



Historic District Commission

Madaket Advisory Board

Members: Linda Williams (Chair), Bob Olson, Tom Erichsen, Mark Palmer, Robert Kucharavy

Planning and Land Use Services
2 Fairgrounds Road
Nantucket, Massachusetts 02554

MINUTES

January 14, 2020

I. Procedural Business

Call to order at 10:00 am.

Attending members: Linda Williams, Bob Olson, Robert Kucharavy

Absent members: Brad Fleming, Tom Erichsen, Mark Palmer

Late arrivals: None

Early Departures: None

Motion to Adopt Agenda made by Robert Kucharavy; Seconded by Bob Olson

Vote: carried unanimously.

Approval of Minutes: **October 08 & 22, November 5 & 19, December 10, 2019**

Motion to Approve Minutes: No motion made.

Vote: N/A

II. Public Comment

None

III. New Business – See attached Comments

<u>Property owner name</u>	<u>Street address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. Oman, David	219 Madaket Road	Addition	59-43	Bernheimer Arch

Motion to approve comments written by Linda Williams (Chair) made by Robert Kucharavy; Seconded by Bob Olson.
Vote: Carried unanimously

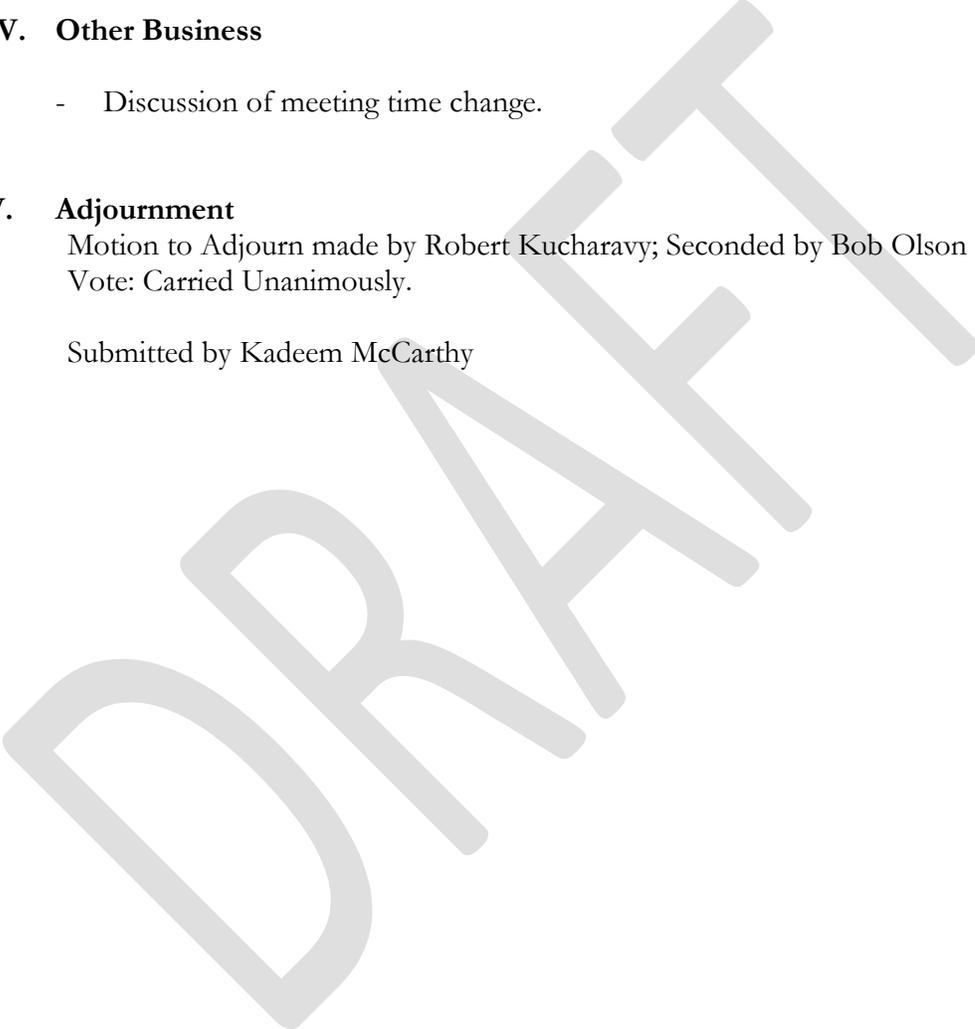
IV. Other Business

- Discussion of meeting time change.

V. Adjournment

Motion to Adjourn made by Robert Kucharavy; Seconded by Bob Olson at 10:25am.
Vote: Carried Unanimously.

Submitted by Kadeem McCarthy



Kadeem McCarthy

*Noted to approve
These comments*
Bob K / Bobo
UN *AW*

From: Linda Williams <Czarinalinda@comcast.net>
Sent: Thursday, January 09, 2020 1:04 PM
To: emma@bernheimerarchitecture.com
Cc: Kadeem McCarthy
Subject: 219 MADAKET ROAD HDC

Dear Emma,

I am the chairman of the Madaket Advisory Board and former member of the HDC and past chairman, for the Nantucket Historic District Commission. Here will be the concerns expressed to the HDC next week.

1. First, your application is incomplete. You do not have the window types listed, manufacturer such as Anderson, wood or not; 3-tab or architectural roof shingles, you have checked asphalt and below on colors for roof stated natural to weather, not possible, there is only NTW on wood roofs and you checked asphalt above that. This needs to be completed and we will probably recommend that this not be heard on Tuesday until the plans are fixed and the application filled out properly.
2. HDC does NOT generally approve French or sliders facing the street that are totally visible and as this part of the house is the closest to Madaket Road and is clearly visible, will be a major problem.
3. Shower not an issue
4. Front doors are never approved with a single side light, let alone a full glass sidelight. Nor do you have glass side lights, that should be usually half light half molding with muttons, usually three lights vertical panes, along with glass in a front door. Cannot tell what that front door is. Looks all glass to me. Not generally approvable.
5. That rear screened in porch will count towards groundcover if enclosed like that. It appears that you have enough groundcover allowance to cover it however. BUT, it is creating an atypical flat roofed element which is generally not approvable. It has a minimal 1/12 pitch which is below the minimum 4/12 pitch usually required for dormers/porches and the like, and certainly below the 7/12 pitch which is generally the minimum pitch allowed on masses. This is an anomaly. The only way this would be approved would likely be if it is not visible AT ALL from a traveled way. You will have to prove that it is not visible coming from either direction from Madaket Road, particularly coming from town from the east. This visibility would include from town parklands. The open space behind you is owned by a private 501C3 so does not count. Visibility on that part may be obscured due to the angle of the house and the foliage present.
6. You have NO pitches on anything nor dimensions or heights ON THE ELEVATION DRAWINGS. Those are required, particularly on the new elements like that rear enclosed porch and the front mud room bump out.
7. A/C units have to be enclosed by usually either a 4-ft board fence natural to weather, or year-round vegetative screening. They are not current shown in detail.
8. Horizontal boards are usually not approvable as deck skirts, more typical are vertical boards.

You can either chose to rethink the plans based on these concerns and fill out the application properly or go ahead and come up from your office and I will be present to express these concerns to the HDC at the hearing on Tuesday. Please email me with any comments and we can figure it out.

Linda Williams, chairman of the MAB