



HISTORIC DISTRICT COMMISSION

REGULAR MEETING

2 Fairgrounds Road
Nantucket, Massachusetts 02554
www.nantucket-ma.gov

Commissioners: Raymond Pohl (Chair), Abigail Camp (Vice-chair), John McLaughlin, Diane Coombs, Oliver Vallorie Oliver,
Associate Commissioners: Stephen Welch, Jessie Dutra, Carrie Thornewill

~~ MINUTES ~~

Thursday, December 16, 2021

This meeting was held via remote participation using ZOOM and YouTube.

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

Staff in attendance: Kadeem McCarthy, HDC Compliance Coordinator; Holly Backus, Preservation Planner; Terry Norton, Town Minutes Taker
Attending Members: Pohl, Camp, McLaughlin, Coombs, Oliver, Welch, Thornewill
Absent Members: Dutra
Late Arrivals: McLaughlin, 1:20 pm
Early Departures: None

Adoption of Agenda.

Motion **Motion to Approve as amended. (Coombs)**

Roll-call vote Carried 5-0//Oliver, Camp, Thornewill, Coombs, and Pohl-aye

I. PUBLIC COMMENT

None

II. CONSENTS

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Chris Skehel 10-5011	61a Cato Lane	Rev. 03-3239: door/windows	56/49	LINK
2.	Patrick Bailey 11-5267	3 Doc Ryder Drive	Rev. 10-4851: fenestration	66/210	JB Studio
3.	Jason Davidson 11-5244	73 Burnell Street	Move off-dwelling	49.3.2/1.2	Linda Williams
4.	Jason Davidson 11-5243	73 Burnell Street	Move off- barn	49.3.2/1.2	Linda Williams
5.	Jason Davidson 11-5245	73 Burnell Street	Move off-she	49.3.2/1.2	Linda Williams
6.	Jason Davidson 11-5247	21 Clifton Street	Move on- dwelling	49.3.2/34	Linda Williams
7.	Jason Davidson 11-5248	21 Clifton Street	Move on-barn	49.3.2/34	Linda Williams
8.	Jason Davidson 11-5246	21 Clifton Street	Move on-shed	49.3.2/34	Linda Williams
9.	Ted Silvia 12-5304	14 Harborview Drive	Rev: windows & chimney	42.4.1/26	Linda Williams
10.	NHA 11-5256	4 Whaler Lane	Alterations to deck	42.4.4/60.1	Linda Williams
11.	Phillip Bloom 12-5302	9 Lily Street	Hardscape	42.3.4/49	Linda Williams
12.	Mark Wilmot 11-5253	35 Monomoy Road	Rev. 05-3718: trim change	54/74	Gryphon Architects
Voting	Pohl, Camp, Coombs, Oliver, Welch				
Alternates	None				
Recused	Thornewill				
Documentation	None				
Representing	None				
Public	None				
Concerns	No concerns.				
Motion	Motion to Approve. (Welch)				
Roll-call Vote	Carried 5-0//Oliver, Camp, Coombs, Welch, and Pohl-aye			Certificate #	HDC2021-(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.	Richmond Great Point	57 Old South Road	Flag sign	68/156	JH Fossa
2.	Nantucket Land Bank 11-5258	401/103 Hummock Pd Rd	Sign	56/67.1&307	R. Newman

IV. NEW BUSINESS 11/23/2021

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. Jay Hammer 11-5142	10 King Street	New shed	73. 4.2/12	B & C
Voting	Pohl, Camp, Coombs, Oliver, Thornewill			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, and advisory comments.			
Representing	Elisabeth Churchill, Bentley & Churchill Architects			
Public	None			
Concerns (1:10)	Churchill – Presented project; this is a zoning shed. Backus – This is a contributing lot within the ‘Sconset old historic district (OHD), associated with a 1915 bungalow; there are no photos. Coombs – North elevation, the doors should be a single simple door, not look like a garage. Camp – No concerns. Oliver – She’s okay with the shed; however, she doesn’t know of any other sheds in the same position along this street. Thornewill – No concerns. Pohl – Technically, this is a zoning shed but it appears as a 1-bay garage.			
Motion	Motion to Approve. (Oliver)			
Roll-call Vote	Carried 5-0//Camp, Coombs, Thornewill, Oliver, and Pohl-aye		Certificate #	HDC2021-11-5142
2. Reunion, LLC 11-5184	6 Union Street	Roof replacement	42.3.1/185	Sanne Payne
Voting	Pohl, Camp, Coombs, Oliver, Welch			
Alternates	Thornewill			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, historical documents, and advisory comments.			
Representing	Sanne Payne			
Public	None			
Concerns (1:18)	McCarthy – The roof work was done, and it looks good. The chimneys will be sorted out. Payne – Presented project; got an emergency permit to repair the roof; the 2 middle circa 1950 chimneys have been removed; replacement or approval of removal is up for discussion. Backus – Circa 1790 dwelling, contributing; description is it’s a “4 and chimney”; we have no documentation. Suggested a like-kind application for a faux chimney and documentation on the age of the removed chimneys. Pohl – He saw the very poor condition of the removed chimneys; whether or not they go back up is not part of this application. This is for the replacement of the roof shingles in black. Welch – The Moray black asphalt roof is approvable in Town. The chimneys should come back as a separate application. Oliver – Agrees with Mr. Welch. Camp – Okay with the roof material. Agrees about the removed chimneys. Coombs – Ditto.			
Motion	Motion to Approve the black roof shingles. (Coombs)			
Roll-call Vote	Carried 5-0//Oliver, Camp, Welch, Coombs, and Pohl-aye		Certificate #	HDC2021-11-5184
3. Richard Oneslager	8 Cliff Road	Windows like kind	42.4.4/23	Rich Johnston

VIII. OLD BUSINESS (11/23/2021)

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. Hoehn Sarie 10-4865	34 Easton Street	New dwelling	41.14/18	CWA
2. Tack3, LLC	26 Washington Street	Rev. 10-4863	42.3.2/23	CWA
3. George Wing 10-5042	6 Swain Street	Dormer addition		Self
Voting	Pohl, Coombs, Oliver, Welch, Thornewill			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, historical documents, and advisory comments.			
Representing	George Wing			
Public	None			
Concerns (1:27)	Oliver – They are asking for Andersen windows in the OHD. Wing – All the windows are new Andersen windows. Pohl – It looks like he’s trying to keep the roof of the addition in the same plain as the roof behind; that isn’t working. The west elevation drawings don’t have sufficient information. The eave of the main building is about 1’ lower than the new piece; the new piece needs to come down. They’ll need the windows to be true-divided light (TDL).			
Motion	Motion to Hold for the proposed overlay on a set of simple line drawings at ¼” scale. (Welch)			
Roll-call Vote	Carried 5-0//Coombs, Thornewill, Oliver, Welch, and Pohl-aye		Certificate #	

IV. NEW BUSINESS 12/07/2021

Property owner name	Street Address	Scope of work	Map/Parcel	Agent
1. Kim Wentworth 11-5168	14 Lincoln Avenue	Rev.3408: mve incres pool	30/182	Mark Cutone
Voting	Pohl, Camp, McLaughlin, Coombs, Oliver			
Alternates	Welch, Thornewill			
Recused	None			
Documentation	Landscape design plans, site plan, photos, historical documents, and advisory comments.			
Representing	Mark Cutone, Mark Cutone Architecture			
Public	None			
Concerns (1:34)	Cutone – Presented project; the aerial photo shows other pools on Capaum Road. Backus – This is associated with the Kimball House Ballroom, circa 1902; the plan is unclear about the change in the pool size; most pools in this area are encapsulated within structures and not on the road. Oliver – Concerned about the new location on Capaum Road; doesn't see mitigating screening. Camp – She's not in favor of this location. Coombs – Does not support this application: location or size change. McLaughlin – One pool looks like another; he's willing to approve this. Pohl – We need more screening.			
Motion	Motion to Hold for revisions. (Coombs)			
Roll-call Vote	Carried 4-1//Oliver, Camp, Coombs, and Pohl-aye; McLaughlin-nay		Certificate #	
2. Francis McGillin 11-5202	7 Atlantic Avenue	Shed	55/15	Structures Unlimited
Voting	Pohl, Camp, McLaughlin, Coombs, Oliver			
Alternates	Welch, Dutra, Thornewill			
Recused	None			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	None			
Public	None			
Concerns (1:41)	McCarthy – Ms. Drahzal isn't here but we have the plans. Oliver – She viewed this; it's easy. No concerns.			
Motion	Motion to Approve as submitted. (Oliver)			
Roll-call Vote	Carried 5-0//Camp, Coombs, McLaughlin, Oliver, and Pohl-aye		Certificate #	HDC2021-11-5202
3. Bluefin Partners 11-5194	27 Ellen's Way	New dwelling	81/180	Lori Geddes
Voting	Pohl, Camp, McLaughlin, Coombs, Oliver			
Alternates	Welch, Dutra, Thornewill			
Recused	None			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	Brook Meerbergen			
Public	None			
Concerns (1:42)	Meerbergen – Presented project; north elevation, the glass is a bad rendering of doors and faces the green space. Oliver – Asked if the green space is public or part of the subdivision. McLaughlin – The drawings are unacceptable; applications that come in like this should be turned back. Pohl – We need much better drawings. The green space is only for use by residents of the subdivision.			
Motion	Motion to View and Hold for more accurate drawings. (McLaughlin)			
Roll-call Vote	Carried 5-0//Coombs, Camp, Oliver, McLaughlin, and Pohl-aye		Certificate #	
4. 33 North Mill, LLC 11-5190	7 North Mill Street	Rev. wdw wells/fenestration	55.4.4/77	Sophie Metz Design

5.	Yvonne Archer	11-5191	39 Monomoy Road	Demo/move garage	54/79	Linda Williams
Voting	Pohl, Camp, McLaughlin, Coombs, Thornewill					
Alternates	Welch					
Recused	Oliver					
Documentation	Architectural elevation plans, site plan, photos, historical documents, and advisory comments.					
Representing	Linda Williams					
Public	Val Oliver, Val Oliver Design, for the abutter					
Concerns (1:50)	Williams – Presented project; subdivided under 41-81L into 2 lots; circa 1957; the lean-to shed is not solidly attached to the garage. Oliver – Her client wants the garage and shed. Backus – This is “Tinder Tucket Garage”; there’s no indicated date but she concurs around the late 1950s; it is contributing. Recommends it be approved for a move but not a demolition. Coombs – She’d approve a move with the side bar that it must be moved; she’d like to see the little shed go with it. Camp – Agrees with Ms. Coombs. McLaughlin – He supports this application. Thornewill – Agrees about moving it; this is one of the iconic little structures in Monomoy. Pohl – The form is architecturally successful with the lean-to; if it has to come off, it could be reconstructed in kind.					
Motion	Motion to Approve the moving of the entire garage. (McLaughlin)					
Roll-call Vote	Carried 5-0//Thornewill, Coombs, Camp, McLaughlin, and Pohl-aye			Certificate #	HDC2021-11-5191	
6.	7 Plum St, LLC	11-5214	7 Plum Street	Shed	80/26	Structures Unlimited
Voting	Pohl, Camp, McLaughlin, Coombs, Oliver					
Alternates	Welch, Thornewill					
Recused	None					
Documentation	Architectural elevation plans, site plan, photos, historical documents, and advisory comments.					
Representing	Nancy Drahzal, Structures Unlimited					
Public	None					
Concerns (2:02)	McCarthy – He doesn’t have the file; he’ll find it and review for consent. Not opened at this time.					
Motion	Motion to Hold. (Coombs)					
Roll-call Vote	Carried 5-0//Oliver, Camp, McLaughlin, Coombs, and Pohl-aye			Certificate #		
7.	32 Hulbert Trust	11-5220	32 Hulbert Avenue	New dwelling	29/72	Botticelli + Pohl
Voting	Camp (acting chair), McLaughlin, Coombs, Oliver, Thornewill					
Alternates	None					
Recused	Pohl					
Documentation	Architectural elevation plans, site plan, photos, and advisory comments.					
Representing	Lisa Botticelli, Botticelli & Pohl					
Public	None					
Concerns (2:04)	McCarthy – This was held for a view and HSAB review.					
Motion	No action at this time.					
Roll-call Vote	N/A			Certificate #		
8.	Four Gingly Lane R.T.	11-5188	4 Gingly Lane	New Dwelling	41/841	Robert Newman
Voting	Pohl, Camp, McLaughlin, Coombs, Thornewill					
Alternates	Welch					
Recused	None					
Documentation	Architectural elevation plans, site plan, and photos.					
Representing	Robert Newman, Sandcastle Construction Inc.					
Public	None					
Concerns (2:05)	Newman – Presented project; suggested bringing the 1 st -floor windows in. Backus – This used to be the site of the Taylor 3-car garage. Thornewill – It’s a good-looking house; the symmetry makes it look long. West elevation, the doors need mullions. Camp – No concerns. Agrees about reducing the size of the front door lintel. Coombs – East elevation, the fenestration needs to be better balanced. She’s okay with the front door. McLaughlin – It looks like this has a band line. South elevation, the front door’s lintel is too heavy; there’s too much glass in the door to have sidelights.					
Motion	Motion to Approve through staff with the east elevation 1st-floor windows to be brought closer together and the west elevation doors to be 15-light. (Camp)					
Roll-call Vote	Carried 4-1//Thornewill, Coombs, Camp, and Pohl-aye; McLaughlin-nay			Certificate #	HDC2021-11-5188	

9. Sue & Mark Alderman 11-5227	17 High Brush Path	Move shed on site	56/375	Robert Newman
Voting	Pohl, Camp, McLaughlin, Coombs, Welch			
Alternates	Thornewill			
Recused	None			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	Robert Newman, Sandcastle Construction Inc.			
Public	None			
Concerns (2:18)	McCarthy – He meant to put this on consent. No concerns.			
Motion	Motion to Approve. (Coombs)			
Roll-call Vote	Carried 5-0//Camp, McLaughlin, Welch, Coombs, and Pohl-aye		Certificate #	HDC2021-11-5227

10. Kelley Carrero 11-5226	8 Walnut Lane	Driveway revisions	42.3.4/69	Robert Newman
Voting	Pohl, Camp, McLaughlin, Coombs, Welch			
Alternates	Thornewill			
Recused	None			
Documentation	Landscape design plans, site plan, photos, historic documentation, and advisory comments.			
Representing	Robert Newman, Sandcastle Construction Inc.			
Public	None			
Concerns (2:19)	Newman – Presented project. McCarthy – HSAB didn't review this. Backus – The original approval was based upon the existing fence becoming a gate; that's not shown on these plans. Camp – Asked for some vegetation along the right side of the parking area. There is a gate for the parking and a people gate; asked if there are other fences like that in this area (yes). The fence and gates should remain. Coombs – Keep the gates and fences and vegetation; would like it to be reviewed by HSAB. The brick should all be running bond in the same direction as the sidewalk. When this came up, we spent time discussing all brick versus runners; we chose the runners to break up the heaviness of brick. McLaughlin – The thinks it's approvable as submitted. Welch – He doesn't think this is appropriate due to the extent of the brick and there's no room with the proposal for bordering vegetation along the north side; he sees 14X20 parking with a 3' walkway. Agrees with keeping the person and driveway gates. Pohl – The gate isn't shown in the revised proposal, so technically it's no longer there. The sidewalk is running bond and the parking is herringbone. On the previous approval, there was room for plants; this would work if the proposed is no wider than the previous approval. Summary: change the direction of the brick, keep the two gates, and install a planting bed along the right side.			
Motion	Motion to Approve through staff with the brick to be running bond in line with sidewalk, keeping the two gates, and installing a 2' wide planting bed along the north side. (McLaughlin)			
Roll-call Vote	Carried 4-1//Camp, Coombs, McLaughlin, and Pohl-aye; Welch-nay		Certificate #	HDC2021-11-5226

Rest held for Tuesday December 21.

11. Surfside Assets, LLC 11-5222	16 Gladlands Avenue	Pool	80/220	Robert Newman
12. Surfside Assets, LLC 11-5221	16 Gladlands Avenue	Partial demo	80/220	Robert Newman
13. Nantucket Land Bank 11-5258	101/103 Hummock Pd Rd	Gate	56/67.1&307	Robert Newman
14. 7 Masaquet, LLC 11-5228	7 Masaquet Avenue	New garage	80/144	Emeritus
15. 7 Masaquet, LLC 11-5229	7 Masaquet Avenue	New gazebo	80/144	Emeritus
16. Michelle Whelan 11-5231	13B Mary Ann Drive	Addition/ Deck	58/222	Self
17. Jim & Karen Poole 11-5232	43 Main Street Sconset	Fence	73/18	Brent Young
18. Marcia Moran 11-5233	15 McKinley Avenue	New shed	73.3.1/28	Structures Unlimited
19. Shenandoah Trust 11-5235	40 Easton Street	New found/renovate	42.1.4/20	Botticelli + Pohl
20. Harborside Partners 11-5242	5 York Street	Fenestration rev & pergola	55.1.4/162	Gryphon Architects
21. Nt Invst. Holding, LLC 11-5241	22 Pocomo Road	Pool & hardscape	14/73.1	Emeritus
22. Ryan Craig 11-5236	28a Pleasant Street	Hardscape & fence	55.4.1/65	KM Designs
23. Vivian Johnson 12-5304	5 Felcon Drive	New cottage	80/329	Linda Williams
24. Darlene Demichelle 11-5252	Lot 26- Birdsong	New dwelling	55.44/80.2	Brook Meerbergen
25. Darlene Demichelle 11-5254	Lot 26- Birdsong	New 2 nd dwelling	55.44/80.2	Brook Meerbergen
26. Darlene Demichelle 11-5255	Lot 26- Birdsong	New garage	55.44/80.2	Brook Meerbergen
27. Morely- Cothran 11-5251	3 Correia Lane	New dwelling	80/63	Val Oliver Design
28. Marshall & Holly Pagon 11-5250	28 & 32 Baxter Road	Pool house & pergola	49.2.3/29	Design Associates
29. Marshall & Molly Pagon 12-5279	28 & 32 Baxter Road	Pool & spa	49.2.3/29	Jardins Intl.
30. Michael Robinson 11-5261	13 Fayette Street	Roof walk	42.3.2/28	Sanne Payne
31. Anthony Noto 11-5270	10 Lincoln Avenue	Addition & renovation	30/184	Emeritus
32. Jim Ikard 11-5268	1 Bloom Street	Basement walkout	42.3.3/140	Emeritus
33. 450 Green Park, LLC 11-5272	2 Stone Alley	Additn/alterfoundation	42.3.1/102	Emeritus

VII. OLD BUSINESS 12/14/2021

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Rich Gillis	38 Prospect Street Lot 29	Hardscape		Linda Williams
2.	Rich Petersen	30 Main Street Sconset	Relocate garage & addition	73.3.1/46	J. Morash/Concept Design
3.	Patrick DePalma	3 Westerwick	New dwelling MH	73/37	Concept Design
4.	Patrick DePalma	3 Westerwick	New dwelling studio/garage	73/37	Concept Design
5.	Anne Rose	62 Boulevarde	New dwelling	79/211	Botticelli + Pohl
6.	Theodorakos Vaios Trust	79 Pocomo Road	New dwelling	15/5	CWA
7.	Dieter Baeuchler	7 Enterprise Circle	Solar roof array	66/230	ACK Smart
8.	Genadi Prokorov	80 Surfside Road	New dwelling	67/194	DTA
9.	Merlos Landscaping, LLC	4 Forrest Avenue	New shed	68/11	JB Studio
10.	Jared Mitchell	50 Hummock Pond Road	Revisions to deck	56/286	JB Studio
11.	Stephen Hunter	19 Golfview Road	New dwelling	66/173	JGGA
12.	23 Broad St, LLC	23 Broad Street	Fenestration & addition	42.4.2/77	Emeritus

VIII. OTHER BUSINESS

Approved Minutes	None
Review Minutes	December 7 & 9, 2021
Other Business	• Next HDC Meeting: Tuesday, December 21, 2021 at 5:00 pm. ZOOM • Discussion of Advisory Board Review • Discussion of additions and new dwellings added to the consent agenda • Review policy of Move/Demo hearings in relation to new dwellings • Hardscaping • Discussion of salvaging demolitions • Discussion of options for house moves
Commission Comments	None

List of additional documents used at the meeting:

1. Draft minutes as listed

Adjournment:

Motion **Motion to Adjourn at 2:31pm. (McLaughlin)**

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

Submitted by:

Terry L. Norton

Historic Structures Advisory Board

Sconset Advisory Board

Madaket Advisory Board

Sign Advisory Council