



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 ~~

Tuesday, January 28, 2020

Public Safety Facility, 4 Fairgrounds Road, Training Room – 4:30 p.m.

Called to order at 4:33 p.m. and announcements by Mr. Pohl

Staff in attendance: Cathy Flynn, Land Use Specialist; Holly Backus, Preservation Planner; Terry Norton, Town Minutes Taker
 Attending Members: Pohl, Coombs, McLaughlin, Camp, Oliver, Welch
 Absent Members: Dutra, Watterson
 Late Arrivals: None
 Early Departures: None

Agenda adopted as amended by unanimous consent.

I. PUBLIC COMMENT

None

II. CONSENT

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map-Parcel</u>	<u>Agent</u>
1.	Polpis Harbor, LLC 01-0555	250 Polpis Road	Add 2 windows	26-27	Cheney Brothers
2.	Larkin, Brian 01-0544	4B Gladlands Avenue	138sf 2 nd floor additions	80-122.1	McMullen & Assoc.
3.	Fogarty, Brian 01-0508	1 Wall Street	Shed	82-83	Emeritus
4.	Fallon, Steve 01-0545	37 Brewster Road	Enlarge shed	54-87	Kevin Carroll
5.	Matson, Vern 01-0543	30 Tashama Lane	Rev. 72287: garage	55-455	Val Oliver
6.	Held, Kathleen 01-0530	8 Ahab Drive	New dwelling	65-64	Val Oliver
7.	CEL ACK, LLC 01-0522	5 Celtic Drive	New dwelling	67-659	Val Oliver
8.	Hoffman, Mitchell 01-0511	85 Somerset Road	Addition/deck	66-80	Gryphon Architect
9.	Barila, Anthony 01-0556	11 Luff Road	Addition	66-354	Permits Plus
10.	Neel, Carlton 01-0514	84 Pocomo Road	Pool/spa/driveway/gate	15-40	Ahern, LLC
11.	Green, Marilyn 01-0515	27 Westerywyck Way	Remove chimney	82-400	Kristo Rashkou
12.	Friend, Scott 01-0516	15 Head of Plains	Rev. 67356: garage	63-55	Linda Williams
13.	Friend, Scott 01-0518	15 Head of Plains	Rev. 67355: pool house	63-55	Linda Williams
14.	McGowan, Martin 01-0531	25 Millbrook Road	Rev. 73235: rotate bldg	56-67.2	Sconset Gardner
15.	Villemejeane, Pierre 01-0524	18 Gladlands Avenue	Garage-windows/stairs	80-221	Emeritus
16.	Egan Maritime 01-0534	3B Freedom Square	Front entry modifications	55-703.2	Emeritus
17.	Perry, Teresa Gigure 01-0560	80C Washington Street	Like-kind windows	42.2.3-20.2	Carey Company
18.	Sullivan-Krueger, LLC 01-0538	6 New Lane	Window changes	41-294	BPC

Voting Pohl, Coombs, McLaughlin, Camp, Welch

Alternates None

Recused Oliver

Documentation None

Representing None

Public None

Concerns No concerns.

Motion **Motion to Approve. (Welch)**

Vote Carried 4-0//McLaughlin abstain

Certificate #

HDC20200-01-(as noted)

III. CONSENT WITH CONDITIONS

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map-Parcel</u>	<u>Agent</u>
1.	O’Riordan, Kate 01-0539	51A Madaket Road	Pool	41-325	Val Oliver
	• Pool must not be visible at time of inspection and in perpetuity				
2.	Callahan, David 01-0542	30 Huntington Street	Ground solar array	76.4.2-97	Karen Allence
	• Ground solar array must not be visible at time of inspection and in perpetuity				
3.	Capizzo, Scott 01-0552	26B Miacomet Road	Rev, 71670: redesign shed	67-956	Brook Meerbergen
	• Due to lack of visibility				
4.	Villemejeane, Pierre 01-0521	18 Gladlands Avenue	Gazebo	80-221	Emeritus
	• Due to lack of visibility				
5.	77 Pocomo, LLC 01-0507	77 Pocomo Road	Gazebo	15-6	Emeritus
	• Due to lack of visibility				
Voting	Pohl, Coombs, McLaughlin, Camp, Welch				
Alternates	None				
Recused	Oliver				
Documentation	None				
Representing	None				
Public	None				
Concerns	No additional concerns.				
Motion	Motion to Approve through staff per noted conditions. (Welch)				
Vote	Carried 4-0//McLaughlin abstain		Certificate #	HDC2020-01-(as noted)	

IV. BRIEF DISCUSSION WITH HOLLY BACKUS; PRESERVATION PLANNER ON UPCOMING TOPICS

- Discussion/Vote on Certain Teed Nickel Gray Roof Shingles
 - Voting Pohl, Coombs, McLaughlin, Camp, Oliver
 - Alternates Welch
 - Documentation Architectural elevation plans, site plan, photos, correspondence, historic documentation, and advisory comments.
 - Discussion **Backus** – This is in response to receiving like kind application for Sea Foam Green with the Old Historic District (OHD)/Sconset OHD (SOHD).
Welch – In late November, the question came up for an alternative for Downtown; he got a set of 3-tab shingles and set them up in 2 Fairgrounds; asked commissioners to look at them. He suggests they are acceptable and recommend approval
 - Motion **Motion to Approve Nickel Gray in 3-tab. (Camp)**
 - Vote Carried 5-0
- HDC support for Article 50 Zoning Bylaw Amendment regarding Driveway Access
 - Voting Pohl, Coombs, McLaughlin, Camp, Oliver
 - Alternates Welch
 - Documentation Town Warrant Article 50; maps of ROH and SOH versus the OHD/SOHD
 - Discussion (4:40) **Backus** – Article 50 proposes an amendment to Zoning Bylaw Section 139020.1 (Driveway Access), which includes language referencing need for an application to the HDC and receive an approval for driveways in the core districts before the curb cut request goes to the Department of Public Works (DPW). This will be presented to the Planning Board for their approval.
 - Motion **Motion to have the Chair write a letter to the Planning Board in support of Article 50. (Coombs)**
 - Vote Carried 5-0
- Historic Preservation Guidelines consultant meeting February 14, 2020
 - Voting Pohl, Coombs, McLaughlin, Camp, Oliver
 - Alternates Welch
 - Documentation Resilient Nantucket Design for Adaptation
 - Discussion (4:47) **Backus** – We are kicking up our MVP Action Grant project “Resilient Nantucket” to design guidelines for handling of historic structures in flood zone areas. We have secured a consultant. First community workshop forum is on March 26; the follow up will be May 28. The final product will be presented at the NPT symposium on June 24. Lisa Craig and Phil Thomason are the consultants. The commonwealth is looking at Nantucket as the driving force to bring resiliency and history together. Our kick-off meeting is scheduled for February 14, 2020
Pohl – We should publicly notice for an HDC meeting.
 - Motion No action needed.
- Brief overview of CAMP training
 - Voting Pohl, Coombs, McLaughlin, Camp, Oliver
 - Alternates Welch
 - Documentation Bio of trainer
 - Discussion (4:53) **Backus** – She has been in conversation with the National Alliance of Historic Preservation; Nantucket will have its own training camp on May 29. Provided a brief overview of the program: legal, ethical, basic, design review, expertise, in-fill design, standard design, why preserve, public support, and disaster planning.
 - Motion No action needed.

V. OLD BUSINESS

	Property owner name	Street Address	Scope of work	Map-Parcel	Agent
1.	Kaschuluk, Jeff	01-0461 27 North Liberty Street	Addition/move on lot	41-453	LINK
Voting	Coombs (acting Chair), McLaughlin, Camp, Oliver, Welch				
Alternates	None				
Recused	Pohl				
Documentation	Architectural elevation plans, site plan, photos, correspondence, historic documentation, and advisory comments.				
Representing	Luke Thornewill, Thornewill Design Carrie Thornewill, Thornewill Design Jeff Kaschuluk, owner Arthur Reade, Reade, Gullicksen, Hanley, & Gifford LLP Victoria Ewing, Link				
Public	Sarah Alger, Sarah F. Alger P.C., for abutters: Barry & Peggy Berman, 28 North Liberty Street; Margot & Tom Montgomery, 33 North Liberty Street; Joan Hoyt, 30 North Liberty Street				
Concerns (4:57)	<p>Coombs – At the last meeting, we discussed no public information being presented at the table this week. All discussion is for the commissioners. All information was sent to commissioners for their review prior to this meeting.</p> <p>Camp – Looking at an old picture, it struck her how much space was around the structure and how cramped the house is now and how much it has sunk into the grown. It would do good for it to be lifted, come off the lot line, and be restored.</p> <p>Oliver – The alterations are a concern; she realizes they were approved in 2015. She'd like to ask the applicant to change some things. The rear roof is too high and the impact on historic fabric from raising that roof and adding dormers are a concern. Southeast elevation facing Lily Pond, would prefer the secondary mass height be lowered and the dormer and deck be downsized. She's okay with lifting it. She'd like to consider the move as a second application.</p> <p>Welch – The applicant submitted information referencing from minutes for January 21; wants to note those are draft and he has not had an opportunity to review them and submit edits. He won't speak to moving or related concepts tonight, and he won't speak tonight or on the regulations for the National Historic Registry, typical Nantucket HDC practices, or the historic character of the neighborhood. After making a request he will address the addition and massing. Requested a plan view of the immediate area to include date of construction of each home and any additions now present, and whether any of those structures was moved to, within or off of any of those lots and the respective dates; that information should be submitted by the normal deadline for the next old-business meeting; he'd like the Land Bank property included in that plan. He has not yet received enough information to determine his position on the appropriateness of a move; asked for this additional information to assist in that decision-making. Asked Ms. Alger for clarification on the consensus of her clients regarding raising the building.</p> <p>Alger – The photo Ms. Camp referenced is not 27 North Liberty Street. Her clients don't have a concern with lifting the house but not more than 18 inches.</p> <p>Welch – Commented on late received submissions: With the public hearing portion of the meeting having been closed it is unfair to us, and the applicant and opponents for us to receive and evaluate comments at the table. Suggests that has to stop. Commented on the addition and massing: Primarily agrees with Ms. Oliver's comments. He would more strongly support this concept that the massing of the southeast addition needs to be subordinate and not affect the historical context or setting, or the historic building's character; as it is presented the size is redefining the historic structure, which is problematic. He's okay with alterations to the chimney and the addition of a new chimney. Northwest and northeast elevations share those comments. He will withhold his comments with respect to height and move until he receives the requested information.</p> <p>McLaughlin – There are 12 houses in the vicinity of 27 North Liberty Street; only one house on North Liberty has its own streetscape, 27 North Liberty Street. History put it there. He's holding his comments for the next meeting after he receives and reviews the information Mr. Welch's requested. In one item he read, there was a disparaging remark about commissioners; that type of remark is denigrating to the commission.</p> <p>Camp – To the architecture: agrees about reducing the gable dormer toward Lily Pond. Building out toward the east, the shed roof off the side dominates the old structure and should be reduced. Okay with the owls on the chimneys.</p> <p>Oliver – Someone needs to ascertain whether or not the photo presented is 27 North Liberty Street; she wants to reserve her request for a mudblock until we learn what house is in the historic photo.</p> <p>Coombs – She has established her view on moving the house. She'd like the plans to include the square footage of the original house and the proposed addition. Agrees with what's been said about the addition. It seems the southeast elevation is very busy. The chimneys are simple; the projection from the 2nd chimney out is simple. Asked that what Mr. Welch requested be provided for the next hearing. Would like to know what is planned for the space between 25 and 27 North Liberty Street and what is planned for the barn; we need that in order to make a good decision.</p> <p>Oliver – Every single application has to come to this board; she doesn't think what will happen in the future impacts our decision on this project at this time. Regarding moving, 15 feet of the original house is still within the original footprint, 6 feet is moving out; she'd like a legal ruling if that is still considered "the original location."</p> <p>Welch – Regarding moving and percentage, believes the weight of that reflects on what else has been happening along the street. Suggested reviewing that in context of information requested, which will help determine whether a 6' move with some 75% of the structure in the same footprint makes a difference or not. Brought up the matter of applicant having submitted concepts of future work on neighboring lots—this is relevant to the move; suggested at the next hearing, when we review any revisions they make, we can discuss moving and take up the digital elements previously submitted—</p>				

bit of a refresher of those streetscape concepts in context. In so far as the historic image showing, or not showing, 27 N. Liberty, suggested we take it at face value with each party submitting their source in writing; the HDC doesn't have access to its own historical researcher, if there is a dispute would have to be resolved in a different venue.

Coombs – One thing HDC is supposed to consider is how a new house will fit into the neighborhood. We want a refresher on the overall plan. The streetscape is very important.

Motion **Motion to Hold for revisions subject to commissioner comments and for additional information and clarification on the image. (Welch)**

Vote Carried 5-0 Certificate #

2. Leichtman-Levine 12-0402 26 Milk Street Demo/move off 42.3.3-37 Botticelli & Pohl

Voting Camp (acting Chair), McLaughlin, Oliver

Alternates None

Recused Pohl

Documentation Architectural elevation plans, site plan, photos, historic documentation, and advisory comments.

Representing Lisa Botticelli, Botticelli & Pohl

Linda Williams

Public None

Concerns (5:25) **Williams** – Reviewed historic documentation indicating this structure was constructed after 1949, probably 1955.

Oliver – Looking at the packet, the structures have only the street name - no street numbers. The 1989 NACR survey makes anything over 50 years old a contributing structure. This does contribute to the streetscape and Mr. Duprey was an architectural historian on the Island. She'd be okay with it moving but not demolished. Okay with removing the side piece.

Botticelli – Someone has emailed her to take the structure, but she hasn't responded since she doesn't have an approval.

McLaughlin – It's better to move it than destroy it.

Motion **Motion to Approve a move off without the former garage wing. (Oliver)**

Vote Carried 3-0 Certificate # **HDC2019-12-0402**

VI. NEW BUSINESS

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map-Parcel</u>	<u>Agent</u>
1.	Cederview Point, LLC 01-0529	40 Shawkemo Road	Porch/fenestration	27-4	Botticelli & Pohl

Voting Coombs (acting chair), McLaughlin, Camp, Oliver, Welch

Alternates None

Recused Pohl

Documentation Architectural elevation plans, site plan, and photos.

Representing Lisa Botticelli, Botticelli & Pohl

Public None

Concerns (5:36) **Botticelli** – Presented project, circa 2005. Visibility is limited through vegetation; they will want it screened from the road.

Camp – She doesn't mind the existing stone foundation; it grounds it.

Oliver – She didn't get out to view this. If you can see it from the road, the connector is too long and should be an open porch.

Welch – Asked if any of the grade change is visible from the road.

Botticelli – If there is any visibility it is the south and west. The north faces into the property. The air-conditioning units (A/C) will be removed; they are going to geo-thermal.

Welch – North elevation, agrees with Ms. Oliver about the elongation of the connector, and it doesn't seem to have the same design vocabulary as the existing; there should be a common vernacular between the connector and house – for instance, similar trim details or at least echo such details. Changes to grade on the south and west is beneficial; the removal of stone on the south is good. He didn't get out to view this; if it is not visible, nothing would need to be done with the connector.

Camp – It's hard to add onto this house. Agrees with what's been said about relating the connector back to the main house. Agrees with Ms. Camp about the connector that it be open with the pavilion enclosed.

McLaughlin – Asked about the awning windows.

Botticelli – All but two awing windows are existing; we are adding two on the west elevation that match existing. She could accept an approval with the connector open at this time.

Motion **Motion to View. (Camp)**

Vote Carried 5-0 Certificate #

2.	Glowacki, Greg	01-0540	2 Beverly Court	New dwelling	68-186.2	Linda Williams
Voting	Pohl, Coombs, McLaughlin, Camp, Welch					
Alternates	None					
Recused	Oliver					
Documentation	Architectural elevation plans, site plan, and photos.					
Representing	Linda Williams					
Public	None					
Concerns (5:53)	<p>Williams – Presented project: dimension is now 40X28.</p> <p>Welch – Just a massive structure; 6 bays which is atypical. With respect to the north elevation as it addresses the street, without the covered porch or ancillary mass on the side and it is 3 inches shy of the maximum height.</p> <p>Coombs – Agrees it is a large house for the area; it looks like an oversized single-family dwelling. It has too many windows; there needs to be a difference between the two apartments, so it looks like a duplex.</p> <p>Camp – Agrees with what’s been said. The previous approval is more appropriate.</p> <p>McLaughlin – No comments.</p> <p>Pohl – The 6 additional feet in length changes the whole perspective; it is a typical. Agrees with what’s been said. The two windows over the front door give it the impression of being a 6 bay.</p>					
Motion	Motion to Hold for revisions. (Camp)					
Vote	Carried 5-0		Certificate #			
3.	Scarlett O’Hara, LLC	01-0491	43 Nobadeer Farm	New Commercial bldg.	69-17	Robert Reid
Voting	Pohl, Coombs, McLaughlin, Camp, Oliver					
Alternates	Welch					
Recused	None					
Documentation	Architectural elevation plans, site plan, and photos.					
Representing	Robert Reid					
Public	None					
Concerns (6:02)	<p>Reid – Presented project; replacement to structure that burned down.</p> <p>No concerns.</p>					
Motion	Motion to Approve. (McLaughlin)					
Vote	Carried 5-0		Certificate #		HDC2020-01-0491	
4.	Rudofsky, Sendra	01-0493	12 Nanahumacke Lane	Wood roof and solar	65-79	Sun Wind
Voting	Pohl, Coombs, McLaughlin, Camp, Oliver					
Alternates	Welch					
Recused	None					
Documentation	Architectural elevation plans, site plan, and photos.					
Representing	Tim Holmes, Sun Wind, LLC					
Public	None					
Concerns (6:04)	<p>Holmes – Presented project; explained the wood roof has to be removed and reinstalled with the panels; explored the option of a ground array but there is no room where it would get sun.</p> <p>Coombs – There is a straight view of the rear from the cul-de-sac. Shouldn’t be a red cedar roof; our policy is that it be on a black roof, so it doesn’t stand out.</p> <p>Camp – She’s opposed to solar on a wood roof and concerned about the view from the cul-de-sac and from the conservation land.</p> <p>Oliver – Agrees with Ms. Camp; our policy is for a wood roof.</p> <p>McLaughlin – No comments.</p> <p>Pohl – You might want to think more about what can be done to get this approved.</p>					
Motion	Motion to Hold for revisions. (Camp)					
Vote	Carried 5-0		Certificate #			

5.	Truyman, Isaiah	01-0551	10 Polliwog Road	Lift hse/add basemnt egress	55-423.4	Self
Voting	Pohl, Coombs, McLaughlin, Camp, Oliver					
Alternates	Welch					
Recused	None					
Documentation	Architectural elevation plans, site plan, and photos.					
Representing	Isaiah Truyman, owner					
Public	None					
Concerns (6:14)	<p>Truyman – Presented project.</p> <p>Oliver – She viewed the property and didn’t see any foundations more than 2.5 blocks above grade up to the first shingle course, so it’s an anomaly with 8 steps on the front stoop. We need floorplans that show what’s happening on the 1st floor. Need to mitigate the height. The proportions are odd and elevating it makes that stick out. Suggested lifting the house, put in a first floor.</p> <p>Coombs – The front elevation basement windows are too large and three is too many; they aren’t placed in alignment with the above windows around the front door; it makes the house look odd and should be reconsidered.</p> <p>Camp – Agrees with what’s been said. There should be another way to add another bedroom.</p> <p>McLaughlin – Can’t understand what he’s trying to do. The bays on the sides shouldn’t be cantilevered.</p> <p>Pohl – Putting a first floor under the existing might make it tall and narrow. Suggested levelling the grade and bringing it back to the house to cover some of the foundation and bring the shingle down to the top of the windows. Suggested friendship stairs off the side. Ground the bays so they aren’t hanging.</p>					
Motion	Motion to Hold for revisions. (Camp)					
Vote	Carried 5-0		Certificate #			
6.	Ryder/Marks	01-0553	16 Mary Ann Drive	Lift/first floor addition	68-445	Brook Meerbergen
Voting	Pohl, Coombs, McLaughlin, Camp, Oliver					
Alternates	Welch					
Recused	None					
Documentation	Architectural elevation plans, site plan, and photos.					
Representing	Brook Meerbergen					
Public	Terry Norton, 5B Mary Ann Drive					
Concerns (6:27)	<p>Meerbergen – Presented project.</p> <p>Norton – This is kitty-corner from my house; the only way to see is to stop and look for it.</p> <p>No concerns.</p>					
Motion	Motion to Approve as submitted based upon minimal visibility (Oliver)					
Vote	Carried 5-0		Certificate # HDC2020-01-0553			
7.	Travaglione, Rich	01-0490	29 Tomahawk Road	Roof top solar	69-322	ACK Smart
Voting	Pohl, Coombs, McLaughlin, Camp, Oliver					
Alternates	Welch					
Recused	None					
Documentation	Architectural elevation plans, site plan, and photos.					
Representing	Tobias Glidden, ACK Smart Tim Carruthers, ACK Smart					
Public	None					
Concerns (6:33)	<p>Pohl – This is on a flat black roof.</p> <p>McLaughlin – There’s no documentation on the panels.</p> <p>No concerns.</p>					
Motion	Motion to Approve through staff with documentation on the panels submitted to staff for review. (Oliver)					
Vote	Carried 5-0		Certificate # HDC2020-01-0490			
8.	Charns, Martin	01-0549	26 Kendrick Street	Roof top solar	71.3.2-401	ACK Smart
Voting	Pohl, Coombs, McLaughlin, Camp, Oliver					
Alternates	Welch					
Recused	None					
Documentation	Architectural elevation plans, site plan, photos, and manufacturer spec sheet.					
Representing	Tobias Glidden, ACK Smart Tim Carruthers, ACK Smart					
Public	None					
Concerns (6:36)	<p>Carruthers – Presented project.</p> <p>Oliver – Asked why the panels are in different directions across the roof.</p> <p>Camp – Her concern is the contrast of the roof line; suggested putting the two larger panels on the top.</p> <p>Glidden – There are some roof vents up there.</p> <p>McLaughlin – No concerns.</p>					
Motion	Motion to Approve as submitted. (Coombs)					
Vote	Carried 5-0		Certificate # HDC2020-01-0549			

9. Silva, David	01-0536	11 Upper Tawpawshaw	Window/deck changes	53-45	Self
Voting	Pohl, Coombs, McLaughlin, Camp, Oliver				
Alternates	Welch				
Recused	None				
Documentation	None				
Representing	None				
Public	None				
Concerns (6:40)	Not opened at this time.				
Motion	Motion to Hold for representation. (Camp)				
Vote	Carried 5-0	Certificate #			
10. Bogan, Pauline	01-0550	15 Warren Street	Rev. 73358: shutters/chmy	55.4.1-41	Val Oliver
Voting	Pohl, Coombs, McLaughlin, Camp, Welch				
Alternates	None				
Recused	Oliver				
Documentation	Architectural elevation plans, site plan, photos, historic documentation, and advisory comments.				
Representing	Val Oliver, Vallorie Oliver Design				
Public	None				
Concerns (6:40)	<p>Pohl – Read HSAB comments: circa 1850, no shutters is okay. Read Ms. Backus comments: circus 1850, shutters appropriate no concerns with not having them.</p> <p>Oliver – Presented project; there are no shutters but historically it had them; replacing them is too expensive.</p> <p>Coombs – She’s okay without the shutters because it’s hard to see.</p> <p>Welch – Agrees.</p> <p>Camp – Sorry to see them go but no concerns.</p>				
Motion	Motion to Approve as submitted. (McLaughlin)				
Vote	Carried 5-0	Certificate #	HDC2020-01-0550		
11. Tormay, Joe	01-0523	3 Friendship Lane	New dwelling	66-248	Val Oliver
Voting	Pohl, Coombs, McLaughlin, Camp, Welch				
Alternates	None				
Recused	Oliver				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	Val Oliver, Vallorie Oliver Design				
Public	Joe Tormay, owner				
Concerns (6:46)	<p>Oliver – Presented project; trim is natural to weather, sash black, door blue.</p> <p>Welch – Doesn’t believe the cantilevered bay will be visible from the street so no need to have lattice underneath. No concerns.</p> <p>Coombs – The posts and what’s behind are not aligned; though natural to weather posts might fade in and not be noticed. The east elevation could use more windows.</p> <p>Tormay – There is a house that blocks view of the east elevation.</p> <p>Camp – No concerns.</p> <p>McLaughlin – No concerns.</p>				
Motion	Motion to Approve as submitted. (Welch)				
Vote	Carried 5-0	Certificate #	HDC2020-01-523		
12. Pongrace, Olwen	01-0554	16 Warren Street	Rev. 11-0234: color chg	55-43.3	Ethan McMorrow
Voting	Pohl, Coombs, McLaughlin, Camp, Oliver				
Alternates	Welch				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, and advisory comments.				
Representing	Katie Mitchell, for Ethan McMorrow				
Public	None				
Concerns (6:52)	<p>Pohl – Read HSAB comments: incomplete but no concerns. Read Ms. Backus comments: contributing, trim color change; no previously approved or existing photos; white okay.</p> <p>Mitchell – Presented project: grey to white.</p> <p>Oliver – There’s lots of white on that street.</p> <p>No concerns.</p>				
Motion	Motion to Approve as submitted. (Camp)				
Vote	Carried 5-0	Certificate #	HDC2020-01-0554		

13. Pongrace, Olwen 01-0557	16 Warren Street	Shed	55-43.3	Ethan McMorrow
Voting	Pohl, Coombs, McLaughlin, Camp, Oliver			
Alternates	Welch			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, and advisory comments.			
Representing	Katie Mitchell, for Ethan McMorrow			
Public	None			
Concerns (6:59)	<p>Pohl – Read HSAB comments: siting might be too close to street. Read Ms. Backus comments: no photos from street provided, windows and trim should match the house.</p> <p>Mitchell – Presented project.</p> <p>No concerns.</p>			
Motion	Motion to Approve as submitted. (Camp)			
Vote	Carried 5-0	Certificate #	HDC2020-01-0557	
14. Pongrace, Olwen 01-0558	16 Warren Street	Fence	55-43.3	Ethan McMorrow
Voting	Pohl, Coombs, McLaughlin, Camp, Oliver			
Alternates	Welch			
Recused	None			
Documentation	Landscape design plans, site plan, photos, and advisory comments.			
Representing	Katie Mitchell, for Ethan McMorrow			
Public	None			
Concerns (7:03)	<p>Pohl – Read HSAB comments: no concerns though brick details and condo partitions (property lines) helpful. Read Ms. Backus comments: fence, gate, arbor details.</p> <p>Mitchell – Presented project.</p> <p>McLaughlin – The 6-foot fence should not be in front of the house.</p> <p>Camp – Confirmed there is no fencing along Warren Street.</p> <p>Pohl – Suggested 36” from the gate forward with 5&1 from gate back.</p>			
Motion	Motion to Approve through staff with the 5&1 fence to stop at the gate and with a Type II picket fence tying into the gate, per Exhibit A. (Oliver)			
Vote	Carried 5-0	Certificate #	HDC2020-01-0558	
	Break 7:10 to 7:17 p.m.			
15. Petrocelli, Brigitte 01-0532	2 North Beach Street	Gas fireplace vent	42.4.1-64	Steve Boucher
Voting	Pohl, Coombs, McLaughlin, Camp, Oliver			
Alternates	Welch			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, historic documentation, and advisory comments.			
Representing	Steve Boucher			
Public	None			
Concerns (7:17)	<p>Pohl – Read HSAB comments: unattractive and visible; there are options. Suggested painting the vent black.</p> <p>Boucher – Presented project; there is one at 59 Easton Street</p> <p>Oliver – It is visible but it’s on the back. Black would be better. We don’t know that the one at 59 Easton was approved.</p> <p>Coombs – She’s concerned the black won’t stay due to weather; suggested a faux chimney around it.</p> <p>McLaughlin – It’s just outside the OHD. He supports painting it black.</p> <p>Backus – It is in the OHD, right on the border.</p>			
Motion	Motion to Approve through staff with the stove pipe being painted black. (Camp)			
Vote	Carried 3-2//Coombs and Oliver opposed	Certificate #	HDC2020-01-0532	

16. McCaffrey, Cara 01-0559	57 Orange Street	As-built Hardscape	42.3.2-37.2	Tidal Henry
Voting	Pohl, Coombs, McLaughlin, Camp, Oliver			
Alternates	Welch			
Recused	None			
Documentation	Landscape design plans, site plan, photos, and advisory comments.			
Representing	Tidal Henry			
Public	None			
Concerns (7:25)	<p>Pohl – Read HSAB comments: not appropriate.</p> <p>Henry – Presented project.</p> <p>Coombs – The boulders have been there for a long time, like 10 or 15 years; it was to protect their property from being driven on.</p> <p>Staff – This was a property violation; she received an anonymous photo in November with a second more recently. No rocks were approved for hardscaping.</p> <p>Backus – She did not write a comment; she reached out to DPW. The commission doesn't know exactly where the property line is and if the boulders are in Town right of way.</p> <p>Welch – Suggested a measurement on a scaled drawing whereas to request an as-built survey is excessive. If they are on the property and HDC approves them, they be approved subject to being on the property—if they are not on the property it is the applicant's responsibility. .</p>			
Motion	Motion to Approve with the stipulation the boulders are on private property. (Camp)			
Vote	Carried 4-1//McLaughlin opposed	Certificate #	HDC2020-01-0559	
17. Walker, Jon 01-0512	112 Wauwinet Road	Cottage	11-20	Permits Plus
Voting	Pohl, Coombs, McLaughlin, Camp, Oliver			
Alternates	Welch			
Recused	None			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	Mark Poor, Permits Plus			
Public	None			
Concerns (7:35)	<p>Poor – Presented project; presented options for glazing on the north elevation.</p> <p>Oliver – Prefers fenestration Option A-1a. We just got word that this property is under appeal for renovations to the main house; doesn't know how that appeal impacts this application. Wonders if with the appeal if any of this will happen.</p> <p>Camp – The roof line is complicated, suggested the porch be a broke-back off the main roof. North elevation, prefers the simpler Option A-1a.</p> <p>Coombs – She prefers Option A-1a for the north elevation.</p> <p>McLaughlin – Also likes north elevation Option A-1a.</p> <p>Pohl – This is being submitted as a new dwelling in place of the structure previously approved in this location.</p>			
Motion	Motion to Approve through staff with the north elevation fenestration Option A-1a; and the shower and A/C to be screened from Wauwinet Road and the porch roof to be a broke back. (Camp)			
Vote	Carried 5-0	Certificate #	HDC2020-01-0512	
18. Parotto, Linda 01-0535	3 Coon Street	Roof shingles	55.1.4-84	George Wing
Voting	Pohl, Coombs, McLaughlin, Camp, Oliver			
Alternates	Welch			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, and advisory comments.			
Representing	George Wing			
Public	None			
Concerns (7:50)	<p>Pohl – Read HSAB comments: concerned about color and angular cut. Read Ms. Backus comments: pewter wood shingles no concerns if approvable within the OHD.</p> <p>Wing – Presented project.</p> <p>Welch – Pewter wood isn't approved for use in the OHD. The Nickle grey was approved as a -tab only; this request is for architectural shingles.</p> <p>Staff – Confirmed that shingle color pewter wood is listed as not approvable in the OHD; it's approvable for out of Town.</p> <p>Camp – The owner needs to pick out a different approvable color for architectural shingles.</p>			
Motion	Motion to Hold for a revised color. (Camp)			
Vote	Carried 5l-0	Certificate #		

19. Schroeter, Robert **01-0526** 2 Cranberry Lane Patio-shed 67-834 Ahern, LLC
 Voting Pohl, Coombs, McLaughlin, Camp, Oliver
 Alternates Welch
 Recused None
 Documentation Landscape design plans, site plan, and photos.
 Representing Miroslava Ahern, Ahern Design, LLC
 Public None
 Concerns (7:57) **Ahern** – Take the outdoor kitchen off the application.
Oliver – Don’t know what the outdoor kitchen looks like. The shed and the other stuff are all good.
 Motion **Motion to Approve without the outdoor kitchen. (Oliver)**
 Vote Carried 5-0 Certificate # **HDC2020-01-0526**

20. REC 21 WP, LLC **01-0525** 21 Washing Pond Road Pool/patio/outdoor kitchen 31-31 Ahern, LLC
 Voting Coombs (acting chair), McLaughlin, Camp, Oliver, Welch
 Alternates None
 Recused Pohl
 Documentation Landscape design plans, site plan, and photos.
 Representing Miroslava Ahern, Ahern Design, LLC
 Public None
 Concerns (7:59) **Ahern** – Presented project; right now, the vegetation is a bayberry-viburnum mix.
Camp – Her concern is the view across Washing Pond; the vegetation on the south side should be tall.
Welch – He’s okay with the no-visibility caveat
 Motion **Motion to Approve with the pool not to be viewable from any public way at time of inspect and thereafter. (Camp)**
 Vote Carried 5-0 Certificate # **HDC2020-01-0525**

21. Lyubenov, Lyubomir **01-0527** 7 Toombs Court New dwelling 68-153.1 JB Studios
 Voting Coombs (acting chair), McLaughlin, Camp, Oliver, Welch
 Alternates Pohl
 Recused None
 Documentation None
 Representing None
 Public None
 Concerns (8:07) Not opened at this time.
 Motion **Motion to Hold for representation. (Welch)**
 Vote Carried 5-0 Certificate #

VII. OTHER BUSINESS	
Approve Minutes	January 2, 2020: Motion to Approve. (Coombs) Carried unanimously January 7 & 14, 2020 – Held
Review Minutes	January 21, 2020
Other Business	<ul style="list-style-type: none"> • Mission Statement for Town Website vote: Welch – Wants to hold off for a full board and associates. • 112 Wauwinet Road appeal - Select Board meeting 02/05/20: Pohl – Information submitted to the Select Board. • Section 106 Update: Welch – He received notification from the State about Airport work; he reviewed that, much of which is at grade level or safety-legal importance. Airport crew quarters to be proposed and airport services building at a later date through tow-permitting process, so HDC should get their bite at the review apple. Links to related information provided from the Airport to be forwarded to Cathy for Commissioners. • Discussion of time management: Welch – Suggested we consider revising Thursday meetings to 4:30. Would like to start to develop the capacity to do digital projections of application materials at our meetings; another item; we would get applications digitally, in complete form, in advance of each meeting for review like the Planning Board does—may help speed up our process. Another point is to reasonably corral the time the public spends on commenting and their comments all be submitted in advance. • Discussion of simulated-divided light (SDL) guidance in the OHD/’Sconset OHD: Welch – This is about not all SDLs are created equally; it would be helpful to develop guidance on that. Pohl – The difficult part is this board can’t say we approve one make over another. You have to work in generic language; for example, no vinyl in the OHD and muntins need to be a specific width. He thinks it would be easy to come up with a list of requirements that are acceptable in the OHD. • Application pictures • Roof plans: threshold • Plans: Scale of Elevations, Floor & Roof Plans

	<ul style="list-style-type: none"> • Application checklist: Differentiation between complex/simple; minimum standards • Application as Master Sheet • Discussion of Net Zero Stretch Code and impacts to HDC • Discussion and update of Sidewalk Work Group
Commission Comments	<ul style="list-style-type: none"> • Welch – Wants on the next agenda a discussion about Article 62 demolition extend the wait. • Backus – She will ensure the comment from Town Counsel on this article goes to the commission. • Welch – We need a discussion on updating the historic preservation guidelines effort. • McLaughlin – Asked about the organization workgroup meetings. • Welch – The specific issue is one of functionality. It’s a bigger, broader discussion that HDC needs to have to accomplish the work we believe needs to be done. Some of that can be farmed out; but, we need the capacity to do so—to be clear on what it is we are farming out—or we farm it out and we get back something that is not what we are looking for or need, meaning we’ve wasted time and energy. [...Chicken that looks like a duck]. • Oliver – She doesn’t have time for the workgroup.

List of additional documents used at the meeting:

1. HDC Mission Statement
2. February 4, HDC Agenda
3. Article 62
4. Historic preservation guidelines

Adjourned at 8:21 p.m. by unanimous consent

Submitted by:

Terry L. Norton

Historic Structures Advisory Board

Sconset Advisory Board

Madaket Advisory Board