with the height approved due to its being modular construction. (Welch)				
Vote	Carried unanimously			Certificate #	72062
10.	Hawthorne Park Partners, LLC	4A Hawthorne Lane	Shed	56-806	Workshop APD
Voting	Pohl, McLaughlin, Welch, Watterson				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	Miroslava Ahern , Ahern, LLC – Presented project.				
Public	None				
Concerns (1:52)	McLaughlin – The awning window should be fixed/inoperable.				
Motion	Motion to Approve as submitted. (Welch)				
Vote	Carried unanimously			Certificate #	72063
11.	Hawthorne Park Partners, LLC	43 Hummock Pond Road	Shed	56-811	Workshop APD
Voting	Pohl, McLaughlin, Welch, Watterson				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	Miroslava Ahern , Ahern, LLC – Presented project.				
Public	None				
Concerns (1:56)	No concerns.				
Motion	Motion to Approve. (Watterson)				
Vote	Carried unanimously			Certificate #	72064

12. Collins, Wylie	4 North Water Street	Demo chimney	42.4.2-90	LINK
Voting	Pohl, McLaughlin, Welch, Watterson			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, historic documentation, and advisory board comments.			
Representing	Victory Ewing , LINK – Presented project; reviewed historic photo showing no chimney in this location.			
Public	None			
Concerns (1:58)	(1:20) Motion to Hold for representation. (Watterson) Carried unanimously Pohl – Read HSAB comments: historic info needed; chimney might be original. We are usually very strict about an original chimney on an original mass. A chimney on a later additive mass receives less scrutiny; rear chimneys were added for the coal stoves. Suggested investigating the attic space. Welch – The 1890 NHA photo shows a chimney; he would like documentation clarifying when this chimney was built. One of the historic photo showing the rear with a skylight or hatch. The photo isn't clear if it is on the main mass; it could be behind the structure. Construction elements around the chimney might help indicate when it was constructed. McLaughlin – The chimney at one time was painted white.			
Motion	Motion to Hold for additional information. (Welch)			
Vote	Carried unanimously		Certificate #	
13. Yvonne Moser Trust	7 Barstow Road	Add deck & replace windows	40-46.1	LINK
Voting	Pohl, McLaughlin, Welch, Watterson			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	Victory Ewing , LINK – Presented project.			
Public	None			
Concerns (2:11)	(1:20) Motion to Hold for representation. (Watterson) Carried unanimously Welch – The replacement doors should be 32 or 34 inches wide, since this is visible from Swift Rock Road. McLaughlin – No comments. Watterson – No concerns. Pohl – Agrees with Mr. Welch.			
Motion	Motion to Approve through staff with the 15-light French doors to be 36” wide. Welch			
Vote	Carried unanimously		Certificate #	72065
14. Black, Michelle	28 Eel Point Road	New second dwelling	40-44	Emeritus
Voting	Pohl, McLaughlin, Welch			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	Matt MacEachern , Emeritus Development – Reviewed changes made per previous concerns; contends minimal visibility. The porch concerns have to do with both east and west elevation due to possible visibility. Miroslava Ahern, Ahern, LLC			
Public	None			
Concerns (2:15)	Staff – Mr. Welch read back in. McLaughlin – Would prefer the 12 “D” windows be 6-lights. Welch – Asked if the concern about the covered porch have to do with the east or west or both elevations. Agrees most of this won't be visible, possibly the roof line. West elevation, suggested the door be slid 6 inches left allowing half-posting to assist in grounding the roof.			
Motion	Motion to Approve through staff with the “D” fixed windows in dormers to be 6-lights and with adding ¾ columns engaged at the side of the porch on both east and west elevations. (McLaughlin)			
Vote	Carried unanimously		Certificate #	72066

Proposed HDC Minutes for March 14, 2019

15. Black, Michelle	28 Eel Point Road	Rev. 71606: pool & hardscape	40-44	Ahern, LLC
Voting	Pohl, McLaughlin, Welch			
Alternates	None			
Recused	None			
Documentation	Landscape design plans, site plan, and photos.			
Representing	Miroslava Ahern , Ahern, LLC – Presented project. Matt MacEachern, Emeritus Development			
Public	None			
Concerns (2:25)	McLaughlin – Asked about the location of the boardwalk; it isn't clearly shown on the site plan. Welch – Clarified the grading rises toward the back and location of retainage and that the boardwalk material is mahogany.			
Motion	Motion to Approve As submitted. (Welch)			
Vote	Carried unanimously	Certificate #	72067	
16. Netore, LLC	34 Dukes Road	New dwelling	56-187	Emeritus
Voting	Pohl, McLaughlin, Welch			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	Matt MacEachern , Emeritus Development – Reviewed the topography and grading; we placed the wall, but it will be part of a landscaping plan.			
Public	None			
Concerns (2:32)	Staff – Commissioner Welch read back in and reviewed all documents. Pohl – There wasn't a lot of concerns about the structure, but the area has gone through a lot of grade changes and Mr. MacEachern was asked to provide a topographical map. McLaughlin – The "E" windows should all be fixed.			
Motion	Motion to Approve as submitted. (Welch)			
Vote	Carried unanimously	Certificate #	72068	
17. Hanig, Marco	23 Burnell Street	Rev. 71753: windows	73.4.1-26.1	Emeritus
18. 11 Meadow Lane, LLC	11 Meadow Lane	Rev 71719; color change	41-448	Emeritus
19. N.I.R.	38 Main Street	Add arbor entry	42.3.1-189	Emeritus
20. Hills & Valleys, LLC	14A Greglen Avenue	New dwelling	68-182	Emeritus
21. ACK Laundro, LLC	4 Hanabea Lane	New commercial building	69-15	Emeritus
Voting	Pohl, McLaughlin, Welch			
Alternates	None			
Recused	None			
Documentation	None			
Representing	None			
Public	None			
Concerns (2:38)	Not opened at this time.			
Motion	Motion to Hold Items 17 through 21 for Tuesday, March 19 meeting. (Welch)			
Vote	Carried unanimously	Certificate #		

VII. OTHER BUSINESS	
Approve Minutes	None
Review Minutes	February 26 & 28, 2019 and March 5, 2019
Other Business	<ul style="list-style-type: none"> • Discussion of update on Vineyard Wind Project. • Discussion of design work session meeting for Surfside Crossing 40B. • Discussion of drafting a letter to the Select Board regarding upper Main Street sidewalk and road work. • Discussion and possible vote to expand HSAB map for review of applications. • Discussion of approvable roof-shingle colors, roof color change applications being place on the consent agenda and posting approved colors on the Town website. • Discussion of potential work at the airport and Section 106 • Review and possible vote on draft letter regarding support for designating Nantucket Sound as a National Historic Landmark.
Commission Comments	McLaughlin – Brought up the bus shelter with a pergola at Landmark House. Welch – It was approved that way.

List of additional documents used at the meeting:

1. None

Adjourned at 2:38 p.m. by unanimous consent

Submitted by:
Terry L. Norton

Historic Structures Advisory Board

Sconset Advisory Board

PROPOSED