



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, August 3, 2021

Public Safety Facility, 4 Fairgrounds Road, Community Room – 5:00 p.m.

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

Staff in attendance: Cathy Flynn, HDC Compliance Coordinator; Holly Backus, Preservation Planner; Terry Norton, Town Minutes Taker
 Attending Members: Pohl, Camp, McLaughlin, Coombs, Oliver, Welch, Thornewill
 Remote Participation: Per 940 CMR 29.10, Diane Coombs is participating remotely via ZOOM
 Absent Members: Dutra
 Late Arrivals: None
 Early Departures: Camp, 7:56 p.m.

Adoption of Agenda.

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

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

I. PUBLIC COMMENT

Backus – Nantucket is now a Certified Local Government allowing us to apply for a grant, which we received. Stated she posted the request for quotes to create survey plan and pilot program to update the historical structures surveys.

II. CONSENT

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Mark Burlingham 07-4163	15 Beach Street	New fence + gate	73.1.3/26	Topham Design
Voting	Pohl, Camp, McLaughlin, Coombs, Oliver				
Alternates	Welch, Thornewill				
Recused	None				
Documentation	None				
Representing	None				
Public	None				
Concerns	No concerns.				
Motion	Motion to Approve. (Coombs)				
Roll-call vote	Carried 4-0//Oliver, McLaughlin, Coombs, and Pohl-aye; Camp abstain			Certificate #	HDC2021-07-4163

IV. SIGNS

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	13 Center St., LLC 07-4164	13 Centre Street	Projecting Sign	42.3.1/203	Hanadi Hamzeh
2.	Mark Furlong 07-4247	81 Hinsdale Road	Free-standing sign	69/21	Sign Here Nant.
3.	Nashaquissett Coop. Inc. 08-4309	7 Washaman Avenue	Sign	55/538	Sign Here Nant.
Voting	Pohl, Camp, McLaughlin, Coombs, Oliver				
Alternates	Welch, Thornewill				
Recused	None				
Documentation	Sign design plans, site plan, photos, and advisory comments.				
Representing	None				
Sign Advisory	None				
Concerns (5:07)	Flynn – Items 1-3 were held for revision.				
Motion	Motion to Hold Items 1-3 for revisions. (Oliver)				
Roll-call Vote	Carried 5-0//Coombs, McLaughlin, Camp, Oliver, and Pohl			Certificate #	

4. Nant. Cottage Hosp. 08-4133	10 Vesper Lane	Wall sign	55/249	John Twohig
5. Nant. Cottage Hosp. 08-4312	40 Vesper Lane	Free standing sign	55/249	John Twohig
Voting	Pohl, Camp, McLaughlin, Coombs, Oliver			
Alternates	Welch, Thornewill			
Recused				
Documentation	Sign design plans, site plan, photos, and advisory comments.			
Representing	None			
Sign Advisory	None			
Concerns (5:07)	Flynn – Item 4 is approvable, and Item 5 was withdrawn.			
Motion	Motion to Approve Item 4. (Oliver)			
Roll-call Vote	Carried 5-0// Coombs, McLaughlin, Camp, Oliver, and Pohl-aye		Certificate #	HDC2021-08-4133
6. Allan Bell 08-4310	122 Pleasant Street	Sign change	55/160	Allan Bell
Voting	Pohl, Camp, McLaughlin, Coombs, Oliver			
Alternates	Welch, Thornewill			
Recused	None			
Documentation	Sign design plans, site plan, photos, and advisory comments.			
Representing	None			
Sign Advisory	None			
Concerns (5:08)	Flynn – This was held for representation.			
Motion	Motion to Hold for representation. (Oliver)			
Roll-call Vote	Carried 5-0//Coombs, McLaughlin, Camp, Oliver, and Pohl-aye		Certificate #	

V. NEW BUSINESS 07/06/2021

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Michael Altman Trust 07-4120	37 Sankaty Head Road	Pool	48/2	BPC
2.	Michael Altman Trust 07-4121	37 Sankaty Head Road	Cabana	48/2	BPC
Voting	Pohl, Camp, McLaughlin, Coombs, Oliver				
Alternates	Welch, Thornewill				
Recused	None				
Documentation	None				
Representing	None				
Public	None				
Concerns (5:09)	Pohl – Joe Paul asked these be held. Not opened at this time.				
Motion	Motion to Hold at applicant's request. (Camp)				
Roll-call Vote	Carried 5-0//Coombs, Oliver, McLaughlin, Camp, and Pohl-aye		Certificate #		
3.	Craig Majernik 07-4240	63 Burnell Street	New main house	49.3.2/1.1	Workshop APD
Voting	Pohl, Camp, McLaughlin, Coombs, Oliver				
Alternates	Welch, Thornewill				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, correspondence, and advisory comments.				
Representing	Andrew Kotchen, Workshop APD				
Public	None				
Concerns (5:10)	Kotchen – Presented project; natural to weather trim and black sash Backus – Read extensive SAB comments. My recommendation is change windows to 6-over-6 to be less modern. Flynn – Read letter of concerns into the record from John Cooley, 79 Burnell Street. Coombs – North elevation, the windows are 90% mulled, which isn't rural; it is atypical to have garages and sheds in front of the structure; the front door needs more of a surround; sashes shouldn't be black. 29' is very tall for 'Sconset; should come down in height with more 1-story masses. Structures on Burnell are all set back behind natural vegetation and are small houses. Camp – The large parking court off Burnell, which is wooded and rural, is insensitive to that area. Okay with the garage on the left but the building on the right is overpowering. Okay with the 2-over-2 windows. Should pull in the left balcony. Oliver – Agrees with much that SAB said. Concerned about the smaller buildings being gateways to this house. West elevation deck could be cut into the roof. It looks like houses out there, but the desire is to make things larger than they need to be, i.e. the 9'9" ceilings could be reduced to 8'9". Okay with the overall design. Agrees with Ms. Coombs about the black sash. McLaughlin – This is outside the 'Sconset Old Historic District (OHD) Pohl – Agrees about black sash and pulling in the left front deck. Much of the perceived height could be mitigated by a gable window on the front. Agrees with what's been said about the formal parking court in an informal area.				
Motion	Motion to Hold for revisions. (Oliver)				
Roll-call Vote	Carried 5-0//Coombs, Camp, McLaughlin, Oliver, and Pohl-aye		Certificate #		

4. Craig Majernik 07-4241	63 Burnell Street	New garage/studio	49.3.2/1.1	Workshop APD
Voting	Pohl, Camp, McLaughlin, Coombs, Oliver			
Alternates	Welch, Thornewill			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, and advisory comments.			
Representing	Andrew Kotchen, Workshop APD			
Public	None			
Concerns (5:28)	<p>Kotchen – Presented project.</p> <p>Backus – Read SAB comments: didn't like the outdoor shower, pergola, and horizontal boards.</p> <p>Oliver – Her concern is the placement; this is very vertical and is the 1st thing you see; it will take away from the house.</p> <p>Camp – The entrance to this home will read as 3 buildings in a row; though each has merit, the combo is overwhelming for this end of Burnell. The “B” windows on the street would be “friendlier” if they are 2-over-2. The staircase seems extra-large but won't be visible.</p> <p>Coombs – This is too tall for its width; there is a lot of space between the 1st-floor garage door and 2nd-floor window sashes. East elevation, the 2nd-floor “B” windows are not appropriate; should be bigger with the sash lower.</p> <p>McLaughlin – The 2-light windows on east elevation 2nd floor should be double hung.</p> <p>Pohl – His main concern is overly vertical.</p>			
Motion	Motion to Hold for revisions. (Coombs)			
Roll-call Vote	Carried 5-0//Oliver, Camp, McLaughlin, Coombs, and Pohl-aye		Certificate #	
5. Craig Majernik 07-4243	63 Burnell Street	New cabana	49.3.2/1.1	Workshop APD
Voting	Pohl, Camp, McLaughlin, Coombs, Oliver			
Alternates	Welch, Thornewill			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, and advisory comments.			
Representing	Andrew Kotchen, Workshop APD			
Public	None			
Concerns (5:37)	<p>Kotchen – Presented project.</p> <p>Backus – Read SAB comments: flat-roof box resembles a shipping container.</p> <p>Camp – This is far back on the lot probably with vegetation behind; no concerns.</p> <p>Oliver – Agrees with SAB; it's exacerbated by being 38' long.</p> <p>Coombs – Agrees with SAB. It would help to have the landscape plan with vegetation.</p> <p>McLaughlin – No concerns.</p> <p>Pohl – He has no concerns due to limited visibility.</p>			
Motion	Motion to Approve. (McLaughlin)			
Roll-call Vote	Carried 3-2//Camp, McLaughlin, and Pohl-aye; Oliver & Coombs-nay		Certificate #	HDC2021-07-4243
6. Craig Majernik 07-4242	63 Burnell Street	New shed	49.3.2/1.1	Workshop APD
Voting	Pohl, Camp, McLaughlin, Coombs, Oliver			
Alternates	Welch, Thornewill			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, and advisory comments.			
Representing	Andrew Kotchen, Workshop APD			
Public	None			
Concerns (5:43)	Kotchen – Asked this be held based on prior comments.			
Motion	Motion to Hold to track. (Oliver)			
Roll-call Vote	Carried 5-0//Camp, McLaughlin, Coombs, Oliver, and Pohl-aye		Certificate #	

VI. OLD BUSINESS 07/13/2021

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. Village Way RT 05-3782	6 Village Way	New dwelling	14/42	Workshop	
Voting	Pohl, Camp, McLaughlin, Coombs, Oliver				
Alternates	Welch, Thornewill				
Recused	None				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	Andrew Kotchen, Workshop APD				
Public	None				
Concerns (1:37)	<p>Kotchen – Reviewed changes made per previous concerns.</p> <p>No concerns.</p>				
Motion	Motion to Approve as submitted. (Camp)				
Roll-call Vote	Carried 5-0//Coombs, Oliver, McLaughlin, Camp, and Pohl-aye		Certificate #	HDC2021-05-3782	

2.	Nantucket Invest. Hldgs 06-4041	22 Pocomo Road	New dwelling	14/73.1	Emeritus
Voting	Camp (acting chair) Coombs, McLaughlin, Oliver, Welch				
Alternates	None				
Recused	Pohl				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	Matt MacEachern, Emeritus Development				
Public	None				
Concerns (5:49)	<p>MacEachern – Reviewed changes made per previous concerns; retaining wall along the front is part of the landscaping.</p> <p>Coombs – It will be fine.</p> <p>Oliver – Asked that the left-most mass ridge on the north could be dropped 6 more inches.</p> <p>McLaughlin – South elevation, the meeting rails don't align with the eaves and need to come down.</p> <p>Welch – Appreciates the changes; changing the window heights would draw attention to the dormer; they are on the rear. This is a house on a hill, but it is well designed and far enough from the street and the vegetation will buffer it. Discussion about how to drop the north elevation left mass ridge height.</p>				
Motion	Motion to Approve through staff with the grade plan not changing and dropping the north-elevation, left, secondary-mass ridge 6" or more. (Welch)				
Roll-call Vote	Carried 5-0//Coombs, Oliver, McLaughlin, Welch, and Camp-aye		Certificate #	HDC2021-06-4041	
3.	Jennifer Silva 04-3381	14 Harborview Way	Lift, addition, & roofwalk	42.4.1/26	Thornewill Dsgn
Voting	Pohl, McLaughlin, Coombs, Oliver, Welch				
Alternates	None				
Recused	Thornewill				
Documentation	Architectural elevation plans, site plan, photos, historic documentation, and advisory comments.				
Representing	Luke Thornewill, Thornewill Design Linda Williams				
Public	None				
Concerns (5:59)	<p>Williams – Reviewed supplemental packet, regarding context, submitted at the table. The front door is existing.</p> <p>Thornewill – Reviewed changes made per previous concerns.</p> <p>Backus – HSAB did not review the revisions. This is a 1930s contributing structure; reminded that Resilient Nantucket addendum was approved, and this structure should have a historic determination submitted if they want to maintain it's historic integrity. It seems to comply; however, the addition and roof walk are still large; without revisions, they are inappropriate for this 1930s structure. Elevation providing details of roof walks on the abutting structures would be helpful.</p> <p>McLaughlin – North elevation, the "4th-floor" dormer is over fenestrated; should eliminate 2 windows.</p> <p>Welch – The reduction in width of the addition helps. The skirtless roof walk makes a big difference. Given what's in the area and work done on them, this is appropriate. South elevation, a disservice the overall sense of to presentation and mass is the 9-light door; it is short and out of proportion; it could be taller and wider to balance with the flanking windows, which would better balance the façade; the high sill height above the rail on the 2nd-floor draws attention to itself. Understands comments about the rear dormer but dormers of that size are not uncommon in this area. Regarding foundation skirting, appreciates the materials having been clarified; notes the front height indicator stating the finished porch height is actually the finished height of the 1st-floor level.</p> <p>Coombs – Doesn't feel what's been done to other buildings on the street 20 years ago should apply to this. The doghouse dormers on the front roof are overpowering and should be reduced so the windows aren't floating in shingles. Every side of this building is visible.</p> <p>Oliver – If the front dormers remain the size they currently are, it won't impact the interior program and the roof walk won't be on top of them; agrees the small, 2nd-floor window over the front door draws the eye. West elevation, if the right forward gable roofs were a single line, it might feel lower. Rear dormer is okay.</p> <p>Pohl – The front 3rd-floor dormers got more than 1 foot wider from the existing.</p>				
Motion	<p>Motion to Approve through staff change the front door to better track the head height; decrease the north elevation dormer to 3 windows and decrease dormer width proportionately; change the porch level reference on the south elevation. (Welch) Not carried//McLaughlin, Oliver, Coombs-nay</p> <p>Motion to Approve through staff with the south-elevation front door to better track the window header height; south-elevation 3rd-floor dormers to go back to existing proportions; the rear dormer reduced by 2 feet and 1 window; and clean up language on the porch level reference on the south elevation. (Welch)</p>				
Roll-call Vote	Carried 4-1//Oliver, Coombs, Welch, and Pohl-aye; McLaughlin-nay		Certificate #	HDC2021-04-3381	

4.	38 Prospect, LLC 05-3831	38 Prospect Street	Lot 29 – spa	55.4.4/56	Linda Williams
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Voting Pohl, Coombs, McLaughlin, Camp, Welch

Alternates Thornewill

Recused none

Documentation Landscape design plans, site plan, photos, correspondence, and advisory comments.

Representing Linda Williams

Public Ann Dewez, 5 Mill Street, for the Mill Street Neighborhood Group

Bob Miklos, 16 Prospect Street

Ann Lingeman Davis, 15 Mill Street

Concerns (6:33) **Flynn** – If Ms. Coombs is comfortable with not being able to see the supplemental information, they can go forward.

Coombs – Has no concerns with moving forward; she has reviewed all the information in the packet.

Williams – Wants it on the record that Ms. Coombs can't see the information submitted at the table. Expressed concern about "mob" mentality over the use, which is not HDC's purview; this is not visible from a publicly travelled way. This is not a pool; it is a spa. Reviewed additional information. Asked the right to respond to abutters' comments. There is no such thing as a "mini-pool" per Nantucket zoning bylaws.

Backus – Noted for the record the letters of opposition forwarded to commissioners; HDC's purview is based upon visibility. Previously HSAB had mentioned a spa is a small pool.

Dewez – Spas and pools are not appropriate to this neighborhood. Reviewed prior comments in opposition. At the last meeting the HDC agreed that spas and mini-pools are not appropriate in this neighborhood; asked what has changed. Reviewed a column by Marianne Stanton and real estate postings regarding the special nature of this neighborhood. Hedges necessary to hide the pool are in direct opposition to the open nature of this historic neighborhood.

Miklos – The spa will be visible from Prospect Street; hedges are not adequate to hide the spa due to the topography.

Lingeman Davis – We want to preserve the natural context of our neighborhood and pools change the environment whether or not you can see them.

Camp – She doesn't think a pool is appropriate in this neighborhood and doesn't want to set a precedent. We are relying on vegetation for screening, which might or might not survive, and there is a lot of bluestone; she doesn't want to rely on screening. She is against pools in all the OHDs.

Coombs – Our mission statement says that the streetscape should fit the area; it isn't a question of just visibility. Agrees with Ms. Camp; the vegetation to screen this doesn't fit into the neighborhood. The mission statement for the HDC is very clear.

McLaughlin – According the photos from a travelled way, this will be highly visible. Town took 1799 Road, and though it is Town property, it is considered a public way.

Welch – Several issues to consider: visibility, use, appropriateness. With respect to visibility, there is what is physically visible as opposed to the concept of visibility meriting HDC review. For sake of consistency, I think if the HDC is going to say it's not visible and we won't rule or weigh in on it; I am a big fan of this—if for example we then don't spend an inordinate amount of time talking about such things as doors and windows that we never see, that we will never see, but that we spend a lot of time on. On appropriateness, believes this is a legitimate question for HDC regarding setting, character, fabric of the neighborhood, and more so in the core historic districts and in particular within small areas that have distinct character unto themselves. He'd like to get a definitive answer from Town Counsel on HDC review of appropriateness vs. only what is visible; we skirt around this topic regularly and its problematic for applicants, neighbors and the community; feels this does a disservice to all the parties involved including the Commissioners—i.e., to not have a clear objective answer on this. Use is something HDC clearly does not address, this is addressed under the zoning by-law. The connotation that use and appropriateness are married is a double-edged sword with unintended consequences such as an article to ban spas [and a rush for permits] when noise and lighting are more likely the issues to address, specifically in those areas of the particular uses that are a point of contentions. we are here to address, he believes, visibility and appropriateness with respect to character of setting; he has voted no on these in the past due to sense of inappropriate character in this and similar settings. Going forward on spas, he believes without objective input from Town Counsel [regards matters of "appropriateness vs. simply "visibility"] that it is very difficult for HDC to develop policy/procedure, which in turn could be publicly vetted be appropriately voted on by the HDC in order to provide clear guidance, and therefore create consistency, including for applicants, their agents, neighbors, and the community. On visibility of this particular application, if this were to proceed, believes it is also inappropriate with respect to plant materials too large for purpose, which tend to create very tall walls inappropriate in a small planted area [these, themselves, being to form architectural elements]; expressed ideas for smaller diameter and height evergreens as important elements in a successful approval, both on this application and future applications. The HDC mission statement Ms. Coombs is referring to is a document he'd prepared for HDC vote, it's a distillation of how we do what we do and why we do it; it also provides text from within The Act, stating the HDC's mission.

Pohl – It is clear that this issue goes beyond this room; it's disappointing that when this came up before, it wasn't taken before the Select Board to a State level to get someone to adjudicate this. At the Select Board they can come up with other strategies to deal with what is clearly a big problem that will only get worse. If HDC continues to be the venue of discussion for appropriateness of pools in downtown areas, that is a problem. Agrees this needs to go to a higher level.

Motion **Motion to Deny based upon questions of visibility and questions of appropriateness of character in this setting. (Welch)**

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

Certificate # **HDC2021-05-3831**

5. Stephanie Basile 04-3602	8 New Mill Street	Rev. Garage/apartment	42.3.3/33.2	Linda Williams
Voting	Pohl, Camp, McLaughlin, Coombs, Oliver			
Alternates	Thornewill			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, correspondence, historic documentation, and advisory comments.			
Representing	Linda Williams			
Public	Ann Lingeman Davis, 15 Mill Street Patricia Beilman, 17 Mill Street			
Concerns (7:13)	<p>Williams – Reviewed changes made per previous concerns; less visible than most garage/apartments in the OHD; noted that concerns about what’s visible from private property, parties, and noise are not HDC purview; 60’ off the road and 60’ below the road elevation; moved 10’ from the tree, which is not healthy. Stated that she objects to Mr. Rowland’s and Mr. Meerbergen’s comments since they were made without submission materials. Rebutted public comments.</p> <p>Backus – HSAB did not review the revisions. Her comments: appreciates the relocation; this could be more utilitarian and simple in the OHD; this is an infill. Following comments were made available to public: Micky Rowland says still boxy, proportions would be better if reduced another foot, break up dormers into single windows; Brook Meerbergen appreciate height reduction but would prefer this be reduced to 22’ in the OHD but would respect the mandatory height be honored, right elevation still long, length will not be perceived from a public way, rear has some similar concerns, west elevation same input as east elevation, would prefer building left in original location.</p> <p>Lingeman Davis –Appreciates most changes were implemented; sorry dormers still part of the design. Flush shed dormers are a modern feature and will be visible from public traveled ways and public spaces. Expressed perception that she’s being deterred and threatened from speaking by the applicant’s professional advocate; public input is a vital part of the process.</p> <p>Beilman – Read a statement of concerns into the record.</p> <p>Oliver – Appreciates the changes; this is an approvable building. She’s flummoxed by the objections to this when there are larger garage/apartments in the area.</p> <p>Camp – Appreciates the changes. However, it appears still too wide and too deep for the site. On the site plan, it looks almost the same size as the main dwelling, so she feels a reduction is in order. It would be simpler without the shutters. Not a fan of the flush dormers.</p> <p>Coombs – Agrees with Ms. Camp; it should be smaller and simpler; this is large for a garage. The dormers should be smaller to reduce the space between the windows. Suggested taking 2’ out of the height so it would fit in better.</p> <p>McLaughlin – He finds this architecturally appropriate.</p> <p>Pohl – Doesn’t think the tree is germane to our discussion. This is appropriate; flush dormers do occur in that neighborhood.</p>			
Motion	Motion to Approve as submitted. (McLaughlin)			
Roll-call Vote	Carried 3-2//Oliver, McLaughlin, Pohl-aye; Coombs & Camp-nay		Certificate #	HDC2021-04-3602

VII. NEW BUSINESS 07/20/2021

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	TJL Properties, LLC 07-4193	21 Pleasant Street	Demo garage	55.4.1/1	Linda Williams
Voting	Pohl, Camp, McLaughlin, Coombs, Welch				
Alternates	Thornewill (Oliver stepped off for a break)				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, historic documentation, and advisory comments.				
Representing	Linda Williams				
Public	None				
Concerns (7:34)	<p>Williams – Presented project; result of a 41/81L; first time a smaller garage appears is in 1952 and noted as non-contributing; 720 sf.</p> <p>Backus – Read HSAB comments 7/26: should be moved rather than demolished. She echoes HSAB’s statement; we’re seeing a lot of older accessory structures being lost; if it is to be demolished asked for structural elevations for the files.</p> <p>Camp – She had approved the demolition of a similar small building that should have been renovated. When we demolish something like this, we need to anticipate what is coming in its place.</p> <p>Coombs – This should be saved; it is one of the few little garages left, and it is part of the downtown history. This is 70 years old.</p> <p>Welch – This is listed as non-contributing and there is no historic aspect to it. Given that it is a broke-back off a gable, it will be difficult to move, though he’d prefer it be moved. He’s sad to see it go.</p> <p>McLaughlin – This should be demolished.</p> <p>Pohl – He’s comfortable with a move/demolition.</p>				
Motion	Motion to Approve the move-off/demolition. (McLaughlin)				
Roll-call Vote	Carried 3-0//Welch, McLaughlin, and Pohl-aye; Coombs & Camp abstain		Certificate #	HDC2021-07-4193	

2.	Daniel Bartlett	07-4144	4 Mioxes Way	Move off to 41B Bartlett Farm	68/87	NAG
Voting	Camp (acting chair), McLaughlin, Coombs, Oliver, Thornewill					
Alternates	Welch (Pohl stepped out for a break.)					
Recused	None					
Documentation	Architectural elevation plans, site plan, and photos.					
Representing	Steve Theroux, Nantucket Architectural Group					
Public	None					
Concerns (7:46)	Theroux – Presented project. Backus – Circa 1972. No concerns.					
Motion	Motion to Approve. (Coombs)					
Roll-call Vote	Carried 5-0//Oliver, Coombs, Thornewill, McLaughlin, and Camp-aye				Certificate #	HDC2021-07-4144
3.	Daniel Bartlett	07-4143	41 Bartlett Farm Road	Move on frm 4 Mioxes Way	82/500	NAG
Voting	Camp (acting chair), McLaughlin, Coombs, Oliver, Thornewill					
Alternates	Welch (Pohl stepped out for a break.)					
Recused	None					
Documentation	Architectural elevation plans, site plan, and photos.					
Representing	Steve Theroux, Nantucket Architectural Group					
Public	None					
Concerns (7:46)	Theroux – Presented project. No concerns.					
Motion	Motion to Approve. (Coombs)					
Roll-call Vote	Carried 5-0//Thornewill, McLaughlin, Oliver, Coombs, and Camp-aye				Certificate #	HDC2021-07-4143
4.	Moor Better, LLC	07-4148	4 Moors End Lane	Dormers	41/211	Topham Design
Voting	Pohl, McLaughlin, Coombs, Oliver, Thornewill					
Alternates	Welch					
Recused	None					
Documentation	Architectural elevation plans, site plan, and photos.					
Representing	Joe Topham, Topham Design					
Public	None					
Concerns (8:39)	(7:49) Held for Mr. Topham to come back. Topham – Presented project; this was the Egan house at Dead Horse Valley was moved here; in 2015, it was demolished and rebuilt like kind. No concerns given the vintage of the house.					
Motion	Motion to Approve as submitted. (Oliver)					
Roll-call Vote	Carried 5-0//McLaughlin, Thornewill, Coombs, Oliver, and Pohl-aye				Certificate #	HDC2021-07-4148
5.	Cinda Gaynor	07-4149	84 Old South Road	Hoop tent	68/415	Greyson Keller
Voting	Camp (acting chair), McLaughlin, Coombs, Oliver, Welch					
Alternates	Thornewill					
Recused	None					
Documentation	None					
Representing	None					
Public	None					
Concerns (7:49)	Not opened at this time.					
Motion	Motion to Hold for representation. (Welch)					
Roll-call Vote	Carried 5-0//Oliver, Coombs, McLaughlin, Welch, and Camp-aye				Certificate #	
6.	Tom Hanlon Lndscpng	07-4184	117 Old South Road	New commercial bldg.	68/111	EMDA
Voting	Camp (acting chair), McLaughlin, Coombs, Oliver, Welch					
Alternates	Thornewill					
Recused	None					
Documentation	Architectural elevation plans, site plan, and photos.					
Representing	Ethan McMorrow, E. McMorrow Design Associates					
Public	None					
Concerns (7:52)	McMorrow – Presented project. Welch – This is appropriate for the area; looks like a house from the street. Oliver – On the application it says natural-to-weather trim, terratone sash, and Essex green doors.					
Motion	Motion to Approve as submitted. (Coombs)					
Roll-call Vote	Carried 5-0//Welch, McLaughlin, Oliver, Coombs, and Camp-aye				Certificate #	HDC2021-07-4184

7.	JDB 34 Liberty, LLC 07-4200	34 Liberty Street	Fence	42.3.4/82	Linda Williams
Voting	Pohl, McLaughlin, Coombs, Oliver, Thornewill				
Alternates	Welch				
Recused	None				
Documentation	Landscape design plans, site plan, photos, and advisory comments.				
Representing	Linda Williams				
Public	None				
Concerns (7:55)	<p>Williams – Presented project.</p> <p>Backus – Read HSAB comments 7/26: no concerns. Her comments are: this is a 1939 Colonial revival per assessor's record. We don't have a detailed site plan; a natural-to-weather, Type II capped picket would be more appropriate since there seems to be no white connected with this structure.</p> <p>Coombs – This fits in with the houses there; doesn't know if it should be white or natural to weather.</p> <p>Oliver – Suggested put the fence be approved natural to weather; if they are allowed to paint the house, they can paint the fence.</p> <p>Thornewill – Across the street and next door are natural to weather so that makes for sense. Subtly of the house is one of its best features.</p> <p>McLaughlin – Agrees with the Type II capped fence; we don't have a drawing of the fence in the plan.</p> <p>Pohl – Suggested the fence color be approved to match the house.</p>				
Motion	Motion to Approve through staff with the fence as a Type II capped picket and to be natural to weather for now and to be painted to match the house. (Oliver)				
Roll-call Vote	Carried 5-0//Thornewill, McLaughlin, Coombs, Oliver, and Pohl-aye		Certificate #	HDC2021-07-4200	
8.	Chris Loftus 07-4206	8A Evergreen Way	New cottage	68/703.1	Linda Williams
Voting	Pohl, McLaughlin, Coombs, Welch, Thornewill				
Alternates	(Oliver took a break)				
Recused	None				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	Linda Williams				
Public	None				
Concerns (8:03)	<p>Williams – Presented project.</p> <p>Welch – A final approval would have to have the actual location shown on the site plan. Southeast elevation, the dormer is no longer centered; it could slide over. The dormer windows aren't reflected correctly on the 2nd-floor plan.</p> <p>Thornewill – Thinks the placement is a nice composition with the shed-roof mass; the windows need to be reduced to 3 and to be 4-lights; 2-lights are too modern for this traditional building.</p> <p>Coombs – Likes the southeast dormer placement with the corner aligned over the door.</p> <p>McLaughlin – The southeast dormer as proposed is not appropriate.</p> <p>Pohl – Agrees on the windows being narrower 4-lights with shingles between and pulling the dormer over to be more centered.</p>				
Motion	Motion to Approve through staff with southeast dormer windows to be smaller 4-lights with shingling between; submission of an accurate site plan. (Coombs)				
Roll-call Vote	Carried 5-0//Thornewill, Welch, McLaughlin, Coombs, and Pohl-aye		Certificate #	HDC2021-07-4206	

9.	NHA Macy Warehouse 07-4199	12 Straight Wharf	Barn doors-unapproved	42.3.1/138	Linda Williams
Voting	Pohl, McLaughlin, Coombs, Oliver, Thornewill				
Alternates	(Welch took a break)				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, correspondence, historic documentation, and advisory comments.				
Representing	Linda Williams				
Public	None				
Concerns (8:13)	<p>Williams – Presented project; Massachusetts Historic Commission (MHC) signed off on the plans; explained the glass doors.</p> <p>Backus – This is 1846 individually significant and documented as a historic building with a preservation restriction held by MHC, who reviewed this application; read letter from MHC. Work was done without MHC or HDC approval. The vertical batten door is not like kind as the previous pattern was chevron; concerned about setting precedent with the glass door; sent a letter to the State historical reviewer about her concerns. Read HSAB comments 7/26: the interior and exterior should be treated to match the previous color and weathered look; the bigger concern is the barn doors will be left open all day revealing modern, plate-glass doors; suggest wooden doors with a multi-paned layout as they were before; additions and details should replicate historical elements rather than contrast with the existing structure or it will set a bad precedent; please send back to HSAB if revisions are submitted.</p> <p>Coombs – The glass door is totally inappropriate; it doesn't look like a museum or a warehouse and barn doors should go back to the way they were. The modern ramp was done totally against what HDC wanted. Liked the French doors because they stayed open. This entry is revolting and totally outside what HDC approves. She wants someone from NHA to explain to the HDC why they did this without any permits.</p> <p>McLaughlin – The new doors are a different style from what was there; this is a violation. The doors should be painted red as they previously were.</p> <p>Thornewill – She gets the museum's need to protect their collection; the ramp is a very contemporary concept in front of the building and that and the glass are hand-in-hand. The exterior doors should be painted, not sure about the weathering techniques.</p> <p>Oliver – This is an egregious act that undermines everything HDC stands for. The NHA mission statement says it aspires to be a standard bearer among its peers in historic preservation of structures. This is not at all appropriate.</p> <p>Pohl – This is a public institution and ordinarily, those doors would get closed and are part of the historic fabric of the building. Because this is a museum and the prior French doors were more offensive; thinks the glass doors go away visually.</p>				
Motion	Motion to Hold to have an NHA representative other than Ms. Williams explain to the HDC why the work was done without a permit. (Coombs)				
Roll-call Vote	Carried 4-0//McLaughlin, Thornewill, Oliver, and Coombs-aye; Pohl abstain Certificate # HDC2021-07-4199				
10.	Joseph Arvay 07-4214	11 Front Street	Replace 3 windows	73.1.3/99	Nolasco Const
Voting	Pohl, McLaughlin, Coombs, Oliver, Welch				
Alternates	Thornewill				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, historic documentation, and advisory comments.				
Representing	Scott Nolasco, Nolasco Construction				
Public	None				
Concerns (8:35)	<p>Nolasco – Presented project.</p> <p>Backus – Read SAB comments 7/26: storm panel makes true-divided light windows (TDL) look like a snap in grill. Believes this is an in-fill; what was there was the Mizzen-top Boathouse.</p> <p>Oliver – This is appropriate.</p> <p>Coombs – Up where it is, it's okay.</p> <p>McLaughlin – No concerns.</p> <p>Welch – We need to adjust the application to state simulated-divided light windows (SDL). Okay where they are located.</p>				
Motion	Motion to Approve through staff as SDLs. (Oliver)				
Roll-call Vote	Carried 5-0//Welch, McLaughlin, Coombs, Oliver, and Pohl-aye Certificate # HDC2021-07-4214				

11. Ann Laurilliard 07-4192	22 Cliff Road	Replace all windows	42.4.4/51	Thornewill Dsgn
Voting	Pohl, McLaughlin, Coombs, Oliver, Welch			
Alternates	None			
Recused	Thornewill			
Documentation	Architectural elevation plans, site plan, photos, and advisory comments.			
Representing	Carrie Thornewill, Thornewill Design			
Public	None			
Concerns (8:46)	<p>Thornewill – Presented project; Green Mountain TDL with inset storms; fixing the plank frames.</p> <p>Backus – Circa 1790. Read HSAB comments 7/26: replacing every window will change the historic character; the sash should be restored; can replace the new Brosco windows. Agrees with their comments; any window with a “C” is a Brosco; Clay Lancaster noted the dormer is not traditional to this vintage building, so those are not original windows.</p> <p>Coombs – Okay with repairing the historic windows and replacing the Brosco windows.</p> <p>Oliver – She’d be okay with fixing the historic windows on the front and allowing them to replace the others.</p> <p>McLaughlin – The windows are in disrepair.</p> <p>Welch – It’s great they are going to rebuild the front windows. It isn’t fair to ask them to repair the rotted plank frames; those should probably be replaced.</p> <p>Pohl – Okay with the Brosco dormer windows being replace with Green Mountain and saving the front 1st-floor windows. Okay with replacing the ones on the side like kind as long as you follow through with the eclectic mix on the north and south elevations.</p>			
Motion	Motion to Approve through staff with the “C” windows to be replaced with Green Mountain; repair the 8 windows on the front; and replace the other windows with Green Mountain with casing to match details on a per window basis. (Welch)			
Roll-call Vote	Carried 5-0//Oliver, McLaughlin, Coombs, Welch, and Pohl-aye		Certificate #	HDC2021-07-4192
12. Nicholas Boyle 07-4188	31 York Street	Spa/fence/arbor/ODS/patio	55.4.1/205	David Troast
Voting	Pohl, McLaughlin, Coombs, Oliver, Thornewill			
Alternates	Welch			
Recused	None			
Documentation	Landscape design plans, site plan, photos, and advisory comments.			
Representing	Jordan Bennett, Ernst Land Design			
Public	None			
Concerns (8:56)	<p>Bennett – Presented project; equipment for the spa is enclosed in the spa.</p> <p>Backus – Circa 1850 Colonial Revival; brick would be more appropriate; from the street there seems to be the existing vegetation is very minimal. Read HSAB comments 7/26: insufficient screening; would prefer evergreen screening or a board fence on the wall; outdoor lighting plan; question location of pool equipment.</p> <p>Thornewill – The 6-foot wall will screen the spa.</p> <p>No concerns.</p>			
Motion	Motion to Approve with the spa not to be visible at time of inspection and thereafter. (McLaughlin)			
Roll-call Vote	Carried 4-0//Oliver, Thornewill, McLaughlin, and Pohl-aye; Coombs abstain		Certificate #	HDC2021-07-4188
Rest held for Thursday.				
13. Seawing, LLC 07-4178	13 Low Beach Road	MH- addition	74/45	Smith & Hutton
14. Seawing, LLC 07-4177	13 Low Beach Road	Shed	74/45	Smith & Hutton
15. Seawing, LLC 07-4176	13 Low Beach Road	Garage move off/demo	74/45	Smith & Hutton
16. John Khann 07-4181	8 Okorwaw Avenue	New dwelling	79/132	M Cutone Arch
17. Sally Horchow 07-4191	27 East Tristram Avenue	Hardscape	31/2	Ahern, LLC
18. Joe Tirone 07-4180	25 Honeysuckle	New duplex	68/389	Val Oliver Design
19. Liz & Mark Norris 07-4175	14A Lowell Place	Revisions to proposed cottage	41/164	Emeritus
20. Housing Nantucket 07-4171	31 Fairgrounds Road	New Dwelling- bldg. 6	67/149	Emeritus
21. Housing Nantucket 07-4172	31 Fairgrounds Road	New Dwelling- bldg. 7	67/149	Emeritus
22. HGMB, LLC 07-4183	34 Prospect Street	Hardscape revisions	55.4.4/77	Mark Godfrey
23. Peter O’Brien 07-4174	36 Low Beach Road	GH Rev. 1842: fenestration	74/55	Emeritus
24. Laura & Doug Fisher 07-4256	7 Paul Jones Road	New Pool	30/68.1	Emeritus
25. 90 N Liberty Pres.Trst 07-4195	90 North Liberty Street	New Foundation	41/22	Botticelli & Pohl
26. The Braes, LLC 07-4165	23 Baxter Road	Addition	49.2.3/12	Botticelli & Pohl
27. Houghton, Jim 07-4186	12 Upper Tawpawshaw	New Dwelling	53/58	Shelter 7
28. 38 Monohasset, LLC 07-4182	38 Monohansett	New Dwelling	79/60	Val Oliver Design
29. Molly McGrath Irv. Trst 07-4225	50 West Miacomet Road	Rev. 67335: fenestration revs	86/2	Sue Genthner
30. 30 Vestal, LLC 07-4187	30 Vestal Street	755sf cabana	41/45	Studio Ppark
31. Jennifer Bowman 07-4194	14 Starbuck Road	Spa - hardscape	60/114	Jardins Intl
32. Westmoor Club, LLC 07-4189	105 West Chester Street	Tennis/pickleball courts	41/805	JGG Architects
33. ACK 860 QR, LLC	86 Quidnet Road	Rev 2944; win/doors	21/102	NAG
34. Perry Hall 07-4231	19 Medouie Creek Road	Garage	14/33	Self
35. 5 Bunker Hill, LLC 07-4259	7 Bunker Hill Road	New dwelling	73.4.2/39	Topham Design

36. G2 Bunker Hill, LLC 06-4101	7 Bunker Hill Road	Pool and hardscape	73.4.2/39	Topham Design
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VIII. OLD BUSINESS 07/27/21

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. Michael Herbert 06-4046	4 Harbor View Way	Alteration	42.4.1/30	Topham Design
2. David Lazowski	18 Parson Lane	Hardscaping	75/102	M. Cutone Arch.
3. Downyflake	14 West Creek Road	Commercial building	55/175	Robert Newman
4. Downyflake	14 West Creek Road	Rooftop solar	55/175	Robert Newman
5. Lentini, Salvator 06-4048	20 Field Avenue	Main house addition	80/149	CWA
6. Lentini, Salvator 06-4052	20 Field Avenue	Pool	80/149	CWA
7. Lentini, Salvator 06-4054	20 Field Avenue	Pool cabana	80/149	CWA
8. Brian Harris 06-4064	51 Weweeder Avenue	New dwelling	88/12	Emeritus
9. Robin Tweedy 06-4065	3 Grand Avenue	Renovation	73.3.1/13.1	Emeritus
10. Jim Ikard 05-3833	1 Bloom Street	Addition	42.3.3/140	Emeritus
11. Jim Helfrich 05-3834	37 Fair Street	Addition/alteration/porch	42.3.2/212	Emeritus
12. Greg Raiff 05-3832	100 Low Beach Road	Hardscape revisions	75/27	Emeritus
13. John Barry 05-3838	22 Eel Point Road	New dwelling	40/45	Emeritus
14. John Barry 05-3956	22 Eel Point Road	New guest house	40/45	Emeritus
15. John Barry 05-38955	22 Eel Point Road	New garage	40/45	Emeritus
16. Trogh Nominee Trust 05-3640	26 Easy Street	Mixed use structure	42.4.2/23	Emeritus
17. 33 N Mill LLC	7 North Mill Street	New dwelling	55.4.4/77	Sophie Metz
18. Mark Atkinson 06-4023	82 Baxter Road	Addition	49/39	Botticelli + Pohl
19. Carol Anne Surface 04-3606	47 Warren's Landing Rd	Pool	38/54	BPC
20. Kristine Amendaloro 05-3625	8 Bank Street Sias	Additions	72.1.3/69	Angus Macleod

VIII. NEW BUSINESS (08/3/2021)

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. Julius Pasy	6 Bayberry Lane	Addition	67/73	Thornewill Dsgn
2. Eileen Harkness	5 Gardner Perry Lane	Demo shed	55/32.1	Thornewill Dsgn
3. Eileen Harkness	5 Gardner Perry Lane	Addition	55/32.1	Thornewill Dsgn
4. James Gribbell	2 Mulberry Street	New garage/cottage	55.4.1/20	Thornewill Dsgn
5. Perry Hall	19 Medouie Creek	Barn/garage	14/33	Self
6. Amos Hostetter	58 Baxter Road	New dwelling	49/54	Will Stephens
7. Tom Fusaro	6 Toombs Court	New dwelling	68/155	Val Oliver Design
8. Eliot Lees + Lisa Winn	24 Somerset Lane	Renovation (COA# 01-2770)	66/125	Val Oliver Design
9. Jen & Steve Ware	36 Lyons Lane	Demo chimney & reshingle	72/38	Val Oliver Design
10. Daniel Bartlett	41B Bartlett Farm Road	Alterations	82/500	NAG
11. John Greglio	52 West Miacomet Avenue	Pool/hardscape	86/2.1	Jardins Intl.
12. ACK 86 QR LLC	86 Quidnet Road	Fence	21/102	Linda Williams
13. Shawn Horcoff	9 Finback Lane	Rev. 06-4095:	66/511	Structures Ultd.
14. 4 Amigos LLC	8 F Street	Shed	60.2.1/7.1	Structures Ultd.
15. TLG Properties	21 Pleasant Street	Driveway	55.4.1/1	Edgewater
16. Theodorakos Vaios Tr.	79 Pocomo Road	Demo/move off	15/5	CWA
17. Nant. 24 Mill St, LLC	24 Mill Street	Demo shed	55.4.4/97	Self
18. Nant. 24 Mill St, LLC	24 Mill Street	New shed	55.4.4/97	Self
19. Justin Brooks	6 Kinkinnik Way	Basement egress window	80/420	Sanne Payne
20. Hannah Gardner Hse	6 Gull Island Lane	Historic determination garage	42.4.3/61	Sarah McLane
21. Hannah Gardner Hse	6 Gull Island Lane	Garage fenestration and roof	42.4.3/61	Sarah McLane
22. 5 Sherburne Way, LLC	5 Sherburne Way	MH revisions	30/38	Botticelli & Pohl
23. 5 Sherburne Way, LLC	5 Sherburne Way	New dwelling GH/garage	30/38	Botticelli & Pohl
24. Robert Keith	2 Capaum Road	Addition	30/218	Botticelli & Pohl
25. Hristo Rashkov	8 Lewis Street	Addition	67/37	Hristo Rashkov
26. Steve Frohwein	32 North Liberty Street	Move shed on site	41/159	Emeritus
27. Steve Frohwein	32 North Liberty Street	Replace windows/like kind	41/159	Emeritus
28. Andrew Regen	7 East Lincoln Avenue	Move building	42.4.1/8	Emeritus
29. Nant. Lighthouse Schl	1 Rugged Road	Hardscape/alterations	67/493	Emeritus
30. 2 Chestnut St ACK, LLC	2 Chestnut Street	Addition	42.3.1/69	Emeritus
31. MBL Norris	14 Lowell Place	Shed	41/164	Emeritus
32. Wallace Prop Mgnt.	3 Skyline Drive	New building	79/137.1	EMDA
33. EPR RGH. LLC	119 Eel Point Road	Pool and hardscape	33/17.2	Atlantic Lndscpg
34. James Wareck	18 Lily Street	Roof change	42.4.3/90.2	T&T Roofing
35. 16 Nanahumacke Tr.	16 Nanahumacke Lane	Pool and hardscape	65/81	Ahern
36. Frank Ryan	8 Kings Way	Hardscaping	41/277	Ahern
37. Fifth Door, LLC	10 Medouie Creek	Spa/firepit/patio	20/31.1	Champoux Ldscp
38. Nantucket Oaks, LLC	99 Low Beach Road	New studio #1	75/32.1	Normand Resid.

Proposed HDC Minutes for August 3, 2021

39. Nantucket Oaks, LLC	99 Low Beach Road	New studio #2	75/32.1	Normand Resid.
40. Nantucket Oaks, LLC	99 Low Beach Road	New studio #3	75/32.1	Normand Resid.
41. Grey Lady Lane LLC	3 Grey Lady Lane	Sash color change	66/713	Larry Maury
42. Stephen Fitzpatrick	4 Grey Lady Lane	Sash color change	66/702	Larry Maury
43. Maury Associates	5 Grey Lady Lane	Sash color change	66/712	Larry Maury
44. William Scannell	119R Eel Point Road	Rev pool	33/17.1	Atlantic Lndscpg
45. Lund Nantucket R.T.	173 Hydrangea Lane	Pool	73/97 & 98	Atlantic Lndscpg
46. Shared Haven N.T.	19 Derrymore Road	Pool	41/116	Atlantic Lndscpg
47. Kris Megna	2A Blueberry Lane	Solar roof array 1	80/178.1	ACK Smart
48. Kris Megna	2A Blueberry Lane	Solar roof array 2	80/178.1	ACK Smart
49. Frank Ryan	8 Kings Way	Rev. 05-0975: omit chimney	41/277	Joseph Olson

X. OTHER BUSINESS	
Approved Minutes	July 15, 20, & 22, 2021 – no action taken
Review Minutes	July 27 & 29, 2021
Other Business	<ul style="list-style-type: none"> • Next HDC Meeting Thursday, August 5, 2021 at 1:00 pm. 2 Fairgrounds Road, Conference Room • Discussion of Advisory Board Review • Discussion of additions and new dwellings added to the consent agenda • Review policy of Move/Demo hearings in relation to new dwellings • Hardscaping
Commission Comments	None

List of additional documents used at the meeting:

1. Draft minutes as listed

Adjournment:

Motion **Motion to Adjourn at 9:05 p.m. (McLaughlin)**
 Roll-call vote Carried 5-0//Oliver, Coombs, Thornewill, McLaughlin, and Pohl-aye

Submitted by:
 Terry L. Norton

Historic Structures Advisory Board Sconset Advisory Board Madaket Advisory Board Sign Advisory Council

