



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 ~~

Tuesday, April 5, 2022

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

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
 Remote Participants: Coombs, Welch
 Absent Members: Dutra
 Late Arrivals: Welch 5:14 pm.
 Early Departures: None

Adoption of Agenda.

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

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

I. PUBLIC COMMENT

1. Camp – Asked if we need representation for 9 Main.

Pohl – It has nothing to do with the Board; if an application goes past the 60-day limit, the applicant is required to sign an extension, which this applicant refused to do; therefore, it is denied because it expired.

2. (Ms. Backus' mic not on, can't hear her or someone.)

III. NEW BUSINESS 03/15/2022

Property owner name	Street Address	Scope of work	Map/Parcel	Agent
1. Arthur Reader Jr Trust 03-5824	57 Union Street	Window replacements	55.1.4/90	LINK

Voting Pohl, Camp, McLaughlin, Coombs, Oliver

Alternates None

Recused None

Documentation Architectural elevation plans, site plan, photos, historical documents, advisory comments, and window survey.

Representing Pat McCarthy, contractor

Public None

Concerns (5:27) **McCarthy** – Presented project; replace with plank-frames on the old structure with the rear addition to have Boston sash with traditional casings.

Backus – Read HSAB comments 3/21: Some windows appear to be new with vinyl jambs or spiral balances and can be replaced; a full window survey needs to be done to indicate the age of all windows before any approval; all new windows should be true-divided-light windows (TDL). HSAB would like to see revisions

Typical Nantucket 1804 Capt. David Swain House; 12-over-12 are attributed to the structure. Interior photos of the windows would have been helpful. Mr. McCarthy's proposal is good.

Oliver – No concerns.

Camp – We need a proper window survey. It looks like the windows were all replaced and are no longer historic, and a custom job on the front would be great.

Coombs – She's okay with the proposal.

McLaughlin – No concerns.

Pohl – The pine sills are like 1" thick and in some cases gone. He loves the idea of plank frame on the front and traditional 1X4 casings on the back.

Motion **Motion to Approve as submitted. (Camp)**

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

Certificate # **HDC2022-03-5824**

2. Roy and Shelly Weedon 03-5964					
	9 Twin Street	Rev.: raise foundation	55.4.1/7.1	Linda Williams	
Voting	Pohl, Camp, McLaughlin, Oliver, Thornewill				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, historical documents, and advisory comments.				
Representing	Roy Weedon, owner				
Public	None				
Concerns (5:09)	<p>Weedon – Presented project; the dwelling was approved in October 2021; white trim and sash.</p> <p>Backus – Read HSAB comments 3/21: Raising the building a couple feet would be acceptable, but 4' is too much. It looks too tall and vertical. Use reclaimed, not new, brick. HSAB would like to see revisions.</p> <p>1833 typical Nantucket building; others 1843-to-1910 structures in the area, are elevated to a degree. It would be nice to know the impact on the streetscape with the 4' increase.</p> <p>Oliver – She drove the area and couldn't find this lot. She thinks it's within keeping; it seems as though this is the same height out of the ground as 34 and 36 Twin and 7 Lyon. Agrees that if brick is natural, it should be reclaimed.</p> <p>Camp – She's okay with raising it 4' but wants to know the color pallet. She'd be okay with dark green parget or historic brick.</p> <p>McLaughlin – No concerns.</p> <p>Thornewill – It's a low structure to begin with. Okay with natural to weather or painted brick.</p>				
Motion	Motion to Approve with the brick to be painted light grey. (McLaughlin)				
Roll-call Vote	Carried 5-0//Oliver, Camp, Thornewill, McLaughlin, and Pohl-aye	Certificate #	HDC2022-03-5964		
3. 3 Beaver St, LLC 02-5785					
	3 Beaver Street	Landscape/Hardscape	55.1.4/97	Polly Waldorf	
Voting	Pohl, Camp, McLaughlin, Coombs, Oliver,				
Alternates	Welch, Thornewill				
Recused	None				
Documentation	None				
Representing	None				
Public	None				
Concerns (5:38)	<p>Martinez – Held for Thursday</p> <p>Not opened at this time.</p>				
Motion	Motion to Hold for Thursday, April 7. (Coombs)				
Roll-call Vote	Carried 5-0//Oliver, Camp, McLaughlin, Coombs, and Pohl-aye	Certificate #			
4. NIR Retail, LLC					
	Straight Wharf	Alteration	42.2.4/1	DTA	
Voting	Pohl, Camp, McLaughlin, Coombs, Oliver				
Alternates	Welch, Thornewill				
Recused	None				
Documentation	Landscape design plans, site plan, photos, historical documents, and advisory comments.				
Representing	Anton Dimov, DTA				
Public	None				
Concerns (5:39)	<p>Dimov – Presented project; replace the awning with a wood structure.</p> <p>Backus – Read HSAB comments 4/4: No concerns, except porch posts should be a little beefier and maybe add a post to have 5 openings.</p> <p>1965 Beinecke-era structure. The proposed is appropriate.</p> <p>Coombs – The posts should be shifted so as not to be in front of the windows; 5 posts would be better.</p> <p>Consensus agrees</p>				
Motion	Motion to Approve through staff with the porch to be a 5 bay. (Oliver)				
Roll-call Vote	Carried 5-0//Camp, Coombs, McLaughlin, Oliver, and Pohl-aye	Certificate #	HDC2022-		
5. Taco 1, LLC 03-5849					
	24 Bartlett Farm Road	Pool and Hardscape	65/76.1	Atlantic Landscaping	
Voting	Pohl, Camp, McLaughlin, Coombs, Oliver				
Alternates	Thornewill				
Recused	None				
Documentation	Landscape design plans, site plan, and photos.				
Representing	Lindsay Congleton, Atlantic Landscaping				
Public	None				
Concerns (5:44)	<p>Congleton – Presented project; we're adding to the existing hedge as needed for screening.</p> <p>Oliver – No concerns.</p> <p>Camp – Appreciates the peastone drive; wishes there were 1 less parking space. The pool size is appropriate.</p> <p>Coombs – Would like to see all three lots laid out together and a streetscape.</p> <p>McLaughlin – No concerns.</p>				
Motion	Motion to Approve with the pool not to be visible at time of inspection and thereafter. (McLaughlin)				
Roll-call Vote	Carried 5-0//Oliver, Camp, Coombs, McLaughlin, and Pohl-aye	Certificate #	HDC2022-03-5849		

6. Taco 1, LLC **03-5848** 22 Bartlett Farm Road Pool and Hardscape 65/76 Atlantic Landscaping
 Voting Pohl, Camp, McLaughlin, Coombs, Thornewill
 Alternates Welch (Oliver break)
 Recused None
 Documentation Landscape design plans, site plan, and photos.
 Representing Lindsay Congleton, Atlantic Landscaping
 Public None
 Concerns (5:52) **Congleton** – Presented project; similar to 24; can reduce the driveway spur to 15’.
Thornewill – This will be better screened than 24.
Coombs – This will be the hardest to see.
Camp – Wants the turn-around area reduced.
McLaughlin – This is acceptable.

Motion **Motion to Approve through staff with the driveway spur trimmed 5’ and the pool not to be visible at time of inspection and thereafter. (Camp)**

Roll-call Vote Carried //Thornewill, McLaughlin, Coombs, Camp, and Pohl-aye Certificate # **HDC2022-03-5848**
 7. Ocean Dojo, LLC **03-5847** 20 Bartlett Farm Road Pool and Hardscape 65/76 Atlantic Landscaping

Voting Pohl, Camp, McLaughlin, Coombs, Thornewill
 Alternates Welch (Oliver break)
 Recused None
 Documentation Landscape design plans, site plan, and photos.
 Representing Lindsay Congleton, Atlantic Landscaping
 Public None

Concerns (5:58) **Congleton** – Presented project; pool is at higher elevation than the road with existing vegetation.
Camp – Not every lot should have a pool. We want to keep the streetscape as farm-like as possible. Doesn’t want to see the pool peeking through dead privet in the winter. A lap pool in back of the house might be better.
Thornewill – There’s a lot of clearing for the septic toward the road that should be planted back in.
Coombs – Agrees with Ms. Camp and Ms. Thornewill. The steppingstones are excessive. Eliminate or turn the pool.
McLaughlin – No comments.
Pohl – There are issues with proximity to the road and visibility. Asked the elevation of the pool (18). It would help to see a cross section as seen from the road. Add the architecture to the rendering.

Motion **Motion to Hold for revisions. (Camp)**
 Roll-call Vote Carried 5-0//Thornewill, McLaughlin, Coombs, Camp, and Pohl-aye Certificate #

8. 1641 Development **03-5897** Lot 10 – Maple Lane New Dwelling 67/303 Brook Meerbergen

Voting Pohl, McLaughlin, Coombs, Oliver, Thornewill
 Alternates Welch (Camp break)
 Recused None
 Documentation Architectural elevation plans, site plan, and photos.
 Representing Brook Meerbergen
 Public None

Concerns (6:11) **Meerbergen** – Presented project; this is in a new subdivision; this abuts Rugged Scott but isn’t part of that; west is the most visible elevation and he’ll put single windows in the dormer.
Oliver – No concerns but would prefer platinum grey. She has no concerns with the meeting rails.
Thornewill – It’s cute; appreciates the low height. The eave has a long overhang so no concerns with the meeting rails.
Coombs – This is fine. Some of the double dormers should be reduced to single-window dormers.
McLaughlin – The dormer-window meeting rails don’t align with the eaves.
Pohl – Assuming the dormer windows are the correct height, the solution would be to make the building taller by 8”; that would pull the meeting rails up, but no one wants to do that; right now, the height is 26’3”.

Motion **Motion to Approve through staff with the west-elevation dormers to have single windows and color to go to Platinum grey. (Coombs)**

Roll-call Vote Carried 5-0//Oliver, Thornewill, McLaughlin, Coombs, and Pohl-aye Certificate # **HDC2022-03-5897**
 9. 1641 Development **03-5895** Lot 10 – Maple Lane New 2nd Dwelling 67/303 Brook Meerbergen

Voting Pohl, Camp, McLaughlin, Coombs, Welch, Thornewill
 Alternates (Camp & Oliver break)
 Recused None
 Documentation Architectural elevation plans, site plan, and photos.
 Representing Brook Meerbergen
 Public None

Concerns (6:27) **Meerbergen** – Presented project.
Welch – The south elevation is over fenestrated but not visible.
Coombs – She has no concerns.
Thornewill – West elevation 2nd-floor window is taller than the 1st-floor windows; make it the same size.
McLaughlin – No concerns.

Motion **Motion to Approve through staff with Platinum grey. (Thornewill)**
 Roll-call Vote Carried 5-0//Welch, Coombs, McLaughlin, Thornewill, and Pohl-aye Certificate # **HDC2022-03-5895**

10. 1641 Development	03-5898	Lot 10 – Maple Lane	Pool and Hardscape	67/303	Brook Meerbergen
Voting	Pohl, Camp, McLaughlin, Coombs, Welch, Thornewill				
Alternates	(Camp & Oliver break)				
Recused	None				
Documentation	Landscape design plans, site plan, and photos.				
Representing	Brook Meerbergen				
Public	None				
Concerns (6:36)	<p>Meerbergen – Presented project; pool has an auto-cover; the fence is for screening.</p> <p>Thornewill – There should be some vegetated buffer along the rear setback.</p> <p>Coombs – The pool seems small enough to be there without being too visible.</p> <p>Welch – Visibility won't be an issue; no concerns.</p> <p>McLaughlin – No comments.</p>				
Motion	Motion to Approve with the pool not to be visible at time of inspection and thereafter. (Thornewill)				
Roll-call Vote	Carried 5-0//	Coombs, Welch, McLaughlin, Thornewill, and Pohl-aye	Certificate #	HDC2022-03-5898	
11. 1641 Development	03-5896	Lot 10 – Maple Lane	Gazebo	67/303	Brook Meerbergen
Voting	Pohl, Camp, McLaughlin, Coombs, Welch, Thornewill				
Alternates	(Camp & Oliver break)				
Recused	None				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	Brook Meerbergen				
Public	None				
Concerns (6:42)	<p>Meerbergen – Presented project.</p> <p>Thornewill – The east elevation kitchen half-wall should be a full wall.</p> <p>Welch – Agrees with Ms. Thornewill. He's concerned about the height; it should come down to 14'.</p> <p>Coombs – Agrees about bringing the height down. Would like it reduced in length and width as well.</p> <p>McLaughlin – His concern is visibility.</p> <p>Pohl – The columns are 8.5' high; this is over-scaled for the rest. Agrees about having a full wall along the east.</p>				
Motion	Motion to Approve through staff with the ridge height reduced 18", an articulated beam along the gable ends, a full shingled wall along the east elevation, and Platinum grey trim. (Welch)				
Roll-call Vote	Carried 5-0//	Thornewill, McLaughlin, Coombs, Welch, and Pohl-aye	Certificate #	HDC2022-03-5896	
12. 71 N. Liberty Trust	03-5902	71 North Liberty Street	Addition	41/141.1	NAG
Voting	Pohl, Camp, McLaughlin, Coombs, Oliver				
Alternates	Welch, Thornewill				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, historical documents, and advisory comments.				
Representing	Steve Theroux, Nantucket Architectural Group				
Public	None				
Concerns (6:50)	<p>Theroux – presented project; the addition will be visible.</p> <p>Backus – Read HSAB comments 3/21: No concerns.</p> <p>1988 non-contributing within old historic district (OHD). It has an odd configuration; asked if the existing vegetation will be impacted and if it will continue to mask the connector.</p> <p>Oliver – It's appropriate as a 1-story mass with the bulk behind the structure next door.</p> <p>Coombs – She doesn't think it will be very visible due to the location behind the other lot. The only concern would be the French doors on the west elevation. As much vegetation should be saved as possible on the left side.</p> <p>Camp – She'd like as much front vegetation as possible remain or be replaced. No concerns with the architecture.</p> <p>McLaughlin – No concerns.</p>				
Motion	Motion to Approve as submitted with the screening to be put back. (Oliver)				
Roll-call Vote	Carried 5-0//	Camp, Coombs, McLaughlin, Oliver, and Pohl-aye	Certificate #	HDC2022-03-5902	
13. Mike and Gina Dubois	03-5836	5 Lilac Court	New garage-studio	68/361	McMullen and Assoc.
Voting	Pohl, Camp, McLaughlin, Coombs, Oliver				
Alternates	Welch, Thornewill				
Recused	None				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	Nathan McMullen, McMullen and Associates				
Public	None				
Concerns (7:02)	<p>McMullen – Presented project; main house approved last week; 22'X18'2" and 22' tall; want white trim and sash; pedestrian doors Essex green and garage door white.</p> <p>No concerns except for the garage door being white.</p>				
Motion	Motion to Approve through staff with white trim and sash and Essex green garage door. (Oliver)				
Roll-call Vote	Carried 5-0//	Camp, Coombs, McLaughlin, Oliver, and Pohl-aye	Certificate #	HDC2022-03-5836	

14. Mike and Gina Dubois	03-5837	5 Lilac Court	Hardscape	68/361	McMullen and Assoc.
Voting	Pohl, Camp, McLaughlin, Coombs, Oliver				
Alternates	Welch, Thornewill				
Recused	None				
Documentation	Landscape design plans, site plan, and photos.				
Representing	Nathan McMullen, McMullen and Associates				
Public	None				
Concerns (7:06)	McMullen – Presented project. No concerns.				
Motion	Motion to Approve as submitted. (Oliver)				
Roll-call Vote	Carried 5-0//Camp, Coombs, McLaughlin, Oliver, and Pohl-aye			Certificate #	HDC2022-03-5837
15. Danielle DeBenedictus Trst	03-5892	1 Magnolia Avenue	Accessible egress (rmp/strs)	73.3.1/123	Gryphon Architects
Voting	Pohl, Camp, McLaughlin, Coombs, Thornewill				
Alternates	Welch				
Recused	Oliver				
Documentation	Architectural elevation plans, site plan, photos, historical documents, and advisory comments.				
Representing	Ethan Griffin, Gryphon Architects				
Public	None				
Concerns (7:09)	Griffin – Presented project. Backus – Read SAB comments 3/21: diagonal railing should be parallel to north end. ‘Sconset Inn 1909. The original railing was incongruent; this is much better. No concerns.				
Motion	Motion to Approve as submitted. (Thornewill)				
Roll-call Vote	Carried 5-0//Coombs, Camp, McLaughlin, Thornewill, and Pohl-aye			Certificate #	HDC2022-03-5892
16. 88 Pocomo, LLC	03-5885	88 Pocomo Road	New Dwelling	14/42	Emeritus
Voting	Pohl, Camp, McLaughlin, Coombs, Oliver				
Alternates	Welch, Thornewill				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, and correspondence.				
Representing	Matt MacEachern, Emeritus Development				
Public	Adam Davis, J. Graham Goldsmith Architects for 86 Pocomo Road				
Concerns (7:15)	MacEachern – Presented project; explained the proposed grading; Conservation Commission approved the 10’ fill; structure is 100’ long. Davis – Concerned about size along the bluff and adding 10’ of fill; with the porches, it’s over 120’ Coombs – She wants to see the grading plans. The elevations show the topography as straight. It’s 120’ going from setback to setback with no additive massing. Oliver – She doesn’t want to comment on the architecture until she sees the topography with cross section through the sight. Camp – It’s all about what it’ll look like from the water; the long rectangular massing needs to be broken up. McLaughlin – West elevation is over fenestrated; There are 4 decks; 2’ of depth should come off each one. Pohl – He agrees with Ms. Oliver; he’d like to see an east-west cross section including the bluff. We have to be careful about the color and what sticks out on Pocomo Point and the west-facing glazing.				
Motion	Motion to Hold for more information on the grading. (Coombs)				
Roll-call Vote	Carried 5-0//Oliver, Camp, McLaughlin, Coombs, and Pohl-aye			Certificate #	
17. 41 Monomoy, LLC	03-5883	41 Monomoy Road	New Dwelling	54/79.1	Emeritus
Voting	Pohl, Camp, McLaughlin, Coombs, Welch				
Alternates	Thornewill (Oliver break)				
Recused	None				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	Matt MacEachern, Emeritus Development				
Public	None				
Concerns (7:36)	MacEachern – Presented project; overall height is 28’10”. Camp – She likes the architecture, but this is a huge structure. The roof walk, with really long legs, is very odd on the steep-pitched roof. Coombs – The roof walk is questionable. and the chimney doesn’t relate; there’s enough height without it and it shouldn’t have a skirt. The historic house next door is a classic large house, but its bigness isn’t apparent. Welch – He wants to view this with ridge poles on the main mass and to get the context in his mind’s eye. McLaughlin – West elevation, the front door has too much glass. This is 92’ long. Pohl – He’s concerned about the scale of this and how this house will dwarf its historic neighbor; feels this is out of scale with the neighborhood. Likes viewing with height poles. The 12/12 pitch is adding to the massive size and height.				
Motion	Motion to View with height poles at either end of the main ridge and hold for further information. (Coombs)				
Roll-call Vote	Carried 5-0//Camp, Welch, McLaughlin, Coombs, and Pohl-aye			Certificate #	

18. OHOM, LLC 03-5870	28 Main Street (Sconset)	Roof Walk (Decorative)	73.3.1/47	Emeritus
Voting	Pohl, Camp, McLaughlin, Oliver, Thornewill			
Alternates	Welch (Coombs break)			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, historical documents, and advisory comments.			
Representing	Matt MacEachern, Emeritus Development			
Public	None			
Concerns (7:49)	<p>MacEachern – Presented project; there is precedent for some ornamentation and a roof walk.</p> <p>Backus – Read SAB comments 3/21: overwhelming and historically not appropriate especially as ornamental. Circa 1834 Villa de Rome built for Matthew Crosby. There is a circa 1870s photo showing a short roof walk cut into the roof. Appreciates bringing this architectural feature back but it needs work and should emulate the original design as shown in the 1880s photo.</p> <p>Camp – Something would be appropriate but as designed it overwhelms the simplicity of the original structure.</p> <p>Thornewill – Agrees with Ms. Camp; it should take in mind the scale and height of what was there; this looks like a usable roof walk and like it's hiding something on the back.</p> <p>Oliver – Agrees with Ms. Thornewill; it's very large and looks like a usable roof walk.</p> <p>McLaughlin – The length and width and crossbucks are unsuitable and detract from the structure.</p> <p>Pohl – Agrees with what's been said; it overwhelms the front while the picture shows something more to the back.</p>			
Motion	Motion to Hold for revisions. (Oliver)			
Roll-call Vote	Carried 5-0//Camp, McLaughlin, Thornewill, Oliver and Pohl-aye		Certificate #	
19. Stephen Frowin 03-5873	32 North Liberty Street	Addition	41/1159	Emeritus
Voting	Pohl, Camp, McLaughlin, Coombs, Oliver			
Alternates	Welch, Thornewill			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, historical documents, and advisory comments.			
Representing	Matt MacEachern, Emeritus Development			
Public	None			
Concerns (8:01)	<p>MacEachern – Presented project – move 2 windows on the south elevation and rebuild the chimney in kind.</p> <p>Backus – Read HSAB comments 3/21: It should be rebuilt to mimic the original chimney not the current newer one. Circa 1840 3-bay half-house. If it needs to be replaced, the chimney should be rebuilt with reclaimed brick and pointed with lime mortar.</p> <p>No concerns with chimney rebuilt as Ms. Backus stated.</p>			
Motion	Motion to Approve through staff with the chimney rebuilt more as the original with reclaimed brick and lime mortar. (Oliver)			
Roll-call Vote	Carried 5-0//Camp, Coombs, McLaughlin, Oliver, and Pohl-aye		Certificate #	HDC2022-03-5873
20. Sherburne TP, LLC 03-5860	7 Sherburne Turnpike	Landscape: pool, spa, & gate	30/112	Jardin's Intl.
Voting	Pohl, Camp, McLaughlin, Coombs, Oliver			
Alternates	Welch, Dutra, Thornewill			
Recused	None			
Documentation	Landscape design plans, site plan, photos, and historical documents.			
Representing	Elisabeth O'Rourke, Jardins International			
Public	None			
Concerns (8:05)	<p>O'Rourke – Presented project; the board fence and gate are 4' with 1/4' gaps.</p> <p>Backus – The structure is a 1920s colonial revival.</p> <p>Oliver – The hedging is behind the fence, so the fence is on the Way; she didn't see any fences like this.</p> <p>Camp – That's a lot of board fencing; would like the amount of fencing in the rear brought back to the patio around the pool; that would eliminate about 10' of fence.</p> <p>Coombs – Doesn't think a tight fence is necessary. Wants an elevation of what it'll look like.</p> <p>McLaughlin – No comments.</p> <p>Pohl – Sherburne Way is an almost impassable dirt road. He would call the house a cottage Victorian. The board fence should be inside the hedge. Spacing doesn't matter.</p>			
Motion	Motion to Approve through staff with the board fence inside the hedge. (Oliver)			
Roll-call Vote	Carried 5-0//Camp, McLaughlin, Coombs, Oliver, and Pohl-aye		Certificate #	HDC2022-03-5860

21. Robert Hockeeday 03-5899	3 New Street (Sconset)	Roof material&color change	73.1.3/37	Thornewill Designs
Voting	Pohl, McLaughlin, Coombs, Oliver, Welch			
Alternates	None			
Recused	Thornewill & Camp			
Documentation	Architectural elevation plans, site plan, photos, historical documents, and advisory comments.			
Representing	Carrie Thornewill, Thornewill Design			
Public	None			
Concerns (8:14)	<p>Thornewill – Presented project; circa 1893 and renovated to house in 1950s; client wants Moray black architectural.</p> <p>Backus – Read SAB comments 3/21: architectural not appropriate in ‘Sconset core.</p> <p>Circa 1893 barn converted to a club in 1930s and a home in 1950s. It has been 3-tab since 1940s. She too has heard 3-tab is being phased out.</p> <p>Coombs – It should remain 3-tab and be dual black.</p> <p>Oliver – We’ve agreed and approved dual black architectural in the OHDs. No concerns. She’s been told that 3-tab are being phased out; asked if that is true.</p> <p>Welch – In Codfish Park we approved nickel-grey architectural; that would be appropriate on this house. The black is too formal and would become an architectural element on the shed roof.</p> <p>McLaughlin – Okay with the proposal.</p>			
Motion	Motion to Approve as submitted. (McLaughlin)			
Roll-call Vote	Carried 3-2//Oliver, McLaughlin, and Pohl-aye; Welch & Coombs-nay	Certificate #	HDC2022-03-5899	
22. Lions Foot, LLC 03-5844	9 Sherburne Way	MH move off or demo	30/37	Topham Designs
Voting	Camp (acting chair), McLaughlin, Coombs, Oliver, Thornewill			
Alternates	Welch			
Recused	Pohl			
Documentation	Architectural elevation plans, site plan, photos, historical documents, and advisory comments.			
Representing	Joe Topham, Topham Design			
Public	None			
Concerns (8:22)	<p>Topham – Presented project; formerly Sherburne Heights with conflicting origin dates; major renovation in 1986. What was said at the HSAB meeting was nothing like what Ms. Backus read; would like HSAB to provide all their concerns at the meeting. Nothing will go in its place; the owner wants to keep the space open.</p> <p>Backus – Read HSAB comments 3/21: This is a classic cliff-area summer cottage and should not be demolished; these cottages reflect a period in Nantucket’s history that is quickly and carelessly being erased; the HDC’s job is to protect and preserve historic structures like this one. The main body of the house is not so big that it can’t be relocated to another part of the property and repurposed as a guest house. More thought should be given to what we allow to be demolished for a view. This represents a permanent loss of a generation of classic Nantucket summer cottages and shouldn’t be allowed. HSAB would like to see revisions.</p> <p>Windy Side circa 1930s Colonial revival; Mr. Topham put together an extensive packet; the 1920s-1930s tourist homes are integral to Nantucket’s history as a summer destination. Agrees with HSAB. The HDC survey indicates 1930s, but the Sanborn maps indicate as early as the 1900s.</p> <p>Coombs – We shouldn’t be tearing down an historic structure of importance for a view. Willing to let it move on site.</p> <p>Oliver – Agrees that the original part could be repurposed.</p> <p>Thornewill – Agrees it shouldn’t be demolished for open space.</p> <p>McLaughlin – If it can be saved, it should be saved but doesn’t think it has architectural significance.</p> <p>Camp – To demolish this would be a shame.</p>			
Motion	Motion to Hold for revisions and to go back to HSAB. (Coombs)			
Roll-call Vote	Carried 5-0//Thornewill, McLaughlin, Oliver, Coombs, and Camp-aye	Certificate #		
23. Lions Foot, LLC 03-5909	9 Sherburne Way	Garage move off or demo	30/37	Topham Designs
Voting	Camp (acting chair), McLaughlin, Coombs, Oliver, Thornewill			
Alternates	Welch			
Recused	Pohl			
Documentation	Architectural elevation plans, site plan, photos, historical documents, and advisory comments.			
Representing	Joe Topham, Topham Design			
Public	None			
Concerns (8:37)	<p>Topham – Presented project; was approved for demolition in 2001; we couldn’t find the construction date.</p> <p>Backus – Read HSAB comments 3/21: Should have the age of the garage.</p> <p>The Tax assessors says circa 1940s; interior photos would help discern its age; it seems many utilitarian structures of this type come from that era.</p> <p>Oliver – No concerns.</p> <p>Thornewill – Wants to know the age of the garage. No concerns with this.</p> <p>McLaughlin – Based upon the hinges, he guesses it was built late 1950ss-1960s.</p> <p>Coombs – It’s sad to lose all the original garages.</p> <p>Camp – She thinks it’s circa 1940s and wouldn’t support demolishing it.</p>			
Motion	Motion to Approve. (McLaughlin)			
Roll-call Vote	Carried 3-2//Oliver, Thornewill, and McLaughlin-aye; Camp&Coombs-nay	Certificate #	HDC2022-03-5909	

24. McEacher & Shaw 03-5918	15 Harbor View	Detached Walk-in Refrig	42.4.2/9	Mr. Winter Equip.
Voting	Pohl, Camp, McLaughlin, Coombs, Oliver			
Alternates	Welch, Thornewill			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, historical documents, and advisory comments.			
Representing	Abigail Shaw, manager			
Public	None			
Concerns (8:44)	<p>Shaw – Presented project; at Children’s Beach; abutters have no concerns; about 7’ tall; structure to be on wooden slats.</p> <p>Backus – Read HSAB comments 4/4: A more detailed application should be provided indicating: how much the cooler will be elevated off the ground for flooding; show steps needed for access, if any; and if lattice is to be framed at the corners and top; and the in anything will cover the door. Suggest painting the walls dark grey before applying the lattice.</p> <p>Oliver – In light of the fact it’s behind the porto-potties, she has no concerns.</p> <p>Camp – Agrees.</p> <p>Coombs – Also agrees.</p> <p>McLaughlin – Shouldn’t be silver.</p>			
Motion	Motion to Approve through staff with painting it grey and to have lattice. (Oliver)			
Roll-call Vote	Carried 5-0//Camp, Coombs, McLaughlin, Oliver, and Pohl-aye		Certificate #	HDC2022-03-5918

IV. OLD BUSINESS 03/22/2022

Property owner name	Street Address	Scope of work	Map/Parcel	Agent
1. Brandon Bean 01-5616	2 Candle House Lane	New Dwelling	55.4.1/1	TJ Watterson
Voting	Pohl, Camp, McLaughlin, Coombs, Oliver			
Alternates	Welch			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, correspondence, and advisory comments.			
Representing	TJ Watterson, Concept Design			
Public	Warren Feldberg, and for abutter			
Concerns (8:50)	<p>Watterson – Reviewed changes made per previous concerns; could move the structure back.</p> <p>Backus – Read HSAB comments 3/28: This still feels too massive for the neighborhood; it should be a few feet narrower along the street. Main mass needs a large chimney. Sunroom addition doesn’t work as a gable; it should be a glassed-in porch with shed or hipped roof. Rear chimney is very awkward; move the fireplace to the south wall, the gable end. Plate height of living room is too high, and ganged windows should be separated. The 4 French doors should change to a single door and windows. The plan indicates a grade change of only 3 feet from front to back but appears to be more; this needs to be confirmed. Timber retaining wall on the west side will be very visible and is inappropriate; this should not be retained for a level yard but should slope more naturally to the back. HSAB would like to see revisions.</p> <p>Infill lot within the OHD subdivided off 21 Pleasant Street. Read comments of concerns from Mr. Meerbergen. She agrees with HSAB; a 3-bay might be more suitable.</p> <p>Feldberg – This property is at the low-point of the neighborhood; we are very concerned the proposed grade changes will exacerbate the existing water-management issues.</p> <p>Oliver – She went out there; you can see the slope from the street, so runoff is a major concern. When it became a 4-bay, the width didn’t change; it width should be reduced. The secondary mass from the east and west should be dropped to 1.5 story with the eave line lower than the main mass. She didn’t see any retaining in the area as extensive as this; the east will become a moat. This has retaining on both sides and along the street. The 1st-floor plate height could come down. South elevation is under fenestrated with gable having nothing above the 1st floor. The west is under fenestrated for the size of its massing.</p> <p>Camp – She wishes the architecture was more like the smaller structures near the pony field with more back yard to absorb runoff. The scale is large, and Federal doesn’t quite fit in.</p> <p>Coombs – It should be reduced in width and height; the addition and its eave should be dropped down. This neighborhood as small houses with additive massing; this should fit into that. All the retainage is atypical to Candle House Lane; need information on construction and material of the retaining walls. Not sure livable basement space is wise on a lot with water retention issues. West elevation, the rear triple-ganged windows should be reduced to 2 and separated.</p> <p>McLaughlin – No comments.</p> <p>Pohl – It would have helped if the cross section included the road to the very back and east-west.</p>			
Motion	Motion to Hold for revisions and to go back to HSAB. (Camp)			
Roll-call Vote	Carried 5-0//Oliver, McLaughlin, Coombs, Camp, and Pohl-aye		Certificate #	

Rest held for Thursday.

2. Bolthole, LLC 02-5701	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 02-5644	8 Ash Street	Addition	42.4.2/94	SCI
5. 1 Caroline Way, LLC 12-5414	1 Caroline Way	Pool & Hardscape	85/58	Ahern
6. Ocean Heath, LLC	9 Falmouth Avenue	Decks & fenestration	82/423	JN Design
7. Plamen Dimitrov 02-5661	3 Weatherly Place	New 2 nd Dwelling	67/950	Plamen Dimitrov
8. Eleven Lincoln Ave Trst 12-5451	32 Jefferson Avenue	Addition	30/132	Botticelli + Pohl
9. Kingfisher Realty Trust 01-5596	278 Polpis Road	Roof walk Fenestration	25/2	Gryphon Architect

Proposed HDC Minutes for April 5, 2022

10.	Anthony Noto 11-5270	10 Lincoln Avenue	Addition & Reno	30/184	Emeritus
11.	Olsen Family 12-5425	28 Prospect Street	New Dwelling	55.4.4/77	Val Oliver
12.	34B Walsh St 01-5568	34B Walsh Street	Addition	29/104	Studio Ppark
13.	Ali & Zach Smith 12-5312	232 Madaket Road	Garage Revisions	59.4/120.1	JN Design

V. NEW BUSINESS 03/29/2022

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Steven Bush 03-5888	8 Grand Avenue	New Foundation/ Reno	73.3.1/118	NAG
2.	Thairatana Patama Tst 03-5945	108.5 Old South Road	New Dwelling	68/491	Brook Meerbergen
3.	Joseph Hegenbart 03-5969	6 Walsh Street	Hardscape – Renew COA	42.4.1/84	Atlantic Landscaping
4.	Tom Kershaw 03-5924	121 Washington Street	Decks	55.1.4/14	Val Oliver
5.	Richard Rosenbaum 12-5293	16 Cliff Road	Fence/Apron/Gate Relocate	42.4.4/69	Thornewill Design
6.	Eric Tanenblatt 03-5953	16 Gardner Road	Shutters and House	43/93	EMDA
7.	Eric Tanenblatt 03-5952	16 Gardner Road	New Building	43/93	EMDA
8.	Eric Tanenblatt 03-5950	16 Gardner Road	New Shed	43/93	EMDA
9.	Soren Sorensen 03-5929	51 Fair Street	Changing Paint Color	42.3.2/40	Soren Sorensen
10.	One Chester Smiley, LLC 03-5949	1 Chester Street	Rev. COA	42.4.3/18	Normand Residential
11.	JK Baxter, LLC 03-5916	114 Baxter Road	Addition	48/35	Luke Thornewill
12.	Maury and Associates 03-5933	81 Polpis Road	Demo or Move Off	44/23.4	Val Oliver
13.	Maury and Associates 03-5932	81 Polpis Road	New Dwelling	44/23.4	Val Oliver
14.	Maffeo Vincent A Tst 03-5925	28 Liberty Street	Chg Roof (3-Tab to Arc-4)	42.3.4/117	T and T Roofing
15.	Jeff Laliberte 03-5922	18 Bishops Rise	Solar Ground Array	40/126	Ack Smart
16.	Joanne Love 03-5920	36 Hooper Farm Road	Remove Exterior Chimney	67/130	NAG
17.	Ken Musi 03-5926	20 Willard Street	Add Mini Split AC	29/78	George Wing
18.	Grampietro 03-5921	71 Vestal Street	Exterior Porch Added	56/467	Thornewill Design
19.	Lower & Wilson 03-5928	146 Main Street	New Gate	41/518	Val Oliver
20.	Kathleen Reagan 03-5954	49 Pleasant Street	Window replace – Int. Chg	55/19	Paul Dreher
21.	Haley Victor 03-5943	94 Orange Street	Addition	55.4.1/47	Paul Dreher
22.	Lindsey Matthews 03-5955	37 West Chester Street	Addition	41/150	NAG
23.	Joseph Minella 03-5939	9 Giny Lane	New Dwelling	41/851	Sandcastle Const.
24.	Joseph Minella 03-5937	9 Giny Lane	New Pool and Hardscape	41/851	Sandcastle Const.
25.	Joseph Minella 03-5938	9 Giny Lane	New Garage/ Studio	41/851	Sandcastle Const.
26.	Maryann Jones 03-5968	6 East Lincoln Avenue	Demo or Move Shed	42.4.1/49.1	Structures Unlimited
27.	Juraj Bencat 03-5957	15 Wappossett Circle	M.H. Solar Roof Array	67/571	Ack Smart
28.	Juraj Bencat 03-5965	15 Wappossett Circle	Shed Solar Roof Array	67/571	Ack Smart
29.	Tanya Peterson 03-5980	6 King Street (Sconset)	New Patio	73.1.3/86	Atlantic Landscaping
30.	Ack Livin II, LLC 03-5981	2 Hedgebury Lane	Driveway Change	41/593	Atlantic Landscaping
31.	Waterfront Pocomo, LLC 03-5977	17 Lauretta Lane	New Dwelling	14/10.2	Brook Meerbergen
32.	Waterfront Pocomo, LLC 03-5978	17 Lauretta Lane	New Garage/ Studio	14/10.2	Brook Meerbergen
33.	Waterfront Pocomo, LLC 03-5979	17 Lauretta Lane	New Shed	14/10.2	Brook Meerbergen
34.	Steven Cohen Trust 03-6013	12 Codfish Park Road	Fenestration Changes	73.2.4/9	Shelter 7
35.	Kathleen T. Paradelis 03-6017	7 Dooley Court	New Dwelling	68/153	David Nagys
36.	Matt & Stephanie Gattuso 03-6014	2 Spindrift Circle	Addition to Dwelling	66/316	Thornewill Design
37.	Nantucket Land Bank	321 Polpis Road	Move off or demo dwelling	25/8	John Kuszpa
38.	HMSW, LLC 03-6007	25 Sankaty Head	Demo/Addtn/Fenes. chg	48/3	Emeritus
39.	6 Old Westmoor Farm, LLC 03-6024	6 Old Westmoor Farm	Add Cupola and Siding	41/82.1	Emeritus
40.	Jennifer Fraizer 03-6025	Maple Lane (Lot 9)	Front Porch	67/303	Emeritus
41.	OHOM, LLC 03-6026	28 Main Street (Sconset)	Gate	73.3.1/47	Emeritus
42.	Housing Nantucket 03-6021	Honeysuckle Drive	Move Building to Site	68/890	Emeritus
43.	31 Western Ave, LLC 03-5991	31 Western Avenue	Fenestration/ Hostel	87/94	Emeritus
44.	31 Western Ave, LLC 03-6006	31 Western Avenue	Cabin	87/94	Emeritus
45.	31 Western Ave, LLC 03-5988	31 Western Avenue	Dorm and Stairs	87/94	Emeritus
46.	Bartlett Farm, LLC 03-5970	19 Bartlett Farm Road	Move to 19 Golfview	65/16.1	SMR
47.	Bartlett Farm, LLC 03-5971	22 Bartlett Farm Road	Move off to BFR (19)	65/76.1	SMR
48.	Bartlett Farm, LLC 03-5972	19 Bartlett Farm Road	Move on from BFR (22)	65/16.1	SMR
49.	Boyers Way, LLC 03-6020	1 Boyers Alley Way	Add A.C Conditioning	55.4.1/211	Philip Cox
50.	Jean Moran 01-5621	4 Washington Avenue	New Pool	60.2.4/65	Jon Paul Couture
51.	Jean Moran 01-5620	4 Washington Avenue	Window Well	60.2.4/65	Jon Paul Couture
52.	Jean Moran 01-5199	4 Washington Avenue	New Garage	60.2.4/65	Jon Paul Couture
53.	Nantucket Shire, LLC	30 Dukes Road	New Dwelling	56/189	Linda Williams
54.	Nantucket Shire, LLC	30 Dukes Road	Move Shed and Addition	56/189	Linda Williams
55.	N.T. Historical Assoc. 02-5779	7 Fair Street	Replace Windows	42.3.1/50	Linda Williams

V. OLD BUSINESS 04/05/2022

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Jeffrey Greenberg 10-4940	30A Orange Street	Garage Reno	42.3.3/200	Emeritus

2. Elizabeth Powell 12-5445	71 Cliff Road	Hardscape	30/160	Atlantic Landscaping
3. Cameron Marks 11-5038	5 Cobble Court	New Dwelling	55/261	Sonny Way
4. Family Ties Ack, LLC, 11-5159	11 Alliance Lane	New Dwelling	39/24.1	Studio Ppark
5. Taco Taco 1, LLC 01-5567	22 Bartlett Farm Road	New Dwelling	65/76.1	BPC
6. Ocean Dojo, LLC 01-5569	20 Bartlett Farm Rpad	New Dwelling	65/76	BPC
7. Brett Fodiman 10-4968	27 Cato Lane	Guest House dwelling	55/118	CWA
8. 450 Green Park LLC, 11-5272	2 Stone Alley Way	Adtn, Alter & foundation	42.3.1/103	Emeritus
9. Zero India, LLC 01-5514	1 Cambridge Street	Reduce footprint & chng roof	42.3.1/130.2	Emeritus
10. Arline Bartlett 12-5454	21 Pleasant Street	Windows, doors, addition	55.4.1/1	LINK

VI. OTHER BUSINESS	
Approved Minutes Motion Roll-call vote	March 22 & 24, 2022 Motion to Approve. (Camp) Carried 5-0//Oliver, McLaughlin, Coombs, Camp, and Pohl-aye
Review Minutes	March 29 & 31, 2022
Other Business	<ul style="list-style-type: none"> • Next HDC Meeting: Thursday, April 7 @ 1:00 pm Hybrid – Zoom & 2 Fairgrounds Rd, Conference Room • Discussion of Advisory Board Review • Section 106 – Sunrise Wind Farm Project, intro • 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 9:10 pm. (Camp)**
 Roll-call vote Carried 5-0//Oliver, McLaughlin, Coombs, Camp, and Pohl-aye

Submitted by:
Terry L. Norton

Historic Structures Advisory Board Sconset Advisory Board Madaket Advisory Board