



HISTORIC DISTRICT COMMISSION REGULAR MEETING

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

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

~~ MINUTES ~~

Tuesday November 15, 2022

Community Room, 4 Fairgrounds Road & Remote Participation via ZOOM.

Called to order at 4:02 pm. and announcements by Mr. Welch

Staff in attendance: Holly Backus, Historic Planner; Esmeralda Martinez, Land Use Specialist; Adrian Rodriguez, Administrative Specialist; Billy Saad, Land Use Specialist; Terry Norton, Town Minutes Taker

Attending Members: Pohl, Welch, Coombs, Camp, Oliver, Thornewill, Patten

Remote participant: Coombs

Absent Members: Dutra

Late Arrivals: Pohl, 4:28 pm.

Early Departures: None

Adoption of Agenda:

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

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

I. COMMISSION COMMENTS

Coombs – Confirmed the meeting would run until 8:30.

II. PUBLIC COMMENT

- Martinez – She's the HDC Administrator/Compliance Coordinator. She applied for and interviewed for this position. The Tablets were ordered and should be here in by the next meeting. There is a Thursday meeting on the 17th at the PLUS office.

III. CONSENTS

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. Anna Samuels 10-7350	3R Evergreen Way	Fence	68/726.1	Val Oliver
2. 11 Nanahumacke, LLC 11-7403	11 Nanhumacke	MH fenestration changes	65/84	BPC
3. 11 Nanahumacke, LLC 11-7402	11 Nanhumacke	Rev. 08-6854: fenestration	65/84	BPC
4. Shawn Davis 11-7380	11 Equator Drive	Window: replc & color chg	6/262	Shawn Davis
5. Christine Dean 11-7377	6 White Tail Circle	Garage door&window chg	71/24	Thornewill Design
6. Berner Nom. Trust 10-7353	18 Ahab Road	Door & window replace	65/54	Val Oliver
7. J. Petkevich 11-7404	82 Goldfinch Drive	New covered porch	68/690	DTA
Voting	Welch, Camp, Patten			
Alternates	None			
Recused	Oliver, Thornewill			
Documentation	None			
Representing	None			
Public	None			
Concerns	No concerns.			
Motion	Motion to Approve. (Camp)			
Roll-call vote	Carried 3-0//Camp, Patten, and Welch-aye		Certificate #	HDC2022-(as noted)

IV. CONSENTS WITH CONDITIONS

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. Blaise Shepard 11-7397	2 Brinda Lane	Pool & hardscape	67/.274	Waterscapes
• Pool not to be visible at time of inspection and thereafter and to have no grade change from existing or as noted on the original application.				
2. Peter Garren 11-7395	36 Pocomo Road	New pool	14/79	Atlantic Landscape
• Pool not to be visible at time of inspection and thereafter and to have no grade change from existing or as noted on the original application.				
Voting	Welch, Coombs, Camp, Oliver, Thornewill			
Alternates	Patten			
Recused	Dutra			
Documentation	None			
Representing	None			
Public	None			
Concerns	No additional concerns.			
Motion	Motion to Approve through staff per noted conditions. (Oliver)			
Roll-call vote	Carried 5-0//Oliver, Camp, Coombs, Thornewill, and Welch-aye		Certificate #	HDC2022-(as noted)

V. VIEWS

1. Laura M.P. Koenigs	2 Creek Lane	Pool-hardscape	38/102	Andrew Falkenstein
Voting	Welch, Coombs, Camp, Oliver			
Alternates	Thornewill, Patten			
Recused	None			
Documentation	Sign design plans, site plan, photos, and advisory comments.			
Representing	Andrew Falkenstein			
Public	None			
Concerns (4:29)	Welch – Typically, views were reviewed after Consent Items. Martinez – She figured this would be heard tonight. Thi was pulled off consent with conditions for a view. Motion to move view after consent items. (Camp) Carried //Camp, Oliver, Patten, Thornewill, and Welch-aye Falkenstein – The question at the last hearing was if additional buffering was necessary.			
Motion	No action taken due to technical difficulties.			
Roll-call vote	N/A		Certificate #	

VI. OLD BUSINESS 09/20/2022

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. Brandon Lower 08-6781	146 Main Street	MH clapbrd, perg, trim clr	41/518	Matthew Rider
Voting	Pohl, Welch (read back in), Coombs, Camp (read back in), Thornewill			
Alternates	None			
Recused	Oliver			
Documentation	Architectural elevation plans, site plan, photos, historical documents, and advisory comments.			
Representing	Val Oliver, Val Oliver Design			
Public	Matt Rider			
Concerns (4:30)	(4:12) Held for Mr. Pohl to arrive. Oliver – The issues were the chimney, clapboard, shutters, and rear doors; did a survey and found 14 out of 21 houses with clapboards on this side of Main Street. Proposing Nantucket grey clapboard with white trim, remove shutters, restore windows, and move chimney off center. Whether or not it's an infill house doesn't matter as long as it fits in. Backus – Contributing within old historic district (OHD) circa 1915 infill replica of Whaling era. Appreciated changes and examples; all the examples are 3-bay or 5-bay and original to the Whaling era between 1820 to 1840. Also, it's not up on the street like other clapboarded buildings. Welch – Thinks the proposed changes will normalize the structure. Shingles are informal and this would need a covered porch to hide the mulled windows. Camp – The Nantucket grey with white trim is good. Coombs – Appreciates the change in the chimney and removing the shutters. The rear won't be visible. Thornewill – Appreciates the color and chimney changes. Would prefer the trim to match the clapboard but this is okay.			
Motion	Motion to Approve. (Camp)			
Roll-call Vote	Carried 5-0//Coombs, Thornewill, Welch, Camp, and Pohl-aye		Certificate #	HDC2022-08-6781

2.	Brandon Lower	08-6790	146 Main Street	New garage, patio & pergola	41/518	Matthew Rider
Voting	Pohl, Welch (read back in), Coombs, Camp (read back in), Thornewill					
Alternates	None					
Recused	Oliver					
Documentation	Architectural elevation plans, site plan, photos, historical documents, and advisory comments.					
Representing	Val Oliver, Val Oliver Design Matt Rider					
Public	None					
Concerns (4:41)	Rider – Reviewed color pallet; asking for the pergola in the rear to be white. Backus – Existing garage is circa 1940 contributing. Appreciate the revisions; white pergola in OHD not appropriate but probably not visible. French doors should remain as is and to be 12 lights with kick panel. Camp – All the pergolas should be natural to weather. Coombs – Agrees the rear pergola should be natural to weather; the French door should be 12 lights with kick panel. West elevation French doors should remain 2 doors and have a kick panel. Thornewill – White is too formal; pergola should be natural to weather. Welch – Nothing to add. Pohl – Pergola frame and beam could be white and the lattice natural to weather.					
Motion	Motion to Approve through staff with the west elevation pergola to have natural to weather lattice on the walls and rafters and the rest painted. (Welch)					
Roll-call Vote	Carried 5-0//Thornewill, Camp, Coombs, Welch, and Pohl-aye			Certificate #	HDC2022-08-6790	
3.	450 Green Park	11-5272	2 Stone Alley	Addition	42.3.1/103	Emeritus
Voting	Pohl, Welch, Camp, Oliver					
Alternates	None					
Recused	None					
Documentation	Architectural elevation plans, site plan, photos, correspondence, historical documents, advisory comments, and National Park Service Historic Building Brief Nr 14					
Representing	Matt MacEachern, Emeritus Development Steven Cohen, Cohen & Cohen Law P.C					
Public	Linda Williams, for Virginia Andrews Virginia Andrews, 1 & 3 Stone Alley Sarah Alger, Sarah F. Alger P.C Diane Coombs, 44 Union Street Nina King, 14R Orange Street					
Concerns (4:50)	(4:13 Held for Mr. Pohl's arrival) MacEachern – Reviewed changes made per previous concerns. On the Nantucket survey, this is listed as contributing, not individually significant. Backus – Reviewed the history of this individually significant structure. She has indicated that this is a significant structure; read the definition of a significant structure and what are considered appropriate changes to a significant, historical structure. The proposed addition is now 1658 square feet, more than double the size of the original house and will remove anything of historical integrity leaving this house no longer historic. Eliza Codd's sunroom, which is a character-defining feature, will no longer exist. Staff recommends HDC consider how this doesn't meet the Secretary of Interior standards. Comments from abutters have been passed to the Commissioners. Read advisory group comments: The focus should be the size of the addition relative to the existing footprint; Ms. Backus and other professionals have said that multiple times; until the addition is drastically reduced in size, the HDC should not waste time on the details. The addition is still twice the size of the existing house; the HDC should request a revision stating that the footprint of the addition be no greater than the existing footprint; if they don't comply with the request, the revised application should not be accepted. Williams – The person who did the 1989 survey, thought this was the Upton building. Agrees with Ms. Backus' findings and advisory group. This is getting larger, not smaller. This porch is a flat roof element visible from traveled ways and projects 16' off the wall. The exterior should drive the interior. Comments on the grading are vague. Feels this should be viewed again with a height pool at the end of the porch. advisory group recommends denying due to lack of response; she is asking that they get no approval until they respond to the comments that it goes south, and is subordinate to the existing structure. This will obliterate the view of Quantity Bank from Stone Alley. Andrews – Mr. MacEachern has made improvements, and she appreciates that. However, a major view is from Union Street and the original ridge is about 80 above Union Street. It looks great on the plan but that won't be the public view. Alger – Agrees with Ms. Backus. Fears HDC is being worn down and so edging toward an approval of something that shouldn't be. Coombs – As a member of the public who lives on Union Street, asked that HDC please listen to Ms. Backus and advisory group; this is important to Union Street and once gone we can never get it back. King – She too requested a view with poles; we haven't seen how this will look in the historic setting. Camp – Understands this is a difficult site; we talked about telescoping off historical houses and in this case stepping it to the south. She is okay with what's before her now. She can still see the front and sides of the historic structure. The					

new sunporch reflects the proportions of Ms. Codd's sunroom. She'd agree with a view with polls. Landscaping will be important in that the drop is so steep.

Oliver – She viewed this from the Alley and took photos, which she has shared with Commissioners. Read a prepared statement. She feels the applicant has responded significantly to HDC's major concerns; cited those changes. The present design leaves most of the original structure intact except for the east elevation. Feels this is in spirit with the neighborhood and Eliza Codd's original vision.

Welch – Agrees with Ms. Oliver. Suggest standards be fairly and evenly followed. The Secretary of the Interior standards are not strictly preservation of a structure.

Pilasters on the rear porch are a little too large and should mirror the original; the original covered porch was a flat roof with balustrade. Appreciates taking to heart his comments on the grade change; the existing should remain intact and windows and doors below grade should have minimal wells. A 1" increment of the grade should be done and entered into the file. He doesn't have any more to request. Pilasters are 3" wider than existing.

Pohl – The discussion about the square footage of the addition exceeding the existing could run as a danger to historic structures and severely impacts what a person could do with a property with a contributing structure. Our purview is from a publicly travelled way and much of this extends into the back; "subordinate" should be used more than "square footage." The ridges and masses are stepping down and away from Stone Alley. Feels HDC has done its due diligence. He's satisfied with the results. Regarding the vagueness of the language about the grade, if this is approved tonight, the grade as shown on the plan is what we approve. The 3 small windows on the east elevation, those are very small and 2 larger windows would be more harmonious.

Motion **Motion to Approve through staff with the east elevation 2nd-floor triple windows to be changed to 2 Nr. 4 windows; the grade to be as provided in the drawing or a 1' survey drawing, whichever is more restrictive; and the pilasters of the sunroom to be decreased 3" and the porch compressed accordingly. (Welch)**

Roll-call Vote Carried 4-0//Oliver, Camp, Welch, and Pohl-aye Certificate # **HDC2021-11-5272**

VII. OLD BUSINESS 10/04/2022

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. Fair City, LLC 08-6886	115 Old South Road	New building	68/112	Emeritus
Voting	Welch, Coombs, Camp, Oliver, Thornewill			
Alternates	Dutra, Patten			
Recused	None			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	Tom Hanlon, owner Matt MacEachern, Emeritus Development			
Public	None			
Concerns (4:15)	Hanlon – Reviewed the proposed screening from Old South Road. MacEachern – He did an example using vertical board-and-batten. Thornewill – She's concerned about the view from Macy's Lane; this building is big enough to be visible. The new pitch is too low; there's room to drop the plate to just above the windows. Asked if it's metal siding on the short end (yes); that will be visible from Macy's and should be shingled. The 14'3" 1st-floor plate height seems excessive and makes this so very tall. Camp – She has the same concerns; because it's so close to neighborhoods, asked if it could be broken up in different heights and shingled to look more residential. Coombs – Agrees with Ms. Thornewill and Ms. Camp. It's a mistake to have these very commercial-looking buildings in proximity to residential areas. Also, this is coming from the Airport so could be a person's 1st impression of Nantucket. She too would like the 1st-floor ceiling dropped and the upstairs windows rearranged to look more residential. Oliver – Suggested moving the driveways to the outer edges and moving the buildings closer together away from the residences to the south. Batten is better than metal. Welch – Suggested considering the utility of the driveways versus lowering the shop ceiling height and breaking up the ridge lines. Relocating them doesn't address the height concerns. This is setting a tone and precedent in this new area.			
Motion	Motion to Hold for revisions. (Camp)			
Roll-call Vote	Carried 5-0//Camp, Oliver, Coombs, Thornewill, and Welch-aye		Certificate #	
2. Fair City, LLC 08-6887	115 Old South Road	New building	68/112	Emeritus
Voting	Pohl, Coombs, Camp, Oliver			
Alternates	Dutra, Thornewill, Patten			
Recused	None			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	Tom Hanlon, owner Matt MacEachern, Emeritus Development			
Public	None			
Concerns (4:28)	Same comments on the above.			
Motion	Motion to Hold for revisions. (Camp)			
Roll-call Vote	Carried 5-0//Camp, Oliver, Coombs, Thornewill, and Welch-aye		Certificate #	

3.	Lindsley Matthews	03-5955	37 West Chester Street	Dormer & roof height rev	41/150	NAG
Voting	Camp (acting chair), Welch, Coombs, Oliver, Thornewill					
Alternates	None					
Recused	None					
Documentation	Architectural elevation plans, site plan, photos, correspondence, historical documents, and advisory comments.					
Representing	Bill McGuire, Nantucket Architectural Group					
Public	None					
Concerns (5:34)	McGuire – Reviewed changes made per previous concerns. Backus – 1953 Cape “Little Gem.” Agrees with advisory group comments. The front door should have a thicker trim for more presence. Read advisory group comments: The previous south elevation showed a couple shingle courses above the 1st-floor door and windows; this stepping up of the eave line gave that main mass more prominence over the addition to the left and should remain. The front shed dormer should drop down off the ridge. The floor plan shows a laundry room window to the right filling the large void. It should appear on the elevations. The front door surround should have heavier detailing as a typical front door. Thornewill – Appreciates reducing the dormer but dropping the eave line makes it feel heavier. West elevation upper left, the configuration of the dormer is better on the south with the 9/12 roof and 4/12 dormer. Coombs – Prefers the previous rendition. The front door feels too narrow. Oliver – Also agrees with Ms. Thornewill about the prominence of the previous massing with a smaller dormer. South elevation, there could be another window to fill the blank space. Welch – There are 2 “proposed” north elevations that look the same; the north elevation is appropriate. South elevation, the proposed is more appropriate inclusive of the windows, door, and dormer windows and the lower eave. Camp – The 2nd-floor dormer is overwhelming the house; pull the shed roof off the ridge line. Agrees the front door needs more presence.					
Motion	Motion to Approve through staff with the south and north eave lines to remain as shown; the dormer to be slightly smaller and pulled off the ridge; the dormer windows to be smaller or equal to those on the 1st floor; the trim around the door to reflect what's there; and add another window on the right south elevation. (Oliver)					
Roll-call Vote	Carried 5-0//Oliver, Thornewill, Welch, Coombs, and Pohl-aye			Certificate #	HDC2022-03-5955	
4.	39 Monomoy Road, LLC	08-6851	39 Monomoy Road	Addition, reno, & move	54/79	Emeritus
Voting	Pohl, Welch, Coombs, Camp, Oliver					
Alternates	Thornewill, Patten					
Recused	None					
Documentation	Architectural elevation plans, site plan, photos, historic documentation, and advisory comments.					
Representing	Matt MacEachern, Emeritus Development					
Public	None					
Concerns (5:47)	MacEachern – Reviewed changes made per previous concerns. Backus – This “Petertucket” circa 1927 Colonial Revival built by Ethyl and Lewis Black. The addition is from the 1960s but is contributing toward the local and national district. Appreciate keeping the white-washed chimney. North is overly fenestrated. The saltbox is also character defining. Appreciate dropping the height of the addition. The existing chimney should be reflected on the plans exactly as it is Camp – North elevation, would like the addition to telescope and drop to break up the long ridge. Dropping down would follow the grade. Welch – Agrees with Ms. Camp. The “connector” between the gable masses on the south elevation should step down on the 2nd floor or the pitch lowered; it won’t be visible. Suggested incorporating a saltbox roof structure somewhere in the addition; there would be more of a view from the harbor. Coombs – Appreciates the changes. Oliver – She has nothing to add. Pohl – Stepping down from the older mass to the east would be beneficial.					
Motion	Motion to Hold for revisions. (Camp)					
Roll-call Vote	Carried 5-0//Welch, Oliver, Coombs, Camp, and Pohl-aye			Certificate #		

5. Scott Dehm 08-6841	8 Ash Street	Hardscape & pergola	42.4.2/94	Jardins International
Voting	Pohl, Welch, Coombs, Camp, Thornewill			
Alternates	Patten			
Recused	Oliver			
Documentation	Landscape design plans, site plan, photos, correspondence, historical documents, and advisory comments.			
Representing	Elisabeth O'Rourke, Jardins International			
Public	Ann Lindemann Davis, 10 Ash Street			
Concerns (6:07)	O'Rourke – Reviewed changes made per previous concerns; pergola is natural to weather. Backus – Structure is circa 1765 attributed to Benjamin Barney. Based upon this plan, she didn't see much change; there's still a lot of bluestone proposed; should keep the brick. Wants to know the height of the retaining walls; these questions were asked at the last hearing. The isolated pergola will be very visible from Ash Lane. The Commission had asked for the topography at the last hearing. Read advisory group comments: The pergola details should be simpler to match the style of the house. The existing patio is irregular stone. Square cut bluestone is not a historic material and creates a modern appearance. Irregular natural stone or brick is more appropriate. Davis – There is some hedging, but the patio and walls are visible. On Ash Street, there's a dry fieldstone wall she understood to be the foundation of an 18th-century barn; it's great it's being preserved; however, the proposed wall material might not blend with it. This is on a hill and to position the pergola and extend the patio, they have to dig into the hill and extend it out; she's concerned about the final height of the wall. The northeast corner of the pergola is very close to the house; she's concerned it could upstage the historic structure. Asked if a lighting plan has been put forward for the patio and pergola. Agrees with advisory group that brick is more appropriate. Feels there should be more green space; you can see into the garden. Coombs – Would prefer the garden to be less formal. The walkway near the shower shouldn't be so regimented; would prefer loose, casual stones; the same with the other walkway. Stonework should be more natural and relaxed. Thornewill – Much of the stone on the ground exists. The existing pergola is small and tiny; this design makes it part of the whole. Doesn't think the proposed pergola will be noticed; appreciates reducing its height. Rectilinear work on the south should be more organic to the wall. The proposed new wall should match the existing wall. Welch – On the north side, the rectilinear works, but on the south, a more organic design would be more appropriate. With the reduced height of the pergola, it isn't as dramatic an element as it relates to the house. If there is any leftover stone, suggested replacing the walkway on the north side. Asked if the existing rectilinear steppingstones at the arbor could be changed as well. Camp – Stonework and walkways should have natural, round edges. There are a lot of hedges, so she thinks it's naturally screened. The pergola should be pulled away from the house so as not to detract. Pohl – The current wall in the back is Pennsylvania fieldstone and the new wall should be the same.			
Motion	Motion to Approve through staff with using natural cleft stone on both sides of the house; the south rectilinear walls to be curved and softer; and reduce the pergola 3' on the short end to pull it away from the house per Exhibit A. (Camp)			
Roll-call Vote	Carried 5-0//Welch, Thornewill, Coombs, Camp, and Pohl-aye		Certificate #	HDC2022-08-6841

6. Matthew Stone	07-6659	47 Milk Street	Main house	56/201	Linda Williams
Voting	Pohl, Welch, Coombs, Camp, Oliver				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, and advisory comments.				
Representing	Linda Williams				
Public	None				
Concerns (6:35)	Williams – Reviewed changes made per previous concerns. Bracken’s grading plan is included. Backus – The OHD is on the other side of Milk Street. The 3rd-floor dormers are not appropriate to the vernacular; overhangs are not typical; front door transoms are out of place; north elevation not sure renderings address the view. Oliver – The massing is fine and simple; she had suggested going to a shed, but this would look simpler with no dormers facing the street; you don’t need them. There’s a lot of structures on this site. The south porch could be eliminated or restricted to the main mass. East and west elevations, there is disparity about the dormer; west it’s flush. The dormer deck is clever but hesitates to buy into it until the building is framed up. The drawings aren’t very good. Welch – There is no reason for 3rd-floor dormers on the front; a 3rd-floor plan doesn’t exist. Suggested going with a roof walk instead of the “dormer deck” on the 3rd floor. Once the end rafters are up, he’s willing to view it for the deck. Discussion about the 3rd-floor dormer deck and how to get it to the point when the work would be done and then come back for a revision for the deck. Camp – She has problems with the layout of all these structures on this long, thin site; it’s completely packed with not an ounce of grass. She’s not sure the way this has been built out is appropriate. Coombs – Agrees with Ms. Camp about the build-out of the property. The front 3rd-floor dormers should be removed. North elevation left dormer, the 3 windows should be full sized. Pohl – He agrees with Mr. Welch about the 3rd-floor dormer deck; we have a potential concern that the people standing up on the deck will be visible. The south elevation dormers are unnecessary and make this feel top heavy; without the dormer, this is a modest building. The rakes are still showing up as a 1’ tall eave; they should be 1X8 at the most.				
Motion	Motion to Approve through staff with elimination of the south elevation dormer; eave trim to be 1X8 max; add a beam to the south elevation porch and to wrap to the sides; and north elevation dormer without the roof walk opening at this time. (Welch)				
Roll-call Vote	Carried 4-1//Oliver, Coombs, Welch, and Pohl-aye; Camp-nay			Certificate #	HDC2022-07-6659
7. Matthew Stone	07-6660	47 Milk Street	Garage	56/201	Linda Williams
Voting	Pohl, Welch, Coombs, Camp, Oliver				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, and advisory comments.				
Representing	Linda Williams				
Public	None				
Concerns (6:58)	Williams – Reviewed changes made per previous concerns. Backus – The garage door lights seem out of proportion. Oliver – North elevation, suggested eliminating the little gable. Coombs – Agrees with Ms. Oliver; that will make it simpler. Camp – No comments. Welch – Agrees with Ms. Oliver.				
Motion	Motion to Approve through staff with the north elevation gable eliminated and to become a continuation of the roof plain. (Coombs)				
Roll-call Vote	Carried 4-1//Welch, Oliver, Coombs, and Pohl-aye; Camp-nay			Certificate #	HDC2022-07-6660
8. Matthew Stone	07-6662	47 Milk Street	Pool house/studio	56/201	Linda Williams
Voting	Pohl, Welch, Coombs, Camp, Oliver				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, and advisory comments.				
Representing	Linda Williams				
Public	None				
Concerns (7:02)	Williams – Reviewed changes made per previous concerns; it is now almost completely obscured by the house. Oliver – My site plan shows retaining walls up to 7.5’. We have a lot of conflicting information. Welch – This is cabana up front and house in the back; fenestration is atypical; south elevation dormer windows and dormer are oversized. West and east elevations are appropriate. North elevation, the roof and wall will look similar. Coombs – North elevation the dormer windows are too large and 2nd-floor windows too small; wants to see how the deck looks from the west. West elevation, the gable window should match the 6-over-1s. Camp – No comments. Pohl – We can’t approve the guesthouse without knowing the height of the finished floor. Wants to hold for complete information. Eliminate the 3rd-floor dormers.				
Motion	Motion to Hold for a site plan to reflect what is shown in the hardscape plan and to be heard on November 29th. (Welch)				
Roll-call Vote	Carried 5-0//Camp, Oliver, Coombs, Welch, and Pohl-aye			Certificate #	

9. Matthew Stone	07-6661	47 Milk Street	Pool & hardscape	56/201	Linda Williams
Voting	Pohl, Welch, Coombs, Camp, Oliver				
Alternates	None				
Recused	None				
Documentation	Landscape design plans, site plan, photos, and advisory comments.				
Representing	Linda Williams				
Public	None				
Concerns (time)	Not opened at this time.				
Motion	Motion to Hold to track with the cabana. (Welch				
Roll-call Vote	Carried 5-0//Camp, Oliver, Coombs, Welch, and Pohl-aye			Certificate #	
10. Auburn Cottage, LLC	08-6857	46 Easton Street	Addition, raise, & reno	42.1.4/22	Botticelli & Pohl
Voting	Welch, Coombs, Camp, Thornewill, Patten				
Alternates	None				
Recused	Pohl				
Documentation	Architectural elevation plans, site plan, photos, correspondence, historical documents, and advisory comments.				
Representing	Lisa Botticelli, Botticelli & Pohl				
Public	None				
Concerns (7:21)	Botticelli – Reviewed changes made per previous concerns. A significant amount of this lot is subject to Chapter 91. Backus – “The Cuddy” circa 1947 within OHD; front door should be retained lest the contributing status be lost. Massachusetts Historical Commission (MHC) further reviewed the site per Chapter 91, MHC sent a letter with a condition that the applicant must receive a COA. This also needs Zoning approval to be moved for space to install a stoop. Read advisory group comments: At the previous meeting, Ms. Backus and advisory group pointed out the importance of retaining the existing front door as a character-defining feature, and this was supported by Ms. Thornewill and Ms. Coombs. This charming cottage loses all of its appeal when the front door is removed; there appears to be plenty of room to slide it back several feet and provide a stoop for the existing front door. The brick piers should be 16 or 20” wide. Camp – Not sure the saltbox is worth keeping; the previous submission was cleaner. Coombs – Appreciates the saltbox. Asked why the garage can’t be moved back 4’. Thornewill – She’s torn; appreciates the saltbox. The fact this is being lifted changes the demeanor. Patten – She’s okay with this. Welch – He likes the saltbox feature; it’s an important aspect of this structure.				
Motion	Motion to Approve as submitted. (Camp)				
Roll-call Vote	Carried 5-0//Camp, Coombs, Thornewill, Patten, and Welch-aye			Certificate #	HDC2022-08-6857
11. Shenandoah Trust	08-6925	40 Easton Street	Fenestration & deck revs	42.1.4/20	Botticelli & Pohl
Voting	Welch, Coombs, Camp, Oliver, Thornewill				
Alternates	Patten				
Recused	Pohl				
Documentation	Architectural elevation plans, site plan, photos, correspondence, historical documents, and advisory comments.				
Representing	Lisa Botticelli, Botticelli & Pohl				
Public	None				
Concerns (7:32)	Botticelli – Reviewed changes made per previous concerns. Current windows are Andersen simulated-divided-light (SDL). Backus – Circa 1893 eclectic contributing to the OHD. Asked if we have an elevation certificate. Appreciate chimney location. Regarding windows, typically we need a window survey with age and conditions. Agree with advisory group. Read advisory group comments: The original approval showed the front porch hiping around the corner of the main mass; this proposal moves the hip to the right, intersecting at an awkward location between a couple windows; front porches are prominent and important architectural elements and should conform to traditional forms; it should remain as originally approved. The east addition is too close to the front plane and should move back about 1’. Camp – The front porch should end at the corner board; the right dormer could be widened to allow for separating the windows and adding shutters. Oliver – Her concern is the hipped roof on the front porch. Coombs – She’d like the windows on the main old part to be true-divided-lights (TDL); elsewhere they can be SDL. Thornewill – Her main concern is the front porch; it grounds the structure. Welch – We want to see the resolution of the porch. Doesn’t think it’s fair to say we don’t follow our rules; we should reference the guidebook. We have approved SDLs on historic structures on Main Street. He’s okay with the SDLs, but he wants to know the manufacturer. He doesn’t see a difference between the number of steps and floor height; the FEMA height should be based upon the flood height and the floor no higher than the minimum required code height.				
Motion	Motion to Approve through staff with the front porch roof to be revised as previously approved; the windows to be wood SDL; and the maximum floor height to be lower than exists today. (Thornewill)				
Roll-call Vote	Carried 5-0//Thornewill, Oliver, Camp, Coombs, and Welch-aye			Certificate #	HDC2022-08-6925

12. Amanda & Kevin Jacobs	04-6226	4 Ray's Court	Addition & historical info	42.3.2/3	Design Assoc.
Voting	Pohl, Welch Coombs, Camp, Thornewill				
Alternates	Oliver				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, correspondence, historical documents, and advisory comments.				
Representing	Chris Dallmus, Design Associates				
Public	None				
Concerns (7:55)	Dallmus – Reviewed changes made per previous concerns; okay with natural to weather garage doors. Backus – Circa 1797 attributed George Ray with 1835 addition. Happy to hear the preservation aspects. Questions the current view as well as the height of the fence along Judith Chase Lane. The chimney feature is not a historic feature. Read advisory group comments: Many previous concerns have not been addressed. The back of the house is completely visible from Judith Chase Lane and should conform to guidelines; the rear addition is too wide and should be subordinate and dropped off the ridge a couple feet; rear ells are usually narrower and don't normally conceal so much of the rear elevation. Exterior fireplaces are not appropriate in the OHD; this one will be very visible from Judith Chase Lane and should be eliminated. The proposed window changes to the main mass are no longer shown. Noted a drawing error on the north and west elevations. The grade as shown below the side porch will need to be either sloped toward the driveway or retained; it will create either a high retaining wall or a tall, angled skirt board facing Ray's Court. Camp – Chrome green would be loud; the secondary door should be darker so as not to compete with the front door. Thornewill – Doesn't think the garage doors should be painted but allowed to grey out; the garage used to be separate from the structure; attaching it is atypical. Welch – Agrees with Ms. Thornewill. Coombs – Agrees with Ms. Thornewill. The dark green would be too heavy. Pohl – Thinks Mr. Dallmus has done a good job. The rear gable is large but in keeping with the rear-ell additive piece.				
Motion	Motion to Approve through staff with the garage doors to be natural to weather; and the historic assessment from Brian Pfeiffer to be added to the file. (Camp)				
Roll-call Vote	Carried 5-0//Thornewill, Welch, Camp Coombs, and Pohl-aye			Certificate #	HDC2022-04-6226

VIII. NEW BUSINESS 10/11/2022

Property owner name	Street Address	Scope of work	Map/Parcel	Agent
1. Obed Joy, LLC 11-7412	4 North Water Street	Roof replacement	42.4.2/90	Wong Kyo
Voting	Pohl, Welch, Coombs, Camp, Patten			
Alternates	Thornewill, Oliver			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, historical documents, and advisory comments.			
Representing	Linda Williams			
Public	None			
Concerns (8:15)	Williams – Presented project – charcoal black architectural. Backus – Easton Joy House circa 1836 aka Obed Joy house; has an unusual example of gothic window. Originally had a wood roof; charcoal black is approvable. The commission has allowed Nickle grey 3-tab; that’s her recommendation. She asked other historic districts what they do about roof shingles; read information from Salem Historical Commission. Read advisory group comments: 3-tab shingles more closely represent the simple character of a wood shingled roof. Welch – No concerns; it’s approvable. Ms. Backus brings up a good point.			
Motion	Motion to Approve charcoal black architectural (Welch)			
Roll-call Vote	Carried 5-0//Camp, Patten, Coombs, Welch, and Pohl-aye		Certificate #	HDC2022-11-7412
2. Jacqueline Welch 10-7323	38 Union Street	Change trim color - white	42.3.2/88	George Wing
Voting	Welch, Coombs, Camp, Oliver, Patten			
Alternates	Thornewill, Pohl			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, historical documents, and advisory comments.			
Representing	George Wing			
Public	None			
Concerns (8:21)	Wing – Presented project, everything will go to white; could leave the doors the color they are. Backus – Historic information should be on the application. Circa 1810 typical Nantucket. The existing trim is cobblestone, which makes this stand out. Existing stoop, railing, fence, and trim will be painted white. Existing foundation is black. Camp – No concerns. Patten – Didn’t realize going white included the doors; she thinks that’s too much. Coombs – It’s too much white for this house; it isn’t formal enough for all white. Thornewill – Agrees; there are unusual elements that shouldn’t be called out. There are other greys. Welch – A subtler tone than white would be better; Nantucket grey would be good. Suggested a view.			
Motion	Motion to View and to come back November 29th. (Camp)			
Roll-call Vote	Carried 5-0//Camp, Patten, Coombs, Thornewill, and Welch-aye		Certificate #	
Rest held				

3.	Emily Askin 10-7252	103 Orange Street	Roof replacement	55/426.1	T & T Roofing
4.	Peter Taylor 10-7253	98 Main Street	Roof replacement	42.3.3/11	T & T Roofing
5.	Kathryn Cook MTRS 10-7257	85 Low Beach Road	New Main House	75/31.3	Michael Bard
6.	Kathryn Cook MTRS 10-7217	85 Low Beach Road	New Garage	75/31.3	Michael Bard
7.	Laurie Richards 10-7215	4 Woodlily Road	Rooftop Solar	67/836	Cotuit Solar
8.	Jena & Terri Dion 10-7216	24 Marion Street	Rooftop Solar	71.3./75	Cotuit Solar
9.	James Koval 10-7256	24 Pocomo Road	Add roofwalk	14/73	Botticelli & Pohl
10.	Auburn Cottage 10-7250	46 Easton Street	Historic Determination	42.4.1/22	Botticelli + Pohl
11.	Alberta Urban 10-7213	14 Jefferson Lane	Roof replacement	55.4.1/158.1	Stegra Corp.
12.	Whale's End LLC 10-7207	43 Squam Road	New Dwelling	13/24+23	MCA+
13.	Whale's End LLC 10-7209	43 Squam Road	New garage	13/24+23	MCA+
14.	Whale's End LLC 10-7208	43 Squam Road	New Barn	13/24+23	MCA+
15.	Elizabeth Bagley 10-7191	123 Eel Point Rd	New garage	33/15	SCI
16.	Robert & Jody Newman 10-7218	6 Topping Lift	Solar array & dormer rev.	66/308	SCI
17.	Sara Hazelwood-Yates 10-7221	5 Beaver Street	Fenestration changes	55.1.4/98	Thornewill Design
18.	Marcus Mignone 10-7238	10 Angola Street	Rev 01-5547: open porch	55.4.4/79	Val Oliver
19.	Chris Holdgate 10-7248	3 Rose Bud Lane	Demo dwelling	68/782	Chris Holdgate
20.	41 Monomoy, LLC 10-7246	41 Monomoy Road	Add roofwalk & fenest chng	54/79.1	Emeritus LTD
21.	The One 2744, LLC 10-7234	47 Main Street	Add gable dormers	42.3.1/206	Emeritus LTD
22.	Tigerlily Nom. Tr 10-7289	7 Barnabus Lane	New Dwelling	41/563	Studio PPark
23.	David Hall 10-7232	27 Cornwall Street	New 2nd dwelling	76.4.3/13	David Hagenstein
24.	Gregory Cantone 10-7255	11 Sconset Avenue	New shed addition	49.3.2/8	Gregory Cantone
25.	Campana Limited Prtn 10-7319	4 Cabot Lane	Addition	30/254	WAPD

IX. OLD BUSINESS 10/18/2022

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. 13 Commercial Wharf, LLC 09-6996	13 Commercial Wharf	Rev. shorten structure	42.2.4/10	NAG
2. Sheila Coffin-Harshman 06-6569	1 Windsor Road	Rev. to previous COA	49/195	Val Oliver
3. Walter Glowacki 09-7011	5 Meader Street	Changes & grade info	42.2.3/37.1	Val Oliver
4. Richmond Great Pt 08-6948	6 Gooseberry Place	Rev. 08-6948: new dwelling	68/341	KOH
5. Richmond Great Pt 09-6783	21 Beach Grass Road	Rev. new dwelling	68/387	KOH

X. NEW BUSINESS 10/25/2022

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. 14 Bishops Rise, LLC	14 Bishop Rise	Pergola Carport	30/184	Emeritus LTD
2. 1010 Wins, LLC	10 Lincoln Avenue	New garage	30/184	Emeritus LTD
3. 1010 Wins, LLC	10 Lincoln Avenue	New cabana & o/d shwr	30/184	Emeritus LTD
4. 1010 Wins, LLC	10 Lincoln Avenue	Demolition	30/184	Emeritus LTD
5. 1010 Wins, LLC	10 Lincoln Avenue	Hardscap, gate, poolw/ spa	30/184	Jardins Intl.
6. Seth Gottlieb	6 Ridge Lane	Move on garage	38/126	Seth Gottlieb
7. Laura Anne Webber	5 Killdeer	Replace doors, wndw, trim	68/654	Seth Gottlieb
8. Eleven Lincoln Ave Trust	32 Jefferson Avenue	Hardscape	30/132	Ahern
9. 27 Fair St, LLC	27 Fair Street	Hardscape	42.3.2/193.1	Ahern
10. 27 Fair St, LLC	29 Fair Street	Hardscape	42.3.2/192	Ahern
11. Paul & Cecilie Horvath	200 Polpis Road	Pool Replacement	26/37	Ahern
12. Mid Century Modern, LLC	21 Vestal Street	New shed	41/175	Normand Residential
13. Mid Century Modern, LLC	21 Vestal Street	Cottage- deck & o/d shwr	41/175	Normand Residential
14. Mid Century Modern, LLC	21 Vestal Street	Main house – new stoop	41/175	Normand Residential
15. Joanne Tobin	33B Washington Street	New shed	42.3.2/191	G. Harrington
16. 14 North Road, LLC	14 North Road	Rev. 10-2058: dele chimney	43/83	Workshop/APD
17. Tigerlily Nom. Tr	7 Barnabas	New Dwelling	41/563	Studio Ppark
18. Marsha Shiff	20 Starbuck Road	Addition	60/117	Permit Plus
19. 87 EPR RT	87 Eel Point Road	Rev. 03-3283	32/11	MCA+
20. Whales Tale, LLC	15 Shimmo Pond Road	Shed move off/demo	43/95	Normand Residential
21. Whales Tale, LLC	15 Shimmo Pond Road	New shed	43/95	Normand Residential
22. Nantucket Land Bank	76 Millbrook Road	Move/ demo dwelling	57/24	Normand Residential
23. Al & Mary Novissimo	14 Deer Run	Mod garage & deck	57/14.1	SCI
24. ACKUIRE, LLC	29 Skyline Drive	Shed size rev	79/91	Structure Unlimited
25. Dean Darling	1 Twin Street	Paint foundation, + window	42.3.2/43	Normand Residential
26. Milton Rowland	18 Mt. Vernon Street	Hardscaping	55.4.4/32	Normand Residential
27. Michael Molinar	1 Chestnut Street	Roof Replacement	42.3.1/7	T & T Roofing
28. Gardner MacDonald	8 Priscilla Lane	New Dwelling	41/353	Val Oliver
29. Brett Fodiman	111 Surfside Road	Garage Shingle Revision	80/70	Emeritus LTD
30. Brett Fodiman	111 Surfside Road	Guesthouse shingle rev	80/70	Emeritus LTD
31. Brett Fodiman	111 Surfside Road	Main hse shingle rev	80/70	Emeritus LTD
32. Genthner	128 Surfside Road	New dwelling	80/229.1	Val Oliver

33.	46 Union NT	46 Union Street	Revision 02-2843	42.2.3/28	MCA+
34.	Vilma Merlos	3 Celtic Drive	Window replacement	67/660	Vilma Merlos
35.	Tyler Hammond	8 Sparks Avenue	Window replacement	55/201	Tyler Hammond
36.	Stephen Alfeleri Trust	28 Gardner Avenue	Addition	43/132	EMDA
37.	55 Road, LLC	56 South Shore Road	New Shed	80/114	EMDA
38.	Ken Ansin	6 Todd Circle	Roof replacement	66/294	EMDA
39.	Ack Living, LLC	3 Winn Street	Rev 08-4335	41/593	EMDA
40.	Holly Coburn	5 High Brush	Apron	56/388	KMLD
41.	Helen Dubois	5 Stone Post Way	Revision 03-6070	14/70	KMLD
42.	Decantur XIX, LLC	12 Westerwyck Way	New Shed	82/64	Val Oliver
43.	Michael Jemison	195C Hummock Pd Rd	Rev 04-6108	65/2302	Botticelli +Pohl
44.	10 York St, LLC	10 York Street	New dwelling	55.4.1/142	Thornewill Design
45.	Chris & Ashley Austin	Maple Lane Lot 7	New shed	67/303	Emeritus LTD
46.	Chris & Ashley Austin	Maple Lane Lot 7	New 2 nd Dwelling	67/303	Emeritus LTD
47.	Kevin & Katherine Davidson	4 Step Lane	Like Kind replacement	42.4.2/82	Emeritus LTD
48.	Jason Mendelson	7a Sherburne Turnpike	New studio	31/112.1	Studio Ppark
49.	Sherburne Tpk, LLC	7a Sherburne Turnpike	Pool & hardscape	31/112.1	Atlantic Landscape
50.	Eloise NT	1 Sandy Drive	New Dwelling	29/73	Thornewill Design
51.	C. Marshall Beale	278 Polpis Road	Solar roof array	25/2	ACK Smart
52.	Leo Mullen	19 Brewster Road	Solar roof array	54/175.1	ACK Smart
53.	Patricia & James Patterson	61 Meadow View Drive	Solar roof array	56/169.4	ACK Smart
54.	Jeffrey Soros Trst	47 Baxter Road	Fenestration chngs	49/14	JB Studio
55.	Brian Herlihy	3 Rudder Lane	Addition	66/361	JB Studio
56.	Genadi Prokopov	80 Surfside Road	Grade change	67/194	DTA

XI. OTHER BUSINESS

Approved Minutes	October 25, 2022
Motion	Motion to Approve. (Welch)
Roll-call vote	Carried 4-0//Oliver, Camp, Coombs, and Pohl-aye; Welch abstain
Review Minutes	November 01 & 08, 2022
Other Business	Next HDC Meeting: Tuesday, November 29th @ 4:00 pm Hybrid – Zoom & 4 Fairgrounds Road, Community Room
Future action items	- Classification of street trees & vegetating mapping - Discussion of Wind Turbines - Section 106 – Sunrise Wind Farm Project, intro (update as needed) - Review policy of move/demo hearings in relation to new dwellings - Hardscaping - Discussion of salvaging demolitions - Discussion of options for house moves

List of additional documents used at the meeting:

1. Draft minutes as listed

Adjournment:

Motion **Motion to adjourn at 8:30 pm. (Welch)**
 Roll-call vote Carried 5-0//Thornewill, Oliver, Patten, Welch, and Pohl-aye

Submitted by:
 Terry L. Norton

Nantucket Old Historic District

Sconset Old Historic District

Madaket Village District