



# 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, 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 Seholm
Voting	Pohl, McLaughlin				
Alternates	None				
Recused	None				
Documentation	None				
Representing	Doug Seholm, NHA Project Manager				
Public	None				
Concerns (1:00)	Not opened at this time.				
Motion	<b>Held for Tuesday meeting due to lack of quorum.</b>				
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	<b>Linda Williams</b> – Presented project. Brian & Robert Conway				
Public	None				
Concerns (1:06)	<b>Welch</b> – If roof ventilation is required, should add soffit vents and vents on the gable ends, or ridge vents. Suggested a six-light top sash left of the mudroom door and centered on the interior space/hall behind the wall. <b>McLaughlin</b> – If air conditioning units (A/C) are added, need to come back for screening. Watterson – Agrees with what’s been said.				
Motion	<b>Motion to Approve through staff with louvers in the gables and six-light sash left of the front door. (McLaughlin)</b>				
Vote	Carried unanimously		Certificate # <b>72056</b>		

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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	<b>Linda Williams</b> – Presented project.				
Public	None				
Concerns (1:12)	Discussion of roof shingles; to be dual grey. <b>McLaughlin</b> – The west elevation will be visible from the road.				
Motion	<b>Motion to Approve as submitted. (Watterson)</b>				
Vote	Carried unanimously		Certificate #	<b>72057</b>	
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	<b>Linda Williams</b> – 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	<b>Motion to Hold for Tuesday, March 19 meeting at applicant’s request. (Watterson)</b>				
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	<b>Joe Topham</b> , Topham Design – Reviewed project; there are 1½-story houses in that area that have roof walks.				
Public	<b>Linda Williams</b> – 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)	<b>McLaughlin</b> – This is only 1½ story and doesn’t meet the policy. <b>Welch</b> – Confirmed with applicant that the hatch, which seems to be arbitrarily placed, can be moved to suit exterior conditions. The roof walk feels long for the structure; if it’s approved as 2 bays, it should be centered on the roof, which is more appropriate; and reducing the roof walk to 2 bays will simplify the presentation of the building. (Can’t hear Mr. Welch’s comments; everyone is talking.) <b>Pohl</b> – Agrees with Mr. Welch.				
Motion	<b>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)</b>				
Vote	Carried 3-0		Certificate #	<b>72058</b>	
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	<b>Joe Topham</b> , Topham Design – Presented project; colors are natural to weather trim with grey sash and doors.				
Public	None				
Concerns (1:33)	<b>McLaughlin</b> – No concerns. <b>Watterson</b> – No concerns. <b>Welch</b> – 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 be added to the front window and door casings.				
Motion	<b>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)</b>				
Vote	Carried unanimously		Certificate #	<b>72059</b>	

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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	<b>Joe Topham</b> , Topham Design – Presented project.				
Public	None				
Concerns (1:41)	(Some machinery running for the first three minutes of this hearing; nothing is intelligible.) <b>McLaughlin</b> – No comments. <b>Watterson</b> – Looking at 2 <sup>nd</sup> 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. <b>Welch</b> – 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 No. 5.				
Motion	<b>Motion to Approve through staff with adding caps to the front-elevation door and window casings; the portico roof to be a wider gable roof and grounding it to the deck with columns, and with the height approved due to its being modular construction. (Watterson)</b>				
Vote	Carried unanimously			Certificate #	<b>72060</b>
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	<b>Joe Topham</b> , Topham Design – Same as No. 4.				
Public	None				
Concerns (1:48)	<b>Pohl</b> – Reviewed approval for No. 4; would want the same conditions.				
Motion	<b>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)</b>				
Vote	Carried unanimously			Certificate #	<b>72061</b>
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	<b>Joe Topham</b> , Topham Design – The same as No. 5.				
Public	None				
Concerns (1:50)	<b>Pohl</b> – This has the same front as No. 5 so we will apply the same bracket conditions.				
Motion	<b>Motion to Approve through staff with adding caps to the front-elevation door and window casings; the portico roof to be a wider gable roof and grounding it to the deck with columns, and with the height approved due to its being modular construction. (Welch)</b>				
Vote	Carried unanimously			Certificate #	<b>72062</b>
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	<b>Miroslava Ahern</b> , Ahern, LLC – Presented project.				
Public	None				
Concerns (1:52)	<b>McLaughlin</b> – The awning window should be fixed/inoperable.				
Motion	<b>Motion to Approve as submitted. (Welch)</b>				
Vote	Carried unanimously			Certificate #	<b>72063</b>
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	<b>Miroslava Ahern</b> , Ahern, LLC – Presented project.				
Public	None				
Concerns (1:56)	No concerns.				
Motion	<b>Motion to Approve. (Watterson)</b>				
Vote	Carried unanimously			Certificate #	<b>72064</b>

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	<b>Victory Ewing</b> , 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 <b>Pohl</b> – 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. <b>Welch</b> – 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. <b>McLaughlin</b> – The chimney at one time was painted white.			
Motion	<b>Motion to Hold for additional information. (Welch)</b>			
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	<b>Victory Ewing</b> , LINK – Presented project.			
Public	None			
Concerns (2:11)	(1:20) Motion to Hold for representation. (Watterson) Carried unanimously <b>Welch</b> – The replacement doors should be 32 or 34 inches wide, since this is visible from Swift Rock Road. <b>McLaughlin</b> – No comments. <b>Watterson</b> – No concerns. <b>Pohl</b> – Agrees with Mr. Welch.			
Motion	<b>Motion to Approve through staff with the 15-light French doors to be 32” wide. Welch</b>			
Vote	Carried unanimously		Certificate # <b>72065</b>	
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	<b>Matt MacEachern</b> , 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)	<b>Staff</b> – Mr. Welch read back in. <b>McLaughlin</b> – Would prefer the 12 “D” windows be 6-lights. <b>Welch</b> – 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	<b>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)</b>			
Vote	Carried unanimously		Certificate # <b>72066</b>	

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	<b>Miroslava Ahern</b> , Ahern, LLC – Presented project. Matt MacEachern, Emeritus Development			
Public	None			
Concerns (2:25)	<b>McLaughlin</b> – Asked about the location of the boardwalk; it isn't clearly shown on the site plan. <b>Welch</b> – Clarified the grading rises toward the back and location of retainage and that the boardwalk material is mahogany.			
Motion	<b>Motion to Approve As submitted. (Welch)</b>			
Vote	Carried unanimously	Certificate #	<b>72067</b>	
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	<b>Matt MacEachern</b> , 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)	<b>Staff</b> – Commissioner Welch read back in and reviewed all documents. <b>Welch</b> – Requested clarification from applicant regards topography and retaining wall heights on site, and for these elements relative to the neighboring property. <b>Pohl</b> – 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. <b>McLaughlin</b> – The "E" windows should all be fixed.			
Motion	<b>Motion to Approve as submitted. (Welch)</b>			
Vote	Carried unanimously	Certificate #	<b>72068</b>	
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 Greghen 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	<b>Motion to Hold Items 17 through 21 for Tuesday, March 19 meeting. (Welch)</b>			
Vote	Carried unanimously	Certificate #		

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