



HISTORIC DISTRICT COMMISSION REGULAR MEETING

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

Commissioners: Stephen Welch (Chair), Raymond Pohl (Vice-Chair), Angus MacLeod, Abby Camp, Vallorie Oliver,
Associate Commissioners: Carrie Thornewill, Connie Patten, Joe Paul.

~~ MINUTES ~~

Tuesday, July 9, 2024

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

Call to order at 4:05pm and announcements made by Welch.

Staff in attendance: Holly Backus, Preservation Planner; Fiona Johnson, Administrative Specialist, Sara Johnson, Administrative Specialist.

Members Present: Paul, Pohl, Welch, Oliver, Camp, MacLeod

Remote Participants: Thornewill

Absent Members: Patten

Late Arrivals:

Early Departures:

Adoption of Agenda.

Motion: Motion to Approve agenda made by Pohl.

Vote: Carried unanimously

Public Comment: Ann Dewez expressed concern about the handling of applications involving a retired commissioner on the board. She noted confusion over how new commissioners would be appointed and referenced discussions at a previous meeting regarding the role of alternates in these applications. Ann suggested that, given the large number of longstanding applications, it would be beneficial for the board to create and publicly share a written policy outlining the process. This would help eliminate uncertainty and ensure transparency for all stakeholders involved.

I. COMMISSIONER DISCUSSION

- Old Business/New Business (upcoming changes)
- CLG MOU
- Incomplete Applications
- Submission Deadline

II. CONSENT

1. Somersack LLC	5 High Brush Path	Alterations MH	56/388	Topham	RP
2. Somersack LLC	5 High Brush Path	Alteration Garage	56/388	Topham	RP
3. Somersack LLC	5 High Brush Path	New cabana	56/388	Topham	RP
4. Joeseph Minella	9 Giny Ln	Rev Color change	41/851	Stowe Mt Builders	RP
5. Sandy Ack LLC	6 Sandy Dr	Rev to #10456 Door sidelights	29/76	NAG	SW
6. Goudemond, Debra	6 Mioxie Way	Window replacement	65/88	Normand	SW
7. Nunez Weeniex & Stacy AM	9 Brinda Ln	Addition Fenestration	67/310	Gryphon Architects	SW
8. 61 Fairgrounds LLC	63 Fairgrounds	Rev #9508 pool	67/173.2	LFW	JP
9. K22 S LLC	126 Main St	Hardscape	4.3.3/98	LFW	AM
10. D Freedman	24 Kittiwake Ln	Rev to 2022-06-6493	68/633	LINK	AC
11. Family Ties Ack LLC	11 Alliance Ln	Rev #8520 to Garage	39/24.1	Studio Park	SW

MOTION: Motion to approve consents made by Pohl – *carried unanimously.*

III. CONSENT WITH CONDITIONS

1. Town of Nantucket	9 E Creek Road	Window Replacements	55 / 59	SMRT	SW
• Date of construction (c.1980) added to the COA					
2. Lisa Winters	3 Long Pond Dr	Roof	59/30	T & T Roof	RP
• Date of construction (c.1984) added to the COA					

3. Petrie Robert III Trust	42 Hulbert Ave	Garage Addition	29/66	JB Studio RP
• Date of construction (HDC Survey NAN.121 = c.1904 “Channel View”) added to the COA				
4. Becker Rebecca	35 Tashama	Addition	55/458	JB Studio RP
• Date of construction (c.1990) added to the COA				
5. Somersack LLC	5 High Brush Path	Pool hardscape	56/388	KMLD RP
• Pool not to be seen at the time of inspection and in perpetuity. No grade change from existing				
6. Madaket Milk	343 Madaket Rd	Roof change MH	60.2.4/63	LFW JP
• Date of construction (c.1960) added to the COA				
7. Madaket Milk	343 Madaket Rd	Roof change Cottage	60.2.4/63	LFW JP
• Date of construction (HDC Survey NAN.1048 = c.1940) added to the COA				
8. 19 Arrowhead	19 Arrowhead	Roof	69/10.2	T & T Roof JP
• Date of construction (c.2001) added to the COA				
9. Such Trust	45 Quidnet	Window change	21/21	Smith & Hutton JP
• Date of construction (c.1994) added to the COA				
10. Thornewill	48 Dukes Rd	Window change	56/246	Self JP
• Date of construction (c.1998) added to the COA				
11. Carmine Giardini	7A Clifford St	Cabana	79/19	Reid Yenor JP
• Approvable due to lack of visibility				
12. MRKR Nantucket Realty Trust	66 Monomoy	Fencing & Gates	43/109.2	Jardins Intl VO
• Wire fence is NOT to be built right on the property line; must be setback at least 1’ off. Vegetation neighbor’s side & simplify pickets on gates to be typical without points (follow BWNIM)				
13. 61 Fairgrounds LLC	15 Parker Ln	Rev Fenestration Door	67/173	LFW AM
• Add 4’ to 6’ wide by 8” tall trellis on both sides of the proposed door, vertical and horizontal grid (not diagonal)				
14. K22 S LLC	126 Main St	Zoning Shed	4.3.3/98	LFW AM
• Switch doors with window, so doors don’t face Main Street				
15. K22 S LLC	126R Main St	Hardscape	4.3.3/98.1	LFW AM
• Two strips of brick with grass in between				
16. Terry Anne Vigil Trust	26 Somerset Ln	Move Off Demo Shed	66/10	LINK CT
• Provide dimensions of the shed for potential move off				
17. Juraj Bencat	15 Wapposett Cir	Pergola	67/571	Self CT
• Date of construction (c.2017) added to the COA				
18. A Sears Trust	9 Killdeer Ln	Egress Window Wells	68/652	LINK AC
• Date of construction (c.2004) added to the COA				
19. FAE A Perlman LLC	17 SherburneTpk	Hardscape ret walls	30/172.1	LINK AC
• Retaining wall not to be visible at the time of inspection and in perpetuity, hidden by existing vegetation on property along Sherburne Tpk.				
Motion to approve consent with conditions made by Pohl. - Carried unanimously. (Thornewill – recused)				

IV. SIGNS

1. Nantucket Land Bank	204 Cliff Rd (1 of 2)	Public Info Sign	40/57	Elijah Holland
SAC recommends approval as submitted with height not to exceed 36 inches.				
2. Nantucket Land Bank	204 Cliff Rd (2 of 2)	Public Info Sign	40/57	Elijah Holland
SAC recommends approval as submitted with height not to exceed 36 inches				
3. Nantucket Land Bank	Hummock Pond Rd	Public Info Sign	63/35	Elijah Holland
SAC recommends approval as submitted with height not to exceed 36 inches.				
4. Nantucket Land Bank	Madaket Rd	Public Info Sign	38/8.1	Elijah Holland
SAC recommends approval as submitted with height not to exceed 36 inches.				
5. Nantucket Land Bank	76 Millbrook Rd	Public Info Sign	57/24	Elijah Holland
SAC recommends approval as submitted with height not to exceed 36 inches.				
6. Nantucket Land Bank	28 W Miacomet Rd	Public Info Sign	81/70	Elijah Holland
SAC recommends approval as submitted with height not to exceed 36 inches.				
7. 29 Center Street LLC	16.5 Federal Street	Temporary Sign (JCREW)	42.3.1/70	Anna Riffle
SAC recommends approval with the signage modified and placed in the planter and in the language consistent with the previous approval for the same location.				

8. 29 Center Street LLC	16.5 Federal Street	Temporary Sign (JENNYBIRD)	42.3.1/70	Aynsley Mariani
SAC recommends approval as submitted.				
9. 29 Center Street LLC	31 Center Street	Projecting Sign	42.3.1/68.4	Mike Lamagna
SAC recommends approval as submitted.				
10. FP Martin House LLC	61 Center Street	Projecting Sign	42.4.3/67	Garison Beale
SAC recommends approval as submitted.				
11. FP 9 North Water LLC	9 North Water Street	Projecting Sign	42.4.2/103	Garison Beale
SAC recommends approval as submitted.				
12. Bank of America	15 Sparks Avenue	Wall Sign #1 (facing Sparks)	55/177	Carolyn Parker
SAC recommends approval as submitted.				
13. Bank of America	15 Sparks Avenue	Wall Sign #2 (facing parking lot)	55/177	Carolyn Parker
SAC recommends approval as submitted.				
14. Debbie Thomas	Various Locations	Temp Signs		Nantucket Garden Club
SAC held for revisions.				

Motion to approve the sign committee's recommendations as modified by Nicky Sheriff. Modifications include number 7 to be held for revisions and number 14 recommended for approval made by Pohl. – *Carried unanimously.*

V. NEW BUSINESS 05/14/2024

1. Wolfram Family Trust **7 Folgers Ln** **Accessory Dwelling** **42.4.4/33.3** **WAPD**

• *Commissioners: Welch, Pohl, Oliver, MacLeod, Thornehill – Last heard June 25, 2024 – held for a VIEW*

DISCUSSION: The board expressed several concerns regarding the visibility and design of the proposed building, particularly related to the large French doors. Ray pointed out that if the photograph was taken from the middle of the bridge, the view would be similar from the public side, supporting Holly's suggestion for supplemental vegetation to obscure the view. He suggested reducing the number of doors, proposing that the outer doors could be replaced with windows. Carrie echoed these sentiments, noting the oversized nature of the doors compared to the building's scale and advocating for a more traditional design. Angus raised concerns about the deciduous nature of the surrounding vegetation, emphasizing the need for a more dependable screening option, and suggested using French doors with flanking windows of normal size for a more appropriate look. Overall, the board favored revisions to the design to enhance traditional aesthetics and improve visibility issues. Andrew indicated he would hold for revisions and sought clarification on the chimney's materials.

STAFF COMMENT: Preservation Planner Holly Backus expressed concerns about the visibility of an infill structure associated with another dwelling from Coffin Park, which is located on town land managed by the land bank. She appreciated the photographs provided by Andrew's office, particularly finding view number three compelling. While she acknowledged that the proposed pergola would help mask the structure during the day, she suggested that additional vegetation could further obscure the view if feasible. Backus also noted her appreciation for the existing vegetation that cannot be removed due to its location in a wetland area but reiterated her concerns regarding visibility from the park.

PUBLIC COMMENT: Mickey Rowland from HSAG highlighted concerns regarding the visibility of the door frame shown in photograph labeled view 3. He noted that although Andrew suggested another photograph indicating the structure might not be visible from certain angles on the property, this was not clear from the information provided. Rowland emphasized that the photograph was taken during a fully leafed-out season, and in winter, the lack of leaves would make the structure more visible. He expressed concern about the prominence of the large bank of French doors, which he feels are not traditional, and recommended that the elevation be altered to create a more traditional appearance.

Motion to hold for revisions made by MacLeod.

Welch, Pohl, Oliver, MacLeod, Thornehill (aye)

VI. NEW BUSINESS 05/28/2024

1. Francis Baskett **2 Charter** **Window Replacement** **42.3.2/167** **Seth Gottlieb**

- **ON HOLD FOR WINDOW SURVEY**

VII. OLD BUSINESS 06/04/2024

1. 106 Squam Rd LLC 106 Squam Rd Secondary dwelling 12/37 Elliot

•Commissioners: Pohl, Coombs, Oliver, Paul, Patton; alt: Camp - Last heard May 14, 2024

MOTION: Motion to hold for revisions made by Oliver. Pohl, Oliver, Paul, Camp (aye)

2. 106 Squam Rd LLC 106 Squam Rd Tertiary dwelling 12/37 Elliot

•Commissioners: Pohl, Coombs, Oliver, Paul, Patton; alt: Camp - Last heard May 14, 2024

MOTION: Motion to hold for revisions made by Oliver. Pohl, Oliver, Paul, Camp (aye)

3. 106 Squam Rd LLC 106 Squam Rd Existing main house 12/37 Elliot

• Commissioners: Pohl, Coombs, Oliver, Paul, Patton; alt: Camp - Last heard May 14, 2024

DISCUSSION: The board discussed the proposed dormers for the building, with Abby expressing concerns that the two doghouse dormers seemed out of scale compared to the original design's simplicity. She suggested exploring alternatives, including a shed dormer or relocating the dormer to the rear. Joe acknowledged the changes made to reduce the dormer's size but felt that the proposed design fit the overall vernacular of the property, which includes details from other structures. He was okay with the submission as it stood. Val preferred a shed dormer, arguing it would maintain the building's simplicity. The board debated the balance between traditional aesthetics and the new vernacular being introduced.

MOTION: Motion to approve the second North & West without a dormer and need a complete application with floor plans and all four elevations made by Oliver. Pohl, Oliver, Paul, Camp (aye)

4. 106 Squam Rd LLC 106 Squam Rd Shed 12/37 Elliot

• New Business 04/24/2024 TRACK

MOTION: To track - Motion to hold for revisions made by Paul. Pohl, Oliver, Paul, Camp (aye)

5. Hawkes End LLC Esther's Island New shed barn 36.2.3/97 Botticelli & Pohl

•Commissioners: Welch, Thornewill, Camp, Oliver, Paul – Last heard May 28, 2024

DISCUSSION: The board discussed the proposed barn's design and color scheme, with Carrie expressing appreciation for the barn-like vernacular, suggesting it could be slightly taller than the main house. Val and Joe agreed, while Joe raised a question about the color, specifically the proposed Essex Green for the sash and doors. He suggested that if the barn doors were painted, it could impact the overall aesthetic, advocating for natural finishes to distinguish the barn from the main house. Abby expressed a preference for simplicity, advocating for the retention of the existing yellow trim to maintain a historic feel. Overall, there was a consensus for the barn doors to remain natural, the sash to be Essex Green, and the trim to be natural as well, with the understanding that the design should balance simplicity and vernacular charm.

STAFF COMMENT: Preservation Planner Holly Backus acknowledged that the existing house is a circa 1930 contributing structure and appreciated the helpful main house photos and revisions presented. She expressed the opinion that the height of the proposed barn doors could be lowered to better relate to the height of the main house, noting that the context photos showed taller structures that are primarily main dwellings, whereas the barn is an outbuilding. Overall, her comments emphasized the importance of maintaining proportionality between the barn and the contributing main house.

MOTION: Motion to approve as submitted made by Oliver. Thornewill, Oliver, Paul (aye) Camp, Welch (nay)

6. 88 Pocomo Trust 88 Pocomo Rev 5885 15/42 Emeritus

•Commissioners: Pohl, Welch, Camp, Oliver, Paul - Last heard May 28, 2024

PUBLIC COMMENT: Adam Davis, representing the Goldsmiths from the neighboring property at 86 Pocomo, expressed concerns regarding the proposed design, emphasizing that there is an existing house on the site, which was still under construction when purchased. He questioned whether a demolition application was required for the existing structure before proceeding with the new proposal. Davis highlighted the importance of reducing waste on the island, noting that significant materials, such as foundation walls, shingles, and installed windows and doors, are already present. While he did not oppose the design itself, he wanted to ensure that the process was fair and compliant with regulations.

TAKE NO ACTION - HOLD FOR NEXT WEEK

buildings would create an overcrowded and potentially hazardous environment while detracting from the historic aesthetic of the neighborhood. Overall, they urged the HDC to reject the application to preserve the integrity of Main Street and the old historic district.

MOTION: Motion to hold for revisions made by Paul.

Pohl, Welch, Camp, Oliver, Paul (aye)

9. K 22 S LLC	126R Main St	New shed	42.3.3/98.1	LFW
----------------------	---------------------	-----------------	--------------------	------------

- **NEW BUSINESS - TRACK with New Dwelling**

DISCUSSION: The board expressed significant concerns about the cumulative impact of the proposed structures, describing the situation as creating a "wall" effect with multiple buildings in proximity. Abby noted that the new shed, alongside the existing structures, adds to the overwhelming feeling of bulk and complexity, urging for a simpler design that integrates more naturally into the streetscape. Val echoed this sentiment, suggesting that the shed should be relocated or eliminated to reduce visual clutter. Joe proposed the idea of rotating the shed to align with the existing approved structures, which might soften its appearance from the street and enhance yard space. Stephen emphasized that while the shed might be approvable on its own, its context within the existing landscape and structures raises concerns, ultimately suggesting that without changes, the overall proposal is not approvable.

STAFF COMMENT: Holly Backus expressed concerns regarding the design of the proposed shed within the OHD. She emphasized that sheds should maintain a simple aesthetic, suggesting that the inclusion of double sets of French doors and a dormer may be excessive for a structure of this type. Additionally, she appreciated the intention to use natural weathered materials in the design. Overall, her comments highlighted the need for simplicity and appropriateness in the shed's design.

PUBLIC COMMENT: Mickey Rowland from HSAG commented that the proposed shed appears excessively large for what is typically considered an accessory structure. He noted specific concerns about a west-facing window, which he found awkwardly sized, suggesting it should be a 6-over-6 design. Overall, he expressed that the size, height, and proportions of the shed feel too substantial, detracting from its intended function as a simple accessory building.

Kevin from 128 Main Street expressed strong concerns about the visibility of the proposed structures, emphasizing the significant elevation changes in the area that would make new buildings more prominent than their stated height suggests. He urged board members to visit the site to fully understand its visibility. Stephanie Bradford, also from 128 Main Street, voiced her disappointment at the prospect of adding five new structures to what was once a charming backyard lot, now set to include a new house, a shed, and a reconstructed garage. She stressed that this development is inappropriate for Main Street, particularly within the historic district, and called for limitations on the number of new constructions to protect the streetscape.

Amy Keohane echoed what Kevin and Stephanie from 128 Main Street commented.

MOTION: Motion to hold for revisions made by Oliver. *Pohl, Welch, Camp, Oliver, Paul (aye)*

10. Steven Cohen Trustee of Monomoy Trust	39 Monomoy	Main dwelling alterations	54/79	WAPD
--	-------------------	----------------------------------	--------------	-------------

•Commissioners: Pohl, Thornewill, Coombs, Camp, Oliver, alt Welch. – Last heard May 14, 2024

DISCUSSION: The board members expressed a range of concerns regarding the proposed move of the historic structure. Carrie highlighted her disapproval of the transom windows, deeming them inappropriate for the house's style, and shared concerns about the drastic shift of the building's location. Abby and Stephen echoed these sentiments, emphasizing that the move alters the visual relationship of the home to the street. While some members acknowledged that the relocation was necessary for accommodating a new pool and pool house, they stressed the importance of preserving the character of the area. A consensus emerged suggesting that a more limited move of around 5 to 10 feet would be more appropriate, rather than the larger proposed shift, to maintain the structure's historic context and visibility.

STAFF COMMENT: Holly Backus provided comments on the proposed changes to a contributing Colonial Revival structure in the Monomoy Heights subdivision, emphasizing its historical significance as a circa 1924 home. She expressed appreciation for the removal of an atypical cathedral window on the south side and noted that the new addition mimics a 1960s wing. However, she raised concerns about the visibility and height of a new chimney on the east side, which she believes should be lowered to avoid peeking over the ridge. Additionally, she highlighted her main concern regarding the recent shift in the building's position, noting that the move from its previously approved location alters its relationship to the road and could impact the character and setting as seen from Monomoy. Overall, while she appreciated the changes, she urged the commission to consider these concerns carefully.

PUBLIC COMMENT: Mickey Rowland commented that the proposed changes to the structure are generally positive, but he specifically noted that the transom windows on the rear remain inappropriate. He suggested that these windows should be altered to better align with the architectural style and context of the building.

MOTION: Motion to approve through staff made by Welch. Pohl, Oliver, Welch (aye) Camp, Thornewill (nay)

11. 39 Monomoy Rd LLC 39 Monomoy Pool Hardscape 54/79 Ahern LLC

• *Commissioners: Pohl, Welch, Camp, Oliver and Coombs; alt: Welch - Last heard May 14, 2024*

HOLD

12. Reade Aurther Jr Trust 19 Monomoy Rd Addition 54/260 Gryphon

• *Commissioners: Welch, Paul, Pohl, Camp, Oliver – Last heard May 28, 2024*

DISCUSSION: The board discussed options for the design of the structure, with a general preference emerging for option two due to its more subdued trim, which members felt made it less visually overwhelming. Val expressed a clear liking for option two, while Stephen and Abby also leaned towards it, noting that it ties in well with the rest of the house. Joe acknowledged the atypical nature of the design but agreed that option two offers a more balanced appearance compared to option one, which was universally dismissed as inappropriate. Overall, option two gained the most support for its subtlety and compatibility with the existing structure.

STAFF COMMENT: Holly Backus noted that the structure in question is a non-contributing building from 1996. She emphasized that the previously submitted information should be included in the application. While she acknowledged that the lower pitch belvedere and centered windows are improvements, she still considers the design atypical. However, given its distance from the road and slight visibility, she recommended option three, which features consistent double-hung windows, as the most appropriate choice for the project.

MOTION: Motion to approve with option number two made by Oliver. Pohl, Welch, Paul, Camp, Oliver (aye)

VIII. NEW BUSINESS 06/11/2024

1. Paul Gray 9 Coffin St Hardscape 73.4.1/15 KMLD

DISCUSSION: The board expressed several concerns regarding the landscape design of a 1938 bungalow, particularly about the proposed Belgian block on South Road, which members felt was too formal for the setting. Several members agreed that the front walkway should be simplified, moving away from the proposed modern design to something more traditional and less rigid. The visibility of the proposed elements was also discussed, with a consensus that much of the hardscaping would be screened from view. Ultimately, it was agreed that the apron on Coffin Street would be changed to a more natural color of Belgian block, while the apron on South Road would be removed entirely. The board emphasized the importance of aligning the design with the historic character of the area.

STAFF COMMENT: Preservation Planner Holly Backus noted that the dwelling in question is a circa 1938 bungalow located within the Old Historic District. She confirmed that both proposed driveways already exist and that the materials are appropriate for the district. However, she expressed concerns about the proposed layout of the front path, particularly the use of a granite edge and busy pattern, which she feels may be too visually distracting given the visibility from the driveway. Backus suggested that maintaining consistency with granite steppers off the shell driveway would be a more suitable option for this historic structure.

PUBLIC COMMENT: Rob Benchley, representing the Sconset Advisory Group, shared his observations from a walk along South Road, which he described as more of a lane or country road. He questioned the necessity of using Belgium block on this road and suggested that it may not be essential. Additionally, he noted that visibility behind the existing garage might be limited and proposed considering some screening along the South Roadside of the garage for added privacy. These were his main thoughts regarding the project.

MOTION: Motion to approve with exhibit A made by Pohl. Camp, Pohl, MacLeod, Welch, Oliver (aye)

2. Crosby, Jim 63 Bartlett Rd Hardscape Rev 66/439 NAG

MOTION: Motion to approve as submitted made by Pohl. Welch, Camp, MacLeod, Pohl, Thornewill (aye)

3. Breen George 19 Broadway New foundation/ reno 73.1.3/111 NAG

DISCUSSION: The board discussed the renovation of the historically significant Willow Harp, particularly focusing on the proposed elevation increase of four inches. Members expressed concerns about maintaining the historic character of the foundation, with some advocating for keeping the current height to match nearby structures that typically have minimal exposed foundation. Angus highlighted that many local houses feature a Sconset trench, which could eliminate the need for additional stonework. There was also discussion about ensuring that the existing rubble foundation remains visible and intact, especially in

areas that pedestrians can see. Stephen clarified that while the foundation would be raised, existing rubble would be reused to maintain the historical appearance. The board aimed to ensure that any changes preserve the cottage's aesthetic integrity while addressing practical concerns about drainage and structure.

STAFF COMMENT: Holly Backus expressed her appreciation for the thoughtful renovation plan for the individually significant Willow Harp, also known as Columbia Cottage, built circa 1750. She commended the proposal to raise the structure by four feet to improve the crawl space and prevent further deterioration. Additionally, she praised the decision to retain and reglaze the existing windows. Holly suggested that including more photographs of the existing rubble and detailing its location on the plan would enhance the application, as it would provide clearer context for the proposed work. She thanked Stephen for inviting her to visit the site and gain firsthand insight into the structure's condition.

MOTION: Motion to approve as submitted made by Pohl. – Carried unanimously.

4. Chibaro, Ed & Cathy 2 Middle Tawpawshaw Pool patio fence 53/49 Thornewill

MOTION: Motion to approve as submitted made by Paul. – Carried unanimously.

5. 41 Hulbert LLC 41 Hulbert Ave Fenestration revs 9412 29/18 Botticelli & Pohl

DISCUSSION: The board discussed the proposed window additions on a non-contributing structure, expressing mixed opinions about the design. Abby suggested sticking with the previous approval, citing concerns about the continuity of fenestration. Joe felt the current design provided balance and was acceptable, while other members raised questions about adjusting the window layout to include double windows on each side of a wider central door, which could enhance symmetry. There was agreement on minimizing the number of triple windows to avoid an over-fenestrated appearance, and suggestions were made to ensure sufficient shingle exposure between the windows and the corners. The board concluded that further options should be presented at the next meeting, focusing on maintaining harmony with the existing architectural style.

STAFF COMMENT: Holly Backus noted that the application involves a non-contributing 2005 structure located on the Nantucket Sound side, which is proposing the addition of two more double-hung windows. She expressed concern regarding the glazing proposed for these new windows, specifically inquiring about the percentage increase in glazing, as there are already a significant number of windows on the structure. Her comments emphasized the importance of evaluating how the additional windows may impact the overall design and character of the building.

PUBLIC COMMENT: Mickey Rowland from HSAG highlighted that the proposed addition of windows significantly exceeds the typical building recommendations for Nantucket, noting that the structure is already heavily fenestrated. He expressed concern that the increase in glazing may disrupt the overall balance and aesthetic of the building, suggesting that the design should be reconsidered to align more closely with traditional architectural standards in the area.

MOTION: Motion to hold for revisions made by Oliver. Welch, MacLeod, Camp, Paul, Oliver (aye)

6. 10 York Ack York LLC 10 York Fenestration rev 55.4.1/142 Permits Plus

STAFF COMMENT: Holly Backus confirmed that the chimney for the infill structure, previously approved in 2022, has now been constructed, addressing her earlier concerns about its absence. She noted that the chimney enhances the appropriateness of the infill within the Old Historic District. Additionally, she inquired about the status of the previously discussed window and door switch but ultimately expressed no concerns with the current state of the project, as the key condition regarding the chimney has been met.

MOTION: Motion to approve subject to the as built fee made by MacLeod. – Carried unanimously.

Motion to approve minutes from April 2, 2024, made by Pohl.

Camp, Pohl, Paul (aye) Welch, Thornewill (abstain)

Motion to adjourn at 8:30pm made by Oliver – carried unanimously.