



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 ~~

Thursday, July 2, 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 1:07 p.m. and announcements by Mr. Pohl

Staff in attendance: Cathy Flynn, Land Use Specialist; Holly Backus, Preservation Planner
Attending Members: Pohl, Coombs, Camp, Oliver, Welch
Absent Members: McLaughlin, Watterson, Dutra
Late Arrivals: Camp, 1:56 p.m.
Early Departures: Camp, 2:47 p.m.

Motion to Approve the Agenda (Oliver) Carried 4-0//Coombs, Welch, Oliver, and Pohl-aye

I. PUBLIC COMMENT

None

II. NEW BUSINESS

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Christopher Whelan 06-1118	23 Masaquet Avenue	Addition	80-139	Stephen Morrell
Voting	Pohl, Coombs, Oliver, Welch				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	Stephen Morrell, GenCon				
Public	None				
Concerns (1:12)	<p>Morrell – Presented project; very wood corner lot; house isn't visible from the road; east elevation ridge height is 24'. Oliver – From south to north it's 69'8 long; from east to west, it's 48' and that ridge is 48 feet. Appreciates much of the design, especially the north. Her overall concern is the variety of windows in size and form; fenestration should be more homogeneous. The dormer on the east elevation is very wide with tiny horizontal windows; suggested a gable dormer, which would break up the horizontality and allow for larger windows. Welch – Agrees with Ms. Oliver; noted the existing home as a number of different window types. East elevation, suggested a faux chimney but this area is fairly wooded. The north elevation post detailing is atypical but not visible. With respect to the dormers, the joiner details on the north elevation dormers could tie all dormers together. Coombs – East elevation, the double-stacked windows should not be visible at all; could use a chimney to break up the massing. The houses in that area are not big rectangles; this has become a big rectangle, 2-story box that needs more additive massing; we've lost all the 1-story elements. There is enough space to bring something down and use a 1-story element. Pohl – It looks like a very long ridge is being created east to west. South elevation, end to end it's very long; the dimensions should be on the drawings – length, width, and height. East elevation faces Woodbine is his real concern and the fact it faces the road in the event it becomes visible; would also like to see the long ridge broken up.</p>				
Motion	Motion to Hold for revisions. (Coombs)				
Roll-call Vote	Carried 4-0//Oliver, Welch, Coombs, and Pohl-aye			Certificate #	

2.	George Spencer Tr 06-1144	5 Sherburne Way	Demo/move off	30-38	Botticelli & Pohl
Voting	Coombs (acting chair), Oliver, Welch				
Alternates	None				
Recused	Pohl				
Documentation	Architectural elevation plans, site plan, photos and historical information.				
Representing	Lisa Botticelli, Botticelli & Pohl				
Public	None				
Concerns (1:33)	<p>Botticelli – Presented project, circa 1950s; doesn't think it is moveable because it would have to be cut up; can get photos of the interior but feels there are very few architectural attributes.</p> <p>Oliver – She's okay with this; it would be great if someone took a piece though it is very encumbered in terms of the road. She is confused about the contributing label by National Historic Landmark (NHL). The Massachusetts Cultural Resource page lists this as contributing.</p> <p>Welch – Asked if there were staff comments. The 2012 NHL list; asked if it is on that list. He too would like to understand why its status is contributing; asks this be clarified first.</p> <p>Coombs – Asked who the architect was.</p> <p>Backus – Not within HSAB purview; circa 1950; it is a part of Wilcox family; this lot and adjacent properties were laid out by the Wilcox family; parcel to the east has a conservation restriction. The NHL list labels it as contributing; does not produce a basis for that. Don't have the architect's information.</p> <p>Discussion about why it might be contributing and whose responsibility it is to research that.</p>				
Motion	Motion to Hold for further information on its status with Ms. Botticelli to work with Ms. Backus. (Oliver)				
Roll-call Vote	Carried 3-0//Oliver, Welch, and Coombs-aye			Certificate #	
3.	Nant. 62 Walsh, LLC 06-1143	60 Walsh Street	New dwelling	29-85.2	Botticelli & Pohl
Voting	Coombs (acting chair), Camp, Oliver, Welch				
Alternates	None				
Recused	Pohl				
Documentation	Architectural elevation plans, site plan, photos, and advisory comments.				
Representing	Lisa Botticelli, Botticelli & Pohl				
Public	None				
Concerns (1:56)	<p>HSAB comments: garage west façade odd; north elevation dormer pulled off ridge with smaller windows; west windows flanking door large.</p> <p>Botticelli – Presented project; west elevation could put in smaller doors for people access to the garage; there is a precedent for double garage doors facing the road. Have engineer's letter on the base elevation. Hasn't applied for the demolition/move off of the existing. The details match 62 Walsh Street; the intent is for them to read as one lot. Have plexi-glass in the crossbuck railing on the rear of the house.</p> <p>Welch – Agrees with HSAB regarding the north elevation dormers. West elevation garage doors would be more appropriate facing the road since they are simpler. Asked if the elevation for base elevation shown – 8.3. Typically, the demolition comes first; but as pointed out, they can't build a house where one exists. Though not typical, believes we can approve this without being beholden to approving the demolition should that turn out to be historic.</p> <p>Camp – She has no concerns beyond the dormers; and agrees with Mr. Walsh about the garage doors. Okay to approve this first.</p> <p>Oliver – She's fine with it though it should tie into 62 Walsh Street. Okay with approving this first.</p> <p>Coombs – Asked how to move forward on this with no approval for the demolition/move off of the existing.</p> <p>Backus – The existing structure is circa 1979; the HDC has normally approved the removal first.</p>				
Motion	Motion to Approve through staff with the dormers pulled off the ridge and the street-facing garage doors to be simpler. (Oliver)				
Roll-call Vote	Carried 4-0//Camp, Welch, Oliver, and Coombs-aye			Certificate #	HDC2020-06-1143
4.	Nantucket 62 Walsh 06-1097	60 Walsh Street	Hardscaping	29-85.2	Jardins International
Voting	Coombs (acting chair), Camp, Oliver, Welch				
Alternates	None				
Recused	Pohl				
Documentation	None				
Representing	None				
Public	None				
Concerns (2:22)	Not opened at this time.				
Motion	Motion to Hold for representation. (Welch)				
Roll-call Vote	Carried 4-0//Oliver, Camp, Welch, and Coombs-aye			Certificate #	

5.	Chuck Lenhart	06-1161	25 Dukes Road	New dwelling	41-530.2	Self
Voting	Pohl, Coombs, Camp, Oliver, Welch					
Alternates	None					
Recused	None					
Documentation	Architectural elevation plans, site plan, and photos.					
Representing	Chuck Lenhart					
Public	None					
Concerns (2:24)	<p>Lenhart – Presented project; solar panels are key and would be on the 1-story element facing Dukes Road; it is his understanding that the building code is enforcing a setback on panels from the edge of the roof to allow emergency personnel to move up and down the roof without climbing over the panels; the existing house panels came in before that building code was being enforced; he will get documentation on that.</p> <p>Oliver – There is a lot of extra roof around the panels; we usually try to minimize that. On the existing house, the panels go from side to side. If you shift the panels to the roof edge, you could add another set of panels thus covering the roof. Would like information on the panels themselves. The house massing is fine though a little concerned with all the triple-ganged windows on the south elevation. This should be screened in perpetuity.</p> <p>Welch – It would be helpful to review the new dwelling first and then the solar; normally they are separate applications. Agrees with Ms. Oliver and the assertion there be a lot of screening. South elevation is a little long.</p> <p>Coombs – There are 3 triple windows. East elevation the gable forward is wide enough to separate the ganged windows. Agrees about the solar panels; recently we approved solar panels right to the edge.</p> <p>Camp – Her only objection is the upper panels on the higher south ridge. She has no other concerns.</p> <p>Pohl – He’d prefer to review the solar with the new dwelling. He thinks a 3D view from the ground level would help; he doesn’t think the upper panels would be visible because of the lower roof plane. Asked Mr. Lenhart to research enforcement of the code requiring the panels be set back.</p>					
Motion	Motion to Hold for revisions and more information. (Camp)					
Roll-call Vote	Carried 5-0//Coombs, Welch, Oliver, Camp, and Pohl-aye				Certificate #	
6.	Ronald Winters	06-1185	6 Essex Road	Commercial renovation	67-598	Mark Avery
Voting	Pohl, Coombs, Oliver, Welch					
Alternates	None					
Recused	None					
Documentation	Architectural elevation plans, site plan, and photos.					
Representing	Mark Avery					
Public	None					
Concerns (2:47)	<p>Avery – Presented project.</p> <p>Oliver – She has no concerns. Visibility from the road is nearly nothing; it’s appropriate.</p> <p>Welch – Concurr.</p> <p>Coombs – Agrees.</p>					
Motion	Motion to Approve as submitted. (Oliver)					
Roll-call Vote	Carried 4-0//Coombs, Welch, Oliver, and Pohl-aye				Certificate #	HDC2020-06-1185
7.	Ronald Winters	06-1186	6 Essex Road	Roof top solar	67-598	Mark Avery
Voting	Pohl, Coombs, Oliver, Welch					
Alternates	None					
Recused	None					
Documentation	Architectural elevation plans, site plan, manufacture spec sheet, and photos.					
Representing	Mark Avery					
Public	None					
Concerns (2:52)	<p>Avery – Presented project.</p> <p>Oliver – The profile that might be visible is the west elevation. This is a very appropriate application.</p> <p>Welch – No concerns.</p> <p>Coombs – No concerns.</p>					
Motion	Motion to Approve as submitted. (Oliver)					
Roll-call Vote	Carried 4-0//Coombs, Welch, Oliver, and Pohl-aye				Certificate #	HDC2020-06-1186
8.	Brian Edmunds	06-1177	37 Milk Street	Pool	41-528	Thornewill Design
Voting	Pohl, Coombs, Oliver, Welch					
Alternates	None					
Recused	None					
Documentation	None					
Representing	None					
Public	None					
Concerns (2:52)	Not opened at this time.					
Motion	Motion to Hold for representation. (Oliver)					
Roll-call Vote	Carried 4-0//Welch, Coombs, Oliver, and Pohl-aye				Certificate #	

9. Brian Harris **06-1164** 50 Weweeder Avenue New dwelling 79-15 Mark Cutone Architect
 Voting Pohl, Coombs, Oliver, Welch
 Alternates None
 Recused None
 Documentation Architectural elevation plans, site plan, and 3D renderings.
 Representing Doug Mills, Mark Cutone Architecture
 Public None
 Concerns (2:43) **Mills** – Presented project.
Welch – The grading and topography are an important aspect of every application; the information here shows the driveway at elevation 24 and rear of cabana at elevation 20; there’s at least 2 steps up to the house. He would like to know how the grade will work from the drive area, to the house, and to connect the pool and cabana. Requested cross sections of the site to indicate wherever grade is changing. It’s a 4-bay Federal with masses attached with little or no visual continuity. He also is not comfortable moving forward without the full information.
Oliver – The 3D renderings aren’t the same as the drawings and we now learn the grade is changing; we need everything all together.
Coombs – On the water-view side, all the windows are ganged; this house will be visible and it’s not suitable. The bump out needs to be deeper. Mr. Welch’s point about the grade is important.
Pohl – We need more cohesive information including the topography. The main ridge is 29.5’; that is a concern because this will be visible in its entirety with all this glass and a full 2-story ridge. It’s not grounded into the landscape.
 Motion **Motion to Hold for revisions and further information. (Coombs)**
 Roll-call Vote Carried 4-0//Welch, Oliver, Coombs, and Pohl-aye Certificate #
10. Brian Harris **06-1163** 50 Weweeder Avenue Barn 79-15 Mark Cutone Architect
 Voting Pohl, Coombs, Oliver, Welch
 Alternates None
 Recused None
 Documentation Architectural elevation plans, site plan, and photos.
 Representing Doug Mills, Mark Cutone Architecture
 Public None
 Concerns (3:12) **Mills** – Presented project
Oliver – As a barn, this is a bit modern; it should be a regular barn. Its 25X40 at 28 feet. South and north elevation, the “C” window is huge; she’s concerned about being see through. Wants to view the barn and house with poles.
Welch – The height is a concern given the topography in that area; we should look at that along with the section drawings. Asked that the ridge points for the poles be indicated on the plans to be submitted for HDC viewing.
 Motion **Motion to View with height poles for the house and barn and hold for revisions. (Coombs)**
 Roll-call Vote Carried 4-0//Welch, Oliver, Coombs, and Pohl-aye Certificate #
11. Brian Harris **06-1165** 50 Weweeder Avenue Pool-pergola 79-15 Mark Cutone Architect
 12. Brian Harris **06-1162** 50 Weweeder Avenue Cabana 79-15 Mark Cutone Architect
 Voting Pohl, Coombs, Oliver, Welch
 Alternates None
 Recused None
 Documentation None
 Representing Doug Mills, Mark Cutone Architecture
 Public None
 Concerns (3:15) Not opened at this time.
 Motion **Motion to Hold the pool and cabana to track with the main house. (Oliver)**
 Roll-call Vote Carried 4-0//Welch, Coombs, Oliver, and Pohl-aye Certificate #
13. 3D Nom Trust **06-1174** 3 Davis Lane Renew 67455: demo MH 82-71 Mark Cutone Architect
 Voting Pohl, Coombs, Oliver, Welch
 Alternates None
 Recused None
 Documentation Architectural elevation plans, site plan, and photos.
 Representing Doug Mills, Mark Cutone Architecture
 Public None
 Concerns (3:21) **Welch** – Suggested specifying that it is a move off-demolition.
Flynn – We were told by the electric company, it couldn’t get past the Rotary; we will advertise it for a move.
 Motion **Motion to Approve the renewal of the move off/demolition. (Oliver)**
 Roll-call Vote Carried 4-0//Welch, Coombs, Oliver, and Pohl-aye Certificate # **HDC2020-06-1174**

14. 3D Nom Trust **06-1175** 3 Davis Lane Renew 67456: new dwelling 82-71 Mark Cutone Architect

Voting Pohl, Coombs, Oliver, Welch
 Alternates None
 Recused None
 Documentation Architectural elevation plans, site plan, and photos.
 Representing Doug Mills, Mark Cutone Architecture
 Public None
 Concerns (3:15) **Flynn** – The 3 Davis Lane applications were approved but because they have new abutters, they opted to send out a new notification for the renewal. We have not received any comments from abutters.
 Mills – Previous approval was February 2017-
 Oliver – Confirmed the connector pieces are a different material; the vertical board is odd and should be shingled. She has no concerns with the decks.
 Welch – Asked the deck depth on the view from the east elevation – 8X18. The large deck is at the front of the house; it should be proportional to the other decks.
 Coombs – Agrees with Ms. Oliver about the connector being shingled. Asked the front elevation middle deck depth – 10 feet; should be pulled back to 8 feet

Motion **Motion to Approve through staff with the east elevation center deck pulled back to 9 feet deep and east and west elevation connectors shingled. (Oliver)**

Roll-call Vote Carried 4-0//Welch, Coombs, Oliver, and Pohl-aye Certificate # **HDC2020-06-1175**

15. 3D Nom Trust **06-1168** 3 Davis Lane Renew 67457: shed 82-71 Mark Cutone Architect

Voting Pohl, Coombs, Oliver, Welch
 Alternates None
 Recused None
 Documentation Architectural elevation plans, site plan, and photos.
 Representing Doug Mills, Mark Cutone Architecture
 Public None
 Concerns (3:21) No concerns

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

Roll-call Vote Carried 4-0//Oliver, Coombs, Welch, and Pohl-aye Certificate # **HDC2020-06-1168**

III. OTHER BUSINESS

Approve Minutes	None
Review Minutes	None
Other Business	• Next HDC Meeting New Business Monday July 06, 2020 at 4:30pm
Commission Comments	None

List of additional documents used at the meeting:

1. None

Motion to Adjourn at 3:23 p.m. (Oliver) Carried unanimously//Welch, Coombs, Oliver, and Pohl-aye

Submitted by:
 Terry L. Norton

Historic Structures Advisory Board