

**Minutes**  
**Town of Hamilton**  
**Historic District Commission**  
**October 6, 2016**

The meeting was convened at 7:00 PM with the following Historic District Commission members present: George Connolly, Elizabeth Wheaton, Jack Hauck, Ed Howard, Stefanie Serafini, and Tom Catalano (chair). Jack Hauck moved to approve the minutes of the August 8, 2016 meeting. Ed Howard seconded the motion and it was unanimously approved.

**Certificate of Appropriateness – 588 Bay Road**

Tom Catalano opened the hearing at 7:03 p.m. Remko Breuker reviewed the plans for the project with the Commission. He also showed the Commission photographs of the portion of the existing building where the construction is proposed. The proposed changes are in the rear of the house facing the park. He explained that the applicants planned to take down the existing three season porch. They plan to reconstruct it, with façade changes. They plan to add a railing on top. At the present time none of the rooflines match. With the reconstruction, they plan to raise the roof and they are hoping to match the rooflines.

Mr. Catalano inquired whether they could change the design of the balustrade. Mr. Breuker explained the intent of the design. He noted that it was decorative and could be changed.

Mr. Catalano expressed concern that the fireplace vent has lattice over it. Mr. Breuker explained that it is a standard metal vent, which will be painted to match the façade. It is venting a gas fireplace. The lattice will be a decorative feature and should look good with a plant growing on it. He believes that since it will be painted to match the building's façade, it should blend in.

Mr. Breuker stated that there is a four foot stone wall between the house and the park. He explained that there will be several new windows. The trim will be made from wood. There will be no plastic.

Mr. Howard moved to approve the project as presented. George Connolly seconded the motion and it was unanimously approved. The hearing was closed at 7:20 p.m.

## **625 Bay Road**

Brian Stein, the architect, reviewed the site plan showing the existing house and the proposed construction. The site is located adjacent to the Town Cemetery. The applicants plan to take down the existing barn and reconstruct it with a new addition containing a family room on the first floor and a master bedroom suite on the second floor. It would be constructed to appear very similar to the barn and in the same footprint. They are also planning to construct a new garage and a new swimming pool and convert an existing shed to a cabana. The existing L structure will be retained. The house was originally constructed in 1840. The age of the barn is unknown.

Mr. Stein presented elevation drawings and floor plans to the Commission. Mr. Stein noted that they would add new windows on the façade of the structure replacing the barn. They are also adding a few dormer windows. There was a question regarding the triple windows on one façade. Mr. Stein explained that they are in the family room and noted that they were off center due to the location of the stairway. Mr. Stein showed the Commission the plans for the garage and explained how they determined its location on the site. It was noted that the view from the cemetery would be considered by the Commission as well as the view from the road. Mr. Howard suggested that the homeowners think twice about constructing the pool, noting that they can be dangerous and reduce property values.

It was determined that the Commission will have a public hearing on November 3<sup>rd</sup> to review the project.

## **New Business**

Mr. Hauck suggested that the entire town be designated an historic district. He noted that people had come up to him and inquired why the Historic District Commission's jurisdiction was limited to Bay Road. He noted that there were many historic buildings that were being lost or substantially altered. He realizes that it would be difficult to expand the historic district. Mr. Catalano noted that the entire town of Nantucket has been designated as an historic district. The Commission discussed whether such a designation was appropriate and alternatives to the concept were proposed. It was noted that a town-wide survey would be expensive, and would be required prior to the expansion of the district.

Mr. Catalano suggested that the Town could enact a demolition delay bylaw. Such a bylaw had been previously proposed for the Town, however it was not approved. He suggested that it may be appropriate to propose approval of the bylaw again. He has a copy of the

bylaw. He suggested that the bylaw could be applicable to all structures that had been constructed prior to World War II. He also suggested creating an inventory of historic buildings in the town. It was determined that Mr. Catalano would speak to Patrick Reffett about the bylaw. Other suggestions to address the issue of losing significant historic buildings included preservation easements and Historic District Commission review of properties on the National Register of Historic Places.

Mr. Howard moved to adjourn the meeting at 7:57 p.m. Ms. Serafini seconded the motion and it was unanimously approved.