



HISTORIC DISTRICT COMMISSION REGULAR MEETING

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

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

~~ MINUTES ~~

Thursday, January 27, 2022

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

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

Staff in attendance: Holly Backus, Preservation Planner; Esmeralda Martinez, PLUS Administrative Assistant; Terry Norton, Town Minutes Taker
 Attending Members: Pohl, Camp, McLaughlin, Coombs, Oliver, Thornewill
 Absent Members: Welch, Dutra
 Late Arrivals: None
 Early Departures: Camp, 1:59 pm

Adoption of Agenda.

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

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

I. PUBLIC COMMENT

None

II. NEW BUSINESS 12/21/2021

Property owner name	Street Address	Scope of work	Map/Parcel	Agent
1. 3 Beaver St, LLC 12-5316	3A Beaver Street	Dormers, raise foundation	55.1.4/97	Polly Walldorf
2. John Manera	4 Larabee Lane	New dwelling	55/102.7	Linda Williams
Voting	Pohl, Camp, McLaughlin, Coombs, Oliver			
Alternates	Thornewill			
Recused	None			
Documentation	None			
Representing	None			
Public	None			
Concerns (1:05)	Backus – To be held for Tuesday. Not opened at this time.			
Motion	Motion to Hold for Tuesday, Feb. 1 (Coombs)			
Roll-call Vote	Carried 5-0//Oliver, McLaughlin, Camp, Coombs, and Pohl-aye			Certificate #

III. OLD BUSINESS 12/23/2021

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	NIR Retail, LLC 11-5041	4 Harbor Square	Renovate building	42.2.4/1	Workshop APD
Voting	Pohl, Camp, McLaughlin, Coombs, Oliver				
Alternates	Thornewill				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, historical documents, and advisory comments.				
Representing	Andrew Kotchen, Workshop APD				
Public	None				
Concerns (1:06)	<p>Kotchen – Reviewed changes made per previous concerns; there is a required distance between the intake and discharge.</p> <p>Backus – This circa 1960 Walter Beineke building. The walk-in cooler was suggested to be screened. The sign needs to go through the Sign Advisory Council.</p> <p>Read HSAB comments 1/10: The revisions seem to show a more transparent screening fence around the new exhaust hoods. No attempt has been made to make this look more like a roof walk as previously requested by the HDC. The exhaust hood on the south could be moved farther up the roof or reconfigured to reduce the amount of screening needed. The other hoods on the north will be visible from the HyLine and harbor and could also be modified to require less screening. HSAB would like to see further revisions.</p> <p>Oliver – This is getting there. Suggested an applied horizontal board (band) to give the illusion of a roof walk; that would be a more typical treatment; the mass it's on is almost 2 stories.</p> <p>Coombs – A roof walk as described is a good idea; the stuff on the roof is visible and should be screened. She had suggested shingling the cooler; it would fit in better and not call attention to the working section of the structure.</p> <p>Camp – She likes how it's rendered. She would also like it to read more as a roof walk with a band and posts with caps. She doesn't know that it would be so egregious if the equipment weren't screened; this is a commercial building.</p> <p>McLaughlin – He was down there this morning; asked what's happening with the gazebo. No comments on this.</p> <p>Pohl – Ms. Camp is correct in part but we're already down this screening road. Take the topmost rail and have the posts continue through with a Ledger board 3' down to simulate a roof walk. Regarding the cooler could be shingled.</p>				
Motion	Motion to Approve through staff with a skirt-board added to the equipment screen and shingle the walk-in. (Camp)				
Roll-call Vote	Carried 5-0//Oliver, Coombs, McLaughlin, Camp, and Pohl-aye		Certificate #	HDC2021-11-5041	

IV. NEW BUSINESS 01/04/2022

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Johnson Charles Trust 12-5415	24 Bassett Road	Driveway & hardscape	26/61	Ahern, LLC
Voting	Pohl, Camp, McLaughlin, Coombs, Oliver				
Alternates	Thornewill				
Recused	None				
Documentation	Landscape design plans, site plan, and photos.				
Representing	Miroslava Ahern, Ahern Design, LLC				
Public	None				
Concerns (1:22)	<p>Ahern – Presented project.</p> <p>No concerns.</p>				
Motion	Motion to Approve as submitted. (McLaughlin)				
Roll-call Vote	Carried 5-0//Camp, Oliver, Coombs, McLaughlin, and Pohl-aye		Certificate #	HDC2021-12-5414	
2.	66 Easton, LLC 12-5417	66 Easton Street	Fence	42.4.1/62	Toni Yacobin
Voting	Pohl, Camp, McLaughlin, Coombs, Oliver				
Alternates	Welch, Dutra, Thornewill				
Recused	None				
Documentation	None				
Representing	None				
Public	None				
Concerns (1:28)	<p>Backus – The representative isn't on. This is a little too complex to review without a presentative.</p> <p>Not opened at this time.</p>				
Motion	Motion to Hold for representation. (Coombs)				
Roll-call Vote	Carried 5-0//Camp, McLaughlin, Oliver, Coombs, and Pohl-aye		Certificate #		

3. Eleven Lincoln Trust 12-5444	32 Jefferson Avenue	Demo or move off studio	30/132	Botticelli + Pohl
Voting	Camp (acting chair), McLaughlin, Coombs, Oliver, Thornewill			
Alternates	None			
Recused	Pohl			
Documentation	Architectural elevation plans, site plan, photos, historic documentation, and advisory comments.			
Representing	Ray Pohl, Botticelli & Pohl			
Public	None			
Concerns (1:30)	<p>Pohl – Presented project.</p> <p>Backus – There are a couple of surveys for the lot, this structure is 1989; prefer move off.</p> <p>Read HSAB comments 1/10: No concerns.</p> <p>No concerns; this isn't a historic structure.</p>			
Motion	Motion to Approve as a move-off/demo. (Coombs)			
Roll-call Vote	Carried 5-0//Oliver, Thornewill, McLaughlin, Coombs, and Camp-aye	Certificate #	HDC2021-12-5444	
4. Eleven Lincoln Trust 12-5447	32 Jefferson Avenue	Demo or move off GH	30/132	Botticelli + Pohl
Voting	Camp (acting chair), McLaughlin, Coombs, Oliver, Thornewill			
Alternates	None			
Recused	Pohl			
Documentation	Architectural elevation plans, site plan, photos, historic documentation, and advisory comments.			
Representing	Ray Pohl, Botticelli & Pohl			
Public	None			
Concerns (1:33)	<p>Pohl – Presented project.</p> <p>Backus – Circa 2000. Read HSAB comments 1/10: No concerns.</p> <p>No concerns.</p>			
Motion	Motion to Approve as a move off/demo. (McLaughlin)			
Roll-call Vote	Carried 5-0//Oliver, Coombs, Thornewill, McLaughlin, and Camp-aye	Certificate #	HDC2021-12-5447	
5. Eleven Lincoln Trust 12-5443	32 Jefferson Avenue	New guest house	30/132	Botticelli + Pohl
Voting	Camp (acting chair), McLaughlin, Coombs, Oliver, Thornewill			
Alternates	None			
Recused	Pohl			
Documentation	Architectural elevation plans, site plan, photos, and advisory comments.			
Representing	Ray Pohl, Botticelli & Pohl			
Public	None			
Concerns (1:34)	<p>Pohl – Presented project.</p> <p>Backus – Read HSAB comments 1/10: Window wells should not be on the front of the cottage. Basement stairway will be visible; they could be concealed with a solid board gate.</p> <p>Coombs – This fits in and is architecturally fine. East elevation, need to screen the window wells with plants and/or fence; the plantings should be natural, not a hedge.</p> <p>Oliver – Her concern is screening the lower level of the east elevation. Asked about the door on the current cottage.</p> <p>McLaughlin – South elevation top right, the front door should be changed to a 6-panel.</p> <p>Thornewill – She thinks because of the grade change, the windows on the front are fine.</p> <p>Camp – It looks cramped against the garage. She's okay with the proposed door.</p>			
Motion	<p>Motion to Approve through staff with a 6-panel front door. (McLaughlin)</p> <p>Not carried//Oliver, Thornewill, Coombs, & Camp-aye</p> <p>Motion to Approve through staff with screening in front of the east elevation window well. (Oliver)</p>			
Roll-call Vote	Carried 4-1//Coombs, Thornewill, Oliver, and Camp-aye; McLaughlin-nay	Certificate #	HDC2021-12-5443	
6. Courtney Arnot	8 New Street	Fence	55.4.1/35	Courtney Arnot
Voting	Pohl, Camp, McLaughlin, Coombs, Oliver			
Alternates	Welch, Dutra, Thornewill			
Recused	None			
Documentation	None			
Representing	None			
Public	None			
Concerns (1:49)	Not opened at this time.			
Motion	Motion to Hold for representation. (Coombs)			
Roll-call Vote	Carried 5-0//Oliver, McLaughlin, Camp, Coombs, and Pohl-aye	Certificate #		

7. Alex Whelden 12-5368	23 Washington Street	Like-kind window replace	42.3.1/39	Larry Maury
Voting	Pohl, Camp, McLaughlin, Coombs, Oliver			
Alternates	Welch, Dutra, Thornewill			
Recused	None			
Documentation	Architectural elevation plans, site plan, photo, historic documentation, and advisory comments.			
Representing	Alex Whelden, Lobster Trap Owner			
Public	None			
Concerns (8:30)	<p>Whelden – This is to convert a south-elevation window into take out by adding a brick apron and shelf. No windows are changing. Will install lights over the take-out window and door.</p> <p>Backus – Contributing circa 1950s. HSAB reviewed this as a like-kind window replacement. This is confusing. Read HSAB comments 1/10: Need information on proposed new windows and which are being replaced. Photos would be very helpful. HSAB would like to see further revisions.</p> <p>Clarification of the project.</p>			
Motion	Motion to Approve putting sconces over the right set of windows and loading doors, put a shelf under the right double-hung window and install brick pavers. (Camp)			
Roll-call Vote	Carried 5-0//Oliver, Coombs, McLaughlin, Camp, and Pohl-aye		Certificate #	HDC2021-12-5368

V. OLD BUSINESS 01/11/2022

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Darlene DeMichelle 11-5252	Lot 26- Birdsong	New dwelling	55.4.4/80.2	Meerbergen Designs
Voting	Pohl, McLaughlin, Coombs, Oliver				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, photo, correspondence, and advisory comments.				
Representing	Brook Meerbergen, Meerbergen Designs				
Public	Anne Dewez, 5 Mill Street				
Concerns (1:59)	<p>Meerbergen – Reviewed changes made per previous concerns; trim Nantucket grey and sash & doors Essex green.</p> <p>Backus – Read HSAB comments 1/18: post on rear (north elevation) porch simplified. She appreciates changes. We have received letters.</p> <p>Dewez – The revisions are good. We don't feel strongly about the back porch.</p> <p>No concerns.</p>				
Motion	Motion to Approve as submitted. (Coombs)				
Roll-call Vote	Carried 4-0//Oliver, McLaughlin, Coombs, and Pohl-aye		Certificate #	HDC2021-11-5252	
2.	Darlene DeMichelle 11-5254	Lot 26- Birdsong	New 2 nd dwelling	55.4.4/80.2	Meerbergen Designs
Voting	Pohl, McLaughlin, Coombs, Oliver				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, photo, and advisory comments.				
Representing	Brook Meerbergen, Meerbergen Designs				
Public	Anne Dewez				
Concerns (2:14)	<p>Meerbergen – Reviewed changes made per previous concerns; we can parget the north elevation of the foundation and screen it with plants; wants to keep the ganged windows on the north.</p> <p>Backus – Read HSAB comments 1/18: ganged north elevation windows should separate; sash not black. In shifting related to the grade change, asked how the visible foundation will be treated.</p> <p>McLaughlin – The arched porches are inappropriate; should be straight.</p> <p>Coombs – Okay with the north elevation ganged windows. Okay with the porch arches; gives it a friendly feel. A small chimney would be neat.</p> <p>Oliver – Appreciates the changes, especially turning it. On the north and east, asked if there will be any basement windows (no planned windows). Asked about the foundation material (parget and screen).</p> <p>Dewez – The north elevation will be highly visible from Angola; this is one of the highest lots in the development, so parget and screening it will be very important. Asked if there will be a hardscaping plan (possibly).</p> <p>Pohl – The little arches are a very cottagey downplaying of formality. He supports pargetting the exposed foundation and maintaining the shingle line. Plantings will mitigate the amount of visible foundation.</p>				
Motion	Motion to Approve through staff with the foundation pargetted and vegetation in front of the north and west elevation foundation and Essex green sash and door. (Coombs)				
Roll-call Vote	Carried //Oliver, McLaughlin, Coombs, and Pohl-aye		Certificate #	HDC2021-11-5254	

3. Darlene DeMichelle 11-5255	Lot 26- Birdsong	New garage	55.4.4/80.2	Meerbergen Designs
Voting	Pohl, McLaughlin, Coombs, Oliver			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, photo, and advisory comments.			
Representing	Brook Meerbergen, Meerbergen Designs			
Public	Anne Dewez, 5 Mill Street			
Concerns (2:26)	Meerbergen – Reviewed changes made per previous concerns. Backus – Sash and doors should match the main house and guest house. Dewez – No comments on this. McLaughlin – No comments. Oliver – The building is okay, but it's placed oddly and almost as large as the cottage. Pohl – He's okay as long as sash and doors are green.			
Motion	Motion to Approve as submitted. (Coombs)			
Roll-call Vote	Carried 3-1//McLaughlin, Coombs, and Pohl-aye; Oliver-nay		Certificate #	HDC2021-11-5255

Rest held for Tuesday Feb 1.

4. Prickly Pear 11-5155	17 Broadway- Sconset	Storage containers	73.1.3/112	Val Oliver
5. Anne M Rose 10-4998	62 Boulevarde	New dwelling	79/211	Botticelli + Pohl
6. 32 Hulbert Ave Trust 11-5220	32 Hulbert Avenue	New Dwelling	29/72	Botticelli + Pohl
7. Harborside Partners 11-5242	5 York Street	Rev. fenest & pergola	55.1.4/162	Gryphon Architects
8. 33 North Mill St, LLC	7 North Mill Street	New Shed	55.4.4/77	Sophie Metz
9. 33 North Mill St, LLC	7 North Mill Street	New Garage/Studio	55.4.4/77	Sophie Metz
10. 33 North Mill St., LLC 11-5126	7 North Mill Street	Hardscape	55.4.4/77	Atlantic Landscaping
11. Geradi Prolopov 11-5187	80 Surfside Road	New dwelling	67/194	DTA
12. Geradi Prolopov 12-5328	80 Surfside Road	Hardscape & pool	67/194	DTA
13. Jonathan Jacoby 12-5435	3 Tautemo Way	New garage revision	83/22	EMDA
14. Hoehn- Saric 10-4865	34 Easton Street	New dwelling	41.1.4/18	CWA
15. Tack3, LLC	26 Washington Street	Rev COA: Roofwalk, entry,	42.3.2/23	CWA
16. Tack3, LLC	26 Washington Street	Move off/demo	42.3.2/23	CWA

VI. NEW BUSINESS 01/18/2021

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. Rebecca Moesinger 01-5484	45 Surfside Road	Front steps& color change	67/14.4	Portia Moesinger
2. Thomas Sleeper 01-5529	8 Osprey Way	New dwelling	82/401	Christopher Hall
3. Thomas Sleeper 01-5532	8 Osprey Way	New pool	82/401	Christopher Hall
4. Thomas Sleeper 01-5531	8 Osprey Way	Cabana	82/401	Christopher Hall
5. Thomas Sleeper 01-5530	8 Osprey Way	Move shed on site	82/401	Christopher Hall
6. 6 Lincoln St, LLC 12-5462	6 Lincoln Street	Addition 2 nd fl dormer	73.4.2/86	Val Oliver
7. Vanessa Halper	73 Burnell Street	New dwelling	49.3.2/1.2	Topham Designs
8. Vanessa Halper	73 Burnell Street	New pool	49.3.2/1.2	Topham Designs
9. Eleven Lincoln Ave Trust	32 Jefferson Avenue	MH addition	30/132	Botticelli + Pohl
10. Lot 27 N Mill, LLC 12-5466	Lot 27A (22 N. Mill)	Garden shed	55.4.4/80.3	Meerbergen Designs
11. Lot 27 N Mill, LLC 12-5465	Lot 27A (22 N. Mill)	Garage	55.4.4/80.3	Meerbergen Designs
12. Lot 27 N Mill, LLC 12-5457	Lot 27B (22 N. Mill)	Garden shed	55.4.4/80.3	Meerbergen Designs
13. Arline Bartlett 12-5454	21 Pleasant Street	Fenestration & sm addition	55.4.1/1	LINK
14. Richard Snowden 12-5455	11 Massachusetts Avenue	Fences	60/80	LINK
15. 20A Bishop Rise Inv.	20a Bishops Rise	New Dwelling	40/127	Linda Williams
16. 20A Bishop Rise Inv.	20a Bishops Rise	New garage	40/127	Linda Williams
17. 20A Bishop Rise Inv.	20a Bishops Rise	New pool	40/127	Linda Williams
18. 20B Bishop Rise Inv.	20b Bishops Rise	New Dwelling	40/127	Linda Williams
19. 20B Bishop Rise Inv.	20b Bishops Rise	New garage	40/127	Linda Williams
20. 20B Bishop Rise Inv.	20b Bishops Rise	New pool	40/127	Linda Williams
21. 8 Walsh LLC 12-5475	8 Walsh Street	Addition	42.4.1/83	Meerbergen Designs
22. Nantucket Land Bank 01-5479	168 Hummock Pnd Rd	Gate	65/13.2	J. Kuszpa
23. Rich Oneslager 01-5497	8 Cliff Road	L/k window replacement	42.4.4/23	Rick Johnston
24. The Braes, LLC 01-5496	23 Baxter Road	Add outdoor shower	49.2.3/12	Botticelli + Pohl
25. John Jacoby	3 Tautemo Way	Garage move off	83/28	Nancy Mack
26. Nancy Mack	4 Tautemo Way	Garage mv onsite & addtn	83/28	Nancy Mack
27. Nancy Mack	4 Tautemo Way	Shed demo	83/28	Nancy Mack
28. NIR Retail 01-5488	29 Commercial Wharf	Roof replacement	42.2.4/3	T & T Roofing
29. NIR Retail 01-5489	4 Harbor Square	Roof replacement	42.2.4/5	T & T Roofing
30. Zero India St, LLC 01-5514	1 Cambridge Street	Rdc ftprnt/rf replace/fenst	42.3.1/130.2	Emeritus
31. Jeremy Trottier 01-5513	4 Windsor Road	Rf mass/hght chng/add drmr	49/193	Emeritus
32. Sheila & Carmine Giardini	7a Clifford Street	New dwelling	79/19	McMullen & Assoc.
33. Sheila & Carmine Giardini	7a Clifford Street	New garage/studio	79/19	McMullen & Assoc.

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34. Sheila & Carmine Giardini	7a Clifford Street	New pool & hardscape	79/19	McMullen & Assoc.
35. Sheila & Carmine Giardini	7a Clifford Street	New gazebo	79/19	McMullen & Assoc.
36. Salty Dogz, LLC 01-5503	9 Tashama Lane	New frnt door/stoop bnch	55/471	LINK
37. Self J Douglas 01-5517	3 Martins Lane	New shtrrs/2 new winws	42.3.2/133	LINK

VII. OLD BUSINESS 01/25/2022

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. Rich Peterson	30 Main Street Sconset	Relocate garage & addition	73.3.1/46	Concept Design
2. Marshall & Holly Pagon 11-5250	28 & 32 Baxter Road	Pool house & pergola	49.23/29	Design Associates
3. 3 Beaver St, LLC 12-5316	3A Beaver Street	Dormers, raise foundation	55.1.4/97	Polly Walldorf
4. LeSelect Properties 11-5144	1 Ash Street	Fenestration changes	42.4.2/85	Normand Residential
5. Trogoh Nominee Trust 05-3640	26 Easy Street	Mixed Use- Retail & Resid	42.4.2/23	Emeritus
6. Cindy Helfrich 12-5354	37 Fair Street	Roof & fenestration changes	42.3.2/121	Emeritus
7. BC Sconset, LLC 07-4226	9 Hawks Circle	Hardscape	74/37.1	Ahern
8. Brett Fodiman 12-5374	3 Tetawkimo Drive	New dwelling	53/41	CWA
9. Brett Fodiman 10-4969	27 Cato Lane	New dwelling	55/118	CWA
10. Brett Fodiman 10-	27 Cato Lane	Garage	55/118	CWA
11. Theodorakos Vaios Trust	79 Pocomo Road	New dwelling	15/5	CWA
12. Anthony Noto 11-5270	10 Lincoln Avenue	Addition & reno	30/184	Emeritus
13. 450 Green Park, LLC 11-5272	2 Stone Alley	Adtn, Alter, & Foundation	42.3.1/103	Emeritus

VIII. OTHER BUSINESS

Approved Minutes	None
Review Minutes	January 18 & 20, 2022
Other Business	<ul style="list-style-type: none"> • Next HDC Meeting: Tuesday, February 1st @ 5:00 pm. Via ZOOM • Discussion of Advisory Board Review • Section 106 – Sunrise Wind Farm Project, intro • Discussion of additions and new dwellings added to the consent agenda • Review policy of Move/Demo hearings in relation to new dwellings • Hardscaping • Discussion of salvaging demolitions • Discussion of options for house moves
Commission Comments	None

List of additional documents used at the meeting:

1. Draft minutes as listed

Adjournment:

Motion **Motion to Adjourn at 2:36 pm. (McLaughlin)**
 Roll-call vote Carried 5-0//Oliver, Coombs, McLaughlin, Thornewill, and Pohl-aye

Submitted by:
 Terry L. Norton

Historic Structures Advisory Board Sconset Advisory Board Madaket Advisory Board