



HISTORIC DISTRICT COMMISSION

REGULAR MEETING

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

Commissioners: Raymond Pohl (Chair), Stephen Welch (Vice-chair), Abby Camp, Diane Coombs, Vallorie Oliver,
Associate Commissioners: Connie Patten, Joe Paul, Carrie Thornewill

~ ~ MINUTES ~ ~
Tuesday, October 31, 2023

Community Room, 4 Fairgrounds Road & Remote Participation via Zoom

CALL TO ORDER at 4:00p.m. and announcements by Chair Pohl	
Staff in Attendance:	Sara Johnson , Administrative Specialist & Fiona Johnson , Administrative Specialist
Attending Members:	Welch, Camp
Remote Participants:	Coombs, Pohl
Absent Members:	Oliver, Patten, Thornewill, Paul
Late Arrivals:	Pohl arrived at 4:47 p.m.
Early Departures:	

ADOPTION OF AGENDA	
Motion:	Motion to approve agenda. (Coombs)
Vote:	Carried 3-0 // Welch, Camp, Coombs (Aye)

I. OTHER BUSINESS- DISCUSSION & VOTE

- the necessity (or its lack) of including minutes with every Old Business application.
- By consensus, the Commissioners agreed to hold this item until all members are present.

II. CONSENTS

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>	
1.	5 Wauwinet Rd LLC 9343	5 Wauwinet Rd	Barn	20/74	Val Oliver	CT
2.	Nanahumacke LLC	11 Nanahumacke Ln	Color change	65/84	BPC	RP
3.	Ann Teasdale	24 India St	Move shed onsite	42.3.4/66	EMDA	RP
4.	Steven & Marjorie Lewis	124 Tom Nevers Rd	Move building on site	91/43.2	EMDA	RP
5.	William Delphos	8 Mayhew Ln	Add portico & color change	41/396.5	NAG	RP
6.	Robert Moore	29 Cliff Rd	New Door	42.4.4/6	NAG	RP
7.	Louisa Schaefer	5 New Mill St	Extend Fence	55.4.4/8	Louisa Schaefer	RP
8.	Bitter East North, LLC	5 Mattapoisset Ave	Hardscape	82/371	Val Oliver	SW
9.	PS & QS LLC	105 Surfside Rd	Add apron to driveway	80/4	The Garden Group	SW
10.	Ed Lemberg	54 Skyline Rd	Addition Rev 2023-03-8141	79/46	Ed Lemberg	SW
11.	Clay Twombly	10 Berkley St	Fenestration, deck stair	76.1.3/38	Clay Twombly	SW
12.	Keen Caloma Properties LLC	45A Pleasant St	Alterations	55.4.1/152	Mike Zanga	SW
13.	Keen Caloma Properties LLC	45B Pleasant St	Alterations	55.4.1/152	Mike Zanga	SW
14.	Arigo R Trs ETAL	5 Arlington St.	Cabana	76.1.3/47	Topham Design	SW
15.	32 Bartlett Rd LLC	32 Bartlett Rd	Add/ replace window door	66/19	Emeritus LTD	SW
16.	Shawn Cronin	22 Willard St	Fenestration changes	29/79	Normand Residential	SW
17.	Kerin & Jason Hempel	17 Orange St	Rev Windows	42.3.2/12	LFW	SW
18.	61 Faregrounds LLC	15 Parker Ln	Rev MH Color	67/173	LFW	SW
19.	61 Faregrounds LLC	15 Parker Ln	Rev Cottage Color	67/173	LFW	SW
20.	James Lydon	20 Evergreen Way	Addition	79/709.1	Thornewill Designs	SW
21.	Randy Sharpe	49 Meadowview Dr	Add Window	56/390	Thornewill Designs	SW
22.	Royal Mile LLC	9A Pilgrim Rd	Move Off Shed	41/217.5	Structures Unltd	SW
23.	Clay St Development	44 Skyline Dr	Move on Shed	79/990	Structures Unltd	SW
24.	Hans Dalgard	51 Weweeder Rd	Cabana	88/12	Thornewill Designs	SW
25.	Peter Dupont	22 Burnt Swamp Ln	Rail & omit chimney revision	56/231	EMDA	em
26.	25 Okorwaw LLC	25 Okorwaw Way	Garage Studio	79/174	Val Oliver	em

27. Nanahumacke LLC	141R Hummock Pd	Ground Solar	65/4.1	Ack Smart	SW
28. Judy Varty	4 Dooley Ct	New dwelling	68/152	Val Oliver	JP
29. Summer Days 25	25 Hooper Farm Rd	Addition	55/216	Val Oliver	JP
30. Audrey Sterk	10 Essex Rd	Replace windows	67/639	John Kuszpa	JP
31. Susan B McCollum	35 Eel Point Rd	Fens Revs	32/63	Botticelli + Pohl	OV
32. Teddy Boomer LLC	94 Tom Nevers Rd	New Shed	91/41	S. Metz	OV
33. Ian & Amy Flinn	35 Morey Ln	Window & door change	73.3.2/37.1	Sanne Payne	CP

Voting:	Welch, Camp, Coombs
Alternates:	None
Recused:	None
Documentation:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.
Representing:	-
Staff Comments:	-
Public Comments:	-
Concerns:	-
Motion:	Motion to approve. (Camp)
Roll-Call Vote:	Carried 3-0 // Welch, Camp, Coombs (Aye)

III. CONSENT WITH CONDITIONS

Property owner name	Street Address	Scope of work	Map/Parcel	Agent	
1. Robert Warren	50 Ridge Ln	Plunge Pool	38/108	NAG	RP
pool not to be visible at time of inspection and in perpetuity & pool to have no grade change from existing or as noted on the original application.					
2. Daniel Stobie Charles Dorsett	60 Hulbert Ave	Hardscape	29/57,58,60	Jardins Intl	RP
noting the dimensions for the new driveways must comply with Zoning Bylaw 139-20.1					
3. Reilly John Trust	113 Main St	Deck/patio roofwalk	42.3.3/105	EMDA	RP
provide photos of the roofwalk to document.					
4. Jana Oddleifson	2 Dukes Rd	Move/demo shed garage	41/187	LFW	sw
Elevations to be included & Add plan from Town Property Record Card to file.					
5. RTB Management LLC	2B Longwood Dr	Add Driveway Gates	71/13.4	Susan Boswell	SW
Simplify gates by removing panels; gates to be minimum 20' feet from northern edge of Longwood Drive.					
6. Jeremy Morgado	5 Cachalot Ln	Gate	61/860	Waterscapes	SW
gates to be minimum 10' feet from Cachalot Lane.					
7. Hans Dalgaard	51 Weweeder Rd	Main House	88/12	Thornewill Designs	SW
South Elevation, normalize French doors to the size midway between i) the four-gang sets of doors and ii) the two-gang sets of doors; replace four-gang set with a three-gang set.					
8. Hans Dalgaard	51 Weweeder Rd	New Garage studio	88/12	Thornewill Designs	SW
Take 6" out of the overall height (from 1st floor, retain eaves, roof pitches)					
9. Hans Dalgaard	51 Weweeder Rd	Pool	88/12	Thornewill Designs	SW
pool not to be visible at time of inspection and in perpetuity & pool to have no grade change from existing or as noted on the original application.					
10. Arigo R Trs ETAL	5 Arlington St.	Pool & hardscape	76.1.3/47	Topham Design	SW
pool not to be visible at time of inspection and in perpetuity & pool to have no grade change from existing or as noted on the original application.					
11. Barbara Philips Trust ETAL	7 N Liberty St	Remove window Rev12-2628	42.3.4/6	Val Oliver	SW
Due to limited visibility, includes addition of 10-light window on 2nd floor of east elevation.					
12. Todd Manning	4 A St	Garage Fenestration	60.2.4/70	Normand Residential	SW
proper date and historic information to be included.					
13. Michael & Amy Ravitz	4 Wrights Landing	Addition	91/129	Val Oliver	JP
Correct elevations-West Elevation is not congruent with South & East with respect to ridge and eave heights					
14. Melinda Johnston	131 Wauwinet Rd	Roof change	12/5	Alan Noll	JP
proper date and historic information to be included.					
15. 43 W Miacomet LLC	43 W Miacomet Ave	Pool & hardscape	86/13.2	Jardins Intl	OV
pool not to be visible at time of inspection and in perpetuity & pool to have no grade change from existing or as noted on the original application.					
16. Paula Kremer	42A Union St	Add Patio door two windows	42.3.2/28.3	Robert Young	OV
12 light / kick panel on this c.2015 infill within the OHD.					
17. Erin Wilson	6 Swayze's Drive	Rev 2023-08-8974, veneer	66/163	Atlantic Landscaping	CP

- pool not to be visible at time of inspection and in perpetuity & pool to have no grade change from existing or as noted on the original application.
18. Ack Chuck Hollow LLC 15 Chuck Hollow Add Spa 75/146 Atlantic Landscaping CP
- pool not to be visible at time of inspection and in perpetuity & pool to have no grade change from existing or as noted on the original application.
19. Doreen Brettler 71 Pochick Ave Pool Rev 01-7824 79/14 Atlantic Landscaping CP
- pool not to be visible at time of inspection and in perpetuity & pool to have no grade change from existing or as noted on the original application.
20. NHA 99 Main St Replace fence 42.3.3/110 LFW SW
- Photo document entirety of retaining wall left to right including sides, (2) two high resolution “panoramic” style images appropriate; retaining wall materials to be restored, if cannot be restored, replicated (to retain mix-match of brick and granite).
21. Edwin Kaplan 12 Derrymore Ln re-issue move demo 41/241 LFW SW
- (Re) advertise the opportunity to have the house moved off.

Voting:	Welch, Camp, Coombs
Alternates:	None
Recused:	None
Documentation:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.
Representing:	-
Staff Comments:	-
Public Comments:	-
Concerns:	Welch - Explained that, since Val Oliver wasn't present to discuss #15 43 W. Miacomet, would like to hold off on providing comments until the next week. - Suggested placing it at the end of new business or discussing it at the following meeting. Camp - Regarding #20 99 Main Street (Replace fence), noted that there is a request to remove a section of the fence for landscaping purposes. - Recommended that the removed section should remain a gate and be reinstalled to avoid an odd appearance. Coombs - Regarding #7 51 Weweeder Road – Main House - Expressed a concern with all the French doors facing west and the sun.
Motion:	Motion to hold Item 15 - 43 W. Miacomet; Item #20 – 99 Main Street and Item 7 – 51 Weweeder Road (Main House) and approve all other Consents with Conditions listed. (Camp) (6:12)
Roll-Call Vote:	Carried 3-0 // Welch, Camp, Coombs (Aye)

IV. OLD BUSINESS 10/24/2023

22. Rud1250 W Nom Trust 08-8971 19 W Chester St. Fenestration revs 42.4.3/7.1 Botticelli + Pohl	
Voting:	Welch, Camp, Coombs
Alternates:	None
Recused:	Pohl
Documentation:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.
Representing:	Lisa Botticelli
Staff Comments:	Holly Backus – Not present but comments were read for the record, as follows: - Suggested that the front door should not be a French door, referencing a recommendation from a commissioner in the last meeting. - Proposed adding an old-fashioned barn door to better suit the location of the structure on the lot. - Noted that the raised roof pitch on the East had previously been approved. - Mentioned that historical maps from 1898 to 1949 indicated the building's various uses, such as a workshop, house, garage, and later, a part of the Nantucket Cottage Hospital. - Suggested that the building might deserve a barn front door.
Public Comments:	Mickey Rowland – Historic Structure Advisory Group - Suggested that the house should have a proper front door. - Raised concerns about visibility, acknowledging it might have been somewhat limited, but expressed a belief that it could still be seen between houses. - Expressed the opinion that French doors facing the street were not considered appropriate.
Concerns/Questions/	Camp

Comments:	- Shared agreement with the concern about the precedent of French doors on the street. - Expressed worry about the potential impact of French doors seen obliquely down the street. - Proposed that a barn-like door, not French, would be more suitable for the historic house. - Indicated a leaning towards this perspective, considering the historic nature of the house. Coombs - Stated that a regular door would be more fitting for the house, aligning with its regular features. Welch - Suggested presenting various options for the door. - Acknowledged the distance from the street and the partial blockage by the shed garage. - Proposed having flexibility and seeking opinions from the commission members at the next meeting. Botticelli - Clarified that the door is not intended to serve as a front door. - Emphasized that the purpose is to create access to a shared space. - Acknowledged the limited visibility due to the shed and landscaping. - Proposed considering a sliding barn door to address concerns. Camp - Stressed the importance of preserving its historic character.		
Motion:	Motion to hold for revisions. (Camp) (15:14)		
Roll-Call Vote:	Carried 3-0 // Welch, Camp, Coombs (Aye)	Certificate #	HDC2023 – 08-8971

23. Waterfalls Enterprises 11-7513 7 Union St Lk siding & windows 42.3.1/146 Emeritus				
Voting:	Pohl, Welch, Camp			
Alternates:	None			
Recused:	None			
Documentation:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.			
Representing:	Matthew McEachern			
Staff Comments:	Backus - Not present but comments were read for the record, as follows: - Identified the building as a 1770 Federal two-and-a-half-story, five-bay structure. - Stated the January 2023 window survey included red boxes, specifying details of specific window conditions. - Many windows on the facade of the main block, with small muntins, were believed to be original to the Revolutionary War era building. - The windows on the rare L looked contemporary in contrast to the main block. - The suggestion was to restore the windows on the main block due to their historical significance. - For the contemporary windows in the rare L, the recommendation was to replace them in kind with the same profile, such as Boston Sash or Green Mountain.			
Public Comments:	Mickey Rowland - Observed that the windows at 7 Union Street were very old, with some likely being original. - Found the photos on the survey helpful in assessing the condition of the windows. - Noted that many windows did not show significant rot on the sash, with areas needing reglazing and painting. - Suggested retaining the old sash, as they appeared to be mostly serviceable. - Acknowledged that repairs might be necessary for some of the frames but emphasized the importance of preserving the original windows. - Advised that any windows requiring replacement could be replaced again as needed in the future.			
Concerns/Questions/Comments:	Camp - Recommended restoring the windows on the front of the house to the best possible condition. - Suggested the possibility of switching some windows around if necessary, during the restoration. - Proposed using Green Mountain windows on the sides of the house, considering their resemblance to the speaker's own windows. - Appreciated the fortunate aspect of the windows being painted white, highlighting their historical significance. - Emphasized the importance of maintaining the historic character of the front of the house within its historic setting on the street. Welch - Suggested reusing salvageable sash and casings on the front of the house. - Proposed rebuilding window frames using appropriate materials. - Expressed approval for using Boston Sash for the remaining windows. McEachern			

	- Met with the Green Mountain representative on-site. - Toured the property and received recommendations. - Expressed a willingness to restore the front elevation sash and will seek permission to replace any that may be needed. Pohl - Noted consensus agreement on restoring the front of the building. - Agreed that sides and rear can use Green Mountain; however, acknowledged the need for generic language to avoid mentioning specific brand names.	
Motion:	Motion to approve, subject to through staff to include the authorize the restoration of the windows on the front elevation through staff oversight, ensuring minimal replacement of materials, and without requiring additional approval. Additionally, replace other windows with ones closely resembling the historic Green Mountain window. The existing window trim detail will be maintained, and the replacement windows will be seamlessly integrated into the application. (Welch) (56:19)	
Roll-Call Vote:	Carried 3-0 // Pohl, Welch, Camp (Aye)	Certificate # HDC2023 – 11-7513

V. NEW BUSINESS 10/24/2023

Property owner name	Street Address	Scope of work	Map/Parcel	Agent
1. NIR Retail LLC	4 Harbor Sq.	Structure rev 03-8063	42.2.4/1	WAPD

Concerns: Application not opened.**Motion:** No action.

2. Laura Hedrick 9384	10 Everett Ave	Demo garage	73.3.2/3	Laura Hedrick
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This item was heard after Old Business Item #23 – 7 Union

Voting:	Pohl, Welch, Camp, Coombs
Alternates:	Patten, Thornewill
Recused:	-
Documentation:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.
Representing:	Laura Hedrick
Staff Comments:	Backus - Not present but comments were read for the record, as follows: - Approved move-off of the Circa 1949 garage, emphasizing its historical significance. - Acknowledged the owner's intent to relocate a Circa 1930 cottage from 5 North Beach Street. - Recommended against demolishing the mentioned cottage, aligning with preservation efforts.
Public Comments:	-
Concerns/Questions/Comments:	Camp- Stated that the structure is a contributing one and advocated for renovation instead of demolition, suggesting the possibility of an addition for a mutually beneficial outcome. Pohl- Expressed appreciation for the building's aged character. - Shared a preference for preserving the existing structure and conveyed reservations about demolishing it. - Suggested that if demolition were to occur, it should be contingent upon relocating the 1933 building to ensure its preservation. Coombs- Advocated for the retention of both buildings, emphasizing the historical significance. - Stressed the importance of avoiding the demolition of historical structures, expressing concern about the loss of garages and their historical value. Welch- Stated that his decision is influenced by the idea of preserving a residential structure older than the garage. - Expressed support for approval, suggesting the need for language that encourages the relocation of the historic home onto the property. - Mentioned the possibility of rebuilding a replica if the historic home is not moved onto the lot. Camp- Expressed the need to visually understand the proposed appearance of 5 Beach Street. - Cited concern about demolishing a contributing building, as mentioned by Holly. - Emphasized the importance of ensuring that the replacement structure is appropriate to avoid a lose-lose situation.
Motion:	Motion to approve with the condition as the fulfillment of the board-approved move in August. Stipulated that if the 1933 building is not situated on the property, the garage should be replicated. (Pohl) (1:08:53)
Roll-Call Vote:	Failed 2-2 // Pohl, Welch (Aye) / / Camp, Coombs (Nay)
Motion:	Motion to continue the discussion at the next meeting, subject to the applicant providing staff the prior approval in digital form to the staff. (Camp) (1:10:23)
Roll-Call Vote:	Carried 5-0 // Camp, Coombs, Pohl, Welch (Aye)
	Certificate # HDC2023 – 9384

3. Lisa Morse 9301	199 Madaket Rd.	Deck stairs	59/58.1	NAG
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Concerns: Application not opened.

Motion: **No action.**

4. 1 Bloom St LLC 9377		1 Bloom St	New Fence	42.3.3/140	Jardins Intl
Voting:	Welch, Camp, Coombs				
Alternates:	None				
Recused:	None				
Documentation:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.				
Representing:	Elisabeth O'Rourke				
Staff Comments:	Backus - Not present but comments were read for the record, as follows: - Recommended a fence height of no greater than five feet. - Suggested the fence not be placed right on the property line. - Appreciated the choice of a non-white color. - Recommended the inclusion of vegetation with the fence. - Advised maintaining the same distance from the property line as the existing fence.				
Public Comments:	Mickey Rowland - Suggested planting climbing vegetation on the outside of the fence. - Considered it appropriate and potentially better for the overall aesthetic.				
Concerns/Questions/Comments:	Coombs - Approved of the fence color as non-white. - Believed it would look appropriate and accepted, especially with existing planting. - Agreed that a simple fence going around the corner would be acceptable. Camp - Disapproved of the white fence, finding it egregious and tall. Welch - Approved of the proposed fence, citing its proximity to the driveway and the natural weathering as positive factors. - Considers conformity with the existing fence height on Bloom Street as acceptable.				
Motion:	Motion to approve as submitted. (Coombs) (22:04)				
Roll-Call Vote:	Carried 2-1 // Welch, Coombs (Aye) // Camp (Nay)			Certificate #	HDC2023 – (as noted)

5. Michele Kolb 9379		27 N Liberty St	Reduction Rev 2020-01-0461	41/453	Michele Kolb
Voting:	Welch, Camp, Coombs				
Alternates:	None				
Recused:	None				
Documentation:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.				
Representing:	Michele Kolb				
Staff Comments:	Backus - Not present but comments were read for the record, as follows: - Appreciated the reduced scope for the individually significant 1798 Seth Ray copper shop. - Supported keeping the dwelling in the existing location, not adding a second-floor addition, and retaining the existing chimney. - Appreciated the effort to retain existing windows and change the front door to match the 1890 NHA photo, along with adding historically appropriate shutters. - Noted that the previously approved 12-light kick panel door was more appropriate than the existing contemporary full-light French door. - Found the proposed triple three-light window relocated in the front shed odd but appropriate, suggested retaining the window, and considered its relocation. - Commented on the change to single fixed lights, mentioning that it is not a typical feature in an 18th-century structure. - Supported the appropriateness of the southeast bump-out but suggested moving it more inward than previously approved. - Questioned the historical appropriateness of the relocated exterior window and expressed concerns about its visibility. - Acknowledged the removal of a smaller window on the second floor of the southeast elevation, matching the 1890 NHA photo. - Expressed approval for keeping the existing three-light window on the northwest elevation and improving the proposed one. - Appreciated the overall reduction in changes to this individually significant structure.				
Public Comments:	Mickey Rowland				

	- Noted that the proposed doors on the drawing are six six-light three six-light panels and suggested changing them to two 12-light panels with a kick panel bottom. - Recommended against adding a third double-hung window on the second floor of the northwest elevation, considering it excessive fenestration for the historic structure. - Suggested leaving the existing three-light window on the northwest elevation as it is or removing it completely. - Commented on the proposed skylight for the rear, stating that it should be about 30 inches long, not 4 feet, and moved up closer to the ridge to simulate a typical wood hatch. - Expressed concern about the small Gable windows in the Peaks, considering them unusual and inappropriate for the Old Historic District (OHD), recommending their elimination.
Concerns/Questions/Comments:	Coombs- Voiced concern about the three windows on the second floor of the northwest elevation, suggesting that it should be two windows and recommending the removal of the center one for better balance. - Appreciated the work done on the front of the building and expressed gratitude for retaining the chimney. - Indicated a lack of the East Elevation drawing but conveyed a preference for a 12-light door with a kick panel over the proposed French doors. - Appreciated the decision to not move the building and stated agreement with previous comments made by Mickey. - Reiterated the preference for two windows instead of three on the second floor. Camp- Expressed curiosity about the elevation of the house and mentioned awareness of the front door being below the sidewalk level. - Acknowledged the sensitivity of the renovation, expressing satisfaction that the chimney is being retained. - Shared mixed feelings about the third window on the northwest but noted that it adds some balance. - Suggested that two French doors with a kick panel might be more appropriate in the back. - Voiced concerns about the little attic windows, deeming them out of place in the Gable and suggesting that, if necessary, adding panes might improve their appropriateness. - Expressed reservations about the Foundation kick panel and attic windows. Welch- Sought clarification regarding the apparent difference in grade between the existing and proposed elevations. Kolb- Confirmed that there would be no adjustments to the house's grade or foundation. - Clarified that the existing door is currently level with the sidewalk, and there are no planned changes in height. - Mentioned the presence of a recessed drain at the front entry but emphasized that there would be no modifications to the grade or foundation. Welch- No concerns with the Southwest elevation. - Appreciated the downsizing of the secondary structure and the relocation of the chimney on the Northwest elevation. - Agreed with prior comments that the triple gang window and small Gable window are atypical and inappropriate for the structure. - Supported reducing the light size of the French door, increasing the number of lights, and reducing the number of doors to two, which is more typical. Camp- Suggested adding a window in the last mass on the southeast elevation facing North Liberty, as it is visible and may benefit from a small window to avoid looking empty. Kolb- Expressed the intent to restore all the windows and proposed options for the triple windows on the Southwest elevation, suggesting either leaving the existing windows or installing a new ribbon window in the approved shed side elevation. - Lobbied for retaining the triple door for the Lily Pond view, offering to modify it to a 12-light configuration with a panel below. Welch - Expressed a lack of concern about the size of the Skylight, stating that it is not inappropriate. - Emphasized interest in ensuring the visible aspects, such as the exterior wooden frame with a faux mutton, align with the design.
Motion:	Motion to approve subject to Exhibit A (through staff), which would include for the Southwest elevation, including having only two windows on the second floor, replacing the third window with a ribbon window, and adjusting the Skylight to have a wood frame and mutton. Proposed a French door with 15 lights and a kick panel for a more historic look. Recommended a ribbon window for the last massing on the Southeast elevation. (Camp) (44:56)
Roll-Call Vote:	Carried 3-0 // Welch, Camp, Coombs (Aye) Certificate # HDC2023 – 9379

Pohl joined the meeting, but Welch will continue to be the Chair for the remaining New Business Items. Pohl stated that he was able to listen to the previous item in its entirety. The discussion will shift back to 7 Union Street.

6. John Hendricks 9332		1 Jefferson Ln	Alterations	55.4.1/74.1	Emeritus LTD
Voting:	Pohl, Welch, Camp, Coombs				
Alternates:	None				
Recused:	None				
Documentation:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.				
Representing:	Matthew McEachern				
Staff Comments:	Backus - Not present but comments were read for the record, as follows: - Noted that the structure is an infill in the Old Historic District with alterations dating back to 2018. - Noted concerns about the two sets of triple gauged windows being out of scale and deemed them inappropriate. - Concluded with the recommendation to keep the structure in its current state.				
Public Comments:	Mickey Rowland - Concurred with Backus' comments, stating agreement that the proposed windows on the side are inappropriate. - Added a comment expressing concern about the application, noting it could set a precedent for allowing inappropriate design changes under the condition of planting a massive hedge. - Asserted that the hedge is not appropriate in that location and is only intended to conceal the side of the house. - Concluded by stating that changes requiring inappropriate screening and landscaping should not be permitted.				
Concerns/Questions/Comments:	Camp - Voiced a concern about the east elevation, specifically the triple windows being too large. - Suggested a more suitable alternative, proposing the use of two regular windows of a normal size, potentially matching existing features on the house for better appropriateness. McEachern - Offered the option to postpone a decision and hold for a viewing to demonstrate the limited visibility and the presence of the established vegetation. - Provided context for the existing landscaping. - Clarified that the sliding barn doors were part of the original approval and are not the focus of the current application. - Pointed out the precedent for windows of similar size and scale. - Suggested that a viewing might be beneficial to illustrate the limited visibility of the proposed changes and argued that even if visible, it wouldn't be problematic. Camp - Stated a singular objection to the proposed changes, specifically noting an issue with the vertical orientation of the windows. Pohl and Coombs - Concurred with Camp. Welch - Expressed a concern primarily related to the size of the windows, considering them overall a bit large. - Suggested that the light size, specifically in terms of a historic pattern, could be improved, proposing a change to a 12 over 12 pattern or something more in line with the scale and style of the other windows for better proportionality and historical context. Pohl - Proposed an alternative approach, suggesting that instead of reducing the pane sizes to the point of not matching the other panes, a weighted sash could be a preferred solution.				
Motion:	Motion to hold for revisions and a view. (Pohl) (1:19:23)				
Roll-Call Vote:	Carried 4-0 // Pohl, Welch, Camp, Coombs (Aye) / / Camp (Nay)			Certificate #	HDC2023 – 9332

7.	Hans Dalgaard 10-9311	51 Weweeder Rd	Main House	88/12	Thornewill Designs	SW
	South Elevation, normalize French doors to the size midway between i) the four-gang sets of doors and ii) the two-gang sets of doors; replace four-gang set with a three-gang set.					
Voting:		Pohl, Welch, Camp, Coombs				
Alternates:		None				
Recused:		None				
Documentation:		Architectural elevation plans, site plan, photos, correspondence, advisory comments.				
Representing:		Luke Thornewill				
Staff Comments:		- -				
Public Comments:		-				
Concerns/Questions /Comments:		Welch - Explained that the discussion was based on consent with conditions. The conditions, outlined at various points in the dialogue, centered around the South elevation. Welch clarified the request to go to the South elevation. The specific changes involved normalizing French doors to a size midway between the original four-gang sets and two-gang sets, ultimately replacing the four-gang sets with downsized three-gang sets. This resulted in a standardization of door sizes, with both the four-gang and two-gang sets transitioning to three-gang sets. Coombs - Stated that the building faces south southwest, aligning with the sunset. - The issue raised was related to a building by Chip Websters with a similar elevation featuring glass windows. - Suggested a solution to either reduce the number of windows or separate them to avoid creating large, uninterrupted surfaces for the sun to shine through and then shine on to other properties in the area. Pohl - Acknowledged having more objections without the "with conditions" aspect of the consent. - Involved reducing the amount of glass in two ways: - Narrowing the very wide double units. - Widening the very narrow quad units but reducing their number to three instead of four. - Resulted in a net reduction of approximately 25% in the amount of glass. Camp - Expressed interest in increasing the shingle around, particularly in the context of a potential reduction. - Sought clarification if the reference to going down to three pertains to less glazing, specifically mentioning the three kitchen windows on the far right. - Indicated a desire to reduce the size of the second-floor French doors on the South elevation, currently eight feet wide. - Suggested reducing the width by one panel to address the perceived overglazing.				
Motion:		Motion to approve, using the same language as the consent with conditions, which is to normalize the size of the doors. This entails making the wide double doors narrower and widening the current four doors but reducing their number to three. (Pohl) (1:27:26)				
Roll-Call Vote:		Carried 4-0 // Pohl, Welch, Camp, Coombs (Aye)			Certificate # HDC2023 – 10-9311	

7.	Whitney A Gifford, Trust	32 Pocomo Rd	Gate & fence	14/77	Emeritus LTD
	Hold for next meeting.				
	Concerns:	Application not opened.			
	Motion:	No action.			

8. Richard Farrell Trust 10-9328		12 Gay St	AC equipment	42.3.4/13	Normand Residential
Voting:	Pohl, Welch, Camp, Coombs				
Alternates:	None				
Recused:	None				
Documentation:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.				
Representing:	David McCree				
Staff Comments:	Backus - Not present but comments were read for the record, as follows: - Circa 1835-1836, the property at 2 Gay Street was originally an Atlantic Silk Company in 1844 and later converted into a duplex. - Plans did not include details about the recently approved porch addition. - Concerned about the proposed AC condenser at the corner of the house at Gay and Westminster streets. - Mentioned that it would be slightly visible behind the existing privet hedge and the proposed three-foot natural weatherboard fence. - Questioned the appearance of the proposed line set along the corner board and whether it would resemble the white downspout. - Asked about the possibility of locating the condenser on the south elevation next to the existing white downspout. - Noted that the condenser on the South side would be visible from the street, extending out to the new driveway.				
Public Comments:	Mickey Rowland - Commented on the transparency of the hedge. - Anticipated that the proposed fence, which will be unusual for the location, will be visible, along with an air conditioner behind it. - Expressed the hope that both AC condensers could be placed behind the house, emphasizing that the white plastic exterior line sets are deemed inappropriate. - Advised against using exterior walls for any new line sets, emphasizing the preference for running them inside the house.				
Concerns/Questions/Comments:	Pohl - Suggested that a white PVC material could be used along the water table board between the foundation and the shingles. - Stated that this approach would make it difficult to notice, promoting a more discreet appearance. Camp - Highlighted the visibility of the elevation, situated directly across from Academy Hill. - Acknowledged the thinness of the hedge in that area. - Suggested waiting and considering the impact of a proposed porch on mitigating the concerns about the elevation. - Expressed acceptance of the interior porch to the right of the stairs on the south elevation, anticipating it would resemble a gutter. - Noted a need for additional attention to the elevation facing Academy Hill, particularly concerning the historic pilasters. - Emphasized the importance of preserving the historic elements without interference. Coombs - Shared recent efforts in studying various tubes and components to assess their compatibility. - Supported the idea of repositioning one of the tubes to align with the gutter. - Proposed placing the tubes along the base of the building. - Advocated for waiting until the porch details are finalized to determine the best locations for the tubes and ensure a cohesive design. Pohl - Emphasized that any solution proposed by either the applicant or the HDC should not necessarily depend on the construction timeline of the porch. Welch - Stated the intent to adhere to guidelines and emphasized the distinction between the line set conduit and the manufacturer's conduit. - Proposed a consistent approach for the west elevation, suggesting that all line sets could go horizontally into the structure at the condenser point. - Acknowledged that this might involve interior work, which may not be the preference of the applicants. - Expressed concerns about the line set going up the structure on the south elevation, advocating for a solution that resembles the existing downspout. - Mentioned the possibility of running the line set further to the right, combining it into a wooden box with				

	the downspout. - Highlighted the preference for consistency in vertical elements, suggesting that wooden boxes painted to match the trim could be used, particularly at locations with trim. - Proposed minimizing visual impact by combining line sets where possible, such as on the left corner of the south elevation. - Expressed concern about the pitch of the gutters, although they are not part of the application. - Asserted that the pitch of the gutter should be such that there isn't a mid-point, emphasizing that it should drain to one side or the other. - Suggested that the gutter on the south elevation, to the right of the door, might benefit from being plugged and consolidated with the line set into one box. - Proposed eliminating or combining vertical elements by consolidating the new line set with an existing downspout. - Advocated for reducing visual complexity by combining proposed and existing elements, potentially integrating the line set between two windows with an existing downspout further to the right. - Emphasized the need to consolidate and normalize by placing elements in wooden boxes, painted to match underlying trim where possible. Camp - Acknowledged the building's rich history and emphasized its high-profile and noticeable nature. - Encouraged creative thinking, suggesting that the historic significance of the building might call for alternative solutions rather than placing external condensers. - Proposed giving respect to the old building by exploring innovative ways to incorporate air conditioning without visually impacting its historic character.	
Motion:	Motion to hold for revisions. (Coombs) (1:49:21)	
Roll-Call Vote:	Carried 4-0 // Pohl, Welch, Camp, Coombs (Aye)	Certificate # HDC2023 – 10-9328

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|-----|------------------|--------------------------------|--------------------|--------|-----|
| 9. | Jana Oddleifson | 2 Dukes Rd | Move/demo dwelling | 41/187 | LFW |
| | Concerns: | Application not opened. | | | |
| | Motion: | No action. | | | |
| 10. | Jana Oddleifson | 2 Dukes Rd | Move/demo cottage | 41/187 | LFW |
| | Concerns: | Application not opened. | | | |
| | Motion: | No action. | | | |

11. KMS126 NT 10-9327	126R Main St	Reno Relocate Garage	42.3.3/98.1	LFW
Public Comment: Kevin Toth (1:50:40) - Questioned why this item was being held. - Inquired about the presence of abutters, questioning whether a strike (objection or dissent) is being given for the matter under discussion. - Highlighted the fact that they are present, expressing awareness that there are other cases being presented as well. Welch - Explained that the board and alternates were not at full capacity. - Mentioned that more than half, or possibly half, of the applications scheduled for the meeting had been held. - Emphasized that it wasn't just one case but rather a group of people who were affected by this situation. - Indicated that there was a special condition or consideration given due to the holiday, implying a unique circumstance or adjustment for the meeting. - Pointed out the benefit of holding the hearing when there is a full board with alternates available. - Suggested that this approach is particularly beneficial for cases that are expected to be lengthy or have a longstanding nature. Concerns: Application not opened. Motion: No action.				

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| 12. Matthew Stone | 47 Milk st | Rev Pool Location | 56/201 | LFW |
| Concerns: | Application not opened. | | | |
| Motion: | No action. | | | |

13. 5 Surfside Road LLC	5 Surfside Rd	Pool & Hardscape	55/253	LFW
Concerns:	Application not opened.			
Motion:	No action.			
14. Valerie Osley	305 Polpis Rd	Fence	25/9.7	Sandcastle Const
Concerns:	Application not opened.			
Motion:	No action.			
15. Margaret Connolly TR 10-9362	151 Surfside Rd	New Dwelling	80/36.1	JB Studio
Voting:	Pohl, Welch, Camp, Coombs			
Alternates:	None			
Recused:	None			
Documentation:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.			
Representing:	Juraj Bencat			
Staff Comments:	- -			
Public Comments:	-			
Concerns/Questions/Comments:	Camp - Noted a concern regarding the size of the second-floor windows on the front of the building. - Expressed the opinion that the windows appear slightly large and contribute to a modern design aesthetic. - Voiced apprehension that altering the size of the windows might disrupt the overall balance and design of the structure.			
Motion:	Motion to approve as submitted. (Pohl) (1:58:40)			
Roll-Call Vote:	Carried 4-0 // Pohl, Welch, Camp, Coombs (Aye)	Certificate #	HDC2023 – 10-9362	
16. Margaret Connolly TR 10-9363	151 Surfside Rd	New garage studio	80/36.1	JB Studio
Voting:	Pohl, Welch, Camp, Coombs			
Alternates:	-			
Recused:	-			
Documentation:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.			
Representing:	Juraj Bencat			
Staff Comments:	-			
Public Comments:	-			
Concerns/Questions/Comments:	Pohl - No concerns. Coombs - Expressed a desire for the garage door to appear less wide, noting that it currently seems proportionally large for a smaller garage. - Suggested potential solutions, such as adding a column down the middle, to address the perceived width issue. - Shared the visual impact that the garage door has and proposed alterations to make it more fitting for a smaller structure. - Recommended having one window on the first floor of the proposed South elevation to give it the appearance of a house or guest cottage rather than a garage. Camp - Noted a concern regarding the size of the second-floor windows on the front of the building. - Expressed the opinion that the windows appear slightly large and contribute to a modern design aesthetic. - Voiced apprehension that altering the size of the windows might disrupt the overall balance and design of the structure. Welch - Affirmed that, considering its location and close proximity to the street, there are no concerns raised.			
Motion:	Motion to approve as submitted. (Coombs) (2:03:15)			
Roll-Call Vote:	Carried 4-0 // Pohl, Welch, Camp, Coombs (Aye)	Certificate #	HDC2023 – 10-9362	

17. Margaret Connolly TR **10-9365** 151 Surfside Rd New shed 80/36.1 JB Studio

Voting:	Pohl, Welch, Camp, Coombs		
Alternates:	-		
Recused:	-		
Documentation:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.		
Representing:	Juraj Bencat		
Staff Comments:	-		
Public Comments:	-		
Concerns/Questions/Comments:	No concerns.		
Motion:	Motion to approve as submitted. (Camp) (2:04:40)		
Roll-Call Vote:	Carried 4-0 // Pohl, Welch, Camp, Coombs (Aye)	Certificate #	HDC2023 – 10-9365

18. Margaret Connolly TR **10-9364** 151 Surfside Rd New pool 80/36.1 JB Studio

Voting:	Pohl, Welch, Camp, Coombs		
Alternates:	-		
Recused:	-		
Documentation:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.		
Representing:	Juraj Bencat		
Staff Comments:	-		
Public Comments:	-		
Concerns/Questions/Comments:	Camp - Shared a preference for the structure to be smaller. - Acknowledged the planned placement of the building, suggesting that its size is mitigated by being screened by other structures and being positioned far away from the road. Coombs - Expressed a desire to see the structure smaller. - Proposed a visual arrangement where the building fits between the guest house in front and the shed in the back. Pohl - No concerns. Welch - Expressed approval of the overall plan. - Mentioned a preference for the pool equipment to be located in the basement of the structure rather than potentially near the neighbors. - Acknowledged that the location of the pool equipment is not within the purview of the current discussion or decision-making.		
Motion:	Motion to approve as submitted. (Camp) (2:06:55)		
Roll-Call Vote:	Carried 4-0 // Pohl, Welch, Camp, Coombs (Aye)	Certificate #	HDC2023 – 10-9364

19. Lauren Gudonis Trust 69 Hulbert Ave Replace all windows 29/6 Jeff Morash

Concerns: Application not opened.
Motion: No action.

20. John Fones 126 Somerset Rd New dwelling 66/151 Val Oliver

Concerns: Application not opened.
Motion: No action.

21. John Fones 126 Somerset Rd Garage 66/151 Val Oliver

Concerns: Application not opened.
Motion: No action.

22. 45 Shawkemo Rd LLC 45 Shawkemo Rd Hardscape Rev 2021-10-4894 27/18 Ahern LLC

Concerns: Application not opened.
Motion: No action.

23.	Robert Atlee	4 Sunset Hill Rd.	Window & door change	41/502	S. Metz
	Concerns:	Application not opened.			
	Motion:	No action.			
24.	Richmond Meadows II	20 Nancy Ann Ln	Commercial dwelling revs	68/339.1	KOH
	Concerns:	Application not opened.			
	Motion:	No action.			

POTENTIAL ITEMS FOR FUTURE DISCUSSION

- Discussion of Previously Approved Best Practices.
- 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
- Review policy of Move/Demo hearings in relation to new Historic dwellings
- Hardscaping
- Discussion of salvaging demos
- Discussion of options for house moves

OTHER BUSINESS

Next HDC Meeting- November 14th at 4pm ***HYBRID & IN-PERSON @ 4 FAIRGROUNDS RD. -COMMUNITY RM – Hybrid**

ADJOURNMENT

Motion:	Motion to adjourn at 6:08pm
Roll-Call Vote:	Carried 4-0 // Pohl, Welch, Camp, Coombs (Aye)

Submitted by: Elaina Cano

YouTube Link: https://youtu.be/GAlJw_ojlfM

Nantucket Old Historic District Sconset Old Historic District