



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 ~~

Monday, May 11, 2020

*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 4:30 p.m. and announcements by Mr. Pohl

Staff in attendance: Kadeem McCarthy, Administrative Assistant; Holly Backus, Preservation Planner
Attending Members: Pohl, Coombs, McLaughlin, Camp, Oliver, Welch, Watterson
Absent Members: Dutra
Late Arrivals: Coombs, 4:45 p.m.
Early Departures: None

Agenda adopted 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. LongPath Nom Tr 05-0922	87 Hummock Pond Rd	Rev. 12-0256	56-310.1	Botticelli & Pohl
2. 25A Pine Street, LLC 05-0924	25A Pine Street	Remove gates	42.3.3-112	Val Oliver
3. Nant Isl Land Bank 05-0925	26, 28, 32 Ocean Ave	Extend split rail fence	73.3.2-16/18& 73.2.3-1	Self
4. Bluefin Partners, LLC 05-0926	21 Ellen's Way Lot 23	Rev. 73123: hood roof	81-183	Brook Meerbergen
5. Madaket Milk, LLC 05-0928	5 Milk Street	Relocate 3 a/c units	42.3.3-175	Linda Williams
6. James Feeley 05-0929	5 Evergreen Way	Color change	68-726	Self
7. Brian Sullivan 05-0930	56 Hummock Pond Rd	Door/window change	56-75	M C Architecture
8. Doris Strang 05-0932	8 Tripp Drive	Roof/window changes	80-51	Self
9. Christine McLaughlin 05-0933	8 Sheep Commons	Deck	54-273	KM Designs
Voting	Camp (acting chair), Welch, Watterson			
Alternates	None			
Recused	Pohl, McLaughlin, Oliver			
Documentation	None			
Representing	None			
Public	None			
Concerns	No concerns.			
Motion	Motion to Approve. (Welch)			
Roll-call Vote	Carried 3-0//Welch-aye; Watterson-aye; Camp-aye		Certificate #	HDC2020-05-(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. Stowe Enterprises 05-0934	11 Alexandria Drive	Extend deck	67-414	Val Oliver
• Due to lack of visibility				
2. 17 Hinckley Ln NT 05-0935	17 Hinckley Lane	Front door change	30-105	Val Oliver
• Due to lack of visibility				
Voting	Pohl, McLaughlin, Camp, Welch, Watterson			
Alternates	None			
Recused	Oliver			
Documentation	None			
Representing	None			
Public	None			
Concerns	No additional concerns.			
Motion	Motion to Approve per noted comments. (Welch			
Roll-call Vote	Carried //Camp-aye; McLaughlin-aye; Welch-aye; Watterson-aye; Pohl-aye		Certificate #	HDC2020-05-(as noted)

IV. NEW BUSINESS

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. Hawthorne Park Prt 03-0828	8B Hawthorne Lane	New dwelling	56-801	Workshop APD
Voting	Pohl, McLaughlin, Camp, Oliver, Welch			
Alternates	Watterson			
Recused	None			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	Michael Luft-Weissberg, Workshop APD			
Public	None			
Concerns (4:41)	<p>Luft-Weissberg – Presented project; the two structures were previously approved.</p> <p>Welch – Typically when structures are connected by a breezeway, we review them side-by-side but as separate structures; asked why this is different. He doesn't know what was previously approved. Presented on screen, it's hard to determine scale without a representative scale – even for those versed in reviewing drawings – suggested that a Scale Gauge be required whenever plans and elevations may be viewed digitally; further suggested a Scale Gauge be a dark gray rectangle 6' tall by 1' wide located immediately to the left of each drawing. The front door is 8-foot tall; the "A" windows are 6-feet tall with an 8-foot header height. An 8-foot door on a "typical Nantucket" design in a rural area is a concern for him; thinks these will look very large. Confirmed the door and window heights were previously approved.</p> <p>McLaughlin – Clarified the application.</p> <p>Camp – The only visible change will be the shutters.</p> <p>Oliver – We approved anomalies in this subdivision because we were told the buildings wouldn't be visible based upon the vegetation in place at the time; all that vegetation is gone, and the anomalies are visible. The site needs to be heavily screened.</p> <p>Pohl – Because they are connected underground, the Building Department has to view it as one building with one COA. The landscape plans haven't been completed.</p>			
Motion	Motion to Approve based upon ratification of the underground connection and shutter shift and vegetation to be noted on the site plan. (Oliver)			
Roll-call Vote	Carried //Camp-aye; Welch-aye; Oliver-aye; McLaughlin-aye; Pohl-aye		Certificate #	HDC2002-03-0828
2. Cannonbury Ln Hld 05-0893	2 Westerwick Drive	Rev.71711: pool &hardscape	73-311	Ahern LLC
Voting	Pohl, Coombs, McLaughlin, Camp, Oliver			
Alternates	Welch, Watterson			
Recused	None			
Documentation	Landscape design plans, site plan, and photos.			
Representing	Miroslava Ahern, Ahern Design, LLC Michael Luft-Weissberg, Workshop APD			
Public	None			
Concerns (4:56)	<p>Ahern – Presented project.</p> <p>Oliver – This is appropriate.</p> <p>Camp – This is okay.</p> <p>McLaughlin – No concerns.</p> <p>Coombs – Her only thought is if every house will have a pool.</p>			
Motion	Motion to Approve. (Coombs)			
Roll-call Vote	Carried 5-0//Camp-aye; Oliver-aye; McLaughlin-aye; Coombs-aye; Pohl-aye		Certificate #	HDC2020-05-0893

3. Cannonbury Ln Hld **05-0896** 42 Cannonbury Lane Hardscape-fence/gate/drvy 73-29 Ahern LLC
- Voting Pohl, Coombs, McLaughlin, Camp, Oliver
 Alternates Welch, Watterson
 Recused None
 Documentation Landscape design plans, site plan, and photos.
 Representing Miroslava Ahern, Ahern Design, LLC
 Michael Luft-Weissberg, Workshop APD
 Public None
 Concerns (5:08) **Ahern** – Presented project, a community garden. The fence is wood and wire and designed to act as a trellis.
McLaughlin – The plan says it’s a 6-foot board fence; asked what type of fence is proposed.
Oliver – The mesh fence is atypical, and she feels it should be inside the privet. Agrees with Ms. Camp.
Camp – The Nr. 5 fence is very horizontal. Her concern is that if up-keep of the plantings falters, it will become visible. Asked that the fence have wider gaps so it isn’t prominent and suggested vertical elements to break up the horizontality
Coombs – Concurs with Ms. Camp. Suggested reducing the number of trellis fences and they be spread out more; they can be added in the future.
Pohl – We have a suggestion for the mesh gaps to be 12” on center; the second is to introduce vertical elements.
 Motion **Motion to Approve through staff with the gaps to be 12” on center and introduction of vertical elements. (Coombs)**
 Roll-call Vote Carried 5-0//Oliver-aye; Camp-aye; Coombs-aye; McLaughlin-aye; Pohl- Certificate # **HDC2020-05-0896**
 aye
4. Cannonbury Ln Hld **05-0895** 42 Cannonbury Lane Boardwalk at grade 73-79 Ahern LLC
- Voting Pohl, Coombs, McLaughlin, Camp, Oliver
 Alternates Welch, Watterson
 Recused None
 Documentation Landscape design plans, site plan, and photos.
 Representing Miroslava Ahern, Ahern Design, LLC
 Michael Luft-Weissberg, Workshop APD
 Public None
 Concerns (5:22) **Luft-Weissberg** – Explained the need to slow traffic on the straight road. The boardwalk will be built into the dune.
Ahern – Presented project.
Oliver – We need to see exactly what this boardwalk will look like; as it’s described it doesn’t match the photo.
Camp – She doesn’t want this to look “Disney Land-ish.” The dunes should be substantial with grasses rather than a sand strip. The asphalt should have texture to it, so it’ll be more natural looking. She’d like to drive through this area.
Coombs – It might be a good idea to view this; this is a lot of stuff along the road. All the *cul d sacs* are the same; it is too repetitive.
McLaughlin – When this area was subdivided, no one thought about zoning; he feels there will be infrastructure issues due to the density.
Pohl – He supports the idea of a view; Ms. Ahern has offered to provide a guided tour
 Motion **Motion to View. (Camp)**
 Roll-call Vote Carried 5-0//Coombs-aye; Camp-aye; McLaughlin-aye; Oliver-aye; Pohl- Certificate #
 aye
5. Donald Torey **03-0868** 63 West Chester Street Fence/gate/arbor 41-222.2 Dennis Galvin
- Voting Pohl, Coombs, McLaughlin, Camp, Oliver
 Alternates Welch, Watterson, Dutra
 Recused None
 Documentation Landscape design plans, site plan, and photos.
 Representing None
 Public None
 Concerns (5:39) **Oliver** – In this little area, all structures and fences are natural to weather. We could pass this but not as white. This house is natural to weather and in a prominent location.
Coombs – Agrees it should be natural to weather.
Camp – Also agrees.
McLaughlin – Agrees.
Pohl – The fence indicated in the photo is in front of a different house and provided as an example. Agrees with Ms. Oliver.
 Motion **Motion to Approve through staff with the picket fence to be natural to weather. (Camp)**
 Roll-call Vote Carried 5-0//Oliver-aye; Coombs-aye; Camp-aye; McLaughlin-aye; Pohl- Certificate # **HDC2020-03-0868**
 aye

6. Michael Sweeney **05-0931** 1 Longwood Drive Addition/cupola 71-54 Ethan McMorrow

Voting Pohl, Coombs, McLaughlin, Camp, Oliver
 Alternates Welch, Watterson, Dutra
 Recused None
 Documentation Architectural elevation plans, site plan, and photos.
 Representing Michael Sweeney, owner
 Public None
 Concerns (5:45) **Sweeney** – Presented project. North elevation is the front façade with the front door. Everything is to be natural to weather. The chimney is Durock.
Oliver – No concerns.
Camp – No concerns. This area has varied architecture; she’s okay with the cupola because of the location: a big lot and set well back.
McLaughlin – A cupola is not appropriate on this style of house.
Coombs – Prefers the chimney remain; the cupola is inappropriate. Confirmed the vertical board is natural to weather. East elevation, the large set of the mulled windows should be separated. West elevation, the front door should center under the mulled windows above.
Pohl – In the abstract, the front door aligning with the window above is a good idea, but it won’t be visible. The chimney is probably leaking like crazy.

Motion **Motion to Approve through staff with the east elevation, large, 1st-floor windows separated and trim to be natural to weather. (Oliver)**

Roll-call Vote Carried 4-1//Camp-aye; Coombs-aye; McLaughlin-nay; Oliver-aye; Pohl- Certificate # **HDC2020-05-0931**
 aye

7. Mary Heller FT **05-0908** 37 Ocean Avenue Roof top solar 73.3.2-49 ACK Smart

Voting Pohl, Coombs, McLaughlin, Camp, Oliver
 Alternates Welch, Watterson, Dutra
 Recused None
 Documentation Architectural elevation plans, site plan, photos, historic documentation, and manufacturer spec sheet.
 Representing Tobias Glidden, ACK Smart
 Public None
 Concerns (5:57) **Glidden** – Presented project; black panels on a black roof with surrounding vegetation
Camp – Linden Lane is heavily trafficked by pedestrians and this is an iconic house; she can’t support this. She would like to view the west roof.
Coombs – Each house is different; this is an old house on an old street. To put these on this house is a bad idea; she doesn’t support this application.
McLaughlin – This is in the ‘Sconset old historic district, which we are charged with protecting. He doesn’t support these being on the roof; would be okay if they can be on the ground and screened.
Oliver – Agrees due to the significance of this house; she appreciates the location, but they will be visible and go in different directions. Asked them to rethink putting them some place they won’t be visible. Suggested taking the large array off the south elevation and putting it on the west.
Pohl – He also does not support this for the reasons stated. The precedent photographs weren’t necessarily well done.
Backus – This house is circa 1892.

Motion **Motion to Hold for revisions. (Oliver)**

Roll-call Vote Carried 5-0//Camp-aye; McLaughlin-aye; Coombs-aye; Oliver-aye; Pohl - Certificate #
 aye

8. Deborah Van Dyke Tr **05-0936** 8 Jefferson Avenue Extend deck 29-49 Val Oliver

Voting Pohl, Coombs, McLaughlin, Camp, Watterson
 Alternates Welch
 Recused Oliver
 Documentation Architectural elevation plans, site plan, and photos.
 Representing Val Oliver, V Oliver Design
 Public None
 Concerns (6:14) **Oliver** – Presented project.
 No concerns.

Motion **Motion to Approve as submitted. (Camp)**

Roll-call Vote Carried 5-0//Coombs-aye; McLaughlin-aye; Watterson-aye; Camp-aye; Certificate # **HDC2020-05-0936**
 Pohl-aye

9. Seaver Fam Trust 05-0937	51 Ocean Avenue	Beach stairs	73.3.2-53	Botticelli & Pohl
Voting	Coombs (acting chair), McLaughlin, Camp, Oliver; Welch			
Alternates	Watterson			
Recused	Pohl			
Documentation	Landscape design plans, site plan, photos, and advisory comments.			
Representing	Lisa Botticelli, Botticelli & Pohl			
Public	None			
Concerns (6:20)	<p>Botticelli – Presented project. If you want to view this, the surveyor stakes are still in place.</p> <p>Camp – No concerns. This house is a little more publicly visible, so it might be worth a view.</p> <p>Welch – Asked the dimensions of the new large landing – staff stated: 10X20. Seeking clarification of what is in the drawing. It seems quite a bit larger than the existing landing. He wasn't able to view this due to where it is; he doesn't know what other beach stairs with landings look like in that area. Agrees a view is fine, even better if staked.</p> <p>Coombs – The new landing is much too large; would prefer it be much smaller.</p>			
Motion	Motion to View. (Camp)			
Roll-call Vote	Carried 5-0//Camp-aye; Oliver-aye; Welch-aye; McLaughlin-aye; Coombs- Certificate # aye			

V. OLD BUSINESS

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Kimchee Bedding	27 West Chester Street	Enlarge driveway	42.4.3-2	Botticelli & Pohl
Voting	Camp (acting Chair), McLaughlin, Oliver, Watterson				
Alternates	None				
Recused	Pohl				
Documentation	Landscape design plans, site plan, photos, and advisory comments.				
Representing	Lisa Botticelli, Botticelli & Pohl				
Public	None				
Concerns (6:46)	<p>Botticelli – She had taken pictures of brick driveways in the area. The correct information isn't being projected. (6:31) Held for Ms. Botticelli to provide the correct information.</p> <p>Botticelli – Presented the revisions as depicted in the correct drawings. There are wide driveways in the area.</p> <p>Oliver – There are many different driveways along this road; thinks this is fine as proposed.</p> <p>Watterson – He likes the application with the fieldstone median.</p> <p>McLaughlin – Suggested smaller fieldstones in the strip with more brick exposed.</p> <p>Camp – Confirmed the stone strip is 24" to 30". She likes it as proposed.</p>				
Motion	Motion to Approve. (Watterson)				
Roll-call Vote	Carried 4-0//Oliver-aye; McLaughlin-aye; Watterson-aye; Camp-aye Certificate # 73373				
2.	Century House R.E. 02-0617	10B Cliff Road	Color change	42.4.4-61	Emeritus
Voting	Pohl, Coombs, Camp, Welch				
Alternates	None				
Recused	Watterson				
Documentation	Architectural elevation plans, site plan, photos, historic documentation, and advisory comments.				
Representing	Matt MacEachern, Emeritus Development				
Public	None				
Concerns (6:34)	<p>MacEachern – Reviewed previous concerns; the client feels strongly about having grey trim; suggesting "sea haze", which is a light grey. The window sashes are black. Historical research indicated other houses in this area had darker trim.</p> <p>Coombs – She likes the existing colors; the grey should be lighter than the "sea haze." She likes Ms. Camp's idea.</p> <p>Camp – She would go with "platinum" grey; it's soft and looks good with black sash and platinum clapboard.</p> <p>Welch – Appreciates the rendering. He's fine with the grey as proposed; noted the application states gray sash; suggested the applicant consider less of a "Quaker" [monotone] approach and more towards the original light trim and black sash, with the Raisin Torte door color applied to the sash – although muted by storm windows this type of approach would create depth. A slight change provides dimensionality to the façade. He does not support the moccasin clapboard.</p>				
Motion	Motion to Approve through staff with the trim and clapboard to the platinum grey; raisin torte for the front door, and black sash. (Camp)				
Roll-call Vote	Carried 4-0//Coombs-aye; Welch-aye; Camp-aye; Pohl-aye Certificate # HDC2020-02-0617				

3. NBGC **02-0694** 67 Sparks Avenue Hardscaping 55-139.4 Edgewater
 Voting Coombs (acting Chair), McLaughlin, Camp, Oliver
 Alternates None
 Recused Watterson
 Documentation Architectural elevation plans, site plan, photos, correspondence, historic documentation, and advisory comments.
 Representing Paul Cronin, Edgewater
 Public None
 Concerns (6:53) **Cronin** – Reviewed changes made per previous concerns.
Camp – She’s okay with this in general. To Ms. Oliver’s point, everything in that area is open; perhaps don’t clip the hedge. Plant it substantially but let it grow wild.
Oliver – She had concerns about the privet; her point was that the hedges are currently wild and less formal, which she prefers in this area. In general, this is fine.
McLaughlin – Would like a photo from the road looking in the driveway; the road was just put in today.
 Motion **Motion to Approve with the caveat that the privet be allowed to grow naturally. (Camp)**
 Roll-call Vote Carried 4-0//Camp-aye; McLaughlin-aye; Oliver-aye; Coombs-aye Certificate # **HDC2020-02-0694**

4. Richmond Grt Pnt Prop. **05-0909** 63 Old South Road Kitchen hood fan 68-157.2 Self
 Voting Pohl, Coombs, McLaughlin, Camp, Oliver
 Alternates Welch, Watterson
 Recused None
 Documentation Architectural elevation plans, site plan, and photos.
 Representing Myra Escobar, Richmond Great Point Properties
 Public None
 Concerns (7:01) **Escobar** – She submitted photos of other hoods showing what this might look like; there are two options: out of the roof or out of the wall.
Oliver – There is no scaled drawing of the hood and how it is attached to the roof or the wall. Without a scaled drawing, we have no idea what we’ll end up.
McLaughlin – It’s cheaper to go through the wall and is approvable on the rear.
Coombs – She could support the hood through the wall or roof as long as it is in the rear. Agrees we need a scaled drawing of the hood and how it’s installed; the hood for Foods turned out to be very large.
Camp – We need a scaled drawing. She would prefer it go through the roof otherwise it interferes visually with the side; on the roof, it should be situated farther from the gable end.
Pohl – Agrees with Ms. Oliver about knowing how it will look. Agrees with Ms. Camp about being on the roof. We need scale drawings of both Option B and Option A. He thinks when it is drawn to scale, they will see there isn’t enough room on the roof for it as they have it proposed; it should move farther in or be on the wall.
 Motion **Motion to Hold for revisions with scaled drawings of the hood installation. (Camp)**
 Roll-call Vote Carried 5-0//Oliver-aye; Camp; Coombs; McLaughlin; Pohl-aye Certificate #

VI. OTHER BUSINESS	
Approve Minutes	April 27, 2020: Motion to Approve. (Camp) Carried 5-0//Camp-aye; McLaughlin-aye; Coombs-aye; Oliver-aye; Pohl-aye
Review Minutes	May 4, 2020
Other Business	<ul style="list-style-type: none"> • Next HDC Meeting Tuesday May 19, 2020 • Meeting Schedule for June 2020: Pohl – We have a meeting schedule for June. June has 5 Tuesdays; asked if the June 30th meeting could be for an Organizational Meeting with a presentation from the Historical Commission. They have the opportunity to get grant money, which we don’t. The nature of this presentation would be to listen to what they have to say and provide feedback. Coombs – Ms. Hillary Rayport wants to work with HDC on a proposal to strengthen historic preservation. Welch – Of course he supports involvement and discussion; procedurally he’s uncertain if is this a presentation where they intend to present ideas on how we might work together strengthening historic preservation, or as in their past presentation, how HDC could or should be changed. Would like to be clear in his understanding since there is a difference in how we might respond and process information including having public comment. Suggested we received a copy of their presentation in advance, so we can formulate thoughts before the meeting. Backus – As Preservation Planner, she’s staff for both commissions and thinks this joint meeting would be a good collaboration and is needed for both commissions and staff. She might have more information on initiatives she’s been working on by then. Motion to hold an Organizational Meeting on June 30th with a presentation by the Historical Commission with material provided to the HDC in advance. (Coombs) Carried 5-0//Camp-aye; McLaughlin-aye; Oliver-aye; Coombs-aye; Pohl-aye

Commission Comments	None
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List of additional documents used at the meeting:

1. June 2020 meeting schedule

Motion to Adjourn at 7:25 p.m. (Oliver) Carried by unanimous consent

Submitted by:

Terry L. Norton

Historic Structures Advisory Board

Sconset Advisory Board

Madaket Advisory Board