



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, Jessie Dutra, Carrie Thornewill

~~ MINUTES ~~

Thursday, February 18, 2021

*This meeting was held via remote participation using ZOOM and YouTube,
Pursuant to Governor Baker's March 12, 2020 Order Regarding Open Meeting Law*

Called to order at 1:00 p.m. and announcements by Mr. Pohl

Staff in attendance: Cathy Flynn, HDC Compliance Coordinator; Holly Backus, Preservation Planner; Terry Norton, Town Minutes Taker

Attending Members: Pohl, Coombs, Camp, Oliver, Welch, Thornewill

Absent Members: McLaughlin, Dutra

Late Arrivals: Coombs, 1:07 p.m.; Camp, 1:09 p.m.; Thornewill, 1:25 p.m.

Early Departures: None

Agenda adopted by unanimous consent.

Motion **Motion to Approve. (Oliver)**

Roll-call Vote Carried 3-0//Welch, Oliver, and Pohl-aye

I. PUBLIC COMMENT

None

II. CONSENT

Property owner name	Street Address	Scope of work	Map/Parcel	Agent
1. Juanita Gil 02-2992	4 Hull Lane	Rmv door/ add pent roof	67/278	Self
Voting	Pohl, Oliver, Welch			
Alternates	None			
Recused	None			
Documentation	None			
Representing	None			
Public	None			
Concerns	No concerns.			
Motion	Motion to Approve. (Welch)			
Roll-call Vote	Carried 3-0//Oliver, Welch, and Pohl-aye		Certificate #	HDC2021-02-2992

IV. OLD BUSINESS CARRIED OVER

Property owner name	Street Address	Scope of work	Map/Parcel	Agent
1. Debbie Wasil 01-2786	51 Pleasant Street	As-built curb cut hardscape	55/32.3	Mark Lombardi
Voting	Pohl, Camp, Oliver, Welch			
Alternates	None			
Recused	None			
Documentation	Landscape design plans, site plan, photos, historic documentation, and advisory comments.			
Representing	Linda Williams Nancy Drazhal			
Public	Elisabeth O'Rourke, 53 Pleasant Street			
Concerns (1:04)	Discussion about who is sitting on this.			
	Williams – Reviewed the project; rebuilding existing retaining wall and fixing stone steps; could deepen the interior apron.			
	Drazhal – The Department of Public Works (DPW) curb-cut permit is dated December 23, 2019.			
	Backus – Read HSAB comments: sidewalk and interior apron should be brick.			
	Camp – The shell isn't the right material here; it'll end up on the street. Okay with redoing the steps and wall.			
	Oliver – As long as it's consistent with what's on the street, she has no concerns.			
	Welch – He has no concerns as long as the DPW and Town are okay. His concern is the grade will be difficulty; it looks like at least a 10-inch sloping grade change. There should be sufficient room for screening on this property.			
	O'Rourke – Sent a letter as an abutter; the turn-around leaves no space for screening or retainage between this and her property; there is currently a hedge on this property. Wants to see a professional survey of the grade.			
Motion	Motion to Hold for more information on the topography and grade and screening. (Oliver)			
Roll-call Vote	Carried 4-0//Camp, Welch, Oliver, and Pohl-aye		Certificate #	

2.	7 Starbuck Court, LLC 01-2818	7 Starbuck Court	Rev. 1451: raise/new fndtn	42.3.3/80,81	M. Cutone Archit.
Voting	Pohl, Coombs, Camp, Oliver, Thornewill				
Alternates	Welch				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, correspondence, and historic documentation.				
Representing	Doug Mills, Mark Cutone Architecture				
Public	None				
Concerns (1:25)	<p>Mills – Reviewed the project; the engineer, John Stover’s opinion is that the foundation needs to be replaced; water-struck brick with ¼” mortar joint and lime mortar; circa pre-1809; don’t want to reuse brick since it’s all different types and ages.</p> <p>Backus – She looked at this; they are proposing option for the veneer for the exposed foundation; the historical elevations are kept within this proposal. This was the spermaceti candle factory by Starbuck, one of the richest Massachusetts merchants in the 1850s; the brick veneer isn’t historically accurate, and the look should be masked.</p> <p>Coombs – The brick and mortar should match the wall for Moors End, 19 Pleasant Street; new brick is all one color and would prefer the variegated look of old brick.</p> <p>Camp – Need a sample of the brick and a sample of the mortar is important. Want the existing foundation thoroughly documented with labeled photos.</p> <p>Oliver – Agrees with what’s been said.</p> <p>Thornewill – Also agrees.</p> <p>Pohl – Should show us the brick and mortar they plan to use. Brick is made to look old. It would be safe to let this move forward to get the structure structurally sound.</p>				
Motion	Motion to Hold for a sample of the brick but allow to move forward with preparation for a new foundation. (Camp)				
Roll-call Vote	Carried 5-0//Coombs, Oliver, Thornewill, Camp, and Pohl-aye		Certificate #		

3.	Linda Del Vecchio 01-2766	11 Beach Street, Sias	As-built window + door chg	73.1.3/25	Self
Voting	Pohl, Coombs, Camp, Oliver, Welch				
Alternates	Thornewill				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, correspondence, historic documentation, and advisory comments.				
Representing	Linda Del Vecchio, owner				
Public	Linda Williams				
Concerns (1:41)	<p>Del Vecchio – Reviewed the project.</p> <p>Williams – The windows are far enough from the road you can’t tell they are simulated divided lights.</p> <p>Backus – Read SAB comments: okay with mahogany door as proposed.</p>				
Motion	Motion to Approve as submitted. (Oliver)				
Roll-call Vote	Carried 5-0//Welch, Camp, Coombs, Oliver, and Pohl-aye		Certificate # HDC2021-01-2766		

V. NEW BUSINESS

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	SAV Assoc., LLC 02-2936	16A Davkim Lane	Demo cottage	68/59	Structures Unlimited
2.	SAV Assoc. LLC 02-2937	16B Davkim Lane	Demo cottage	68/59	Structures Unlimited
Voting	Pohl, Coombs, Camp, Oliver, Thornewill				
Alternates	Welch				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, and historic documentation.				
Representing	Nancy Drazhal, Structures Unlimited				
Public	Linda Williams				
Concerns (1:45)	<p>Williams – Presented project.</p> <p>Backus – Circa 1970s.</p> <p>No concerns.</p>				
Motion	Motion to Approve both. (Oliver)				
Roll-call Vote	Carried 5-0//Coombs, Camp, Thornewill, Oliver, and Pohl-aye		Certificate # HDC2021-02-2936&-2937		

3.	Alex Karis 02-2862	11 Mill Hill Lane	New 2 nd dwelling	55/924	Brook Meerbergen
Voting	Pohl, Coombs, Camp, Oliver, Welch				
Alternates	Thornewill				
Recused	None				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	Brook Meerbergen				
Public	Gerri Ferguson, 2 Old Mill Court				
Concerns (1:48)	<p>Meerbergen – Presented project; there will be levelling for the pool and the structure.</p> <p>Backus – There are concerns from abutters; no HSAB comments.</p> <p>Ferguson – Have concerns about the 2-story building on the lot; asked that vegetation abutting their property extend the full length of the lot line. In this neighborhood, most lots of this size have a 1-story dwelling; there is also a lot of hardscaping on a sloping lot so concerned about drainage. Asked about grading. Asked that the air-conditioning units (A/C) be moved to the side abutting the Land Bank property.</p> <p>Oliver – She has concerns about the height as well; the proportions are off in terms of height and width and concerned about the massing with the deck sticking off the side. It reads as a pool house. Wants to view with height poles.</p> <p>Coombs – South elevation, the 2nd-floor windows should be pulled in. This is a big box. Fenestration needs to be more consistent.</p> <p>Camp – This lot is over developed with buildings and hardscaping. This should be simpler and 1-story. We are over-hardscaping so many sites; especially this lot with the dramatic slope.</p> <p>Welch – Agrees with Ms. Oliver; would like to view with 2 ridge poles and a subdivision plan. Would like to see the ratio of groundcover - including hardscaping - to lot size of neighboring properties.</p> <p>Pohl – Agrees this is tall looking. Would also like to view with height poles.</p>				
Motion	Motion to View with two height poles and hold for additional information on groundcover and aerial view. (Welch)				
Roll-call Vote	Carried 5-0//Oliver, Coombs, Camp, Welch, and Pohl-aye			Certificate #	
4.	Alex Karis 02-2962	11 Mill Hill Lane	Pool and hardscape	55/924	Brook Meerbergen
Voting	Pohl, Coombs, Camp, Oliver, Welch				
Alternates	Thornewill				
Recused	None				
Documentation	Landscape design plans, site plan, photos, and advisory comments.				
Representing	Brook Meerbergen				
Public	Gerri Ferguson, 2 Old Mill Court				
Concerns (2:03)	Ferguson – See prior comments.				
Motion	Motion to Hold to track with the guest house. (Coombs)				
Roll-call Vote	Carried 5-0//Camp, Oliver, Welch, Coombs, and Pohl-aye			Certificate #	
5.	Three North Gully Rd 02-2956	7 North Gully Road	Demo/move off	73.1.4/123	Botticelli + Pohl
Voting	Coombs, Camp, Oliver, Welch, Thornewill				
Alternates	None				
Recused	Pohl				
Documentation	Architectural elevation plans, site plan, photos, correspondence, and historic documentation.				
Representing	Lisa Botticelli, Botticelli & Pohl				
Public	None				
Concerns (2:03)	<p>Botticelli – Presented project; we based our history on the aerial photos; asked to approve as a move-off only. She'd have to talk to her client about reusing on site.</p> <p>Backus – This is called the Garden House; built circa 1881 as the Mizzentop Boathouse, probably by Joseph Mitchell. Received comments from someone in 'Sconset regarding the history. SAB has not reviewed this. She reviewed this; we can't lose structures of this nature, but a move would be appropriate.</p> <p>Camp – Given the history Ms. Backus presented, she wants to view this; it is an important building.</p> <p>Thornewill – Agrees for a view. Maybe this can be used on site.</p> <p>Oliver – Agrees.</p> <p>Welch – It's been moved onto the site; if the applicant is going to move and not demo, he feels that is appropriate. He'd like to get a copy of the historic information to review. Asked if it could be reused on site in a different location.</p>				
Motion	Motion to View and hold for further historic information on the age. (Camp)				
Roll-call Vote	Carried 5-0//Oliver, Thornewill, Oliver, Welch, and Coombs-aye			Certificate #	

6.	Caroline Baltzer 02-2966	66 Hulbert Avenue	ADA Ramp on cottage	29/55	'Sconset Gardener
Voting	Pohl, Coombs, Camp, Oliver				
Alternates	Welch, Thornewill				
Recused	None				
Documentation	None				
Representing	None				
Public	None				
Concerns (2:11)	Flynn – This application is being resubmitted.				
Motion	Withdrawn				
Roll-call Vote	N/A			Certificate #	
7.	Erik Johnson 02-2952	46 Surfside Road	Rev. 66583: fenestration	67/773	Chip Webster
Voting	Pohl, Coombs, Camp, Oliver, Thornewill				
Alternates	Welch				
Recused	None				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	Chip Webster, Chip Webster Associates				
Public	None				
Concerns (2:11)	Webster – Presented project; the 1 st and 2 nd -floor windows were lowered. Oliver – Asked if the all-steel building is in front of this. Okay with the fenestration changes. It looks like the distance between 2 nd -floor headers and 3 rd -floor sash is greater. Coombs – Agrees with Ms. Oliver about the spacing between floors. South elevation, the double-ganged windows are completely different from any other windows; would like there to be some consistency in window sizes and styles. Thornewill – Agrees with what's been said. In the previous approval, the doors look taller than in this proposal. The only elevation that will be visible is the front. Pohl – Asked why French doors are going to 10-light. There are items that should be bubbled; wants clarification on that.				
Motion	Motion to Approve through staff with corrected drawing showing what is actually changing. (Oliver)				
Roll-call Vote	Carried 5-0//Coombs, Camp, Thornewill, Oliver, and Pohl-aye			Certificate # HDC2021-02-2952	
8.	Faith Breen 02-2851	19 Broadway, Sias	As-built: lattice A/C units	73.1.3/111	Josh Morash
Voting	Pohl, Coombs, Camp, Oliver, Welch				
Alternates	Thornewill				
Recused	None				
Documentation	Landscape design plans, site plan, photos, historic documentation, and advisory comments.				
Representing	Josh Morash				
Public	None				
Concerns (2:23)	Morash – Presented project. Flynn – The A/C ended up larger than anticipated so built the screen taller than approved and added a screen over the fuel tanks and other utilities. Welch – East elevation, once they weather in, it will be fine. Given the net gain of hiding the utilities, it's approvable. Camp – No concerns. Coombs – If left to weather, it will fit in. Oliver – Appreciates the screening of the gas tanks				
Motion	Motion to Approve. (Oliver)				
Roll-call Vote	Carried 5-0//Coombs, Camp, Welch, Oliver, and Pohl-aye			Certificate # HDC2021-02-2851	
Following items held for Tuesday, February 23, 2021					
9.	Thomas Coyne 02-2953	34 Union Street	Shed	42.3.2/86	Salt Spray Sheds
10.	2 N. Liberty St, LLC 02-2860	2 North Liberty Street	Replace garage door	42.3.4/86	Val Oliver Design
11.	Maxwell House, LLC 02-2861	32 India Street	Gate	42.3.4/152	Jardins International
12.	Romelys+Ronald Vasquez 02-2864	25 Equator Drive	New dwelling	66/257	Ethan McMorrow
13.	Kennith Sharkey 02-2870	13 West Sankaty Road	Garage	73.4.2/119	Ethan McMorrow
14.	Quidnet Dvlpmnt, LLC 02-2940	34 Quidnet Path	New dwelling	21/53	Concise Design Grp
15.	Quidnet Dvlpmnt, LLC 02-2939	34 Quidnet Path	Garage	21/53	Concise Design Grp
16.	Christopher Petrella 02-2954	16 Pequot Street	Pool	80/320	Self
17.	Sharon Hubbard 02-2943	28 Dukes Road	Pool	56/190	Waterscapes
18.	Dave Bossi 02-2894	66 Milk Street	Rooftop solar	56/9	Cotuit Solar
19.	Jonathan Pressment 02-2854	2 Ash Lane	Gas fire vent	42.4.2/93	Thornewill Design
20.	OHOM, LLC 02-2856	28 Main Street, Sias	New dwelling GH	73.3.1/47	Emeritus
21.	Anthony Cirale 02-2955	58 Nobadeer Avenue	Demo/move garage/office	88/81	Emeritus
22.	Chandra Miller 02-2859	25 Bank Street, Sias	Fenest revisions/AC units	73.1.3/51	Emeritus
23.	ACK 007, LLC 02-2971	46 Walsh Street	Addition	29/101.1	NAG
24.	EBCW, LLC 02-2949	4 Lincoln Avenue	Move off/demo garage	30/151	Botticelli + Pohl

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25. EBCW, LLC 02-2972	4 Lincoln Avenue	New garage	30/151	Botticelli + Pohl
26. EBCW, LLC 02-2973	4 Lincoln Avenue	Addition	30/151	Botticelli + Pohl
27. Emily Overlook 02-2842	22 Clifton Street	New dwelling	73.4.1/26.3	Bentley & Churchill
28. Emily Overlook 02-2840	22 Clifton Street	Garage	73.4.1/26.3	Bentley & Churchill
29. Emily Overlook 02-2841	22 Clifton Street	Hardscape	73.4.1/26.3	Bentley & Churchill
30. 46 Union St N.T. 02-2843	46 Union Street	Addition	42.2.3/28	M. Cutone Archit.
31. Melissa Long 02-2844	11 Pippen's Way	Rooftop solar	43/94.2	ACK Smart
32. Michelle Currie 02-2963	7 Anna Drive	Addition	55/245.2	Josiah Newman
33. Nan. Isl. Land Bank 02-2933	44 Washington Street	Move off to 5 Meader St	42.2.3/7	Structures Unlimited
34. Kim Glowacki 02-2935	3B Miller Lane	Hardscape	68/120	Structures Unlimited
35. Linda Gilbert 02-2948	11 Beach Street, Sias	Hardscape – fence/arbor	73.1.3/25	Linda Williams
36. Hilary Cunniff 02-2946	37 York Street	Hardscape – driveway	55.4.1/104	Linda Williams
37. Tidal Creeks 02-2874	11/13/15/17 Tomahawk Rd	Hoop barn	69/313-316	Linda Williams
38. Derek Till 02-2944	86 Quidnet Road	Reno and addition	21/102	L.Williams/NAG
39. GG Development, LLC 02-2959	6 Red Mill Lane	Hardscape – pool/wall	55/919.2	Linda Williams
40. 61 Fairgrounds, LLC 02-2980	61 Fairgrounds Road – Lot A	Main house	67/176	Linda Williams
41. 61 Fairgrounds, LLC 02-2981	61 Fairgrounds Road – Lot A	Cottage	67/176	Linda Williams
42. 61 Fairgrounds, LLC 02-2982	61 Fairgrounds Road – Lot B	Main house	67/176	Linda Williams
43. 61 Fairgrounds, LLC 02-2983	61 Fairgrounds Road – Lot B	Cottage	67/176	Linda Williams
44. 61 Fairgrounds, LLC 02-2984	61 Fairgrounds Road – Lot C	Main house	67/176	Linda Williams
45. 61 Fairgrounds, LLC 02-2985	61 Fairgrounds Road – Lot C	Cottage	67/176	Linda Williams
46. 61 Fairgrounds, LLC 02-2986	61 Fairgrounds Road – Lot D	Main house	67/176	Linda Williams
47. Karli Hagedorn 02-2970	34 West Chester Road	Rev. 12-2615: garage alts.	41/31	Normand Residential
48. Karli Hagedorn 02-2969	34 West Chester Road	Garden shed	41/31	Normand Residential
49. Karli Hagedorn 02-2967	34 West Chester Road	Restore existing shed	41/31	Normand Residential
50. Karli Hagedorn 02-2968	34 West Chester Road	Greenhouse	41/31	Normand Residential
51. Karli Hagedorn 02-2958	34 West Chester Road	Hardscape	41/31	Julie Jordin
52. Brian + Toni Franz 02-2974	12 Cannonbury Lane	New dwelling	74/10	Workshop/APD
53. Brian + Toni Franz 02-2975	12 Cannonbury Lane	Garage	74/10	Workshop/APD
54. Brian + Toni Franz 02-2957	12 Cannonbury Lane	Shed	74/10	Workshop/APD
55. Carl Nielsen 02-2947	15 Bassett Road	Shed	26/59	EMDA
56. Karli Hagedorn 02-2945	3 Wesco Place	Hardscape	41/31	Julie Jordin
57. Jeannine Randolph 02-2934	22 Wigwam Road	Add skirt to roof walk	77/7.9	Permits Plus
58. Gordon C. Russell 02-2898	3 School Street	Addition	42.3.2/125	Flavin Architects
59. Gordon C. Russell 02-2976	3 School Street	Hardscape	42.3.2/125	Flavin Architects
60. Taylor Murphy 02-2961	7 Evergreen Way	Garage door change	68/722	Self
61. 37 Pocomo Road R.T. 02-2932	37 Pocomo Road	New dwelling	14/38	Workshop/APD
62. Brian Rice 02-2965	41 Crooked Lane	Main house addition	41/202	Workshop/APD
63. Brian Rice 02-2964	41 Crooked Lane	Garage addition	41/202	Workshop/APD
64. Julia Killian 02-2938	10 Mayhew Lane	Pool and hardscape	41/443	Julie Jordin
65. 5 Yawkey Way Trst 02-2950	5 Yawkey Way	New duplex building	69/299	Val Oliver Design
66. Richard Phillips Trust 02-2978	19 East Tristram Avenue	Rev. 09-1862: ext. alterations	31/4.1	Botticelli + Pohl
67. Stuart Hendrin 02-2941	43 Kendrick Street	New dwelling MH	76.4.3/31	CWA
68. Stuart Hendrin 02-2942	43 Kendrick Street	Garage	76.4.3/31	CWA
69. Gifford Whitney A Trst 02-2977	6 Lily Street	Renovations	42.3.4/45	CWA
70. Diedre Hamlin Trust 02-2951	6 Lowell Place	Addition	41/167	Topham Design
71. 36 Lily Street, LLC 02-2960	36 Lily Street	Demo bldg	42.4.3/93	Linda Williams
72. Gerard Layden 02-2979	22 Atlantic Avenue	Add dormer/stairs	55/26	NICHE Architecture

VI. OTHER BUSINESS

Approved Minutes	None
Review Minutes	January 28 & February 1 & 4 2021
Other Business	<ul style="list-style-type: none"> • Next HDC Meeting- New Business Tuesday 2/23/21 at 04:30 pm • HDC review of revisions to HDC Background Summary to finalize for web page including vote • Discussion of additions and new dwellings added to the consent agenda • Discussion of 6 Fair Street Minimum Maintenance • Review policy of Move/Demo hearings in relation to new dwellings
Commission Comments	<p>Welch – Asked if we have an organizational meeting scheduled.</p> <p>Flynn – Could schedule an organizational meeting on a Friday.</p>

List of additional documents used at the meeting:

1. Draft minutes as listed

Adjournment:

Motion **Motion to Approve at 2:28 p.m. (Camp)**
 Roll-call Vote Carried 5-0//Coombs, Oliver, Camp, Thornewill, and Pohl-aye

Submitted by:
 Terry L. Norton

Historic Structures Advisory Board

Sconset Advisory Board

Madaket Advisory Board