



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, July 11, 2019

Public Safety Facility, 4 Fairgrounds Road, Training Room – 1:00 p.m.

Called to order at 1:00 p.m. and announcements by Mr. Pohl
 Staff in attendance: Cathy Flynn, HDC Administrative Clerk; Terry Norton, Town Minutes Taker
 Attending Members: Pohl, McLaughlin, Oliver, Welch, Watterson
 Absent Members: Coombs, Camp, Dutra
 Late Arrivals: Welch, 1:04 p.m.
 Early Departures: None
 Agenda adopted by unanimous consent.

I. PUBLIC COMMENT

None

VI. NEW BUSINESS

Property owner name	Street Address	Scope of work	Map-Parcel	Agent
1. Eperav, Melissa	21 Bank Street	New chimney	73.3.5-57	Concept Design
Voting	Pohl, McLaughlin, Oliver			
Alternates	None			
Recused	Watterson			
Documentation	Architectural elevation plans, site plan, photos, historic documentation, and advisory board comments.			
Representing	T.J. Watterson , Concept Design – Presented project.			
Public	None			
Concerns (1:02)	Pohl – Read SAB comments: Contributing structure; directions off; east elevation, prefer split between inside and out; not concerned the chimney addition will change character. Oliver – Asked if walls could be built around it and roof carried down.			
Motion	Motion to Approve through staff with the roof run down and bottom of chimney enclosed with shingle wall. (McLaughlin)			
Vote	Carried 3-0	Certificate #	72714	
2. Haley, Victor	94 Orange Street	Rev. 71910: addition	55.1.4-47	Concept Design
Voting	Pohl, McLaughlin, Oliver, Welch			
Alternates	None			
Recused	Watterson			
Documentation	Architectural elevation plans, site plan, photos, historic documentation, and advisory board comments.			
Representing	T.J. Watterson , Concept Design – Presented project.			
Public	None			
Concerns (1:07)	Pohl – Read HSAB comments: (no quorum) previous approval not included; asked it be sent back. Welch – Clarified visibility. No concerns. Oliver – No concerns.			
Motion	Motion to Approve as submitted. (McLaughlin)			
Vote	Carried 4-0	Certificate #	72715	

3.	Maroney, Jay	29 Rhode Island Avenue	Rev. 71942: addition	60.3.1-132	Concept Design
Voting	Pohl, McLaughlin, Oliver, Welch				
Alternates	None				
Recused	Watterson				
Documentation	Architectural elevation plans, site plan, photos, and advisory board comments.				
Representing	T.J. Watterson , Concept Design – Presented project.				
Public	None				
Concerns (1:11)	<p>Pohl – Read MAB comments: No concerns.</p> <p>Welch – Dramatic improvement by lowering the structure. No concerns with the dormers.</p> <p>Oliver – Agrees.</p> <p>McLaughlin -</p>				
Motion	Motion to Approve as submitted. (McLaughlin)				
Vote	Carried 4-0		Certificate #	72716	
4.	Crowley, Seamus	46A Nobadeer Farm Road #1	Addition	69-35	Topham Design
Voting	Pohl, McLaughlin, Oliver, Welch, Watterson				
Alternates	None				
Recused	None				
Documentation	None				
Representing	None				
Public	None				
Concerns (1:15)	Not opened at this time.				
Motion	Motion to Hold for representation. (Welch)				
Vote	Carried 5-0		Certificate #		
5.	Mahoney, Ed	2 Sandplain Drive	New Dwelling	68-356	KOH Architects
Voting	Pohl, McLaughlin, Oliver, Welch, Watterson				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	Dinah Klamert , KOH Architects – Reviewed subdivision plan. Presented project.				
Public	None				
Concerns (1:16)	<p>Welch – He’s concerned about the height, regardless of the fact they are modular; another concern is the proximity of the structures to the street. He’d like to see a 3D of these relative to the street; he feels that is required because this subdivision will go in quickly and immediately impact the area. This height and massing on the street is only found in Town.</p> <p>Oliver – The south and north elevation dormers need to be better filled; suggested dropping the dormers and the eaves 6 inches and the dormer eaves to sit on the window head casings. The mechanical pad is 5 feet from the road as well as the window wells.</p> <p>Watterson – Suggested the single-story gable roof pitch were reduced to 8/12, that would make room to drop the dormer.</p> <p>McLaughlin – Asked about the mechanical pad. (Placeholder for air-conditioning units (A/C)) If you are going to have A/C, it should be on the house plan, not the landscape plan. Asked what will be over the window wells. Confirmed the louvers to be wooden. Asked that future plans show a fence around the mechanicals.</p> <p>Pohl – 2 Sandplain and 6 Sandplain are identical except for color. Agrees about the proximity of the mechanical pad and window wells to the road. On individual units, we approve the house and landscaping separately because we don’t want A/C and light from window wells to be visible from the street.</p> <p>Discussion about ways to move the height and mass away from the street.</p>				
Motion	Motion to Hold for revisions and additional information. (McLaughlin)				
Vote	Carried 5-0		Certificate #		
6.	Mahoney, Ed	4 Sandplain Drive	New Dwelling	68-355	KOH Architects
Voting	Pohl, McLaughlin, Oliver, Welch, Watterson				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	Dinah Klamert , KOH Architects – Presented project.				
Public	None				
Concerns (1:53)	<p>Discussion about the issue with the dormers and “floating” windows.</p> <p>McLaughlin – There is no orientation shown on the floor plans, so he can’t tell where the windows are related to the interior; on the floor plans, designate the windows with their corresponding numbers</p> <p>Pohl – This has the same dormer issues as 2 Sandplain. Most of the 2nd floor is dormer with a window height higher than normal; if the ridge came down 6 inches, you only lose a marginal amount of space in the four corners.</p>				
Motion	Motion to Hold for revisions and updating the plans. (Welch)				
Vote	Carried 5-0		Certificate #		

7. Moore, Joe	6 Sandplain Drive	New Dwelling	68-354	KOH Architects
Voting	Pohl, McLaughlin, Oliver, Welch, Watterson			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	Dinah Klamert , KOH Architects – Presented project.			
Public	None			
Concerns (2:03)	<p>Oliver – Suggested the window grill pattern and front door be different than for 2 Sandplain. The same dormer and height issues exists here.</p> <p>Welch – He'd like to see a building cross section for this. The heights would be approved subject to the modular construction; if they are stick-built, they must come back.</p> <p>McLaughlin – Agrees with what's been said.</p> <p>Pohl – This is a twin of 2 Sandplain Drive. A couple of changes for 2 Sandplain might make it different from this.</p>			
Motion	Motion to Hold for revisions and further information. (McLaughlin)			
Vote	Carried 5-0	Certificate #		
8. Lotsy, Jim	3 Aster Court	New Dwelling	68-373	KOH Architects
Voting	Pohl, McLaughlin, Oliver, Welch, Watterson			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	Dinah Klamert , KOH Architects – Presented project; this has the same footprint as 4 Lilac Court.			
Public	None			
Concerns (2:10)	<p>Welch – The dormer and height changes apply here. It would be helpful to type these out by model. It would also be beneficial to orient these so that there is a measurable, perceptual difference as seen from the street, such as a porch.</p> <p>Watterson – If there is a duplicate of this structure, suggested changing the window pattern on the twin. He doesn't think the yellow door goes with black and grey; suggested the door be Hamilton blue.</p> <p>Oliver – We need to know the colors before this is approved; the application is different than what is being said.</p> <p>McLaughlin – North elevation, the door fixture is a small version of the gas light proposed for The Gaslight on Tuesday.</p>			
Motion	Motion to Hold for revisions. (McLaughlin)			
Vote	Carried 5-0	Certificate #		
9. Mahoney, Ed	2 Lilac Court	New Dwelling	68-366	KOH Architects
Voting	Pohl, McLaughlin, Oliver, Welch, Watterson			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	Dinah Klamert , KOH Architects – Presented project.			
Public	Ed Mahoney – We are looking for diversity in the structures; asked that massing be explained as the Board uses the term.			
Concerns (2:21)	<p>Oliver – The same reduction by 6 inches in height is needed here and a change in the window patterns. Also suggested changing the French doors and front door window patterns to fit the windows. The eave height on all these buildings is exactly the same; some of those eaves should drop way down; these 1.5 story houses are as tall as some 2-story houses.</p> <p>Welch – Asked if there are any houses that are significantly lower in height; diversity of height would help the streetscape and keep it from being homogeneous. Noted Mashpee Commons as an example of all the eave heights being the same. Wants cross sections of the structure.</p> <p>Discussion about how enclosing all the properties in privet would take away from diversity of the neighborhood.</p> <p>Pohl – This has the same issues as the previous structures.</p>			
Motion	Motion to Hold for revisions. (McLaughlin)			
Vote	Carried 5-0	Certificate #		

10. Mahoney, Ed 4 Lilac Court New Dwelling 68-365 KOH Architects
 Voting Pohl, McLaughlin, Oliver, Welch, Watterson
 Alternates None
 Recused None
 Documentation Architectural elevation plans, site plan, and photos.
 Representing **Dinah Klamert**, KOH Architects – Presented project; she could change this to a 2-story Federal.
 Ed Mahoney

Public None
 Concerns (2:37) **Oliver** – Either carry the porch across or eliminate it. Suggested clapboarding the front. The cantilevered things on the rear should either be one porch or eliminated. This could use some additive massing. Every building regardless of direction of the ridge line has four windows across the top; that repetitive similarity needs to be addressed.
Welch – Agrees with Ms. Oliver. One way to get diversity is to extend the front porch. If this goes to 2-stories, it shouldn't be done by just raising the roof. It's important to understand that if this goes to 2 stories, the building really has to change and not just imprint 2 stories on this design; he doesn't see a 2-story building with this front additive massing anywhere on the Island. Wants to be clear about comments on pent roofs being over used; that might be relevant to a particular design at a particular location.
McLaughlin – North elevation, this is the only structure with a fire-place vent.

Motion **Motion to Hold for revisions. (McLaughlin)**
 Vote Carried 5-0 Certificate #

11. Borch, Chris 5 Lilac Court New Dwelling 68-351 KOH Architects
 Voting Pohl, McLaughlin, Oliver, Welch, Watterson
 Alternates None
 Recused None
 Documentation Architectural elevation plans, site plan, and photos.
 Representing **Dinah Klamert**, KOH Architects – Presented project; the eaves could be lowered on this and the north elevation could be a gable.

Public None
 Concerns (2:44) **Welch** – Federals were called “main street” models and are only found on Washaman Avenue in Nashaquisset. The window and header heights are masked by the porch; with eliminating the porch, that will jump out.
Watterson – North elevation, the small kitchen windows shouldn't be on the front; the porch posts should flank the door and be at the corner also porches are usually 8 feet deep. Agrees with Mr. Pohl about eliminating the porch.
Oliver – Agrees with what's been said.
Pohl – Suggested eliminating the porch only if the kitchen windows have some alignment; if you do that, the frontispiece would have to be built up around the door.

Motion **Motion to Hold for revisions. (McLaughlin)**
 Vote Carried 5-0 Certificate #

VII. OTHER BUSINESS

Approve Minutes	None
Review Minutes	June 25 & 27, 2019
Other Business	<ul style="list-style-type: none"> • Discussion of update on Vineyard Wind project. No action at this time. • Discussion of synthetic materials. No action at this time. • Discussion and update of Sidewalk Work Group. No action at this time. • Discussion of implementing a timer during HDC application review. No action at this time. • Discussion of National Grid Distribution Reliability Project in regard to new utility poles and overhead wires. • Discussion and possible vote on letter of support to Town of Nantucket in regard to advocate for the broad interests of the Nantucket community, including the interests of our community organization, to ensure full and appropriate mitigation of the known and potential impacts on Nantucket of the offshore wind farm proposed by Vineyard Wind, LLC. <p>Motion to Ratify the letter and send it out. (Welch) Carried unanimously</p>
Commission Comments	Discussion about Mr. Hedden leaving the department and the HDC being involved in the process of choosing his replacement.

List of additional documents used at the meeting:
 1. Vineyard Wind letter.

Adjourned at 2:56 p.m. by unanimous consent

Submitted by:
 Terry L. Norton