



# 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, Stephen Welch,  
**Associate Commissioners:** Jessie Dutra, Carrie Thornewill

~~ MINUTES ~~

**Tuesday, May 17, 2022**

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

Called to order at 5:01 pm. and announcements by Mr. Pohl

Staff in attendance: Holly Backus, Preservation Planner; Esmeralda Martinez, HDC Compliance Coordinator; Adrian Rodriguez, Administrative Specialist; Terry Norton, Town Minutes Taker  
Attending Members: Pohl, Camp, Coombs, Oliver, Welch, Dutra, Thornewill  
Remote Participants: Coombs  
Absent Members: None  
Late Arrivals: None  
Early Departures: Camp, 8:35 pm

Adoption of Agenda.

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

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

## I. PUBLIC COMMENT

- Welch – On Tuesday, May 31 from 6-8 at the VFW, the HDC will ratify the appointment of McLaughlin as Commissioner Emeritus. Asked Staff to send announcements to the designer community and that those wishing to attend to please RSVP at [Nantuckethonoringjohn@gmail.com](mailto:Nantuckethonoringjohn@gmail.com)
- Oliver – Asked a discussion on the Park Wind turbine project be put on the agenda for discussion.

## II. ELECTION OF OFFICERS

- Chair: Nominees – No action at this time.
- Vice chair: Nominees – No action at this time.

## III. CONSENTS

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. James & Jennifer Soltesz 05-6252	2 Grey Lady	Fence and Driveway	66/701	Val Oliver
2. Scott Valero 04-6224	9 Exeter Street	New Shed	76.4.1/410.1	Val Oliver
3. Stoyan Ivanov 05-6319	18 South Shore Road	Rev. 72057: main house	80/66	Norman Resid
4. 5QPR, LLC 05-6242	5 Quaise Pasture Road	Vehicular Gate/Sports Cart	26/21	Jardin's International
5. Jean Francois Formela 04-6212	8 Old Westmoor Fm Rd	Fence	41/822	Ahern
6. Andrew & Brooke Reger 05-6229	7 East Lincoln Avenue	Fencing	42.4.1/8	Jardin's International
7. Stephen Fitzpark 04-6127	4 Grey Lady Lane	Shed	66/702	Val Oliver
8. Stop This Train, LLC 04-6218	31 Pequot Street	New Dwelling (Renewal)	80/130	MCA+
9. Jon & Suzanne Bohn 05-6262	111 Somerset Road	Relplace window	66/140	Eric Shurm
10. Conscious Living 05-6309	49 Fairgrounds Road	MH window replacement	67/306	Gryphon Architects
11. Conscious Living 05-6308	49 Fairgrounds Road	Cottage window replace	67/306	Gryphon Architects
12. Hale Everetts 05-6311	46 Monomoy Road	Rev. 12-0300: Wndw& door	54/71	EMDA
13. Suzanne Turner 05-6238	9 Long Pond Drive	Rev.11-2257: Relocate Grg	59/33	Botticelli + Pohl
14. Jeanette & Bob, LLC 05-6283	43 Kendrick	Pool Cabana	76.4.3/31	CWA
15. Pamela Alexander 04-6176	4 Mayhew Road	Shed	92.4/221	SMRD

Voting Camp (acting chair), Coombs, Welch, Dutra, Thornewill

Alternates None

Recused Pohl, Oliver

Documentation None

Representing None

Public None

Concerns No concerns.

Motion **Motion to Approve. (Welch)**

Roll-call Vote Carried 5-0//Dutra, Thornewill, Coombs, Welch, and Camp-aye

Certificate # **HDC2022-(as noted)**

**IV. 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. Rachel Gates <b>05-6284</b>	12B Daffodil Lane	Solar Roof Array	68/769.2	Rachel Gates
• Due to lack of visibility				
2. Luciana Bretz-Pavie <b>04-6216</b>	17 Tetawkimmo Drive	New Inground Pool	53/38	
• 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.				
3. Stephen P Cherner Tr <b>05-6247</b>	196 Hummock Pond Rd	Landscape w/ Pool	65/30	Shelter 7
• 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.				
4. Douglas Fisher <b>05-6250</b>	7 Paul Jones Road	New Spa	30/68.1	Emeritus
• 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.				
5. Milestone Property Mngmt <b>04-6179</b>	28A Evergreen Way	Pool	68/713.2	BPC
• 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.				
6. Joan Bunting <b>05-6352</b>	3 Pine Tree Street	Pool & hardscape	68/228	Linda Williams
• 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.				
7. Pamela Alexander <b>04-6177</b>	4 Mayhew Road	Pool	92.4/221	SMRD
• 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, Coombs, Oliver, Welch			
Alternates	Dutra, Thornewill			
Recused	None			
Documentation	None			
Representing	None			
Public	None			
Concerns	No additional concerns.			
Motion	<b>Motion to Approve through staff per noted conditions. (Coombs)</b>			
Roll-call Vote	Carried 5-0//Oliver, Camp, Welch, Coombs, and Pohl-aye		Certificate #	<b>HDC2022-(as noted)</b>

**V. NEW BUSINESS 04/12/2022**

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
3. Steven & Marian Wilson <b>04-6123</b>	5 Surfside Road	Addition & lift	55/253	LINK
Voting	Camp (acting chair), Coombs, Oliver, Welch			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	Victoria Ewing, LINK			
Public	None			
Concerns (5:12)	<p><b>Ewing</b> – Applying to Massachusetts Historical Commission (MHC) for tax credit. Reviewed changes made per previous concerns. Keeping the window well on the north elevation. Lifting to set on a new, full foundation.</p> <p><b>Backus</b> – They have a Historic Tax credit application with MHC and are meeting with Nantucket Historical Commission. Appreciate the revisions and increased vegetation. She looked at this and provided feedback. Regarding visibility, additional vegetation should be proposed along any window well to include those on the additions. This will be vetted by MHC regarding the Secretary of Interior standards.</p> <p><b>Oliver</b> – Appreciates moving the window well of Surfside Road.</p> <p><b>Welch</b> – Appreciates the changes; this is approvable.</p> <p><b>Coombs</b> – Appreciates the changes, especially to the front. Vegetation should be in front of and around all window wells to cut light glare at night.</p>			
Motion	<b>Motion to Approve through staff with vegetation around the window wells. (Coombs)</b>			
Roll-call Vote	Carried 4-0//Oliver, Welch, Coombs, and Camp-aye		Certificate #	<b>HDC2022-04-6123</b>

**VI. OLD BUSINESS 04/19/2022**

Property owner name	Street Address	Scope of work	Map/Parcel	Agent
1. K225, LLC	126 Main Street	Move on site & renovations	42.3.3/98	JB Studio

Voting Pohl, Camp, Coombs, Oliver, Welch  
 Alternates Dutra, Thornewill  
 Recused None  
 Documentation Architectural elevation plans, site plan, photos, historical documents, and advisory comments.  
 Representing Juraj Bencat, JB Studio  
 Linda Williams  
 Public None  
 Concerns (5:29) **Bencat** – Reviewed changes made per previous concerns.

**Williams** – Reviewed the history of additions. Reviewed the foundation survey; it will move 2'. There are no original windows left; will do true-divided lights (TDL) with wood storms on the front and simulated-divided lights (SDL) on the sides and rear. Only the front section was moved in from Sherburn. Old beams and flooring is being sprayed and stored. The north elevation basement windows are existing with zero setback.

**Backus** – Read HSAB comments 4/25: Additional photos still show a useable front foundation; keeping the existing rubble and brick along Main Street is important to retain the character of this very old building; moving it is unnecessary and should not be allowed. The proposed dormer facing Main Street dominates that roof plane and is in an unnaturally high position; it puts the windows out of alignment with the other 2nd-floor windows and should be eliminated. The roof walk should not be allowed as one never existed on this house. The proposed chimney is too tall and should be retained in the same place as the original; the central fireplaces and chimney stack are the most character-defining elements of an antique house and all efforts should be made to maintain and restore them. West elevation front window is out of balance and should be eliminated, and the new middle window should align with the window below. The east elevation windows should remain in place. All existing historic windows should be restored rather than replaced. The wide, full-width steps on the west should be narrower. HSAB would like to see revisions.

Circa 1750 EW Cobb house; the rear and a couple side additions are circa 1990s. Received the letter from Hollis Webb stating that not one original sash exists. Appreciates the foundation photos. Agrees moving isn't necessary. Additive massing is appropriate and appreciates addition not being on the main block; gable dormer on the main block isn't appropriate or typical. TDLs should be on all facades visible from a public way. Appreciates the 12-light, kick-panel French doors; would prefer to see a central-mass chimney remaining.

**Coombs** – The roof walk is inappropriate on a 1750 house that didn't have a roof walk. The original chimney should remain as is. Confirmed the height: 30'6" at the front and 25'11" at the rear. West elevation, the middle 2nd-floor window needs to be moved a bit to align over the 1st-floor window. Suggested the front mass foundation should remain and be supported by a new foundation behind it. North elevation, the right dormer is not appropriate.

**Camp** – North elevation, the right dormers look too modern. The chimney will be more historically correct if it's in the center. She's okay with the roof walk. Explained how she reinforced her foundation, which had a similar situation, to maintain the existing façade. She would prefer TDL on the visible windows with SDLs toward the rear.

**Oliver** – She's hesitant to allow the move. A new foundation is great; you can keep the existing material by pouring the foundation on the inside behind the façade. The chimney should be corbelled like the existing. The north elevation shed dormer should be smaller with smaller windows going up to the eave line; suggested hopper windows. She's okay with the roof walk, especially without a skirt on the street side.

**Welch** – Okay with the roof walk with no skirt on the roadside. North elevation, dormer wall plain should be reduced to be in concert with other historic dormers; there are historical references for a fascia; preferred the flush dormer. The idea of an engineer's determination is important and key for him; a move of a small amount isn't an issue since the foundation isn't structurally intact; ditto with the chimney.

**Pohl** – He's hearing Commissioners want an engineer's structural report on the foundation. He's okay with the roof walk as long as it's drawn correctly and has no skirt on the front. Likes Ms. Oliver's idea of matching the pane size of the "A" window in the north-elevation dormer windows. If a house is sitting on rubble, it will continue to sag unless something is done; you can pour concrete on the interior or build a new foundation and front with a brick veneer. He doesn't object to a chimney that's rebuilt faithful to the existing. He's not against the house move provided assurances are given that the new foundation will look like the existing.

Motion **Motion to Hold for revisions and an engineer's foundation report. (Coombs)**  
 Roll-call Vote Carried 5-0//Oliver, Camp, Welch, Coombs, and Pohl-aye Certificate #

2.	20A Bishops Rise	<b>01-5590</b>	20A Bishops Rise	Garage	40/127	Topham Designs
Voting	Pohl, Camp, Coombs, Oliver, Thornewill					
Alternates	Welch					
Recused	None					
Documentation	Architectural elevation plans, site plan, photos.					
Representing	Joe Topham, Topham Design Linda Williams					
Public	None					
Concerns (5:58)	<p><b>Williams</b> – Reviewed grading. Trim is grey. Asked for an approval through staff.</p> <p><b>Topham</b> – No changes were made to the architecture. Adding about 1.5’ fill.</p> <p><b>Oliver</b> – There are comments about the design on March 22<sup>nd</sup> and we held for revisions.</p> <p><b>Thornewill</b> – Okay with an approval through staff lowering the ridge and eave of the left wing.</p> <p><b>Coombs</b> – Asked how much it is being filled.</p> <p><b>Camp</b> – She’s good.</p> <p><b>Pohl</b> – We want to see revisions to the architecture that reflect the board’s comments.</p>					
Motion	<b>Motion to Approve through staff with the west elevation left side to drop down so that the eave line is even with the right massing. (Oliver)</b>					
Roll-call Vote	Carried 4-0//Thornewill, Camp, Coombs, Oliver, and Pohl-aye			Certificate #	<b>HDC2022-01-5590</b>	
3.	20A Bishops Rise	<b>01-5594</b>	20A Bishops Rise	New pool	40/127	Topham Designs
Voting	Pohl, Camp, Coombs, Oliver, Thornewill					
Alternates	None					
Recused	None					
Documentation	Landscape design plans, site plan, photos.					
Representing	Joe Topham, Topham Design Linda Williams					
Public	None					
Concerns (6:14)	<p><b>Williams</b> – Explained the lack of visibility. Will accept the pool caveat regarding visibility.</p> <p><b>Thornewill</b> – She’s okay with the pool. Her concern is the long cobble wall; it has no organic nature to it that flows with the grade.</p> <p><b>Camp</b> – Confirmed the location of the 5’ stone walls; suggested shifting the pool to allow room to undulate the wall so it isn’t so square. Elevation at the road is 56’ and the marker at the pool is 56’ she doesn’t see how it won’t be visible. The pool could be shortened; it’s long at 40’.</p> <p><b>Coombs</b> – The photos look like the wall stone is set in cement; it shouldn’t be. You are creating a platform for the pool; one of the charms of the area is that it isn’t flat. Changing the grade 8’ is not approvable by HDC guidelines.</p> <p><b>Oliver</b> – She has no comments.</p> <p><b>Pohl</b> – This platform is at elevation 55; the line cutting through Bishops is also elevation 55. This is a hill at elevation 60 being reduced to elevation 55. The wall faces away from the road. He’s convinced that though the wall is large and tall, it won’t be visible; the pool won’t be visible because of the house.</p>					
Motion	<b>Motion to Approve. (Oliver)</b>					
Roll-call Vote	Carried 4-1//Thornewill, Coombs, Oliver, and Pohl-aye; Camp-aye			Certificate #	<b>HDC2022-01-5594</b>	
4.	20B Bishops Rise	<b>01-5591</b>	20B Bishops Rise	Rev. Main house	40/127	Topham Designs
Voting	Pohl, Coombs, Oliver, Welch, Thornewill					
Alternates	None					
Recused	None					
Documentation	Architectural elevation plans, site plan, photos.					
Representing	Joe Topham, Topham Design Linda Williams Don Bracken, Bracken Engineering					
Public	None					
Concerns (6:29)	<p><b>Topham</b> – Reviewed changes made per previous concerns; were able to eliminate retainage around the pool. Discussion about the grading.</p> <p><b>Thornewill</b> – She no longer has concerns.</p> <p><b>Welch</b> – A lot of his questions have been answered; he’d prefer step-built homes, but this goes in the right direction.</p> <p><b>Oliver</b> – Better than most.</p> <p><b>Coombs</b> – No concerns.</p>					
Motion	<b>Motion to Approve. (Oliver)</b>					
Roll-call Vote	Carried 5-0//Thornewill, Welch, Coombs, Oliver, and Pohl-aye			Certificate #	<b>HDC2022-01-5591</b>	

5.	20B Bishops Rise <b>01-5597</b>	20B Bishops Rise	New garage/cottage	40/127	Topham Designs
Voting	Pohl, Coombs, Oliver, Welch, Thornewill				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos.				
Representing	Joe Topham, Topham Design Linda Williams				
Public	None				
Concerns (6:35)	<p><b>Williams</b> – This hasn't been reviewed yet. Asserts only the west elevation is visible.</p> <p><b>Topham</b> – He can make the gambrel wings narrower; asked by how much. Sits 3' lower than the house.</p> <p><b>Oliver</b> – It's too big, especially from the west; it's virtually the same size as the main house. It needs more additive massing.</p> <p><b>Coombs</b> – She agrees it needs additive massing and it should be reduced in height to 24'. She preferred the previous submission.</p> <p><b>Thornewill</b> – It's top heavy; all the gambrels should break lower.</p> <p><b>Welch</b> – Nothing to add.</p>				
Motion	<b>Motion to Hold for revisions. (Coombs)</b>				
Roll-call Vote	Carried 5-0//Thornewill, Welch, Oliver, Coombs, and Pohl-aye			Certificate #	
6.	20B Bishops Rise <b>01-5593</b>	20B Bishops Rise	New pool	40/127	Topham Designs
Voting	Pohl, Coombs, Oliver, Welch, Thornewill				
Alternates	None				
Recused	None				
Documentation	Landscape design plans, site plan, photos.				
Representing	Joe Topham, Topham Design Linda Williams				
Public	None				
Concerns (6:41)	<p><b>Williams</b> – This is not visible.</p> <p>No concerns.</p>				
Motion	<b>Motion to Approve as submitted. (Welch)</b>				
Roll-call Vote	Carried 5-0//Oliver, Thornewill, Coombs, Welch, and Pohl-aye			Certificate #	<b>HDC2022-01-5593</b>
7.	88 Pocomo Rd, LLC <b>03-5885</b>	88 Pocomo Road	New dwelling	15/42	Emeritus
Voting	Pohl, Camp, Coombs, Oliver, Welch				
Alternates	Thornewill				
Recused	None				
Documentation	Architectural elevation plans, landscape design plans, site plan, and photos.				
Representing	Matt MacEachern, Emeritus Development Miroslava Ahern, Ahern Design, LLC				
Public	J. Graham Goldsmith, abutter				
Concerns (6:42)	<p><b>MacEachern</b> – Reviewed proposed grading and neighborhood context. Main ridge height above foundation is 28'1".</p> <p><b>Ahern</b> – Explained the supplemental landscaping information, which was requested by the Board.</p> <p><b>Goldsmith</b> – Appreciates the landscape buffer between properties. This is more than the site can accommodate; without the porch it's 120' long and with 10' to 12' of fill in places. As seen from the road, it will look towering. The retaining walls are massive. Feels this needs to be scaled down.</p> <p><b>Camp</b> – This is built on the highest point of the sight, which is elevation 45; that's not appropriate. It's very long and looks like a dormitory. This needs to be scaled down. From the west elevation, the right mass is overly extended, over fenestrated, and windows are too monotonous.</p> <p><b>Coombs</b> – We haven't approved the grading, but they are bringing in truckloads of sand; doesn't think that should be happening. This is too long with no additive massing. West elevation has all mulled windows, and the floor-to-ceiling 2-over-2 windows are too big. This is not sympathetic to the area. East elevation, the front door is inappropriate and has no presence; the pent roof is anemic. If this is visible from the harbor, it has way too many windows.</p> <p><b>Welch</b> - The existing grade isn't 45; the finished floor is 45' with the apex of the bluff at 43'. There is a lot of infill going on; we need to vote consistent with our guidelines; this is a dramatic grade change. The overall width and the right most massing as seen from the west is too long. There is a precedent for this level of fenestration. Visibility from the harbor depends on the amount of fill they use. Need to address additive massing and fenestration and reduce the amount of fill.</p> <p><b>Oliver</b> – The basic design is okay but it's missing additive massing; the ridges change but the eave lines are all the same. The cross-section looks like the bowl between the house and barn is filled and flattened with retaining for the pool; that area should step down. It seems like a huge manipulation of the site.</p> <p><b>Pohl</b> – The fill is 9' at about the middle main house deck to the pool; that's almost this entire meeting room. The width and amount of glass facing west is also a concern.</p>				
Motion	<b>Motion to Hold for revisions. (Coombs)</b>				
Roll-call Vote	Carried 5-0//Welch, Oliver, Camp, Coombs, and Pohl-aye			Certificate #	

8.	Ocean Dojo, LLC <b>03-5847</b>	20 Bartlett Farm Road	Pool & hardscape	65/76	Atlantic Landscape
Voting	Pohl, Camp, Coombs, Thornewill, Welch				
Alternates	None				
Recused	None				
Documentation	None				
Representing	None				
Public	None				
Concerns (8:44)	Not opened at this time.				
Motion	<b>Motion to Hold for Thursday, May 19. (Camp)</b>				
Roll-call Vote	Carried 5-0//Coombs, Thornewill, Welch, Camp, and Pohl-aye			Certificate #	
9.	Eleven Lincoln Trust <b>08-4451</b>	32 Jefferson Street	Addition	30/132	Botticelli + Pohl
Voting	Camp (acting chair), Coombs, Welch, Thornewill				
Alternates	None				
Recused	Pohl				
Documentation	Architectural elevation plans, site plan, photos, historical documents, and advisory comments.				
Representing	Lisa Botticelli, Botticelli & Pohl				
Public	None				
Concerns (7:22)	<p><b>Botticelli</b> – Reviewed changes made per previous concerns; provided photoshop of front gable dormers with double windows to show limited visibility.</p> <p><b>Backus</b> – Read HSAB comments 4/25: The single window dormers are preferred over the double windows and would be improved if they were a little narrower. The double third floor north window should change back to a single. Circa 1980, formerly 12 Jefferson Avenue. Prefer the existing chimney; the proposed is atypical as is the new exterior chimney.</p> <p><b>Welch</b> – East elevation, the double-window gable dormers are the most appropriate treatment, and they are proportionate to the structure; the chimneys should be a little narrower.</p> <p><b>Thornewill</b> – Agrees with Mr. Welch about the double-window gable dormers.</p> <p><b>Coombs</b> – The shed dormer on the right of the west elevation would look better reduced to a single-window dormer.</p> <p><b>Camp</b> – Agrees about the gable dormers; the single windows are swimming.</p>				
Motion	<b>Motion to Approve through staff with the chimney trimmed up 1' left to right as seen from the east. (Welch)</b>				
Roll-call Vote	Carried 4-0//Thornewill, Coombs, Camp, and Welch-aye			Certificate #	<b>HDC2021-08-4451</b>
10.	Housing Nantucket <b>04-6101</b>	31 Fairgrounds Road	Solar & carport	66/283	Jardins Intl.
Voting	Pohl, Camp, Coombs, Welch, Thornewill				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, and manufacturer spec sheet.				
Representing	Elisabeth O'Rourke, Jardins Internal				
Public	None				
Concerns (7:32)	<p><b>O'Rourke</b> – Reviewed changes made per previous concerns.</p> <p><b>Camp</b> – (couldn't hear)</p> <p><b>Welch</b> – It appears these are cedar wrapped metal posts. The concept of lattice on the ends is appropriate where it borders the garden but not so appropriate along the sidewalk.</p> <p><b>Coombs</b> – The cedar wrapping would help them fit in.</p> <p><b>Thornewill</b> – She thinks wrapping them in cedar is approvable.</p> <p><b>Pohl</b> – All posts will be wrapped with lattice on the ends.</p>				
Motion	<b>Motion to Approve through staff with the addition of the lattice panels wrapped on the end posts of each section. (Welch)</b>				
Roll-call Vote	Carried 5-0//Thornewill, Camp, Coombs, Welch, and Pohl-aye			Certificate #	<b>HDC2022-04-6101</b>



**VII. NEW BUSINESS 04/26/2022**

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
<b>1. Michael &amp; Lily Springer 04-6181</b>	<b>3 West Dover Street</b>	<b>Addition to shed</b>	<b>55.4.1/170</b>	<b>LINK</b>
Voting	Camp (acting chair), Coombs, Welch			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, historical documents, and advisory comments.			
Representing	Victoria Ewing, LINK			
Public	None			
Concerns (7:43)	<p><b>Ewing</b> – Reviewed the dimensions of the windows and photo confirming square panes; all windows are the same size; she didn't get a window schedule in time. The main house is circa 1849 contributing.</p> <p><b>Backus</b> – Read HSAB comments 5/9: No concerns, however east and west are reversed. She wanted to know the age of this structure.</p> <p><b>Welch</b> – When you turn these in, we want accurate drawings with appropriate scaled windows. He's okay with the clarification but the drawings must be updated calling out the window sizes.</p> <p>No further concerns.</p>			
Motion	<b>Motion to Approve through staff with drawings corrected to show window sizes per Exhibit A. (Welch)</b>			
Roll-call Vote	Carried 3-0//Coombs, Welch, and Camp-aye	Certificate #	<b>HDC2022-04-6181</b>	
<b>2. Julia Brondi 04-6137</b>	<b>70 Orange Street</b>	<b>Outside Shower</b>	<b>55.4.1/88</b>	<b>Peter Fernandes</b>
Voting	Pohl, Coombs, Welch, Dutra, Thornewill			
Alternates	None			
Recused	Camp & Oliver taking a break.			
Documentation	Architectural elevation plans, site plan, photos, historical documents, and advisory comments.			
Representing	Peter Fernandes			
Public	None			
Concerns (7:53)	<p><b>Fernandes</b> – Presented project; the homeowner wants the shingles to look the same as the house.</p> <p><b>Backus</b> – Read HSAB comments 5/2: Shower wall should be vertical board, not shingles. Circa 1870 1.5 4-bay colonial revival in the old historic district. Agree with HSAB; the plans were hard to discern.</p> <p><b>Thornewill</b> – The shingle is too modern; vertical board would be better. However, doesn't think it'll be visible behind the hedge. The white trim on top calls it out.</p> <p><b>Welch</b> – Agrees with Ms. Thornewill; the shingle is modern though subdued. None of that is relevant with privet in place.</p> <p><b>Dutra</b> – Agrees.</p> <p><b>Coombs</b> – It should be a typical shower enclosure with vertical board.</p> <p><b>Pohl</b> – Shingles aren't normal but it's behind a hedge on the back. The white board should be natural to weather cedar.</p>			
Motion	<b>Motion to Approve as submitted with the hedge to be maintained in perpetuity. (Thornewill)</b>			
Roll-call Vote	Carried 4-1//Welch, Dutra, Thornewill, and Pohl-aye; Coombs-nay	Certificate #	<b>HDC2022-04-6137</b>	
<b>3. Sandy Ack, LLC 04-6138</b>	<b>6 Sandy Drive</b>	<b>Move off/demo</b>	<b>29/76</b>	<b>NAG</b>
Voting	Pohl, Camp, Coombs, Dutra, Thornewill			
Alternates	None			
Recused	Oliver, Welch			
Documentation	Architectural elevation plans, site plan, photos, historical documents, and advisory comments.			
Representing	Steve Theroux, Nantucket Architectural Group			
Public	None			
Concerns (8:02)	<p><b>Backus</b> – Read HSAB comments 5/2: Given the history of similar moves and demos in this area, no concerns. Appropriate documentation of existing should be submitted. HDC 1980s survey, circa 1950s contributing. It would be nice to have a better record of this structure.</p> <p><b>Theroux</b> – Presented project. Offered to Habitat Nantucket and Nantucket Housing but it's not insulated. In 1949-1950 it was built as a garage and added onto.</p> <p><b>Camp</b> – She would prefer better photos; it's beautiful in its simplicity but isn't winterized; doing that might not be possible.</p> <p><b>Dutra</b> – No concerns.</p> <p><b>Coombs</b> – She'd prefer it be moved.</p>			
Motion	<b>Motion to Approve with complete photos of structure submitted to staff. (Camp)</b>			
Roll-call Vote	Carried 5-0//Thornewill, Dutra, Coombs, Camp, and Pohl-aye	Certificate #	<b>HDC2022-04-6138</b>	

4.	Sandy Ack, LLC	6 Sandy Drive	New Dwelling	29/76	NAG
Voting	Pohl, Camp, Coombs, Dutra, Thornewill				
Alternates	None				
Recused	Oliver, Welch				
Documentation	Architectural elevation plans, site plan, photos, advisory comments, and "Resilient Nantucket".				
Representing	Steve Theroux, Nantucket Architectural Group				
Public	None				
Concerns (8:09)	<p><b>Thoroux</b> – Presented project; building envelop is limited by the Conservation Commission. The 1<sup>st</sup>-floor flood elevation is 10’.</p> <p><b>Backus</b> – Read HSAB comments 5/2: North: upper deck dominates the small, shed roof; curved overhang above 2<sup>nd</sup> floor French doors should drop down tighter to door header; horizontal foundation skirt boards should be more of a panelized lattice or vertical boards, perhaps between brick piers; shingling the porch posts would fit into this style better; the exterior stairs could be improved upon; a red cedar roof would be preferred. West elevation, projecting deck tower needs to be more integrated. East: gable is too narrow; painting the chimney white makes it really stand out. It should be natural brick. South: the 2<sup>nd</sup>-floor wall needs a break and the windows are a little too monotonous. HSAB would like to see revisions.</p> <p>This needs to comply with "Resilient Nantucket" Chapter 11 and we'll need a copy of the proposed elevation certification. Shingle style is great. Horizontal board on the foundation is not appropriate. Agrees with HSAB.</p> <p><b>Dutra</b> – Agrees with HSAB; but this is going in the right direction. Agrees the horizontal boards should be vertical with a water line and shingle-style columns.</p> <p><b>Camp</b> – Doesn't think a full 2 stories is doable on this site; suggested a bungalow or prairie style with a large porch; look at Willard Street.</p> <p><b>Coombs</b> – Agrees with HSAB; this is much too big and complicated for Sandy Drive. Willard or Walsh Street have good examples. The horizontal board are disturbing, and it should come down to 1.5 story with no roof walk.</p> <p><b>Thornewill</b> – Shingle style is large and bold yet simple with a high-pitched roof, which you can't do here; this has too much going on and should be simplified and smaller.</p> <p><b>Pohl</b> – When in the low-lying areas of Brant Point, he'll see a 2-story house towering over the area and looks like it was shoehorned in. Feels the constrained footprint is giving shape to this house; the result is dense and tall. If you went with a steep roof, you'd have to sacrifice 2<sup>nd</sup>-floor space.</p>				
Motion	<b>Motion to Hold for revisions and to go back to HSAB for review. (Camp)</b>				
Roll-call Vote	Carried 5-0//Dutra, Coombs, Thornewill, Camp, and Pohl-aye			Certificate #	
5.	Peter Michalowski	04-6140	9R Bayberry Court	New Dwelling	67/62 Brook Meerbergen
Voting	Pohl, Camp, Coombs, Welch, Dutra				
Alternates	None				
Recused	Oliver				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	Brook Meerbergen				
Public	None				
Concerns (8:26)	<p><b>Meerbergen</b> – Presented project; lot is behind another house.</p> <p>No concerns.</p>				
Motion	<b>Motion to Approve as submitted. (Welch)</b>				
Roll-call Vote	Carried 5-0//Camp, Dutra, Coombs, Welch, and Pohl-aye			Certificate #	<b>HDC2022-04-6140</b>
6.	Peter Michalowski	04-6141	9R Bayberry Court	Garage/Cabana	67/62 Brook Meerbergen
Voting	Pohl, Camp, Coombs, Welch, Dutra				
Alternates	None				
Recused	Oliver				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	Brook Meerbergen				
Public	None				
Concerns (8:30)	<p><b>Meerbergen</b> – Presented project.</p> <p><b>Camp</b> – Northeast elevation, would like more articulation of the broken back.</p> <p>No others have concerns.</p>				
Motion	<b>Motion to Approve as submitted. (Welch)</b>				
Roll-call Vote	Carried 5-0//Coombs, Dutra, Camp, Welch, and Pohl-aye			Certificate #	<b>HDC2022-04-6141</b>



7.	Peter Michalowski <b>04-6142</b>	9R Bayberry Court	Pool Hardscape	67/62	Brook Meerbergen
Voting	Pohl, Coombs, Oliver, Welch, Dutra				
Alternates	Thornewill				
Recused	Camp left				
Documentation	Landscape design plans, site plan, photos, and <i>Building with Nantucket in Mind (BWNIM)</i> .				
Representing	Brook Meerbergen				
Public	Meg Glidden				
Concerns (8:34)	<b>Meerbergen</b> – Presented project; he'd have to talk to his client about rotating the pool. <b>Glidden</b> – This is a rural area; <i>BWNIM</i> Page 137; any house in a forest should respond to the setting rather than being an open lot. She'd prefer the pool be turned 90 degrees to allow for more woodland around it. <b>Oliver</b> – Agrees it would be more neighborly to turn it and the lawn would be more useable with less hardscape. <b>Dutra</b> – If you turn it, the pool could be closer the house; but he has no concerns either way. <b>Coombs</b> – She'd like it turned. We are a registered farm town, so farm animals need to be considered. <b>Welch</b> – It would be a more appropriate setting to rotate around the lower right-hand corner a couple of feet off the house. <b>Pohl</b> – He agrees with Mr. Welch. If it rotates away west, it will be more behind the house in front.				
Motion	<b>Motion to Approve through staff turning the pool 90 degrees per Exhibit A. (Welch)</b>				
Roll-call Vote	Carried 5-0//Dutra, Oliver, Coombs, Welch, and Pohl-aye			Certificate #	<b>HDC2022-04-6142</b>
8.	Marty McGowan	42 Easton Street	Hardscape	42.4.1/21	Linda Williams
Voting	Pohl, Coombs, Oliver, Welch, Dutra				
Alternates	Thornewill				
Recused	None				
Documentation	None				
Representing	None				
Public	None				
Concerns (8:44)	Not opened at this time.				
Motion	<b>Motion to Hold for representation. (Oliver)</b>				
Roll-call Vote	Carried 5-0//Dutra, Coombs, Welch, Oliver, and Pohl-aye			Certificate #	
9.	Milestone Property Mngmt	28A Evergreen Way	Guest House	68/713.2	BPC
Voting	Pohl, Coombs, Oliver, Welch, Thornewill				
Alternates	Dutra				
Recused	None				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	Joe Paul, BPC				
Public	None				
Concerns (8:45)	<b>Paul</b> – Presented project; modular construction. <b>Oliver</b> – It is too tall at 29'; there are places you could eliminate height – cut 2 <sup>nd</sup> floor to 7' and lower the pop-up roofs. The windows could use trim around them. <b>Thornewill</b> – Agrees with Ms. Oliver about dropping the height; the ridge could come down and reduce the between-floors box. Look at using dormers. <b>Welch</b> – The between-floor box could be reduced to 17". This is visible from Lilac and the grade is higher than abutting roads, so it'll be a tall structure on a hill. North elevation is under fenestrated and will be very visible. Suggested 1 <sup>3/4</sup> -stories with flush dormers. <b>Coombs</b> – Rear elevation 1 <sup>st</sup> -floor mulled windows should be separated with a 3 <sup>rd</sup> window added to fill the wall. <b>Pohl</b> – It could be moved away from the driveway. It could use a window over the front door.				
Motion	<b>Motion to Hold for revisions. (Coombs)</b>				
Roll-call Vote	Carried 5-0//Thornewill, Oliver, Welch, Coombs, and Pohl-aye			Certificate #	
Rest held for Thursday, May 19 <sup>th</sup>					
10.	High Tide Partners, LLC	26 Douglas Way	New Dwelling	39/41	BPC
11.	High Tide Partners, LLC	26 Douglas Way	Garage	39/41	BPC
12.	High Tide Partners, LLC	26 Douglas Way	Shed	39/41	BPC
13.	High Tide Partners, LLC	26 Douglas Way	Gazebo	39/41	BPC
14.	High Tide Partners, LLC	26 Douglas Way	Pool	39/41	BPC
15.	Pamela Alexander <b>04-6178</b>	4 Mayhew Road	Cottage	92.4/221	SMRD
16.	High Cliff Trust <b>04-6202</b>	11 East Hallowell Lane	Addition/Reno	30/17	Botticelli + Pohl
17.	High Cliff Trust <b>04-6191</b>	11 East Hallowell Lane	New Garage	30/17	Botticelli + Pohl
18.	John H Reilly Trust <b>04-6201</b>	113 Main Street	Hrdscp: drive, fence, gates	42.3.3/105	Jardins Intl
19.	John H Reilly Trust <b>04-6200</b>	1 Howard Street	Landscape Amenities	42.3.3/106	Jardins Intl
20.	Stephen Cherner <b>04-6199</b>	196 Hummock Pond Rd	New Dwelling	65/30	Shelter 7
	NOTSOEASY LLC <b>04-6205</b>	26 Easy Street	Curb Change	42.4.2/23	Emeritus
21.	Amanda & Kevin Jacobs <b>04-6225</b>	4 Rays Court	Garage Studio Demo	42.3.2/3	Design Assoc Inc.

22. Amanda & Kevin Jacobs 04-6226	4 Rays Court	Addition/Historical Reno	42.3.2/3	Design Assoc Inc.
23. Nantucket Shire LLC	30 Dukes Road	New dwelling	56/189	Linda Williams
24. Nantucket Shire LLC	30 Dukes Road	Move shed and addition	56/189	Linda Williams

**VIII. OLD BUSINESS 05/03/2022**

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. Cabko, LLC	18B Bartlett Road	Reduce height workshop	67/133.1	NAG
2. 34B Walsh St 01-5568	34B Walsh Street	Addition	29/104	Studio Ppark
3. 6 Clara Drive LLC 03-6038	6 Clara Drive	Fencing & driveway	66/283	Elaine Johnson
4. Ocean Health LLC	9 Falmouth Avenue	Deck & fenestration	82/423	JN Design
5. Jessica Millard 06-4017	5 Cudweed Road	Alterations	82/423	JN Design
6. Tom Kershaw	121 Washington Street	Deck	55.1.4/14	Val Oliver
7. Arline Bartlett 12-5454	21 Pleasant Street	Windows, doors, sml addtn	55.4.1/1	LINK
8. Kathleen Psaradelis 03-6017	7 Dooley Court	New Dwelling	68/153	David Nagys
9. Juraj Bencat 03-5957	15 Wappossett Circle	Solar roof array	67/571	Ack Smart
10. 1 Caroline Way LLC 12-5414	1 Caroline Way	Pool & hardscape	82-59	Ahern
11. Waterfront Pocomo LLC	17 Laretta Way	New Dwelling	14/10.2	Brook Meerbergen
12. 450 Green Park LLC 11-5272	2 Stone Alley	Adtn, alter & foundation	42.3.1/103	Emeritus
13. 31 Western LLC 03-6026	31 Western Avenue	Hotel, fenest, stairs & ramp	87/94	Emeritus
14. Victor Haley 03-5943	94 Orange Street	Addition	55.4.1/57	Paul Dreher

**IX. NEW BUSINESS 05/10/2022**

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. Jason & Jennifer Mendelson	7A Sherburn Turnpike	New dwelling	30/112	Studio Ppark
2. Robert Moore	29 Cliff Road	Addition dormer	42.4.5/6	NAG
3. Robert O'Day 04-6203	13 Chatham Road	Shed	54/125	Robert O'Day
4. Kevin and Kelly Purcell 04-6208	32 Dukes Road	New Dwelling	56/188	Topham Designs
5. Michael & Ivelina Eldridge 05-6285	23 Beach Grass Road	New Dwelling	68/382	Val Oliver
6. N.H. A 04-6192	89 A & B Bartlett Road	Roof Replacement	66/410	Jim
7. Lewis Kelsey 05-6261	14 Darling Street	Change Color	42.3.2/114	Lewis Kelsey
8. David Pekarcik	52R Hooper Farm Road	New Garage	67/767.1	David Pekarcik
9. David Pekarcik	52 Hooper Farm Road	New Dwelling	67/316	David Pekarcik
10. Ann Swart 05-6236	94 Quidnet Road	MH roof replacement	21/107	Thornewill Designs
11. Ann Swart 05-6236	94 Quidnet Road	Garage roof replacement	21/107	Thornewill Designs
12. Fairgrounds Properties LLC 05-6240	71 Fairgrounds Rd(lot 1)	New Dwelling	67/693	Normand Residential
13. Fairgrounds Properties LLC 05-6239	71 Fairgrounds Rd(lot 1)	New Garage/Studio	67/693	Normand Residential
14. Fairgrounds Properties LLC 05-6241	71 Fairgrounds Rd(lot 1)	Pool and Hardscaping	67/693	Normand Residential
15. Ethan Devine 05-6243	Tuckernuck	Re-roof MH	94/21	Val Oliver
16. 11 Hulbert LLC 05-6253	11 Hulbert Avenue	Fence and Driveway	29.2.3/2	Val Oliver
17. Pelican Lake LLC 05-6228	50 West Chester Street	Gate, Fencing, Hardscaping	41/382	Jardin's International
18. The Iren Hollo Zolo FT 05-6268	31 Low Beach Road	Addition & move on site	74/36	Botticelli + Pohl
19. 16 Western Ave 04-6155	16 Western Avenue	Fence	87/72	Jardin's Intl
20. Frank Twarog 05-6231	18B Atlantic Avenue	Brick patio, fence, shell drve	55/24.2	Todd Farrell
21. Milton Rowland 05-6235	18 Mt. Vernon Street	Rev. 05-3784: Roof change	55.4.4/32.1	Milton Rowland
22. Sacha Ross 05-6280	110 Surfside Road	New Dwelling	80/6	SMRD
23. Sacha Ross 05-6278	110 Surfside Road	Studio	80/6	SMRD
24. Sacha Ross 05-6275	110 Surfside Road	Garage	80/6	SMRD
25. Sacha Ross 05-6279	110 Surfside Road	Move-Off/ Demo Garage	80/6	SMRD
26. Mike Romano 05-6245	55 Easton Street	Addition to existing	42.4.1/68	Shelter 7
27. Cherner Stephen P Tr 05-6246	196 Hummock Pond Rd	New Garage	65/30	Shelter 7
28. David Gray 05-6244	17 Clarendon Street	New Garage	76.1.3/92	David Gray
29. David and Kerry McElroy 05-6263	14 North Star Lane	Fence	30/205	Sandcastle Contruc.
30. Grey Lady LLC 05-6254	32 Chuck Hollow Road	Move/Demo Garage	75/68	Normand Residential
31. Grey Lady LLC 05-6255	32 Chuck Hollow Road	New Cabana	75/68	Normand Residential
32. Cohen Steven L Tr 05-6258	8 Sachem Road	New Garage/ Studio	30/239	Workshop APD
33. 8 Red Mill Ln LLC 05-6288	8 Red Mill Lane	New dwelling	55/928	EMDA
34. 8 Red Mill Ln LLC 05-6299	8 Red Mill Lane	New Guest House	55/928	EMDA
35. Mathew Dacey 05-6315	14 Plover Lane	New dwelling	12/53	EMDA
36. Oceanview Hydroponics 05-6316	33 Bartlett Farm Road	Hydroponics grwng factory	82/503	John Bartlett
37. Pocomo 53 Nominee Tr 05-6290	53 Pocomo Road	Move or Demo	15/17	Robert Paladino
38. Pocomo 53 Nominee Tr 05-6289	53 Pocomo Road	New dwelling	15/17	Robert Paladino
39. Pocomo 53 Nominee Tr 05-6291	53 Pocomo Road	New House Garage	15/17	Robert Paladino
40. Michael Altman 05-6292	37 Sankaty Head Road	Move MH	48/2	BPC
41. Michael Altman 05-6293	37 Sankaty Head Road	Move GH	48.2	BPC
42. 31 Western Ave LLC 05-6312	31 Western Avenue	Hardscape	82/94	Ahern
43. Ack 71 Orange St LLC 05-6301	71 Orange Street	New Garage	55.4.1/167	LINK

Proposed HDC Minutes for May 17, 2022

44. Joshua Dalton	2 Mikes Drive	MH Add Egress Windows	66/75	LINK
45. 17 Ranger Rd LLC 05-6302	17 Ranger Road	Demo/ Move off Garage	39/28	LINK
46. 17 Ranger Rd LLC 05-6303	17 Ranger Road	New Garage	39/28	LINK
47. Johnson J Seward Jr Tr 05-6307	73 Hulbert Avenue	Cottage replace windows	29/5	Shelter 7
48. Island Living LLC	4A Wamasquid Place	Revisions to Existing COA	56/113.9	JB Studio
49. Eileen Harkness 05-6314	5 Gardner Perry Drive	Roof Change	55/32.1	Thornwill Design

**X. OLD BUSINESS 05/17/2022**

Property owner name	Street Address	Scope of work	Map/Parcel	Agent
1. Maxwell House, LLC 02-5805	15 Cliff Road	Addition & renovation	42.4.4/56	MCA+
2. OHOM, LLC	28 Main Street 'Sconset	Gate	73.3.1/47	Emeritus
3. Richard Sotell	10 Hydrangea Lane	Rooftop Solar	73/89	Cotuit Solar
4. God Bless Dad, LLC	76 Baxter Road	Pool & hardscape	49/42	Atlantic Landscaping
5. Sperau	21 Bank Street 'Sconset	Cottage reno & addition	73.1.3/57	Gryphon Architect
6. 41 Monomoy, LLC	42 Monomoy Road	New dwelling	57/79.1	Emeritus
7. 55 Eel Point Holding, LLC	55 Eel Point Road	New garage	32/47	Botticelli + Pohl
8. Stark Point, LLC	16 Easton Street	New dwelling	42.1.4/11	Botticelli + Pohl
9. Steven Cohen Trust 03-6013	12 Codfish Park Road	Rev. dormers & fenestration	73.2.4/9	Shelter 7

**XI. OTHER BUSINESS**

Approved Minutes	April 26, 28, & May 5, 2022
Motion	<b>Motion to Approve. (Coombs)</b>
Roll-call vote	Carried 4-0//Oliver, Dutra, Coombs, and Pohl-aye; Welch-abstain
Review Minutes	May 10 & 12, 2022
Other Business	<ul style="list-style-type: none"> <li>• Next HDC Meeting: <b>Thursday, May 19<sup>th</sup> @ 1:00 pm</b> Hybrid – Zoom @ 2 Fairgrounds Rd, Conference Room</li> <li>• Discussion of Wind Turbines: Coombs – Asked this be moved to the head of the agenda. Pohl – Asked to put this at the front of Tuesday, May ?? agenda.</li> <li>• Section 106 – Sunrise Wind Farm Project, intro (update as needed)</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	<p>1. Welch – The HDC Organizational Focus Committee will be reconstituting in late-June - July. The Energy Resiliency Workgroup concept as well.</p> <p>2. Backus – The Nantucket Building Material Salvage Study went out today; HDC needs to accept it.</p> <p>Pohl – Asked that to go on Tuesday’s agenda</p>

List of additional documents used at the meeting:

1. Draft minutes as listed

Adjournment:

Motion **Motion to Adjourn at 8:59 pm (Welch)**  
 Roll-call vote Carried 5-0//Oliver, Coombs, Dutra, Welch, and Pohl-aye

Submitted by:  
 Terry L. Norton

Historic Structures Advisory Board    'Sconset Advisory Board    Madaket Advisory Board    Tuckernuck Advisory Board