



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, April 7, 2022

Conference Room, 2 Fairgrounds Road & Remote Participation via ZOOM.

Called to order at 1:02 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, Thornewill
 Remote Participants: Coombs, Welch
 Absent Members: Dutra
 Late Arrivals: Welch, 1:03 pm
 Early Departures: Oliver, 2:41 pm

Adoption of Agenda.

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

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

I. PUBLIC COMMENT

None

III. CONSENTS

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. Joanne Love 03-5920	36 Hooper Farm Road	Remove Exterior Chimney	67/130	NAG
2. Kathleen Reagan 03-5954	49 Pleasant Street	Window replace – Int. Chg	55/19	Paul Dreher
3. Matt & Stephanie Gattuso 03-6014	2 Spindrift Circle	Addition to Dwelling	66/316	Thornewill Design
4. Lower & Wilson 03-5928	146 Main Street	New Gate	41/518	Val Oliver
5. Grampietro 03-5921	71 Vestal Street	Exterior Porch Added	56/467	Thornewill Design
6. Housing Nantucket 03-6021	Honeysuckle Drive	Move Building to Site	68/890	Emeritus
7. Waterfront Pocomo, LLC 03-5979	17 Lauretta Lane	New Shed	14/10.2	Brook Meerbergen
8. Jeff Laliberte 03-5922	18 Bishops Rise	Solar Ground Array	40/126	Ack Smart
Voting	Pohl, Camp, McLaughlin, Coombs, Welch			
Alternates	None			
Recused	Oliver, Thornewill			
Documentation	None			
Representing	None			
Public	None			
Concerns	No concerns.			
Motion	Motion to Approve. (Welch)			
Roll-call Vote	Carried 5-0//Camp, McLaughlin, Coombs, Welch, and Pohl-aye		Certificate #	HDC2022-03(as noted)

II. 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. Bolthole, LLC 02-5701	10 Quince Street	Color Revision	42.3.4/103	NAG
Voting	Pohl, Camp, McLaughlin, Coombs, Thornewill			
Alternates	Welch			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, historical documents, and advisory comments.			
Representing	Bill McGuire, Nantucket Architectural Group			
Public	None			
Concerns (1:04)	<p>McGuire – Reviewed changes made per previous concerns; client prefers Quaker Grey for the clapboard. They want to put the hedge back. The stoop was removed without permit, but they have photos of the original. Would be fine with the Platinum Grey.</p> <p>Backus – Read HSAB comments 3/28: No concerns with Quaker Grey.</p> <p>Typical 1762-1781 structure. The historic stoop is gone; she’s not sure that removal was approved. Asked if the vegetation would be put back in kind. There are 2 houses on Quince that have cream-colored clapboard.</p> <p>Camp – Thinks Quaker grey clapboard and white trim is too contrasting a combination.</p> <p>Coombs – If the trim remains white, clapboard should be a lighter, softer grey; agrees with Ms. Camp.</p> <p>Thornewill – She agrees.</p> <p>McLaughlin – Quaker Grey is fine for the neighborhood.</p> <p>Pohl – He agrees the grey should be lighter. Platinum grey might be better. Suggested looking for a precedent of white and Quaker Grey and provide photos.</p>			
Motion	Motion to Hold for revisions. (Camp)			
Roll-call Vote	Carried 5-0//Coombs, Thornewill, McLaughlin, Camp, and Pohl-aye		Certificate #	
2. Theodorakos Vaios Trust	79 Pocomo Road	New Dwelling	15/15	CWA
Voting	Pohl, McLaughlin, Coombs, Oliver, Thornewill			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, and overlay of existing on proposed.			
Representing	Chip Webster, Chip Webster Associates			
Public	None			
Concerns (1:17)	<p>Webster – Reviewed changes made per previous concerns; length is now 85’; willing to remove the roof walk.</p> <p>Thornewill – Appreciates the reduction of the glazing on the front. It’s still huge; the overlay helped put it in perspective. Hopes the vegetation stays and/or gets enhanced to screen from the road.</p> <p>Coombs – Appreciates the reduction in size and glazing. South elevation, the front sidelights should have a bottom panel matching the door.</p> <p>Oliver – The front door is 8’ with some doors scaling in at 9’; thinks the plate height could come down. North elevation, the basement walkout is huge. Appreciates reduction in height and length but thinks it’s still rather large. The roof walk with skirt should not be white.</p> <p>McLaughlin – Both 2nd-floor decks are more than 8’ deep and should be brought back. Fenestration exceeds the 50% guidelines on all sides. Still 120’ long.</p> <p>Pohl – He has no concerns without the roof walk.</p>			
Motion	Motion to Approve through staff with elimination of the roof walk and fixing the front door sidelights. (Coombs)			
Roll-call Vote	Carried 5-0//Oliver, Thornewill, McLaughlin, Coombs, and Pohl-aye		Certificate #	HDC2022-

3.	Scott Dehm 02-5644	8 Ash Street	Addition	42.4.2/94	SCI
Voting	Camp (acting chair), McLaughlin, Coombs, Oliver, Welch				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, correspondence, historical documents, and advisory comments.				
Representing	Chuck Lenhart, Sandcastle Construction Inc.				
Public	None				
Concerns (1:34)	<p>Lenhart – Reviewed changes made per previous concerns.</p> <p>Backus – Read HSAB comments 3/28: HSAB likes the hipped version. Suggest reusing the existing 9-over-9 windows on the Ash Street side.</p> <p>Circa 1765 typical 5-bay; 2nd-story ell built in 1840s and rebuilt in 1980s. Agrees with HSAB. Read Brook Meerbergen’s letter of concerns.</p> <p>Coombs – Appreciates dropping the height of the new addition. Okay with little porch on the left. Appreciates changing the north elevation, 2nd-floor windows. East elevation, the addition looks taller than from the west. Likes the gable on the addition but also likes the hipped roof.</p> <p>Oliver – Likes a hipped roof on the porch but not the addition. The outdoor shower is currently on the shed and closer to the sheet.</p> <p>Welch – Anything to minimize the additions and rebate them from the road would be good. The extension of the porch as seen from the west is too wide; it covers a lot of linear feet and should be reduced perhaps with a jog in it. Prefers Option 2 with the hipped on the addition.</p> <p>McLaughlin – It’s suitable.</p> <p>Camp – She likes the porch hipped and stopping it at the farthest-back dormer; the right mass should have 6-over-6 to match the front. Prefer the gable on the addition.</p>				
Motion	Motion to Hold for revisions. (Coombs)				
Roll-call Vote	Carried 5-0//Oliver, Welch, McLaughlin, Coombs, and Camp-aye			Certificate #	
4.	1 Caroline Way, LLC 12-5414	1 Caroline Way	Pool & Hardscape	85/58	Ahern
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 (1:52)	<p>Ahern – Reviewed changes made per previous concerns.</p> <p>Camp – The way the driveway comes in at an angle is awkward and not good and makes the pool visible; the pool should be tucked closer to the house.</p> <p>Coombs – If the pool moved into where the patio is that would leave the whole north side free; the steps don’t have to be that wide.</p> <p>Oliver – If there’s no patio, the 24” wall along the rear isn’t necessary. Agrees the pool should be tucked as close to the main house as possible. The picket fence on the driveway side won’t screen anything.</p> <p>McLaughlin – Got clarification of the plans. No comments.</p> <p>Pohl – He thinks all the changes are positive; we are looking for more screening in the exposed area. Vegetation isn’t shown very clearly. A cross section through the site would help understand the grading.</p>				
Motion	Motion to Hold for revisions. (Coombs)				
Roll-call Vote	Carried 5-0//Camp, Oliver, McLaughlin, Coombs, and Pohl-aye			Certificate #	
5.	Ocean Heath, LLC	9 Falmouth Avenue	Decks & fenestration	82/423	JN Design
Voting	Pohl, Camp, McLaughlin, Coombs, Welch				
Alternates	None				
Recused	Oliver				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	Josiah Newman, JN Design				
Public	None				
Concerns (2:07)	<p>Newman – Reviewed changes made per previous concerns.</p> <p>Welch – Appreciates the changes but the extended decks and fenestration are inappropriate and will be visible and overwhelming.</p> <p>Camp – She agrees; it’s over fenestrated.</p> <p>Coombs – Agrees the fenestration needs to be reduced; almost all the windows are mullied. Okay with the stairs on the east elevation. Okay with 2-over-2 windows. South elevation, the front door and sidelights shouldn’t be formal; not sure the exterior stairs should be next to the front door.</p> <p>McLaughlin – Fenestration is over 50%, and the decking exceeds the 30% guidelines.</p> <p>Pohl – Agrees the decking should be pared back; he’s okay with the fenestration.</p>				
Motion	Motion to Hold for revisions. (Welch)				
Roll-call Vote	Carried 5-0//Coombs, camp, McLaughlin, Welch, and Pohl-aye			Certificate #	

6.	Plamen Dimitrov	02-5661	3 Weatherly Place	New 2 nd Dwelling	67/950	Plamen Dimitrov
Voting	Camp (acting chair), McLaughlin, Coombs, Oliver					
Alternates	None					
Recused	None					
Documentation	Architectural elevation plans, site plan, and photos.					
Representing	Plamen Dimitrov, owner					
Public	None					
Concerns (2:19)	<p>Dimitrov – Reviewed changes made per previous concerns.</p> <p>Oliver – The request to reduce the shed dormer was to break it up into more than one. The gable proposal is just as long; the two sets of 3 windows are separated by a blank space that draws attention to itself.</p> <p>Coombs – The dormer is too wide and hangs out very noticeable on the west and east elevations; reduce it to 2 individual dormers with cheek walls tucked to the windows.</p> <p>McLaughlin – Generally, the smaller windows are on the 2nd floor. The front door should have more wood than glass. West elevation, the shed roof should have 4/12 pitch.</p> <p>Camp – Agrees about going to 2 separate shed dormers on the front.</p>					
Motion	Motion to Approve through staff with the previously proposed shed dormer brought in 1' each side. (Oliver)					
Roll-call Vote	Carried 4-0//Coombs, McLaughlin, Oliver, and Camp-aye				Certificate #	HDC2022-02-5661
7.	Eleven Lincoln Ave Trst	12-5451	32 Jefferson Avenue	Addition	30/132	Botticelli + Pohl
Voting	Camp (acting chair), McLaughlin, Coombs, Thornewill					
Alternates	None					
Recused	Pohl, Oliver					
Documentation	Architectural elevation plans, site plan, photos, correspondence, historical documents, and advisory comments.					
Representing	Ray Pohl, Botticelli & Pohl					
Public	Sarah Alger, Sarah F. Alger P.C for abutter.					
Concerns (2:26)	<p>Pohl – Reviewed changes made per previous concerns.</p> <p>Backus – Read HSAB comments 3/28: The front door side lights are too wide and read as a door panel. Shingling end sections of balcony would soften the look and help conceal the upper doors. The chimney is oddly drawn; prefer it mimic the original. Third-floor dormers still too large especially when seen in profile; the mulled windows create too large a glazed surface at that height; this would look much more traditional with narrower single-window gable dormers. HSAB would like to see revisions.</p> <p>Circa 1980. Read Brook Meerbergen's letter of concerns.</p> <p>Alger – Her comments are much the same as the last hearing: too much glazing and too tall.</p> <p>Thornewill – Wrapping the porch helps ground it; agrees with HSAB about the 3rd-floor dormers; side lights should be narrower.</p> <p>McLaughlin – The dormers should be shorter and the front door sidelights fixed.</p> <p>Coombs – The 3rd-floor dormers are too heavy; should be gables and/or smaller. Front door sidelights should be about ½ as wide.</p> <p>Camp – Agrees with HSAB about the dormers. Sidelights should be more traditional. Okay with the height. The configuration of the chimney is okay.</p>					
Motion	Motion to Hold for revisions. (Coombs)					
Roll-call Vote	Carried 4-0//McLaughlin, Thornewill, Camp, and Coombs-aye				Certificate #	
8.	Kingfisher Realty Trust	01-5596	278 Polpis Road	Roof walk Fenestration	25/2	Gryphon Architect
Voting	Pohl, Camp, McLaughlin, Coombs, Thornewill					
Alternates	Welch					
Recused	Oliver					
Documentation	Architectural elevation plans, site plan, and photos.					
Representing	Ethan Griffin, Gryphon Architects					
Public	None					
Concerns (2:41)	<p>Griffin – Reviewed changes made per previous concerns.</p> <p>Camp – Liked the version with the windows.</p> <p>Thornewill – It won't be visible; no concerns.</p> <p>Coombs – No concerns.</p> <p>McLaughlin – The Belvedere is not appropriate, but not visible.</p>					
Motion	Motion to Approve the prior submission with the windows in the Belvedere. (Camp)					
Roll-call Vote	Carried 5-0//Coombs, Thornewill, McLaughlin, Camp, and Pohl-aye				Certificate #	HDC2022-01-5596

Rest held for Tuesday

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

III. 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.	Ken Musi 03-5926	20 Willard Street	Add Mini Split AC	29/78	George Wing
16.	Haley Victor 03-5943	94 Orange Street	Addition	55.4.1/47	Paul Dreher
17.	Lindsey Matthews 03-5955	37 West Chester Street	Addition	41/150	NAG
18.	Joseph Minella 03-5939	9 Giny Lane	New Dwelling	41/851	Sandcastle Const.
19.	Joseph Minella 03-5937	9 Giny Lane	New Pool and Hardscape	41/851	Sandcastle Const.
20.	Joseph Minella 03-5938	9 Giny Lane	New Garage/ Studio	41/851	Sandcastle Const.
21.	Juraj Bencat 03-5957	15 Wappossett Circle	M.H. Solar Roof Array	67/571	Ack Smart
22.	Juraj Bencat 03-5965	15 Wappossett Circle	Shed Solar Roof Array	67/571	Ack Smart
23.	Tanya Peterson 03-5980	6 King Street (Sconset)	New Patio	73.1.3/86	Atlantic Landscaping
24.	Ack Livin II, LLC 03-5981	2 Hedgebury Lane	Driveway Change	41/593	Atlantic Landscaping
25.	Waterfront Pocomo, LLC 03-5977	17 Lauretta Lane	New Dwelling	14/10.2	Brook Meerbergen
26.	Waterfront Pocomo, LLC 03-5978	17 Lauretta Lane	New Garage/ Studio	14/10.2	Brook Meerbergen
27.	Steven Cohen Trust 03-6013	12 Codfish Park Road	Fenestration Changes	73.2.4/9	Shelter 7
28.	Kathleen T. Paradelis 03-6017	7 Dooley Court	New Dwelling	68/153	David Nagys
29.	Nantucket Land Bank	321 Polpis Road	Move off or demo dwelling	25/8	John Kuszpa
30.	HMSW, LLC 03-6007	25 Sankaty Head	Demo/Addtn/Fenes. chg	48/3	Emeritus
31.	6 Old Westmoor Farm, LLC 03-6024	6 Old Westmoor Farm	Add Cupola and Siding	41/82.1	Emeritus
32.	Jennifer Fraizer 03-6025	Maple Lane (Lot 9)	Front Porch	67/303	Emeritus
33.	OHOM, LLC 03-6026	28 Main Street (Sconset)	Gate	73.3.1/47	Emeritus
34.	31 Western Ave, LLC 03-5991	31 Western Avenue	Fenestration/ Hostel	87/94	Emeritus
35.	31 Western Ave, LLC 03-6006	31 Western Avenue	Cabin	87/94	Emeritus
36.	31 Western Ave, LLC 03-5988	31 Western Avenue	Dorm and Stairs	87/94	Emeritus
37.	Bartlett Farm, LLC 03-5970	19 Bartlett Farm Road	Move to 19 Golfview	65/16.1	SMR
38.	Bartlett Farm, LLC 03-5971	22 Bartlett Farm Road	Move off to BFR (19)	65/76.1	SMR
39.	Bartlett Farm, LLC 03-5972	19 Bartlett Farm Road	Move on from BFR (22)	65/16.1	SMR
40.	Boyers Way, LLC 03-6020	1 Boyers Alley Way	Add A.C Conditioning	55.4.1/211	Philip Cox
41.	Jean Moran 01-5621	4 Washington Avenue	New Pool	60.2.4/65	Jon Paul Couture
42.	Jean Moran 01-5620	4 Washington Avenue	Window Well	60.2.4/65	Jon Paul Couture
43.	Jean Moran 01-5199	4 Washington Avenue	New Garage	60.2.4/65	Jon Paul Couture
44.	Nantucket Shire, LLC	30 Dukes Road	New Dwelling	56/189	Linda Williams
45.	Nantucket Shire, LLC	30 Dukes Road	Move Shed and Addition	56/189	Linda Williams
46.	N.T. Historical Assoc. 02-5779	7 Fair Street	Replace Windows	42.3.1/50	Linda Williams

IV. 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

V. OTHER BUSINESS	
Approved Minutes	None
Review Minutes	March 29 & 31, 2022
Other Business	<ul style="list-style-type: none"> • Next HDC Meeting: Tuesday, 12th @ 5:00 pm Hybrid – Zoom & 4 Fairgrounds Rd, Community 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 2:47 pm. (McLaughlin)

Roll-call vote

Carried 5-0//Camp, Thornewill, Coombs, McLaughlin, and Pohl-aye

Submitted by:

Terry L. Norton

Historic Structures Advisory Board

'Sconset Advisory Board

Madaket Advisory Board

