

## The Nantucket Historic District Commission, HVAC/Exterior Architectural Elements, and You

The Nantucket Historic District Commission (HDC) requires your cooperation to protect Nantucket, which in its entirety is listed as a National Historic Landmark District in the National Register of Historic Places.

On Nantucket, any person who, without HDC review and approval, erects, reconstructs, or alters any structures or exterior architectural feature is in violation of the HDC's founding Act. Violators may be subject to fines and other measures; each day a violation continues to exist is a separate offense.

HVAC equipment and components installed anywhere outdoors are an exterior architectural feature and subject to HDC review and approval. To be approved, a properly completed application for an HDC Certificate of Appropriateness (COA) must be submitted. The HDC determination may indicate the appropriateness or acceptability due to lack of public visibility—subject to terms within the Act, the HDC is the sole authority to adjudicate public visibility in these matters.

A duly executed COA indicates compliance with HDC requirements only and confers no rights outside of those enumerated within the Act; it is the sole responsibility of an applicant to determine and secure any other regulatory review and approval (e.g. Conservation Commission, Planning Board, Zoning Board of Appeals, homeowner or condo association, etc.).

### **Guidelines – HVAC Equipment & Components:**

1. Dependent on site orientation/visibility, condensers require fencing or square (not diamond) lattice; no front-yard/front-of-building installs are allowed.
2. Interconnect cables and line sets and any other component will, where they would otherwise be visible, be covered by cedar down-boxes or other wood to match existing trim, or screened; only vertically-oriented down-boxes are approvable; more than one per façade may be difficult to approve; configurations proposed by an applicant are reviewed and alteration(s) may be required at the discretion of the HDC. As with condensers, no front-yard/front-of-building installs are allowed.
3. Sensitive locations (anywhere visible to the public) will almost always get scrutiny regardless of location, and more so if within or adjacent to the Old Historic District or the Siasconset Historic District.
4. Installations where no equipment/components are visible are the simplest solution. Although these still require a COA, this type of application is likely the quickest to have processed. Keep in mind, ductless line sets are designed for in-wall installation and quality equipment typically allows line set runs of anywhere between 100-165' with 100' of height and up to 15 bends. Outdoor-run line sets (i.e. affixed to the exterior) may be simple for the installer, but they are not typically necessary.

### **Procedures – HVAC Equipment & Components:**

1. Complete and submit application to include, at least:
  - a. All relevant application fields and instructions (back of application).
  - b. Images that best demonstrate proposed installation location(s) and any public views; images must clearly show the proposed location(s). If the location is for new construction, only images of any public views are required.
  - c. Locus & Site Plan (<https://nantucketma.mapgeo.io>) with Locus printed at 1"= 200' and Site Plan printed at 1"= 40'; search for the respective property and use the site's Print feature to set scale of

the subject material. Site Plan to include annotation (box & shading) to indicate proposed installation location(s); see attached "Exhibit A".

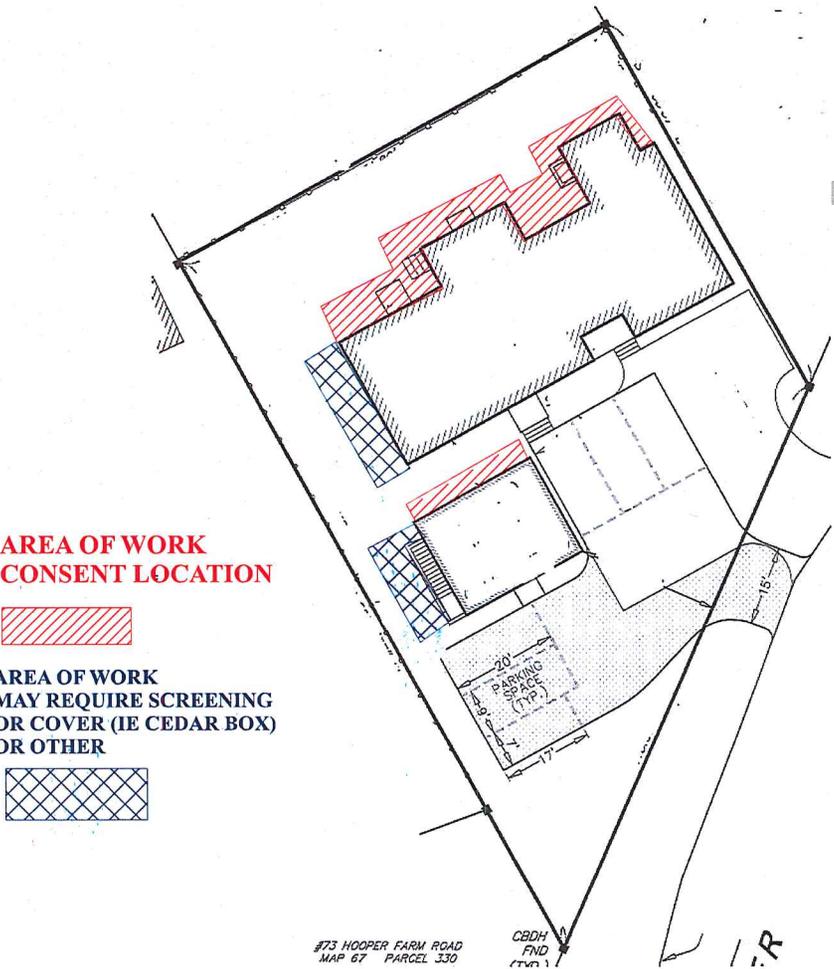
- d. Architects, designers, and drafters shall whenever possible include equipment locations in elevation and plan drawings for new construction and major renovations—HDC will request these at the table otherwise, adding to an initial submission will help prevent delay.
2. Applications for HVAC equipment and components are currently heard weekly. For schedule including application deadlines see <http://nantucket-ma.gov/DocumentCenter/View/18021>; for timely review and processing, observe weekly application deadlines disregarding "New" and "Old" Business designations indicated on the HDC schedule—these are not currently applicable.
  3. HDC Review/ Determination:
    - a. Locations proposed where there is no visibility; intention is for these to be processed under HDC 'Consent' (i.e., matters approved not requiring applicant or their agent to be present) typically voted/approved at the beginning of weekly meetings.
    - b. Locations proposed where there is minimal visibility; intention is for these to be processed under 'Consent w/Conditions', so typically same process at the weekly meeting but a set of standard conditions would apply (e.g., use of a particular type of fence for condenser, designation of a particular shielding for other components, etc.)

# EXHIBIT A

A SOLUTION FOR STREAMLINING THE HDC APPLICATION PROCESS IS TO DESIGNATE AN AREA OR ZONE FOR POTENTIAL EQUIPMENT AND/OR CONDUIT PLACEMENT ON STRUCTURE

THIS ALLOWS FREEDOM FOR INSTALLER TO RETROFIT STRUCTURE WITHOUT THE LIMITS OF EXACT PLACEMENT AND DOESNT REQUIRE MULTIPLE TRIPS TO HDC AS A RESULT

ANY EXTERIOR ITEMS THAT ARE VISIBLE REQUIRE SCREENING OF SOME SORT



**AREA OF WORK  
CONSENT LOCATION**



**AREA OF WORK  
MAY REQUIRE SCREENING  
OR COVER (IE CEDAR BOX)  
OR OTHER**



#73 HOOPER FARM ROAD  
MAP 67 PARCEL 330

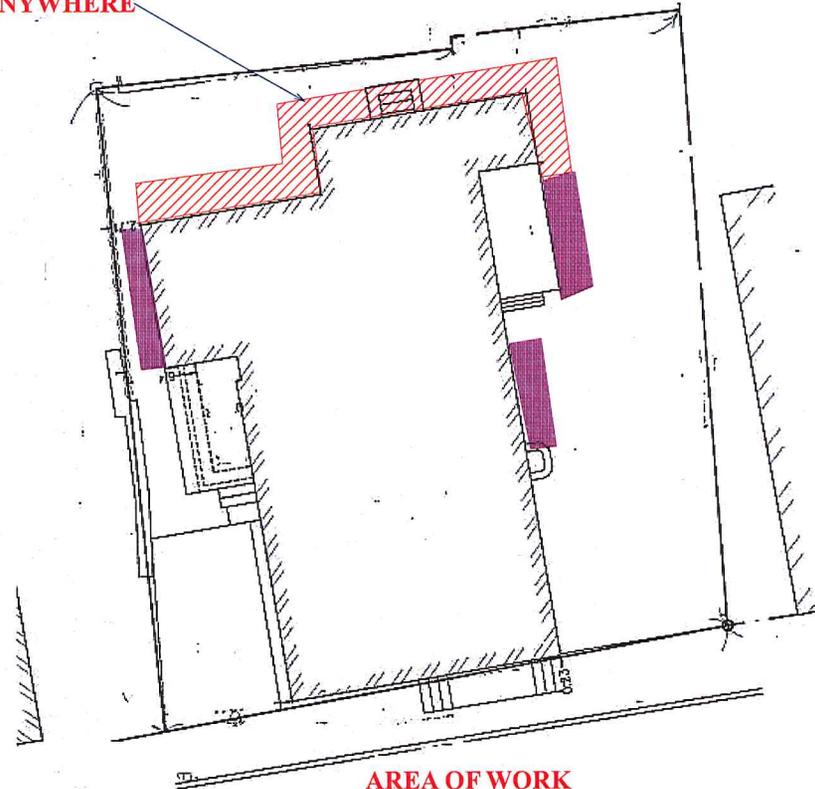
CBDH  
FND  
(TYP.)

**EXAMPLE SITE PLAN - MULTIPLE STRUCTURES**

DRAFT

**AREA OF WORK  
MAYBE CONSENT  
DEPENDS ON VISIBILITY FROM  
ANYWHERE**

**PROPOSED SCREENING  
(IF NECESSARY)**



**AREA OF WORK  
CONSENT LOCATION**



**AREAS OF WORK THAT  
WILL REQUIRE SCREENING  
OR COVER (IE CEDAR BOX, FENCE, HEDGE ETC)**



**EXAMPLE SITE PLAN - HISTORIC DISTRICT SITE  
(A BIT MORE STRINGENT AS OHD IS SENSITIVE AREA)**