



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, September 7, 2021

*This meeting was held via remote participation using ZOOM and YouTube,
Pursuant to Governor Baker's March 12, 2020 Order Regarding Open Meeting Law*

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

Staff in attendance: Kadeem McCarthy, Interim HDC Compliance Coordinator; Holly Backus, Preservation Planner
Attending Members: Pohl, Camp, McLaughlin, Coombs, Oliver, Welch, Thornewill
Absent Members: Dutra
Late Arrivals: McLaughlin, 5:06 pm; Welch, 5:09 pm.
Early Departures: Pohl, 7:15 pm; Welch, 8:59 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

II. CONSENT

Property owner name	Street Address	Scope of work	Map/Parcel	Agent
1. Thomas Nelson 08-4468	129 Polpis Road	2 nd -floor addition	44/195	Norton Preservation
2. George Cosby	9 Darling Street	Roof change	42.3.2/117.1	James Lydon
Voting	Pohl, Camp, McLaughlin, Coombs, Oliver			
Alternates	Thornewill			
Recused	None			
Documentation	None			
Representing	None			
Public	None			
Concerns	No concerns.			
Motion	Motion to Approve. (Oliver)			
Roll-call Vote	Carried 5-0//Coombs, Camp, McLaughlin, Oliver, and Pohl-aye		Certificate #	HDC2021-(as noted)

III. CONSENT WITH CONDITIONS

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. Lisa Moison	22 Ahab Drive	Pool and Hardscape	65/52	Phil Dobson
• Not to be visible at time of inspection and thereafter.				
2. Kristina Shadak	134C Main Street	Shed	41/37	Structures Unlimited
• Site plan, showing shed, to be submitted. Shed dimensions from two points of the nearest structure to be shown on plan.				
3. Housing Nantucket	17 Irving Street	Rooftop solar	79/120	ACK Smart
• Not to be visible at time of inspection and thereafter.				
Voting	Pohl, Camp, Coombs, Oliver, Welch			
Alternates	Thornewill			
Recused	(lost McLaughlin at 5:12)			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	None			
Public	None			
Concerns	Coombs – Asked to look at 17 Irving Street; that street doesn't have much vegetation. Welch – The recommendation is based upon review of the application and a site view; there is no location this would be visible.			
Motion	Motion to Approve through staff per noted conditions. (Coombs)			
Roll-call Vote	Carried 5-0//Oliver, Camp, Welch, Coombs, and Pohl-aye		Certificate #	HDC2021-09-(as noted)

IV. NEW BUSINESS 08/17/2021

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Andrew Reger 08-4349	7 East Lincoln Avenue	Roofwalk, drop hgt, dr chg	42.4.1/8	Emeritus
Voting	Pohl, Camp, Coombs, Welch, Thornewill				
Alternates	None				
Recused	Oliver				
Documentation	Architectural elevation plans, site plan, photos, correspondence, historic documentation, and advisory comments.				
Representing	Matt MacEachern, Emeritus Development				
Public	Anne Mastain, 5 East Lincoln Avenue				
Concerns (5:12)	<p>MacEachern – Presented project; height is dropping 2'3"; asked this be held so he can talk to his client.</p> <p>Backus – This is a historic neighborhood; the commission originally did not want the roof walk because it added height and wasn't appropriate to this structure. Staff did receive the abutters' letters.</p> <p>Read HSAB comments 8/23: appreciate lowering the ridge; roof walk & porch skirt should be natural to weather; broken roof walk skirt is a concern but might not be visible between gable projection and shed dormer.</p> <p>Mastain – We had objected to the height of this structure; and even though the height is lowered, the roof walk would overlook our outdoor shower; we object to it because it adds height.</p> <p>Thornewill – She still doesn't think a roof walk is appropriate on this style of house. Appreciates dropping the ridge.</p> <p>Coombs – She agrees with Ms. Thornewill; the roof walk and skirt are inappropriate. There are not many roof walks on this street.</p> <p>Camp – Concurs about the roof walk; it goes off a dormer and doesn't add to the architecture. The Essex green is a little dark; would prefer a lighter color.</p> <p>Welch – Agrees with what's been said. Okay with the height reduction and color change.</p>				
Motion	Motion to Hold for revision. (Welch)				
Roll-call Vote	Carried 5-0//Thornewill, Camp, Coombs, Welch, and Pohl-aye			Certificate #	
2.	Liz Norris 08-4363	14 Lowell Place	Rev. 2188: window change	41/164	Emeritus
Voting	Pohl, Camp, Coombs, Oliver, Thornewill				
Alternates	Welch				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, and advisory comments.				
Representing	Matt MacEachern, Emeritus Development				
Public	None				
Concerns (5:21)	<p>MacEachern – Presented project.</p> <p>Backus – Read HSAB comments 8/23: no concerns</p> <p>Coombs – Likes the reduction in fenestration but thinks a finger window would look better.</p> <p>Oliver – No concerns; it's not visible and appropriate.</p> <p>Camp – No concerns.</p> <p>Thornewill – No concerns.</p>				
Motion	Motion to Approve as submitted. (Oliver)				
Roll-call Vote	Carried 5-0//Coombs, Camp, Thornewill, Oliver, and Pohl-aye			Certificate #	HDC2021-08-4363
3.	NIR Retail, LLC 08-4362	27 Old South Wharf	Add Dormer	42.2.4/2	Emeritus
Voting	Pohl, Camp, McLaughlin, Coombs, Oliver				
Alternates	Welch, Thornewill				
Recused	(McLaughlin back 5:25)				
Documentation	Architectural elevation plans, site plan, photos, historic documentation, and advisory comments.				
Representing	Matt MacEachern, Emeritus Development				
Public	None				
Concerns (5:25)	<p>MacEachern – Presented project, to lift a mechanical above possible flood waters.</p> <p>Backus – Beinecke-era structure circa 1969; the proposed dormer is not a proper architectural element.</p> <p>Read HSAB comments 8/23: prefer to avoid dormer; if needed, dormer should have a one-foot setback from the face of the building; 27 Old South Wharf dormer should be noted as a deliberate exception to accommodate existing internal infrastructure, since this would be the first and only dormer on either of the rows of buildings on Old South wharf; concerned about setting a precedent.</p> <p>Oliver – She gets the function of this and is okay with it. It's a minimal change. It could have a shallower pitch.</p> <p>Coombs – It should come off the roof and eave; it's not that bad and has an essential reason for being there.</p> <p>Camp – It doesn't look like it quite fits and shouldn't come off the ridge and sit on the eave; it should be traditionally set back with a better-fitting window.</p> <p>McLaughlin – It looks odd being the only dormer.</p> <p>Pohl – Reduce the roof pitch to come off the ridge and rebate it off the eave.</p>				
Motion	Motion to Approve through staff with the roof pitch reduced so it can be pulled off the ridge and move it 6" off the face of the building. (Oliver)				
Roll-call Vote	Carried 5-0//Coombs, Camp, McLaughlin, Oliver, and Pohl-aye			Certificate #	HDC2021-08-4362

4. Dan Displaido **08-4375** 20 Goldfinch Drive New dwelling 68/689 Val Oliver Design

Voting Pohl, Camp, McLaughlin, Coombs, Welch
 Alternates Thornewill
 Recused Oliver
 Documentation Architectural elevation plans, site plan, and photos.
 Representing Val Oliver, Val Oliver Design
 Public None
 Concerns (5:34) **Oliver** – Presented project; the side elevations won't be visible due to proximity of other structures.
Camp – Front elevation, the window in the 3rd-floor pediment draws the eye up; if the shutters came off, it would be calmer. It should be a proper gable forward Greek revival with a small gable window. Left and right elevation windows don't align.
Coombs – It should be a proper gable forward with a smaller gable window and no shutters; it would then fit the area.
Welch – The 3rd floor window should be 3" lower; if the pediment were widened, this would sufficiently echo the other gable forwards in the area.
McLaughlin – No comments.
Pohl – The other Goldfinch structures are true gables forward; this gable is actually eave forward with a 3rd-floor dormer. He'd like wider corner boards and more elaborate frontispiece. If the pediment expands to the edge of the structure, the roof patch will become flatter.

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

5. Nantucket Develop **08-4370** 9 Hydrangea Lane New dwelling 73/94 Val Oliver Design

Voting Pohl, Camp, McLaughlin, Coombs, Thornewill
 Alternates Welch
 Recused Oliver
 Documentation Architectural elevation plans, site plan, photos, and advisory comments.
 Representing Val Oliver, Val Oliver Design
 Public None
 Concerns (5:48) **Oliver** – Presented project.
Backus – Read SAB comments 8/16: shower surround should be vertical board.
Camp – No major concerns but would like to see larger windows; except the "B" window next to the front door which should be smaller.
Coombs – West elevation, the "G" windows are too small and would prefer the "B" window be a "G". Agrees with SAB about the shower. South elevation, the 2nd-floor windows should be the same larger size; the "F" window panes look too long.
Thornewill – The massing is symmetrical, but the main mass is diminutive compared to the rear mass; the gables off the side of the gable forward look odd; side gable dormer double rakes don't look right. The front gable should be more prominent and be a proper main mass and eliminate the dormers off its sides. The roof pitches are all different; if they were all more similar, it might help the roof line.
McLaughlin – The front door is one of the most appropriate he's seen.
Pohl – He agrees with what's been said; the front gable should be bigger and have more presence on the street.

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

6. Nant 62 Walsh, LLC **08-4379** 62 Walsh Street Rev. 05-3618: wnds/roof 29/85 + 85.2 Botticelli + Pohl

Voting Camp (acting chair), McLaughlin, Coombs, Oliver, Welch
 Alternates Thornewill
 Recused Pohl
 Documentation Architectural elevation plans, site plan, photos, historic documentation, and advisory comments.
 Representing Lisa Botticelli, Botticelli & Pohl
 Public None
 Concerns (6:01) **Botticelli** – Presented project, guesthouse;
Backus – Read HSAB comments 8/23: west elevation, double windows should be pulled closer to the center of the building; west elevation dormer, 3 windows better; if south elevation is visible, concern about so many French doors.
Coombs – West elevation, would prefer the dormer be reduced in size with 3 windows; likes the new garage doors. South elevation, likes the broken back.
Welch – South elevation, is okay as proposed. West elevation, the proposed doors are fine due to limited visibility. Agrees about the west elevation dormer windows.
Oliver – Agrees with what's been said.
McLaughlin – The 2nd-floor deck should be shingled.

Motion **Motion to Approve. (Oliver)**
 Roll-call Vote Carried 5-0//Oliver, Welch, McLaughlin, Coombs, and Camp-aye Certificate # **HDC2021-08-4379**

Proposed HDC Minutes for September 7, 2021

7. Don Dimock	59 Bartlett Road	Add porch roof	66/99.1	Linda Williams
8. NHA	89 A-B Bartlett Road	Change roof overhang	66/410	Linda Williams
Voting	Pohl, Camp, McLaughlin, Coombs, Oliver			
Alternates	Welch, Thornewill			
Recused	None			
Documentation	None			
Representing	None			
Public	None			
Concerns (6:13)	McCarthy – Ms. Williams asked these be held for Tuesday, September 14 th . Not opened at this time.			
Motion	Motion to Hold at applicant's request. (Coombs)			
Roll-call Vote	Carried 5-0//Oliver, Camp, McLaughlin, Coombs, and Pohl-aye		Certificate #	

V. OLD BUSINESS 08/24/2021

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. Salvator Lentini 06-4052	20 Field Avenue	Pool	80/149	CWA
Voting	Pohl, Camp, McLaughlin, Welch, Thornewill			
Alternates	None			
Recused	None			
Documentation	Landscape design plans, site plan, photos, and planting plan.			
Representing	Amy Ledoux, Chip Webster Architecture			
Public	None			
Concerns (6:14)	Ledoux – Reviewed changes made per previous concerns. Thornewill – Appreciates the extra buffer between the pool and Land Bank property. Camp – She's still uncertain about the view from Field Avenue; it looks like a direct view down the driveway at the pool. Welch – His concerns have been addressed. McLaughlin – No concerns.			
Motion	Motion to Approve the plan dated 8/19/2021 Nr. 7 with the pool not to be visible at time of inspection and thereafter. (Welch)			
Roll-call Vote	Carried 4-0//Thornewill, McLaughlin, Welch, and Pohl-aye; Camp abstain		Certificate #	HDC2021-06-4052
2. Jim Ikard 05-3833	1 Bloom Street	Addition	42.3.3/140	Emeritus
Voting	Pohl, McLaughlin, Coombs, Welch, Thornewill			
Alternates	None			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, and advisory comments.			
Representing	Matt MacEachern, Emeritus Development			
Public	None			
Concerns (6:23)	MacEachern – Reviewed changes made per previous concerns. Backus – This is individually significant, circa 1727, typical Nantucket; the façade is the most import elevation and the historic integrity should be maintained. McLaughlin – Everything is harmonic to the neighborhood and the building itself; he'd motion to approve as submitted. Coombs – She agrees the front, which is typical of its age, should not be changed; remove the center piece or move to the rear. Welch – Agrees it is important to keep the historic structure; he sees the main façade retained with build-on additions off the left and the right; it isn't out of character with respect to the historic structure, he's okay with it. South elevation, the porch is atypical but it's off the rear and tells a story. Thornewill – Agrees with Mr. Welch; though she had hoped the left addition would be pushed farther back, it's better.			
Motion	Motion to Approve as submitted. (McLaughlin)			
Roll-call Vote	Carried 5-0//Welch, Thornewill, McLaughlin, Coombs, and Pohl-aye		Certificate #	HDC2021-05-3833

3.	Trogoh Nom. Trust 05-3640	26 Easy Street	Mixed use structure	42.4.2/23	Emeritus
Voting	Pohl, McLaughlin, Coombs, Oliver, Thornewill				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, advisory comments, and alternative concepts.				
Representing	Matt MacEachern, Emeritus Development				
Public	None				
Concerns (6:38)	<p>MacEachern – Reviewed changes made per previous concerns; presented conceptual alternatives; 34' from grade.</p> <p>Pohl – Given the 11th hour aspect of the concept, neither Ms. Backus nor HSAB have seen it.</p> <p>Oliver – She likes the simplicity of the concept though the size on that corner is a concern. The cupola would be more successful with less dormers. The historic photos showed large buildings with less fenestration, so the dormer should be eliminated. Facing Easy Street, the deck is a concern and the bracketed posts look old-west.</p> <p>Coombs – South elevation has too many windows; no other building down there in the last 100 years was 34' tall, had that many windows, and 3rd-floor dormers; the 3rd-floor dormer makes it too heavy. East elevation, agrees about the bracketed posts; there should be no deck; okay with the simple 3rd-floor windows.</p> <p>Thornewill – Agrees with what's been said. The 10/12 roof is too tall and could be reduced; the 3rd-floor dormers should be smaller in scale with shorter windows to look more utilitarian. Appreciates the from its taking.</p> <p>McLaughlin – The cupola is not appropriate in that area and is oversized. There are a lot of doors; those could be reduced.</p> <p>Pohl – Appreciates the simplicity and it looks more like a large warehouse building. One historic photos showed small gable dormers; another had a simple cupola with one small window per side.</p>				
Motion	Motion to Hold for revisions and the changes to go to HSAB for review. (Oliver)				
Roll-call Vote	Carried 5-0//Thornewill, McLaughlin, Coombs, Oliver, and Pohl-aye			Certificate #	
4.	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 (6:54)	<p>Kotchen – Reviewed changes made per previous concerns; north elevation he could eliminate the middle dormer window.</p> <p>Backus – SAB did not review the changes. Reminds the commissioner about abutter comments. Recommend 2nd-floor deck be shingled rail to be less visible.</p> <p>Oliver – Appreciate many of the changes. Natural trim and black sash is atypical for 'Sconset.</p> <p>Camp – Her only concern is the north elevation, it doesn't feel like 'Sconset but more urban. Likes the idea of the partially shingled balustrade. West elevation, the left shed with the "D" window is still a concern. Agrees that black is not 'Sconset.</p> <p>McLaughlin – West elevation, the porch posts are too far apart; it needs more posts. Same on the north elevation porch.</p> <p>Coombs – West elevation, the deck should remain with spindles; the front door needs more trim. North elevation, the dormer windows should be separated; keep the porch railing open.</p> <p>Pohl – Agrees with Mr. McLaughlin that the west elevation porch could use posts were the sconces are shown. Agrees about the need for another frontispiece around the door.</p>				
Motion	Motion to Approve through staff with more trim around front door; remove north elevation center dormer window; and add 2 columns to the front porch. (Coombs)				
Roll-call Vote	Carried 5-0//Oliver, McLaughlin, Camp, Coombs, and Pohl-aye			Certificate #	HDC2021-07-4240
5.	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 (7:12)	Kotchen – Review changes made per previous concerns. No concerns.				
Motion	Motion to Approve as submitted. (Coombs)				
Roll-call Vote	Carried 5-0//Oliver, McLaughlin, Camp, Coombs, and Pohl-aye			Certificate #	HDC2021-07-4241

6.	Kristine Amendolare 05-3625	8 Bank Street Sias	Additions	72.1.3/69	Angus Madeod
Voting	Coombs (acting chair), McLaughlin, Camp, Thornewill				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, correspondence, historic documentation, advisory comments, and topographical information				
Representing Public	Angus MacLeod Margaret Van Deusen, 7 Front Street Joe Arvay, 11 Front Street Isabel Landzert – 7 Front Street John Shae, ‘Sconset Civic Assn				
Concerns (7:15)	<p>MacLeod – Reviewed changes made per previous concerns; the engineers and excavators have figured out how not to destabilize the bank. There are letters supporting this proposal but those aren’t being read into the record. This was designed to be as low as possible and still function; we can’t go any lower.</p> <p>Backus – No additional SAB comments. This is a proposed alteration to an 1923-1926 structure. We’ve received abutters’ letters of concerns and have forwarded those to commissioners. If this is a proposed addition, questions what of the original structure is being maintained. Read into the record letters of concerns from the ‘Sconset Civic Association (SCA) and the Gardeners of 9 Broadway & 9 Front Street.</p> <p>Van Deusen – This is the 1st building that would be right against and into the bank; the proposed height makes it more visually impactful at the entrance to Codfish Park. Referenced Mr. John Shae’s letter describing the area’s sense of place and history. If this is approved, it will “open a floodgate of change.” Asked for a denial.</p> <p>Arvay – Questions what is remaining of the original structure. Concurs with comments about the strategic positioning of this building.</p> <p>Landzert – That SCA, which represents the village, objects to this should be carefully considered. Though this is aesthetically pleasing, it is not appropriate in this location. People come here to watch the sunrise, which is over rooftops, not the ocean.</p> <p>Shae – This vote could change ‘Sconset forever.</p> <p>Camp – The problem is how perfectly the existing structure hugs the bank; there would be no better proposal for this location. She voted against 15 Beach Street. Likes Ms. Thornewill’s suggestion to push it north.</p> <p>Thornewill – This building is appropriate and throws back to historic Codfish Park buildings. With a zoning variance, it might be shifted back onto the retaining wall; that moves it away from the corner and lower bank.</p> <p>McLaughlin – The design as proposed is appropriate to the neighborhood.</p> <p>Coombs – Concerns about digging into the bank affecting its stability is not within HDC purview. She has concerns about SCA’s daim regarding 15 Beach Street; this is not taller than that. Asked if the ridge could be reduced to 19’.</p>				
Motion	Motion to Approve. (McLaughlin) Not carried 2-2//Coombs and Camp abstain Motion to Hold for revisions. (Thornewill)				
Roll-call Vote	Carried 4-0//Camp, McLaughlin, Thornewill, and Coombs-aye			Certificate #	
7.	Westmoor Club, LLC 07-4189	105 West Chester Street	Tennis/pickleball courts	41/805	JGG Architects
Voting	Camp (acting chair), McLaughlin, Coombs, Thornewill				
Alternates	None				
Recused	None				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing Public	Adam Davis, J. G. Goldsmith Architects None				
Concerns (7:57)	<p>Davis – Reviewed changes made per previous concerns; no proposing to put tennis in at southern-most point.</p> <p>Backus – They will have to do a separate application to change the internal tennis courts into the pickleball courts on the other lot.</p> <p>Thornewill – Appreciates moving the pickleball courts away from the street and extensive planting plan.</p> <p>McLaughlin – No concerns and he’d approve as submitted.</p> <p>Coombs – Pickleball makes more noise than tennis; she’s glad it’s moving inward. As much vegetation as possible would be appreciated.</p> <p>Camp – Double up the trees in front of the future barn is; the more the better.</p>				
Motion	Motion to Approve as submitted. (McLaughlin)				
Roll-call Vote	Carried 4-0//Coombs, Thornewill, McLaughlin, and Camp-aye			Certificate # HDC2021-07-4189	

IV. NEW BUSINESS 08/31/2021

Property owner name	Street Address	Scope of work	Map/Parcel	Agent
1. Charles Davidson 08-4449	10 Quince Street	Add French door	42.3.4/103	NAG
Voting	Camp, McLaughlin, Coombs, Oliver			
Alternates	Weld, Thornewill			
Recused	None			
Documentation	None			
Representing	None			
Public	None			
Concerns (8:09)	Backus – This was taken off consent because of the age of the structure and the location of the French door. Not opened at this time due to no representative.			
Motion	No action necessary			
Roll-call Vote	N/A			
2. Nant Westmoor Frms, LLC 08-4394	8 Old Westmoor Farm	New cabana	41/822	Workshop APD
3. Nant Westmoor Frms, LLC 08-4391	8 Old Westmoor Farm	Rev. 2918: raise grg/chg fenst	41/822	Workshop APD
Voting	Camp, McLaughlin, Coombs, Oliver			
Alternates	Weld, Thornewill			
Recused	None			
Documentation	None			
Representing	None			
Public	None			
Concerns (8:11)	Not opened at this time due to no representative.			
Motion	No action necessary			
Roll-call Vote	N/A			
			Certificate #	HDC2021-08-4391
4. Diane Catino 08-4399	11 D Street	New dwelling	60.21/17	EMDA
Voting	Camp, McLaughlin, Coombs, Weld, Thornewill			
Alternates	None			
Recused	Oliver			
Documentation	Architctural elevation plans, site plan, photos, and advisory comments.			
Representing	Ethan McMorrow, E. McMorrow Design Associates			
Public	None			
Concerns (8:16)	McMorrow – Presented project. No concerns.			
Motion	Motion to Approve. (McLaughlin)			
Roll-call Vote	Carried 5-0//McLaughlin, Coombs, Thornewill, Weld, and Camp-aye			
			Certificate #	HDC2021-08-4399
5. Oliver Carr 08-4404	86 Cliff Road	Dwelling rev & add	30/74.1	Robert Newman
6. Oliver Carr 08-4403	86 Cliff Road	Garage	30/74.1	Robert Newman
7. Oliver Carr 08-4402	86 Cliff Road	Hardscape	30/74.1	Robert Newman
Voting	Camp, McLaughlin, Coombs, Oliver, Weld			
Alternates	Thornewill			
Recused	None			
Documentation	None			
Representing	None			
Public	None			
Concerns (2:10)	McCarthy – Mr. Newman asked to hold these for full board. Not opened at this time.			
Motion	Motion to Hold for Thursday at applicant's request. (Coombs)			
Roll-call Vote	Carried //Oliver, Weld, Coombs, and Camp-aye			
			Certificate #	HDC2021-08-4402
8. Hermansdorfer, C + B 08-4406	11 Deer Run Road	Rotate and resite house	57/20	Topham Design
Voting	Camp, McLaughlin, Coombs, Weld, Thornewill			
Alternates	None			
Recused	None			
Documentation	Architctural elevation plans, site plan, and photos.			
Representing	Joe Topham, Topham Design			
Public	None			
Concerns (8:20)	McCarthy – He sees neither Mr. Topham or Ms. Brenda Johnson in the queue. Not opened at this time.			
Motion	Motion to Hold for representation. (Welch)			
Roll-call Vote	Carried 5-0//McLaughlin, Coombs, Thornewill, Weld, and Camp-aye			
			Certificate #	

9.	John McLaughlin 08-4463	8 Sheep Common	Addition	54/273	Thornewill Design
Voting	Camp, McLaughlin, Coombs, Oliver, Welch				
Alternates	None				
Recused	Thornewill				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	Luke Thornewill, Thornewill Design				
Public	None				
Concerns (8:21)	<p>Thornewill – Presented project.</p> <p>Coombs – Okay with the south elevation. West elevation, thinks mulled windows are over used but most are existing. North elevation, no concerns.</p> <p>McLaughlin – It looks fine.</p> <p>Oliver – It is appropriate. The additive massing is what we like to see.</p> <p>Welch – No comments.</p>				
Motion	Motion to Approve as submitted. (Oliver)				
Roll-call Vote	Carried //Coombs, McLaughlin, Oliver, Welch, and Camp-aye			Certificate #	HDC2021-08-4463
10.	Tom Watkins 08-4409	6 Huntington Street	Addition	71.3.2/322	Chris Grimes
Voting	Camp, McLaughlin, Coombs, Welch, Thornewill				
Alternates	None				
Recused	Oliver				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	Chris Grimes, Grimes Construction				
Public	Mark Crosno, 4 Huntington Street				
Concerns (8:29)	<p>Grimes – Presented project; 29'7" tall.</p> <p>Crosno – This is on a .18-acre lot and the garage addition is a guise for a 3-story second home.</p> <p>Coombs – The roof walk is inappropriate. This addition is taller than the main mass and an apartment-garage should not exceed 24'. It should also be set back from the front façade of the main mass.</p> <p>McLaughlin – Everything above the 1st floor is visible.</p> <p>Thornewill – The garage-apartment will be visible from the street. Agrees the roof walk on the garage is inappropriate and the full 2 stories above the garage doors. The garage door should not face the street.</p> <p>Welch – Agrees with Ms. Thornewill.</p>				
Motion	Motion to View and hold for revisions. (Welch)				
Roll-call Vote	Carried 5-0//Thornewill, McLaughlin, Coombs, Welch, and Camp-aye			Certificate #	
11.	Milton Rowland 08-4429	18 Mount Vernon Street	Rev. 3784: window change	55.4.4/32.1	Normand Residential
Voting	Camp, McLaughlin, Coombs, Oliver, Thornewill				
Alternates	Welch				
Recused	None				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	Ben Normand, Normand Residential Design				
Public	None				
Concerns (8:44)	<p>Normand – Presented project; on the rear of the 1988 addition.</p> <p>Backus – This is “Poet’s Corner” circa 1838</p> <p>Read HSAB comments 8/ 30: minimal visibility and in the new wing; no concerns.</p> <p>No concerns.</p>				
Motion	Motion to Approve. (Oliver)				
Roll-call Vote	Carried 5-0//Coombs, McLaughlin, Oliver, Thornewill, and Camp-aye			Certificate #	HDC2021-08-4429
12.	IAMADUMMY, LLC 08-4431	77 Eel Point Road	Demo Garage	32/44	JB Studio
Voting	Camp, McLaughlin, Coombs, Oliver, Welch				
Alternates	Thornewill				
Recused	None				
Documentation	Architectural elevation plans, site plan, and photos.				
Representing	Juraj Bencat, JB Studio				
Public	None				
Concerns (8:47)	<p>Bencat – Presented project; an add to move has been posted and some people have responded.</p> <p>Coombs – A demo would be destroying a good building.</p> <p>No concerns.</p>				
Motion	Motion to Approve as a move-off/demolition. (McLaughlin)				
Roll-call Vote	Carried 5-0//Welch, Oliver, Coombs, McLaughlin, and Camp-aye			Certificate #	HDC2021-08-4431

13. IAMADUMMY, LLC 08-4430	77 Eel Point Road	New garage/studio	32/44	JB Studio
Voting	Camp, McLaughlin, Coombs, Oliver, Welch			
Alternates	Thornewill			
Recused	None			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	Juraj Bencat, JB Studio			
Public	None			
Concerns (8:50)	Bencat – Presented project; height is 21’10”. Coombs – Wants to see a photo of the main building so we know this will reflect it. No concerns with the architecture. Welch – No concerns; he would have concerns if this were on a hill but it’s down a hill. McLaughlin – South elevation, the crossbucks should be on the inside of the door with hinges on the outside. Oliver – This is fine; she has some concerns about the west elevation due to proximity to the road. Would like a topographical map and photos of the existing added to the file.			
Motion	Motion to Approve through staff with the crossbucks on the inside of the garage, and a topographical and photos of the existing submitted into the file. (Oliver)			
Roll-call Vote	Carried 5-0//McLaughlin, Coombs, Welch, Oliver, and Camp-aye			Certificate # HDC2021-08-4430

Rest held for Thursday

14. M2D3 Irrevocable Trust 08-4453	31 Washing Pond Road	2 nd floor dormers on garage	31/29	Elizabeth Dunne
15. John Johnson III 08-4451	34 Easton Street	Move off/demo dwelling	42.1.4/18	CWA
16. Sandra B Finlay 08-4450	26 Eel Point Road	New dwelling	40/118	CWA
17. Housing Nantucket 08-4454	46 Okorwaw Avenue	Rooftop solar	79/213	ACK Smart
18. Housing Nantucket 08-4459	5 Norquarta Drive	Rooftop solar	67/512	ACK Smart
19. Housing Nantucket 08-4456	1R Monohansett Road	Rooftop solar	79/65	ACK Smart
20. Housing Nantucket 08-4455	1 Norwood Street	Rooftop solar	71.3.4/1	ACK Smart
21. Housing Nantucket 08-4458	66 Pochick Avenue	Rooftop solar	79/177	ACK Smart
22. Mark Norris 08-4504	14A Lowell Place	Rooftop Solar	41/164	ACK Smart
23. Richard Snowdon 08-4452	10-12 Massachusetts Ave	Shed	60.3.1/332	Structures Unlimited
24. Hristo Rashkov 08-4460	8 Lewis Court	Pool and hardscape	67/37	Hristo Rashkov
25. Candice Macoul 08-4462	72 Orange Street	New prch + dmr, fenst chg	55.4.1/25	CWA
26. Dean Lampe	142 Surfside Road	New dwelling	80/98.1	Self
27. Dean Lampe	142 Surfside Road	Garage	80/98.1	Self
28. Dean Lampe	142 Surfside Road	Cabana	80/98.1	Self
29. Dean Lampe	142 Surfside Road	Pool	80/98.1	Self
30. Dean Lampe 08-4495	15 Aurora Way	New Dwelling	56/447	Self
31. Dean Lampe 08-4499	15 Aurora Way	Garage	56/447	Self
32. Dean Lampe 08-4500	15 Aurora Way	Hot Tub	56/447	Self
33. NHA 08-4446	15 Broad Street	Roof chng to match bldg	42.4.2/61	James Lydon
34. J. Kodz 08-4466	10 Back Street	Rev. 62307: failed inspec	55/353	M. Humphrey
35. J. Kodz 08-4465	10 Back Street	Rev. 68185: failed inspec	55/353	M. Humphrey
36. Peter & Thea K Kaizer 08-4481	6 Nobadeer Avenue	Pool	80/37.2	Peter Kaizer
37. Mark Finnegan 08-4470	36 Warrens Landing	Rev. 3626: cabana massing	15/9	BPC
38. James Conlon LTR Etal 08-4475	24 Woodbine Street	Rev. 1511: add rfwalk, fenst	80/96	Emeritus
39. Michelle + Darren Black	28 Eel Point Road	Shed	40/44	Emeritus
40. Karin + Tim Demasi 08-4472	3 Gladlands Avenue	Rev.3424: extnd stairs+deck	80/234	Emeritus
41. Karin + Tim Demasi 08-4473	3 Gladlands Avenue	New garage	80/234	Emeritus
42. Karin + Tim Demasi 08-4474	3 Gladlands Avenue	New shed	80/234	Emeritus
43. Jamie Sterling 08-4479	45 Warren’s Landing	Pool and hardscape	38/53	Atlantic Landscaping
44. 50 Brewster Rd, LLC 08-4476	50 Brewster Rd	Pool/hrdspe/boæ court	43/96	Atlantic Landscaping
45. MLR3 LLC 08-4484	45 Shawkemo Road	New main dwelling	27/18	Workshop APD
46. MLR3 LLC 08-4485	45 Shawkemo Road	New guest house	27/18	Workshop APD
47. Steven L Cohen Tr. 08-4488	222 Eel Point Road	Rev. 62937: guest house	38/36.1	Workshop APD
48. Steven L Cohen Tr. 08-4487	222 Eel Point Road	Potting shed	38/36.1	Workshop APD
49. NIR Retail LLC 08-4486	4 Harbor Square (SWR)	Commercial/historical reno	42.2.4/	Workshop APD
50. Kian Ross 08-4498	16 Trotters Lane	Resite main house	67/40	Self
51. Kian Ross 08-4496	7B Crooked Lane	Move off to 16 Trotters	41/80	Self
52. Kian Ross 08-4497	16 Trotters Lane	Move on frm 7B Crooked	67/40	Self
53. Edward McCarthy	10 Hindckley Lane	Deck/stairs/fenst rev	30/226	LINK
54. 77 Sparks ACK, LLC 08-4501	77 Sparks Avenue	Fenst/roof/dr change	55/138.1	Patrick Noddin
55. Mark & Holly Barber	11 South Valley Road	Addition and fenestration	43/137	Self

V. OTHER BUSINESS	
Approved Minutes	August 24 & 26, 2021 No action taken
Review Minutes	None
Other Business	<ul style="list-style-type: none"> • Next HDC Meeting Thursday, September 9, 2021 at 1:00 pm. ZOOM • 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 • Discussion of salvaging demolitions
Commission Comments	None

List of additional documents used at the meeting:

1. Draft minutes as listed

Adjournment:

Motion **Motion to Adjourn at 8:59 pm. (Oliver)**

Roll-call vote Carried 4-0//Oliver, Thornewill, McLaughlin, Coombs, and Camp-aye

Submitted by:

Terry L. Norton

Historic Structures Advisory Board

Scotset Advisory Board

Madaket Advisory Board

