



# HISTORIC DISTRICT COMMISSION REGULAR MEETING

2 Fairgrounds Road  
Nantucket, Massachusetts 02554  
[www.nantucket-ma.gov](http://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 ~~

**Tuesday, March 22, 2022**

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

Called to order at 5:02 pm. and announcements by Mr. Pohl

Staff in attendance: Holly Backus, Preservation Planner; Esmeralda Martinez, HDC Compliance Coordinator; Terry Norton, Town Minutes Taker  
Attending Members: Pohl, Camp, McLaughlin, Coombs, Oliver, Welch, Dutra, Thornewill  
Absent Members: None  
Late Arrivals: Dutra, 5:18 pm  
Early Departures: Dutra & McLaughlin, 8:02 pm; Camp, 8:45 pm

Adoption of Agenda.

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

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

## I. PUBLIC COMMENT

**Pohl** – He’s been checking around and we will be able to do hybrid meetings; if the chair is joining via zoom, they can chair the meeting or hearing. He’d like to start next Tuesday if possible.

## II. CONSENTS

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. Leonard Waldman <b>02-5695</b>	241 Hummock Pond Rd	Roof Replacement	82/42	Philip Patterson
2. Kim Glowacki <b>03-5961</b>	3 Miller Lane	Move on dwl fm 20 Gladlands	68/120	Linda Williams
3. Kim Glowacki <b>03-5960</b>	3 Miller Lane	Move on grg fm 20 Gladlands	68/120	Linda Williams
4. CMR 11 Osprey, LLC <b>03-5959</b>	11 Osprey Way	Move on Hse fm 8 Osprey	82/3	Linda Williams
5. Faro Strada, LLC <b>02-5731</b>	20 Sankaty Road	New Bike Shed	48/31	Botticelli + Pohl
6. Cannonbury Ln Ptrns, LLC <b>02-5764</b>	3 Reaper Circle	New Garage	73/44	Workshop / APD
Voting	Camp (acting chair), McLaughlin, Coombs, Oliver			
Alternates	Welch, Thornewill			
Recused	Pohl			
Documentation	None			
Representing	None			
Public	None			
Concerns	No concerns.			
Motion	<b>Motion to Approve. (Coombs)</b>			
Roll-call Vote	Carried 5-0//McLaughlin, Oliver, Thornewill, Coombs, and Camp-aye		Certificate #	<b>HDC2022-(as noted)</b>

## III. CONSENTS WITH CONDITIONS

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. Sankaty Bluff Grp. <b>02-5753</b>	3 Reaper Circle	Pool and Hardscape	73/44	Ahern
	• Pool not to be visible at time of inspection and thereafter and to have no grade change from existing or as noted on the application			
Voting	Pohl, Camp, McLaughlin, Coombs, Oliver			
Alternates	Welch, Thornewill			
Recused	None			
Documentation	None			
Representing	None			
Public	None			
Concerns (time)	No additional concerns.			
Motion	<b>Motion to Approve through staff per noted conditions. (Coombs)</b>			
Roll-call Vote	Carried 5-0//Camp, Oliver, McLaughlin, Coombs, and Pohl-aye		Certificate #	<b>HDC2022-02-5753</b>

**IV. OLD BUSINESS 02/22/22**

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	<b>Arline Bartlett 12-5454</b>	21 Pleasant Street	Fenestration & sm addition	55.4.1/1	LINK
Voting	Camp (acting chair), McLaughlin, Coombs, Oliver, Welch				
Alternates	Thornewill				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, historical documents, and advisory comments.				
Representing	Victoria Ewing, LINK Chris Skehel, owner				
Public	None				
Concerns (5:10)	<p><b>Skehel</b> – It will take time to get a topographical survey for the site; asked for a review of the architectural aspects of the project. He feels the request hold for a topographical survey is out of order; we’re asking for review of the architecture.</p> <p><b>Oliver</b> – The elevations didn’t show there are significant grade changes; that topography is a necessity, and she doesn’t feel comfortable talking about this without that. The architecture of the building shows grade changes that might or might not agree with what’s on the elevations.</p> <p><b>Camp</b> – It’s the consensus of the Board that we need to have the proposed topography of this site before we can move forward with the architecture.</p> <p><b>Welch</b> – It’s inappropriate for applicants to be argumentative; if they have problems with what goes on with the Board, there’s a process in place for their grievance. It also appears to be bullying and needs to stop. We have asked, directly in relation to proposed changes, for documentation of grade work. We’ve motioned for 2 cross sections in order for this to be heard. The application is incomplete and should be held. It’s important we have full information.</p> <p><b>Coombs</b> – Agrees.</p>				
Motion	<b>Motion to Hold for topographical information as has previously been requested and the application to be held until that information is turned in. (Coombs)</b>				
Roll-call Vote	Carried 5-0//Oliver, McLaughlin, Welch, Coombs, and Camp-aye			Certificate #	
2.	<b>Vanessa Halper 12-5449</b>	73 Burnell Street	New Dwelling	49.3.2/1.2	Topham Designs
Voting	Pohl, Camp, McLaughlin, Coombs, Welch				
Alternates	Dutra, Thornewill				
Recused	Oliver				
Documentation	Architectural elevation plans, site plan, photos, historical documents, and advisory comments.				
Representing	Joe Topham, Topham Designs				
Public	None				
Concerns (5:18)	<p><b>Topham</b> – Reviewed changes made per previous concerns.</p> <p><b>Backus</b> – SAB didn’t look at this. Appreciates the reduction in size; the site plan should reflect the footprint changes. West elevation right mass, recommend bringing that mass a little lower.</p> <p><b>Welch</b> – Appreciate changes as made; no concerns.</p> <p><b>Coombs</b> – Regarding Ms. Backus’ suggestion, drop the dormer so the window meeting rails align with those in the main mass windows.</p> <p><b>Camp</b> – West elevation dormer still attracts the eye; if the windows were 1 size larger, the meeting rails would align.</p> <p><b>McLaughlin</b> – No comments.</p> <p><b>Pohl</b> – Ms. Camp’s suggestion to make the dormer windows taller would accomplish Ms. Coombs’ suggestion.</p>				
Motion	<b>Motion to Approve through staff with the west elevation right dormer window 1 size taller. (Camp)</b>				
Roll-call Vote	Carried 5-0//Welch, Coombs, McLaughlin, Camp, and Pohl-aye			Certificate #	<b>HDC2021-12-5449</b>

## V. NEW BUSINESS 03/01/2022

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Van Den Born <b>02-5725</b>	2 Center Street (Sias)	Roofing, Paint Trim	73.2.4/2	Mark Avery
Voting	Pohl, Camp, McLaughlin, Coombs, Oliver				
Alternates	Welch, Dutra, Thornewill				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, historical documents, and advisory comments.				
Representing	Mark Avery				
Public	None				
Concerns (5:27)	<p><b>Avery</b> – Presented project - red-cedar roof, trim to cobblestone grey; trim, windows, and doors would be the same color. We will be coming in with an application for the fence.</p> <p><b>Backus</b> – Circa 1841 built by James Josiah Coffin. Going from asphalt to red cedar is appropriate; cobblestone grey might be too dark; natural to weather would better.</p> <p>Read SAB comments 3/7: Application unclear if sash and doors are included.</p> <p><b>Camp</b> – This has been white for a long time and iconic with the white trim, picket fence, and door.; cobblestone or grey is too much. Feels we are taking colors too casually.</p> <p><b>Oliver</b> – She thinks the color choices are acceptable.</p> <p><b>Coombs</b> – Would prefer this house stay white.</p> <p><b>McLaughlin</b> – He has no concerns.</p> <p><b>Pohl</b> – White and cobblestone are approvable colors; he likes the precedent photo for cobblestone grey. He is going to assume the picket fence will go to the same color as the trim.</p>				
Motion	<b>Motion to Approve as submitted. (Oliver)</b>				
Roll-call Vote	Carried 3-2//McLaughlin, Oliver, and Pohl-aye; Coombs & Camp-nay			Certificate #	<b>HDC2022-02-5725</b>
2.	Van Den Born <b>02-5724</b>	6 Center Street (Sias)	Roofing, Paint Trim	71.1.3/31	Mark Avery
Voting	Pohl, Camp, McLaughlin, Coombs, Oliver				
Alternates	Welch, Dutra, Thornewill				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, historical documents, and advisory comments.				
Representing	Mark Avery				
Public	None				
Concerns (time)	Same comments and concerns as for 2 Center Street.				
Motion	<b>Motion to Approve as submitted. (Oliver)</b>				
Roll-call Vote	Carried 3-2//McLaughlin, Oliver, and Pohl-aye; Coombs & Camp-nay			Certificate #	<b>HDC2022-02-5724</b>
3.	12 Federal St, LLC <b>02-5752</b>	12 Federal Street	Hardscape and Gate	42.3.1/127	Ahern
Voting	Pohl, Camp, Coombs, Oliver, Welch				
Alternates	Dutra, Thornewill				
Recused	McLaughlin				
Documentation	Landscape design plans, site plan, photos, historical documents, and advisory comments.				
Representing	Miroslava Ahern, Ahern Design, LLC				
Public	None				
Concerns (5:40)	<p><b>Ahern</b> – Presented project; for Accessibility compliance, need a minimum width of 36”; the ivy is real.</p> <p><b>Backus</b> – Read HSAB comments 3/07: No concerns as long as the ivy is real ivy. Asked if there is any proposed exterior lighting.</p> <p>The plans indicated existing brick to be reconfigured; she assumes that’s to make it flush. Looking at the space, concerned the width between the fence and the ivy wall not be accessible compliant.</p> <p><b>Coombs</b> – Agrees with changing the door hiding the dumpster to white. The elevator shaft is almost all glass; it’s not attractive though existing.</p> <p><b>Oliver</b> – It’s appropriate.</p> <p><b>Camp</b> – She’s fine with this.</p> <p><b>Welch</b> – Agrees with comments made.</p>				
Motion	<b>Motion to Approve as submitted. (Oliver)</b>				
Roll-call Vote	Carried 5-0//Camp, Coombs, Welch, Oliver, and Pohl-aye			Certificate #	<b>HDC2022-02-5752</b>

4. David and Janet Prill <b>02-5733</b>	82 Pocomo Road	New Barn	15/35	Botticelli + Pohl
Voting	Camp (acting chair), McLaughlin, Coombs, Oliver, Dutra			
Alternates	Welch, Thornewill			
Recused	Pohl			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	Lisa Botticelli, Botticelli & Pohl			
Public	None			
Concerns (5:54)	<p><b>Botticelli</b> – Presented project; roof to be red cedar and vertical, natural-to-weather shiplap siding, and trim and sash white.</p> <p><b>Oliver</b> – It's a big structure; her main concern is the cupola, which stands out.</p> <p><b>McLaughlin</b> – Concerned about the height of the cupola and its roof.</p> <p><b>Coombs</b> – The cupola should be a little shorter with a more traditional roof.</p> <p><b>Dutra</b> – Asked the material of the cupola roof. It's a classic barn design; he has no concerns.</p> <p><b>Camp</b> – The cupola should be lower and more classical in proportions.</p>			
Motion	<b>Motion to Approve through staff with the cupola modified to be more typical with square windows. (Oliver)</b>			
Roll-call Vote	Carried 5-0//Dutra, McLaughlin, Oliver, Coombs, and Camp-aye		Certificate #	<b>HDC2022-02-5733</b>

5. India and Rose Trust <b>02-5776</b>	28 India Street	Addition	42.3.4/108	Botticelli + Pohl
Voting	Camp (acting chair), McLaughlin, Coombs, Oliver, Thornewill			
Alternates	Welch, Dutra			
Recused	Pohl			
Documentation	Architectural elevation plans, site plan, photos, historical documents, and advisory comments.			
Representing	Lisa Botticelli, Botticelli & Pohl			
Public	None			
Concerns (6:04)	<p><b>Botticelli</b> – Presented project.</p> <p><b>Backus</b> – Read HSAB comments 3/07: The back of this house is visible from Rose Lane. The 2<sup>nd</sup>-floor shed dormer would be improved if the setback were closer to 2'. The 2<sup>nd</sup>-floor French doors on the balcony feel excessive when seen with the series of French doors below; the upper door should change to a single 12-light with kick panel. The small cellar door close to the street on the east side is a classic feature and should be retained. The existing windows that are being removed should be reused elsewhere. The extent of the proposed changes suggest that the entire rear wing will be demolished; this wing dates to at least the 1800's and is also historically significant. Previous owners have respected that history and managed to work within the existing structure, making changes to meet their current needs, without completely erasing that piece of history. HSAB feels that the changes to the rear wing could be more sensitively designed to retain much of the original fabric. HSAB would like to see revisions.</p> <p>Greek revival dated 1830s built by John Brown Coleman. The rear, gable-end chimney should remain; we need the age of the rear ell. Windows and lintels should be retained on all windows.</p> <p><b>McLaughlin</b> – The two skylights on the main mass rear should be reduced to 1 (existing).</p> <p><b>Oliver</b> – Appreciates much of the design. Need the date of the rear ell. The flat-roof sleeping porch is odd. Her only concern would be the south elevation facing Rose Lane; it feels as though the 2<sup>nd</sup>-floor French doors are too modern; suggested only one door. South elevation 1<sup>st</sup> floor, the triple double-doors also feel modern but it's kind of a conservatory.</p> <p><b>Coombs</b> – Agrees the east elevation cellar door should remain. The chimney on the rear should remain or be replaced with a mock-up. She thinks the proposed shed roof looks better than the existing condition.</p> <p><b>Thornewill</b> – Agrees with reducing the south elevation French doors; she's okay with the shed roof. The 2<sup>nd</sup>-floor deck with door is distracting; if it were just a window, the eye wouldn't be drawn to it.</p> <p><b>Camp</b> – The rear roof lines should be cleaned up - there are too many; the French door with balcony is excessive; she'd like the chimney to remain; the French door and balcony is "commanding."</p>			
Motion	<b>Motion to Approve through staff with the south elevation 2<sup>nd</sup>-floor French door and balcony replaced with a 6-over-6 window, changing the 6-light to a 4-light, add back the east elevation basement door, return the lintels on the rear windows, and have a chimney on the rear ell. (Oliver)</b>			
Roll-call Vote	Carried 5-0//Coombs, Thornewill, Oliver, McLaughlin, and Camp-aye		Certificate #	<b>HDC2022-02-5776</b>

6.	Cannonbury Ln Ptnrs, LLC 02-5765	3 Reaper Circle	New MH	73/44	Workshop / APD
Voting	Pohl, Camp, McLaughlin, Coombs, Oliver				
Alternates	Welch, Dutra, Thornewill				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, historical documents, and advisory comments.				
Representing	Michael Luft-Weissberg, Workshop APD				
Public	None				
Concerns (time)	<p><b>Luft-Weissberg</b> – Presented project; Nantucket grey trim with black sash and doors; front door is a drafting error.</p> <p><b>Backus</b> – Read SAB comments 3/07: horizontal glass on front door and sidelights are unconventional. Concerned about height of chimney above the roof line; corbelling is nice.</p> <p>There have previously been comments about the height of other chimneys in this subdivision.</p> <p><b>Oliver</b> – Her only concern was the door; it needs more trim and add the 2 vertical bars.</p> <p><b>Camp</b> – Reduce the chimney and okay.</p> <p><b>Coombs</b> – Agrees.</p> <p><b>McLaughlin</b> – Agrees about the front door. South elevation, the rear doors are excessive glass.</p> <p><b>Pohl</b> – Reduce the chimney to be no more than 2' above the ridge. Agrees with tidying up the front door.</p>				
Motion	<b>Motion to Approve through staff with the front door to have the proper number of vertical grills and muntins with more frontspiece and dropping the chimney to code minimum. (Oliver)</b>				
Roll-call Vote	Carried 5-0//Camp, Coombs, McLaughlin, Oliver, and Pohl-aye			Certificate #	<b>HDC2022-02-5765</b>
7.	1 Caroline Way, LLC 02-5759	1 Caroline Way	New Shed	82/59	Vicente-Burin Arch.
Voting	Pohl, McLaughlin, Coombs, Oliver, Welch				
Alternates	Dutra, Thornewill				
Recused	Camp				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	Paulo Vicente, Vicente Burin Architects				
Public	None				
Concerns (6:42)	<p><b>Vicente</b> – Presented project; the shed was approved and is being relocated.</p> <p><b>Backus</b> – There are 4 applications for this address in the data base; they are from September 2021 to February 2022 and none are for a shed.</p> <p><b>Pohl</b> – The Board will definitely have comments on the architectural feature, but we need to see that approval.</p>				
Motion	<b>Motion to Hold for the previous approval. (Oliver)</b>				
Roll-call Vote	Carried 5-0//Coombs, McLaughlin, Welch, Oliver, and Pohl-aye			Certificate #	
8.	N.T. Historical Assn 02-5779	7 Fair Street	Replace Windows	42.3.1/50	Linda Williams
Voting	Pohl, McLaughlin, Coombs, Dutra, Thornewill				
Alternates	Welch				
Recused	Camp, Oliver				
Documentation	Architectural elevation plans, site plan, photos, historical documents, and advisory comments.				
Representing	Linda Williams				
Public	None				
Concerns (6:46)	<b>Williams</b> – We are holding this until we resolve the window issue.				
Motion	<b>Motion to Hold for more information. (Coombs)</b>				
Roll-call Vote	Carried 5-0//Thornewill, Dutra, McLaughlin, Coombs, and Pohl-aye			Certificate #	

9.	Teal Szilkas Colliton TR 02-5784	44 Fair Street	Window Replacement	42.3.2/155	Linda Williams
Voting	Pohl, McLaughlin, Coombs, Dutra, Thornewill				
Alternates	Welch				
Recused	Camp, Oliver				
Documentation	Architectural elevation plans, site plan, photos, historical documents, and advisory comments.				
Representing	Linda Williams				
Public	None				
Concerns (6:48)	<p><b>Williams</b> – Presented project, just the 3 cathedral windows.</p> <p><b>Backus</b> – Read HSAB comments 3/14: The photographs do not show any evidence of significant sash deterioration. There is some sill rot which can be repaired, and individual broken panes can be replaced. Overall these windows appear to be in good condition. They look like they need repainting and reglazing – not replacing. These original windows are part of the historic fabric of this house and should be kept. A well restored window will cost less than a new one and last much longer. HSAB would like to see revisions.</p> <p>Gothic revival circa 1859 built by William B Gardener. Retention of the historic fabric is important and if they can be restored, that would be great; replacements should be true-divided-light windows (TDL).</p> <p><b>Coombs</b> – She'd like the 3 windows to be repaired rather than replaced.</p> <p><b>Thornewill</b> – The way Ms. Williams explained it, they will reuse as much historic material as possible; sometimes rebuilding is restoring. She appreciates bringing back the cap on the other two windows. She has no concerns.</p> <p><b>Dutra</b> – This is well documented; the photos indicate a lot of decay. With the reuse of existing glass, he's okay with this.</p> <p><b>McLaughlin</b> – This should be approved; so much needs to be repaired.</p> <p><b>Pohl</b> – He thinks Ms. Williams has proven that the windows are compromised.</p>				
Motion	<b>Motion to Approve as submitted. (Dutra)</b>				
Roll-call Vote	Carried 4-1//Thornewill, McLaughlin, Dutra, and Pohl-aye; Coombs-nay			Certificate #	<b>HDC2022-02-5784</b>
10.	K22S, LLC	126 Main Street	Move on site/Reno	42.3.3/98	Linda Williams
Voting	Pohl, Camp, McLaughlin, Coombs, Oliver				
Alternates	Welch, Dutra, Thornewill				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, historical documents, and advisory comments.				
Representing	Linda Williams				
Public	None				
Concerns (6:59)	<p><b>Williams</b> – Presented project; she commissioned a full scan and window survey. Being moved for a 41-81L subdivision.</p> <p><b>Backus</b> – Read HSAB comments 3/21: No evidence was provided to indicate that the foundation is compromised or in need of substantial enough repair to warrant replacement; the raised exposed foundation is part of the character of this very old house and should be retained as is. The rear addition will have plenty of room for new basement area and the existing brick and rubble foundation walls will provide added character to the new finished basement space. Moving the building 2 feet to the west is also unnecessary as there is presently adequate room for a driveway; it is already grandfathered in place and not a requirement of the subdivision. The existing foundation windows and the side access door are character defining features of old houses and should be kept. East Elevation, the 2<sup>nd</sup>-floor window centered in the main mass should be the same size as the others. West elevation, the 15-light door should be changed to a 12-light with kick panel; the new first floor window close to the street alters the balance of existing windows. The chimney should remain; the central chimney mass is a character defining elements in a house of this age. Evidence that this house once had a roof walk should be provided before approving a new one; the roof walk should not have a skirt on a building of this age. Before approving the replacement, the windows, a survey should be submitted indicating the age and condition of each one; there are likely some original windows which should be restored and not replaced. The flush shed dormer on the addition facing Main Street is not appropriate for a building of this age. HSAB would like to see revisions.</p> <p>Circa 1750 typical Nantucket moved from old Sherburne, called Arthur B Collins house. Shouldn't be move without an excellent reason; windows should be restored and TDL with simulated-divided-light (SDL) in the 1996 addition only. New foundation shouldn't show any concrete but retain existing brick and rubble configuration.</p> <p><b>Camp</b> – She agrees with HSAB; moving this 2' for a driveway to get to a subdivision isn't a sufficient reason; it affects the original chimney. Right-side north elevation massing is not appropriate; it's too modern. A window survey is important.</p> <p><b>Coombs</b> – Shed dormer on the north elevation right is not appropriate. Unless they can prove there was a roof walk, it's not appropriate and shouldn't have a skirt. All windows should be rebuilt. The chimney should remain. Feels all the historic exterior features are being removed.</p> <p><b>McLaughlin</b> – The proposed changes are too far out of sight from the neighborhood.</p> <p><b>Oliver</b> – The packet that commissioners got was not the complete packet Ms. Williams submitted; we don't have the site plan showing the relocation of the structure. She can't comment until she's had a chance to review the whole packet.</p> <p><b>Pohl</b> – His concerns are similar to those voiced: roof walk, skirt, window survey, dormer to right of front, movement of the house, and the foundation.</p>				
Motion	<b>Motion to Hold for revisions and to go back to HSAB. (Coombs)</b>				
Roll-call Vote	Carried 5-0//Camp, Oliver, Coombs, McLaughlin, and Pohl-aye			Certificate #	

## VI. OLD BUSINESS 03/08/22

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	450 Green Park, LLC 11-5272	2 Stone Alley	Adtn, Alteration foundation	42.3.1/103	Emeritus
Voting	Pohl, Camp, Coombs, Oliver, Welch				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, historical documents, and advisory comments.				
Representing	Matt MacEachern, Emeritus Development Steven Cohen, Cohen & Cohen Law P.C				
Public	Virginia Andrews, 1 Stone Alley Linda Williams, for Virginia Andrews Sarah Alger, Sarah F. Alger P.C, for Virginia Andrews				
Concerns (7:21)	<p><b>MacEachern</b> – Reviewed changes made per previous concerns; there might be some grade change at the right side of the north elevation; not proposing any significant grade changes.</p> <p><b>Backus</b> – Read HSAB comments 3 2/28: Changing the back wing to one story is a positive step; however, the new east-facing gable should step down significantly from the main ridge. The 4-ganged east-facing windows should be separated, at least into 2 pairs, and they should be narrower so that the proportions match the originals. The 2 new small windows on the south elevation should be larger double hung. The existing exterior chimney is a character defining element and should remain. The existing grade lines should be shown to better understand how relates to the existing slope of the bank. HSAB would like to see revisions.</p> <p>This is individually significant circa 1858-1871, barn turned into house by Eliza Codd. Appreciates the setback off Stone Alley; addition is more than ½ the size of the original; need window survey; rear still presents as a wall along Stone Alley. Agree about preserving the exterior chimney. Topographical information would be helpful.</p> <p><b>Andrews</b> – Concerned how grading is shown and delineation of the north property line. Digging out Quantity Bank. It looks like the north-side cellar door will require digging a hole in Stone Alley to provide steps into the basement. Concerned about demolition of the south elevation sun porch, which was a signature element of Eliza Codd.</p> <p><b>Williams</b> – The Board has been consistent about going south but there has been no effort to do that. Feels the grading as shown is not correct; the foundation, as seen from Union Street, will be 12’ out of the ground. The sun porch is part of the original design. The way it looms along Stone Alley and how it will loom over Union Street has not been addressed.</p> <p><b>Alger</b> – Agrees with everything Ms. Andrews and Ms. Williams have said.</p> <p><b>Cohen</b> – Feels Mr. MacEachern has been responsive to comments: moved away from Stone Alley, lowered the additional massing, and preserved key architectural elements of the design. HSAB comments about windows and breaking the middle ridge are good and making those changes would be historically responsible. The Board has encouraged going to the south but it’s not the only way this can be done. As proposed it’s architecturally appropriate.</p> <p><b>Welch</b> – Appreciates the overall direction of the changes. It would be appropriate to have cross sections of the length of the house with the addition showing existing and proposed structure with a dash line showing change if floor height. East elevation, as proposed is busy but mitigated by the fact the left side won’t be visible; the hipped roof window sizes as opposed to what’s proposed; the hipped roof is foreign to the structure, but it could be successful if you marry the windows from the existing wrap-around porch; it’s a known element and thinks it will communicate back in time. North elevation, the rear porch could integrate the existing porch under the gable; there needs to be a step down in the ridge of the secondary mass and 1<sup>st</sup>-floor level of the hipped-roof porch.</p> <p><b>Oliver</b> – She agrees with much Mr. Welch said. Appreciates the direction of the changes. Agrees making the rear element more like the existing sun porch; the windows are too wide. Agrees with stepping down the secondary mass more. North elevation, the fenestration is chaotic.</p> <p><b>Coombs</b> – The windows in the new section are too wide; should match those in the old section. The secondary mass needs to be dropped. There is no indication of why some of the program can’t be moved south; there’s plenty of room without so much of a drop. Agrees with HSAB.</p> <p><b>Camp</b> – East elevation, the windows are too modern; they should duplicate the sunroom windows. The existing sunroom is the essence of Nantucket; would like it duplicated on the east elevation porch. East elevation, the 2<sup>nd</sup>-floor triple-ganged windows should be reduced to 2.</p> <p><b>Pohl</b> – This has vastly improved. North elevation, to Mr. Welch’s point of moving with the grade, if you are determined to go down the hill, the house should follow down the hill; with no change in the 1<sup>st</sup> floor, you have a lot of exposed foundation.</p>				
Motion	<b>Motion to Hold for revisions and to go back to HSAB. (Coombs)</b>				
Roll-call Vote	Carried 5-0//Camp, Coombs, Oliver, Welch, and Pohl-aye			Certificate #	

<b>2. Zero India, LLC 01-5514</b>	<b>1 Cambridge Street</b>	<b>Reduce footprint &amp; chng roof</b>	<b>42.3.1/130.2</b>	<b>Emeritus</b>
Voting	Pohl, Camp, Coombs, Oliver, Thornewill			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, historical documents, and advisory comments.			
Representing	Matt MacEachern, Emeritus Development			
Public	None			
Concerns (time)	<b>MacEachern</b> – Asked to hold this for the next meeting in order to respond to feedback.			
Motion	<b>Motion to Hold for Tuesday, March 29<sup>th</sup> with that information to be sent in time for commissioners to review prior to the meeting. (Oliver)</b>			
Roll-call Vote	Carried 5-0//Camp, Coombs, Oliver, Thornewill, and Pohl-aye		Certificate #	
<b>3. James Gribbell 07-4236</b>	<b>2 Mulberry Lane</b>	<b>New garage studio</b>	<b>55.4.1/20</b>	<b>Thornewill Designs</b>
Voting	Pohl, Camp, Coombs, Oliver, Welch			
Alternates	None			
Recused	McLaughlin, Thornewill			
Documentation	Architectural elevation plans, site plan, photos, and advisory comments.			
Representing	Luke Thornewill, Thornewill Design			
Public	None			
Concerns (8:07)	<b>Thornewill</b> – Reviewed changes made per previous concerns. <b>Backus</b> – This is part of the Fish Lots and predates West Monomoy. HDC survey states this is a 20 <sup>th</sup> -century Sears and Roebuck kit house. HSAB didn't look at this. The gable style fits the neighborhood. Concerned about siting in relation to street and stone wall; a topographical map might be helpful. The main issue was the siting and style of the structure. The dormer should come off the ridge and be reduced around the windows. <b>Oliver</b> – Appreciates the thoughtfulness that's gone into this; this is much simpler. <b>Coombs</b> – The drawings indicate a lot of space between this and the neighbor; that isn't so. Appreciates the restyling; it fits the house. North elevation, suggested a single-window dormer and to come off the ridge. The siting is important because of the issue of water runoff down the street; wants to see the grading and landscaping. <b>Camp</b> – Appreciates the reduced scale. North elevation, she would prefer a single-window dormer; suggested eliminating the windows flanking the garage doors. <b>Welch</b> – Agrees with what's been said. This is nice rescaling and simplification. He has no concerns about the dormer. <b>Pohl</b> – He agrees with Ms. Camp about eliminating the flanking windows on the north elevation; they are unnecessary and atypical.			
Motion	<b>Motion to Approve through staff with the north-elevation windows flanking the garage door eliminated. (Coombs)</b>			
Roll-call Vote	Carried 5-0//Welch, Oliver, Camp, Coombs, and Pohl-aye		Certificate #	<b>HDC2021-07-4236</b>
<b>4. 20A Bishop Rise, LLC 01-5592</b>	<b>20A Bishop Rise</b>	<b>Rev. 01-5592: Main house</b>	<b>40/127</b>	<b>Topham Design</b>
Voting	Pohl, Camp, Coombs, Oliver, Thornewill			
Alternates	Welch			
Recused	None			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	Linda Williams, for Topham Design			
Public	None			
Concerns (8:02)	<b>Williams</b> – Reviewed changes made per previous concerns; cutting down the grade so retainage faces interior. Building envelope is constrained by Massachusetts Endangered Species Act (MESA). <b>Camp</b> – Concerned about how much is going on this site with a huge house, huge drive, pool, and guesthouse; the north elevation left massing should be reduced. <b>Coombs</b> – Agrees with Ms. Camp about reducing the north-elevation left mass by one window. <b>Oliver</b> – Appreciates the topography. Need pictures of houses in the area which are big with a lot of program; this fits the neighborhood. <b>Thornewill</b> – Doesn't think the left mass needs to be reduced because the lot is huge and other houses are huge; the wrap-around porch helps. <b>Pohl</b> – He agrees the left mass doesn't have to be reduced; it's boxy but would be nice if it were 1.5 stories.			
Motion	<b>Motion to Approve as submitted. (Oliver)</b>			
Roll-call Vote	Carried 5-0// Coombs, Camp, Thornewill, Oliver, and Pohl-aye		Certificate #	<b>HDC2022-01-5592</b>



5.	20A Bishop Rise, LLC <b>01-5590</b>	20A Bishop Rise	Rev. 01-5590: Garage/Apt	40/127	Topham Design
Voting	Pohl, Camp, Coombs, Oliver, Thornewill				
Alternates	Welch				
Recused	None				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	Linda Williams, for Topham Design				
Public	None				
Concerns (8:35)	<p><b>Williams</b> – Reviewed project; none of these are white; 46X33.</p> <p><b>Oliver</b> – It seems big; the addition is the same size as the main mass.</p> <p><b>Thornewill</b> – North elevation has a lot of shingled walls for a cottage. Suggested reconfiguring with more program on the ground floor.</p> <p><b>Coombs</b> – It's coming in at 25' when it shouldn't exceed 24'. The north elevation 1<sup>st</sup> floor should have 2 windows. It's big for a garage and apartment; should have more on the ground floor.</p> <p><b>Camp</b> – Agrees with Ms. Coombs. The top of the hill is being lopped off with overlarge buildings.</p> <p><b>Pohl</b> – Appreciates cutting into the hill on one side; however, the other side is being filled considerably. He'd like to see the west elevation left-wing eave drop to match the right wing.</p>				
Motion	<b>Motion to Hold for revisions. (Oliver)</b>				
Roll-call Vote	Carried 5-0//Coombs, Camp, Thornewill, Oliver, and Pohl-aye			Certificate #	
6.	20A Bishop Rise, LLC <b>01-5594</b>	20A Bishop Rise	Pool & hardscape	40/127	Topham Design
Voting	Pohl, Camp, Coombs, Oliver, Thornewill				
Alternates	Welch				
Recused	None				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	Linda Williams, for Topham Design				
Public	None				
Concerns (8:44)	<b>Williams</b> – Asked this be held.				
Motion	<b>Motion to Hold per applicant request. (Oliver)</b>				
Roll-call Vote	Carried 5-0//Coombs, Camp, Thornewill, Oliver, and Pohl-aye			Certificate #	
7.	20B Bishop Rise, LLC <b>01-5591</b>	20B Bishop Rise	Rev.01-5591: Main house	40/127	Topham Design
Voting	Pohl, Coombs, Oliver, Welch, Thornewill				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	Linda Williams, for Topham Design				
Public	None				
Concerns (8:45)	<p><b>Williams</b> – Reviewed changes made and information per previous concerns. Thornewill &amp; Oliver are both concerned about the grade.</p> <p>Extended discussion about the existing topography versus the proposed topography as it relates to the structures and the retaining wall.</p> <p><b>Coombs</b> – Our guidelines talk about not creating a plateau for a structure.</p> <p><b>Welch</b> – He's also concerned about the grade as it relates to the house.</p> <p><b>Pohl</b> – He's not concerned about the grade change. The house is attractive.</p>				
Motion	<b>Motion to Hold for revisions and grading information and a View with any cross sections turned in to-date. (Welch)</b>				
Roll-call Vote	Carried 5-0//Thornewill, Oliver, Coombs, Welch, and Pohl-aye			Certificate #	
The rest to go to Tuesday, March 29 <sup>th</sup>					
8.	20B Bishop Rise, LLC <b>01-5597</b>	20B Bishop Rise	Rev. 01-559?: Garage/Apt	40/127	Topham Design
9.	20B Bishop Rise, LLC <b>01-5593</b>	20B Bishop Rise	Pool & hardscape	40/127	Topham Design
10.	4 Dolphin Ct, LLC <b>01-5574</b>	4 Dolphin Court	Addition revision	42.4.1/65.2	Linda Williams
11.	36 Easton St Corp. <b>01-5520</b>	36 Easton Street	2 <sup>nd</sup> floor deck rail change	42.1.4/19	EMDA
12.	Michael Robinson <b>11-5261</b>	13 Fayette Street	Roof walk	42.3.2/28	Sanne Payne
13.	Bluefin, LLC <b>11-5194</b>	27 Ellen's Way	New Dwelling	81/180	Brook Meerbergen
14.	Melissa Spruce <b>12-5439</b>	21 Bank Street Sias	Renovation/Addition	73.1.3/57	Gryphon Architects
15.	Ocean Dojo, LLC <b>01-5567</b>	22 Bartlett Road	New dwelling fenestration	65/76.1	BPC
16.	Taco 1, LLC <b>01-5569</b>	20 Bartlett Road	New dwelling fenestration	65/76	BPC
17.	Lloyd Realty, LLC <b>01-5600</b>	7 Heather Lane	New dwelling	30/24.2	Sophie Metz
18.	Andrew & Brooke Roger <b>01-5607</b>	7E Lincoln Avenue	Driveway/Hardscape	42.4.1/18	Jardins Intl.
19.	Vlatko Pesnacki <b>01-5557</b>	10 Lewis Court	New 2 <sup>nd</sup> Dwelling	67/155	Val Oliver
20.	25 Broadway <b>01-5536</b>	25 Broadway	Storage/garbage bins	73.1.3/108	NAG
<b>VII. NEW BUSINESS 03/15/2022</b>					
	<b>Property owner name</b>	<b>Street Address</b>	<b>Scope of work</b>	<b>Map/Parcel</b>	<b>Agent</b>
1.	Ben DeRuyter	12 Academy Lane	Addition	42.4.3/87	Thornewill Design

## Proposed HDC Minutes for March 22, 2022

2.	Ben DeRuyter	12 Academy Lane	Shed Extension	42.4.3/87	Thornewill Design
3.	Pickard	7B Grove Lane	Addition	41/522	Thornewill Design
4.	Cabko Inc	18B Bartlett Road	New Woodwork Shop	67/113.1	NAG
5.	3 Beaver St, LLC	3 Beaver Street	Landscape/Hardscape	55.1.4/97	Polly Waldorf
6.	Nantucket Land Bank	Washington Street	Fencing	55/415	John Kuszpa
7.	4170 & Down, LLC/Tellie, LLC	107 Tom Nevers Road	Utility Barn	91/25	Jesse Beacon
8.	SAB, LLC	11 Cliff Road	Type II Fence As-Built	42.4.4/72	EMDA
9.	D.D. Culbertson	53 Tennessee Avenue	New Shed	59.4/362	Structures Unlimited
10.	Arthur Reader Jr Trust	57 Union Street	Like-kind Window Replace	55.1.4/90	LINK
11.	Maxwell House, LLC	15 Cliff Road	Move or Demo Garage	42.4.4/56	MCA+
12.	Maxwell House, LLC	15 Cliff Road	Adtn, full Reno, Foundation	42.4.4/56	MCA+
13.	Ian McCarthy	3 Cherry Street	Finish Basement	55/911	NAG
14.	Richard Phillips Trust	19 E. Tristram Avenue	Gates and Fencing	31/4.1	Jardins Intl.
15.	Mark Abbott	8 Hulbert Avenue	Rev. 12-0262 and 05-0904	29.2.3/7.2	MCA+
16.	Rosenberg	15 Hedgebury Lane	New Dwelling	41/602	Val Oliver
17.	David and Delia Biddison	22 Cannonbury Lane	Paint Chimney	74/15	Val Oliver
18.	Edward Sanford	12 Doc Ryder Drive	New Garage	66/216	EMDA
19.	15 Flintrock Rd, LLC	15 Flintrock Road	New Guest House	75/90	Liz Konetchy
20.	36 Essex Ack, LLC	36 Essex Road	Tertiary Dwelling	67/262	Val Oliver
21.	Taco 1, LLC	24 Bartlett Farm Road	Pool and Hardscape	65/76.1	Atlantic Landscaping
22.	Taco 1, LLC	22 Bartlett Farm Road	Pool and Hardscape	65/76	Atlantic Landscaping
23.	Ocean Dojo, LLC	20 Bartlett Farm Road	Pool and Hardscape	65/76	Atlantic Landscaping
24.	Jennifer Broadbent	2B White Whale Lane	Build Bluestone Patio	66/538	Jennifer Broadbent
25.	Charles Phillips	4 Swain Street	Roof Shingles Change	42.4.1/82.3	T and T Roofing
26.	Salty Dogz, LLC	9 Tashama Lane	New Shed	55/471	Structures Unlimited
27.	Allan H. Schwartz Trust	5 Capaum Pond Road	Extend 2 <sup>nd</sup> Floor Rear Deck	40/112-117	Allan H. Schwartz TR
28.	Bomeisler Stuart B. TR	28 Crooked Lane	New Dwelling	41/333	Val Oliver
29.	Bomeisler Stuart B. TR	28 Crooked Lane	Gazebo	41/333	Val Oliver
30.	NIR Retail, LLC	2 Harbor Square	Alteration	42.2.4/1	GF
31.	Young Bracebridge Trust	7 Shawkemo Road	Addition	43/5	Botticelli + Pohl
32.	Roy and Shelly Weedon	9 Twin Street	Revisions to Foundation	55.4.1/7.1	Linda Williams
33.	Joseph Arno	31 Easy Street	Demo or Move	42.4.2/16	Linda Williams
34.	Nantucket Prop. Owner, LLC	11 Honeysuckle Dr (75)	New Dwelling	68/872	Linda Williams
35.	Nantucket Prop. Owner, LLC	13 Honeysuckle Dr (76)	New Dwelling	68/873	Linda Williams
36.	Nantucket Prop. Owner, LLC	4 Indigo Dr. (Lot 80)	New Dwelling	68/880	Linda Williams
37.	Nantucket Prop. Owner, LLC	6 Indigo Dr (Lot 79)	New Dwelling	68/876	Linda Williams
38.	Nantucket Prop. Owner, LLC	8 Indigo Dr (Lot 78)	New Dwelling	68/875	Linda Williams
39.	Nantucket Prop. Owner, LLC	10 Indigo Dr (Lot 77)	New Dwelling	68/874	Linda Williams
40.	Nantucket Prop. Owner, LLC	3 Indigo Dr (Lot 83)	New Dwelling	68/861	Linda Williams
41.	Nantucket Prop. Owner, LLC	5 Indigo Dr (Lot 84)	New Dwelling	68/862	Linda Williams
42.	Nantucket Prop. Owner, LLC	7 Indigo Dr (Lot 85)	New Dwelling	68/863	Linda Williams
43.	Nantucket Prop. Owner, LLC	15 Honeysuckle Dr (86)	New Dwelling	68/864	Linda Williams
44.	1641 Development	Lot 10 – Maple Lane	New Dwelling	67/303	Brook Meerbergen
45.	1641 Development	Lot 10 – Maple Lane	New 2 <sup>nd</sup> Dwelling	67/303	Brook Meerbergen
46.	1641 Development	Lot 10 – Maple Lane	Pool and Hardscape	67/303	Brook Meerbergen
47.	1641 Development	Lot 10 – Maple Lane	Gazebo	67/303	Brook Meerbergen
48.	71 N. Liberty Trust	71 North Liberty Street	Addition	41/141.1	NAG
49.	Mike and Gina Dubois	5 Lilac Court	New Dwelling	68/361	McMullen and Assoc.
50.	Mike and Gina Dubois	5 Lilac Court	New Garage	68/361	McMullen and Assoc.
51.	Mike and Gina Dubois	5 Lilac Court	Hardscape	68/361	McMullen and Assoc.
52.	Danielle DeBenedictus Trust	1 Magnolia Avenue	Accessible Egress (rmp/str)	73.3.1/123	Gryphon Architects
53.	Milestone Property Management	28A Evergreen Way	Secondary Dwelling	68/713.2	BPC
54.	88 Pocomo, LLC	88 Pocomo Road	New Dwelling	14/42	Emeritus
55.	41 Monomoy, LLC	41 Monomoy Road	New Dwelling	54/79.1	Emeritus
56.	OHOM, LLC	28 Main Street (Sconset)	Roof Walk (Decorative)	73.3.1/47	Emeritus
57.	Stephen Frowin	32 North Liberty Street	Addition	41/1159	Emeritus
58.	Sherburne TP, LLC	7 Sherburne Turnpike	Landscape Amen/Pool&Spa	30/112	Jardin's Intl.
59.	Robert Hockeeday	3 New Street (Sconset)	Roof Color Change	73.1.3/37	Thornewill Designs
60.	Lions Foot, LLC	9 Sherburne Way	Move off or Demo MH	30/37	Topham Designs
61.	Lions Foot, LLC	9 Sherburne Way	Move off of Demo Garage	30/37	Topham Designs
62.	Jean Moran 01-5621	4 Washington Avenue	Pool	60.2.4/65	Jon Paul Couture
63.	Jean Moran 01-5620	4 Washington Avenue	Window well	60.2.4/65	Jon Paul Couture
64.	Jean Moran 01-5199	4 Washington Avenue	New garage	60.2.4/65	Jon Paul Couture
65.	Nantucket Shire, LLC	30 Dukes Road	New Dwelling	56/189	Linda Williams

**VIII. OLD BUSINESS 03/22/2022**

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. Brandon Bean 01-5616	2 Candle House Lane	New Dwelling	55.4.1/1	TJ Watterson
2. Bolthole LLC <b>02-5701</b>	10 Quince Street	Color Revision	42.3.4/103	NAG
3. Theodorakos Vaios Trust	79 Pocomo Road	New Dwelling	15/15	CWA
4. Scott Dehm <b>02-5644</b>	8 Ash Street	Addition	42.4.2/94	SCI
5. 1 Caroline Way LLC <b>12-5414</b>	1 Caroline Way	Pool & Hardscape	85/58	Ahern
6. Ocean Heath LLC	9 Falmouth Avenue	Decks & fenestration	82/423	JN Design
7. Plamen Dimitrov <b>02-5661</b>	3 Weatherly Place	New 2 <sup>nd</sup> Dwelling	67/950	Plamen Dimitrov
8. Eleven Lincoln Ave Trst <b>12-5451</b>	32 Jefferson Avenue	Addition	30/132	Botticelli + Pohl
9. Kingfisher Realty Trust <b>01-5596</b>	278 Polpis Road	Roof walk Fenestration	25/2	Gryphon Architect
10. Anthony Noto <b>11-5270</b>	10 Lincoln Avenue	Addition & Reno	30/184	Emeritus
11. Olsen Family <b>12-5425</b>	28 Prospect Street	New Dwelling	55.4.4/77	Val Oliver
12. 34B Walsh St <b>01-5568</b>	34B Walsh Street	Addition	29/104	Studio Ppark
13. Ali & Zach Smith <b>12-5312</b>	232 Madaket Road	Garage Revisions	59.4/120.1	JN Design

**VIII. OTHER BUSINESS**

Approved Minutes Motion	March 8 & 10, 2022 <b>Motion to Approve. (Coombs)</b>
Roll-call vote	Carried 5-0//Thornewill, Oliver, Welch, Coombs, and Pohl-aye
Review Minutes	March 15 & 17, 2022
Amend previously approved minutes	<b>Motion to amend previously approved minutes of 2/15, Page 9 of 11, Item 9 to read “MacEachern – Reviewed changes made per previous concerns; to move forward 15’ and still be 84’ from the road.” (Welch)</b>
Roll-call vote	Carried 5-0//Thornewill, Coombs, Oliver, Welch, and Pohl-aye
Other Business	<ul style="list-style-type: none"> <li>• Next HDC Meeting: <b>Thursday, March 24 @ 1:00 pm VIA ZOOM</b></li> <li>• Discussion of Advisory Board Review</li> <li>• Section 106 – Sunrise Wind Farm Project, intro</li> <li>• Discussion of additions and new dwellings added to the consent agenda</li> <li>• Review policy of Move/Demo hearings in relation to new dwellings</li> <li>• Hardscaping</li> <li>• Discussion of salvaging demolitions</li> <li>• Discussion of options for house moves</li> </ul>
Commission Comments	None

List of additional documents used at the meeting:

1. Minutes as listed

Adjournment:

Motion

**Motion to Adjourn at 9:09 pm. (Welch)**

Roll-call vote

Carried 5-0//Thornewill, Coombs, Oliver, Welch, and Pohl-aye

Submitted by:

Terry L. Norton

Historic Structures Advisory Board

Sconset Advisory Board

Madaket Advisory Board