



# 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 21, 2019**

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

Called to order at 1:02 p.m. and announcements by Mr. Pohl

Staff in attendance: John Hedden, HDC Compliance Coordinator; Terry Norton, Town Minutes Taker  
 Attending Members: Pohl, McLaughlin, Camp, Oliver, Welch, Watterson, Dutra  
 Absent Members: Coombs  
 Late Arrivals: Welch, 1:14 p.m.  
 Early Departures: None

Agenda adopted as amended 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.	Hidalgo, Carlos	55 Fair Street	Rev. 66985:	55.4.1-74	Kelly Ennis
Voting	Pohl, McLaughlin, Oliver, Watterson				
Alternates	None				
Recused	None				
Documentation	None				
Representing	None				
Public	None				
Concerns (1:05)	Not opened at this time.				
Motion	<b>Motion to Hold for representation. (McLaughlin)</b>				
Vote	Carried 4-0		Certificate #		
2.	Feeley, James	3 Evergreen Way	New barn	68-726.1	Cottage & Castle
Voting	Camp (acting chair), McLaughlin, Oliver, Watterson, Dutra				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	<b>Chris Humphrey</b> , Cottage & Castle – Reviewed changes made per previous concerns; W24xL32xH25; reviewed photos indicating a precedent has been set.				
Public	None				
Concerns (1:05)	<b>Oliver</b> – The concern was the relationship to the smallish house on the street and this would overwhelm it. She viewed it and decided it won't be visible. No concerns. <b>Dutra &amp; Watterson</b> – No concerns. <b>McLaughlin</b> – No comments. <b>Camp</b> – Asked for clarification of the south elevation door. The 2 <sup>nd</sup> -floor transoms are a concern.				
Motion	<b>Motion to Approve through staff with the south elevation 2<sup>nd</sup>-floor door transoms removed. (Dutra)</b>				
Vote	Carried 5-0		Certificate #		<b>72090</b>

<b>3. Brown, Christina</b>	<b>69 North Liberty Street</b>	<b>Porch revisions</b>	<b>41-142</b>	<b>Val Oliver</b>
Voting	Pohl, McLaughlin, Dutra			
Alternates	None			
Recused	Oliver			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	<b>Val Oliver</b> – Reviewed project and changes made per previous concerns.			
Public	None			
Concerns (1:12)	<b>Pohl</b> – Putting a shed roof on a hip structure is introducing an incongruous element; supports the stoop. <b>Dutra</b> – Agrees with Mr. Pohl and go with Option B: the stoop and rail with seats.			
Motion	<b>Motion to Approve through staff Option B as submitted. (Dutra)</b>			
Vote	Carried 3-0	Certificate #	<b>72091</b>	
<b>4. Talles, Peter</b>	<b>28 Long Pond Drive</b>	<b>Window revisions</b>	<b>59.4-109</b>	<b>Rowland &amp; Assocs.</b>
Voting	Camp (acting chair), McLaughlin, Oliver, Welch, Watterson			
Alternates	Dutra			
Recused	None			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	<b>Ben Normand</b> , Rowland & Associates – Reviewed changes made per previous concerns.			
Public	None			
Concerns (1:17)	<b>Welch</b> – Wants it in the record that he wishes some of the doors would be eliminated, though those are not part of the application, not changing. No concerns.			
Motion	<b>Motion to Approve as submitted. (Oliver)</b>			
Vote	Carried 5-0	Certificate #	<b>72092</b>	
<b>5. Shaver Nant. Home, LLC</b>	<b>75 Cliff Road</b>	<b>Addition</b>	<b>30-162</b>	<b>BPC</b>
Voting	Camp (acting chair), Oliver, Welch, Watterson, Dutra			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, 3D view, and photos.			
Representing	<b>Joe Paul</b> , BPC – There was debate about the length; reviewed modifications to the east elevation wall plain; his goal is to get a nod on the massing and feedback on the single-story infill.			
Public	None			
Concerns (1:21)	<b>Oliver</b> – East elevation, the glassy entry is an anomaly; she'd prefer a different treatment; don't need a shutter under the porch in the second negative mass. South elevation, the "C" window right below where there should be a corner board should shove over; there is currently room for a corner board. <b>Watterson</b> – He's okay with the entry. This is appropriate and has adequate massing. The elevation facing Hamblin will be downplayed because of the hedge. Agrees with Ms. Oliver about the south elevation "C" window. <b>Dutra</b> – The overall design is better. A bay window under the porch is atypical and becomes a focal point; a couple of ganged windows might be better. <b>Camp</b> – Agrees with Mr. Dutra; clapboard mixed with shingle isn't good; the bay window depth could be reduced; the entry overwhelms the house. For the colors, the shutters should be a lighter color. <b>Welch</b> – East elevation, his concern is the perception of the length, the added center gable, and the lonely window to the left; suggested the center portion have a hipped roof; the fascia could also be lower to emphasize being an additive mass. Agrees with much that's been said.			
Motion	<b>Motion to Hold for revisions. (Oliver)</b>			
Vote	Carried 5-0	Certificate #		
<b>6. Sullivan-Krueger Fam Tr</b>	<b>6 New Lane</b>	<b>New dwelling</b>	<b>41-294</b>	<b>BPC</b>
Voting	Pohl, McLaughlin, Oliver, Watterson			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, 3D rendering, and advisory board comments.			
Representing	<b>Joe Paul</b> , BPC – There was discussion about flipping the two structures. He doesn't think HSAB characterized the context accurately; explained the current orientation puts smaller elements toward New Lane.			
Public	None			
Concerns (1:35)	<b>Pohl</b> – Read HSAB comments: house still overwhelms lot. The 5 bay faces the side street, but the scale of this feels like a lot of mass on the corner; would like it scaled down. <b>Oliver</b> – Coming up Main Street, you would see this differently; other tall houses are different styles. This also goes across the lot; the other larger structures in the area don't do that. <b>McLaughlin</b> – All four sides are visible. The "C" awing windows should be fixed. <b>Watterson</b> – The two-story mass is blocky and vertical and right on the street and is imposing.			
Motion	<b>Motion to Hold for revisions. (Watterson)</b>			
Vote	Carried 4-0	Certificate #		

7.	Sullivan-Krueger Fam Tr	2 Ackermuck Way	New dwelling	41-294	BPC
Voting	Pohl, McLaughlin, Oliver, Watterson				
Alternates	None				
Recused	None				
Documentation	None				
Representing	Joe Paul, BPC – Asked this to track				
Public	None				
Concerns (1:49)	Not opened at this time.				
Motion	<b>Motion to Hold to track at applicant’s request. (Watterson)</b>				
Vote	Carried 4-0			Certificate #	
8.	Union Lodge	30 Main Street	Rev. to entries & chimney	42.3.1-215	McMullen & Assoc.
Voting	Camp (acting chair), McLaughlin, Oliver, Dutra, Watterson				
Alternates	Welch				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, historic documentation, and advisory board comments.				
Representing	<b>Nathan McMullen</b> , McMullen & Associates – This door is not original; reviewed changes made per previous concerns; owner doesn’t want an interior vestibule on an already recessed entry; structure circa 1885 with many changes. There is talk about bringing back the filled-in windows.				
Public	None				
Concerns (1:49)	<b>Camp</b> – Read HSAB comments: Still shows two doors; vestibule; please keep existing doors; door “C” should match primary door. This is an important building and they are reacting to changing something that’s been there for 100 years. <b>Oliver</b> – Would like an interior vestibule through the existing door. Historic photos show no recessed entry; it could be pulled back out to the street with an interior vestibule keeping the same door and sidelights. <b>Dutra</b> – Likes Ms. Oliver’s suggestion. <b>Watterson</b> – He agrees.				
Motion	<b>Motion to Hold for information about moving the doors and creating a vestibule. (Oliver)</b>				
Vote	Carried 5-0			Certificate #	
9.	25A Pine Street, LLC	25A Pine Street	Renovations	42.3.2-112	McMullen & Assoc.
10.	25A Pine Street, LLC	25A Pine Street	Hardscape	42.3.2-112	McMullen & Assoc.
Voting	Welch, Watterson				
Alternates	None				
Recused	None				
Documentation	None				
Representing	None				
Public	None				
Concerns (2:00)	Not opened at this time.				
Motion	<b>Held Items 9 &amp; 10 due to lack of quorum for Tuesday, March 26 meeting.</b>				
Vote	N/A			Certificate #	
11.	Ellemakes4, LLC	3 Sophie’s Way	Cabana/guest house	41-213.3	Sophie Metz
Voting	Camp (acting chair), McLaughlin, Oliver, Dutra, Welch				
Alternates	Watterson				
Recused	None				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	<b>Sophie Metz</b> – Reviewed changes made per previous concerns.				
Public	None				
Concerns (2:03)	No concerns.				
Motion	<b>Motion to Approve as submitted. (Welch)</b>				
Vote	Carried 5-0			Certificate #	<b>72093</b>

12. Hulbert ACK, LLC	2 Hulbert Avenue	New dwelling	42.1.4-2.1	Sophie Metz
Voting	Camp (acting chair), McLaughlin, Oliver, Watterson, Dutra			
Alternates	Welch			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, and advisory board comments.			
Representing	<b>Sophie Metz</b> – Reviewed changes made per previous concerns; suggested the skirt be natural to weather with everything else white; houses on that circle are all white.			
Public	None			
Concerns (2:06)	<p><b>Dutra</b> – The photos of stone type should be submitted with the application. Garage doors would be better natural to weather; it would take away the “flashiness.”</p> <p><b>Oliver</b> – Her issue is still the railings; it seems “in your face.” Read HSAB comments from 3/18: too much white. Agrees with HSAB about all the white; it’s too much with the spider-web railing.</p> <p><b>Watterson</b> – He’s okay with white shutters of the skirt and garage door are natural to weather.</p> <p>Discussion about the color pallet.</p> <p><b>McLaughlin</b> – A true gambrel has 5/12 on the top and 22/12 on the side; this is 6/12 and 20/12.</p> <p><b>Camp</b> – Would prefer the skirting and garage doors natural to weather and shutters grey.</p>			
Motion	<b>Motion to Approve through staff with the skirt and garage doors natural to weather. (Watterson)</b>			
Vote	Carried 4-1//Oliver opposed		Certificate #	<b>72094</b>
13. Hulbert ACK, LLC	2 Hulbert Avenue	Guest house	42.1.4-2.1	Sophie Metz
Voting	Camp (acting chair), McLaughlin, Oliver, Watterson, Dutra			
Alternates	Welch			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, and advisory board comments.			
Representing	<b>Sophie Metz</b> – Reviewed changes made per previous concerns.			
Public	None			
Concerns (2:18)	<p><b>Oliver</b> – Read HSAB comments 3/18: same concerns as main house. Sticks to too much white; same concern as on the main house.</p> <p><b>Dutra</b> – No concerns. This matches the main house.</p> <p><b>McLaughlin</b> – Too tall.</p>			
Motion	<b>Motion to Approve through staff with the skirt to be natural to weather. (Watterson)</b>			
Vote	Carried 4-1//Oliver opposed		Certificate #	<b>72095</b>
14. 41 Chuck Hollow N.T.	41 Chuck Hollow Road	New dwelling	75-110	M. Cutone Architecture
Voting	Camp (acting chair), McLaughlin, Oliver, Welch, Watterson			
Alternates	Dutra			
Recused	None			
Documentation	Architectural elevation plans, site plan, correspondence, and photos.			
Representing	<b>Mark Cutone</b> , Mark Cutone Architecture – Address concerns noted in the letter and noted by commissioners previously. Reviewed changes made per previous concerns.			
Public	None			
Concerns (2:22)	<p><b>Oliver</b> – Read into the record a letter of objection from Ice Bear LLC at 5 Parsons Lane through Sarah Alger, Sarah F. Alger P.C. If the dormers are smaller, the windows would fit better. We have a double glass door on the front along with a nearly invisible batten front door; that front door should have more presence and the French door less. She has concerns with the pool sited in front.</p> <p><b>Watterson</b> – It is odd for the pool to be in front; not sure of the visibility. Appreciates dormer changes; would like the “E” window could be a little larger.</p> <p><b>Welch</b> – The pool is inappropriate in the front. This is a house on a hill, which is not appropriate. He believes the plateau could be adjusted down one foot; that would require a little more retainage in the back. Agrees about the sense of entry, but he doesn’t think it won’t be visible; an approval would require the vegetation to remain.</p> <p><b>McLaughlin</b> – No comments.</p> <p><b>Camp</b> – Everyone is opposed to the positioning of the pool; that should be rethought before this is approved. Appreciates the low profile of the east elevation; the anomaly of the front door is probably not visible.</p> <p>Discussion on the motion.</p> <p><b>Welch</b> - He has concerns about the height on the plateau.</p> <p><b>Watterson</b> – He believes the plateau is adequately cut.</p>			
Motion	<b>Motion to Approve through staff with the dormers reduced proportionately and with screening of the first floor to remain in perpetuity to minimize visibility. (Watterson)</b>			
Vote	Carried 3-2//Welch and Oliver opposed		Certificate #	<b>72096</b>

III. OTHER BUSINESS	
Approve Minutes	None
Review Minutes	March 12, 2019
Other Business	<ul style="list-style-type: none"> <li>• Discussion of public information session on upper Main Street sidewalk and road work.</li> </ul>

**Pohl** – There is a public information meeting on this tonight at 6 p.m. He had a conversation Libby Gibson, Town Administrator, Select Board Members, and Public Works; Ms. Gibson promised this public information meeting would be followed up at a Select Board meeting.

**Welch** – He emailed the Director of Public Works Rob McNeil about paving and curb materials, providing sources within the State for antique granite. Read the email from Mr. McNeil referencing materials and related topics. Mr. McNeil said construction methods are based upon the traffic. About using the old construction methods, I asked him if trucks of a certain weight are banned, would that eliminate the need to underlie all the cobble with concrete and use it only in certain intersections. Mr. McNeil said that only the Select Board can ban trucks of a certain weight on roads. He suggested Mr. McNeil ascertain what is involved in that process, including what alternate routes are available.

- Discussion of drafting a letter to the Select Board regarding upper Main Street sidewalk and road work.

**Pohl** – The Select Board is aware the HDC wants to voice our concerns.

- Discussion of update on Vineyard Wind project.

**Welch** – It is important to know that after the Section 106 Hearing, we requested a peer review to uncover shortcomings in the build out and if the visual impact photos are incorrect. He hasn't found that in the regulatory transcript of the meeting; he will double check that. We haven't had acknowledgement of our concerns about the visual impact, nor have we had responses to our concerns. He feels his efforts on behalf of the HDC are being stymied by the process, which is complex and seems to favor development. He has put a lot of time into researching Section 106 to be cogent and succinct at the meetings. Given the resources it is impractical to be attempting to affect protection for Nantucket as a National Historic Landmark. Asked for the Board's support in requesting through the Town Workgroup that the Town seek expert counsel in this area. We need help. Lauren Sinatra, the Energy Coordinator, is the Workgroup point of contact for the Town in these deliberations; then there is the workgroup of general and Section 106 parties; I am the Section 106 representative.

**Motion to Request support for expert counsel with respect to Vineyard Wind Section 106 deliberations.** (Welch) Carried unanimously.

- Discussion of design work session meeting for Surfside Crossing.

**Staff** – Depending on their plans, he hasn't heard from them about a charrette. There have been work sessions with staff members of the Town and public.

**Welch** – He was the HDC representative in the 40B design workgroup. The developer doesn't seem receptive to breaking down the large multi-family units and has reverted to the ZBA public hearings. He doesn't anticipate further workgroup sessions and, given timeline discussed for the project, he doesn't think the HDC will be further consulted on structures. Because we won't get another chance to comment on the structures, suggested members attend a hearing to voice concerns.

**Pohl** – They only grant an extension each meeting; they want to keep the leverage that they will appeal. The developer was quoted in the paper as saying time is running out.

- Review and possible vote on draft letter regarding support for designating Nantucket Sound as a National Historic Landmark.

**Welch** – The members have received a draft of the letter previously voted to be drafted. It's a technicality to have a motion to issue the letter.

**Motion to Allow the Letter of support to Nantucket Sound as a National Landmark.** (Camp) Carried unanimously

- Discussion of approvable roof shingle colors, roof color change applications being placed on the Consent Agenda and posting approved colors on the Town website.

**Welch** – We don't have a light grey alternative for downtown. Asked for a vote on gray frost, which was approved outside of the old historic district. It is on the N.I.R. housing across from the Boys and Girls playing fields along Pleasant Street.

**Pohl** – Inside this looks white; he wants to see it outside.

- Discussion and possible vote to expand Historic Structures Advisory Board map for review of applications. HELD
- Discussion of potential work at the airport and Section 106. HELD

Commission Comments	<b>McLaughlin</b> – If you have a 6-over-6 window covered by a storm window, is window or the storm the exterior architectural feature. <b>Pohl</b> – The window itself since it is visible through the storm window.
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List of additional documents used at the meeting:

1. Email from Rob McNeil, Director Public Works
2. Letter of Support for Nantucket Sound as a National Historic Landmark

Adjourned at 3:06 p.m. by unanimous consent

Submitted by:

Terry L. Norton

Historic Structures Advisory Board

Madaket Advisory Board

Sign Advisory Committee