



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, January 7, 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 1:02 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, Welch, Thornewill
 Absent Members: Oliver, Dutra
 Late Arrivals: McLaughlin, 1:38 p.m.
 Early Departures: None

Agenda adopted by unanimous consent.

Motion **Motion to Approve the agenda. (Coombs)**

Roll-call Vote Carried 5-0//Welch, Thornewill, Camp, Coombs, and Pohl-aye

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. Laura Steele 12-2593	2A South Pasture Ln	Driveway/apron	80-297.2	Isiah Stover
2. Nanahumacke Presrv. NT 12-2616	16 Nanahumacke Ln	Renew 68657: new dwelling	65/81	Thornewill Design
Voting	Pohl, Coombs, Camp, Welch			
Alternates	None			
Recused	Thornewill			
Documentation	None			
Representing	None			
Public	None			
Concerns	No concerns.			
Motion	Motion to Approve. (Coombs)			
Roll-call Vote	Carried 4-0//Welch, Camp, Coombs, and Pohl-aye		Certificate #	HDC2020-12-(as noted)

III. SIGNS

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. Charles Lenhart 01-2646	137A Orange Street	Wall sign	55/665	Plymouth Sign Co.
2. Charles Lenhart 01-2647	137A Orange Street	Projecting sign	55/665	Plymouth Sign Co.
Voting	Pohl, Coombs, Camp, Welch, Thornewill			
Alternates	None			
Recused	None			
Documentation	Sign design plans, site plan, photos, and advisory comments.			
Representing	None			
Sign Advisory	None			
Concerns	Flynn – Approvable per Sign Advisory comments.			
Motion	Motion to Approve through staff per SAC comments. (Coombs)			
Roll-call Vote	Carried //Welch, Thornewill, Camp, Coombs, and Pohl-aye		Certificate #	HDC2021-01-(as noted)

IV. NEW BUSINESS (carried over)

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Carl Nielson 12-2549	15 Bassett Road	Rev. 70309: hardscape	26/59	KM Designs
Voting	Pohl, Coombs, Camp, Welch, Thornewill				
Alternates	None				
Recused	None				
Documentation	Landscape design plans, site plan, photos.				
Representing	Katie Mitchell, KM Design				
Public	None				
Concerns (1:07)	<p>Mitchell – Presented project; pool is not visible; the way is blocked at the corner of the property line. Discussion clarifying the location of the retaining walls.</p> <p>Coombs – Asked about the proposed fence, 6' board. This is well protected. No concerns.</p> <p>Thornewill – The shared driveway splits off to the other house well before this property. No concerns. Until the way is sold in the Town Yard Sale program, it is a Town road.</p> <p>Welch – Asked for clarification on the shared driveway; the map Geo shows a road around the property. The issue is whether it is a paper road owned by the Town or part of a subdivision; he'd like to see the documentation on that. This is a historic home and the proposed hardscaping will have a dramatic impact on the area. This is legally a public way and the proposed would have an impact due to its visibility from that public way.</p> <p>Camp – The 3' stone work is too harsh for this area; would prefer something more natural.</p> <p>Pohl – Recalled a conversation about that way with the prior owner and blocking it off. The road around is a public way whether or not it is blocked; if the houses farther down want to use it, it would have to be cleared. Suggested Ms. Mitchell talk to the attorney for Mr. Nielson to get a determination on the status of the public way.</p>				
Motion	Motion to Hold for additional information. (Welch)				
Roll-call Vote	Carried 4-0//Thornewill, Camp, Welch, and Pohl-aye; Coombs of line			Certificate #	
2.	Whitney Gifford 01-2650	4 Howard Court	Fence material change	42.3.4/36.1	Mark Godfrey
Voting	Pohl, Coombs, Camp, Welch, Thornewill				
Alternates	None				
Recused	None				
Documentation	Landscape design plans, site plan, photos, and advisory comments.				
Representing	Mark Godfrey				
Public	None				
Concerns (1:23)	<p>Godfrey – Presented project: cedar to 1X6 pressure treated (PT) and eliminate the north-south fencing with gates. Offered to go back to cedar as previously approved and eliminating the new proposed north-south fence.</p> <p>Welch – His initial concerns were that the proposed is a tightly-grained wood, which isn't consistent with what's there. Also, as it weathers, it cracks and opens up much different than cedar. Wonders if it's possible to use a southern yellow pine wood that is a tighter grain. Given the location and weathering, suggested that with a light grey stain and the boards not being tightly spaced – replicating the fence across the way – it might be approvable. His initial reaction was similar to Ms. Coombs; he believes much will not be visible. The front left section would be visible with a limited view once landscaping is in.</p> <p>Coombs – The frame material is fairly expensive; thinks there would be too much PT wood and there are varying heights of fence. Thinks it would be visible from the street.</p> <p>Camp – Suggested cedar on the forward section that would be visible and the larger pieces beyond the privet could be PT. Where the tall section drops to the lowest level, it looks to be more than 3 feet meaning the tall section is more than 6 feet. It's not a question of what the owner wants, it's a question of what's legal.</p> <p>Thornewill – Agrees with Ms. Camp. The fence looks overly tall. The boards (finished side) should face the neighbor. Asked the point of such a tall fence (privacy).</p> <p>Pohl – A Town ordinance requires the finished part of the fence to face the neighbor; if this person wants a finished view, they have to double skin the fence.</p>				
Motion	Motion to Approve through staff with the fence to be red cedar and remove the section shown in blue and the 36" high front section to be Type II picket. (Camp)				
Roll-call Vote	Carried 5-0//Thornewill, Welch, Coombs, Camp, and Pohl-aye			Certificate #	HDC2021-01-2650

V. OLD BUSINESS (carried over)

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	D + B Realty Trst 12-2386	11A Meadow Lane	Pool house	41/448	EMDA
Voting	Pohl, Coombs, McLaughlin, Camp, Welch				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	Ethan McMorrow, E. McMorrow Design Associates				
Public	None				
Concerns (1:43)	<p>McMorrow – Reviewed changes made per previous concerns; he'll adjust the chimney height to meet code.</p> <p>Coombs – The chimney should be corbelled just above the fireplace; it's too wide to a very high point.</p> <p>McLaughlin – As seen from the west elevation, the chimney seems overly tall.</p> <p>Camp – Would prefer more fenestration on the sides and rear. The top of the chimney without corbelling looks very modern.</p> <p>Welch – This is behind a big house at the rear of a large lot; he would approve this subject to the chimney changes.</p> <p>Pohl – Agrees with Ms. Coombs and dropping the chimney height to meet code.</p>				
Motion	Motion to Approve through staff with the chimney corbelled above the firebox and the height dropped to meet code. (Coombs)				
Roll-call Vote	Carried 5-0//Camp, Welch, McLaughlin, Coombs, and Pohl-aye			Certificate #	HDC2020-12-2386
2.	Andrew Reger 12-2469	7 East Lincoln Avenue	New dwelling	42.4.1/8	Emeritus
Voting	Pohl, Coombs, Camp, Thornewill				
Alternates	McLaughlin lost connectivity				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, and correspondence.				
Representing	Matt MacEachern, Emeritus Development				
Public	None				
Concerns (1:51)	<p>MacEachern – Reviewed changes made per previous concerns; 35'1" tall.</p> <p>Backus – Read a letter of concerns from Robert Newman dated December 23rd. She previously read a letter from the abutters.</p> <p>Review of a previous approval versus this submission.</p> <p>Camp – She likes this proposal better; it might be taller but doesn't look it. The design is better as well. The roof walk takes away from the nice roofline. South elevation, sidelight panels look chunky. Would like the dormers pulled in 1 or 2 feet off the outer wall; that would provide a slimmer profile.</p> <p>Coombs – The roof walk should be eliminated. Would like to see the height come down even more. North elevation, there are 11 ganged windows in a row that should be separated; the shed dormer should not be wider than the main gable.</p> <p>Thornewill – The flood plain issue is a tough one. Front elevation is very formal for a cottage style; the street is very casual. Height is an issue and agrees the dormers should come in more. Agrees the glazing on the sides should be reduced. This house doesn't feel like it should have a roof walk because of the cottage style.</p> <p>Pohl – The dormer walls should line up with the breakpoint in the hipped roof. Agrees about simplification on the front elevation.</p>				
Motion	Motion to Hold for revisions. (Camp)				
Roll-call Vote	Carried 4-0//Thornewill, Coombs, Camp, and Pohl-aye			Certificate #	
3.	Okay Okay House 11-2343	5 Coffin Street	Add dormer	42.3.1/98	BPC
Voting	Pohl, Coombs, McLaughlin, Camp, Welch				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, historic documentation, and advisory comments.				
Representing	Joe Paul, BPC				
Public	None				
Concerns (2:08)	<p>Paul – Reviewed changes made per previous concerns.</p> <p>No concerns.</p>				
Motion	Motion to Approve as submitted. (Camp)				
Roll-call Vote	Carried 5-0//McLaughlin, Coombs, Welch, Camp, and Pohl-aye			Certificate #	HDC2020-11-2343

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. Melanie Gowen 12-2621	5 Boyers Alley Way	Shed	55.4.1/96	Self
Voting	Pohl, Coombs, McLaughlin, Camp,			
Alternates	Welch, Thornewill			
Recused	None			
Documentation	None			
Representing	None			
Public	None			
Concerns (2:12)	Flynn – Ms. Gowen is submitting new plans and asked that it be withdrawn.			
Motion	No action taken.			
Roll-call Vote	N/A		Certificate #	
2. Donald Torey 12-2623	63 West Chester Street	Fenst + roof walk	41/222.2	Robert Newman SCI
Voting	Pohl, Coombs, McLaughlin, Camp, Thornewill			
Alternates	Welch			
Recused	None			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	Robert Newman, Sandcastle Construction Inc.			
Public	None			
Concerns (2:13)	Newman – Presented project; west elevation isn't visible. Coombs – The roof walk should be eliminated; it makes the house very busy. North and west elevation, the 20-pane doors is very heavy. Camp – No concerns. McLaughlin – North elevation has a lot of glazing with the large sliding doors. Thornewill – Would prefer the 20-light doors become 15-light doors. Okay with the design and roof walk. Pohl – Agrees with Ms. Thornewill. The roof walk should have a center post on the long side. The 20-light sliding doors are too wide; should be reduced to 15-light doors.			
Motion	Motion to Approve through staff with a center post on the length of the roof walk and reducing the 20-light, 8-foot-wide doors to 6-foot-wide, 15-light doors. (Thornewill)			
Roll-call Vote	Carried 4-1//McLaughlin, Camp, Thornewill, and Pohl-aye; Coombs-nay		Certificate #	HDC2020-12-2623
3. John H Reilly Trust 12-2620	1 Howard Street	New found + fenest	42.3.3/106	EMDA
Voting	Pohl, Coombs, McLaughlin, Camp, Welch			
Alternates	Thornewill			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, historic documentation, and advisory comments.			
Representing	Ethan McMorro, E. McMorro Design Associates			
Public	None			
Concerns (2:28)	Backus – Read HSAB comments: issue with clapboard on 3 sides, only on the south though prefer no clapboard; clapboard shouldn't be white. Circa 1920 Colonial revival. McMorro – Presented project; would like to keep clapboard on side facing the street; open to Nantucket grey clapboard with black shutters and white sash. Coombs – Clapboard should go on the south elevation only; it's more presentable than clapboard on the side. Camp – She's okay with this if the clapboard is grey. Welch – No clapboard on the west elevation; agrees with HSAB. McLaughlin – No concerns.			
Motion	Motion to Approve through staff with no clapboard on the west and north elevations. (Welch)			
Roll-call Vote	Carried 5-0//McLaughlin, Camp, Camp, Welch, and Pohl-aye		Certificate #	HDC2020-12-2620
Following items held for January 14 th .				
4. Charles Schwarzapfel 10-2033	9 Maine Avenue	Pool	60.3.1/425	NAG
5. Frederick Hahn 12-2618	50 Eel Point Road	New dwelling	32/25.1	EMDA
6. Karli Hagedorn 12-2615	34 West Chester Street	Garage	41/31	Normand Residential
7. 22 BLVD 12-2614	22 Boulevarde	Rev.09-1780:rmv drms	80/327	Normand Residential
8. Leanne Baker 12-2617	38 Monohansett Road	Move on +minor mods	79/60	Brook Meerbergen
9. Candice Heydt Trust 12-2626	20 Brant Point Road	Stairs to roof walk	29/153	Val Oliver Design
10. Grey Lady Lane, LLC 12-2627	3 Grey Lady Lane	New dwelling	66/713	Val Oliver Design
11. William Buckland 12-2631	113 Hummock Pond Rd	As-built patio&pergola	56/59	Self
12. Barnett-Clearly Family 12-2634	1 Morgan Square	Demo dwelling	87/33	Bessey Construction
13. Barnett-Clearly Family 12-2635	1 Morgan Square	New dwelling	87/33	Bessey Construction
14. Barbara Phillips Trust 12-2628	7 North Liberty Street	Renew COA 58357	42.3.4/6	Val Oliver Design

VII. OTHER BUSINESS

Approved Minutes	None
Review Minutes	None
Other Business	<ul style="list-style-type: none"> • HDC Special Meeting for 27 North Liberty Street Addition-move on lot: Friday 1/8/21 at 10:00 am. • Next HDC Additional Meeting: Thursday 1/14/21 at 5:00 pm • HDC Meeting, Old Business: Tuesday 1/19/21 at 4:30 p.m. • 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	None

List of additional documents used at the meeting:

1. None

Adjournment:

Motion **Motion to Adjourn at 2:39 p.m. (Coombs)**

Roll-call Vote Carried 5-0// Camp, McLaughlin, Thornewill, Coombs, and Pohl-aye

Submitted by:

Terry L. Norton

Historic Structures Advisory Board

Sconset Advisory Board

Madaket Advisory Board

Sign Advisory Council

