



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, April 4, 2019

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

Called to order at 1:05 p.m. and announcements by Mr. Pohl

Staff in attendance: John Hedden, HDC Compliance Coordinator; Cathy Flynn, Administrative Specialist
 Attending Members: Pohl, Coombs, McLaughlin, Camp, Oliver, Welch, Watterson
 Absent Members: Dutra
 Late Arrivals: Welch, 1:06 p.m.; Coombs, 1:10 p.m.; Camp, 1:14 p.m.
 Early Departures: McLaughlin, 3:06 p.m.; Watterson, 3:19 p.m.; Coombs, 3:42 p.m.; Pohl, 3:43 p.m.

Agenda adopted by unanimous consent.

I. PUBLIC COMMENT

Kevin Kuester – Regarding street work, HDC and Select Board to meet at April 10 meeting; suggested HDC post as a meeting so all can be there. There is a large group of people working on this supporting 3 points: HDC jurisdiction of sidewalks; work should be applied for as built; areas HDC doesn't have residential expertise, should be able to get that. This board should be looking at this work. It would be good for HDC to post a discussion on this early in the meeting.

Discussion on HDC jurisdiction over Town work on sidewalks and streets.

Mr. Hedden it to notice and HDC meeting to for the Select Board meeting.

II. CONSENT

Property owner name	Street Address	Scope of work	Map/Parcel	Agent
1. Mooney, Robert – 72165	175 Orange Street	Roof change	55-180.2	B. Donovan
2. Meyer, Robert – 72166	62 Orange Street	3- tab to arch (black)	55.4.1-135.2	Self
3. Pardo, Mary Alice – 72167	11 Gay Street	Architectural Moire black	42.4.3-35	P.Psaradelis
4. ***Malinowski – 72168	19 Autopscot Circle	Hardscape	55-516.8	S.Welch

Item #4 was unanticipated by the Chairman 48 hours in advance of the meeting time

Voting: Pohl, Coombs, McLaughlin, Oliver, Watterson
 Alternates: None
 Recused: Welch
 Documentation: None
 Representing: None
 Public: None
 Concerns: No concerns.
 Motion: **Motion to Approve. (Oliver)**
 Vote: Carried 4-0 // McLaughlin abstain

Certificate # 72165 to 72168

III. OLD BUSINESS

1. Hidalgo, Carlos	55 Fair Street	Rev. 66985	55.4.1-74	Kelly Ennis
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Voting: Oliver (acting chair), McLaughlin, Watterson
 Alternates: None
 Recused: None
 Documentation: Architectural elevation plans, site plan, photos, and advisory board comments.
 Representing: **Ethan McMorrow** – Okay with HSAB requested changes.
 Public: None
 Concerns (1:14): **Oliver** – Read HSAB comments: French doors okay, should be 2-wide, 2-high with 4-light with kick panel in keeping with general fenestration and reuse 2-light units in new elevation.
Watterson – Agrees with HSAB.
McLaughlin – No concerns per HSAB.
 Motion: **Motion to Approve through staff with the west elevation French doors to be 4-light and with kick panel as per suggested by HSAB. (Watterson)**
 Vote: Carried 3-0

Certificate # 72169

2.	Hawthorne Park Ptners – 72170	2A Hawthorne Lane	Rev. 69554: chimney cap	56-808	Workshop APD
3.	Hawthorne Park Ptners – 72171	4A Hawthorne Lane	Rev. 67910: chimney cap	56-806	Workshop APD
Voting	Pohl, Coombs, McLaughlin, Camp				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	None				
Public	Welch – There will be more of these; should be closed face away from the street outside the old historic district.				
Concerns (1:19)	Pohl – he has been by this site frequently; he couldn't see the caps and thinks it is deminimis.				
	Coombs – The concern was whether the hole in the chimney is facing the street or the other way; it's facing away.				
	McLaughlin – It's mostly hidden. In the future, these should be non-reflective, flat black.				
Motion	Motion to Approve both items through staff with the metal caps to be matte black. (Coombs)				
Vote	Carried 4-0		Certificate #	72170 & 72171	

4.	K225, LLC	65 Centre Street	Renovation/additions	42.4.3-16	L.Williams
Voting	Pohl, Coombs, Camp, Welch, Watterson				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, historic documentation, and advisory board comments.				
Representing	Linda Williams – Reviewed options relating to front and porch; explained requested adjustments to Option 3. The historical photo, showing 9-over-9 windows, is not in the file. The structure is circa 1820. Referred to context photos support the later addition of open side porches and supporting that the deck was added at the same time as the porch; wants to stick with regular balusters.				
	Juraj Bencat, JB Studios				
Public	None				
Concerns (1:24)	Pohl – Read HSAB comments: atypical for this house style; changes character, defining feature; size and window locations should remain. For the moment, he wants to poll the board on the front of the house: windows to 6-over-6 and additional two feet on the left front. We shared a lot of porches open on the side; the difference between those photos and this, this is the only one with a 2 nd -floor program above it. Agrees with Mr. Welch about the visual impact of the elevated deck wrapping around; he would support going back to the friendship stairs; he doesn't think this long deck is worth the visual impact. He's open with how the front wall of the porch could be rendered. We are all okay with the work at the rear.				
	Coombs – Okay with the additional 2 feet; prefers 6-over-6 windows. We need pictures of what's behind the screens and windows. The right part of the deck should be set back 2 feet in front of the porch, so it won't be a continuous railing; 106 Main Street has an interesting railing. The window trim on the porch should not be so thick; want to know what is behind the screens because they are visible. Doesn't support Option 2; window proportions of Option 3 is terrible and trim is to fancy.				
	Camp – Agrees with Ms. Coombs. The proportions of the porch windows as located, compete with the 6-over-6; suggested the front stay open and close the side; doesn't know how she feels about the balusters. It's either open porch similar to what it is now, or it's closed with windows.				
	Welch – With respect to the fact this is a registered property, proposed changes would be inappropriate; however, with respect to the design, it looks much better. The 6-over-6 is an improvement but would like to see it go back to the original 9-over-9 windows. Okay with the jump to Victorian and developing the side-porch story; however, the open porch would typically be 1 story with a hipped roof and doesn't look appropriate as proposed; in Option 3, the proportions of the openings relative to the windows don't translate as well. The open wall above the porch area reads as a mass that competes; four elements compete: the main mass, the fenestration pattern, addition with the screen-opening proportion, and wall proportion. His concern with the deck extending to the porch is a dramatic change of the presentation of the home to the human scale on the street; with the 2-foot addition on the left, the covered porch, and the deck, the human scale is unrecognizable. Option 1 has some good balancing proportions; but on both option 1 & 2, the 2 nd -floor mass is still a concern. Looking at Cliff Road imagery, his problem is the addition with the porch and 2 nd -story mass; without trim, it is a single façade.				
	Watterson – Likes 6-over-6 and the 2-foot addition. The deck should end at the corner of the house; being drawn across draws attention to an atypical feature. The 2-story mass on the open porch is atypical. He could go with Option 2 with making the windows 1 foot taller.				
Motion	Motion to hold for revisions. (Coombs)				
Vote	Carried 5-0		Certificate #		

(1:58) **Linda Williams** – 2 Stone Alley was on this agenda then pulled. The first time this came in was December 2017. Asked that when it comes up again, it be denied due to response of commissioners' concerns. Wants HDC to know what's going on.

5.	1 Caroline Way, LLC	1 Caroline Way	Main House	82-59	V.B. Arch.
Voting	Pohl, McLaughlin, Oliver, Watterson				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	Paulo Vicente , Vincente-Burin Architects – Reviewed changes made per previous concerns; main ridge is 27’6”. The connector is meant to make the massing to look like two smaller structures; the option is smashing the two together.				
Public	None				
Concerns (2:00)	<p>Oliver – She’s not clear about which elevation is the front (east). The issue for her is the open connector piece; it is very unusual and should be eliminated; it’s a weird precedent to start.</p> <p>Watterson – He’s mostly okay with this; asked if there is railing on the connector piece (shingled rail).</p> <p>McLaughlin – North elevation, the gable roof should be a minimum of 7/12 pitch.</p> <p>Pohl – He’s okay with the connector; it does help this read as two smaller masses. The connector roof counts a porch roof and can be 4/12 pitch.</p>				
Motion	Motion to approve as submitted. (McLaughlin)				
Vote	Carried 3-1//Oliver opposed		Certificate #	72172	
6.	1 Caroline Way, LLC	1 Caroline Way	Pool & fence	82-59	V.B. Arch.
Voting	Pohl, McLaughlin, Oliver, Watterson				
Alternates	None				
Recused	None				
Documentation	Landscape design plans, site plan, and photos.				
Representing	Paulo Vicente , Vincente-Burin Architects – Reviewed changes made per previous concerns.				
Public	None				
Concerns (2:13)	<p>Clarification of location of fencing and discussion about type of evergreen Vibernum.</p> <p>Oliver – Fundamentally, she’s opposed to pools in the Cisco area.</p> <p>McLaughlin – There is no scale for the drawings. There’s no description of the fence. (On a previous page.) No concerns with the pool.</p> <p>Watterson – Agrees Vibernum should be evergreen.</p> <p>Pohl – The screening on the outside of the wire fence should be evergreen.</p>				
Motion	Motion to approve as submitted with the screening of the wire fence to be evergreen and not to be visible in perpetuity. (McLaughlin)				
Vote	Carried 3-1//Oliver opposed		Certificate #	72173	
7.	1 Caroline Way, LLC	1 Caroline Way	Shed	82-59	V.B. Arch.
Voting	Pohl, McLaughlin, Oliver, Watterson				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	Paulo Vicente , Vincente-Burin Architects – Reviewed changes made per previous concerns.				
Public	None				
Concerns (2:23)	<p>McLaughlin – There is no scale on the plan.</p> <p>Oliver – She doesn’t support this.</p> <p>Watterson – No concerns.</p> <p>Pohl – The fence on the plans measures 5 feet; it should be no more than 4 feet.</p>				
Motion	Motion to approve through staff with fence to be no more than 4 feet high. (McLaughlin)				
Vote	Carried 3-1//Oliver opposed		Certificate #	72174	
8.	N.I.R. Retail, LLC	38 Main Street	Color change	42-190	J.L. Nass
Voting	Pohl, Coombs, McLaughlin, Camp, Oliver				
Alternates	Welch, Watterson				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, and advisory board comments.				
Representing	Jamie Lee Nass – Presented project.				
Public	None				
Concerns (2:27)	<p>Pohl – Read HSAB comments. Suggested researching white with grey tinge to it. Looking at Essex green on the doors and off white on the sash and trim.</p> <p>Camp – The charcoal grey would be okay for the sash but too intense for the three doors.</p> <p>McLaughlin – Agrees with HSAB.</p> <p>Oliver – Likes the combination but there isn’t anything similar on the street; Essex green would be better.</p> <p>Coombs – The arbor leading to the back was approved as white; she prefers the old Hamilton blue on the doors; the clapboard should be off-white; okay with charcoal front door.</p>				
Motion	Motion to Hold for paint chips and be heard at April 9, 2019 meeting. (McLaughlin)				
Vote	Carried 5-0		Certificate #		

9.	41 Chuck Hollow N.T.	41 Chuck Hollow Road	Shed	75-110	M.C.Architect
Voting	Oliver (acting), McLaughlin, Camp, Welch, Watterson				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	Mark Cutone , Mark Cutone Architect – Presented project.				
Public	None				
Concerns (2:39)	Welch – Okay due to lack of visibility. Confirmed that this was not heard before and was held to track.				
Motion	Motion to approve as submitted. (Camp)				
Vote	Carried 5-0		Certificate #	72175	
10.	41 Chuck Hollow N.T.	41 Chuck Hollow Road	Pool	75-110	M.C.Architect
Voting	Oliver (acting), McLaughlin, Camp, Welch, Watterson				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	Mark Cutone , Mark Cutone Architect – Presented project; contends it will not be visible due to vegetation and distance from the road.				
Public	None				
Concerns (2:45)	Welch – This area is more hummocky than Hummock pond and doesn't think this will be visible. The caveat in his mind is that it is screened in perpetuity, so we can enforce that in the future. Noted for the record he has reversed himself on that. Camp – Agrees as long as “in perpetuity” is included. Oliver – Once the house is framed up, they could stake the pool and we could view this at that time.				
Motion	Motion to approve as submitted due to lack of visibility and with the caveat that the pool will not be visible at time of inspection and in perpetuity. (Welch)				
Vote	Carried 5-0		Certificate #	72176	
11.	Fraker, Ford	12 Mt. Vernon	Studio	55.4.4-35	Permits Plus
Voting	Pohl, Coombs, McLaughlin, Camp, Welch				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, and advisory board comments.				
Representing	Mark Poor , Permits Plus – This is 12 wide by 9'11” tall; the existing structure is 14 feet tall. If the ridge comes down, it will have to have dormers.				
Public	None				
Concerns (2:51)	Pohl – This was a view with height poles; he went by this morning and they were visible from both sides of the house. Coombs – It is too tall; it should be lower to be better proportioned. East elevation, the skylight should be eliminated. This is right across from the cemetery. McLaughlin – The skylight is visible from Joy Street when the trees aren't full. Camp – Agrees the height should come down. This area is getting congested. Welch – We've approved structures taller than this in more sensitive locations; could benefit from architectural elements on the south, west, and north elevation. Feels visibility will be limited. Thinks shed dormers will make this look more like a structure than this.				
Motion	Motion to hold for revisions. (Camp)				
Vote	Carried 5-0		Certificate #		
12.	Motta, Joe	38 Cliff Road	Partial demo	42.4.4-43	Self
Voting	Pohl, Coombs, McLaughlin, Camp, Welch				
Alternates	None				
Recused	None				
Documentation	None				
Representing	None				
Public	None				
Concerns (3:02)	Not opened at this time.				
Motion	Motion to Hold for representation. (Oliver)				
Vote	Carried 5-0		Certificate #		

13. Charron, Paul	48 Walsh Street	Shed	29-101	SCI
Voting	Pohl, Coombs, Camp, Watterson			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, and advisory board comments.			
Representing	Robert Newman , Sandcastle Construction, Inc. – Reviewed changes made per previous concerns; deck was already approved with the main house.			
Public	Oliver – The roof over the shower doesn't show from the rear.			
Concerns (3:02)	Pohl – Read HSAB comments: appreciate changes to shed. Camp – She has no concerns. Watterson – He liked the last version, but this is more appropriate. Coombs – No concerns.			
Motion	Motion to approve as submitted. (Coombs)			
Vote	Carried 4-0	Certificate #	72177	
14. Heller, Jeff	7 East Lincoln Avenue	New dwelling	42.4.1-8	SCI
Voting	Pohl, Coombs, Oliver			
Alternates	None			
Recused	None			
Documentation	None			
Representing	Robert Newman , Sandcastle Construction, Inc. – Asked about quorum issues; Mr. McLaughlin was supposed to read in. Asked to hold for a full board.			
Public	None			
Concerns (3:09)	Not opened at this time.			
Motion	Motion to Hold for April 9, 2019 meeting. (Coombs)			
Vote	Carried 3-0	Certificate #		
15. 25A Pine Street, LLC	25A Pine Street	Renovations	42.3.2-112	McMullen& Assoc.
Voting	Coombs (acting chair), Welch, Watterson			
Alternates	None			
Recused	Pohl			
Documentation	Architectural elevation plans, site plan, photos, correspondence, historic documentation, and advisory board comments.			
Representing	Nathan McMullen , McMullen & Associates – Reviewed changes made per previous concerns; hopes the commission considers leaving the side door and exterior stairs as proposed.			
Public	None			
Concerns (3:12)	Coombs – Read HSAB comments: door too close to front; south elevation exterior stairs. He changed the front elevation as we requested. Watterson – Appreciates the east elevation changes. The scaled-down trim works well. He hadn't noticed the side door's proximity to the front but has no concerns. Welch – North elevation, the door would benefit from a casing like the window head casing. Each elevation should indicate wood shutters; only the front is indicated as wood and all others indicated as "new". Windows on north, south, and west elevations changes aren't bubbled.			
Motion	Motion to approve through staff with cap on north elevation door to have a head casing cap like the windows and all shutters are to be wood. (Watterson)			
Vote	Carried 3-0	Certificate #	72178	

16.	25A Pine Street, LLC	25A Pine Street	Hardscape	42.3.2-112	McMullen& Assoc.
Voting	Coombs (acting chair), Camp, Welch				
Alternates	None				
Recused	Pohl				
Documentation	Landscape design, site plan, photos, and advisory board comments.				
Representing	Nathan McMullen , McMullen & Associates – Reviewed changes made per previous concerns; the front door moved so the proposed parking changed; there is no walkway to the front door. You can park on grass.				
Public	Pohl – This used to be a slab-on-grade garage; they won't need a stoop to the front door.				
Concerns (3:19)	Coombs – Read HSAB comments: concerns: concrete block wall and timber. Camp – Suggested some planting between the parking and the building so the parking doesn't go right up to the structure. Agrees about eliminating the brick. Welch – Still believes this is inappropriate for a residential structure; the parking could be reduced 5 feet in width and still conform with zoning. Various items were added or proposed and not bubbled: the brick walk, steps at grade, secondary egress, proposed brick patio. With the brick at the front, the brick on the side is excessive. Reducing the parking would provide about 100 square feet of grass area in the front, which benefits the street and the site. The proposed brick has a greater impact than the rest; if the front brick becomes 7X17, the brick in the background becomes less important.				
Motion	Motion to hold for revisions. (Camp)				
Vote	Carried 3-0		Certificate #		
17.	Kelly, Bruce	11 Baxter Road	Roof change	73.1.4-8	W.Stephens
Voting	Pohl, Coombs, Camp				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, historic documentation, and advisory board comments.				
Representing	Will Stephens – Didn't get the panel up until Monday; sent photos to the administrator, which were added to the packet.				
Public	Welch – Suggested the shingles on the hospital would be appropriate; check that application for manufacturer and color.				
Concerns (3:31)	(2:38) Held for representation by unanimous consent. Camp – This is very important; we should view it with the mock-up. Pohl – We are going to hold to view this sample.				
Motion	Motion to view with a mock-up of proposed shingle on the porch roof. (Camp)				
Vote	Carried 3-0		Certificate #		
18.	86 Main N.T.	86 Main Street	Arbor	42.3.3-66	SGC
Voting	Pohl, Coombs, Camp, Oliver, Welch				
Alternates	None				
Recused	None				
Documentation	None				
Representing	None				
Public	None				
Concerns (3:36)	Not opened at this time.				
Motion	Motion to Hold for representation. (Oliver)				
Vote	Carried		Certificate #		
	Motion to hear 19-21 Starbuck before Shaver Nantucket Home, LLC. (Oliver) Carried unanimously				
19.	19-21 Starbuck, LLC	19 Starbuck Road	Rev. 68359: door, wndw & fence	60-109	E. McMorrow
Voting	Pohl, Coombs, Camp				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, and advisory board comments.				
Representing	Ethan McMorrow – Fence was previously approved. The 8-over-1 windows match the main house.				
Public	None				
Concerns (3:37)	Pohl – Read MAB comments: fence is not right on the east; south elevation 8-over-1 windows inappropriate; site plan not accurate. Camp – This now matches the main dwelling; no concerns. Coombs – No concerns.				
Motion	Motion to approve. (Camp)				
Vote	Carried 3-0		Certificate #		72179

20. Shaver Nant. Home, LLC 75 Cliff Road Addition 30-162 BPC
 Voting Camp (acting chair), Oliver, Welch
 Alternates None
 Recused None
 Documentation Architectural elevation plans, site plan, and photos.
 Representing **Joe Paul**, BPC – Reviewed changes made per previous concerns; shutters should overlap the side casing; the front door soffit isn't glass but painted wood.
 Public None
 Concerns (3:42) **Welch** – The shutters do not appear to be traditionally mounted and could be shifted in. East elevation, likes the change; it is a traditional additive mass with non-traditional eyebrow dormers, though it is appropriate. He thinks what's proposed announces the front door better than shingles. His impression is that the 6-panel and sidelights were recessed; he'd prefer a dressed-up porch door going into the recessed area with the 6-panel door.
Oliver – The glass soffit over the front door; she'd prefer it be shingled or the relief; the transparent looks like something on a ski lodge. There is nothing like this anywhere on the Island. If this is an open porch, the sides can be glassed in, and she could accept the painted thing on top.
Camp – The chevron pattern over the front door bothers her; the applique gave it a presence.
 Motion **Motion to approve through staff with the front 6-panel door and side lights recessed to the main façade. (Welch)**
 Vote Carried 3-0 Certificate # **72180**

21. Ceylon Elves, LLC.	3 Wyer's Way Lot A	New dwelling	41-380	Botticelli & Pohl
22. Ceylon Elves, LLC.	3 Wyer's Way Lot A	Garage	41-380	Botticelli & Pohl
23. Colson, Nancy	9 Hallowell Lane	Rev. 71517: deck	30-14	Botticelli & Pohl
24. Maraganore	41 Ocean Avenue	Expand deck	73.3.2-50	Mark Avery
25. Malone, Barb	6 Hiwasse Lane	Rev. 71847	56-471	Val Oliver
26. Maley Rugged, LLC	18 Bayberry Lane	New dwelling	67-67	Val Oliver
27. Staudt, Chris	6 Morey Lane	Modify driveway, fence	73.3.1-46.2	Cashion CPM

Voting Camp (acting chair), Oliver, Welch
 Alternates None
 Recused None
 Documentation None
 Representing None
 Public None
 Concerns (time) Not opened at this time.
 Motion **Motion to Hold items 21-27 for Tuesday, April 9 at 4:30. (Oliver)**
 Vote Carried 3-0 Certificate #

IV. OTHER BUSINESS

Approve Minutes	March 14 & 19, 2019: Motion to Approve. (Welch) Carried 3-0
Review Minutes	March 21 & 26, 2019
Other Business	<ul style="list-style-type: none"> • Discussion of update on Vineyard Wind project. • Discussion of sidewalk work at Straight Wharf, Broad Street, Easy Street, lower Main Street, and Judith Chase Lane. • Discussion of drafting a letter to the Select Board in regard to upper Main Street sidewalk and road work. • Discussion and possible vote to expand Historic Structures Advisory Board map for review of applications. • Discussion of approvable roof shingle colors, roof color change applications being placed on the Consent agenda and posting approved colors on the Town website. • Discussion of potential work at the airport and section 106.
Commission Comments	

List of additional documents used at the meeting:

1. None

Adjourned at 3:54 p.m. by unanimous consent

Submitted by:
 Terry L. Norton

Historic Structures Advisory Board Sconset Advisory Board Madaket Advisory Board