



Historic District Commission Sconset Advisory Board

Members: Rob Benchley (Chair), Angus MacLeod (Vice-Chair), Caroline Ellis
Mary Lathrop-Will and Clement Durkes

Alternate Member: Michael May

Planning and Land Use Services
2 Fairgrounds Road
Nantucket, Massachusetts 02554

MINUTES

Monday June 29, 2020

I. Procedural Business

Call to order at 11:05am

Attending members: Rob Benchley, Angus MacLeod, Clement Durkes, Caroline Ellis,
Mary Lathrop-Will

Absent members: None.

Late arrivals: None.

Early Departures: Caroline Ellis (12:05pm)

Motion to Adopt Agenda as posted made by Rob Benchley

Vote: Carried unanimously.

Approval of Minutes: February 24, 2020

Motion to Approve Minutes made by Angus MacLeod; Seconded by Clement Durkes

Vote: Carried 3-2

II. Public Comment

None.

III. New Business – See attached Comments

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. 33 Coffin LLC 05-1009	33 Coffin Street	Decks/ balcony	73.4.1-26.1	CWA
2. Sheila Wilner 01-0547	10 Beach Street	New dwelling	73.2.4-10	Emeritus
3. Thompson 05-1039	73 Baxter Road	Move/demo garage	49-27	Emeritus
4. Mary Heller Tr 05-0908	37 Ocean Avenue	Roof top solar MH	73.3.2-49	ACK Smart
5. Mary Heller Tr 06-1136	37 Ocean Avenue	Roof top solar garage	73.3.2-49	ACK Smart

Motion to approve New Business comments 1 – 5 made by Rob Benchley
Vote: Carried unanimously

IV. Other Business

V. Adjournment

Motion to Adjourn made by Rob Benchley at 12:30pm
Vote: Carried unanimously.

Submitted by Kadeem McCarthy

Date: 6/29/2020 Address 33 COFFIN ST

Scope of Work: REVISIONS TO NEW DW

Historic information/known history (X) Non-Contributing () Contributing () Individually significant

STAFF COMMENTS

Name: HOLLY BACKUS, PP

() Incomplete application () Historical information needed () No Concerns () Recommend View

() Does not meet guidelines Visibility: Yes or No

() Not appropriate (As noted below)

PARTIALLY

* SEE 6/16/2020 COMMENT SHEET *

* WEST - W/ GABLE DORMERS LOOK BETTER

SAB COMMENTS

() Incomplete application () Historical information needed () No Concerns () Recommend View

() Does not meet guidelines Visibility: Yes or No

() Not appropriate (As noted below)

MW - NO ISSUE W/ WEST RIDGE - LINE - IMPROVES THAT SIDE

CD - OK

RB - LOTS OF VEGETATION IN SECLUDED LOT

AM - COMPETING CENTERS - TOO MUCH HEIGHT THROUGHOUT

COULD REMOVE DORMERS + CHANGE PITCH (3 PITCH VS. 4)

(X) Rob Benchley (X) Caroline Ellis (X) Angus Macleod (X) Mary Will Alternate: Clement Durkes (X)

Signatures (three members required for quorum)

ROB - CHAIR / BOARD APPROVED COMMENTS AT END OF MTG.

(HCB)

REVISIONS - PREVIOUS MTG = 6/8/2020

Sconset Advisory Board Meeting Memorandum

HDC/SAB

Date: 6/10/2020

Address: 33 COFFIN ST

Scope of Work: REVISIONS TO DW / + NEW POOL + HARDSCAPE

Historic information/known history

Non-Contributing Contributing Individually significant

c. 1994

STAFF COMMENTS

Name: HOLLY BACKUS, PP

- Incomplete application Historical information needed No Concerns Recommend View
- Does not meet guidelines Visibility: Yes or No
- Not appropriate (As noted below)

* REVISIONS TO DW → DOES NOT SEEM TO ADDRESS THE ISSUE THE COMMISSION BROUGHT UP RE: WEST ELEVATION VISIBILITY OF LONG ROOFLINE - GABLE IN CENTER IS SAME AS 1ST PROPOSAL

6/10/2020

* LANDSCAPE PLAN + POOL → POOL WAS NOT MOVED TOWARDS THE HOUSE (AS REQUESTED)
 * GATES = TYPE 2 = OK ✓

SAB COMMENTS

- Incomplete application Historical information needed No Concerns Recommend View
- Does not meet guidelines Visibility: Yes or No
- Not appropriate (As noted below)

Rob Benchley Caroline Ellis Angus Macleod Mary Will Alternates: Clement Durkes

Signatures (three members required for quorum)

* REVISION REVIEW *

Sconset Advisory Board Meeting Memorandum

HDC/SAB

Date: 6/8/2020

Address: 33 COFFIN ST

Scope of Work: REVISIONS TO DW + NEW POOL + HARDSCAPE

Historic information/known history Non-Contributing Contributing Individually significant

c. 1999

STAFF COMMENTS

Name: HOLLY BACKUS, PP

- Incomplete application Historical information needed No Concerns Recommend View
- Does not meet guidelines Visibility: Yes or No
- Not appropriate (As noted below)

* LANDSCAPE PLAN SUBMITTED = HELPFUL
 - PROPOSED GATES => HOW DO THEY STYLISTICALLY RELATE TO EACH OTHER?

* REVISIONS TO DW => DONT SEEM TO ADDRESS ALL COMMISSION'S COMMENTS

SAB COMMENTS

- Incomplete application Historical information needed No Concerns Recommend View
- Does not meet guidelines Visibility: Yes or No
- Not appropriate (As noted below)

Rob Benchley Caroline Ellis Angus Macleod Mary Will Alternate: Clement Durkes
 Signatures (three members required for quorum)

Sconset Advisory Board Meeting Memorandum

HDC/SAB

Date: 6/29/2020

Address 10 BEACH STREET

Scope of Work: DEMO EXISTING / NEW DW

Historic information/known history () Non-Contributing (x) Contributing () Individually significant

X SEE PREVIOUS COMMENTS (PRIOR TO COMD)

STAFF COMMENTS

Name: HOLLY BACKUS, PP

- () Incomplete application () Historical information needed () No Concerns () Recommend View
() Does not meet guidelines Visibility: Yes or No
() Not appropriate (As noted below)

SAB COMMENTS

- () Incomplete application () Historical information needed () No Concerns () Recommend View
() Does not meet guidelines Visibility: Yes or No
(x) Not appropriate (As noted below)

AM - THIS IS SERVICE PART OF SCONSET - IT IS HISTORIC PAST TIME THERE - NOT SYMPATHETIC TO PAST - IGNORING HISTORY OF WHAT WAS THERE (IS/THERE) - REDESIGN SHOULD NOT BE LARGER MW - OBLITERATED PAST W/ SUBMISSION
AM - SHOULD ONLY HAVE (1) SET OF FRENCH DOORS (EAST)
RB - DONT WANT TO LOOSE INTEGRITY - NO CONNECTION BETWEEN OLD + NEW
* NEW DESIGN LOOKS LIKE JERSEY SHORE - NOT COOFISH PARK

(x) Rob Benchley (x) Caroline Ellis (x) Angus Macleod (x) Mary Will Alternate: Clement Durkes (x)
Signatures (three members required for quorum)

ROB BENCHLEY = CHAIR / BOARD APPROVED COMMENTS

@ END OF MTG.

(HBS)

Sconset Advisory Board Meeting Memorandum

HDC/SAB

Date: 6/29/2020

Address 73 BAXTER ROAD

Scope of Work: MOVE / DEMO EXISTING GARAGE

Historic information/known history () Non-Contributing Contributing () Individually significant

ROSALIND RUSSELL - GARAGE

STAFF COMMENTS

Name: HOLLY BACKUS, PP

- () Incomplete application () Historical information needed () No Concerns () Recommend View
- () Does not meet guidelines Visibility: Yes or No
- () Not appropriate (As noted below)

* SEE 6/8 + 6/16 COMMENTS *

SAB COMMENTS

- () Incomplete application () Historical information needed () No Concerns () Recommend View
- () Does not meet guidelines Visibility: Yes or No
- () Not appropriate (As noted below)

MW - ROOM ON SITE TO MOVE?

AM - LIKE IDEA FOR IT TO STAY - LOSING MANY OF THESE TYPES OF STRUCTURES - MOVE ELSEWHERE ON SITE

CD - GROUND COVER ISSUE?

AM - ADD WINDOWS FOR IT? (TO BE USEFUL) - LIFT IT UP 4' + DO A NEW FOUNDATION

RB - TRACK TOGETHER W/ FUTURE SUBMITAL

Rob Benchley Caroline Ellis Angus Macleod Mary Will Alternate: Clement Durkes

Signatures (three members required for quorum)

ROB BENCHLEY = CHAIR

BOARD APPROVED

COMMENTS @ END OF MTG.

(HB)

VIA
ZOOM

Sconset Advisory Board Meeting Memorandum

HDC/SAB

Date: 6/29/2020 Address 37 OLEAN AVE -

Scope of Work: SOLAR ON ROOF (MAIN DW)

Historic information/known history () Non-Contributing Contributing () Individually significant

BUILT 1892 SHINGLE STYLE

STAFF COMMENTS

Name: HOLLY BACKUS, PP

- () Incomplete application () Historical information needed () No Concerns () Recommend View
- () Does not meet guidelines Visibility: Yes or No
- () Not appropriate (As noted below)

X APPRECIATE LOWERED SOLAR PANEL
X HEDGE IS ODD

SAB COMMENTS

- () Incomplete application () Historical information needed () No Concerns () Recommend View
- () Does not meet guidelines Visibility: Yes or No
- () Not appropriate (As noted below)

AM - NOT IN FAVOR CN HISTORIC HOUSE
CD - APPRECIATE CENTER PANEL - DO NOT LIKE HEDGE
RB - NO HEDGE
MW - NO HEDGE - LEAVE VEGETATION AS IS

Rob Benchley Caroline Ellis Angus Macleod Mary Will Alternate: Clement Durkes

ROB BENCHLEY = CHAIR | BOARD APPROVED COMMENTS
AT END OF MTG.



REVISIONS - PREVIOUS MTG = 5/11/2020

Sconset Advisory Board Meeting Memorandum

HDC/SAB

Date: 6/16/2020 Address 37 OCEAN AVE

Scope of Work: SOLAR ON ROOF (S/W ELEVATIONS)

Historic information/known history Non-Contributing Contributing Individually significant

BUILT 1892 SHINGLE STYLE

* HISTORIC PHOTOS FROM 1910 PROVIDED BY OWNER *

STAFF COMMENTS

Name: HOLLY BACKUS, PP

- Incomplete application Historical information needed No Concerns Recommend View
 Does not meet guidelines Visibility: Yes or No
 Not appropriate (As noted below)

* COMMISSION REQUESTED A VIEW + SUGGESTED PUTTING ARRAY ON WEST ELEVATION + NOT SOUTH

* PROPOSAL IS FOR PANALS ON BLACK ROOF

SAB COMMENTS

- Incomplete application Historical information needed No Concerns Recommend View
 Does not meet guidelines Visibility: Yes or No
 Not appropriate (As noted below)

Rob Benchley Caroline Ellis Angus Macleod Mary Will Alternate: Clement Durkes
Signatures (three members required for quorum)

Date: 5/11/2020

Address: 37 OCEAN AVE

Scope of Work: SOLAR PANELS (23) SOUTH/WEST EW.

Historic information/known history () Non-Contributing (X) Contributing () Individually significant

BUILT 1892 SHINGLE STYLE

STAFF COMMENTS

Name: HOLLY BACKUS

- () Incomplete application (X) Historical information needed () No Concerns (X) Recommend View
- () Does not meet guidelines
- () Not appropriate (As noted below)

Visibility: Yes or No

PARTIALLY

X SOLAR PANELS PROPOSED ON SOUTH + WEST ELEVATIONS (FACING OCEAN AVE + LINDEN LN.)

X WILL BE PARTIALLY VISIBLE FROM LINDEN LN - ON SHED CORNER + ADJACENT ROOF

SAB COMMENTS

- () Incomplete application () Historical information needed () No Concerns () Recommend View
- () Does not meet guidelines
- () Not appropriate (As noted below)

Visibility: Yes or No

() Rob Benchley () Caroline Ellis () Angus Macleod () Mary Will Alternate: Clement Durkes () Signatures (three members required for quorum)

VIA
ZOOM

Sconset Advisory Board Meeting Memorandum

HDC/SAB

Date: 6/29/2020 Address: 37 OCEAN AVE

Scope of Work: SOLAR ON COTTAGE

Historic information/known history Non-Contributing Contributing Individually significant

C. 1980s

* MAIN HOUSE IS CONTRIBUTING

STAFF COMMENTS

Name: HOLLY BACKUS, PP

- Incomplete application Historical information needed No Concerns Recommend View
- Does not meet guidelines Visibility: Yes or No LESS
- Not appropriate (As noted below)

* MOVED PROPOSED PANELS FROM VIEW (OFF OCEAN AVE)
- BETTER PLACEMENT

SAB COMMENTS

- Incomplete application Historical information needed No Concerns Recommend View
- Does not meet guidelines Visibility: Yes or No
- Not appropriate (As noted below)

RB- BETTER PLACEMENT ON COTTAGE

MW- IN FAVOR - ROOF ALREADY BLACK

CD- IN FAVOR - APPRECIATE NOT SEEING

AM- IN FAVOR - WISH WE COULD HAVE TOWN SOLAR

Rob Benchley Caroline Ellis Angus Macleod Mary Will Alternate: Clement Durkes
Signatures (three members required for quorum)

ROB BENCHLEY = CHAIR | BOARD APPROVED COMMENTS
AT END OF MTG.

HCB

Date: 6/16/2020

Address: 37 OCEAN AVE - COTTAGE

Scope of Work: SOLAR ON ROOF (S/W ELEVATIONS)

Historic information/known history

Non-Contributing Contributing Individually significant

c. 1980s

* MAIN HOUSE IS CONTRIBUTING

STAFF COMMENTS

Name: HOLLY BACKUS, PP

- Incomplete application Historical information needed No Concerns Recommend View
- Does not meet guidelines Visibility: Yes or No
- Not appropriate (As noted below)

SOUTH - FACING OCEAN AVE - WILL BE VISIBLE!

WEST - FACING LINDEN LN - LESS VISIBLE

SAB COMMENTS

- Incomplete application Historical information needed No Concerns Recommend View
- Does not meet guidelines Visibility: Yes or No
- Not appropriate (As noted below)

Rob Benchley Caroline Ellis Angus Macleod Mary Will Alternate: Clement Durkes
Signatures (three members required for quorum)